



**AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

August 25, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 18, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 22-FP-002 regarding Horizon Lake Phase 3 Section 1 and 2 Final Plat on two parcels of land approximately 16.928 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031236 and R601928; generally located west of Horizon Park Blvd. and Leeward Pass, Leander, Williamson County, Texas.
7. Approval of Subdivision Case 22-FP-004 regarding Edgewood Phase 1 Section 1 Final Plat on one parcel of land approximately 52.610 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R619606; generally located east of CR 175 approximately 3,700 ft. south of RM 2243, Leander, Williamson County, Texas.
8. Disapproval of Subdivision Case 22-SFP-009 to approve the Moon Valley Short Form Final Plat on two parcels of land approximately 8.8 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031223 and R319362; more commonly known as 15841 Ronald Reagan Blvd, Leander, Williamson County, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-002 to amend the current zoning of Interim Single-Family Rural to adopt the Creeks Edge PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) and LO-2-A (Local Office) on one parcel of land approximately 9.977 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R332409; and more commonly known as 14751 Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-002 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-005 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 675 Kauffman Loop PUD (Planning Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) on two parcels of land approximately 24.91 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and more commonly known as 675 Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-005 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

12. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 19 day of August 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
08/25/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-FP-002 regarding Horizon Lake Phase 3 Section 1 and 2 Final Plat on two parcels of land approximately 16.928 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031236 and R601928; generally located west of Horizon Park Blvd. and Leeward Pass, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

09/24/2022 – Preliminary Plat Approved

09/09/2021 – Minor Revision Preliminary Plat Approved

APPLICANT/AGENT:

Pape-Dawson Engineers, Inc. (Michael Fisher, P.E.) on behalf of Pulte Homes of Texas, L.P. (Stephen Ashlock).

RECOMMENDATION:

This final plat includes 90 single-family lots, and 4 landscape lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Michael Chenausky AICP, Planner

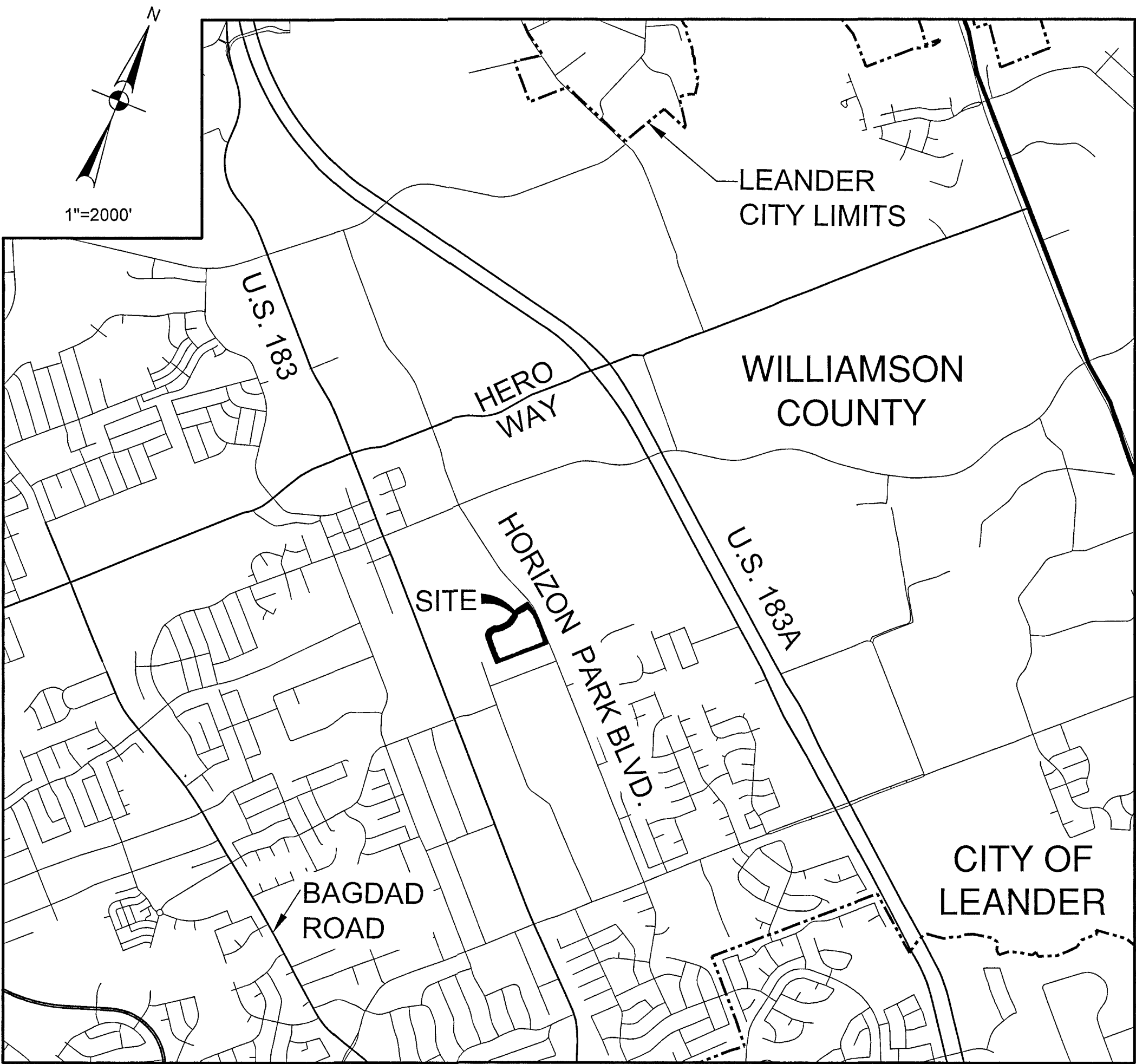
Attachments

1. Final Plat
2. Location Exhibit

HORIZON LAKE, PHASE 3, SECTIONS 1 & 2

FINAL PLAT

A 16 928 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH D HARMON SURVEY, ABSTRACT NO 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 20 446 ACRE TRACT (TRACT 2) CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO 2020127321, AND BEING ALL OF A CALLED 9 341 ACRE TRACT (TRACT 2) CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO 2020127320 BOTH OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY



- SHEET 1 TITLE SHEET
- SHEET 2 FINAL PLAT SHEET
- SHEET 3 TABLES
- SHEET 4 METES AND BOUNDS DESCRIPTION
- SHEET 5 NOTES AND SIGNATURES

OWNER TAYLOR MORRISON OF TEXAS, INC
810 HESTERS CROSSING, STE 235
ROUND ROCK TX, 78641
(512) 328-8866

OWNER PULTE HOMES OF TEXAS, L P
9401 AMBERGLEN BLVD , BLDG I, STE 150
AUSTIN, TX 78729

SURVEYOR PAPE-DAWSON ENGINEERS, INC
10801 N MOPAC EXPY , BLDG 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

ENGINEER PAPE-DAWSON ENGINEERS, INC
10801 N MOPAC EXPY , BLDG 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

SUBMITTAL DATE JANUARY 4, 2022

LOT SUMMARY	
TOTAL ACREAGE	16 928 ACRES
TOTAL NUMBER OF BLOCKS	3
HOA LL/DE	1
HOA LL	3
RESIDENTIAL DISTRICT LOTS	90
TOTAL LOTS	94

LINEAR FEET OF PUBLIC STREET	
KNOT DRIVE	485 LF
RUNNEL DRIVE	269 LF
FORESAIL ROAD	842 LF
LEEWARD PASS	945 LF

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), EPOCH 2010 00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR
0 999880014

BENCHMARKS
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 12B

BENCHMARK No. 10	
SET MAG NAIL AND WASHER	
GRID N	10183450 9'
GRID E	3078511 1'
ELEV	969 99'

BENCHMARK No. 11	
SET 1/2" IRON ROD RED CAP	
GRID N	10183005 5'
GRID E	3078812 4'
ELEV	970 59'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512 454 8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HORIZON LAKE, PHASE 3, SECTIONS 1 & 2

FINAL PLAT

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	375 00'	006 20'10"	N46°18'34"E	41 45'	41 47'
C2	1465 00'	016 43'23"	S30 20'50"E	426 07'	427 59'
C3	20 00'	089 09'01"	S66 33'24"E	28 07'	31 12'
C4	25 00'	048 11'23"	N44 46'24"E	20 41'	21 03'
C5	50 00'	186 22'46"	S66 07'55"E	99 85'	162 65'
C6	25 00'	048 11'23"	S02 57'47"W	20 41'	21 03'
C7	25 00'	048°11'23"	S45°13'36"E	20 41'	21 03'
C8	50 00'	186 22'46"	S23 52'05"W	99 85'	162 65'
C9	25 00'	048°11'23"	N87 02'13"W	20 41'	21 03'
C10	375 00'	019 23'26"	S59 10'22"W	126 31'	126 91'
C11	375 00'	006 42'16"	S39 47'21"W	43 86'	43 88'
C12	425 00'	021 28'46"	S47 10'36"W	158 39'	159 33'
C13	20 00'	092 38'17"	S11 35'50"W	28 93'	32 34'
C14	1465 00'	003 46'18"	S32 50'09"E	96 42'	96 44'
C15	25 00'	091 08'01"	N76 31'01"W	35 70'	39 76'
C16	375 00'	001 56'40"	S56 56'39"W	12 73'	12 73'
C17	15 00'	096 22'46"	S07 46'56"W	22 36'	25 23'
C18	425 00'	019 16'32"	S30 46'11"E	142 31'	142 98'
C19	15 00'	090 00'00"	S66°07'55"E	21 21'	23 56'
C20	25 00'	090 50'59"	N23 26'36"E	35 62'	39 64'
C21	15 00'	090 00'00"	N23 52'05"E	21 21'	23 56'
C22	25 00'	090 00'00"	S66 07'55"E	35 36'	39 27'
C23	25 00'	090 00'00"	S23 52'05"W	35 36'	39 27'
C24	425 00'	032 25'52"	S52°39'09"W	237 36'	240 56'
C25	375 00'	006°46'34"	S39 49'30"W	44 32'	44 35'
C26	15 00'	096 22'46"	N88 35'50"W	22 36'	25 23'
C27	375 00'	019°16'32"	N30 46'11"W	125 56'	126 16'
C28	15 00'	083 20'28"	S14 18'05"W	19 95'	21 82'
C29	15 00'	013 02'18"	S33 53'18"E	3 41'	3 41'
C30	425 00'	000 30'34"	S40 09'10"E	3 78'	3 78'
C31	375 00'	002 26'33"	N22°21'11"W	15 99'	15 99'
C32	425 00'	005°36'55"	S37 05'26"E	41 64'	41 65'
C33	425 00'	005 08'21"	S31 42'48"E	38 11'	38 12'
C34	425 00'	005 08'21"	S26 34'26"E	38 11'	38 12'
C35	425 00'	002 52'21"	S22 34'05"E	21 30'	21 31'
C36	15 00'	019 28'16"	S30 52'03"E	5 07'	5 10'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N15 36'00"W	40 54'
L2	N10 01'12"W	45 05'
L3	N06°04'05"E	33 82'
L4	N24 14'44"E	73 79'
L5	N53 03'27"E	38 84'
L6	N58 27'06"E	35 49'
L7	N61 36'10"E	57 55'
L8	N87 45'14"E	95 12'
L9	N48 35'55"E	41 96'
L10	S40 31'21"E	126 41'
L11	N46 51'31"W	124 55'
L12	N40°31'21"E	53 29'
L13	S57 54'59"W	119 02'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	N49 35'33"E	27 45'
L15	S47 32'17"W	10 91'
L16	S49 35'33"W	21 22'
L17	S22 00'01"E	45 15'
L18	S23 12'59"E	49 36'
L19	S25 10'44"E	49 98'
L20	S27 17'41"E	57 10'
L21	S37 38'11"E	40 05'
L22	S37 38'11"E	39 42'
L23	N35 32'52"W	39 60'
L24	N21 07'55"W	37 69'
L25	N63 05'17"E	45 23'
L26	N68 52'05"E	50 00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C37	15 00'	070°31'44"	S75 52'03"E	17 32'	18 46'
C38	20 00'	077 45'42"	S60 51'44"E	25 11'	27 14'
C39	20 00'	011 23'19"	N74 33'45"E	3 97'	3 98'
C40	25 00'	048 11'23"	N44 46'24"E	20 41'	21 03'
C41	50 00'	005 42'53"	N23 32'09"E	4 98'	4 99'
C42	50 00'	047 34'57"	N50°11'04"E	40 34'	41 52'
C43	50 00'	030°14'43"	N89 05'54"E	26 09'	26 39'
C44	50 00'	027 57'18"	S61 48'05"E	24 15'	24 40'
C45	50 00'	032 53'43"	S31 22'34"E	28 31'	28 71'
C46	50 00'	041 59'11"	S06 03'53"W	35 83'	36 64'
C47	25 00'	023 21'29"	S15 22'44"W	10 12'	10 19'
C48	25 00'	024 49'54"	S08 42'58"E	10 75'	10 83'
C49	50 00'	004 24'20"	S67°07'07"E	3 84'	3 84'
C50	50 00'	052°16'53"	S38 46'31"E	44 06'	45 62'
C51	50 00'	036 52'48"	S05 48'20"W	31 63'	32 18'
C52	50 00'	037 29'55"	S42 59'42"W	32 14'	32 72'
C53	50 00'	053°13'54"	S88 21'36"W	44 80'	46 45'
C54	50 00'	002 04'55"	N63 58'59"W	1 82'	1 82'
C55	375 00'	000 16'47"	S68 43'42"W	1 83'	1 83'
C56	375 00'	009 33'19"	S63 48'38"W	62 47'	62 54'
C57	375 00'	009 33'19"	S54 15'19"W	62 47'	62 54'
C58	375 00'	006 42'16"	S39 47'21"W	43 86'	43 88'
C59	425 00'	004 58'27"	S38 55'27"W	36 88'	36 90'
C60	425 00'	005 46'41"	S44 18'00"W	42 84'	42 86'
C61	425 00'	005 46'41"	S50 04'41"W	42 84'	42 86'
C62	425 00'	004 56'58"	S55 26'30"W	36 70'	36 71'
C63	425 00'	000 27'27"	S68 38'22"W	3 39'	3 39'
C64	425 00'	005 45'10"	S65 32'04"W	42 65'	42 67'
C65	425 00'	005 46'41"	S59 46'08"W	42 84'	42 86'
C66	425 00'	005 46'41"	S53 59'28"W	42 84'	42 86'
C67	425 00'	005 46'41"	S48 12'47"W	42 84'	42 86'
C68	425 00'	005 46'41"	S42 26'06"W	42 84'	42 86'
C69	425 00'	003 06'33"	S37 59'30"W	23 06'	23 06'
C70	375 00'	004 51'35"	N37 58'39"W	31 80'	31 81'
C71	375 00'	011 58'24"	N29 33'40"W	78 22'	78 36'

BLOCK J		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	5,214	HOA LL
2	5,513	RESIDENTIAL
3	5,513	RESIDENTIAL
4	5,984	RESIDENTIAL
5	6,308	RESIDENTIAL
6	6,307	RESIDENTIAL
7	5,970	RESIDENTIAL
8	5,511	RESIDENTIAL
9	5,511	RESIDENTIAL
10	5,515	RESIDENTIAL
11	6,220	RESIDENTIAL
13	6,511	RESIDENTIAL
14	6,462	RESIDENTIAL
15	5,564	RESIDENTIAL
16	5,446	RESIDENTIAL
17	5,746	RESIDENTIAL
18	6,380	RESIDENTIAL
19	6,268	RESIDENTIAL
20	8,983	RESIDENTIAL
21	8,956	RESIDENTIAL
22	6,275	RESIDENTIAL
23	6,463	RESIDENTIAL
24	6,670	RESIDENTIAL
25	5,944	RESIDENTIAL
26	5,932	RESIDENTIAL
27	5,912	RESIDENTIAL

BLOCK J		
LOT #	AREA (SQ. FT.)	LOT TYPE
28	5,262	RESIDENTIAL
29	7,535	RESIDENTIAL
30	13,308	RESIDENTIAL
31	10,087	RESIDENTIAL
32	6,733	RESIDENTIAL
33	7,837	RESIDENTIAL
34	6,480	RESIDENTIAL
35	6,480	RESIDENTIAL
36	5,760	RESIDENTIAL
37	5,760	RESIDENTIAL
38	5,760	RESIDENTIAL
39	6,480	RESIDENTIAL
40	6,480	RESIDENTIAL
41	7,920	RESIDENTIAL
42	5,760	RESIDENTIAL
43	5,760	RESIDENTIAL
44	6,480	RESIDENTIAL
45	6,480	RESIDENTIAL
46	5,760	RESIDENTIAL
47	5,760	RESIDENTIAL
48	5,760	RESIDENTIAL
49	6,480	RESIDENTIAL
50	5,760	RESIDENTIAL
51	5,759	RESIDENTIAL
52	26,412	HOA LL/DE

BLOCK K		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	6,839	RESIDENTIAL
2	5,400	RESIDENTIAL
3	5,400	RESIDENTIAL
4	5,400	RESIDENTIAL
5	5,964	RESIDENTIAL
6	6,267	RESIDENTIAL
7	6,505	RESIDENTIAL
8	6,704	RESIDENTIAL
9	7,246	RESIDENTIAL
10	7,549	RESIDENTIAL
11	6,093	RESIDENTIAL
12	10,001	RESIDENTIAL
13	6,255	RESIDENTIAL
14	7,533	RESIDENTIAL
15	6,766	RESIDENTIAL
16	6,751	RESIDENTIAL
17	7,154	RESIDENTIAL
18	5,400	RESIDENTIAL
19	5,400	RESIDENTIAL
20	7,323	RESIDENTIAL
21	6,216	RESIDENTIAL
22	5,811	RESIDENTIAL
23	5,407	RESIDENTIAL
24	5,002	RESIDENTIAL
25	4,800	RESIDENTIAL
26	5,400	RESIDENTIAL
27	4,800	RESIDENTIAL
28	4,800	RESIDENTIAL
29	4,800	RESIDENTIAL
30	4,800	RESIDENTIAL
31	6,839	RESIDENTIAL

BLOCK L		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	7,558	HOA LL
2	2,461	HOA LL
3	7,167	RESIDENTIAL
4	5,695	RESIDENTIAL
5	6,655	RESIDENTIAL
6	5,634	RESIDENTIAL
7	5,422	RESIDENTIAL
8	5,167	RESIDENTIAL
9	4,933	RESIDENTIAL
10	5,578	RESIDENTIAL
11	4,984	RESIDENTIAL
12	5,154	RESIDENTIAL



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HORIZON LAKE, PHASE 3, SECTIONS 1 & 2

FINAL PLAT

A 16 928 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH D HARMON SURVEY, ABSTRACT NO 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 20 446 ACRE TRACT (TRACT 2) CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO 2020127321 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING ALL OF A CALLED 9 341 ACRE TRACT (TRACT 2) CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO 2020127321, AND BEING ALL OF A CALLED 9 341 ACRE TRACT (TRACT 2) CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO 2020127320 BOTH OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY

A 16 928 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 20 446 ACRE TRACT (TRACT 2) CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO 2020127321 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING ALL OF A CALLED 9 341 ACRE TRACT (TRACT 2) CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO 2020127320 OF SAID OFFICIAL PUBLIC RECORDS. SAID 16 928 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010 00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE

BEGINNING at a ½" iron rod found on a point in the west right-of-way line of Horizon Park Blvd, a variable width right-of-way, said point being the southeast corner of said 9 341 acre tract, also being the northeast corner of the North one-half (1/2) of Lot 35, Block "A", Leander Heights, Section Three, conveyed to Randall T Austin et al in Document No 2008092045 of said Official Public Records, for the southeast corner and POINT OF BEGINNING hereof,

THENCE S 68°55'07" W, departing the west right-of-way line of said Horizon Park Blvd, with the northern boundary line of said North one-half (1/2) of Lot 35, Block "A", in part, the northern boundary line of Lots 33 and 34, Leander Heights, Section Three, a subdivision according to the plat recorded in Cabinet B, Slide 130, of the Plat Records of Williamson County, Texas, in part, the northern boundary line of Leander Heights, Section Three, Resubdivision of Lots 31 & 32, a subdivision according to the plat recorded in Cabinet S, Slide 358 of said Plat Records, and in part, the northern boundary line of Allen Reed Acres, a subdivision according to the plat recorded in Cabinet F, Slide 49 of said Plat Records, with the southern boundary line of said 9 341 acre tract, a distance of 1048 15 feet to a ½" iron rod found at the southwest corner of said 9 341 acre tract, same being the southeast corner of a called 0 419 acre tract conveyed to Austin Christadelphian Ecclesia, recorded in Document No 19810463DRA of said Official Public Records, for the southwest corner hereof,

THENCE N 21°33'20" W, with a western boundary line of said 9 341 acre tract, same being the eastern boundary line of said 0 419 acre tract, and in part, with the eastern boundary line of the Portion of Lot 29, Leander Heights, Section Three, a distance of 383 19 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the western boundary line of said 20 446 acre tract, same being the eastern boundary line of said Leander Heights, Section Three, for an angle point hereof,

THENCE departing the east boundary line of said Portion of Lot 29, Leander Heights, Section Three, through the interior of said 20 446 acre tract the following seventeen (17) courses and distances

- 1 N 15°36'00" W, a distance of 40 54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 2 N 21°07'55" W, a distance of 88 86 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 3 N 10 01'12" W, a distance of 45 05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 4 N 06°04'05" E, a distance of 33 82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 5 N 24°14'44" E, a distance of 73 79 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 6 N 53 03'27" E, a distance of 38 84 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,

- 7 N 58°27'06" E, a distance of 35 49 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 8 N 61 36'10" E, a distance of 57 55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 9 N 87°45'14" E, a distance of 95 12 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 10 N 66°16'24" E, a distance of 131 99 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 11 N 48°35'55" E, a distance of 41 96 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 12 S 40°31'21" E, a distance of 126 41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of curvature hereof,
- 13 along the arc of a curve to the left, having a radius of 375 00 feet, a central angle of 06°20'10", a chord bearing and distance of N 46°18'34" E, 41 45 feet, an arc length of 41 47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- 14 N 46°51'31" W, a distance of 124 55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 15 N 40°31'21" E, a distance of 53 29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 16 N 36 26'13" E, a distance of 234 73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- 17 N 57 54'59" E, a distance of 238 24 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of curvature hereof,

THENCE along the arc of a curve to the right, with the western right-of-way line of said Horizon Park Blvd, same being the eastern boundary line of said 20 446 acre tract, and in part the eastern boundary line of said 9 341 acre tract, said curve having a radius of 1465 00 feet, a central angle of 16°43'23" a chord bearing and distance of S 30°20'50" E, 426 07 feet, for an arc length of 427 59 feet to a to an iron rod with cap marked "RPLS 5784" for a point of non-tangency hereof,

THENCE S 21°58'53" E, continuing with the western right-of-way line of said Horizon Park Blvd, same being the east boundary line of said 9 341 acre tract, a distance of 438 21 feet to the POINT OF BEGINNING and containing 16 928 acres in the City of Leander, Williamson County, Texas. Said tract being described in accordance with a plat prepared under Job No 51095-04 by Pape-Dawson Engineers, Inc



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512 454 8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HORIZON LAKE, PHASE 3, SECTIONS 1 & 2

FINAL PLAT

A 16 928 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH D HARMON SURVEY, ABSTRACT NO 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 20 446 ACRE TRACT (TRACT 2) CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO 2020127321, AND BEING ALL OF A CALLED 9 341 ACRE TRACT (TRACT 2) CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO 2020127320 BOTH OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY

NOTES

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS IN ANY LOT IN THIS SUBDIVISION
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT
- PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND TWO AND A HALF (2 5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES
- NO PORTION OF THIS TRACT IS WITHIN FLOOD HAZARD AREAS AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL #48453C0095H FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LENDER, ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE LOCAL STREETS THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON SEPTEMBER 24, 2020 AND THE MINOR REVISION PRELIMINARY PLAT #1 ADMINISTRATIVELY APPROVED ON SEPTEMBER 21, 2021
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS LOTS 1 & 52, BLOCK J, LOTS 1 & 2, BLOCK L
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2021013709
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS
- THE HOMEOWNERS ASSOCIATION ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT)
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS 1 & 52, BLOCK J, LOTS 1 & 2, BLOCK L, TWO (2) SHADE TREES (TWO-INCH CALIPER OF LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SADE TREES IF DESIRED A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTION STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS THE FENCE IS REQUIRED TO BE CONSTRUCTION OF ONE OR MORE OF THE FOLLOWING MATERIALS BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NO PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION

APPROVED THIS THE _____ DAY OF _____, 20____ A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY

ATTEST
JOHN COSGROVE
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, AS THE OWNER OF A CALLED 20 446 ACRE TRACT (TRACT 2), RECORDED IN DOCUMENT NO 2020127321, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO 6, IN WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS HORIZON LAKE, PHASE 3, SECTIONS 1 & 2

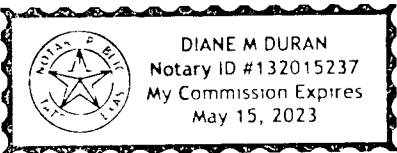
Michael Slack
MICHAEL SLACK
VICE-PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 22nd DAY OF June, 2022 PERSONALLY APPEARED MICHAEL SLACK, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASES OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 22nd DAY OF June, 2022 A D

Diane M Duran
NOTARY PUBLIC, STATE OF TEXAS



DIANE M DURAN
PRINTED NAME

05/15/2023
MY COMMISSION EXPIRES

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT PULTE HOMES OF TEXAS, L.P., A TEXAS CORPORATION, AS THE OWNER OF A CALLED 9 341 ACRE TRACT (TRACT 2) CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO 2020127320, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO 6, IN WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS HORIZON LAKE, PHASE 3, SECTIONS 1 & 2

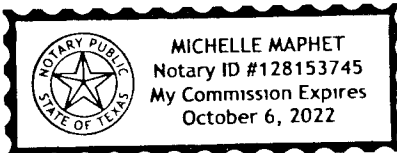
Stephen Ashlock
STEPHEN ASHLOCK
VICE-PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 23rd DAY OF June, 2022 PERSONALLY APPEARED STEPHEN ASHLOCK, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASES OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 23rd DAY OF June, 2022 A D

Michelle Maphet
NOTARY PUBLIC, STATE OF TEXAS



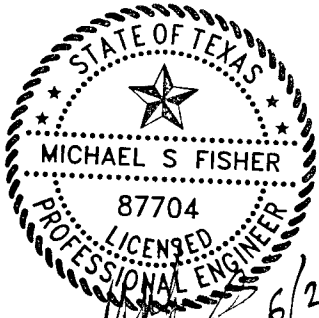
Michelle Maphet
PRINTED NAME

10/6/22
MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, MICHAEL S FISHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS



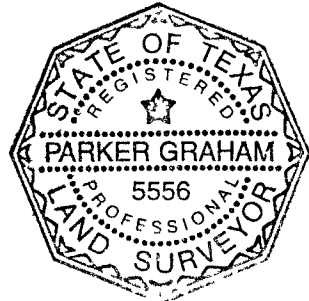
Michael S Fisher
MICHAEL S FISHER, P.E. No. 87704
PAPE-DAWSON ENGINEERS, INC
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
TBPE FIRM REGISTRATION NO 470
TBPLS FIRM REGISTRATION NO 100288-01

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, PARKER J GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G F NUMBER HORIZON LAKE PHASE 3 SEC 1 & 2, RECEIVED DECEMBER 22, 2021 HAVE BEEN SHOWN OR NOTED HEREON

Parker J Graham
PARKER J GRAHAM, R.P.L.S 5556
PAPE-DAWSON ENGINEERS, INC
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
TBPE FIRM REGISTRATION NO 470
TBPLS FIRM REGISTRATION NO 100288-01



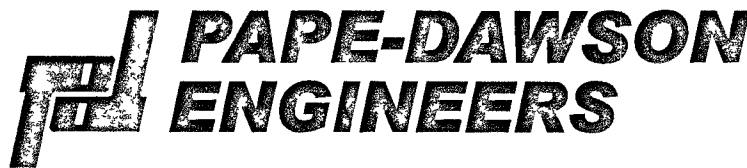
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS,

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512 454 8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



EXECUTIVE SUMMARY
08/25/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-FP-004 regarding Edgewood Phase 1 Section 1 Final Plat on one parcel of land approximately 52.610 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R619606; generally located east of CR 175 approximately 3,700 ft. south of RM 2243, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

08/05/2021 – Preliminary Plat Approved

APPLICANT/AGENT:

Kimley-Horn & Associates (Alex Granados) on behalf of M/I Homes of Austin LLC (William G. Peckman).

