



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

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

July 14, 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 July 7, 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. Re-approval of Subdivision Case 20-TOD-FP-033 regarding The Cottages at San Gabriel Final Plat on one parcel of land approximately 13.8709 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R576406; generally located east of 183A Toll Rd. and north of Huddleston Rd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-007 regarding Bluffview Ph 3 Final Plat on two parcels of land approximately 40.266 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031231 and R339021; generally located to the southeast of the intersection Ronald W Reagan Blvd and Bradley Ranch Road, Leander, Williamson County, Texas.
8. Approval of Subdivision Case 21-SFP-013 regarding The Square at Crystal Falls Short Form Final Plat on two parcels of land approximately 2.768 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R332046 and R083628; more commonly known as 1900 and 1902 S. Bagdad Road, Leander, Williamson County, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-003 to amend Transportation Master Plan to change the classification of CR 267 between Kauffman Loop and Bar W Ranch Blvd from an arterial class roadway to a collector class roadway, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case 22-CPA-003 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 regarding Subdivision Case 22-CP-003 to adopt the Borho aka Barksdale Concept Plan on one parcel of land approximately 44 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031542; generally located north on Journey Parkway, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 22-CP-003 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and to amend Transportation Master Plan to change the classification of Live Oak Road to a local street and consider action regarding Zoning Case 21-Z-030 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LO-2-B (Local Office) on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R356046, R473837, R022920-R022923, R473838, R473839, and R022941; and generally located to the west of the intersection of Oak Creek Road and N Bagdad Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Comprehensive Plan Case 21-CPA-009
 - Discuss and consider action regarding Zoning Case 21-Z-030 as described above
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

13. Discuss and consider action on Tree Removal Case 22-TRP-003 regarding removal of Significant Trees associated with the Maple Ranch Apartment Site Development Project generally located at the southwest corner of Ronald Reagan Boulevard and Palmera Ridge Boulevard, Leander, Williamson County, Texas.

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

14. Discuss and consider action on Tree Removal Case 22-CIP-TRP-004 regarding removal of Significant and Heritage Trees associated with the eastward expansion of San Gabriel Parkway from Palmera Bluff subdivision to the intersection of Ronald Reagan Boulevard generally located north of Palmera Ridge Section 9 and runs southwest of the intersection of Ronald Reagan Boulevard and current CR 274, Leander, Williamson County, Texas.

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

15. Discuss and consider action regarding Ordinance Case 22-OR-002 to amend the Composite Zoning Ordinance to adopt amendments to the landscape ordinance requirements to promote water conservation, and to provide for related matters; Williamson & Travis Counties, Texas.

- a. Staff Presentation
- b. Discussion
- c. Consider Action

16. 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 8 day of July 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Re-approval of Subdivision Case 20-TOD-FP-033 regarding The Cottages at San Gabriel Final Plat on one parcel of land approximately 13.8709 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R576406; generally located east of 183A Toll Rd. and north of Huddleston Rd., 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. The Planning & Zoning Commission approved this request on June 24, 2021 and the approval expired on December 24, 2021.

HISTORY/TIMELINE:

02/15/2018 – Concept Plan Approved
06/14/2018 – Preliminary Plat Approved
06/08/2020 – Minor Revision to the Preliminary Plat Approved
06/24/2021 – Final Plat Approved
12/24/2021 – Final Plat Approval Expired

APPLICANT/AGENT:

Bleyl Engineering (Steve Ihnen) on behalf of HC Alexander Place, LLC (J. Bart Hopper).

RECOMMENDATION:

This final plat includes 103 residential lots, 5 landscape lots, and 5 parkland 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:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Final Plat
2. Location Exhibit

COTTAGES AT SAN GABRIEL

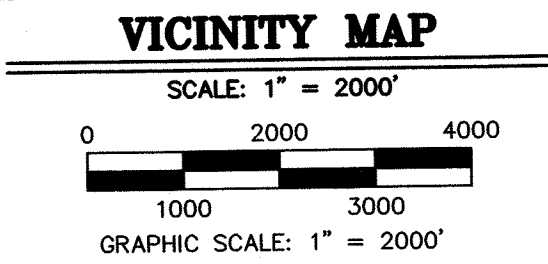
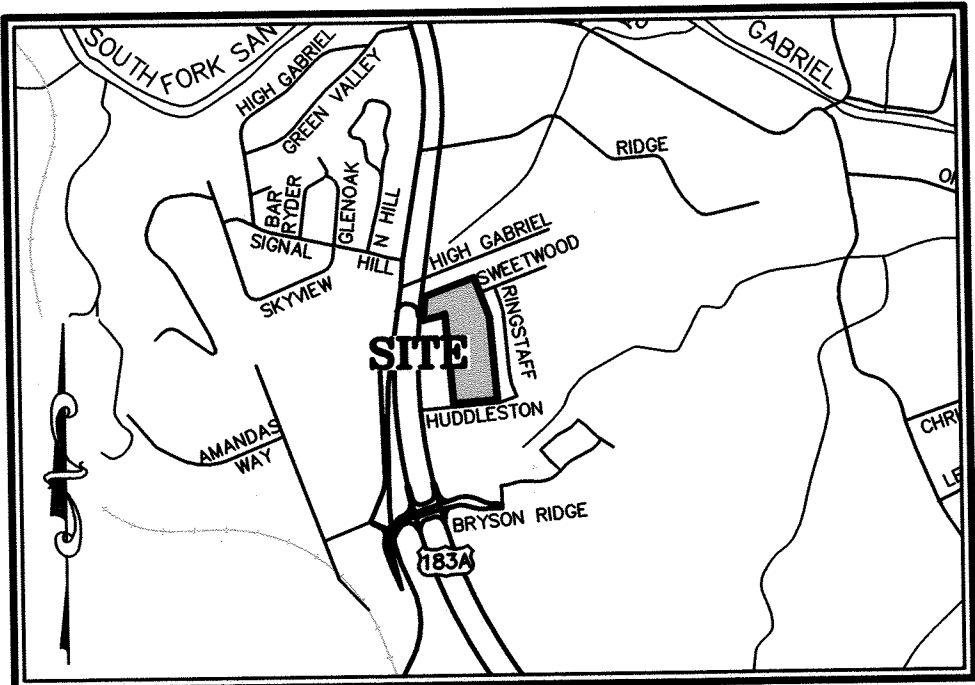
OWNER:
ARSG LIVING, L.L.C.
3889 MAPLE AVENUE, SUITE 200
DALLAS TEXAS 75219

