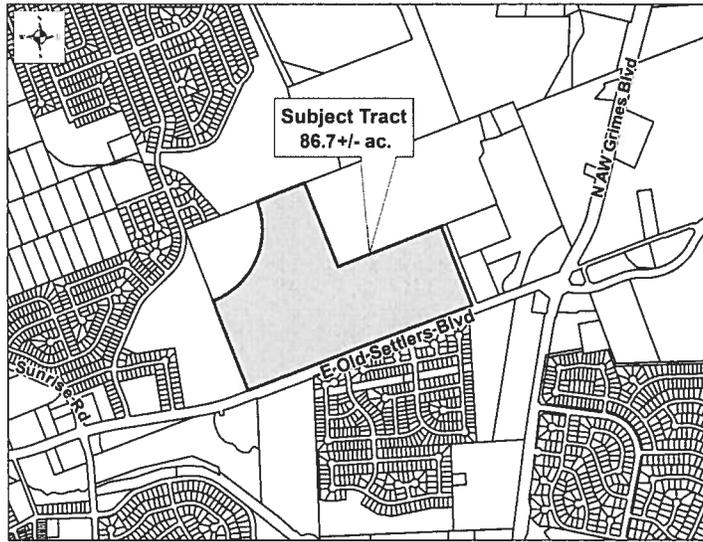


**Quick Farm Tract  
CONCEPT PLAN CP1908-001**



**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

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

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

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**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.