RECOMMENDATION:

This final plat includes 127 single-family lots, 7 landscape lots, 3 drainage lots and 1 amenity lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

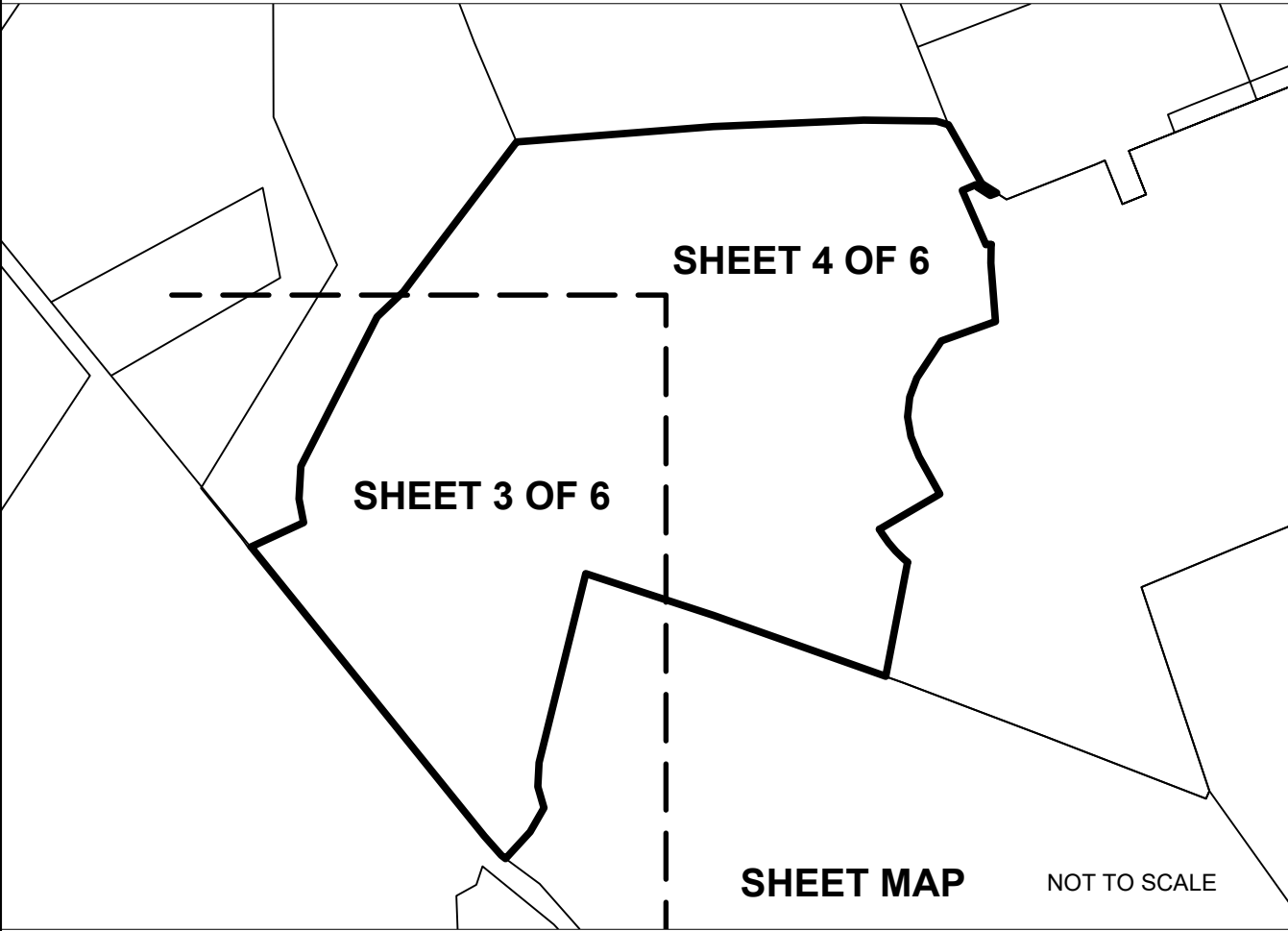
1. Final Plat
2. Location Exhibit

FINAL PLAT

FOR

EDGEWOOD PHASE 1, SECTION 1

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



OWNER/DEVELOPER

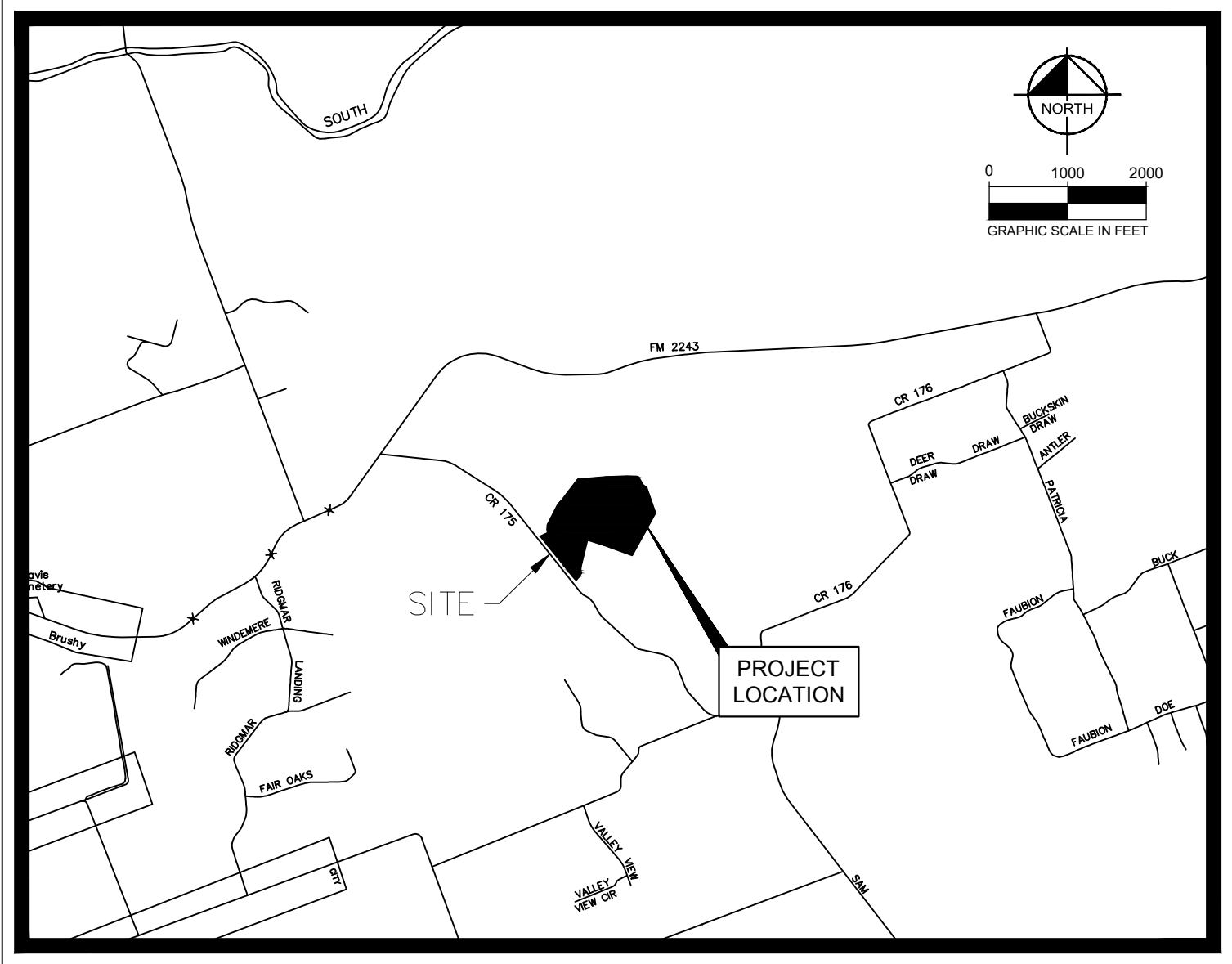
M/I HOMES OF AUSTIN, LLC
7600 N. CAPITAL OF TEXAS HWY.
BLDG. C, SUITE 250,
AUSTIN, TX 78731
TEL: 512-770-8503
CONTACT: AUSTIN EVETTS

SURVEYOR

KIMLEY-HORN
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TX 78216
TEL: 210-541-9166
CONTACT: JOHN GREGORY MOSIER

ENGINEER

KIMLEY-HORN
10814 JOLLYVILLE ROAD, BLDG 4, SUITE 200
AUSTIN, TX 78759
TEL: 512-782-0602
CONTACT: ALEX GRANADOS



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL VIEW
3	FINAL PLAT (SHEETS 3 OF 6)
4	FINAL PLAT (SHEET 4 OF 6)
5	LINE AND CURVE TABLES
6	PLAT NOTES

STREET TABLE	
STREET NAME	LINEAR FEET
CARTHAGE STREET	502
SANGER LANE	446
ARGYLE ROAD	1473
PROSPER ROAD	2460
CELINA COVE	320
COPPELL COURT	318
MARIETTA STREET	1091
WAXAHACHIE ROAD	824
FULTON DRIVE	116
GAINESVILLE ROAD	68

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

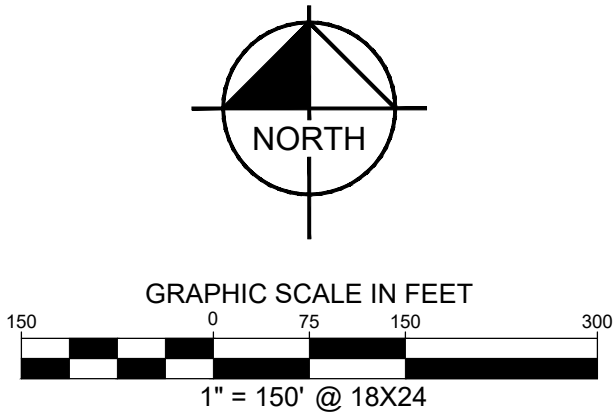
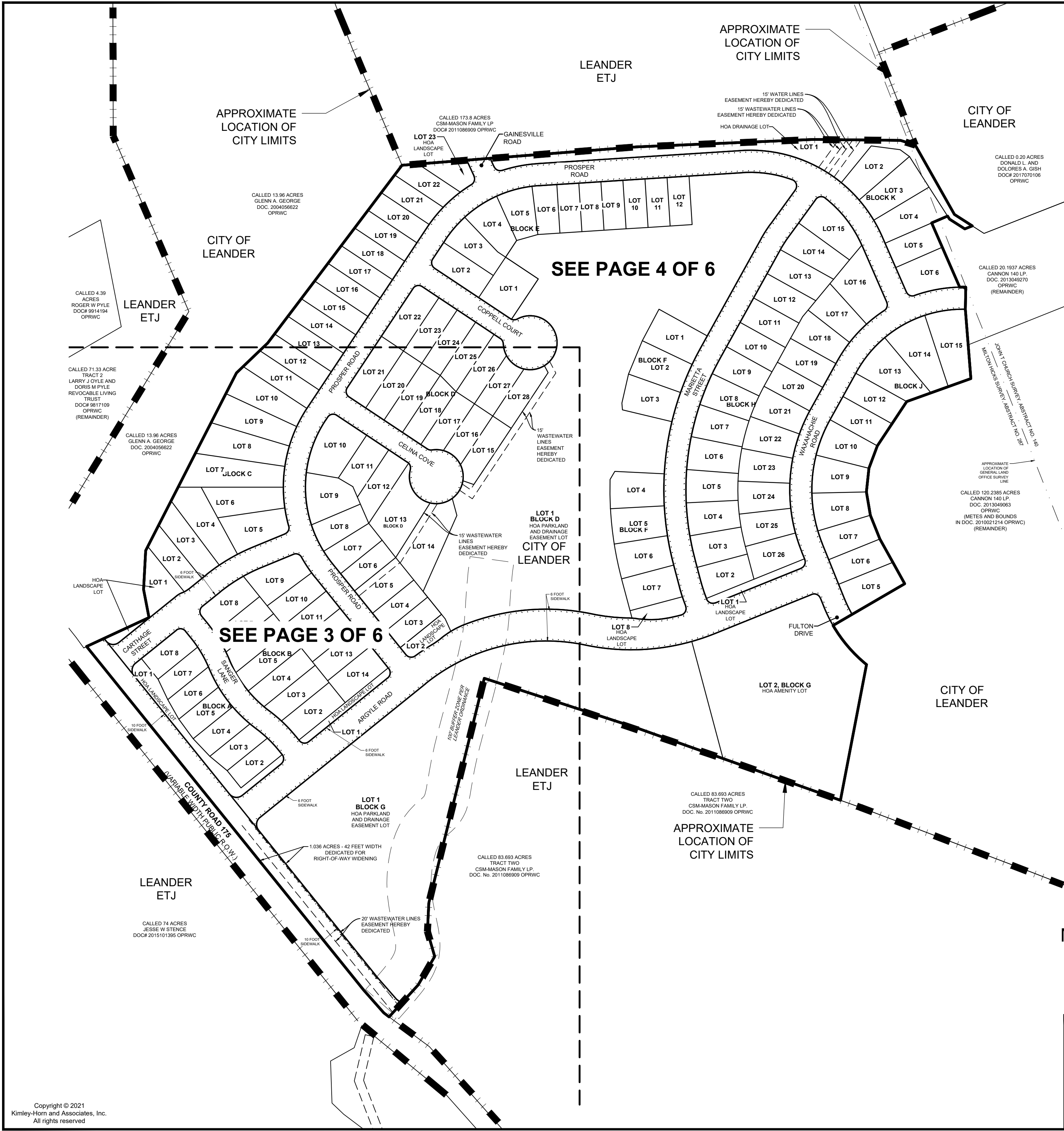
FILING DATE: MARCH 1, 2022

GENERAL INFORMATION:	
TOTAL ACREAGE.....	52.610 ACRES
TOTAL LINEAR FEET OF ROW.....	7,949'
ACREAGE OF ROW.....	9.422 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	127
ACREAGE OF SINGLE FAMILY LOTS.....	23.47 ACRES
NUMBER OF AMENITY LOTS.....	1
ACREAGE OF AMENITY LOTS.....	2.787 ACRES
NUMBER OF DRAINAGE LOTS.....	3
ACREAGE OF DRAINAGE LOTS.....	15.122 ACRES
NUMBER OF LANDSCAPE LOTS.....	7
ACREAGE OF LANDSCAPE LOTS.....	0.97 ACRES
ACREAGE OF ROW DEDICATION.....	1.036 ACRES
TOTAL NUMBER OF LOTS.....	138
TOTAL NUMBER OF BLOCKS.....	10

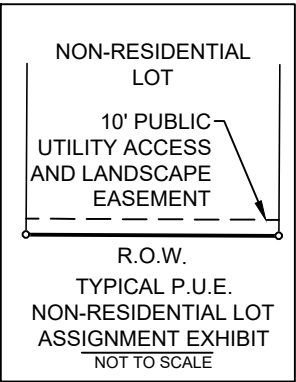
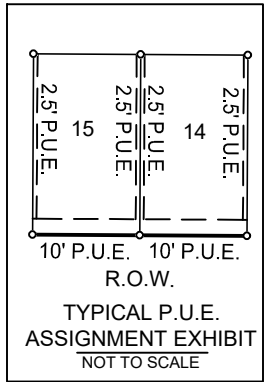
Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Tel. No. (210) 541-9166
FIRM # 10193973
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JAB	JGM	7/29/2022	067783129	1 OF 6



LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	5 FOOT SIDEWALK UNLESS OTHERWISE NOTED
---	MATCH LINE
---	CITY LIMITS

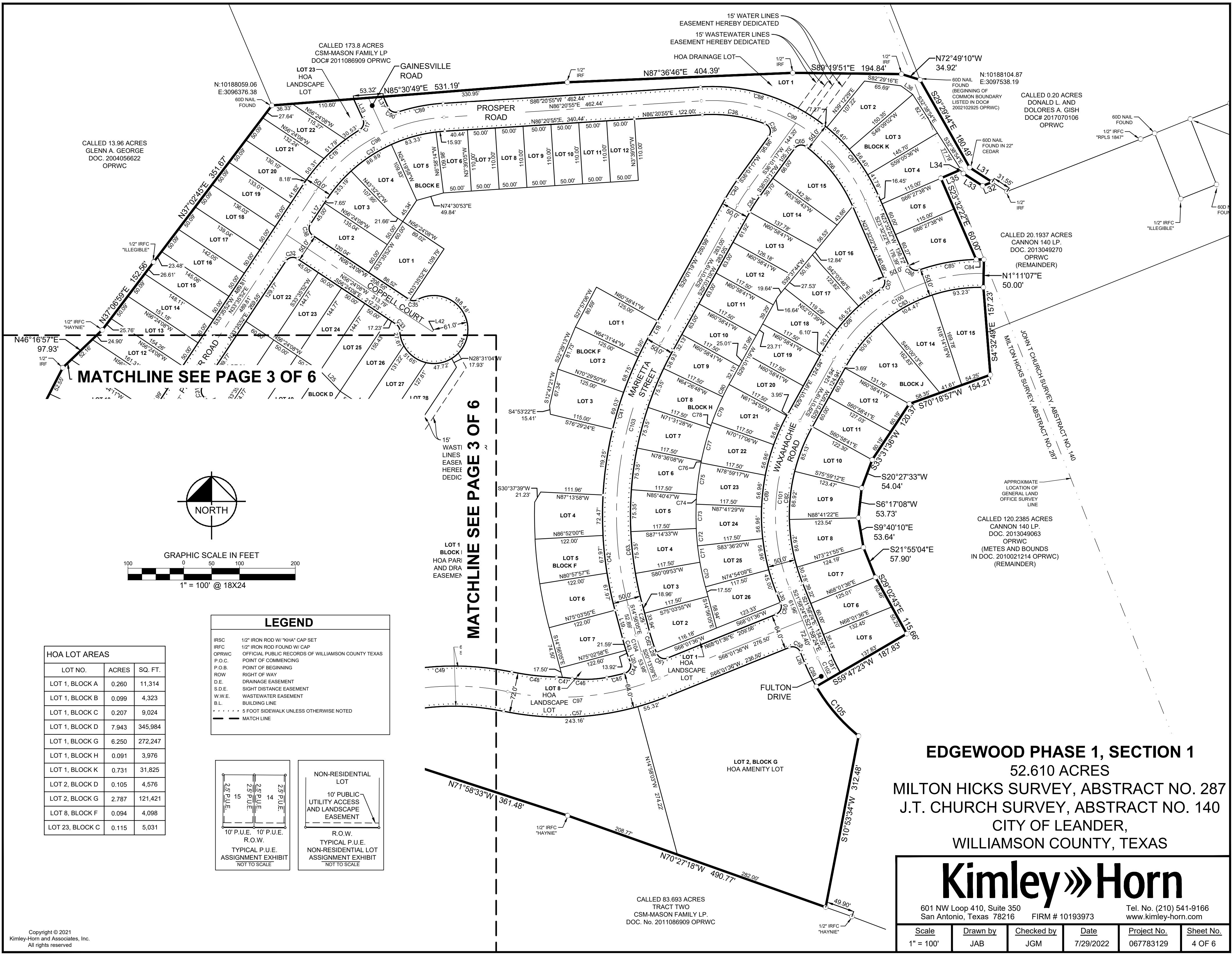


EDGEWOOD PHASE 1, SECTION 1
52.610 ACRES
MILTON HICKS SURVEY, ABSTRACT NO. 287
J.T. CHURCH SURVEY, ABSTRACT NO. 140
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

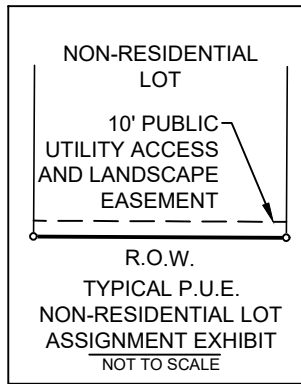
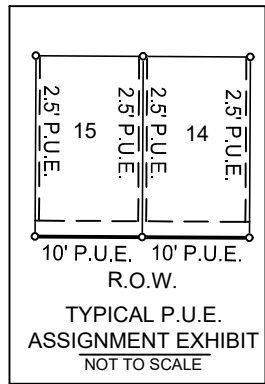
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JAB	JGM	7/29/2022	067783129	2 OF 6



HOA LOT AREAS		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	0.260	11,314
LOT 1, BLOCK B	0.099	4,323
LOT 1, BLOCK C	0.207	9,024
LOT 1, BLOCK D	7.943	345,984
LOT 1, BLOCK G	6.250	272,247
LOT 1, BLOCK H	0.091	3,976
LOT 1, BLOCK K	0.731	31,825
LOT 2, BLOCK D	0.105	4,576
LOT 2, BLOCK G	2.787	121,421
LOT 8, BLOCK F	0.094	4,098
LOT 23, BLOCK C	0.115	5,031

LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	5 FOOT SIDEWALK UNLESS OTHERWISE NOTED
---	MATCH LINE



EDGEWOOD PHASE 1, SECTION 1
52.610 ACRES
MILTON HICKS SURVEY, ABSTRACT NO. 287
J.T. CHURCH SURVEY, ABSTRACT NO. 140
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	7/29/2022	067783129	4 OF 6