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD, SUITE 2201
AUSTIN, TX 78744
512-537-2384

ENGINEER:
BLEYL ENGINEERING, LLC
12007 TECHNOLOGY BLVD. #150
AUSTIN, TX 78727

SUBMITTAL DATE:
DECEMBER 12, 2020

FILING DATE:
DECEMBER 12, 2020



- SHEET INDEX:**
- 1. COVER SHEET
 - 2. PLAT
 - 3. PLAT DETAIL
 - 4. PLAT DETAIL
 - 5. LINE & CURVE TABLES
 - 6. METES & BOUNDS/PLAT NOTES

- LOT TABLE:**
- NUMBER OF BLOCKS: 5
 - NUMBER OF LANDSCAPE LOTS: 4
 - NUMBER OF PARKLAND LOTS: 6
 - NUMBER OF RESIDENTIAL LOTS: 103
 - TOTAL NUMBER OF LOTS: 113
 - TOTAL ACREAGE: 13.8709

LOT SUMMARY TABLE			
LANDSCAPE LOTS	0.1435 ACRES	6,251 SQ. FT.	
PARKLAND LOTS	1.5166 ACRES	66,065 SQ. FT.	
RESIDENTIAL LOTS	12.2108 ACRES	531,900 SQ. FT.	
TOTAL	13.8709 ACRES	604,216 SQ. FT.	

