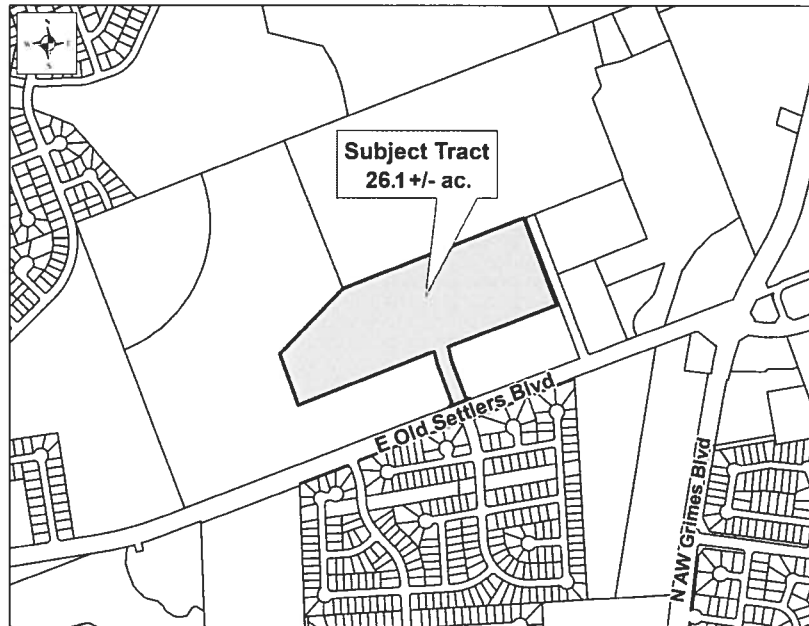


**Quick Farm PUD
ZONING ZON1908-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of PUD zoning for single family common lot

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 26.1 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

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: single family common lot

TOTAL ACREAGE: 26.1

Owner:

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

Agent:

Thrower Design
Ron Thrower
P.O. Box 41957
Austin, TX 78704

Quick Farm PUD
ZONING ZON1908-001

HISTORY: The property is presently located within the ETJ (extraterritorial jurisdiction) of the City and it is surrounded by the City limits. The 86.7 acre property, known as Quick Farm, is to be annexed and zoned for a residential, commercial and office uses.

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:

The proposed PUD contains approximately 26 acres to be developed with a maximum of 150 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwellings will be established as condominium units.

The PUD specifies exterior design elements for the homes, garage door upgrades, fencing, building setbacks and landscaping. In addition, three amenities are required, which are to be selected from a list of choices including: playground equipment, a dog park, various sport courts, a business center and a swimming pool.

A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located in front of the garage and outside of the private access drive. Guest parking shall be provided from parallel parking on one side of the drive aisle, which must be a minimum width of 30-feet from 'face of curb to face of curb'. A four-foot wide sidewalk will be on one side of the drive aisle.

General Plan and Zoning: General Plan 2020 assigns the commercial/multi-family and open space designations to the property. Approval of the PUD will amend the general plan to support a higher density single family detached condo product.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed four-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. The proposed development does not generate enough peak hour trips to require a traffic impact assessment.

RECOMMENDED MOTION:

Staff recommends approval of the PUD for a single family common lot development.



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

E Old Settlers Blvd

N AW Grimes Blvd

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 26.10 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development.

5.2. Land Use

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 150 units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Exterior Design Elements

The following design elements shall be required on the rear second floor elevation of two story units when the rear faces College Park Drive:

- (1) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs
 - (c) Arch windows
- (2) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

6.2. Garage Door Treatment

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.
- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.3. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.4. Perimeter Fencing and Subdivision Wall

- (1) Where the platted lot boundaries are adjacent to the right-of-way for College Park Drive, a subdivision wall, in compliance with Section 4-30 of the Code, shall be constructed when the adjacent portion of College Park Drive is constructed; and
- (2) Where the platted lot boundaries are not adjacent to the right-of-way for College Park Drive, a cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts, with the finished side facing the abutting properties, shall be constructed.

6.5. Building Setbacks

- (1) The building setback for the lot on which multiple residential units are located shall be 20' from any lot boundary.
- (2) Individual condominium lot building setbacks shall be according to **Exhibit "B"**.

6.6. Parking

- (1) A total of 4 parking spaces per unit are required:
 - (a) 2 garage enclosed parking spaces
 - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18'.
- (2) Guest parking shall be provided by:
 - (a) Providing for parallel parking on one side of the drive aisle, which requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'.

6.7. Private Drive Aisles

- (1) A minimum width of 30' from 'face of curb to face of curb' - parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles:
 - (a) Shall include a four foot (4') wide sidewalk on one side of the drive;
 - (b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design for local streets;
 - (c) A private home owners association will be established for the maintenance of the private drive aisles.

6.8. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of three (3) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, common open spaces and detention areas.

7. AMENITIES

7.1. Requirement

A total of three (3) amenities accessible to all residents shall be provided.