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°58'49"	20.00'	31.41'	S06°05'56"W	28.28'	C41	15°30'43"	660.00'	178.68'	S21°15'57"W	178.14'	C81	8°14'13"	275.00'	39.53'	S26°05'31"E	39.50'
C2	90°00'00"	15.00'	23.56'	N83°54'39"W	21.21'	C42	18°05'34"	660.00'	208.41'	S05°53'18"E	207.55'	C82	15°19'26"	325.00'	86.92'	S06°21'04"W	86.66'
C3	16°23'32"	275.00'	78.68'	N30°42'53"W	78.41'	C43	3°12'46"	385.00'	21.59'	S16°32'27"E	21.58'	C83	62°09'48"	275.00'	298.36'	S60°06'13"W	283.94'
C4	30°59'52"	325.00'	175.83'	N38°01'03"W	173.69'	C44	95°22'31"	15.00'	24.97'	S27°28'06"W	22.18'	C84	2°26'01"	325.00'	13.80'	S89°58'06"W	13.80'
C5	14°36'20"	275.00'	70.10'	N46°12'49"W	69.91'	C45	4°16'07"	442.00'	32.93'	S77°17'25"W	32.92'	C85	18°21'56"	325.00'	104.18'	S79°34'07"W	103.73'
C6	90°00'00"	15.00'	23.56'	N06°05'21"E	21.21'	C46	17°42'07"	200.50'	61.95'	S88°16'32"W	61.70'	C86	86°04'29"	15.00'	22.53'	N66°34'36"W	20.47'
C7	90°01'11"	20.00'	31.42'	S83°54'04"E	28.29'	C47	5°58'08"	199.50'	20.78'	N85°51'29"W	20.77'	C87	28°32'03"	325.00'	161.85'	N37°48'23"W	160.19'
C8	90°00'00"	15.00'	23.56'	N06°05'21"E	21.21'	C48	10°40'01"	434.00'	80.80'	N83°30'33"W	80.68'	C88	41°34'40"	325.00'	235.84'	N72°51'45"W	230.70'
C9	90°00'00"	15.00'	23.56'	S83°54'39"E	21.21'	C49	33°14'13"	506.00'	293.53'	S85°12'21"W	289.43'	C89	14°24'47"	325.00'	81.76'	S79°08'32"W	81.54'
C10	14°36'20"	325.00'	82.85'	S46°12'49"E	82.62'	C50	17°24'55"	199.50'	60.64'	S59°52'47"W	60.41'	C90	83°14'37"	15.00'	21.79'	N66°26'33"W	19.93'
C11	30°59'52"	275.00'	148.78'	S38°01'03"E	146.97'	C51	17°24'55"	199.50'	60.64'	S59°52'47"W	60.41'	C91	16°28'58"	400.00'	115.07'	S59°19'50"W	114.68'
C12	16°23'32"	325.00'	92.98'	S30°42'53"E	92.67'	C52	7°32'47"	200.50'	26.41'	S54°56'43"W	26.39'	C92	16°23'32"	300.00'	85.83'	N30°42'53"W	85.54'
C13	90°00'00"	15.00'	23.56'	S06°05'21"W	21.21'	C53	5°15'27"	498.00'	45.70'	S56°05'23"W	45.68'	C93	30°59'52"	300.00'	162.30'	N38°01'03"W	160.33'
C14	16°28'58"	375.00'	107.88'	S59°19'50"W	107.51'	C54	16°39'23"	782.00'	227.33'	S06°36'24"E	226.53'	C94	14°36'20"	300.00'	76.47'	N46°12'49"W	76.27'
C15	83°14'37"	15.00'	21.79'	N70°48'22"W	19.93'	C55	89°58'47"	20.00'	31.41'	S06°05'57"W	28.28'	C95	72°30'31"	300.00'	379.65'	N02°39'23"W	354.82'
C16	9°43'35"	325.00'	55.17'	N34°02'51"W	55.11'	C56	50°44'07"	434.00'	384.31'	S76°27'24"W	371.87'	C96	50°44'07"	470.00'	416.18'	S76°27'24"W	402.72'
C17	83°14'37"	15.00'	21.79'	S16°48'04"W	19.93'	C57	33°47'52"	506.00'	298.48'	S84°55'32"W	294.17'	C97	33°47'52"	470.00'	277.24'	S84°55'32"W	273.24'
C18	24°49'31"	325.00'	140.82'	S46°00'38"W	139.72'	C58	90°00'00"	15.00'	23.56'	N66°58'24"W	21.21'	C98	52°45'03"	300.00'	276.20'	N59°58'24"E	266.55'
C19	49°16'10"	325.00'	279.47'	S08°57'47"W	270.94'	C59	8°14'13"	325.00'	46.72'	N26°05'31"W	46.68'	C99	70°06'43"	300.00'	367.10'	S58°35'43"E	344.63'
C20	83°14'37"	15.00'	21.79'	S25°57'00"W	19.93'	C60	90°00'00"	15.00'	23.56'	N23°01'36"E	21.21'	C100	62°09'48"	300.00'	325.49'	S60°06'13"W	309.76'
C21	16°28'58"	425.00'	122.26'	S59°19'50"W	121.84'	C61	91°45'15"	15.00'	24.02'	S66°05'47"E	21.54'	C101	50°59'43"	350.00'	311.51'	S03°31'27"W	301.33'
C22	18°11'42"	50.00'	15.88'	S60°11'12"W	15.81'	C62	5°17'04"	335.00'	30.90'	S17°34'37"E	30.89'	C103	43°57'24"	635.00'	487.16'	S07°02'37"W	475.30'
C23	18°11'42"	50.00'	15.88'	S60°11'12"W	15.81'	C63	43°57'24"	610.00'	467.98'	S07°02'37"W	456.59'	C104	5°17'04"	360.00'	33.20'	S17°34'37"E	33.19'
C24	90°01'11"	20.00'	31.42'	N83°54'04"W	28.29'	C64	6°59'59"	275.00'	33.60'	S32°31'18"W	33.58'	C105	20°41'35"	325.00'	117.38'	N40°33'25"W	116.74'
C25	87°37'41"	15.00'	22.94'	N82°43'30"W	20.77'	C65	91°54'18"	15.00'	24.06'	S81°58'26"W	21.56'						
C26	72°30'31"	275.00'	348.02'	N02°39'23"W	325.25'	C66	28°32'03"	275.00'	136.95'	N37°48'23"W	135.54'						
C27	90°00'00"	15.00'	23.56'	N78°35'52"E	21.21'	C67	80°23'46"	15.00'	21.05'	N16°39'31"E	19.36'						
C28	71°29'59"	15.00'	18.72'	S20°39'08"E	17.53'	C68	27°50'05"	325.00'	157.89'	N42°56'21"E	156.34'						
C29	45°15'07"	61.00'	48.18'	N31°18'30"E	46.94'	C69	50°59'43"	375.00'	333.76'	N03°31'27"E	322.86'						
C30	42°39'56"	15.00'	11.17'	N77°44'06"W	10.91'	C70	5°05'59"	492.50'	43.84'	S12°23'06"E	43.82'						
C31	90°00'00"	15.00'	23.56'	N11°24'08"W	21.21'	C71	3°26'26"	492.50'	29.57'	S08°06'53"E	29.57'						
C32	90°00'00"	15.00'	23.56'	N78°35'52"E	21.21'	C72	3°38'13"	492.50'	31.26'	S04°34'33"E	31.26'						
C33	54°05'49"	15.00'	14.16'	S29°21'13"E	13.64'	C73	5°03'58"	492.50'	43.55'	S00°13'28"E	43.53'						
C34	177°02'18"	61.00'	188.48'	N30°05'39"W	121.96'	C74	2°00'42"	492.50'	17.29'	S03°18'52"W	17.29'						
C35	52°35'53"	15.00'	13.77'	S87°41'09"W	13.29'	C75	6°41'30"	492.50'	57.52'	S07°39'58"W	57.49'						
C36	90°00'00"	15.00'	23.56'	N11°24'08"W	21.21'	C76	0°23'10"	492.50'	3.32'	S11°12'18"W	3.32'						
C37	52°45'03"	275.00'	253.19'	N59°58'24"E	244.34'	C77	7°04'40"	492.50'	60.84'	S14°56'13"W	60.80'						
C38	23°44'36"	275.00'	113.96'	S81°46'46"E	113.15'	C78	1°14'22"	492.50'	10.65'	S19°05'43"W	10.65'						
C39	105°55'46"	15.00'	27.73'	S16°56'35"E	23.95'	C79	5°50'18"	492.50'	50.19'	S22°38'03"W	50.16'						
C40	6°59'59"	325.00'	39.70'	S32°31'18"W	39.68'	C80	2°51'53"	492.50'	24.62'	S26°59'09"W	24.62'						

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N38°54'39"W	20.97'	L14	S51°05'21"W	52.33'	L27	S52°29'54"E	14.62'
L2	N38°54'39"W	12.90'	L15	S51°05'21"W	167.56'	L28	S20°13'09"E	9.96'
L3	N38°54'39"W	60.00'	L16	N38°53'28"W	8.55'	L29	S14°56'05"E	52.89'
L4	N25°26'41"W	51.41'	L17	N33°35'52"E	52.65'	L30	N21°58'24"W	18.96'
L5	N29°26'17"W	50.69'	L18	S29°01'19"W	32.05'	L31	N57°13'44"W	47.94'
L6	N36°19'38"W	55.06'	L19	S14°56'05"E	52.89'	L32	N68°01'36"E	18.37'
L7	N43°28'32"W	54.67'	L20	S20°13'09"E	9.11'	L33	S57°13'44"E	41.04'
L8	N50°21'09"W	51.01'	L21	S23°28'08"E	47.44'	L34	S32°38'54"E	8.29'
L9	S38°54'39"E	50.00'	L22	S23°28'08"E	17.26'	L35	N66°27'38"E	39.13'
L10	S38°54'39"E	12.90'	L23	S23°28'08"E	25.73'	L36	S53°59'49"E	26.22'
L11	S38°54'39"E	25.97'	L24	N59°09'43"W	38.45'	L37	N24°49'14"W	21.33'
L12	S51°05'21"W	52.33'	L25	S44°22'07"E	51.12'	L38	S52°53'24"E	15.02'
L13	S24°49'14"E	39.86'	L26	N21°58'24"W	21.40'	L39	S41°22'30"E	69.16'

EDGEWOOD PHASE 1, SECTION 1
52.610 ACRES
MILTON HICKS SURVEY, ABSTRACT NO. 287
J.T. CHURCH SURVEY, ABSTRACT NO. 140
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Tel. No. (210) 541-9166
FIRM # 10193973
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JAB	JGM	7/29/2022	067783129	5 OF 6

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ALEJANDRO E. GRANADOS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

ENGINEERED BY: ALEJANDRO E. GRANADOS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 200
AUSTIN, TX 78759

THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP 48491C0460F, DATED DECEMBER 20, 2019

ALEJANDRO E. GRANADOS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 200, AUSTIN, TX 78759

DATE

CITY OF LEANDER CERTIFICATION:

APPROVED THIS THE ____ DAY OF ____, 20__ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST: JOHN COSGROVE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

FOR CORPORATE ENTITY – IF THERE ARE NO LIEN HOLDERS:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ____, AS THE OWNER OF THAT CERTAIN 52.610 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021125997 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOW AS EDGEWOOD PHASE 1, SECTION 1.

SIGNATURE: _____
NAME OF AUTHORIZED OFFICER: _____
TITLE OF OFFICER: _____
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF ____, 20__, PERSONALLY APPEARED, ____, ON BEHALF OF SAID ____, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF ____ 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON:

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE SURFACE TO GRID SCALE FACTOR IS 0.9998800144. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, 2146981-COM (ISSUE DATE: AUGUST 9, 2021) HAVE BEEN SHOWN OR NOTED HERON.

WITNESS MY HAND THIS THE ____ DAY OF ____, 20__.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

A METES AND BOUNDS
DESCRIPTION OF A
52.610 ACRE TRACT OF LAND

BEING a 52.610 acre (2,291,683 square feet) of land situated in the Milton Hicks Survey Abstract No. 287 and the John T Church Survey Abstract No. 140, Williamson County, Texas; and being a portion of that certain 120.2385 acre tract described in instrument to Cannon 140 LP in Document No. 2013049063 (metes and bounds found in Document No. 2010021214) of the Official Public Records of Williamson County, and that certain 20.1937 acre tract described in instrument to Cannon 140 LP in Document No. 2013049270 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (with plastic cap stamped "Haynie") found marking the south corner of a called 13.96 acre tract described in instrument to Glenn A. George in Document No. 2004056622 of the Official Public Records of Williamson County and the western-most corner of the herein described tract on the northeasterly right-of-way line of County Road 175 (variable width right-of-way)

THENCE, along the southeasterly boundary of said 13.96 acre tract, the following seven (7) courses and distances:

- North 65°07'16" East, 155.72 feet to a 1/2 inch iron rod (with illegible plastic cap) found for corner;
- North 11°00'19" West, 64.49 feet to a 1/2 inch iron rod found for corner;
- North 3°04'47" East, 88.31 feet to a 60D nail found for corner;
- North 27°04'40" East, 451.33 feet to a 1/2 inch iron rod found for corner;
- North 46°16'57" East, 97.93 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
- North 37°06'59" East, 152.56 feet to a 1/2 inch iron rod (with illegible plastic cap) found for corner;
- North 37°02'45" East, 351.67 feet to a 60D nail found marking the southwesterly corner of a called 173.8 acre tract described in instrument to CSM-Mason Family LP in Document No. 2011086909 of the Official Public Records of Williamson County;

THENCE, along the southerly boundary of said 173.8 acre tract, the following four (4) courses and distances:

- North 85°30'49" East, 531.19 feet to a 1/2 inch iron rod found for corner;
- North 87°36'46" East, 404.39 feet to a 1/2 inch iron rod found for corner;
- South 89°19'51" East, 194.84 feet to a 1/2 inch iron rod found for corner;
- South 72°49'10" East, 34.92 feet to a 60D nail found for corner on the westerly boundary line of a called 8.35 acre tract described in instrument to Brian K. and Lisa S. Flachs in Document No. 2005033065 of the Official Public Records of Williamson County;

THENCE, along the westerly and southerly boundary of said 8.35 acre tract, the following two (2) courses and distances:

- South 29°29'44" East, 180.49 feet to a 60D nail found for corner;
- South 57°13'44" East, 47.94 feet to a point for corner;

THENCE, crossing aforesaid 120.2385 acre tract and 20.1937 acre tract the following eighteen (18) courses and distances:

- South 68°01'36" West, 18.37 feet to a point for corner;
- North 57°13'44" West, 41.04 feet to a point for corner;
- North 32°38'54" West, 8.29 feet to a point for corner;
- South 66°27'38" West, 39.13 feet to a point for corner;
- South 23°32'22" East, 158.76 feet to a point of for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 2°26'01", a radius of 325.00 feet, a chord bearing and distance of North 89°58'06" East, 13.80 feet, and a total arc length of 13.80 feet to a point for corner;
- South 1°11'07" West, 50.00 feet to a point for corner;
- South 4°32'49" East, 157.23 feet to a point for corner;
- South 70°18'57" West, 154.21 feet to a point for corner;
- South 33°31'36" West, 120.37 feet to a point for corner;
- South 20°27'33" West, 54.04 feet to a point for corner;
- South 6°17'08" West, 53.73 feet to a point for corner;
- South 9°40'10" East, 53.64 feet to a point for corner;
- South 21°55'04" East, 57.90 feet to a point for corner;
- South 29°02'43" East, 115.66 feet to a point for corner;
- South 59°47'23" West, 187.83 feet to a point of for corner;
- in a northeasterly direction, along a non-tangent curve to the left, a central angle of 20°41'35", a radius of 325.00 feet, a chord bearing and distance of South 40°33'25" East, 116.74 feet, and a total arc length of 117.38 feet to a point for corner;
- South 10°53'34" West, 312.48 feet to a point for corner on the northeasterly boundary of a 83.693 acre tract two described in instrument to CSM-Mason Family LP in Document No. 2011086909 of the Official Public Records of Williamson County;

THENCE along the northeasterly and northwesterly boundary of said 83.693 acre tract the following seven (7) courses and distances:

- North 70°27'18" West, 490.77 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
- North 71°58'33" West, 361.48 feet to a 1/2 inch iron rod found for corner;
- South 13°53'07" West, 523.62 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
- South 2°47'12" West, 64.32 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
- South 16°08'00" East, 59.35 feet to a 1/2 inch iron rod found for corner;
- South 30°14'04" West, 74.69 feet to a 1/2 inch iron rod found for corner;
- South 42°20'53" West, 97.51 feet to a 1/2 inch iron rod found for corner on the northeasterly right-of-way line of aforesaid County Road 175 marking the southwest corner of the herein described tract;

THENCE, along the northeasterly right-of-way of said County Road 175, the following three (3) courses and distances:

- North 52°53'24" West, 15.02 feet to a cotton spindle found for corner;
- North 41°22'30" West, 69.16 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
- North 38°53'28" West, 998.54 feet to the **POINT OF BEGINNING** and containing 52.610 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Surface to Grid scale factor is 0.9998800144. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG ALL RIGHT-OF-WAY OF NON-RESIDENTIAL LOTS. (SEE ASSIGNMENT EXHIBIT)
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT COMPOSITE ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF CARTHAGE STREET, SANGER LANE, ARGYLE ROAD, PROSPER ROAD, CELINA COVE, COPPELL COURT, MARIETTA STREET, FULTON DRIVE, GAINESVILLE ROAD AND WAXAHACHIE ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 08/05/2021
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

SINGLE-FAMILY & TWO FAMILY PLAT NOTES:

- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1 AND 23; BLOCK D, LOT 1 AND 2; BLOCK F, LOT 8; BLOCK G, LOT 1 AND 2; BLOCK H, LOT 1; BLOCK K, LOT 1.
- THE HOA BY LAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK A; TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BY SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACT FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILED FOR RECORD IN MY OFFICE ON THE DAY ____ OF ____, 20__ A.D. AT ____ O'CLOCK, __M.,

AND DULY RECORDED THIS THE DAY ____ OF ____, 20__ A.D. AT ____ O'CLOCK __M.,

IN THE PLAT RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

EDGEWOOD PHASE 1, SECTION 1
52.610 ACRES
MILTON HICKS SURVEY, ABSTRACT NO. 287
J.T. CHURCH SURVEY, ABSTRACT NO. 140
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JAB	JGM	7/29/2022	067783129	6 OF 6



EXECUTIVE SUMMARY

08/25/2022

AGENDA SUBJECT:

Disapproval of Subdivision Case 22-SFP-009 to approve the Moon Valley Short Form Final Plat on two parcels of land approximately 8.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031223 and R319362; more commonly known as 15841 Ronald Reagan Blvd, Leander, Williamson County, Texas.

BACKGROUND:

This application was submitted for review under the Standard Procedure outlined in Article II, Sections 20 & 22 of the Subdivision Ordinance. This procedure requires that the Municipal Authority takes action on the application within 30 days of the filing date. This application was filed on July 26, 2022.

Since the changes to legislation, if the City is denying the application as part of the Standard Procedure then the Commission is required to take action. After the short form final plat is disapproved, the applicant has the option to resubmit the application for review. The resubmittal shall include:

1. A transmittal letter that describes how each reason for disapproval of the Preliminary Plat is being remedied or how each condition of a conditional approval is being satisfied, as applicable, and identifying the location in the Preliminary Plat application where each remedy or response to a condition can be found.
2. The transmittal letter shall further identify whether any other changes to the application have been made other than those necessary to respond to the reasons for disapproval.

APPLICANT/AGENT:

Henderson Professional Engineers (Jen Henderson) on behalf of Las Vegas LB, LLC (Leslie Blake).

RECOMMENDATION:

This short form final plat includes 1 commercial lots. Staff recommends denial of the short form final plat. All comments are provided in comment response letter included as Attachment #3.

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit
3. Action Letter

SHORT FORM FINAL PLAT
OF
GLAD TIDINGS SUBDIVISION

OWNER/ RYAN KAESSNER
DEVELOPER: MOON VALLEY NURSERIES
19820 N. 7TH STREET
PHOENIX, AZ 85024
PHONE 714.454.7258
E-MAIL RKAESSNER@MVNCORP.COM

SURVEYOR: KENNETH CRIDER, RPLS
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE SUITE 903
GEORGETOWN, TX 78628
PHONE 512.930.1600
E-MAIL KEN@TEXAS-LS.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 13/06/2022

FILING DATE:

ORIGINAL SURVEY: WALTER CAMPBELL SURVEY
ABSTRACT NO. 3

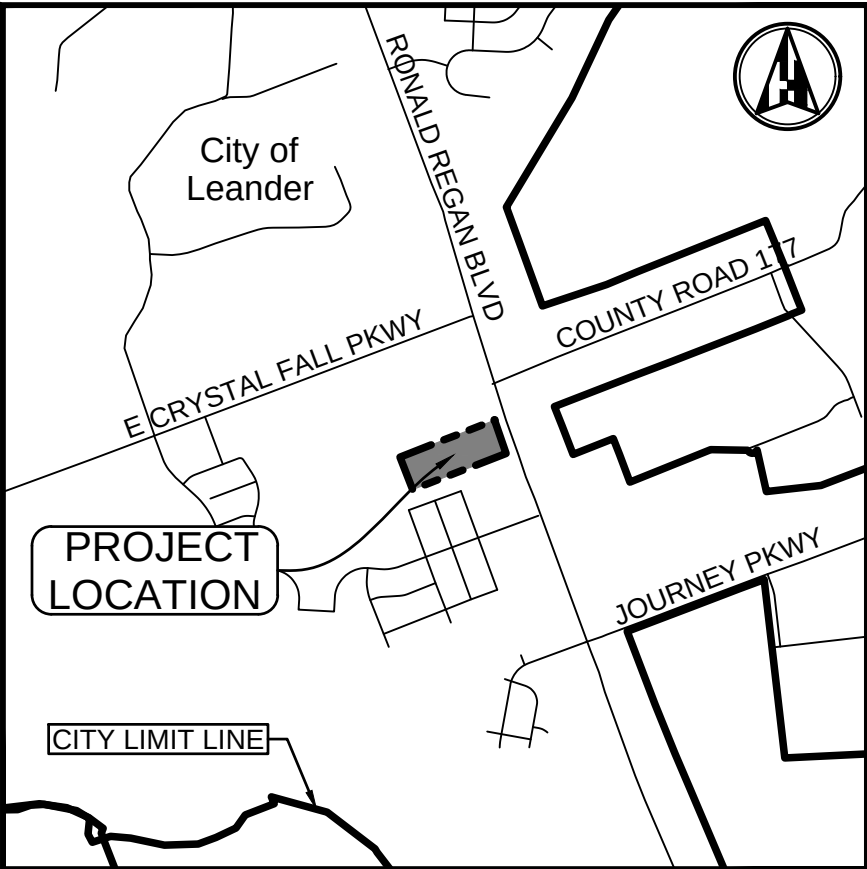
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR
FLOOD PLAIN AS SHOWN ON FIRM PANEL
48491C0460F, DATED DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

TOTAL ACRES: 8.8 ACRES

TOTAL LOTS: 1

TOTAL BLOCKS: 1



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX	
NUMBER	DESCRIPTION
01	COVER SHEET
02	FINAL PLAT
03	NOTES & SIGNATURES

Henderson Professional Engineers

HPE

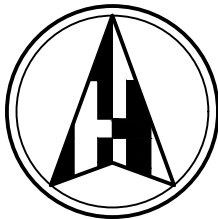
Civil Engineering

600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

Plotted by: Dustin, Plot date: 13/06/2022, File name: h:\02_projects\2022\202005 moon valley leander\07 Sheet\FP\220205 FINAL PLAT.dwg

SHORT FORM FINAL PLAT
OF
GLAD TIDINGS SUBDIVISION

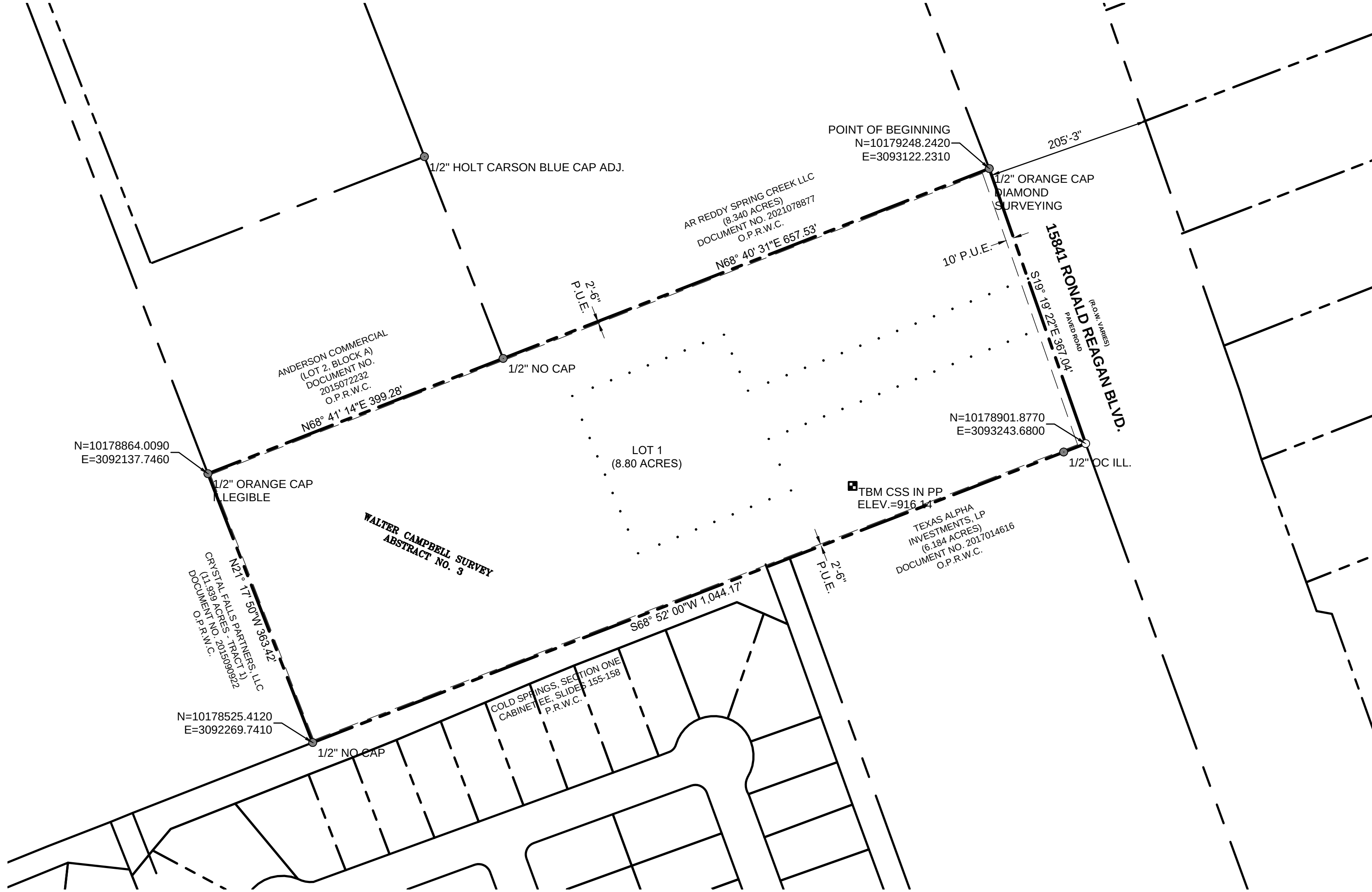


0 100 200
SCALE: 1"=100'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

LEGEND

- IRON ROD SET, CAPPED "TLS"
- IRON ROD FOUND



SHEET 02 OF 03

Henderson Professional Engineers
HPE
Civil Engineering

600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

CITY PROJECT NUMBER _____

Plotted by: Dustin, Plot date: 13/06/2022, File name: h:\02_projects\2022\20205 moon valley leander\07 Sheet\FP\220205 FINAL PLAT.dwg

**SHORT FORM FINAL PLAT
OF
GLAD TIDINGS SUBDIVISION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

THAT MOON VALLEY NURSERIES, A TEXAS LIMITED LIABILITY CORPORATION, AS THE OWNER OF THAT CERTAIN 8.80 ACRE TRACT OF LAND RECORDED IN 2015010081, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS GLAD TIDINGS SUBDIVISION.

MOON VALLEY NURSERIES

RYAN KAESSNER

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED, RYAN KAESSNER, AS _____ OF MOON VALLEY NURSERIES, A TEXAS LIMITED LIABILITY CORPORATION, ON BEHALF OF SAID MOON VALLEY NURSERIES, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____
20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, KENNETH CRIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY [TITLE COMPANY NAME, GF NO.] ISSUED [DATE] HAVE BEEN SHOWN OR NOTED HERON.