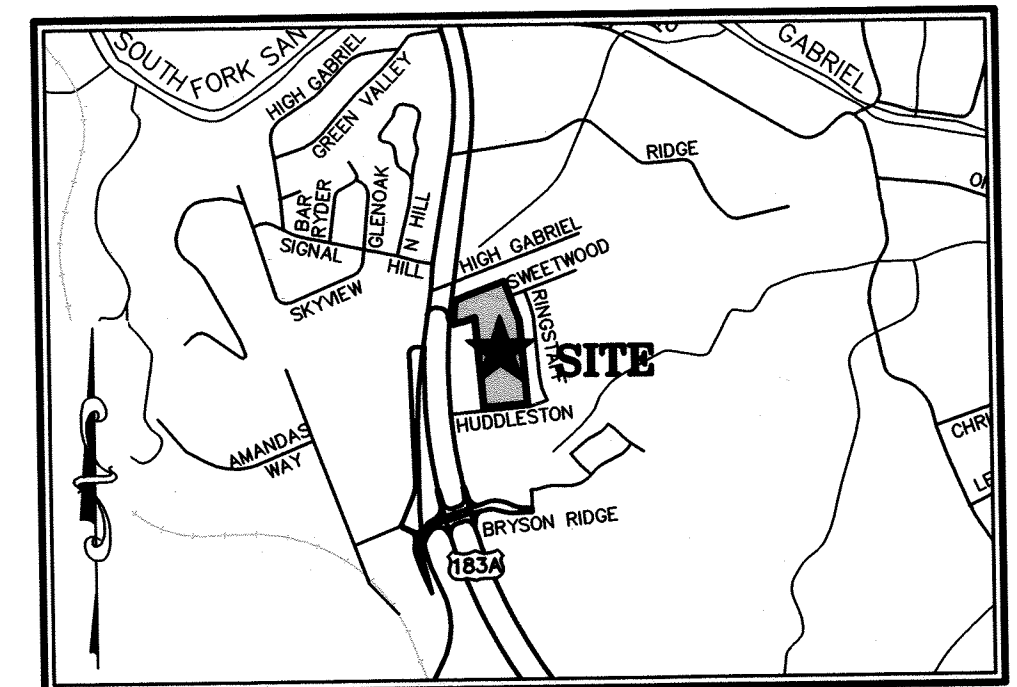
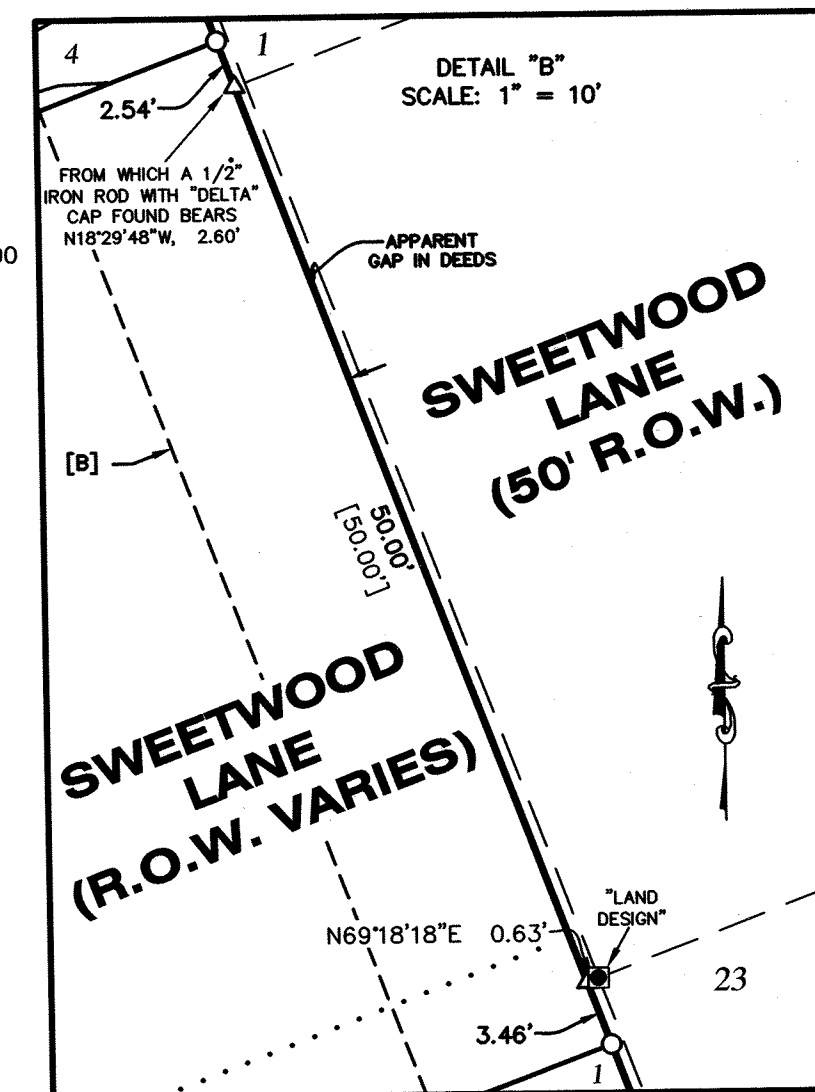
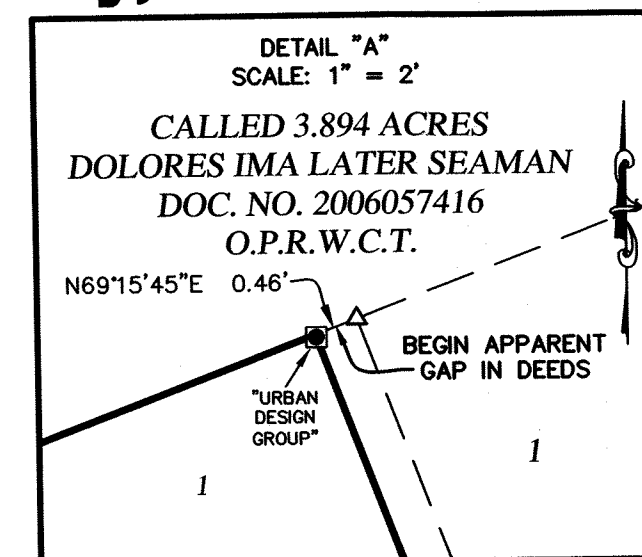
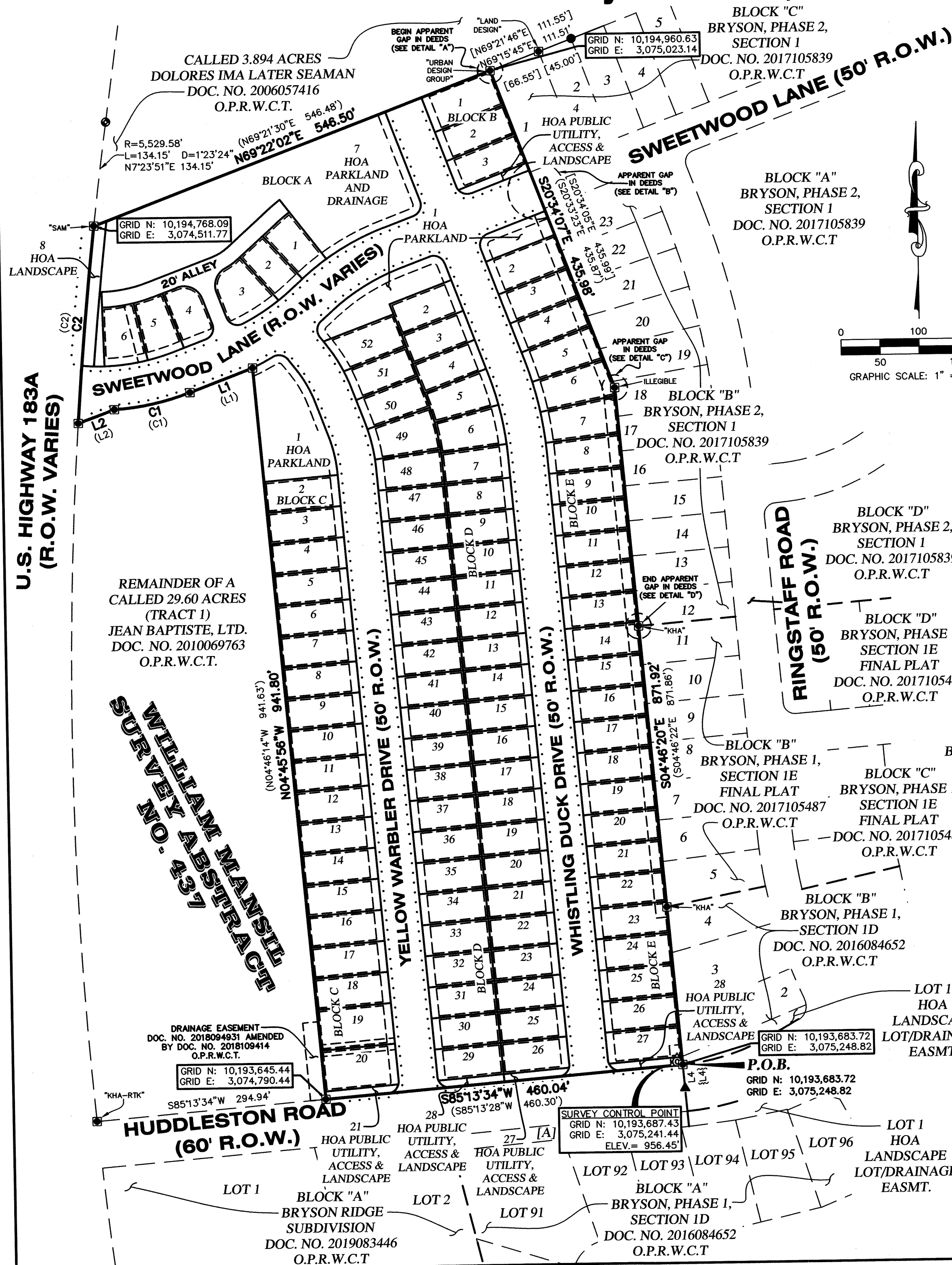
STREET TABLE			
STREET NAME	LENGTH OF STREET	R.O.W. WIDTH	STREET DESIGNATION
SWEETWOOD LANE	649.40'	VARIES	PUBLIC
YELLOW WARBLER DRIVE	1011.24'	50	PUBLIC
WHISTLING DRIVE	1273.78'	50	PUBLIC

