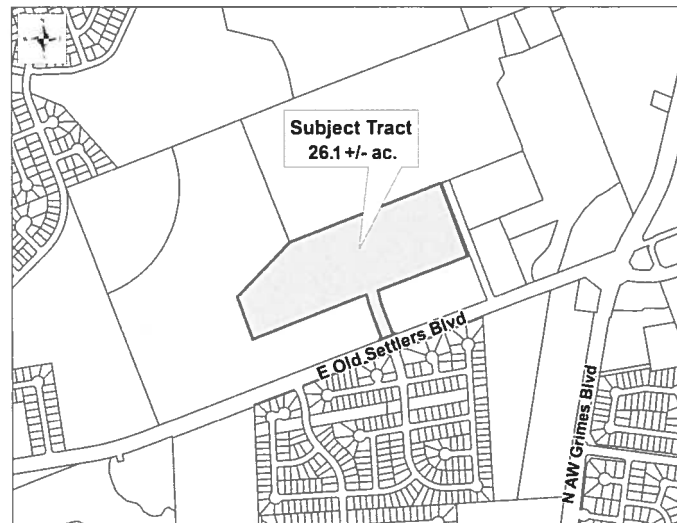


**Quick Tract Sec 1
PRELIM PLAT PP1911-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 2 Development Lots and 1 Right-of-Way Lot

ZONING AT TIME OF APPLICATION: PUD No. 117 (Residential)

DESCRIPTION: 26.1 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot.

ADJACENT LAND USE:

North: Rural Residential - Zoned SF-R (Single Family - Rural)

South: Vacant and Undeveloped/E.Old Settlers Right-of-Way - Zoned C-1a (General Commercial Limited) and Unzoned

East: Senior Residential - Zoned PUD (Planned Unit Development) No. 73

West: Rural Residential - Unzoned ETJ

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	23.47
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.63
Parkland:	0	0
Other:	0	0
TOTALS:	3	26.1

Owner:
Quick Ranch Development, Inc.
Garrett Martin
9111 Jollyville Rd., Ste. 111
Austin, TX 78759

Agent:
BGE, Inc.
RJ Rychlik
7000 N. MoPac, Ste. 330
Austin, TX 78731

**Quick Farm Tract
PRELIM PLAT PP1911-002**

HISTORY: On October 24, 2019, the City Council approved annexation (AN1909-001) for the Quick Tract, which is comprised of 86.65 acres. The accompanying zoning application was included on the same City Council agenda. The City Council approved the Quick Farm PUD (Planned Unit Development) No. 117, which includes a Concept Plan and allows for single family detached development (maximum 150 units) in a common lot and regulated by the TH (Townhouse) zoning district standards. The PUD allows for single family detached units on a common lot.

DATE OF REVIEW: December 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: The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot. The property is zoned PUD No. 117 and allows single family detached units in a common lot with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwelling units will be established as condominium units. Specific development standards are included in PUD No. 117. For requirements not mentioned in the PUD, the TH (Townhouse) zoning district standards will apply.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the Concept Plan within PUD No. 117 approved by the City Council on October 24, 2019.

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. Both development lots will have access from the new College Park Drive extension. The developer will construct two (2) lanes and a hike and bike trail from E. Old Settlers Boulevard to the intersection of College Park Drive and the driveways to the development. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Wastewater will be provided by connecting to an existing manhole along a 24-inch gravity line located southeast of E. Old Settlers Boulevard and Bluff's Landing Way. Water will be provided by an existing 16-inch waterline on the south side of E. Old Settlers Boulevard and a 12-inch line on the east side of Bluff's Landing Way.

Drainage: Storm drainage is planned to be detained by two on-site ponds. Storm water runoff will also be collected along the arterial and conveyed towards E. Old Settlers Boulevard and tie into existing improvements.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove Note 7 and replace with statement "No portion of this tract is encroached by the ultimate 1% annual floodplain."