KENNETH CRIDER
SIGNATURE AND SEAL OF LICENSED SURVEYOR

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, JENNIFER L. HENDERSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

JENNIFER L. HENDERSON
SIGNATURE AND SEAL OF LICENSED ENGINEER

NOTES:

1. THE SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0460F FOR WILLIAMSON CO., DATED 12/20/2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF [INSERT STREET NAME(S)] AND THE SUBDIVISION SIDE OF [INSERT STREET NAME(S)]. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
14. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

APPROVED THIS THE ____ DAY OF _____, 20__ AT A PUBLIC MEETING OF THE
PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED
TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

JOHN COSGROVE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE
PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20__ A.D., AT ____ O'CLOCK, __.M., AND DULY RECORDED THIS THE ____ DAY

OF _____, 20__ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS

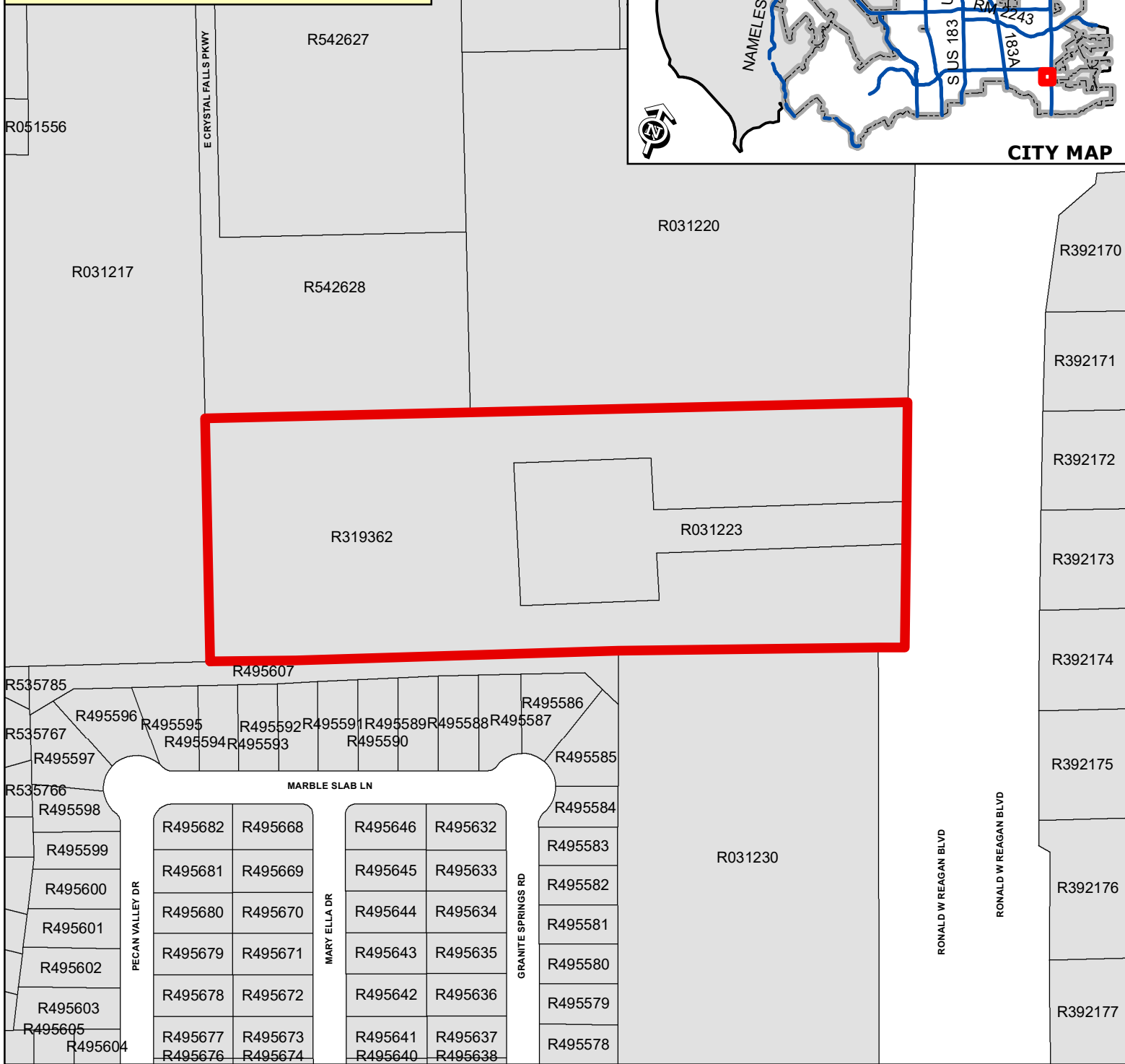
OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID
COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE
WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

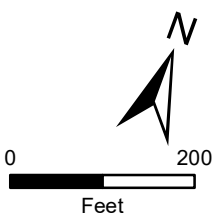
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



MOON VALLEY SHORT FORM FINAL PLAT

ATTACHMENT #2

Location Map



August 18, 2022

Ms. Jen Henderson
Henderson Professional Engineers
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681

Re: 22-SFP-009 Moon Valley Short Form Plat Application, 1st Review Action

Dear Ms. Henderson:

The above referenced short form final plat application has been reviewed for conformance with applicable City ordinances and generally accepted engineering practices. The following are City staff comments. If you have any questions, please contact the individual reviewer directly.

CO = Code of Ordinances
SO = Subdivision Ordinance

CZO = Composite Zoning Ordinance
DCM = Drainage Criteria Manual

FC = Fire Code
TCM = Transportation Criteria Manual

Michael Chenausky – Planner (512-528-2729) (mchenausky@leandertx.gov)

1. GENERAL

- i. The application had Moon Valley as the project name. If the subdivision name is to be Glad Tidings, please clarify the name of the subdivision.
- ii. All offsite easements required for the project are required to be recorded prior to the approval of the plat. (SO Art II, Sec 20(f))
- iii. At final submittal all signatures, stamps and seals need to be black permanent/waterproof ink and notary seals are legible on the final plat. The developer has the option to provide a paper copy in lieu of the mylar. If a paper copy is provided, the City will record the plat on the City's schedule.

2. SHEET 1 – COVER SHEET

- i. Update the submittal date to state Filing Date. These plans were filed on 07/26/2022. (SO Art II, Sec 24 (c)(1)(ii))
- ii. Revise title to read as below (SO Art II, Sec 24 (c)(1)(i)):
Subdivision Name
Short Form Final Plat
- iii. Is the ownership correct? The application had a different owner listed.

3. SHEET 2 – FINAL PLAT



- i. Revise property lines to be a solid, heavy, and black line. (SO Art II, Sec 24 (d)(2))
 - ii. Revise the 10' PUE along Ronald Reagan to be a 10' public utility, landscape and pedestrian access easement (SO Art III, Sec 46 (c))
 - iii. Graphically show the proposed location of sidewalks along Ronald Reagan and provide width as 10'. (SO Art II, Sec 24 (c)(4)(vii))
 - iv. Identify any ROW to be dedicated along Ronald Reagan based on the Transportation Master Plan. (SO Art III, Sec 42 (b)(2)(vi))
 - v. What does the dotted line in the center of the lot represent?
4. SHEET 3 PLAT NOTES
- i. Provide the Metes and Bounds description (SO Art II, Sec 24 (c)(3)(iv))
 - ii. Update the surveyor's statement to reference the title commitment and dated within one year (SO Art II, Sec 24 (c)(1)(ii) & (iv)).
 - iii. Provide the title of the authorized signing officer for the owner signature block. Ensure the subdivision name matches the Cover Sheet if the name is changed. (SO Art II, Sec 24 (c)(1)(vi))
 - iv. Revise note 7 to refer to the 10' public utility, pedestrian access and landscape easement along the ROW. (SO Art III, Sec 46 (c))
 - v. Complete all blanks in note 10. (SO Art II, Sec 24 (c)(6)(vii))
 - vi. Update the notes to comply with the application and checklist. For example, note 8 should be edited to remove the references to residential garages.

Joshua Davis – Fire Marshal (512-528-2847) (jdavis@leandertx.gov)

The LFD Prevention & Life Safety Division has performed the 1st Review on SFP for:

Moon Valley
 22-SFP-009
 Leander, TX

APPROVED “No comments”

This review in no way excludes items that may be found during field inspections and are required to be corrected/completed in order to comply with applicable codes and ordinances.

Mark Tummons–Parks & Rec Director (512-528-9909) (mtummons@leandertx.gov)

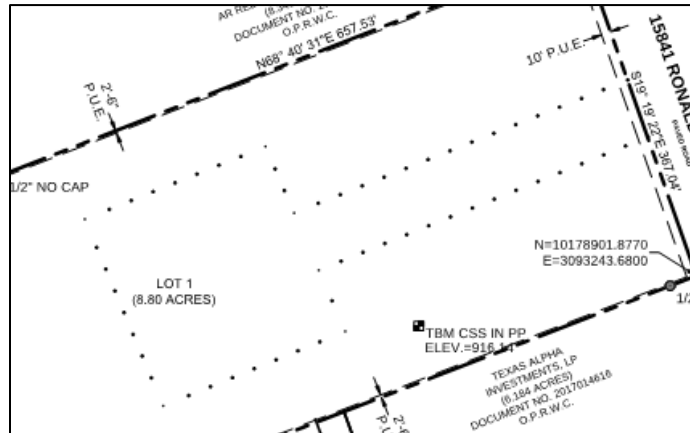
- 1. SHEET: #2 of 3
 - a. If this is scheduled to be a residential development with one or more development units, then a parkland dedication work plan will need to be prepared and submitted for review.
 - b. If a commercial development, a parkland dedication plan will not be required.

Brittany Johs-Gori – Engineer (512-528-2760) (bjohs-gori@leandertx.gov)

- 1. General
 - a. Provide sheet titles on each sheet to match the index on the Cover.

2. Sheet 2 – PROPERTY SURVEY

- a. 2.5' PUE along the back property line.
- b. Add the various line types to the legend.
- c. What is the dotted line shown below? Add the line type to the legend.



- d. Provide survey ties at no less than three hundred (300) foot intervals across boundary streets indicating existing ROW width/location.
 - e. Provide metes and bounds description.
3. Sheet 3 – NOTES & SIGNATURES
- a. Provide all signatures with the final submittal.
 - b. Fix note 8 to specify if any portion of the subdivision lies within the floodplain.
 - c. Fill in Note 10 street names.

GENERAL COMMENTS

After you address the comments, please submit the following in compliance with the submittal schedule:

1. Two (2) comment response letters indicating how all comments in this letter have been addressed and if any other changes in addition to those requested in this letter have been made. The letter needs to include the original comment and how the comment was addressed.
2. Two (2) full sized collated sets of revised prints.
3. A digital copy of the submittal
4. Resubmittal fee (see below for more information)
5. Transmittal form

Please do not hesitate to contact me if you have any questions.

Sincerely,

Veronica Tovar
Planning Coordinator
512-528-2791



EXECUTIVE SUMMARY
08/25/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft 8/11/2022 P & Z Minutes attached.

RECOMMENDATION:

Approval of 8/11/2022 P & Z Minutes.

PRESENTER:

Attachments

Draft 8-11-2022 P & Z Minutes



**MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

August 11, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order at 7:00 p.m.
2. Roll Call all Commissioners were present except Chair Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 4, 2022 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 22-SFP-004 regarding Hero Way Substation Final Plat on one parcel of land approximately 5.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032155; generally located south side of Hero Way east of Lakeline Blvd., Leander, Williamson County, Texas.
7. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda items 6 and 7, seconded by Commissioner Lantrip.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Subdivision Case 22-SFP-005 and Variance Case 22-VA-004 to consider the approval of the King Subdivision Short Form Final Plat and associated variances to Article III, Section 45 (b)(10)) and Article IV, Section 61 of the Subdivision Ordinance and Article VI, Section 8 (b)(1) of the Composite Zoning Ordinance on two parcels of land approximately 5.862 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R599426 and R032242; and more commonly known as 1020 and 1030 CR 267, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 22-SFP-005 and 22-VA-004 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May to approve the Short Form Plat and Variance with staff conditions.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

9. Conduct a Public Hearing regarding Subdivision Case 21-CP-019 to adopt the Cypress Meadows Concept Plan on one parcel of land approximately 44.1 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located south of Hernandos Loop and west of US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-019 as described above.

Darry L Darnwell, Rosemarie Miller, Edna Staudt, Matt Rifley, Charles Wright, Lyle Johnson, Shawn Hrabal, Ed Kelly, Susan Manry, Nancy Guelker, Jennifer Hrabal, Cordelia Lovelady, Aleksy Keaton spoke against.

Peter Jelito, Joe Gillum, Annette Sponseller had concerns.

Matt Rifley spoke in favor but had concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May to approve the concept plan.

AYE: Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Deirdre Moss

5 - 1 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-007 to amend the current zoning of Interim SFR-1-B (Single-Family Rural), Interim SFS-2-B (Single-Family Suburban), LO-1-A (Local Office), and LC-2-C (Local Commercial) to adopt the Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) and GC-2-A (General Commercial) on four parcels of land approximately 19.534 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R559253, R031342, R031345, and R031341; and more commonly known as 10949, 10959, 10965, and 10981 E. Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-007 as described above.

Karen Burns was for but had concerns.

Lenae Rowland was for but had concerns. Their comments were read into the record.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Laura Lantrip to approve the zoning request with the condition that the first phase shall include 4,000 square feet of commercial instead of 2,000 square feet.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing regarding Zoning Case 22-Z-016 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Sauterne Center PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and TF-2-A (Two-Family) on three parcels of land approximately 5.954 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353977 and Williamson County Central Appraisal District Parcel R514310 and R514309; and generally located to the southwest of the intersection of Sauterne Drive and N Lakeline Blvd on the west side of N Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-016 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Rick Carpenter to approve with the condition that the density is reduced to 10 units per acre.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr.

NAY: Commissioner Ron May, Vice Chair Donnie Mahan

4 - 2 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalis Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 4.995 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W Broade St and W San Gabriel Pkwy, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner Laura Lantrip to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

13. Adjournment at 8:47 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
08/25/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-002 to amend the current zoning of Interim Single-Family Rural to adopt the Creeks Edge PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) and LO-2-A (Local Office) on one parcel of land approximately 9.977 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R332409; and more commonly known as 14751 Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-002 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/16/2023 – Annexation

APPLICANT/AGENT:

Drake Engineering (Brodie Campbell) on behalf of Creek Edge Homes, LLC (Shakeel Badarpura).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Jason Pho, Assistant Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Neighborhood Outreach Report



PLANNING ANALYSIS

ZONING CASE 22-Z-002 CREEKS EDGE PUD

GENERAL INFORMATION

Owner/Agent: Mathis Company (Richard Mathias) on behalf of Creek Edge Homes, LLC (Shakeel Badarpura).

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: Creeks Edge PUD (Planned Unit Development) with following base zoning districts:
SFT-2-A (Single-Family Townhouse)
LO-2-A (Local Office)

Size and Location: The property is located at 14751 Ronald W Reagan Blvd, including approximately 9.977 acres.

Staff Contact: Jason Pho, Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop a mixed-use development including local office and townhouses. The 1.23 acre tract that fronts Ronald W Reagan Blvd is proposed for local office uses with the remainder parcel developed as 74 townhouse units.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2-3.*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3.*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below.*

SPECIAL CONSIDERATIONS

This project is situated between two multi-family projects – Leander Junction Apartments to the north and Lenox Hills townhouses to the south. This development was previously part of the Blockhouse Creek PUD that contemplated a condo regime residential development. The zoning approval was tied to a closing date for the property and expired.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	MF-2-B	Leander Junction, Multi-Family Subdivision
EAST	SFR-2-B	Drainage Pond, Undeveloped Land

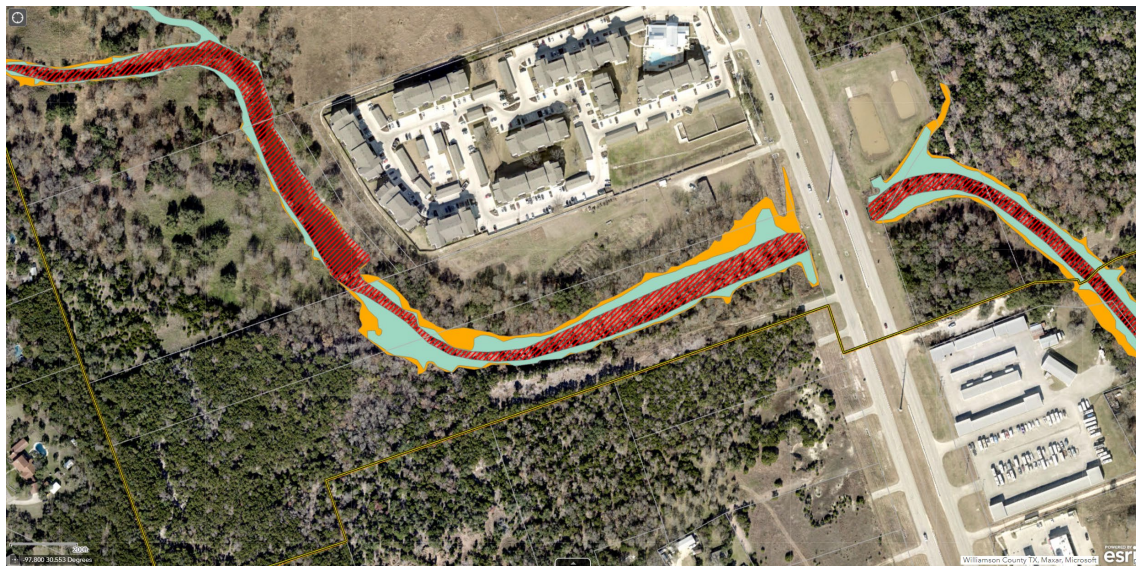
SOUTH	Lenox Hill Townhouses PUD	Planned Single-Family Townhome Development (under review)
WEST	Outside City Limits	Large Lot Residential

SURROUNDING AREA:

This property is located to the south of Journey Pkwy and West of Ronald W Reagan Blvd. The Leander property is located Leander Junction, a multi-family subdivision that was originally under the Blockhouse Crossing PUD (13-071-00, expired). To the east is located a detention pond owned by the City of Leander; westward are the city's limits abutting Cedar Park. South of the property is an undeveloped property under the Blockhouse Townhouses PUD (19-024-00) and a plat currently in review.

PHYSICAL AND NATURAL FEATURES:

This property contains a 100 year floodplain towards the middle of the lot. The front of the lot contains a single family-residence with minimal tree coverage. Towards the rear, the lot is dominated by tree cover.

**PROPERTY HISTORY:**

This property annexed into the City of Leander on January 16, 2013.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 12/05/2013 – Blockhouse Crossing PUD. This PUD required that a concept plan was submitted within a specific timeframe. The PUD expired and the property reverted back to the Interim SFR-1-B zoning.

MAJOR CORRIDORS:

This property has access onto Ronald W Reagan Blvd.

TRANSPORTATION PLAN REQUIREMENTS:

This property potentially includes ROW dedication along Ronald W Reagan Blvd in addition to the construction of a ten (10') foot sidewalk. At the time of Concept Plan Submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a request to pay a fee in lieu of TIA as determined by the City Engineer.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Ronald W Reagan	6-Access Controlled	Existing Roadway	220' ROW East side 10' sidewalk Westside 10' sidewalk

SUBDIVISIONS:

This property is currently unplatted.

EXISTING UTILITIES:

This property has access to a 12" water line main and 30" wastewater line along Ronald W Reagan Blvd.

CURRENT LAND USES:

This property is currently has a single-family home that fronts Ronald W Reagan Blvd.

PROPOSED ZONING DISTRICT:**USE COMPONENTS****LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SFT – SINGLE FAMILY TOWNHOME

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) Lots may provide access to garages from a rear alley.

SITE COMPONENT**TYPE 2**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A**

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multifamily, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

MULTI-USE CORRIDOR – PRIORITY CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on September 8, 2021. The following changes were made to the project since the development meeting was held:

- No significant changes

NOTIFICATION

07/29/2022 - Public Notice on Hill Country News
08/10/2022 - Mail Notification to Property Owners within 200'
08/10/2022 - Public Hearing Signage Posted on Property
08/25/2022 - Planning and Zoning Commission Public Hearing
09/15/2022 - City Council Public Hearing & First Reading of the Ordinance
10/10/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

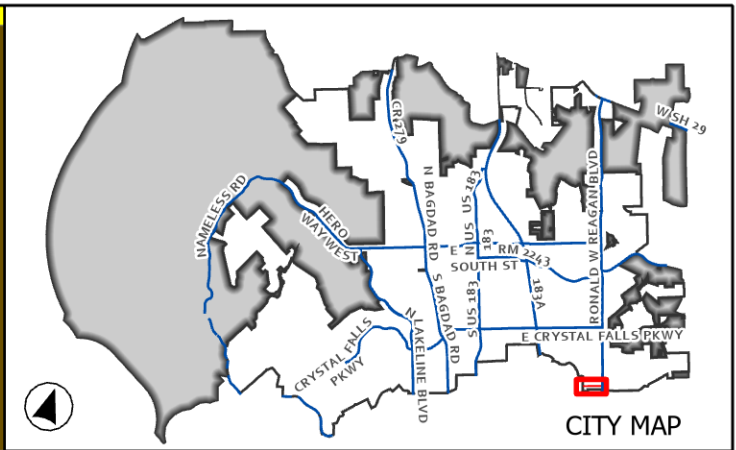
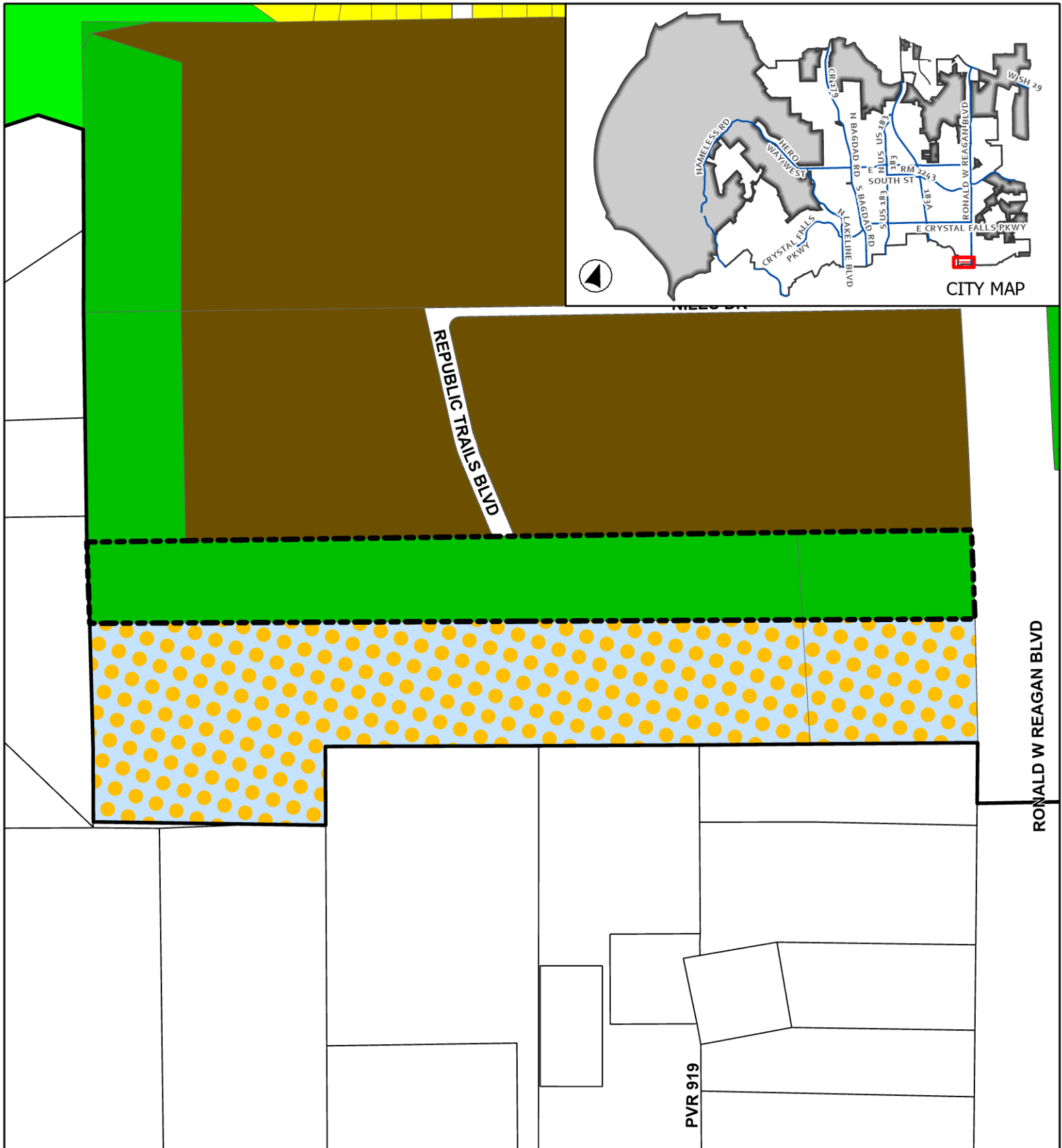
In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This request intends to provide flexibility for placement of buildings and construction of private streets to preserve the natural waterway, protect the steeper slope areas, and preserve as many of the significant tree stand as possible. Building setbacks will be reduced slightly and limited to the overall development, with reduced setbacks along the interior private street. Building materials will be identified to assure a cohesive and unified development style.

This PUD allows for a single-family townhouse development mixed with commercial uses. Multiple townhouses will be permitted on a single lot and the PUD also includes a list of prohibited uses. The request includes allowing the private drives to address perimeter block length requirements as well as some enhanced landscaping provisions. Phasing is provided that requires that the commercial is built before or concurrently with the residential development. Additional modifications are included in Exhibit A.