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/28/2022
Project:	01095
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	NH/JC
Survey Date:	SEP. 2020
Sheet:	1 OF 6

COTTAGES AT SAN GABRIEL
City of Leander, Williamson County, Texas



VICINITY MAP

SCALE: 1" = 2000'

BEARING BASIS:

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000140653418.

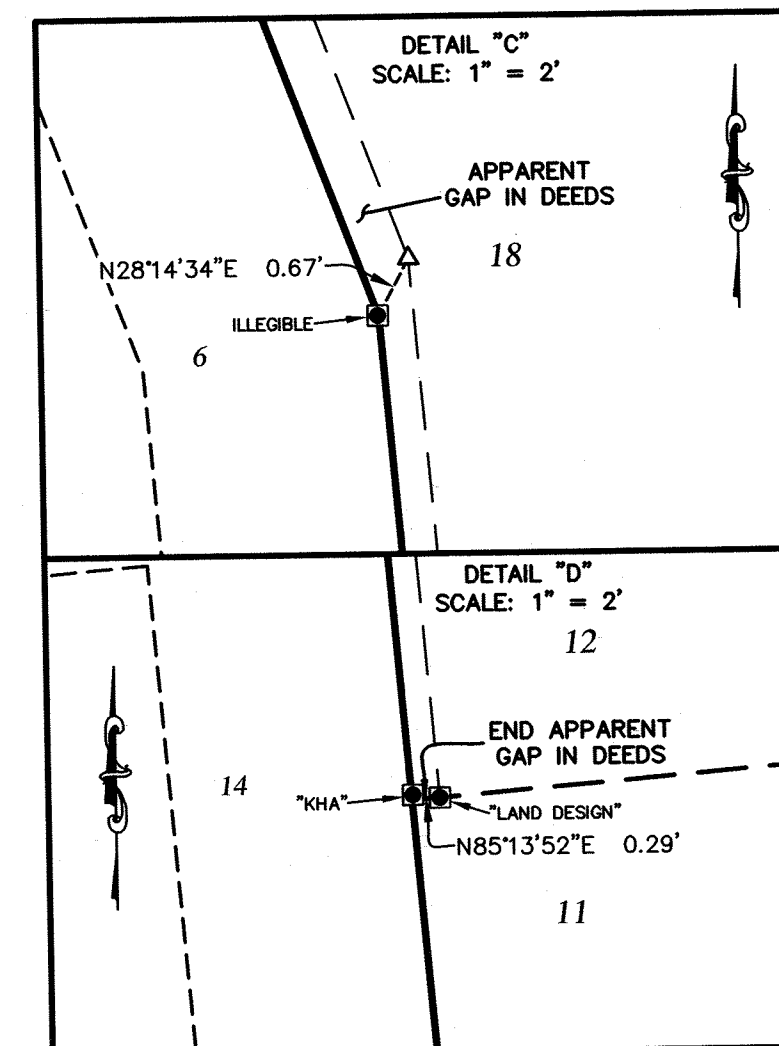
SURVEY CONTROL:

SURVEY CONTROL: STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON GPS STATIC OBSERVATIONS WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED SEPT. 30 2020. (GEOID18)

FLOODPLAIN NOTE:

