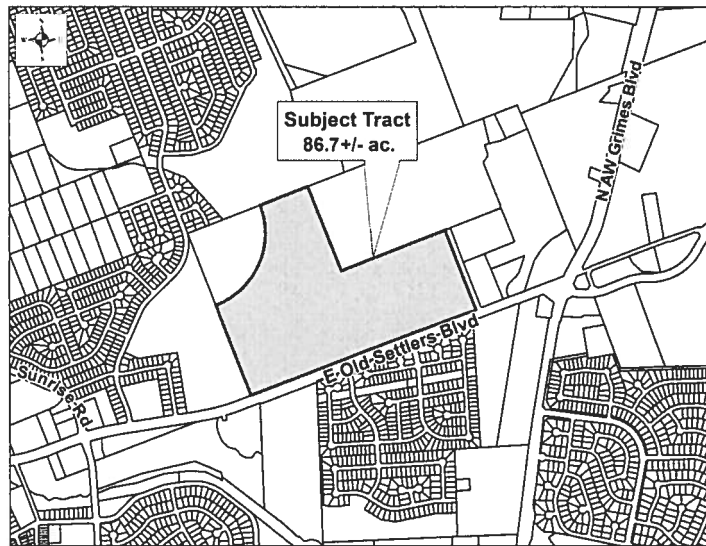


**Quick Farm Tract
CONCEPT PLAN CP1908-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan.

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 86.7 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: agricultural and Meadow Lake

GENERAL PLAN LAND USE DESIGNATION: commercial/multi-family and open space

ADJACENT LAND USE:

North: agricultural - SF-R (Single Family - rural)
South: single family - ETJ (Meadows at Chandler Creek MUD)
East: senior housing (PUD No. 73) and SF-R (Single Family - rural)
West: Meadow Lake and Settlement subdivision - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: residential, office and commercial

Owner:
The Quick Living Trust
Edward Quick & Eugenia Quick, et. al
1000 N. IH 35 Ste. A
Round Rock, TX 78681

Agent:
BGE, Inc.
RJ Rychlik
101 W. Louis Henna Blvd., Ste. 400
Austin, TX 78728

Quick Farm Tract
CONCEPT PLAN CP1908-001

HISTORY: The property is presently located within the ETJ (extraterritorial jurisdiction) of the City and it is surrounded by the City limits. A request for annexation and zoning of the property has been made.

DATE OF REVIEW: September 4, 2019

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: General Plan 2020 assigns the commercial/multi-family and open space designations to the property.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed 4-lane extension of College Park Drive through the property from north to south. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed.

Additional Considerations: The 86.6 acre property, known as Quick Farm, has approximately one half-mile of frontage along Old Settlers Blvd. and is surrounded by the city limits of Round Rock on all sides. Approximately 30 acres of the property is covered by an inundation easement to the Upper Brushy Creek WCID (Water Control Improvement District), including part of Meadow Lake.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan.



**Subject Tract
86.7 +/- ac.**

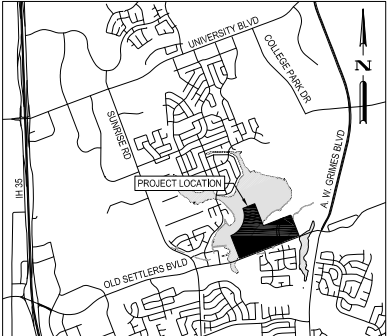
Sunrise Rd

E Old Settlers Blvd

NAW Grimes Blvd



CONCEPT PLAN OF:
QUICK TRACT



LOCATION MAP
1"=4000'

GENERAL NOTES:

- A PORTION OF THIS CONCEPT PLAN IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD (FEMA ZONE A) AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEP 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
- 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.

| CURVE TABLE | | | | | |
|-------------|------------|-----------|-----------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 1,504.12 | 11,470.92 | 90°09'17" | N23°47'50"E | 16,244.28 |

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | N68°47'50"E | 8.08' |
| L2 | N21°07'03"W | 14.62' |

OWNER: EDWARD QUICK, ET AL
1000 N IH 35, SUITE A
ROUND ROCK, TX 78681

ACREAGE: 86.645

PATENT SURVEY: GW GLASSCOCK SURVEY,
ABSTRACT NO. 267, WILLIAMSON
CO, TEXAS

SUBMITTAL DATE: AUGUST 6, 2019

DATE OF PLANNING AND
ZONING COMMISSION
REVIEW: SEPTEMBER 4, 2019

CASE NUMBER: CP1908-001

ENGINEER: RICHARD L. RYCHLIK, P.E.
BGE, INC.
101 W LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78731
PHONE: (512)879-0400
FAX: (512)402-1790

SURVEYOR: JONATHAN NOBLES, R.P.L.S.
BGE, INC.
101 W LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78731
PHONE: (512)879-0400
FAX: (512)402-1790

BENCHMARK DESCRIPTION
AND ELEVATION: TBM 18-10: BRASS DISK STAMPED
"18-10" ON TOP OF THE EAST END
OF A 2-FOOT TALL CONCRETE
RETAINING WALL AT THE SOUTH
END OF MEADOW LAKE, AKIA SOIL
CONSERVATION SERVICE SITE 14
RESERVOIR

BEARING BASIS: ELEVATION 731.13 FEET NAVD 88
DATUM - GEOID 12A
GRID N: 10,171,004.34'
E: 3,137,679.57'
TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE 4203,
NAD83.

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY LINES
- PROPERTY DEED BOUNDARY
- PROPOSED ROW (MAJOR ARTERIAL)
- EXISTING 725 CONTOUR (WILCO LIDAR 2017)
- FOUND 1/2" I. ROD
- SET CONCRETE NAIL
- SET 1/2" I. ROD
- FOUND 3/4" IRON PIPE
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON
COUNTY, TEXAS
- P.R.W.C. PLAT RECORDS OF WILLIAMSON
COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS
- APPROXIMATE UPPER BRUSHY CREEK WCD
DAM 14 INUNDATION EASEMENT
- FEMA ULTIMATE 1% FLOODPLAIN
- PROPOSED SITE CONNECTION POINTS*
*SUBJECT TO PRELIMINARY PLAT APPROVAL

- NOTES:
- LOCATION OF UPPER BRUSHY CREEK WCD INUNDATION EASEMENT IS BASED ON THE LOCATION OF THE 725 CONTOUR. TOPOGRAPHIC INFORMATION DISPLAYED IN THIS PLAN FOR THE PURPOSE OF LOCATING THE EASEMENT IS BASED ON THE WILLIAMSON COUNTY 2017 LIDAR DATA.

ENGINEER AND SURVEYOR

BGE, Inc.
101 W. Louis Henna Blvd, Suite 400
Austin, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

