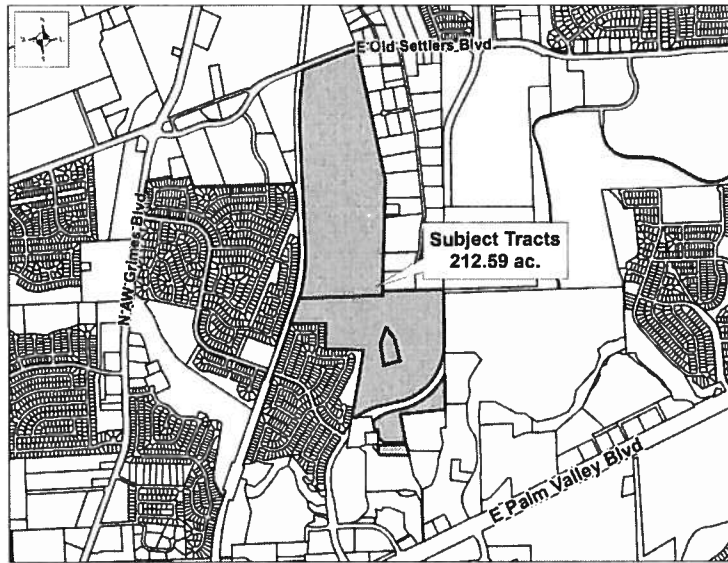


Cressman Ranch CONCEPT PLAN CP1812-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 212.59 acres out of the Doaho, W. Jr. Survey and Holder, P.A. Survey

CURRENT USE OF PROPERTY: rural residential

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across E. Old Settlers Blvd.) - single family, PUD No. 106

South: single family - Legends Village, SF-2 (Single Family - standard lot) & rural residential, ETJ

East: large lot residential, ETJ & Old Settlers Park, OS (Open Space)

West: former MOKAN railroad right-of-way, ETJ

PROPOSED LAND USE: single family residential, local commercial and low density multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	174.20
Residential - Multi Unit:	0	30.36
Office:	0	0
Commercial:	0	8.03
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS:	0	212.59
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Owner:
Cressman Enterprises, LP
Brian, Scott, and Linda Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

Cressman Ranch
CONCEPT PLAN CP1812-001

HISTORY: The property is in the extraterritorial jurisdiction (ETJ) of the City and a petition for annexation has been received from the property owner. The property is contiguous to the City limit on the north along E. Old Settlers Blvd. and on the south with the Legends Village subdivision.

DATE OF REVIEW: January 9, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential. An application for zoning has been submitted and will be considered as a separate agenda item.