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LEGEND

—————	PROPERTY LINE
- - - - -	EXISTING PROPERTY LINES
- . - . -	EASEMENT LINES
• • • • •	PROPOSED 6' SIDEWALK
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
▲	NAIL FOUND AS NOTED
⊗	TxDOT TYPE II BRASS DISC FOUND
⊠	IRON ROD WITH "DELTA" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊠	SURVEY CONTROL POINT
HOA	HOME OWNERS ASSOCIATION
D.E.	D.E.
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2018109415
[.....]	RECORD INFORMATION PER PLAT DOC. NO. 2017105839
{.....}	RECORD INFORMATION PER PLAT DOC. NO. 2017105487
{{.....}}	RECORD INFORMATION PER PLAT DOC. NO. 2016084652

COTTAGES AT SAN GABRIEL

City of Leander, Williamson County, Texas

U.S. HIGHWAY 183A
(R.O.W. VARIES)

CALLED 3.894 ACRES
DOLORES IMA LATER SEAMAN
DOC. NO. 2006057416
O.P.R.W.C.T.

R=5,529.58'
L=134.15' D=1'23'24"
N7°23'51"E 134.15'

GRID N: 10,194,768.09
GRID E: 3,074,511.77

SWEETWOOD LANE
(R.O.W. VARIES)

REMAINDER OF A
CALLED 29.60 ACRES
(TRACT 1)
JEAN BAPTISTE, LTD.
DOC. NO. 2010069763
O.P.R.W.C.T.

BLOCK A

7
HOA
PARKLAND
AND
DRAINAGE

10' PUBLIC UTILITY,
ACCESS &
LANDSCAPE
EASEMENT HEREBY
DEDICATED

10' PUBLIC UTILITY,
ACCESS &
LANDSCAPE
EASEMENT HEREBY
DEDICATED

10' PUBLIC UTILITY,
ACCESS &
LANDSCAPE
EASEMENT HEREBY
DEDICATED

BLOCK C

1
HOA
PARKLAND

2.5' P.U.E.
HEREBY DEDICATED
(TYPICAL)

