

**The Grove at Kenney Fort  
FINAL PLAT    FP1510-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the Final Plat for The Grove at Kenney Fort

**ZONING AT TIME OF APPLICATION:** PUD 40 (provides for single family common lot)

**DESCRIPTION:** 26.14 acres out of the P. A. Holder, Abstract No. 297

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** PUD 40 - mixed use

**ADJACENT LAND USE:**

North: single family (PUD 97) and multi-family (PUD 40)

South: railroad right-of-way & single family (SF-2); Kenney Fort Boulevard & undeveloped (PUD 40)

East: PUD No. 40 - multi-family

West: railroad right-of-way and single family (SF-2)

**PROPOSED LAND USE:** single family common lot

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	17.86
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	8.28
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>4</b>	<b>26.14</b>

**Owner:**  
Round Rock Ranch  
2490 FM 685  
Hutto, TX 78634

**Agent**  
Randall Jones & Associates Engineering  
Inc.  
Brent Jones  
2900 Jazz St.

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**HISTORY:** The Planning and Zoning Commission approved the preliminary plat for this property on September 16, 2015.

**DATE OF REVIEW:** November 4, 2015

**LOCATION:** West of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The proposed Final Plat consists of two development lots and two lots that will be dedicated as parkland. The lots are bisected by Kenney Fort Crossing right-of-way, which was dedicated to the City with the single-family development currently under development to the north of the site.

This plat is part of PUD 40, Parcel B, which allows a variety of residential uses along with local commercial and office. Plans have been submitted for single family detached homes on a common lot. The development standards include exterior finish standards, garage door treatments and private drive aisles with parallel parking and a sidewalk on one side.

Compliance with the Concept Plan:

This application conforms to the approved Concept Plan as well as the overall Concept Plan included with the proposed PUD amendment.

Traffic, Access and Roads:

Access is provided from Forest Creek Drive and Kenney Fort Crossing.

Water and Wastewater Service:

Water and wastewater services will be provided by the City. Water service will be provided via an existing 12-inch lines that are stubbed in Kenney Fort Crossing right-of-way. Wastewater will connect to an existing line at the north of the site.

Drainage:

There are no drainage concerns for the subject site. The floodplain is contained within a proposed drainage and storm sewer easement and within a parkland lot that will be dedicated to the City prior to Final Plat recordation.

Additional Considerations:

There are no additional considerations at this time.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. The two right-of-way stubs in Kenney Fort Crossing are to be quitclaim deeded from the City to the underlying property owner and removed from the plat.
2. Provide an exhibit indicating minimum finished floor elevations for each structure adjacent to the limits of the proposed ultimate floodplain.