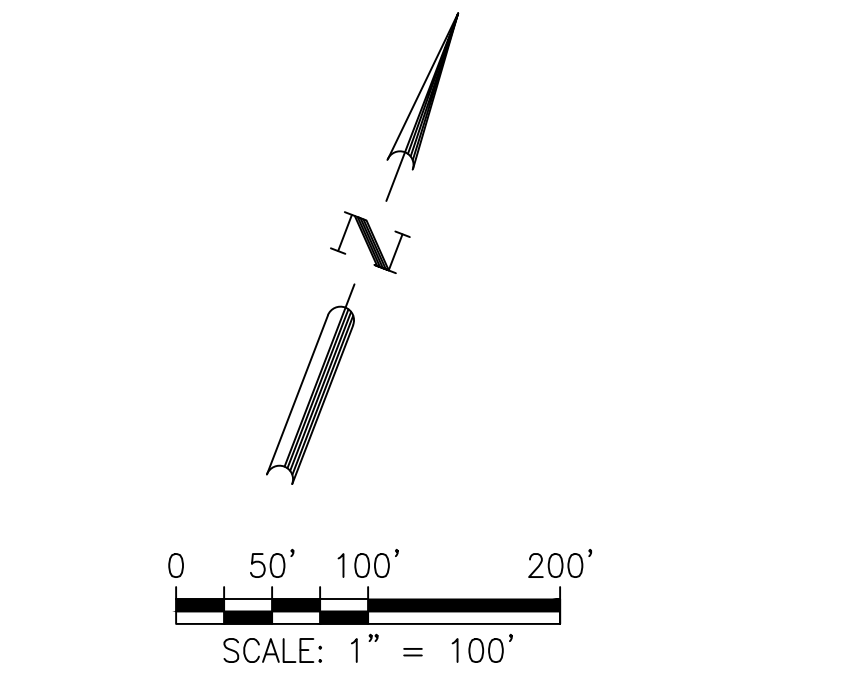


**Subject Tract
26.1 +/- ac.**

E Old Settlers Blvd

N W Grimes Blvd

G:\TXC\Projects\Milestone\7051-00_Quick_Tract01_Shts\Prelim Plan\7051-00_Quick_Tract Prelim Plan.dwg Layout: PRELIMINARY PLAT Plotted: 11/20/2019 11:03:04 AM



OWNER: QUICK RANCH DEVELOPMENT INC.,
9111 JOLLYVILLE RD., SUITE 111
AUSTIN, TX 78759

ACREAGE: 26.102

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

SUBMITTAL DATE: 11/5/2019

DATE OF PLANNING AND
ZONING COMMISSION
REVIEW: 12/4/2019

CASE NUMBER: PP1911-002

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, AKA 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.

LINEAR FEET OF NEW
STREETS: 1143

NUMBER OF BLOCKS: 2

ACREAGE BY LOT TYPE: DEVELOPMENT: 2 LOTS, 23.467 AC.
R.O.W.: 1 LOT, 2.635 AC.

LEGEND

DOC. DOCUMENT
D.R.W.C.T. DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS
ESMT. EASEMENT
NO. NUMBER
O.P.R.W.C. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS
PG. PAGE
P.O.B. POINT OF BEGINNING
P.R.W.C. PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
[] RECORD INFORMATION FOR VOL.
99, PG. 31, O.P.R.W.C.
() RECORD INFORMATION FOR DOC.
NO. 2008055559, O.P.R.W.C.
o SET 1/2" IRON ROD
w/ "BGE INC" CAP
o FOUND CONCRETE MONUMENT
o FOUND IRON ROD
o CALCULATED POINT
o PROPOSED SIDEWALK