2
L27

3
L63

4
L63

5
L63

6
L62

7
L62

8
L62

9
L62

10
L62

11
L62

12
L62

13
L62

14
L62

15
L62

16
L62

17
L62

18
L62

19
L62

20
L62

21
L62

22
L62

23
L62

24
L62

25
L62

26
L62

27
L62

28
L62

29
L62

30
L62

31
L62

32
L62

33
L62

34
L62

35
L62

36
L62

37
L62

38
L62

39
L62

40
L62

41
L62

42
L62

43
L62

44
L62

45
L62

46
L62

47
L62

48
L62

49
L62

50
L62

51
L62

52
L62

53
L62

54
L62

55
L62

56
L62

57
L62

58
L62

59
L62

60
L62

61
L62

62
L62

63
L62

64
L62

65
L62

66
L62

67
L62

68
L62

69
L62

70
L62

71
L62

72
L62

73
L62

74
L62

75
L62

76
L62

77
L62

78
L62

79
L62

80
L62

81
L62

82
L62

83
L62

84
L62

85
L62

86
L62

87
L62

88
L62

89
L62

90
L62

91
L62

92
L62

93
L62

94
L62

95
L62

96
L62

97
L62

98
L62

99
L62

100
L62

101
L62

102
L62

103
L62

104
L62

105
L62

106
L62

107
L62

108
L62

109
L62

110
L62

111
L62

112
L62

113
L62

114
L62

115
L62

116
L62

117
L62

118
L62

119
L62

120
L62

121
L62

122
L62

123
L62

124
L62

125
L62

126
L62

127
L62

128
L62

129
L62

130
L62

131
L62

132
L62

133
L62

134
L62

135
L62

136
L62

137
L62

138
L62

139
L62

140
L62

141
L62

142
L62

143
L62

144
L62

145
L62

146
L62

147
L62

148
L62

149
L62

150
L62

151
L62

152
L62

153
L62

154
L62

155
L62

156
L62

157
L62

158
L62

159
L62

160
L62

161
L62

162
L62

163
L62

164
L62

165
L62

166
L62

167
L62

168
L62

169
L62

170
L62

171
L62

172
L62

173
L62

174
L62

175
L62

176
L62

177
L62

178
L62

179
L62

180
L62

181
L62

182
L62

183
L62

184
L62

185
L62

186
L62

187
L62

188
L62

189
L62

190
L62

191
L62

192
L62

193
L62

194
L62

195
L62

196
L62

197
L62

198
L62

199
L62

200
L62

201
L62

202
L62

203
L62

204
L62

205
L62

206
L62

207
L62

208
L62

209
L62

210
L62

211
L62

212
L62

213
L62

214
L62

215
L62

216
L62

217
L62

218
L62

219
L62

220
L62

221
L62

222
L62

223
L62

224
L62

225
L62

226
L62

227
L62

228
L62

229
L62

230
L62

231
L62

232
L62

233
L62

234
L62

235
L62

236
L62

237
L62

238
L62

239
L62

240
L62

241
L62

242
L62

243
L62

244
L62

245
L62

246
L62

247
L62

248
L62

249
L62

250
L62

251
L62

252
L62

253
L62

254
L62

255
L62

256
L62

257
L62

258
L62

259
L62

260
L62

261
L62

262
L62

263
L62

264
L62

265
L62

266
L62

267
L62

268
L62

269
L62

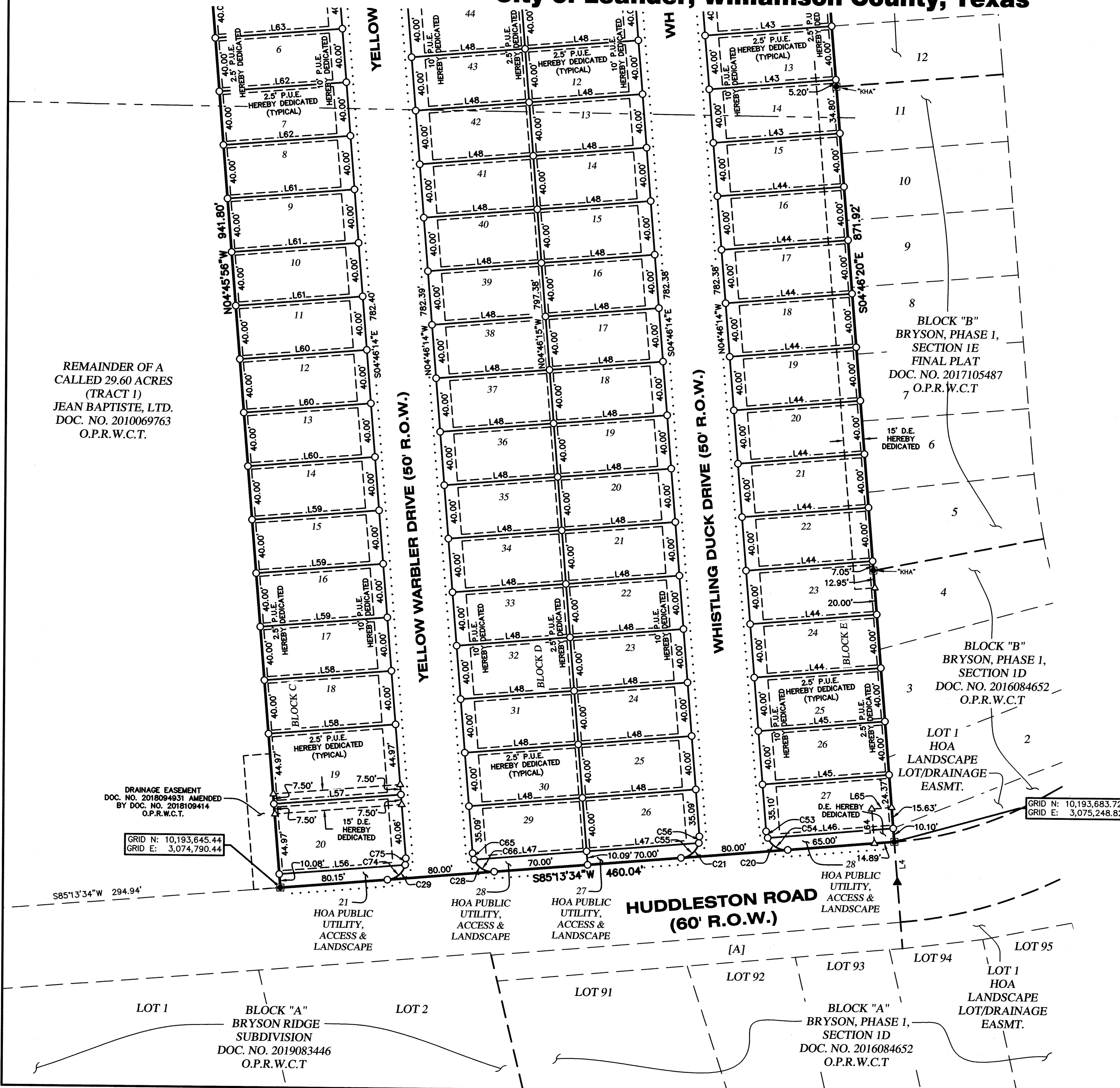
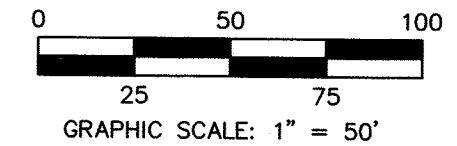
270
L62

271
L62

COTTAGES AT SAN GABRIEL

City of Leander, Williamson County, Texas

REMAINDER OF A
CALLED 29.60 ACRES
(TRACT 1)
JEAN BAPTISTE, LTD.
DOC. NO. 2010069763
O.P.R.W.C.T.



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/28/2022
Project:	01095
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	NH/JC
Survey Date:	SEP. 2020
Sheet:	4 OF 6