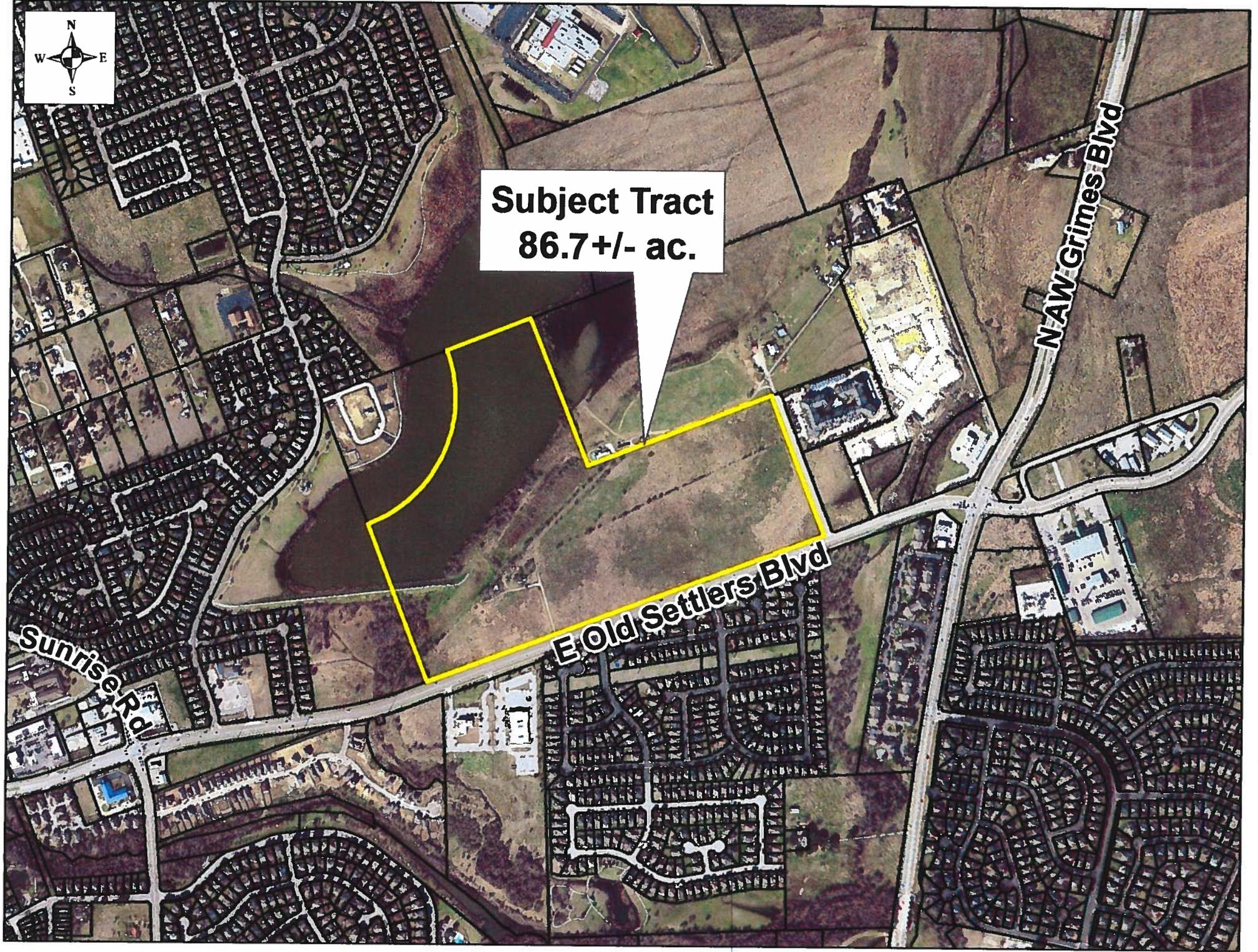


**Subject Tract  
86.7 +/- ac.**

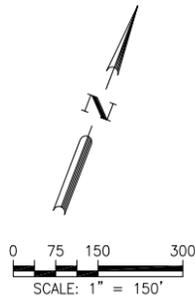
**Sunrise Rd**

**E Old Settlers Blvd**

**N W Grimes Blvd**



# CONCEPT PLAN OF: QUICK TRACT



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

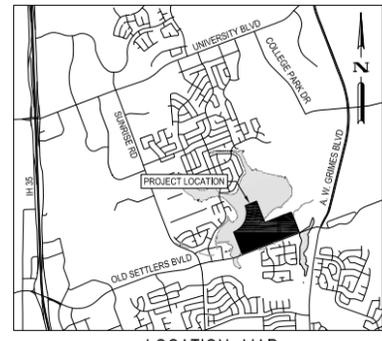
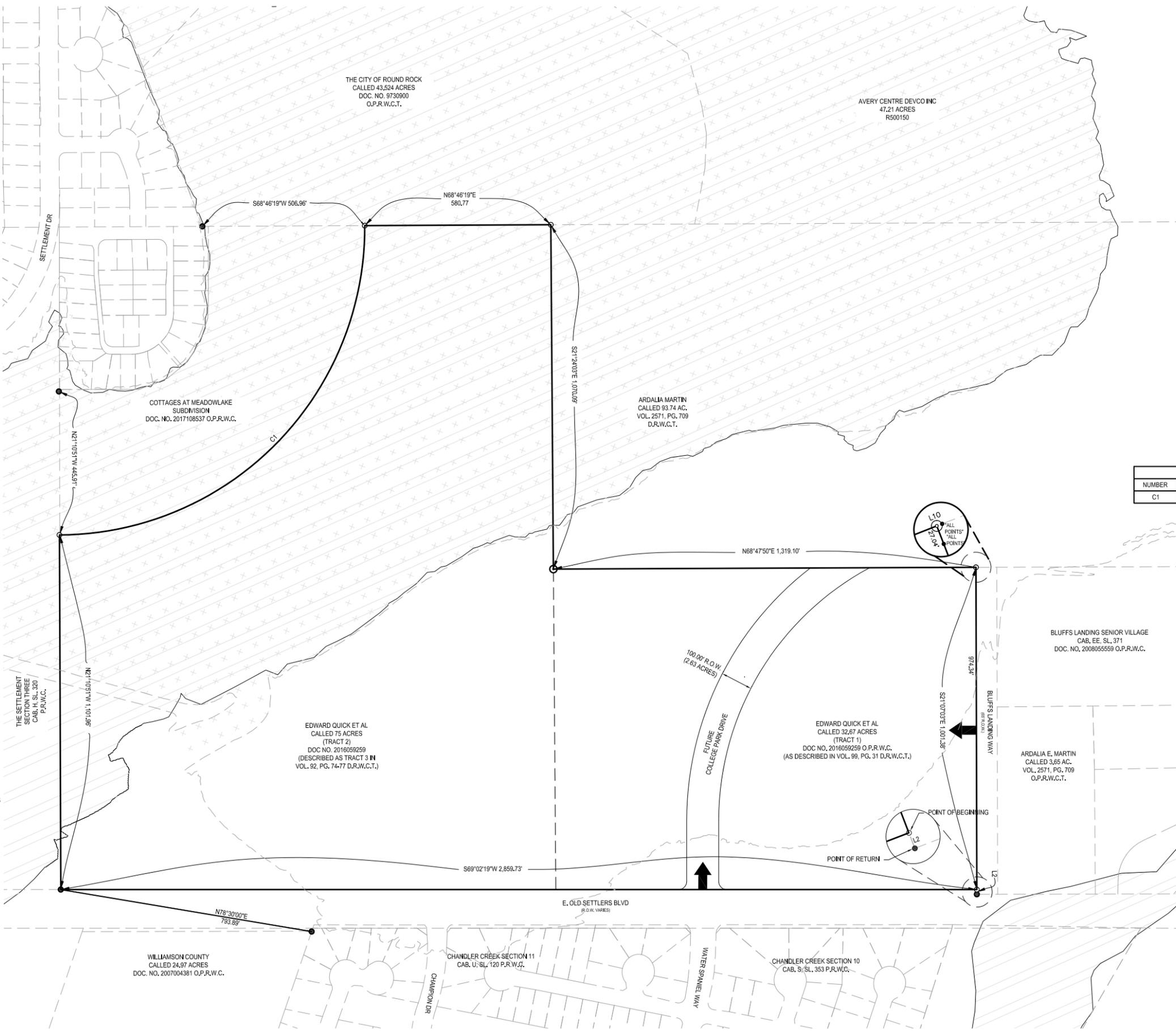
BENCHMARK DESCRIPTION  
AND ELEVATION: TBM 18-10; BRASS DISK STAMPED  
"18-10" ON TOP OF THE EAST END  
OF A 2-FOOT TALL CONCRETE  
RETAINING WALL AT THE SOUTH  
END OF MEADOW LAKE. AKJA SOIL  
CONSERVATION SERVICE SITE 14  
RESERVOIR

ELEVATION 731.13 FEET NAVD 88  
DATUM - GEOID 12A  
GRID N: 10,171,004.34'  
E: 3,137,679.57'

BEARING BASIS: 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:  
1. 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.



LOCATION MAP  
1" = 4000'

- GENERAL NOTES:**
- A PORTION OF THIS CONCEPT PLAN IS ENCRACHED 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 SEPT 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'

**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

SHEET 1 OF 1

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