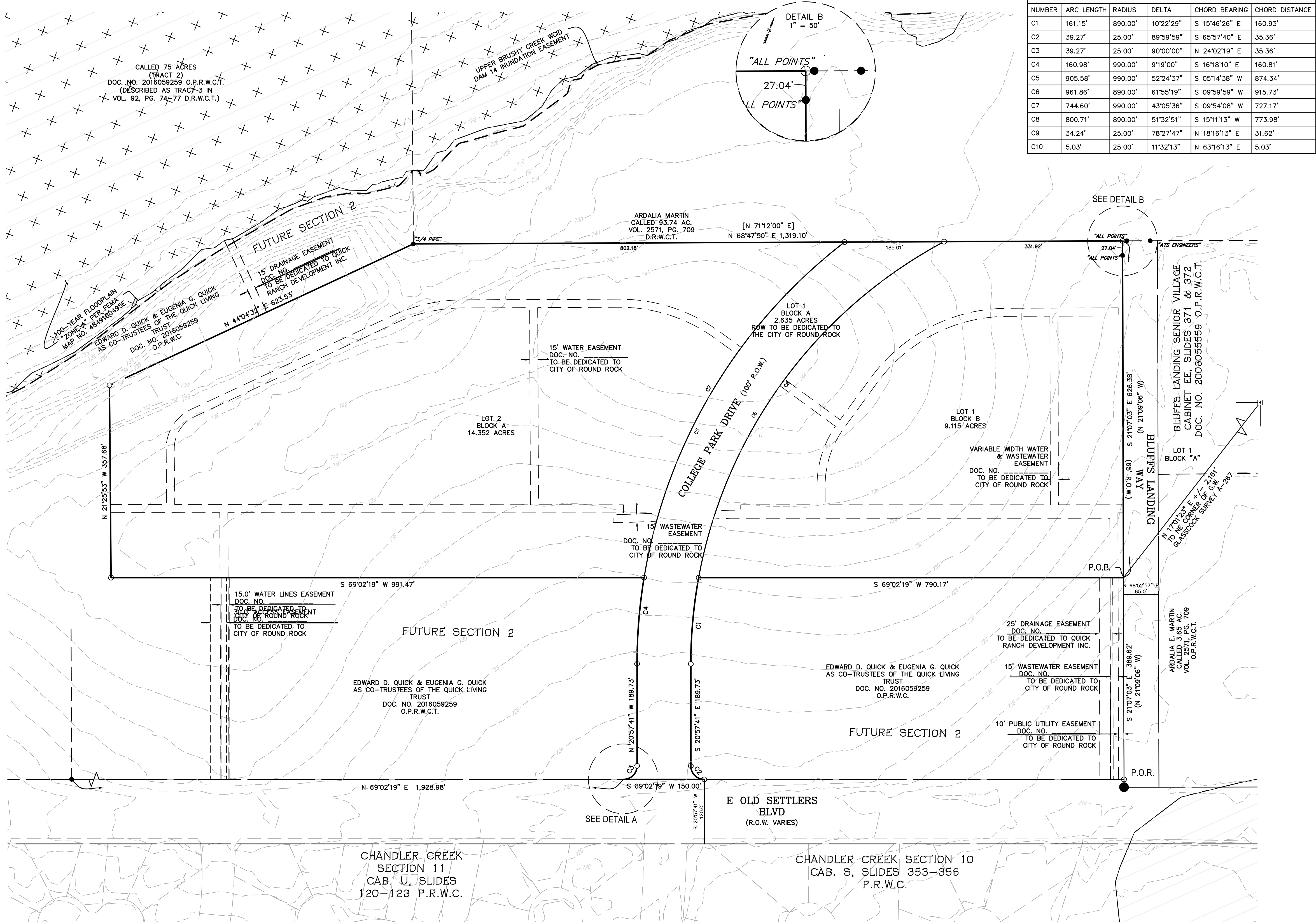
--- SITE BOUNDARY
--- EXISTING PROPERTY LINES