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	328.00'	99.88'	17°26'49"	S78°02'22"W	99.49'
C2	5,529.58'	253.84'	2°37'49"	N05°23'51"E	253.82'
C3	272.00'	114.76'	24°10'26"	S81°26'45"W	113.91'
C4	15.00'	23.56'	90°00'00"	S24°21'32"W	21.21'
C5	25.00'	39.21'	89°52'10"	S65°34'33"E	35.32'
C6	197.00'	66.32'	19°17'18"	N79°08'00"E	66.01'
C7	177.00'	59.65'	19°18'33"	S79°08'37"W	59.37'
C8	57.00'	21.36'	21°28'08"	S58°45'17"W	21.23'
C9	303.00'	23.89'	4°31'03"	S50°16'44"W	23.88'
C10	283.00'	22.34'	4°31'19"	N50°16'52"E	22.33'
C11	77.00'	18.88'	14°03'06"	N55°02'46"E	18.84'
C12	25.00'	36.09'	82°42'47"	N20°42'56"E	33.04'
C13	15.00'	25.09'	95°50'15"	N68°33'35"W	22.27'
C14	272.00'	74.21'	15°37'54"	S55°42'20"W	73.98'
C15	328.00'	122.90'	21°28'06"	S58°37'26"W	122.18'
C16	15.00'	23.54'	89°54'52"	S24°24'03"W	21.20'
C17	15.00'	23.58'	90°05'08"	N65°35'57"W	21.23'
C18	15.00'	23.54'	89°54'52"	N24°24'03"E	21.20'
C19	443.00'	122.05'	15°47'08"	N12°39'48"W	121.67'
C20	15.00'	23.56'	90°00'12"	N49°46'20"W	21.21'
C21	15.00'	23.56'	89°59'48"	S40°13'40"W	21.21'
C22	393.00'	108.28'	15°47'08"	S12°39'48"E	107.93'
C23	15.00'	23.58'	90°05'08"	S65°35'57"E	21.23'
C24	272.00'	101.92'	21°28'06"	N58°37'26"E	101.32'
C25	15.00'	22.57'	86°12'30"	N04°47'08"E	20.50'
C26	205.00'	63.55'	17°45'45"	N29°26'15"W	63.30'
C27	223.00'	61.44'	15°47'08"	N12°39'48"W	61.24'
C28	15.00'	23.56'	90°00'12"	N49°46'20"W	21.21'
C29	15.00'	23.56'	89°59'48"	S40°13'40"W	21.21'
C30	173.00'	47.66'	15°47'08"	S12°39'48"E	47.51'
C31	155.00'	48.05'	17°45'45"	S29°26'15"E	47.86'
C32	15.00'	21.16'	80°48'46"	S78°43'30"E	19.45'
C33	328.00'	30.07'	5°15'07"	N62°40'42"E	30.06'
C34	5,529.58'	73.95'	0°45'58"	N04°27'56"E	73.95'
C35	5,529.58'	179.89'	1°51'50"	N05°46'50"E	179.88'
C36	5,514.58'	186.84'	1°56'28"	S05°50'25"W	186.83'
C37	274.44'	9.89'	2°03'54"	S87°30'19"E	9.89'
C38	273.09'	13.54'	2°50'30"	S89°58'48"E	13.54'
C39	272.00'	56.25'	11°50'59"	N82°40'17"E	56.15'
C40	272.00'	35.07'	7°23'16"	N73°03'10"E	35.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S69°18'41"W	86.39'
L2	S69°28'25"W	49.33'
L3	N63°34'35"W	8.33'
L4	S04°46'20"E	30.22'
L5	S38°19'07"E	16.28'
L6	N85°55'41"W	5.39'
L7	S69°21'32"W	43.98'
L8	S20°38'28"E	35.12'
L9	N69°29'22"E	33.76'
L10	S01°24'23"E	20.00'
L11	S69°29'22"W	90.59'
L12	S48°01'13"W	68.29'
L13	N37°31'43"W	20.00'
L14	N48°01'13"E	68.29'
L15	N20°38'28"W	34.48'
L16	S47°53'23"W	22.79'
L17	S69°21'29"W	41.67'
L18	S20°33'23"E	122.19'
L19	N20°33'23"W	122.13'
L20	S69°21'29"W	79.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N69°21'29"E	79.83'
L22	N69°21'29"E	41.54'
L23	N47°53'23"E	20.23'
L24	N38°19'07"W	12.80'
L25	N20°33'23"W	48.25'
L26	S20°33'23"E	48.25'
L27	N85°13'28"E	95.08'
L28	N01°24'23"W	75.43'
L29	N13°15'22"W	75.29'
L30	N20°38'21"W	75.17'
L31	N41°12'32"W	74.16'
L32	N42°06'31"W	74.73'
L33	N37°31'43"W	76.34'
L34	N69°12'25"E	94.78'
L35	N69°12'25"E	94.79'
L36	N69°13'45"E	93.89'
L37	N69°26'37"E	94.82'
L38	N69°26'37"E	94.83'
L39	N69°26'37"E	94.84'
L40	N73°14'02"E	96.03'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C41	197.00'	25.65'	7°27'37"	S73°13'09"W	25.63'
C42	197.00'	40.67'	11°49'41"	S82°51'48"W	40.60'
C43	272.00'	55.17'	11°37'14"	N57°42'41"E	55.07'
C44	272.00'	19.04'	4°00'41"	N49°53'43"E	19.04'
C45	328.00'	39.30'	6°51'54"	N51°19'20"E	39.28'
C46	328.00'	83.60'	14°36'12"	N62°03'23"E	83.37'
C47	15.00'	5.25'	20°03'01"	S30°34'53"E	5.22'
C48	15.00'	18.34'	70°02'07"	S75°37'27"E	17.21'
C49	443.00'	29.30'	3°47'24"	N18°39'40"W	29.30'
C50	443.00'	40.01'	5°10'31"	N14°10'43"W	40.00'
C51	443.00'	40.01'	5°10'31"	N09°00'12"W	40.00'
C52	443.00'	12.72'	1°38'42"	N05°35'36"W	12.72'
C53	15.00'	5.00'	19°04'49"	N14°18'39"W	4.97'
C54	15.00'	18.57'	70°55'23"	N59°18'45"W	17.40'
C55	15.00'	18.56'	70°54'16"	N49°46'26"E	17.40'
C56	15.00'	5.00'	19°05'32"	N04°46'32"E	4.98'
C57	393.00'	16.21'	2°21'50"	N05°57'09"W	16.21'
C58	393.00'	51.08'	7°26'47"	N10°51'27"W	51.04'
C59	393.00'	40.99'	5°58'32"	N17°34'07"W	40.97'
C60	205.00'	40.43'	11°18'03"	S32°40'06"E	40.37'
C61	205.00'	23.12'	6°27'42"	S23°47'13"E	23.11'
C62	223.00'	8.68'	2°13'50"	S19°26'27"E	8.68'
C63	223.00'	40.05'	10°17'28"	S13°10'48"E	40.00'
C64	223.00'	12.70'	3°15'50"	S06°24'09"E	12.70'
C65	15.00'	5.00'	19°06'40"	S14°19'34"E	4.98'
C66	15.00'	18.56'	70°53'32"	S59°19'40"E	17.40'
C67	308.00'	84.85'	15°47'06"	N12°39'48"W	84.59'
C68	308.00'	12.71'	2°21'54"	N05°57'11"W	12.71'
C69	308.00'	40.03'	7°26'47"	N10°51'32"W	40.00'
C70	308.00'	32.11'	5°58'26"	N17°34'08"W	32.10'
C71	308.00'	17.55'	3°15'52"	N06°24'11"W	17.55'
C72	308.00'	55.32'	10°17'28"	N13°10'51"W	55.25'
C73	308.00'	11.98'	2°13'46"	N19°26'28"W	11.98'
C74	15.00'	18.56'	70°52'55"	N49°47'06"E	17.40'
C75	15.00'	5.00'	19°06'53"	N04°47'12"E	4.98'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	328.00'	99.56'	17°23'29"	S78°03'16"W	99.18'
(C2)	5,529.58'	253.81'	2°37'48"	N05°24'46"E	253.79'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N78°24'33"E	98.70'
L42	N83°35'04"E	95.09'
L43	N85°13'27"E	94.87'
L44	N85°13'27"E	94.88'
L45	N85°13'27"E	94.89'
L46	N85°13'27"E	94.06'
L47	N85°13'30"E	84.17'
L48	N85°13'30"E	85.00'
L49	N81°57'59"E	85.00'
L50	N71°40'31"E	85.00'
L51	N69°26'40"E	85.00'
L52	N69°26'40"E	86.30'
L53	N69°26'40"E	96.52'
L54	N82°51'58"E	85.00'
L55	N75°25'11"E	85.00'
L56	N85°13'28"E	94.32'
L57	N85°13'31"E	95.15'
L58	N85°13'28"E	95.14'
L59	N85°13'28"E	95.13'
L60	N85°13'28"E	95.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N85°13'28"E	95.11'
L62	N85°13'28"E	95.10'
L63	N85°13'28"E	95.09'
L64	N04°46'14"W	25.73'
L65	N85°13'46"E	14.89'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S69°21'31"W	86.46'
(L2)	S69°21'30"W	49.42'
{L4}	S04°38'31"E	30.10'