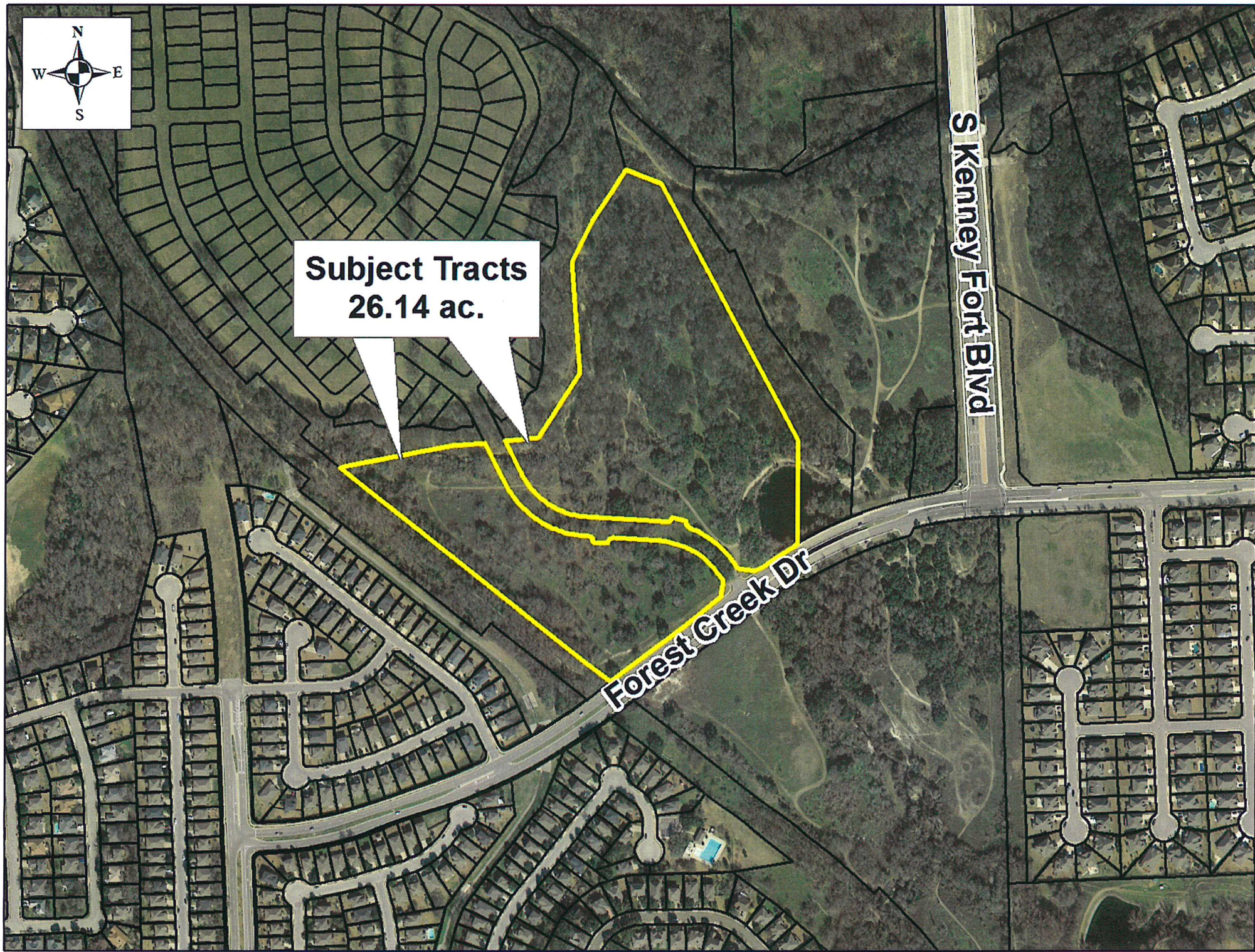




**Subject Tracts  
26.14 ac.**

**S Kenney Fort Blvd**

**Forest Creek Dr**

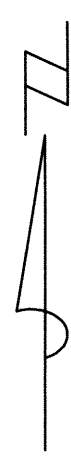
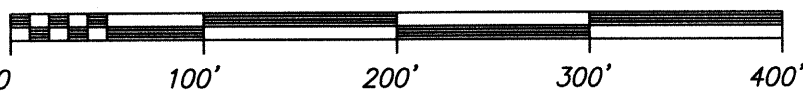