--- FEMA ZONE AE FLOODPLAIN

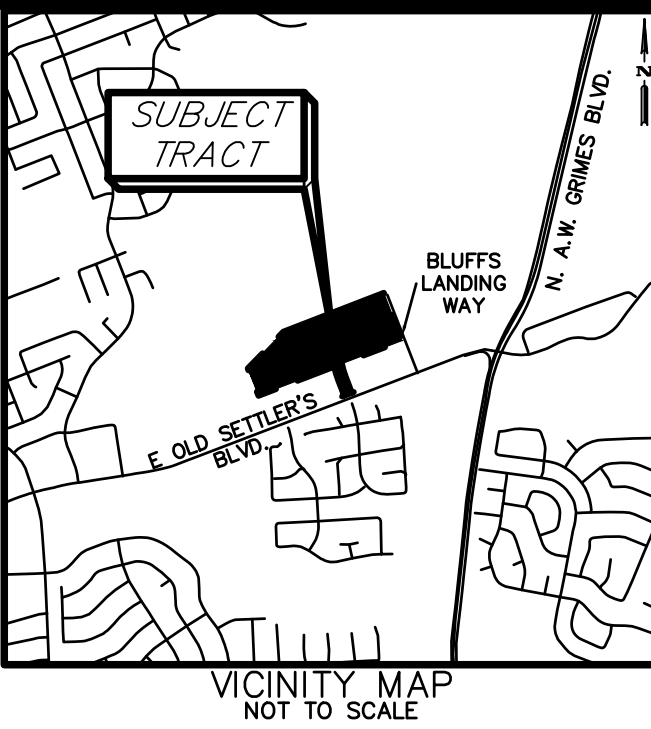
--- APPROXIMATE UPPER BRUSHY CREEK WCD
DAM 14 INUNDATION EASEMENT

PRELIMINARY PLAT QUICK TRACT, SECTION 1

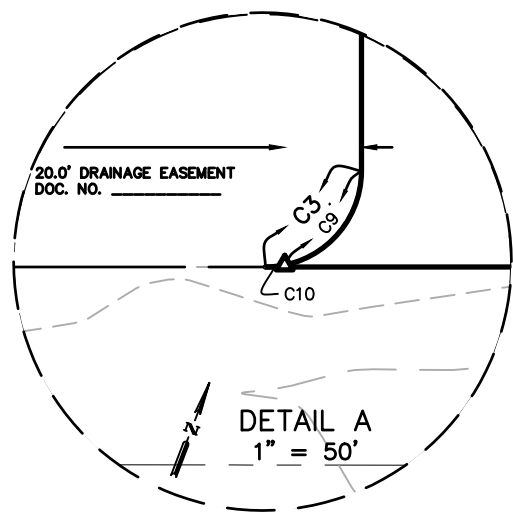
A SUBDIVISION OF 26.102 ACRES OF LAND LOCATED
IN THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	161.15'	890.00'	10°22'29"	S 15°46'26" E	160.93'
C2	39.27'	25.00'	89°59'59"	S 65°57'40" E	35.36'
C3	39.27'	25.00'	90°00'00"	N 24°02'19" E	35.36'
C4	160.98'	890.00'	9°19'00"	S 16°18'10" E	160.81'
C5	905.58'	990.00'	52°24'37"	S 05°14'38" W	874.34'
C6	961.86'	890.00'	61°55'19"	S 09°59'59" W	915.73'
C7	744.60'	990.00'	43°05'36"	S 09°54'08" W	727.17'
C8	800.71'	890.00'	51°32'51"	S 15°11'13" W	773.98'
C9	34.24'	25.00'	78°27'47"	N 18°16'13" E	31.62'
C10	5.03'	25.00'	11°32'13"	N 63°16'13" E	5.03'



- GENERAL NOTES:**
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
 - THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 9/4/2019.
 - NO PORTION OF THIS TRACT IS ENCRoaded BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
 - ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN ABOVE.
 - 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.
 - PARKLAND SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO THE RECORDATION OF THE FINAL PLAT.
 - INUNDATION EASEMENT HAS BEEN SET BASED ON THE UPPER BRUSHY CREEK WCD SCS RESERVOIR DAM NO. 14 PHASE II" AND DATED DECEMBER 2010



TEMPORARY BENCHMARK NOTES:

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, AKA SOIL CONSERVATION SERVICE SITE 14 RESERVOIR.

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

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE 4203, NAD83



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

PP1911-002