CASE: 22-Z-002

ATTACHMENT 2

CREEKS EDGE PUD

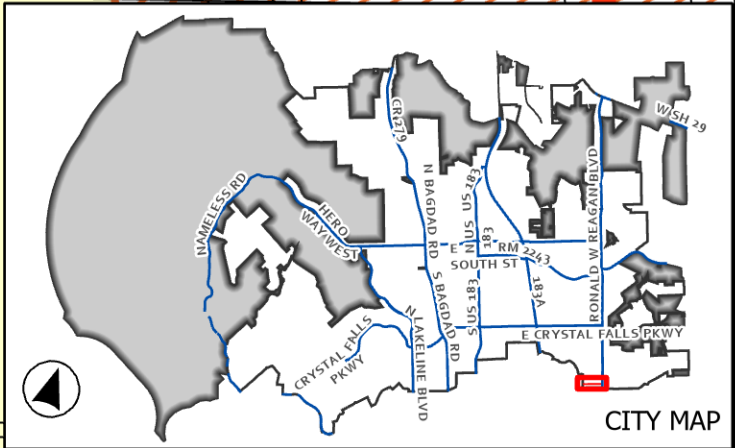
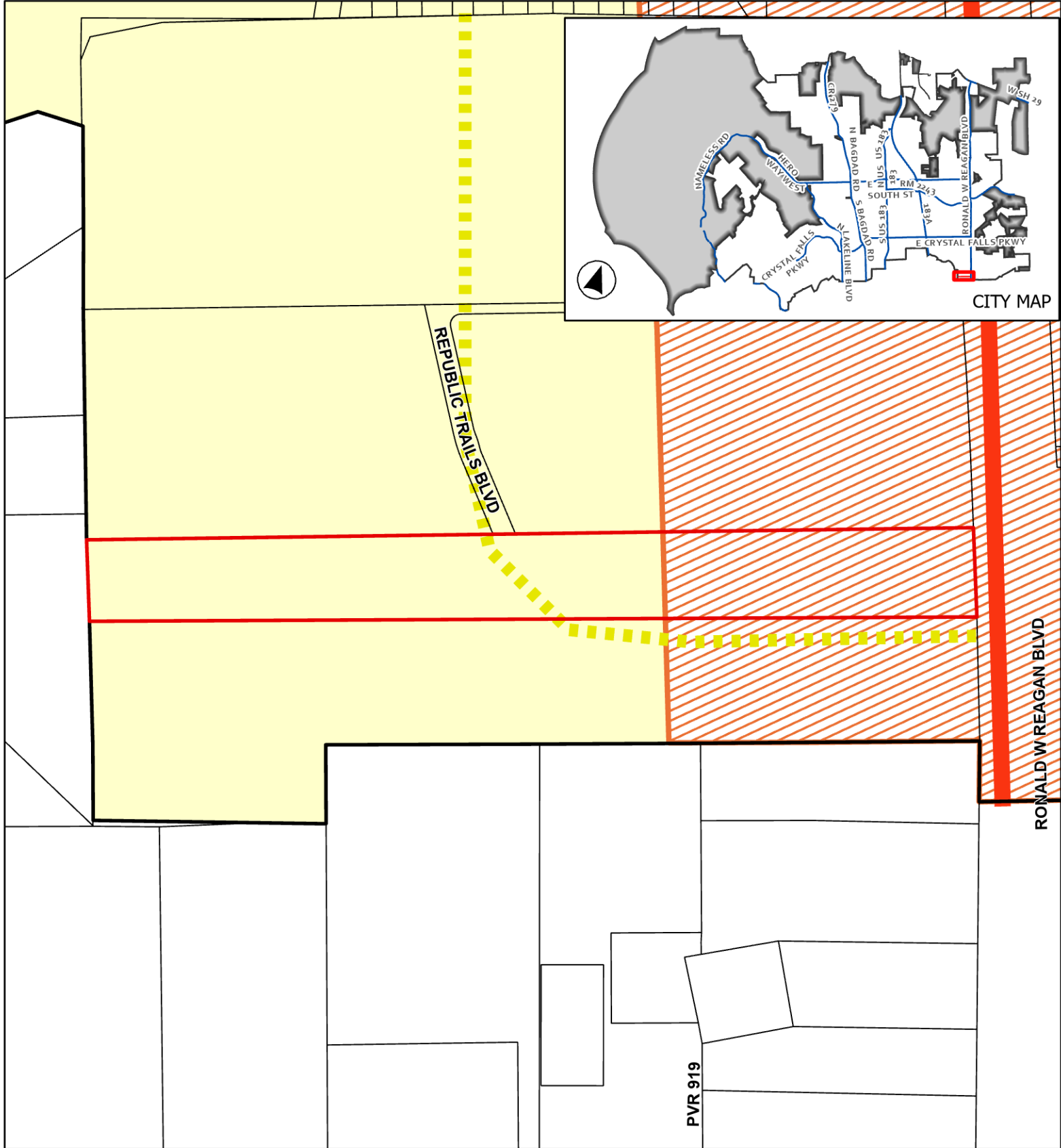
Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- ETJ
- Subject Area
- SFR - Single-Family Rural
- SFE - Single-Family Estate

- SFC - Single-Family Compact
- MF - Multi-Family
- LO - Local Office
- GC - General Commercial
- PUD - Townhomes





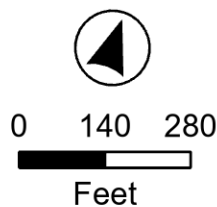
CASE: 22-Z-002

ATTACHMENT 3

CREEKS EDGE PUD

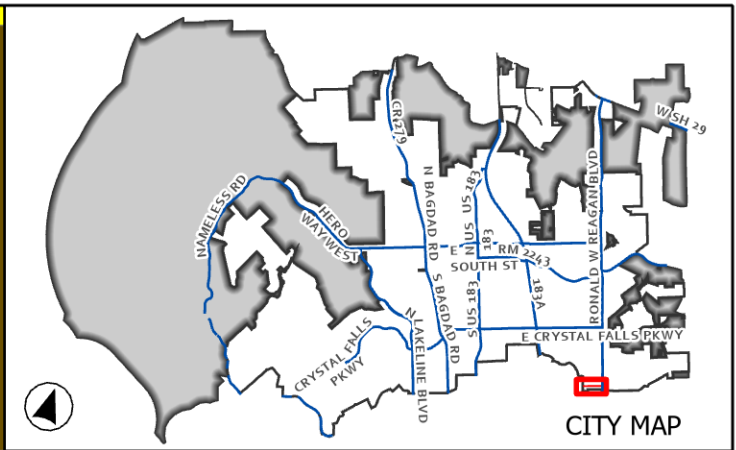
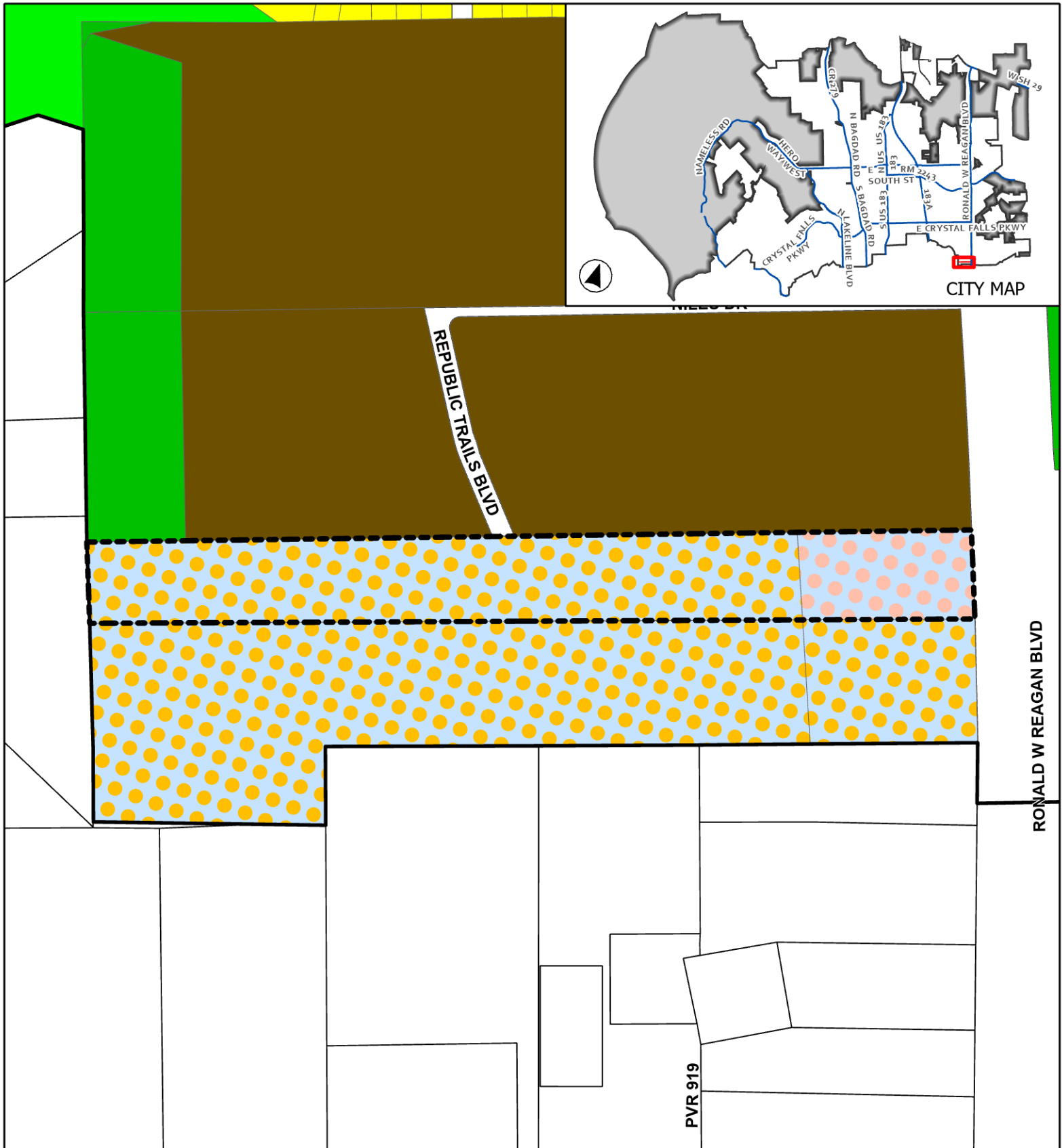
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Existing

- Collector, Proposed
- Future Land Use**
- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor



CASE: 22-Z-002

ATTACHMENT 5

CREEKS EDGE PUD

Proposed Zoning

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Leander City Limits

ETJ

Subject Area

SFR - Single-Family Rural

SFE - Single-Family Estate

SFC - Single-Family Compact

MF - Multi-Family

LO - Local Office

GC - General Commercial

PUD - Townhomes

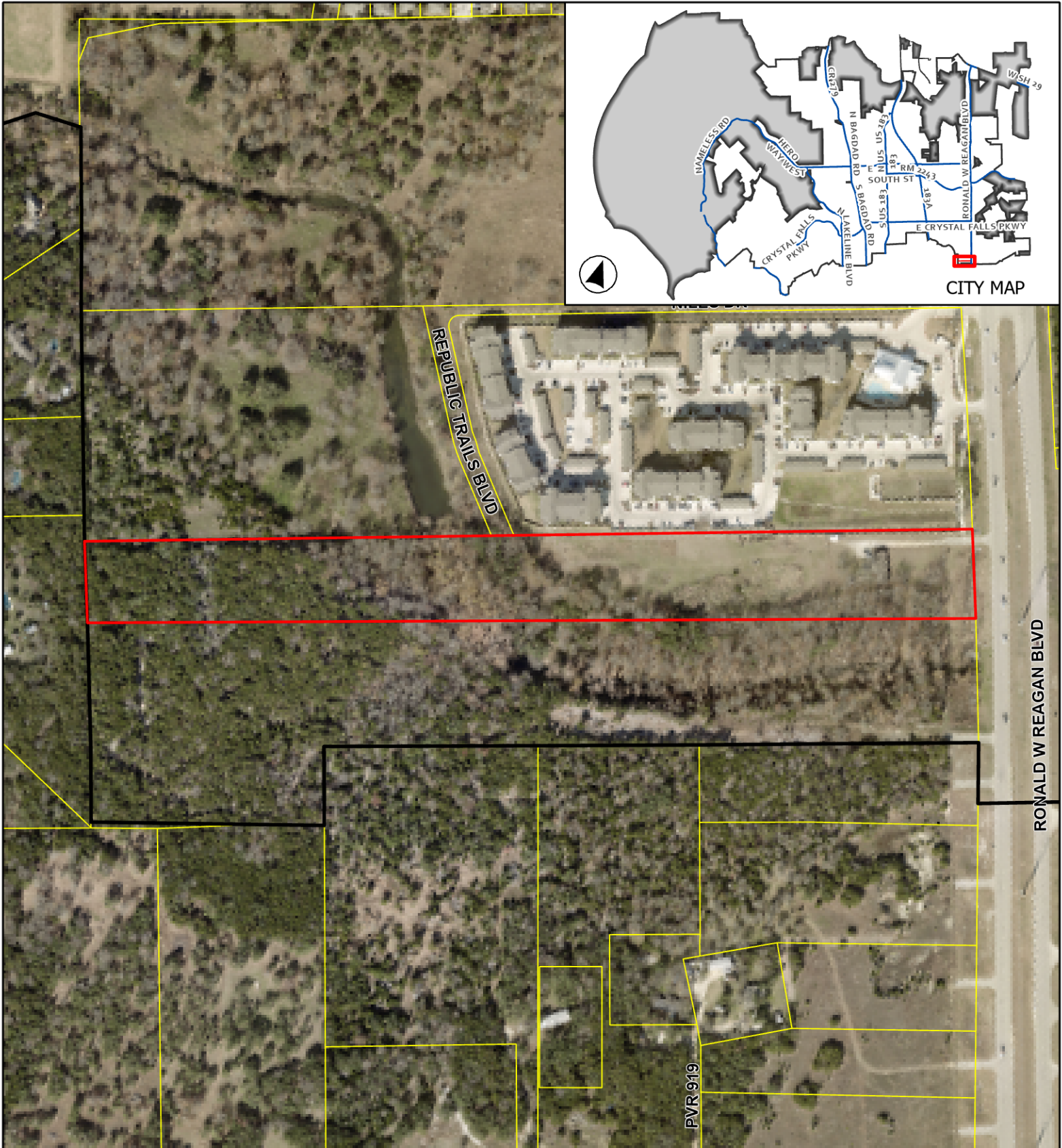
PUD - Local Office



0 112.5225



Feet



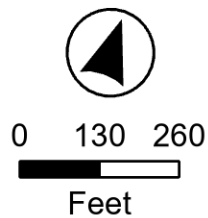
CASE: 22-Z-002

ATTACHMENT 6

CREEKS EDGE PUD

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT “A”

Creeks Edge Planned Unit Development Notes

A. Purpose and Intent

1. The Creeks Edge PUD is composed of approximately 9.977 acres, located on the southern boundary of the City of Leander on Ronald Reagan Boulevard as shown in **Exhibit “B”**. The development of this property includes attached residential townhouses and local office.
2. Phase 1 of this project shall include the office development and amenity center portion of the site. The residential development may be submitted concurrently with Phase 1 or after Phase 1. The certificates of occupancy for Phase 1 shall be issued prior to the issuance of the certificates of occupancy for the residential units.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit “A”**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

SFT-2 -A Single-Family Townhouse
LO-2-A Local Office

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit “C”**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include attached and detached residential, and local office. Multiple residential units are permitted on one lot as part of a condo regime.
2. The maximum unit count shall be 72 units.
3. The townhomes will be developed under a condo regime and not on individual lots. A street section is provided as **Exhibit “D”**.
4. The minimum square footage for the local office development site shall be 9,500 sf.

E. Development Standards

1. This PUD is being developed as a single lot consisting of both office and townhouse uses. Building, parking, and drive aisle setbacks shown in the tables below are measured from the property lines of the PUD boundary and as shown on **Exhibit “C”**.

**TABLE E.1. – BUILDING, STRUCTURE, PAVING, PARKING, & LOADING
SETBACKS (Residential)**

		Minimum Setback
Front Building Setback	Ronald Reagan Blvd	25 ft
	Internal Private Streets	15 ft
Side Building Setback	Side Building Setback	15 ft
	Street Side Building Setback (Internal private streets)	5 ft
Rear Building Setback	Rear Setback	15 ft
Paving, Parking, Loading Setbacks	Front	15 ft
	Side, Street Side & Rear	5 ft

**TABLE E.2. – BUILDING, STRUCTURE, PAVING, PARKING, LOADING, CANOPIES,
& OUTDOOR DISPLAY SETBACKS (Non-Residential)**

		Minimum Setback
Front Building Setback	Ronald Reagan Blvd	25 ft
	Internal Private Street	15 ft
Side Building Setback	Side Building Setback	15 ft
	Street Side Building Setback	15 ft
Special Building Setback Where Adjacent to SFT*	Rear Building Setback	50 ft
Rear Building Setback	Rear Building Setback	10 ft
Paving, Parking, Loading Setbacks	Front	15 ft
	Side, Street Side & Rear	5 ft

* Amenity Center is considered to be non-residential for the purposes of this setback.

2. Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance will be met with a private street that will be extended to the boundary lines for connectivity with the properties to the north and south.
3. Article III, Section 45 (a) (2) of the Subdivision Ordinance will be met with a private street that will be extended to the boundary lines for connectivity with the properties to the north and south.
4. Fencing facing the greenbelt will be limited to wrought iron or decorative tubular metal fencing.
5. Minimum unit size will be 1,000 square feet.
6. There shall be no more than three (3) attached residential units per building.
7. An amenity center will include the addition of an outdoor landscape pool area, meeting

- and conference room space, and community gym facility.
8. Two access points will be provided or an approved automatic fire sprinkler system will be installed throughout all units/buildings within the project, including attic spaces, small rooms, balconies, etc.
 9. The Public Pedestrian Trail planned along Block House Creek will be constructed with this project in cooperation and coordination with the Parks Department.

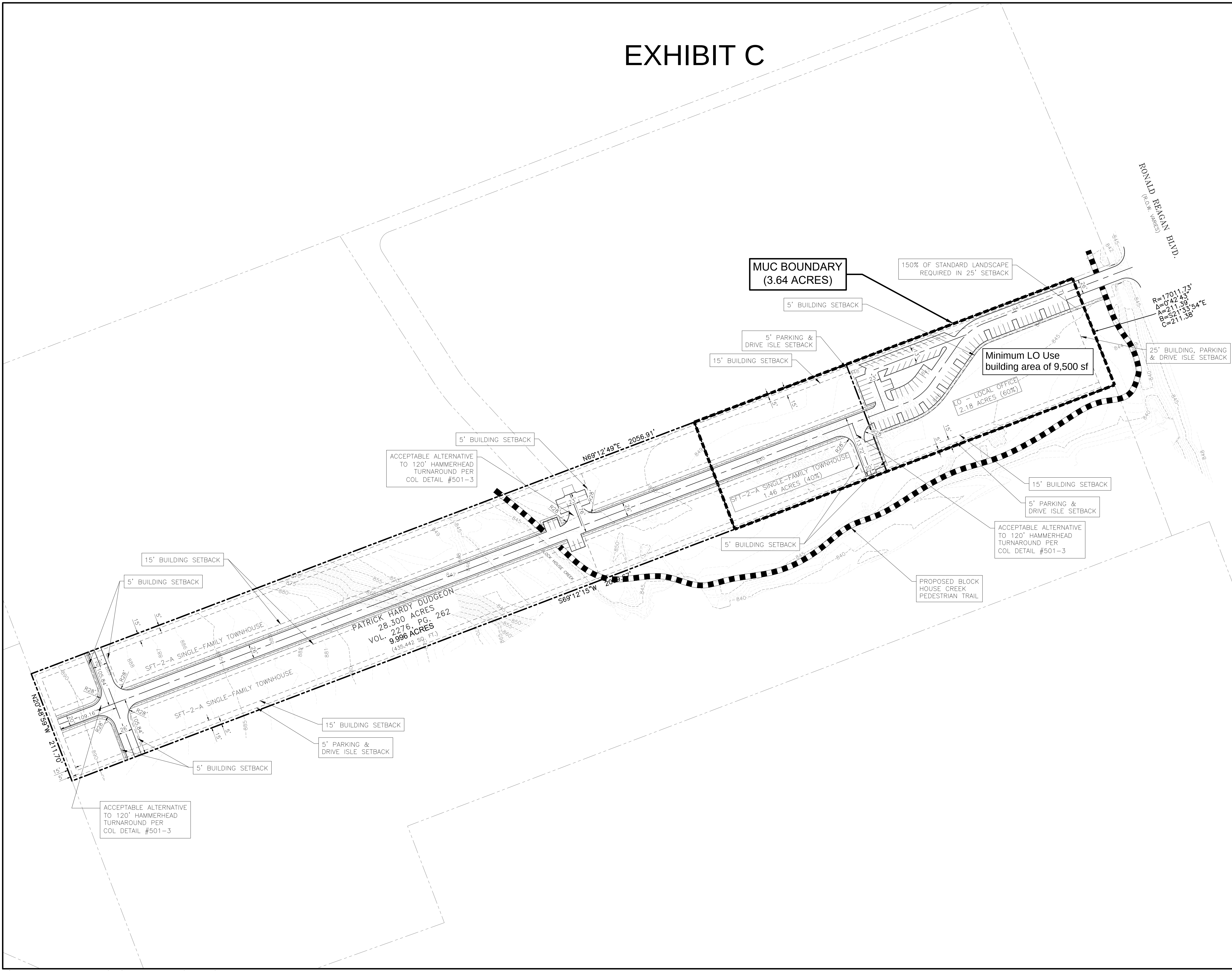
F. Architectural Standards

1. All residential product shall be designed with the Type A Architectural Component, unless otherwise amended by this section.
2. Buildings shall be constructed to a single-family residential scale. No first-floor building area shall exceed eight thousand (8,000) gross square feet.

G. Landscaping & HOA

1. Landscaping in the twenty-five (25') foot front building setback area shall be one hundred fifty (150%) percent of the standard landscape requirements.
2. All setback areas shall be landscaped at a rate of two (2) – three (3") inch caliper shade trees and six (6) – five (5) gallon shrubs per six hundred (600) square feet, which is an increase of one hundred fifty (150%) percent of the requirement.
3. A Home Owners Association will be established to maintain the grounds and the structures outside the buildings in continuity.
4. Turf grass in the narrow strips adjacent to street curbs between sidewalk and street pavement shall be prohibited. Materials such as river rock crushed granite, or similar product shall be used in this location.
5. All HOA landscape areas shall be limited to fifty (50%) percent turf grass coverage.

EXHIBIT C



FIRE APPARATUS ACCESS ROADS

1. ALL FIRE APPARATUS ACCESS ROADS AND TEMPORARY TURNAROUNDS SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.

2. ALL FACILITY BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD CONSTRUCTED WITH AN ASPHALT OR CONCRETE DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 7500 POUNDS.

3. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED TEN PERCENT (10%) IN GRADE WITHOUT THE APPROVAL OF THE FIRE MARSHAL.

4. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF ONE HUNDRED AND FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH THE TABLE BELOW.

LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	NONE REQUIRED
151-300	20	120' HAMMERHEAD, 90-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
301-500	20	120' HAMMERHEAD, 90-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
OVER 500	20	SPECIAL APPROVAL REQUIRED

5. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH WHERE A SINGLE GATE IS PROVIDED; WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN TWELVE FEET (12').

6. ALL GATE LOCKS SHALL COMPLY WITH CITY OF LEANDER CODE OF ORDINANCES SECTION 506.1.1.

7. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE OF THE SWINGING OR SLIDING TYPE.

8. FIRE APPARATUS ACCESS ROADS SHALL BE TWENTY SIX FEET (26') IN WIDTH FOR TWENTY FEET (20') IN BOTH DIRECTIONS FROM FIRE HYDRANTS, AT MINIMUM, TO PROVIDE MINIMUM CLEARANCE FOR EMERGENCY OPERATIONS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

City of Leander, Texas
DETAIL #60-3
FIRE APPARATUS ACCESS
ROAD & TURNAROUNDS

THIS SITE PLAN IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

0' 40' 80' 160'
SCALE: 1"=80'

14751 RONALD REAGAN BLVD.
14751 RONALD REAGAN BLVD, LEANDER, TEXAS 78641

EXHIBIT 'C'
CONCEPTUAL SITE LAYOUT
& LAND USE PLAN

CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	DATE	REVISIONS	SHEET

SCALE: _____
JOB NO: **A632**
DGN BY: **SAC**
DWN BY: **SAC**
RWV BY: **NMH**

SHEET NO.
1
OF **1**



January 27, 2022

City of Leander
Planning Department
P.O. Box 319
Leander, Texas 78646

**RE: Creeks Edge PUD Application
Letter of Intent
14751 Ronald Reagan Blvd**

The Creeks Edge PUD is a proposed 9.977-acre parcel with 211 feet of frontage on the west side of Ronald Reagan Blvd near the south boundary of the Leander city limits. The subject property adjoins the Blockhouse Townhouse PUD to the south, an existing apartment complex to the north, and an existing single-family subdivision located outside of the city limits to the west.

The subject property is a long and narrow parcel that is divided by Block House Creek that bisects the property near its center. Topography is generally flat with steeper slopes along the banks of Block House Creek and an area of steep slopes running through the site parallel and just west of the creek. The site has a few scattered trees with a heavy concentration along both sides and within the channel of the creek.

The subject property is located within the Priority Multi-Use Corridor and Neighborhood Residential future land use category. This application for LO and SFT use districts under a PUD application is consistent with the FLUM. The subject property is currently zoned SFR-1-B and is undeveloped. The Creeks Edge PUD is planned as a mixed-use development consisting of a 1.23-acre tract fronting Ronald Reagan Blvd for development as an office use under the LO Local Office zoning district, with the remainder being developed as townhouse residential under the SFT-2-A use district. A private street measuring 28 feet in width will provide access through the property via Ronald Reagan Blvd. The residential component will consist of both attached and detached townhomes with a pool and community center, including guest parking. Residential buildings will be 2-story with a maximum building height of 35 feet. Drainage improvements that may include detention and filtration systems will be located along or near Block House Creek. The residential community will be managed and maintained by a private HOA. The following is a summary of the higher standards being proposed with this PUD:

1. Fencing facing the greenbelt will be limited to wrought iron or decorative tubular metal fencing.
2. Minimum unit size will be 1000 square feet, which exceeds the minimum allowable 700 square foot unit size.
3. There shall be no more than 3 attached residential units per building which is 5 units

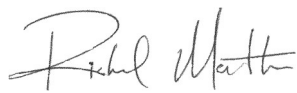
- less than the maximum number allowed by conventional zoning.
4. The maximum units for the proposed development is 74 units, substantially less than allowed by conventional zoning.
 5. The community will include the addition an outdoor landscape pool area, meeting and conference room space, and community gym facility not otherwise required.
 6. All residential product shall be designed with the Type A Architectural Component, unless otherwise amended by the PUD notes.
 7. Buildings shall be constructed to a single-family residential scale. No first-floor building area shall exceed eight thousand (8,000) gross square feet.
 8. Landscaping Requirements will comply with the Central Texas Grow Green Guide and Composite Zoning Ordinance.
 9. Landscaping in the 25-foot front building setback area shall be 150% of the standard landscape requirements.
 10. All setback areas shall be landscaped at a rate of two 3-inch caliper shade trees and six 5-gallon shrubs per 600 square feet, which is an increase of 150% of the requirement.
 11. A Home Owners Association will be established to maintain the grounds and the structures outside the buildings in continuity.

This PUD application intends to provide flexibility for placement of buildings and construction of private streets in order to preserve the natural waterway, protect the steeper slope areas, and preserve as many of the significant tree stand as possible. Building setbacks will be reduced slightly and limited to the overall 9.977-acre parcel, with modest setbacks along the interior private street. Building materials will be identified to assure a cohesive and unified development style.

Attached are the PUD application and all of the requested and required documents shown on the application checklist.

Please feel free to contact our office if you have any questions or need any additional information.

Sincerely,



Richard Mathias

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

A letter, accompanied by a copy of the complete application and exhibits, was sent to each land owner on the attached list via USPS. These documents were prepared and mailed by the applicant, Richard Mathias. See attached materials that were mailed.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

All property owners and 1 HOA within 500 feet of this application were notified. See attached map and list.

3. What concerns were raised during these communications?

We have not received any response from any of the individuals or parties that were notified.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

We have not received any response from any of the individuals or parties that were notified.

The above information is deemed to be true to the best of my knowledge.

Signature: **Richard Mathias** Digitally signed by Richard Mathias
DN: C=US, E=richard@mathiascompany.com,
O=Mathias Company, CN=Richard Mathias
Date: 2022.03.31 10:44:46-05'00' Date March 31, 2022



EXECUTIVE SUMMARY
08/25/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-005 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 675 Kauffman Loop PUD (Planning Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) on two parcels of land approximately 24.91 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and more commonly known as 675 Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-005 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

8/18/2022- Annexation resolution approved.

APPLICANT/AGENT:

Civil & Environmental Consultants, Inc on behalf of 675 Kaufman Lp. (Joe Williams).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. FLU Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes
8. Letter of Intent
9. Neighborhood Outreach Report



PLANNING ANALYSIS

ZONING CASE 22-Z-005
675 KAUFFMAN LOOP PUD

GENERAL INFORMATION

Owner/Agent: Civil & Environmental Consultants, Inc on behalf of 675 Kaufman Lp. (Joe Williams).

Current Zoning: Interim SFR-1-B (Single-Family Rural).

Proposed Zoning: PUD (Planned Unit Development) with below base zoning districts:
SFT-2-A (Single-Family Townhouse)
GC-2-A (General Commercial)

Size and Location: The property is located at 675 Kauffman Loop on two parcels of land approximately 24.91 acres $\pm$ in size.

Staff Contact: Justin Hunt, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property from Interim Single-Family Rural to a PUD (Planned Unit Development) with single-family townhouse and general commercial as the base zoning districts. This request includes a variety of commercial development along the frontage of SH 29, and a spa located in the interior of the property, and 130 townhouse units on the remaining 15.6 acres of the Property adjacent to Kauffman Loop.