7.2. Amenities

Amenities to be provided shall include but are not limited to the following:

- (1) Playground equipment;
- (2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet;
- (3) Private fitness facility*;
- (4) Picnic area, to contain no fewer than two tables and two cooking grills;
- (5) Swimming pool;
- (6) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
- (7) Tennis court;
- (8) Basketball court;
- (9) Volleyball court;
- (10) Kitchen available for resident use*;
- (11) Social room available for resident use*;

*These amenities may be located in the amenity center and each one qualifies toward the amenity requirement.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Survey
Exhibit “B”	Home site setbacks

DESCRIPTION OF A 26.102-ACRE TRACT OF LAND SITUATED
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67-ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75-ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74-77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (variable width right-of-way) with the west right-of-way line of Bluffs Landing Way (65 feet wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W, pass a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, and continuing on for a total distance of 389.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 161.15 feet, having a radius of 890.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'26" E a distance of 160.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, S 20°57'41" E a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°57'41" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of said Old Settlers Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the southwest corner of said Quick 75-acre tract bears S 69°02'19" W a distance of 1,928.98 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°02'19" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the right, an arc distance of 160.98 feet, having a radius of 990.00 feet, a central angle of 09°19'00" and a chord which bears N 16°18'10" W a distance of 160.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67-acre tract and over and across said Quick 75-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most westerly southwest corner of the herein described tract;

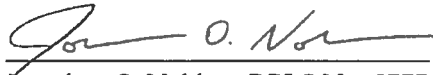
THENCE, continuing over and across said Quick 75-acre tract, N 21°25'53" W a distance of 357.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and at the southwest corner of a called 93.74-acre tract of land as conveyed to Ardalina Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

THENCE, with the north line of said Quick-32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick-32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2-inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 626.38 feet to the **POINT OF BEGINNING** and containing 26.102 acres of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground on April 27, 2019 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.

101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728

Telephone: (512) 879-0400

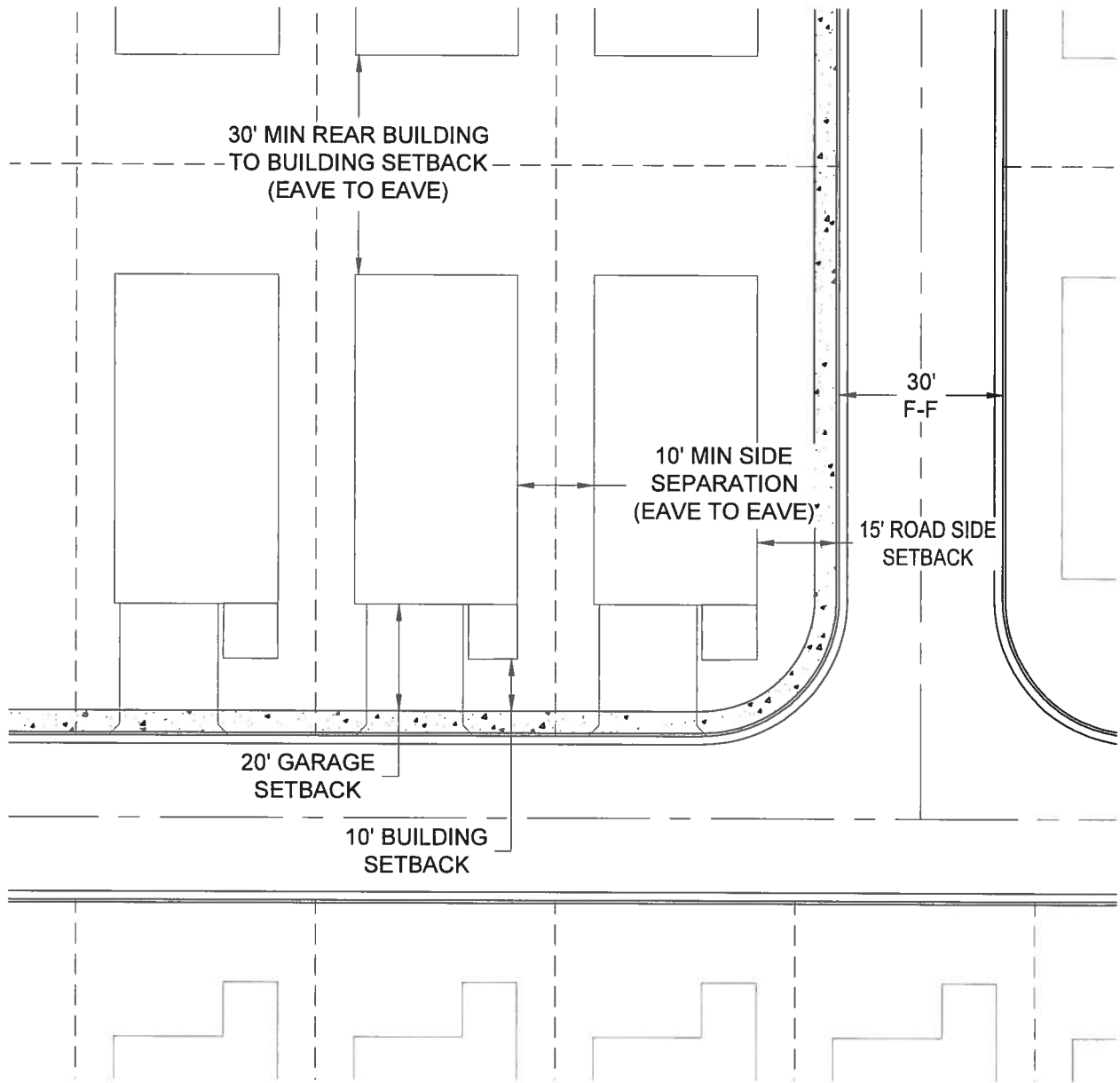
TBPLS Licensed Surveying Firm No. 10106502



7/22/19
Date

Client: Milestone
Date: July 18, 2019
Revised: July 22, 2019
Job No: 6773-00/01

V:\02Proposals\Milestone\Quick Tract\CAD\IG Drive Layout\6773-C-LOT-EXH-B.dwg Layout: Layout1 Plotted: 8/26/2019 8:26:17 AM



* MINIMUM REAR SETBACK FROM
ANY PROPERTY BOUNDARY IS 20'

EXHIBIT "B"

QUICK TRACT

HOME SITE SETBACKS

BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN,
TX 78731 TBPE Registration No. F-1045
TEL. 512.819-0400 www.browngay.com