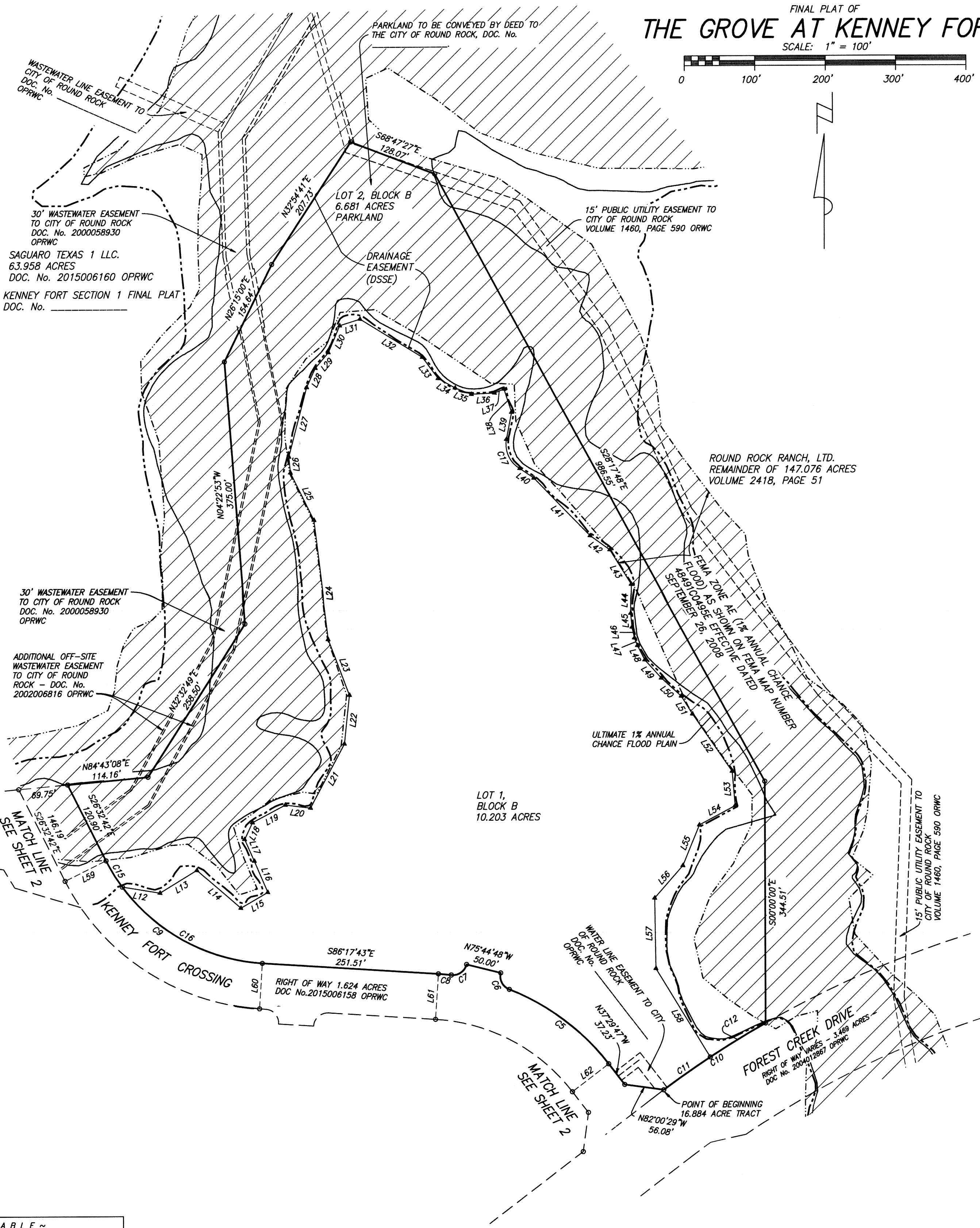


FINAL PLAT OF  
**THE GROVE AT KENNEY FORT**

SCALE: 1" = 100'



~ LINE TABLE ~		
LINE	LENGTH	DIRECTION
L1	50.76'	N39°41'37"W
L2	45.50'	N18°30'49"W
L3	16.47'	N31°13'35"E
L4	21.16'	N26°43'49"W
L5	70.37'	N26°00'03"W
L6	23.34'	N35°23'15"E
L7	41.20'	N87°26'02"E
L8	72.72'	N41°51'48"E
L9	99.58'	S82°37'25"E
L10	30.44'	S30°57'09"E
L11	97.70'	S73°14'32"E
L12	53.86'	S80°29'38"E
L13	61.73'	N58°42'01"E
L14	82.83'	S49°10'48"E
L15	44.82'	N60°03'19"E
L16	48.61'	N23°15'05"W
L17	33.94'	N24°16'24"W
L18	26.49'	N25°29'58"E
L19	53.61'	N62°25'07"E
L20	36.32'	S82°50'51"E
L21	103.15'	N27°57'16"E
L22	69.85'	N06°05'15"E
L23	84.89'	N20°31'06"W
L24	130.42'	N06°52'40"W
L25	75.33'	N26°06'45"W
L26	22.97'	N05°25'52"W
L27	102.52'	N14°37'11"E
L28	30.14'	N24°19'49"E
L29	28.96'	N40°04'24"E
L30	41.52'	N22°58'17"E
L31	30.37'	N72°22'31"E
L32	107.85'	S58°13'14"E
L33	37.67'	S36°08'17"E
L34	27.68'	S60°29'20"E
L35	24.93'	S68°25'57"E
L36	33.05'	N86°55'51"E
L37	14.40'	N68°02'05"E
L38	34.68'	S17°54'25"E
L39	39.45'	S10°46'36"W
L40	24.30'	S55°11'46"E
L41	114.78'	S44°03'01"E
L42	34.56'	S54°05'22"E
L43	58.07'	S31°44'24"E
L44	41.00'	S00°19'17"W
L45	19.73'	S05°20'46"E
L46	15.84'	S12°03'24"E
L47	11.72'	S21°31'04"E
L48	23.00'	S26°47'20"E
L49	34.99'	S42°00'48"E
L50	38.36'	S47°32'05"E
L51	30.09'	S31°51'15"E
L52	99.19'	S34°19'49"E
L53	49.11'	S04°41'56"E
L54	57.61'	S61°48'42"W
L55	62.35'	S22°14'21"W
L56	61.44'	S41°18'25"W
L57	100.55'	S00°53'55"E
L58	148.07'	S31°16'56"E
L59	65.00'	N63°27'18"E
L60	65.00'	S03°42'17"W
L61	65.00'	S03°42'17"W
L62	65.00'	S52°30'13"W



~ CURVE TABLE ~					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	346.74'	332.50'	59°45'00"	S56°25'12"E	331.24'
C2	31.42'	20.00'	90°00'00"	S41°17'43"E	28.28'
C3	31.42'	20.00'	90°00'00"	N48°42'17"E	28.28'
C4	227.83'	267.50'	48°47'56"	S61°53'45"E	221.01'
C5	179.41'	332.50'	30°54'58"	N52°57'16"W	177.24'
C6	28.86'	20.00'	82°39'56"	S27°04'47"E	26.42'
C7	28.86'	20.00'	82°39'56"	S55°35'10"W	26.42'
C8	18.65'	332.50'	3°12'50"	N84°41'17"W	18.65'
C9	278.96'	267.50'	59°45'00"	S56°25'12"E	266.49'
C10	173.03'	1450.00'	6°50'14"	S56°53'57"W	172.93'
C11	80.93'	1450.00'	3°11'53"	S55°04'46"W	80.92'
C12	92.10'	1450.00'	3°38'21"	S58°29'53"W	92.08'
C13	303.29'	332.50'	52°15'45"	S60°09'50"E	292.88'
C14	43.45'	332.50'	7°29'16"	S30°17'20"E	43.42'
C15	44.03'	267.50'	9°25'53"	S31°15'39"E	43.98'
C16	234.93'	267.50'	50°19'08"	S61°08'09"E	227.45'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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