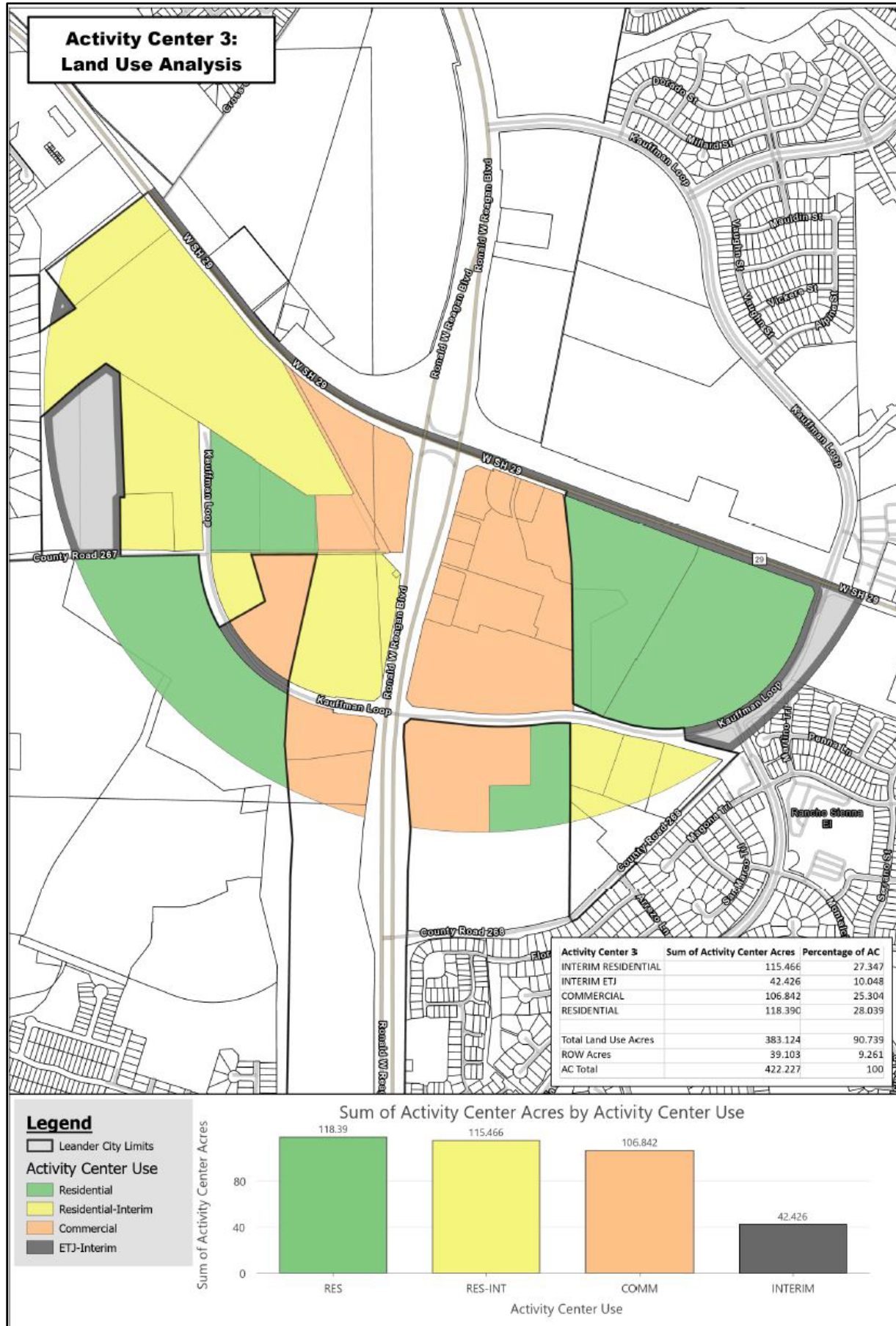
STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *See page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *See page 3*
- ☒ ☐ Does the proposal warrant any other special considerations?

SPECIAL CONSIDERATIONS

The property is currently located in the ETJ and requires annexation per development agreement. The resolution for the associated annexation case 22-A-001 was approved on the 8/18/2022. The zoning is dependent on the approval of this annexation. This proposal meets the intent for the Future Land Use Category of activity center, and does not exceed the maximum allowed percentage of 30% residential. We have included an exhibit showing the land use percentages including the proposed uses for this activity center below.



SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	ETJ	SH 29- Undeveloped Land
EAST	ETJ	Future Rancho Sienna Phase
SOUTH	Interim SFR-1-B	Single-Family Residence
WEST	PUD-GC	H-E-B- Bar W Commercial PUD

SURROUNDING AREA:

This property is located to the east of H-E-B and to the north of large lot single-family residential. The adjacent property to the east is located in the ETJ and is currently undeveloped. To the north is SH 29.

PHYSICAL AND NATURAL FEATURES:

These properties are lightly covered in trees and open land.

PROPERTY HISTORY:

8/18/2022- Annexation resolution approved

MAJOR CORRIDORS:

This property is adjacent to SH 29 & Kaufman Loop

TRANSPORTATION PLAN REQUIREMENTS:

This property will be required to extend the sidewalks of adjacent properties along the roadway frontages.

EXISTING UTILITIES:

A 16" waterline is located at the intersection of Ronald W. Reagan Blvd. and Kauffman Loop as well as a 12" waterline located at the intersection of Via De Sienna Blvd and Kauffman Loop. A 12" wastewater line is located at the intersection of Ronald W. Reagan Blvd. and Kauffman Loop.

CURRENT LAND USES:

The larger parcel is undeveloped land and the smaller parcel is a single-family residence.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SFT – SINGLE FAMILY TOWNHOUSE:

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) Lots may provide access to garages from a rear alley.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.

- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories

The **Activity Center** areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center. The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

DESIRED MIX: 70-100% Non-Residential, 0-30% Residential

SUPPORTED USES: SFT, MF, LO, LC, GC (Secondary Use), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with staff on May 5th, 2021 to build 160 townhomes. General Commercial aspects have been added to help meet the Activity Centers intent along with reducing the number of townhouses to 130.

NOTIFICATION

- 08/04/2022 - Public Notice on Hill Country News
- 08/10/2022 - Mail Notification to Property Owners within 200'
- 08/10/2022 - Public Hearing Signage Posted on Property
- 08/25/2022 - Planning and Zoning Commission Public Hearing

09/15/2022 - City Council Public Hearing & First Reading of the Ordinance
10/10/2022 - City Council Second & Final Reading of the Ordinance

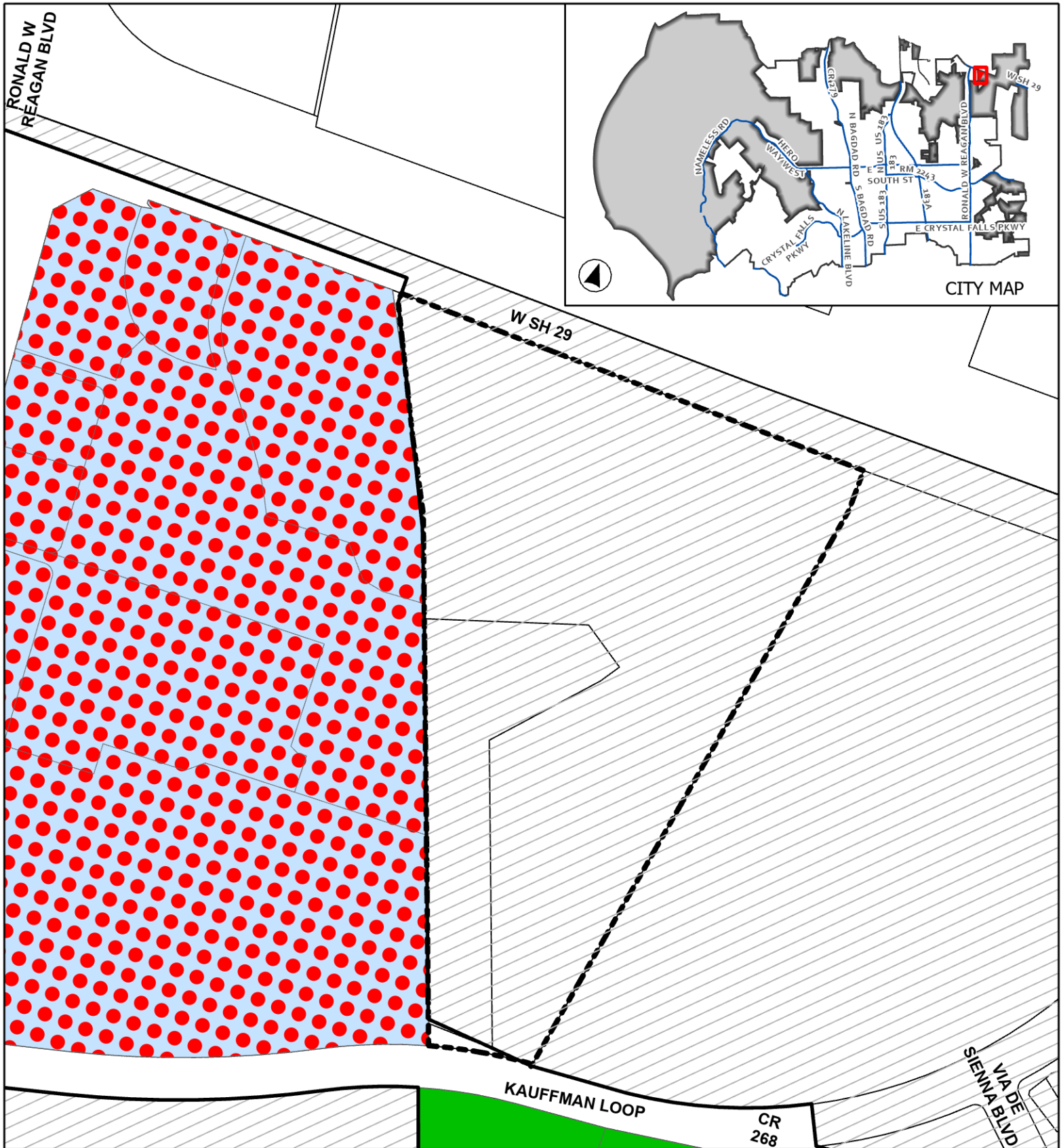
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted. No concerns have been brought up. Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This PUD proposal meets the intent for the Future Land Use Category of activity center, and does not exceed the max allowed percentage of 30% residential. The PUD notes go over specific development standards, and also allowed/prohibited uses for the development.

This PUD allows for a single-family townhouse development mixed with commercial uses. Multiple townhouses will be permitted on a single lot and the PUD also includes a list of prohibited uses. Phasing is provided that requires that the commercial is built before or concurrently with the residential development. Additional modifications are included in Exhibit A.



CASE: 22-Z-005

ATTACHMENT 2

675 KAUFFMAN LOOP

Current Zoning

-  Leander City Limits
-  ETJ
-  Subject Area

-  SFR - Single-Family Rural
-  PUD - General Commercial

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



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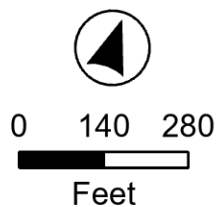
CASE: 22-Z-005

ATTACHMENT 3

675 KAUFFMAN LOOP

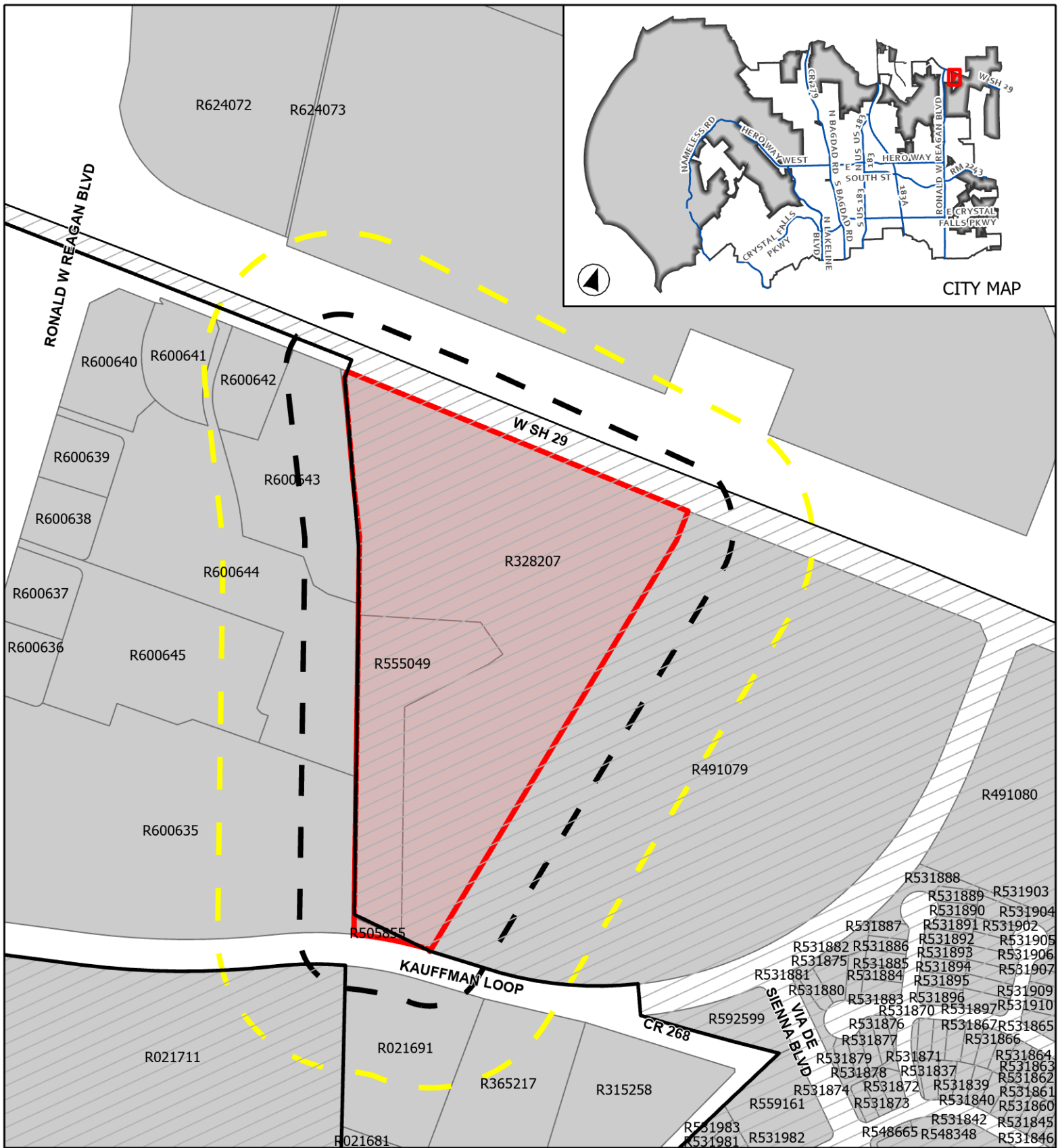
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Existing
- Arterial 4 Lane, Existing

- Collector, Existing
- Future Land Use**
- Neighborhood Residential
- Activity Center



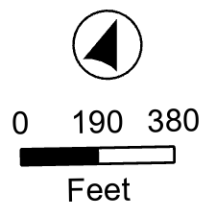
CASE: 22-Z-005

ATTACHMENT 4

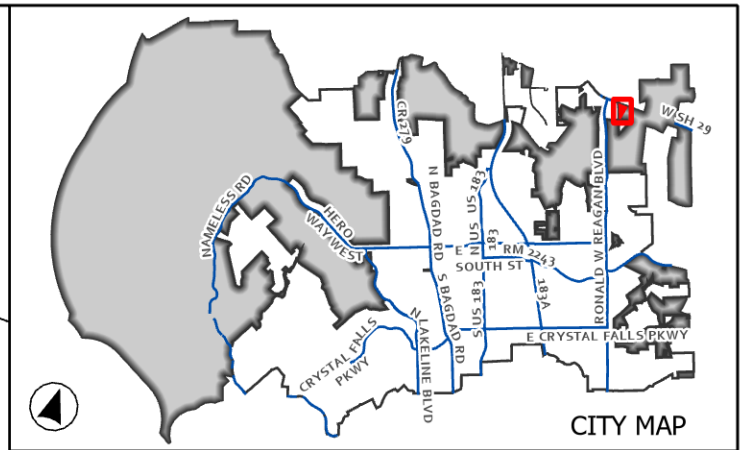
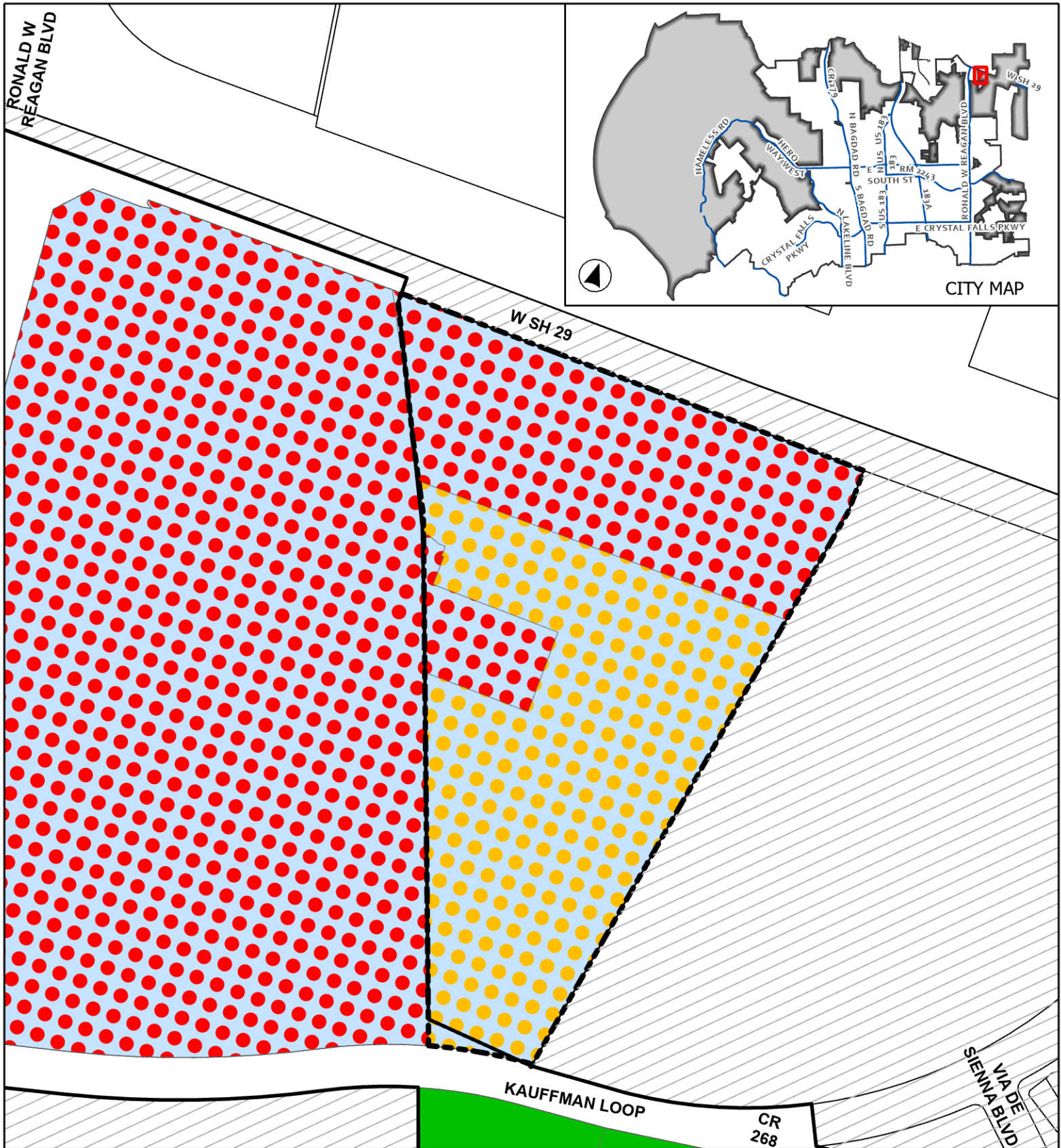
675 KAUFFMAN LOOP

Public Notification

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- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ
- Site Location



CASE: 22-Z-005

ATTACHMENT 5

675 KAUFFMAN LOOP

Proposed Zoning

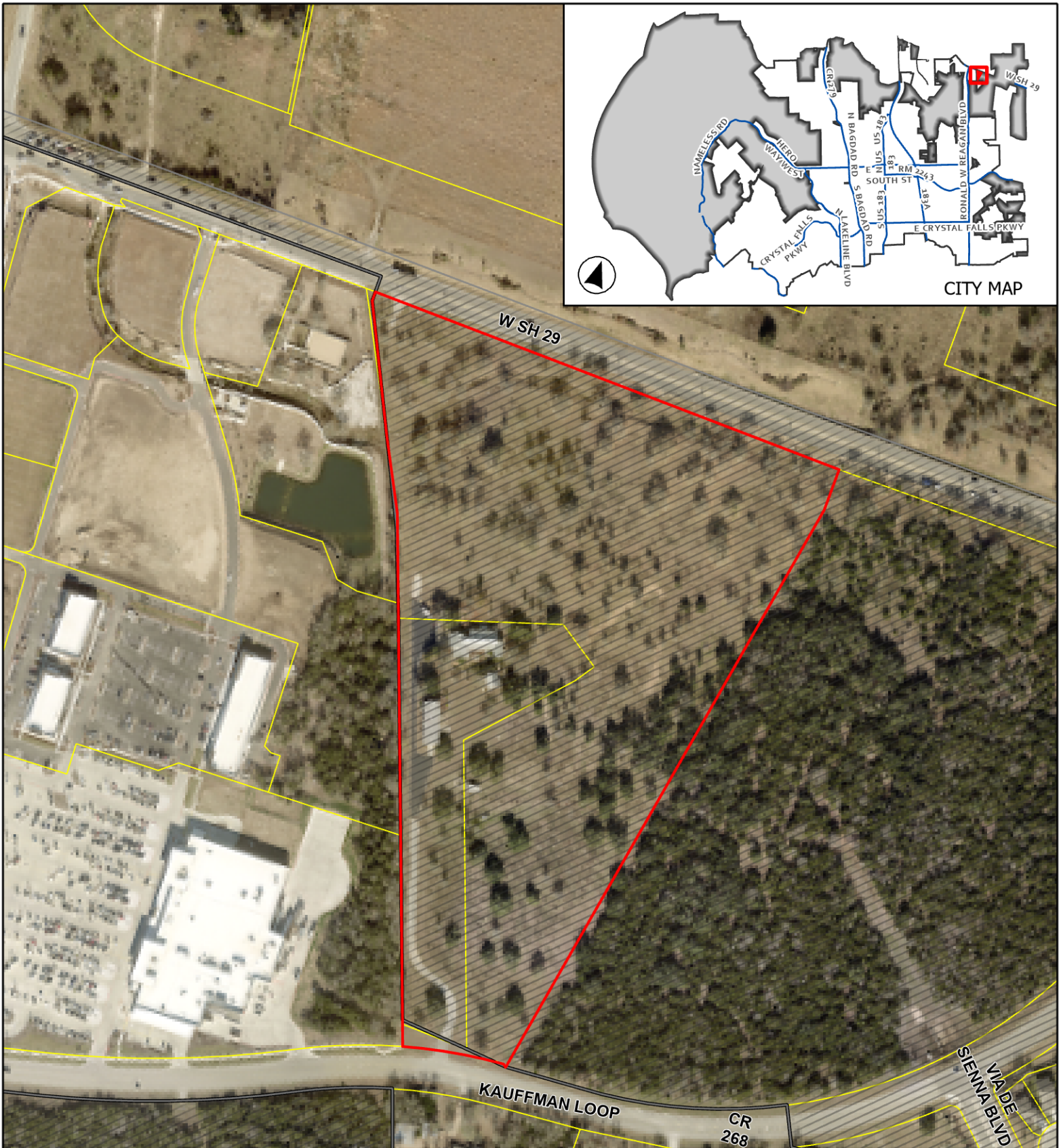
- Leander City Limits
- Proposed ETJ
- Subject Area

- SFR - Single-Family Rural
- PUD - Townhomes
- PUD - General Commercial

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



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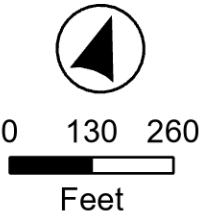
CASE: 22-Z-005

ATTACHMENT 6

375 KAUFFMAN LOOP

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

675 Kauffman Loop Planned Unit Development

A. Purpose and Intent

1. The 675 Kauffman Loop PUD is comprised of approximately 25 acres, as shown in **Exhibit B**. The development of this property includes commercial and residential development.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-2-A (General Commercial)
SFT-2-A (Single Family Townhouse)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concept; as well as a guide for general geometry and layout of the future private roadway and building envelopes. It is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses include all uses authorized pursuant to SFT and GC use components as identified in **Exhibit C**, except the following as prohibited uses:
 - a) Bar, nightclub or private club.
 - b) Equipment and furniture or other similar good sales, repair and service.
 - c) Funeral home, included embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - d) Manufactured housing sales and accessory building sales.
 - e) Office/warehouse including painting, plumbing or similar commercial service.
 - f) Transportation related facilities including commercial parking lots, passenger terminals, taxi-cab station and mass transit terminals.
 - g) New or used vehicle and mayor equipment sales, rental or leasing, repair of new or used vehicles, body shop.
 - h) Wholesale activities with less than 3,500 square feet of gross area of business.

2. The maximum number of townhouses (10 units/acre) on the 15.36 SFT tract is 153 units.
3. A condo regime is proposed for the townhouse tract allowing multiple units on one lot.

E. Development Standards

1. The PUD modifies the limitations of Article VI, Section 7 (b) (5) of the City's Composite Zoning Ordinance regarding the use of structural stabilization for the perimeter of non- residential and multi-family drainage facilities being limited to ninety (90%) percent of the pond perimeter excluding outlet structures.
2. This project shall utilize private drives instead of public roadways. Private drives will meet city of Leander Private Drive standards.
3. Sidewalks are required throughout the interior of the project and connecting Kauffman. These sidewalks shall be a minimum of four (4') feet wide and constructed of concrete.
4. Guest Parking will be provided at a ratio ten (10%) percent of the required spaces.
5. Turf grass in the narrow strips adjacent to street curbs between sidewalk and street pavement shall be prohibited. Materials such as river rock crushed granite, or similar product shall be used in this location.
6. All HOA Landscape Lots shall be limited to fifty (50%) percent turf grass coverage.
7. Commercial portions of the development (Parcel 1 – Exhibit C) shall be developed with vertical improvements prior to or concurrently with the residential portions of the development (Parcel 3 – Exhibit C). Commercial Portions of the development (Parcel 2 – Exhibit C) shall be developed with pad ready improvements prior to or concurrently with the residential portion of the development (Parcel 3 – Exhibit C).