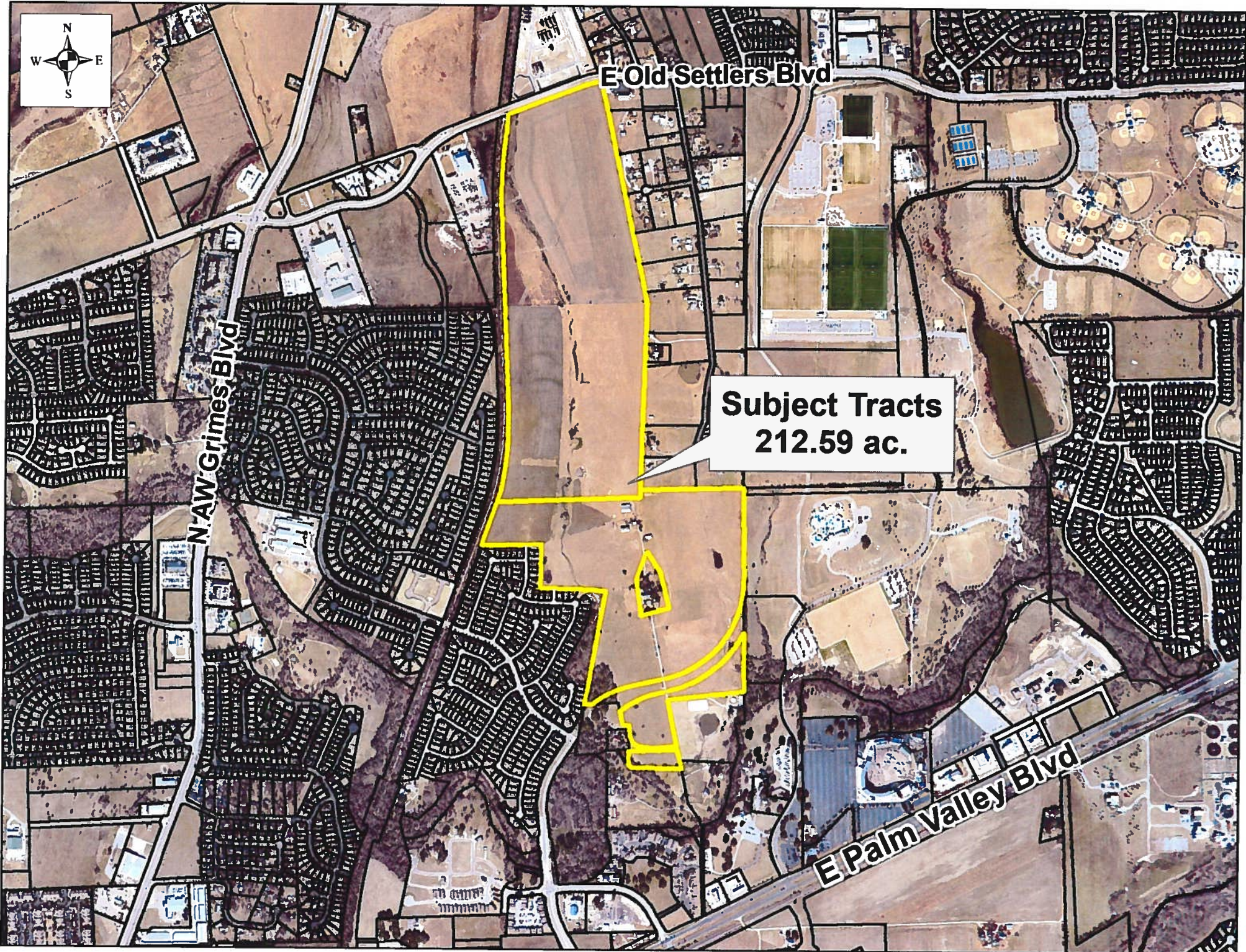
Traffic, Access and Roads: The concept plan proposes four access points: (1) along the property's frontage on E. Old Settlers Blvd.; (2) at the street stub-out of Sheffield Way and (3) at the street stub-out of Stone Manor Trail, both in the Legends Village subdivision; and (4) along the extension of Kenney Fort Blvd. All four of these access points are indicated with arrows on the concept plan.

Additional Considerations: The City of Round Rock owns 10.19 acres, purchased to provide for the extension of Kenney Fort Blvd., on the southern edge of the property. The City property is in two tracts - 5.51 acres as right-of-way and a 4.68-acre tract between the right-of-way and the current terminus of Kenney Fort Blvd., which is within the Legends Village subdivision. The 4.68-acre tract separates the concept plan property into two parcels, with 210.51 acres to the north and 2.08 acres to the south.

Kenney Fort Alignment and Park Land: Old Settlers Park borders most of the southeastern boundary of the concept plan tract, providing an opportunity for the development to meet its parkland dedication requirement through dedication of land contiguous to the park. The portion of the concept plan located to the south of the Kenney Fort Blvd. extension is proposed to be dedicated as parkland. In addition, a potential alternative alignment for Kenney Fort Blvd. is being considered, which would provide a better configuration for the proposed dedication. The existing 5.51 acres of City right-of-way would be exchanged with adjoining property within the concept plan. In addition, Meritage Homes is preparing their flood study to determine the location of the ponds required for the development. With the City-owned Old Settlers Park to the east, there is the potential for a swap of land for these ponds, should this be beneficial to the parkland configuration.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan.



E Old Settlers Blvd

NAW Grimes Blvd

Subject Tracts
212.59 ac.