LEGEND:

- 1/2-INCH IRON ROD FOUND WITH "RPLS 5575" CAP UNLESS OTHERWISE NOTED
- TXDOT TYPE 1 MONUMENT
- CALCULATED POINT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PARCEL BOUNDARY LINE
- RIGHT-OF-WAY LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CONC. CONCRETE
- () RECORD INFORMATION PER DOC. NO. 2017003357
- [] RECORD INFORMATION PER DOC. NO. 2020096319

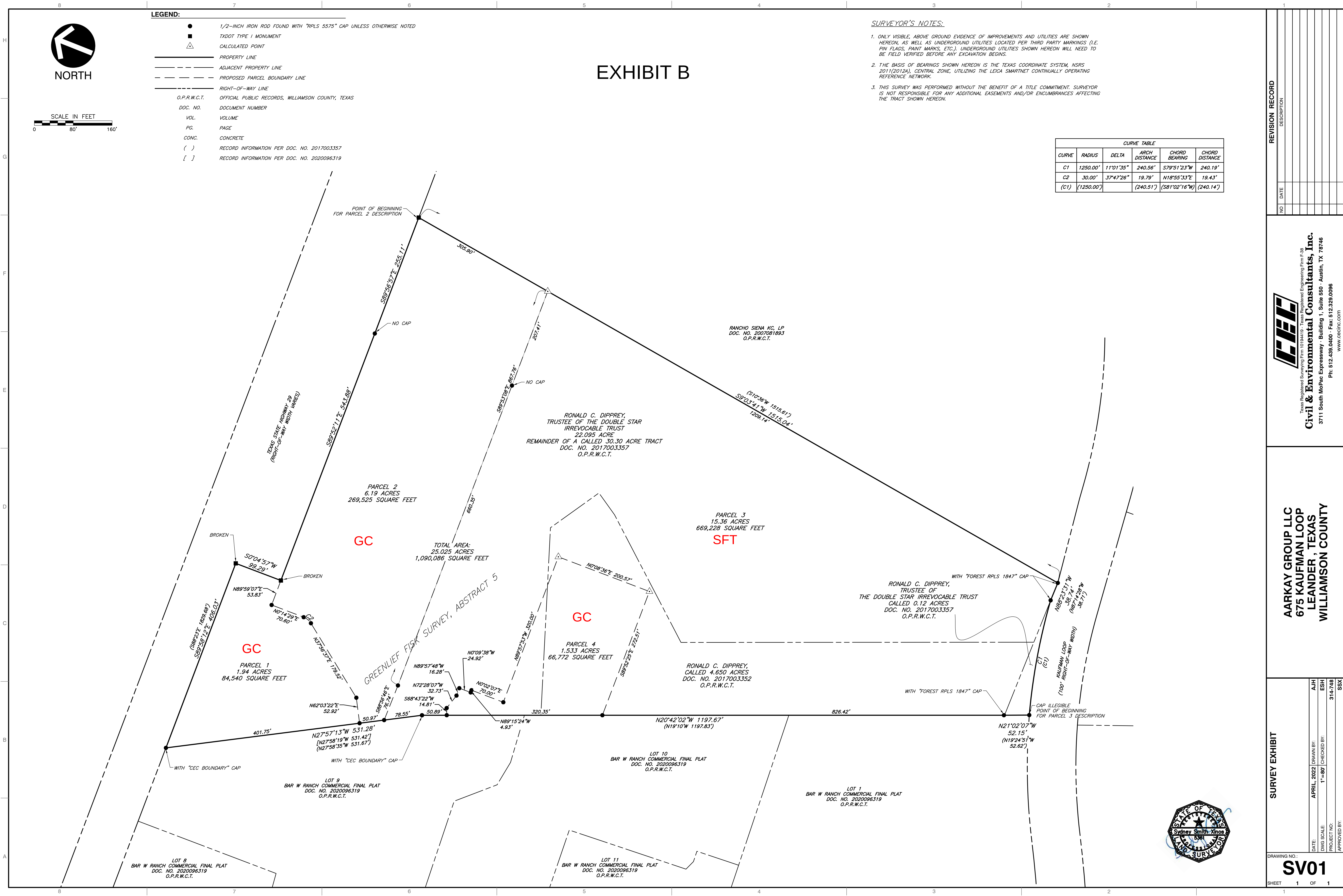
EXHIBIT B

SURVEYOR'S NOTES:

- ONLY VISIBLE, ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON, AS WELL AS UNDERGROUND UTILITIES LOCATED PER THIRD PARTY MARKINGS (I.E. PIN FLAGS, PAINT MARKS, ETC.). UNDERGROUND UTILITIES SHOWN HEREON WILL NEED TO BE FIELD VERIFIED BEFORE ANY EXCAVATION BEGINS.
- THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR IS NOT RESPONSIBLE FOR ANY ADDITIONAL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TRACT SHOWN HEREON.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARCH DISTANCE	CHORD BEARING
C1	1250.00'	11°01'35"	240.56'	S79°51'23"W
C2	30.00'	37°47'26"	19.79'	N18°55'33"E
(C1)	(1250.00')		(240.51')	(S81°02'16"W)

A:\310-2001\314-748\Survey\Map\314-748-301-Base NEW ORIENTATION.dwg(ENH) [15/07/2022] - enghke - [P: 4/20/2022 11:14 AM]



REVISION RECORD

NO.	DATE	DESCRIPTION

CEE
Texas Registered Surveying Firm 0184419 - Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.ceeinc.com

AARKAY GROUP LLC
675 KAUFMAN LOOP
LEANDER, TEXAS
WILLIAMSON COUNTY

SURVEY EXHIBIT

DATE:	APRIL, 2022	DRAWN BY:	AJH
DWG SCALE:	1"=80'	CHECKED BY:	ESH
PROJECT NO.:		APPROVED BY:	SSX

EXHIBIT " B "

DESCRIPTION FOR A 1.94 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 24.91 ACRE TRACT OF LAND CALLED TRACT 1 IN THE WARRANTY DEED WITH VENDOR'S LIEN TO 675 KAUFMAN, LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT 2021063860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DATED APRIL 29, 2021, THE PERIMETER OF SAID 1.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with plastic cap stamped "CEC INC BOUNDARY" for the northwest corner of said 24.91 Acre Tract, same being the northeast corner of Bar W Ranch Commercial Final Plat, a subdivision plat recorded in Document 2020096319, of the Official Public Records of Williamson County, Texas, dated August 19, 2020, and also being a point on the southerly right-of-way line of State Highway 29 [a variable width right-of-way];

THENCE with the common boundary line of said 24.91 Acre Tract and said State Highway 29 the following two courses and distances:

1. S89°58'49"E a distance of 406.13 feet to a concrete highway marker found for a common corner, and
2. S00°07'51"W a distance of 99.44 feet to a damaged concrete highway marker found for a common corner from which a concrete highway marker found for the northeast corner of said 24.91 Acre Tract bears S89°53'36"E a distance of 799.05 feet;

THENCE departing said common boundary line of the 24.91 Acre Tract and State Highway 29, and through the interior of said 24.91 Acre Tract the following five courses and distances:

1. N89°52'09"W a distance of 54.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner,
2. S00°07'51"W a distance of 70.66 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for the beginning of a curve,
3. with the arc of a curve to the right a distance of 19.79 feet, having a radius of 30.00 feet, a central angle of 37°47'39", with a chord bearing S19°01'40"W a distance of 19.43 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for the end of curve,
4. S37°55'30"W a distance of 179.47 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner, and

1.94 ACRES

PAGE 2 OF 3

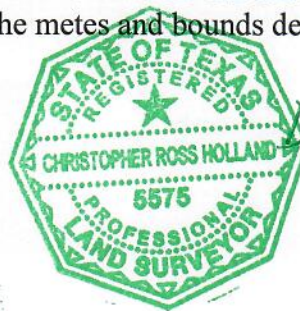
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
WILLIAMSON COUNTY, TEXAS

5. S62°02'36"W a distance of 52.93 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner of the tract described herein and being a point on the common boundary line of said 24.91 Acre Tract and said Bar W Ranch Commercial Final Plat, from which a 1/2 inch iron rod found for angle point in said common boundary line bears S27°57'24"E a distance of 129.61 feet;

THENCE N27°57'24"W said common boundary line of the 24.91 Acre Tract and Bar W Ranch Commercial Final Plat, a distance of 401.75 feet to the **POINT OF BEGINNING** hereof, and containing 1.94 acres of land, more or less, within the metes and bounds described herein.



Christopher Ross Holland
Registered Professional Land Surveyor No. 5575
1501 Cotton Gin Road, Kyle, Texas 78640
512-565-4523



December 29, 2021

Date

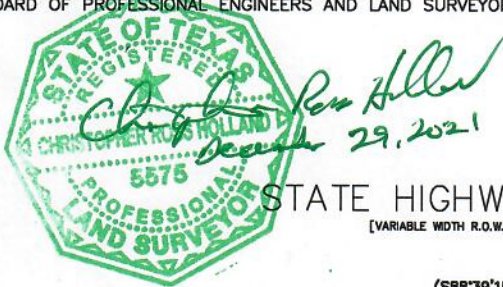
crh

Drawing: KauffmanLoop675-05B.dwg
Description: KaufmannLoop675-05B.doc

LEGEND

- 1/2 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND (AS NOTED)
- CONCRETE HIGHWAY MONUMENT
- 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5575" SET
- x-x- BARBED WIRE FENCE
- o- PIPE FENCE
- OH- OVERHEAD UTILITIES

I, CHRISTOPHER ROSS HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, CERTIFY THIS LAND SURVEY WAS CONDUCTED IN COMPLIANCE WITH THE ACT AND RULES OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



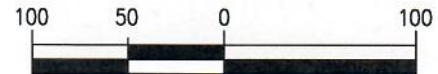
STATE HIGHWAY 29
[VARIABLE WIDTH R.O.W.]

NOTES:

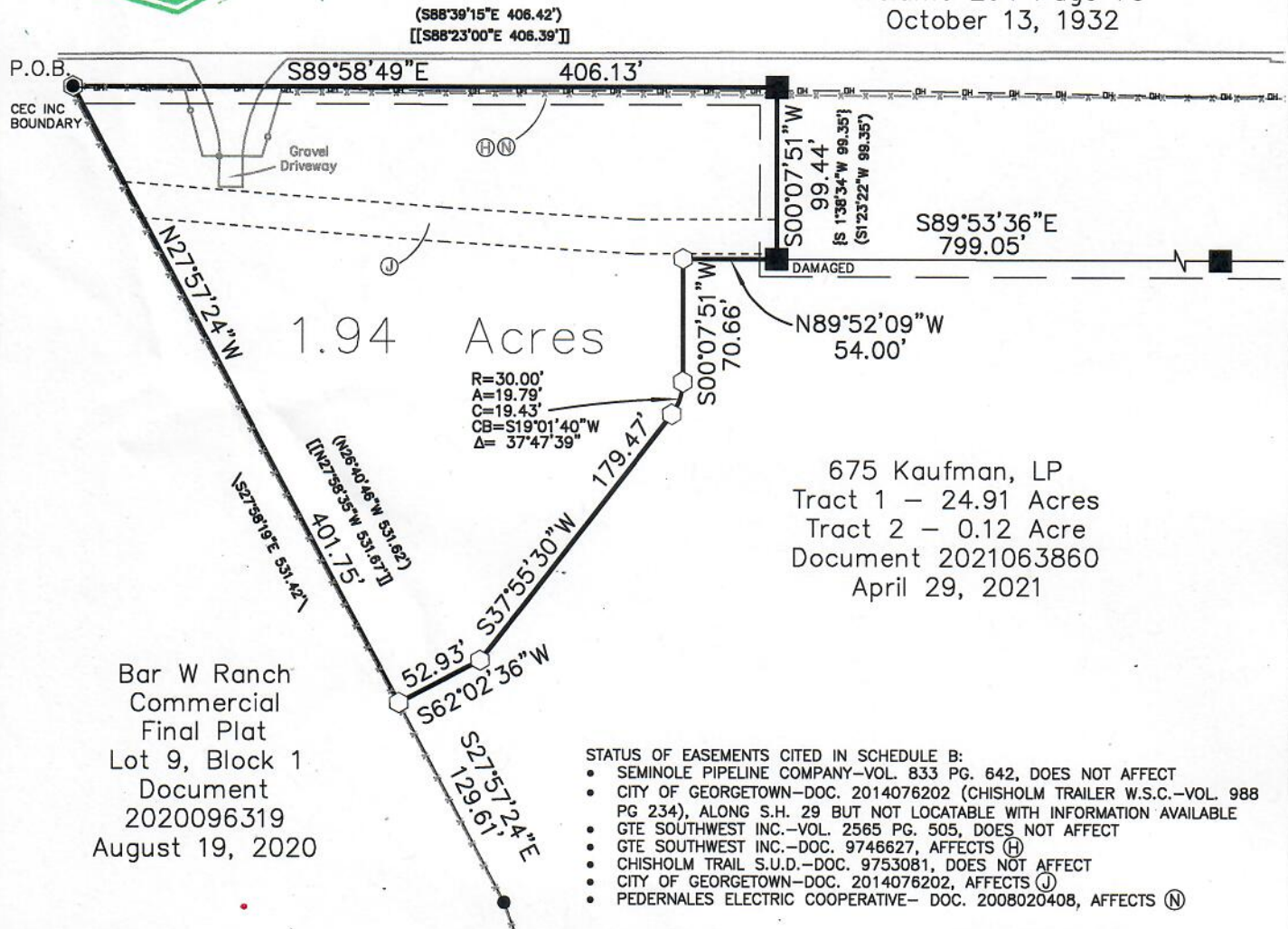
-THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE COMMITMENT GF NO. 20060553 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON FEBRUARY 12, 2021. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER ENCUMBRANCES WHICH AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.
-BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) (EPOCH 2010.0000)

COURSES OF RECORD FROM OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY TEXAS:

- () DOCUMENT 2021063860
- [] DOCUMENT 2017003357 EXHIBIT "A"
- { } DOCUMENT 2017003357 EXHIBIT "C"
- / / DOCUMENT 2020096319



State of Texas
Tract 1
Volume 264 Page 79
October 13, 1932



675 Kaufman, LP
Tract 1 - 24.91 Acres
Tract 2 - 0.12 Acre
Document 2021063860
April 29, 2021

STATUS OF EASEMENTS CITED IN SCHEDULE B:

- SEMINOLE PIPELINE COMPANY-VOL. 833 PG. 642, DOES NOT AFFECT
- CITY OF GEORGETOWN-DOC. 2014076202 (CHISHOLM TRAILER W.S.C.-VOL. 988 PG 234), ALONG S.H. 29 BUT NOT LOCATABLE WITH INFORMATION AVAILABLE
- GTE SOUTHWEST INC.-VOL. 2565 PG. 505, DOES NOT AFFECT
- GTE SOUTHWEST INC.-DOC. 9746627, AFFECTS (H)
- CHISHOLM TRAIL S.U.D.-DOC. 9753081, DOES NOT AFFECT
- CITY OF GEORGETOWN-DOC. 2014076202, AFFECTS (J)
- PEDERNALES ELECTRIC COOPERATIVE- DOC. 2008020408, AFFECTS (N)

Scale: 1" = 100'
Drawing: KAUFFMANLOOP675--05B.DWG
Drawing Date: December 28, 2021
Address: 675 Kauffman Loop, Georgetown, TX

Surveyed on the ground April 2021 & October 2021

Boundary Survey For
1.94 Acre Tract of Land
Greenleaf Fisk Survey
Abstract No. 5
Williamson County, Texas

CHRISTOPHER HOLLAND
Registered Professional Land Surveyor



1501 Cotton Gin Road Kyle, Texas 78640
512-565-4523 Texas RPLS No. 5575

EXHIBIT " B "

DESCRIPTION FOR A 1.53 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 24.91 ACRE TRACT OF LAND CALLED TRACT 1 IN THE WARRANTY DEED WITH VENDOR'S LIEN TO 675 KAUFMAN, LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT 2021063860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DATED APRIL 29, 2021, THE PERIMETER OF SAID 1.53 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for the northwest corner of the tract described herein, being on the westerly boundary line of said 24.91 Acre Tract, same being the easterly boundary line of Bar W Ranch Commercial Final Plat, a subdivision plat recorded in Document 2020096319, of the Official Public Records of Williamson County, Texas, dated August 19, 2020, from which a 1/2 inch iron rod found for an angle point in said common boundary line bears N20°42'55"W a distance of 50.77 feet;

THENCE departing said common boundary line of the 24.91 Acre Tract and Bar W Ranch Commercial Final Plat, and through the interior of said 24.91 Acre Tract the following nine courses and distances:

1. N69°17'05"E a distance of 14.72 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for the beginning of a curve,
2. with the arc of a curve to the left a distance of 33.20 feet, having a radius of 55.00 feet, a central angle of 34°35'20", with a chord bearing S72°35'56"E a distance of 32.70 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for the end of curve,
3. S89°53'36"E a distance of 16.35 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner,
4. S00°05'07"W a distance of 25.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner,
5. S89°53'36"E a distance of 4.99 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner,
6. S00°06'24"W a distance of 70.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner,
7. S89°53'36"E, a distance of 320.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner,
8. S00°06'24"W a distance of 200.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner, and
9. N89°53'36"W a distance of 272.43 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5575" set for a corner in said common boundary line of the 24.91 Acre Tract and Bar W Ranch Commercial Final Plat, from which a 1/2 inch iron rod with plastic cap stamped "FOREST RPLS 1847" found for the southwest corner of said 24.91 Acre Tract bears S20°42'55"E a distance of 826.71 feet;

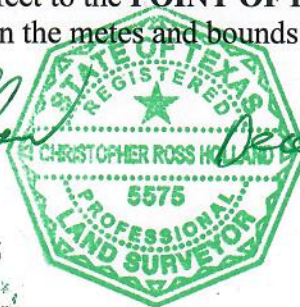
1.53 ACRES

PAGE 2 OF 3

GREENLEAF FISK SURVEY, ABSTRACT NO. 5
WILLIAMSON COUNTY, TEXAS

THENCE N20°42'55"W with said common boundary line of the 24.91 Acre Tract and Bar W Ranch Commercial Final Plat, passing at a distance of 125.90 feet a 1/2 inch iron rod with illegible plastic cap found, and continuing a total distance of 320.41 feet to the **POINT OF BEGINNING** hereof, and containing 1.53 acres of land, more or less, within the metes and bounds described herein.

Christopher Ross Holland



December 29, 2021

Christopher Ross Holland
Registered Professional Land Surveyor No. 5575
1501 Cotton Gin Road, Kyle, Texas 78640
512-565-4523

Date

crh

Drawing: KauffmanLoop675-06B.dwg
Description: KaufmannLoop675-06B.doc

LEGEND

- 1/2 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND (AS NOTED)
- CONCRETE HIGHWAY MONUMENT
- ⬡ 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5575" SET
- x-x- BARBED WIRE FENCE
- o- PIPE FENCE
- OH- OVERHEAD UTILITIES

NOTES:

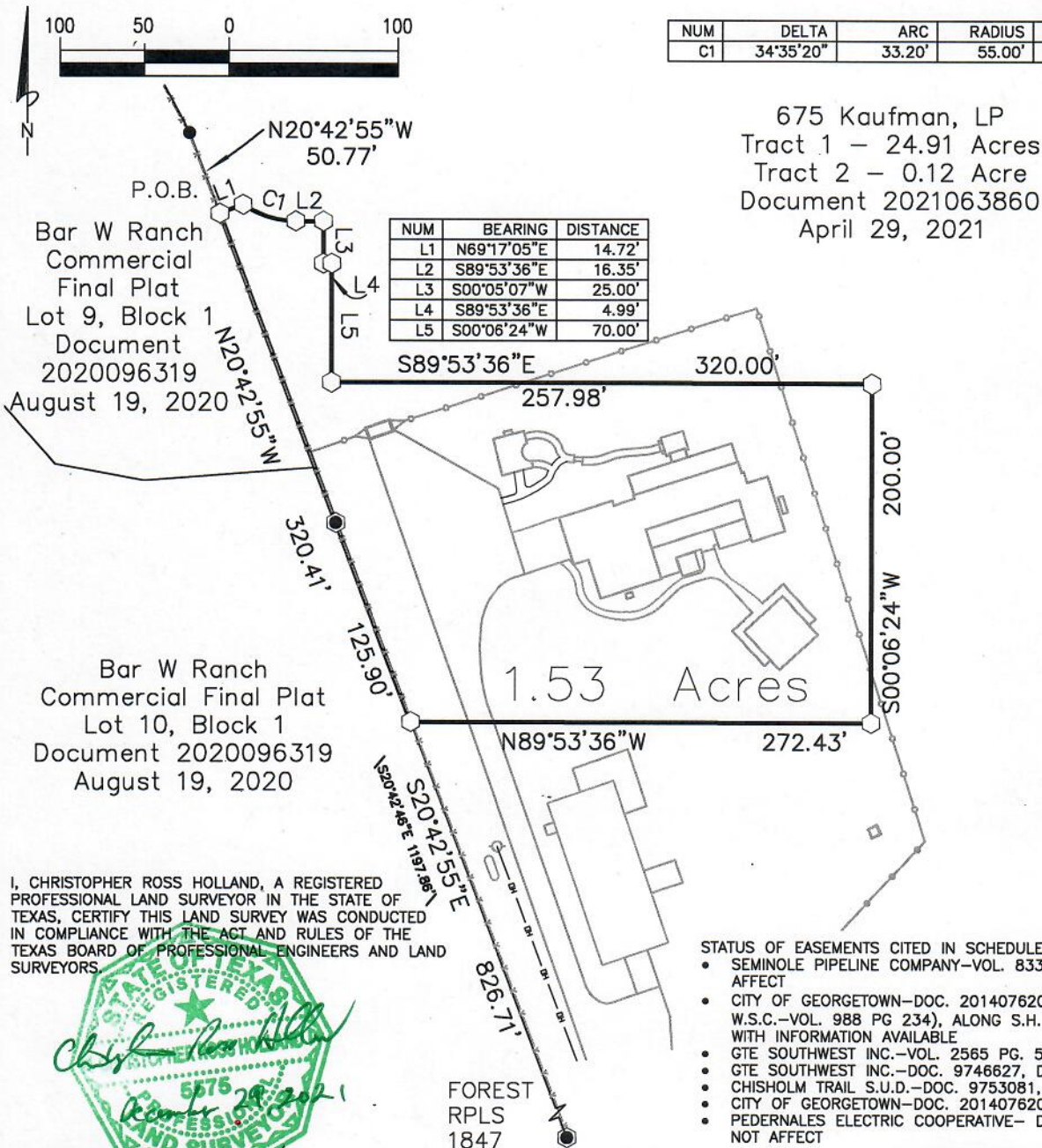
-THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE COMMITMENT GF NO. 20060553 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON FEBRUARY 12, 2021. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER ENCUMBRANCES WHICH AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.

-BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) (EPOCH 2010.0000)

COURSES OF RECORD FROM OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY TEXAS:

() DOCUMENT 2021063860
 [] DOCUMENT 2017003357 EXHIBIT "A"
 { } DOCUMENT 2017003357 EXHIBIT "C"
 / / DOCUMENT 2020096319

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°35'20"	33.20'	55.00'	S72°35'56"E	32.70'



BEING A 15.36 ACRE TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS OUT OF THE GREENLIEF FISK SURVEY, ABSTRACT NO. 5, AND BEING A PORTION OF THE CALLED 30.30 ACRE TRACT AND OF THE CALLED 0.12 ACRE TRACT, BOTH CONVEYED TO RONALD C. DIPPREY, TRUSTEE OF THE DOUBLE STAR IRREVOCABLE TRUST PER DEED RECORDED AS DOCUMENT NO. 2017003357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALSO BEING A PORTION OF THE CALLED 4.650 ACRE TRACT CONVEYED TO RONALD C. DIPPREY PER DEED RECORDED AS DOCUMENT NO. 2017003352, O.P.R.W.C.T.; SAID 15.36 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with illegible cap found at the southerly common corner of said called 0.12 acre tract and of Lot 1 of Bar W Ranch Commercial Final Plat, a subdivision map of record as Document No. 2020096319, O.P.R.W.C.T., said point being on the northerly right-of-way line of Kaufman Loop (100' wide right-of-way), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, along the common line of said Lot 1 and of said called 0.12 acre tract, N21°02'07"W, a distance of 52.15 feet to a ½-inch iron rod with "Forest RPLS 1847" cap found at the westerly common corner of said called 0.12 acre tract and of said called 4.650 acre tract;

THENCE, along the common line of said Lot 1 and of said called 4.650 acre tract, and then of Lot 10 of said Bar W Ranch Commercial Final Plat and of said called 4.650 acre tract, N20°42'02"W, a distance of 826.42 feet to a found ½-inch iron rod with "RPLS 5575" cap;

THENCE, over and across said called 4.650 acre and of said called 30.30 acre tract the following nine (9) courses and distances:

1. S89°52'25"E, a distance of 272.51 feet to a calculated point;
2. N00°08'36"E, a distance of 200.57 feet to a calculated point;
3. N89°57'53"W, a distance of 320.00 feet to a found ½-inch iron rod with "RPLS 5575" cap;
4. N00°02'07"E, a distance of 70.00 feet to a found ½-inch iron rod with "RPLS 5575" cap;
5. N89°15'24"W, a distance of 4.93 feet to a found ½-inch iron rod with "RPLS 5575" cap;
6. N00°09'38"W, a distance of 24.92 feet to a found ½-inch iron rod with "RPLS 5575" cap;
7. N89°57'48"W, a distance of 16.28 feet to a found ½-inch iron rod with "RPLS 5575" cap;
8. N72°28'07"W, a distance of 32.73 feet to a found ½-inch iron rod with "RPLS 5575" cap;
9. S68°43'22"W, a distance of 14.81 feet to a ½-inch iron rod with "RPLS 5575" cap found on the common line of said called 30.30 acre tract and of Lot 9 of said Bar W Ranch Commercial Final Plat;

15.36 ACRES
CITY OF LEANDER
PROPOSED PARCEL 3

PROJECT NO. 314-748
APRIL 23, 2022

THENCE, along the common line of said Lot 9 and of said called 30.30 acre tract the following two (2) courses and distances:

1. N20°42'02"W, a distance of 50.89 feet to a found ½-inch iron rod with "CEC Boundary" cap;
2. N27°57'13"W, a distance of 78.55 feet to a found ½-inch iron rod with "RPLS 5575" cap;

THENCE, over and across said called 30.30 acre tract the following two (2) courses and distances:

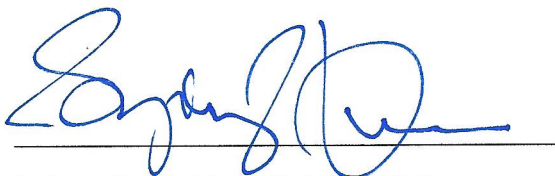
1. S88°56'46"E, a distance of 76.74 feet to a found ½-inch iron rod with "RPLS 5575" cap;
2. S89°53'08"E, passing at a distance of 660.35 feet a found ½-inch iron rod, for a total distance of 867.76 feet to a calculated point on the common line of said called 30.30 acre tract and of the tract conveyed to Rancho Siena KC, LP per deed recorded as Document No. 2007081893, O.P.R.W.C.T.;

THENCE, along the common line of said Rancho Siena KC, LP tract and of said called 30.30 acre tract, S09°03'41"W, a distance of 1,209.14 feet to a ½-inch iron rod with "Forest RPLS 1847" cap found on the northerly right-of-way line of Kaufman Loop;

THENCE, along the common line of said called 30.30 acre tract and of the northerly right-of-way line of Kaufman Loop, N88°23'31"W, a distance of 38.74 feet to a ½-inch iron rod with "Forest RPLS 1847" cap found at the easterly corner of said called 0.12 acre tract, said point being at the beginning of a 1,250.00 foot radius curve to the left;

THENCE, along the common line of said called 0.12 acre tract and of the northerly right-of-way line of Kaufman Loop and along the arc of said 1,250.00 foot radius curve a distance of 240.56 feet through a central angle of 11°01'35", and having a chord bearing S79°51'23"W and distance of 240.19 feet to the **POINT OF BEGINNING**, and containing 15.36 acres of land, more or less;

Witness my hand and seal this 23rd day of April, 2022.



Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
Texas Registered Surveying Firm No. 10194419



BEING A 6.19 ACRE TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS OUT OF THE GREENLIEF FISK SURVEY, ABSTRACT NO. 5, AND BEING A PORTION OF THE CALLED 30.30 ACRE TRACT CONVEYED TO RONALD C. DIPPREY, TRUSTEE OF THE DOUBLE STAR IRREVOCABLE TRUST PER DEED RECORDED AS DOCUMENT NO. 2017003357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 6.19 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type 1 monument found on the southerly right-of-way line of Texas State Highway 29 (right-of-way width varies) at the northerly common corner of said called 30.30 acre tract and of the tract conveyed to Rancho Siena KC, LP per deed recorded as Document No. 2007081893, O.P.R.W.C.T., for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, along the common line of said Rancho Siena KC. LP tract and of said called 30.30 acre tract, S09°03'41"W, a distance of 305.90 feet to a calculated point;

THENCE, over and across said called 30.30 acre tract, the following two (2) courses and distances:

1. N89°53'08"W, passing at a distance of 207.41 feet a found ½-inch iron rod, for a total distance of 867.76 feet to a found ½-inch iron rod with "RPLS 5575" cap;
2. N88°56'46"W, a distance of 76.74 feet to a found ½-inch iron rod with "RPLS 5575" cap in the common line of said called 30.30 acre tract and of Lot 9 of Bar W Ranch Commercial Final Plat, a subdivision map of record as Document No. 2020096319, O.P.R.W.C.T.;

THENCE, along the common line of said Lot 9 and of said called 30.30 acre tract, N27°57'13"W, a distance of 50.97 feet to a found ½-inch iron rod with "RPLS 5575" cap;

THENCE, over and across said called 30.30 acre tract, the following five (5) courses and distances:

1. N62°03'22"E, a distance of 52.92 feet to a found ½-inch iron rod with "RPLS 5575" cap;
2. N37°56'37"E, a distance of 179.52 feet to a ½-inch iron rod with "RPLS 5575" cap found at the beginning of a 30.00 foot radius curve to the left;
3. Along the arc of said 30.00 foot radius curve a distance of 19.79 feet through a central angle of 37°47'26", and having a chord bearing N18°55'33"E and distance of 19.43 feet to a found ½-inch iron rod with "RPLS 5575" cap;
4. N00°14'29"E, a distance of 70.60 feet to a found ½-inch iron rod with "RPLS 5575" cap;
5. N89°59'07"E, a distance of 53.83 feet to a broken TxDOT Type 1 monument found in the common line of the southerly right-of-way line of Texas State Highway 29 and of said called 30.30 acre tract;

6.19 ACRES
CITY OF LEANDER
PROPOSED PARCEL 2

PROJECT NO. 314-748
APRIL 23, 2022

THENCE, along the common line of the southerly right-of-way line of Texas State Highway 29 and of said called 30.30 acre tract, the following two (2) courses and distances;

1. S89°52'11"E, a distance of 543.88 feet to a found ½-inch iron rod;
2. S89°56'57"E, a distance of 255.11 feet to the **POINT OF BEGINNING**, and containing 6.19 acres of land, more or less;

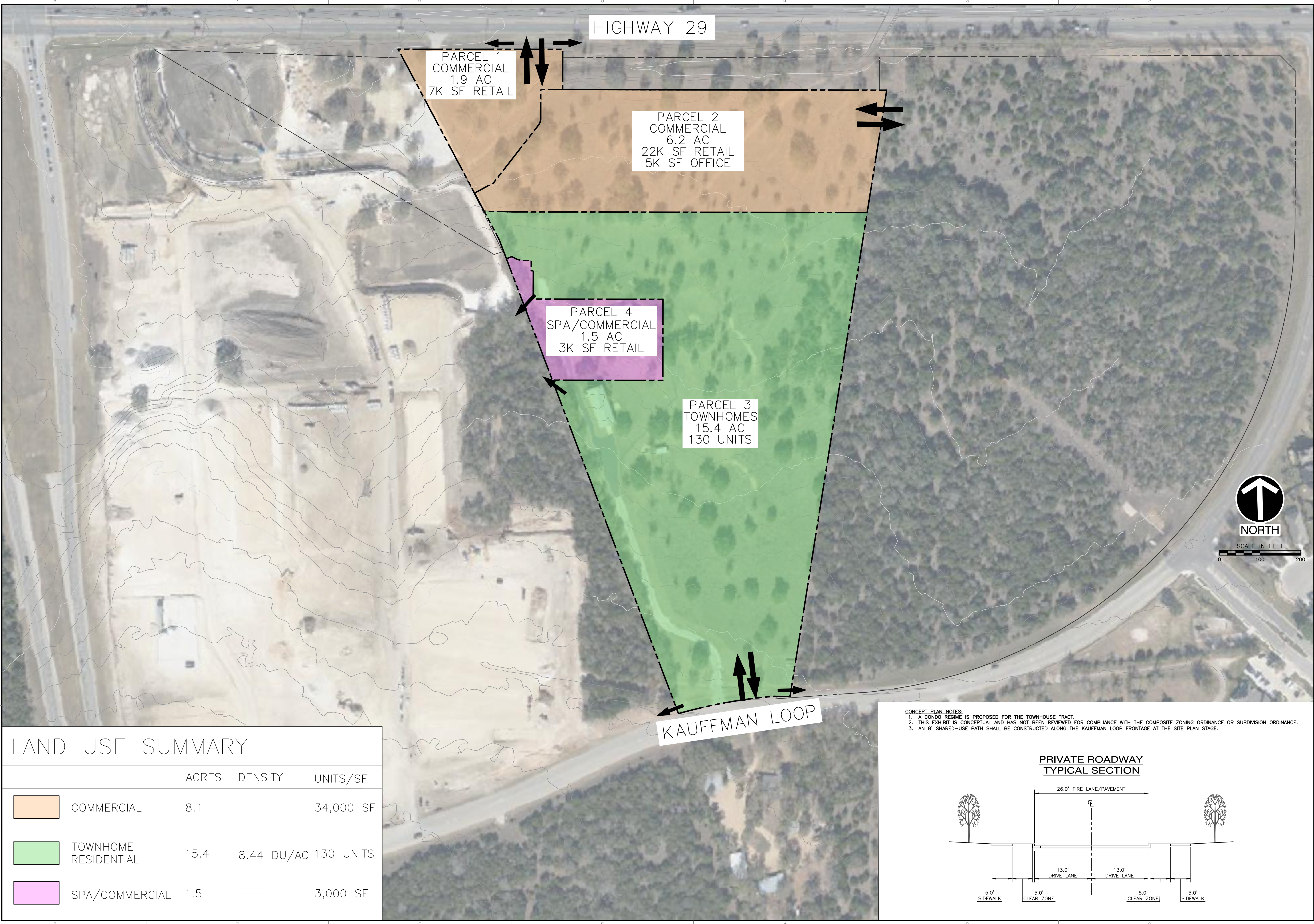
Witness my hand and seal this 23rd day of April, 2022.



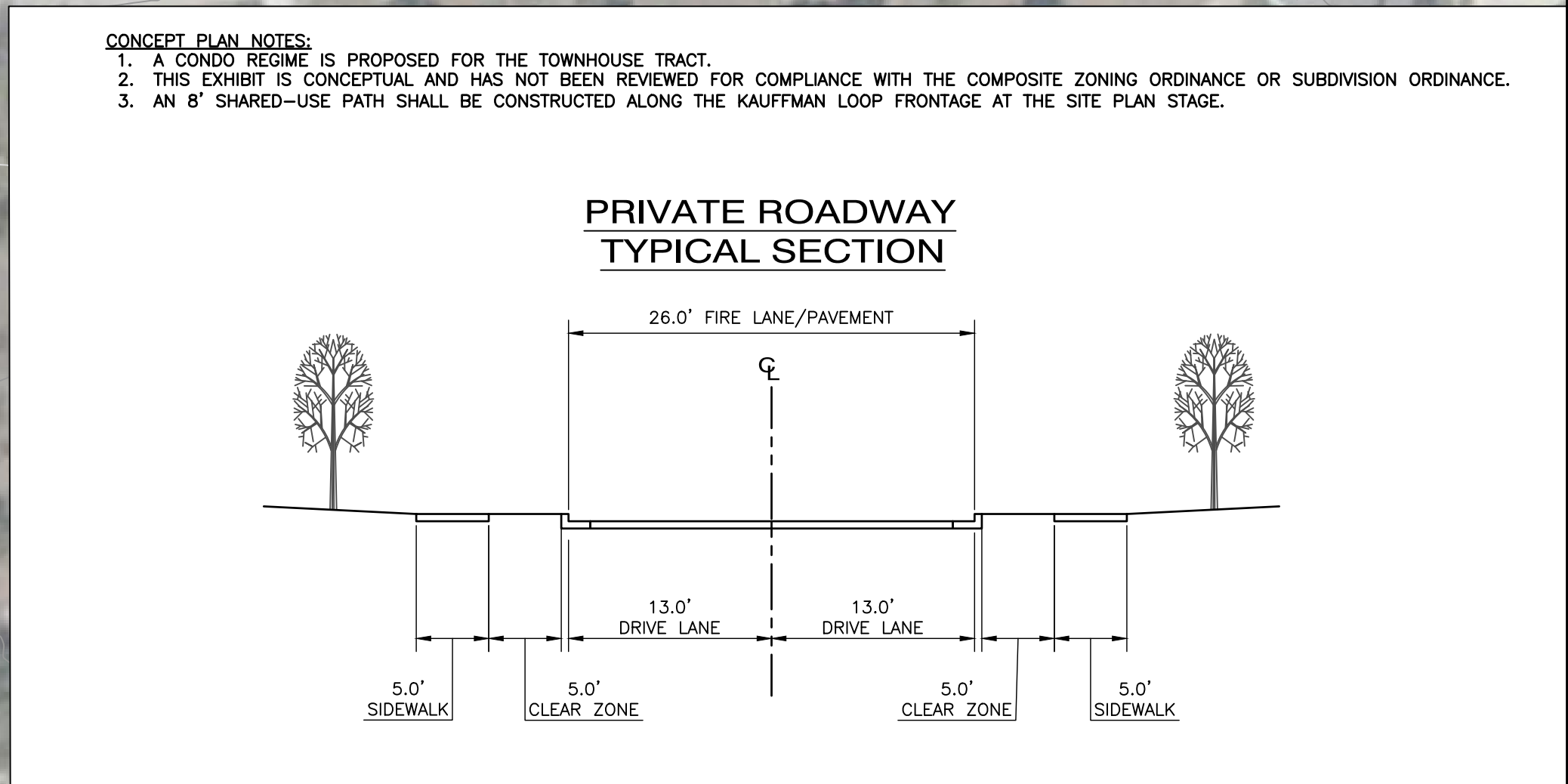
Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
Texas Registered Surveying Firm No. 10194419



A:\10-2001\314-748\CD\DWG\DWG\314-748.dwg - kauffman loop bubble plan.dwg\A\10\11\15\7/25/2022 - mthorne) - LP: 7/25/2022 1:21 PM



LAND USE SUMMARY				
		ACRES	DENSITY	UNITS/SF
	COMMERCIAL	8.1	-----	34,000 SF
	TOWNHOME RESIDENTIAL	15.4	8.44 DU/AC	130 UNITS
	SPA/COMMERCIAL	1.5	-----	3,000 SF



REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
227 South Main Street - Athens, PA 18810
Ph: 570.886.2007 · 877-389-1852 · Fax: 570.886.2011
www.cecinc.com

AARKAY GROUP LLC
675 KAUFFMAN LOOP
LEANDER, TEXAS
WILLIAMSON COUNTY

LAND USE PLAN EXHIBIT

DRAWING NO.:
EXHIBIT

DATE: 7/25/2022	DRAWN BY: CEC
DWG SCALE: 1"=100'	CHECKED BY: CEC
PROJECT NO: 314-748	APPROVED BY:

SHEET 1 OF 1

City of Leander Planning Department
201 North Brushy Street
PO Box 319
Leander, Texas 78646-0319

2/18/2022

Re: Approximately 25 acres located at 675 Kauffman Loop (the "Property")
Planned Unit Development (PUD) Rezoning Application
Letter of Intent – 675 Kauffman Loop PUD

Please accept this Letter of Intent for the submittal of the PUD Rezoning Application for approximately 25 acres located at 675 Kauffman Loop known as the 675 Kauffman Loop PUD.

Zoning and Comprehensive Plan. The Property is currently unzoned, as it is in the City of Leander ETJ and is listed in the December 17, 2021, City Limits and Extraterritorial Jurisdiction map as "Future Annexation Per Development Agreement". The Property is covered by the "Development Agreement under Section 43.035, Texas Local Government Code" dated March 3, 2016. The 675 Kauffman Loop PUD Application proposes a combination of General Commercial ("GC") and Single-Family Townhouse ("SFT") base zoning district designation for the Property.

The Property is designated as "Activity Center" on the Future Land Use Map Effective October 12, 2021.

The Property. The Property consists of approximately 25 acres, located in between SH 29 and Kauffman Loop. The Property is located immediately east of the Bar W Commercial PUD which includes the HEB grocery store and related commercial development, and undeveloped land is located to the east of the Property.

Project Summary: The proposed development includes a variety of commercial development along the entirety of frontage of SH29, a spa located interior to the Property, and 130 townhome units on the remaining 15.6 acres of the Property adjacent to Kauffman Loop. The proposed development is authorized pursuant to the proposed GC and SFT base zoning district pursuant to the 675 Kauffman Loop PUD. We request the following alternatives to certain standards of the Leander Composite Zoning Ordinance:

1. The PUD is exempt from Article VI, Section 7 (b) (5) of the City's Composite Zoning Ordinance regarding the use of structural stabilization for the perimeter of non-residential and multi-family drainage facilities being limited to 30% of the pond perimeter excluding outlet structures.
2. Interior Sidewalks abutting the street/curb with landscape buffer behind the sidewalk.
3. 100% Masonry Townhome Units (Mix Stone, Brick, Stucco).
4. Masonry Fencing along Kauffman Loop.
5. Standard 6ft Wood Fencing at perimeter of townhome parcel.
6. 26 ft wide Private Internal Streets in townhome parcel.

Thank you for your time and consideration of this 675 Kauffman Loop PUD.

Sincerely,



Michael Theone, P.E. Civil Environmental Consultants (agent for 675 Kaufman LP)

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Marc Frease with Craftmen Homes, LLC (dba Craftmen Residential, LLC) acting on behalf of the developer 675 Kaufman LP, went door-to-door on Wednesday evening 6-15-2022 to meet and greet the residents residing within 500 ft of the subject property. Marc met with Mr. Brennon Magee of 750 Kauffman Loop and Mrs. Laura Meyer of 700 Kauffman Loop. The parties discussed the overall project and proposed zoning changes to SFT, Commercial and Day-Spa use, the total acreage being proposed for each use, the total number of attached for-sale townhomes being proposed, floor plans and livable square footage including options, masonry standards for the SFT and Commercial component, entryways, utility requirements, private streets within the SFT component, amenities, etc. The parties were also notified of the forthcoming Public Hearings for the PUD submittal.

Marc provided the parties with the overall survey of the property, the conceptual color rendered site plan identifying each parcel including proposed layout and roadways within the development, the conceptual elevations for the SFT component including conceptual floor plans.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

There are no Homeowners Associations located within 500 ft of the subject property.

3. What concerns were raised during these communications?

Based on Marc's conversations, there were no concerns brought about by the parties.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

There have been no specific conditions added to or modified within the zoning request in response to concerns raised during the meeting between the parties.

The above information is deemed to be true to the best of my knowledge.

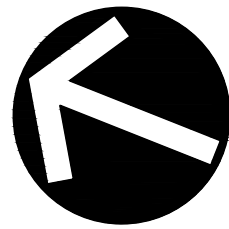
Signature: Michael theone

Date 6/17/2022

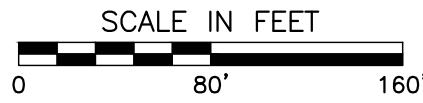
Michael Theone

Digitally signed by Michael Theone
DN: C=US, E=mtheone@cedinc.com, O=CEC, CN=Michael Theone
Date: 2022.06.17 09:22:47-05'00'

A:\310-2001\314-748\Survey\Draw\314-748 301-base NEW ORIENTATION.dwg[ENH] 15/07/2022 11:14 AM -- (P: 4/20/2022 11:14 AM)



NORTH



LEGEND:

- 1/2-INCH IRON ROD FOUND WITH "RPLS 5575" CAP UNLESS OTHERWISE NOTED
- TXDOT TYPE 1 MONUMENT
- △ CALCULATED POINT
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED PARCEL BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CONC. CONCRETE
- () RECORD INFORMATION PER DOC. NO. 2017003357
- [] RECORD INFORMATION PER DOC. NO. 2020096319

SURVEYOR'S NOTES:

- ONLY VISIBLE, ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON, AS WELL AS UNDERGROUND UTILITIES LOCATED PER THIRD PARTY MARKINGS (I.E. PIN FLAGS, PAINT MARKS, ETC.). UNDERGROUND UTILITIES SHOWN HEREON WILL NEED TO BE FIELD VERIFIED BEFORE ANY EXCAVATION BEGINS.
- THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR IS NOT RESPONSIBLE FOR ANY ADDITIONAL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TRACT SHOWN HEREON.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARCH DISTANCE	CHORD BEARING
C1	1250.00'	11°01'35"	240.56'	S79°51'23"W
C2	30.00'	37°47'26"	19.79'	N18°55'33"E
(C1)	(1250.00')		(240.51')	(S81°02'16"W)

REVISION RECORD

NO.	DATE	DESCRIPTION

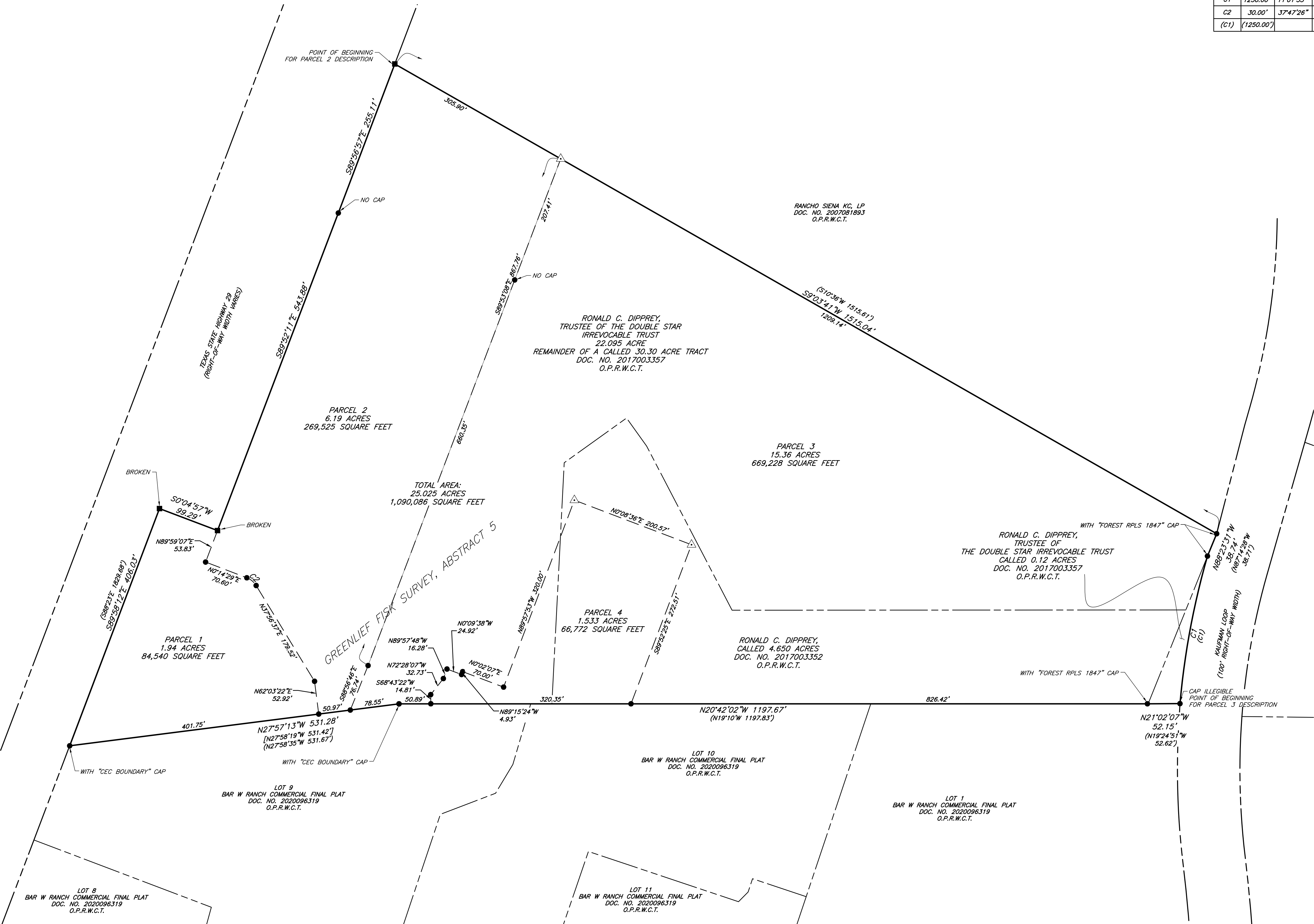
CEE
Texas Registered Surveying Firm 0184419 - Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.ceeinc.com

AARKAY GROUP LLC
675 KAUFMAN LOOP
LEANDER, TEXAS
WILLIAMSON COUNTY

SURVEY EXHIBIT

DRAWING NO. **SV01**
SHEET 1 OF 1

DATE:	APRIL, 2022	DRAWN BY:	AJH
DWG SCALE:	1"=80'	CHECKED BY:	ESH
PROJECT NO.:		APPROVED BY:	SSX



LAND USE SUMMARY			
	ACRES	DENSITY	UNITS
TOWNHOME RESIDENTIAL	14.2 AC.	9.2 du/ac	130 units
DETENTION	1.4 AC.		
COMMERCIAL	7.9 AC.		
SPA OUTPARCEL	1.5 AC.		
Notes:			
TOTAL	25.0 AC.	5.2 du/ac	130 Units
WALKS/TRAILS, TYP.			





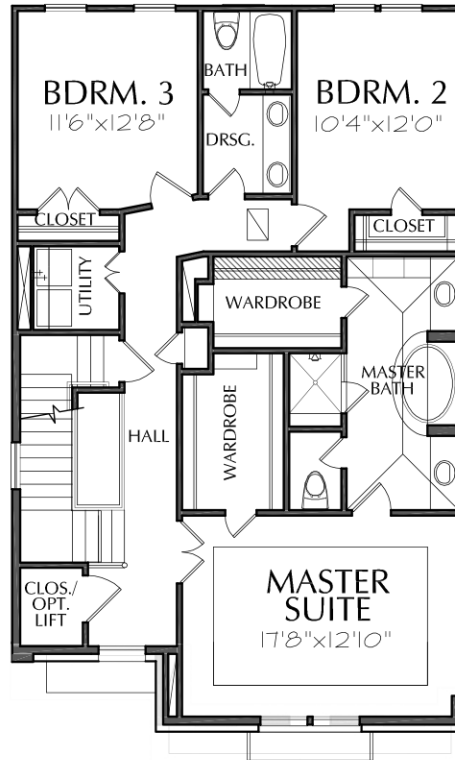
CRAFTMEN

RESIDENTIAL

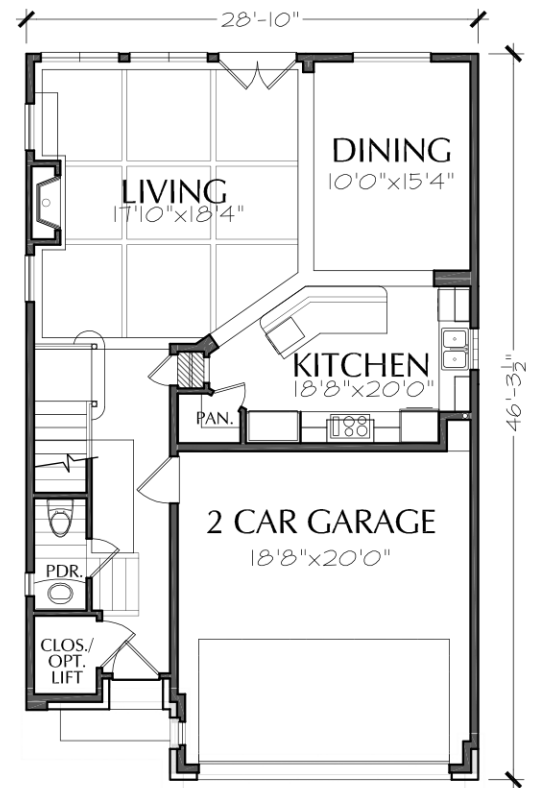
JOB#	E0108 A2.2
LEVEL ONE:	880
LEVEL TWO:	1275
BONUS LEVEL THREE:	610
TOTAL LIVING:	2155
TOTAL W/ BONUS	2765
OVERALL WIDTH:	28'-10"
OVERALL DEPTH:	46'-3 1/2"
1st FLOOR CLG.:	11'-1"U.O.N.
2nd FLOOR CLG.:	9'-1"U.O.N.
3rd FLOOR CLG.:	9'-1"U.O.N.



OPT.
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



CRAFTMEN

RESIDENTIAL

JOB#	E0108 A3.4
LEVEL ONE:	893
LEVEL TWO:	1265
LEVEL THREE:	982
TOTAL LIVING:	3140
OVERALL WIDTH:	28'-10"
OVERALL DEPTH:	46'-4"
1st FLOOR CLG.:	11'-1"U.O.N.
2nd FLOOR CLG.:	9'-1"U.O.N.
3rd FLOOR CLG.:	9'-1"U.O.N.