E Palm Valley Blvd

CHECKED BY: ID
DRAWN BY: MM

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	949.99'	209.83'	12°39'18"	N74°56'46"E	209.40'
(C1)	949.99'	208.58'		N77°32'08"E	208.16'
C2	2,954.43'	1122.13'	21°45'42"	N08°10'07"E	1115.40'
(C2)	2,954.43'	1124.02'		N08°33'52"E	1117.25'
C3	5,679.65'	820.14'	08°16'25"	N01°48'58"E	819.43'
(C3)	5,679.65'	820.29'		N01°48'10"E	819.57'
C4	1,140.00'	998.28'	50°10'23"	S52°04'11"W	966.69'
(C4)	1,140.00'	998.28'	50°10'22"	S52°03'08"W	966.69'
C5	1,020.00'	438.38'	24°37'29"	S64°50'36"W	435.01'
(C5)	1,020.00'	438.38'	24°37'29"	S64°49'35"W	435.01'
C6	955.00'	430.67'	25°50'18"	N64°14'09"E	427.03'
(C6)	955.00'	430.67'	26°50'19"	N64°13'10"E	427.03'
C7	1,010.00'	1371.49'	77°48'09"	N38°15'18"E	1268.52'
(C7)	1,010.00'	1371.49'	77°48'09"	N38°14'15"E	1268.52'

OWNER
CRESSMAN ENTERPRISES LP
1000 N. INTERSTATE HWY 35
ROUND ROCK, TEXAS 78681
P: 512.255.3000
CONTACT: DARREN QUICK

SURVEYOR
LAND SURVEYORS, INC.
800 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN, TEXAS 78757
512.374.9722
CONTACT: J. SCOTT LASWELL, RPLS #5583

SUBMITTAL DATE
DECEMBER 11, 2018

DATE OF PLANNING AND ZONING COMMISSION
REVIEW
JANUARY 9, 2019

TOTAL SITE ACREAGE
212.59 ACRES

BENCHMARK DESCRIPTION & ELEVATION WITH
VERTICAL DATUM
X-CUT IN TOP OF CONCRETE CURB, ±43.0 FEET
NORTH OF THE NORTHEAST CORNER OF A
CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE,
BEING IN THE SOUTH LINE OF THE THREE ACRE
HOMESTEAD TRACT.
NORTHING: 10167594.126
EASTING: 3145164.518
ELEVATION: 693.17
VERTICAL DATUM: NAVD 88

PATENT SURVEY
AW0173 - DONAHO, W. JR. SUR.
AW0297 - HOLDER, P.A. SURVEY

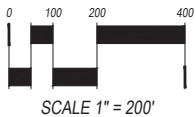
CIVIL ENGINEER
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY, #315
AUSTIN, TEXAS 78731
P: 512.758.7474
CONTACT: PEGGY CARRASQUILLO

DEVELOPER
MERITAGE HOMES
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TEXAS 78759
P: 512.615.6409
CONTACT: MATTHEW SCRIVENER

LAND PLANNER / DEVELOPER'S AGENT
NORRIS DESIGN
2201 E. SIXTH STREET
AUSTIN, TEXAS 78722
P: 512.900.7888
CONTACT: JOE DALY

NOTES:

- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.

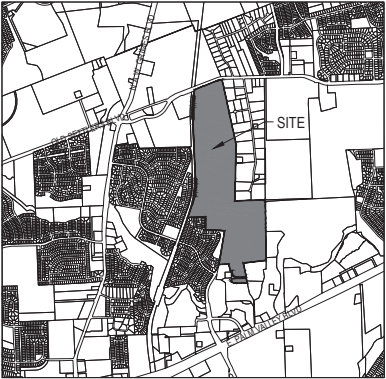


- 1/2" REBAR FOUND
- COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- IRON PIPE FOUND
- ▲ CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP
- PROPERTY BOUNDARY
- EASEMENT LINE
- PARCEL LINE
- ▨ FEMA 100 YEAR FLOODPLAIN

- ↑ PROPOSED PUBLIC STREET CONNECTION POINT
- O.P.R.W.C.T.
- D.R.W.C.T.
- O.R.W.C.T.
- P.R.W.C.T.
- P.R.W.C.
- R.O.W.
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- RIGHT-OF-WAY

CRESSMAN RANCH CONCEPT PLAN

212.59 ACRES



NORRIS DESIGN
Planning | Landscape Architecture | Rendering

2201 East Sixth Street
Austin, TX 78702
P 512.900.7888
www.norris-design.com

KITCHEN TABLE
CIVIL SOLUTIONS

MeritageHomes

CRESSMAN RANCH
2901 E. OLD SETTLERS BLVD & 3200 E. PALM VALLEY BLVD
ROUND ROCK, TEXAS

DATE:
12/11/18 SUBMITTAL
12/26/2018 RESUBMITTAL

SHEET TITLE:
CONCEPT PLAN

SHEET
1 OF 1