**COTTAGES AT
SAN GABRIEL**
City of Leander,
Williamson County, Texas

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/28/2022
Project:	01095
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	NH/JC
Survey Date:	SEP. 2020
Sheet:	5 OF 6

COTTAGES AT SAN GABRIEL

City of Leander, Williamson County, Texas

STATE OF TEXAS {
COUNTY OF DALLAS {

THAT ARSG LIVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 13.87 ACRE TRACT OF LAND RECORDED IN DOCUMENT NOS. 2020166827 AND 2020166828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL R.O.W., 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

"COTTAGES AT SAN GABRIEL"

ARSG LIVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.
BY: DCH 134 LEANDER, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER
BY: MAPLE MULTI-FAMILY DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Megan Smith
MEGAN SMITH, VICE PRESIDENT

STATE OF TEXAS {
COUNTY OF DALLAS {

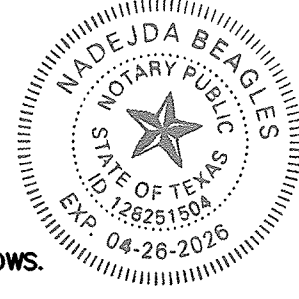
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

ON THIS THE 28 DAY OF June, 2022, PERSONALLY APPEARED, MEGAN SMITH, AS VICE PRESIDENT OF MAPLE MULTI-FAMILY DEVELOPMENT, L.L.C., N.A. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER OF DCH 134 LEANDER L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER ON BEHALF OF SAID ARSG LIVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, 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 THIS 28 DAY OF June, 2022

Nadejda Beagles
NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: NADEJDA BEAGLES
MY COMMISSION EXPIRES ON: 04-26-2026



ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, STEVE IHNEN, 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.

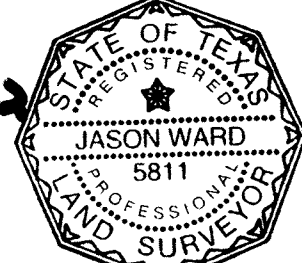
Steve Ihnen
STEVE IHNEN P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 81976, STATE OF TEXAS



SURVEYOR'S CERTIFICATION:

THAT I, JASON WARD, 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 FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT OF NO. 202002735 (EFFECTIVE 9/21/20) WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

Jason Ward
JASON WARD
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS



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 ____ COUNTY.

ATTEST:

JOHN COSGROVE
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF 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 PLAT RECORDS

OF SAID COUNTY IN CABINET ____, SLIDE ____

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

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 13.8709 ACRES (604,216 SQUARE FEET) OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 13.87 ACRE TRACT CONVEYED TO ARSG LIVING, L.L.C., RECORDED IN DOCUMENT NO. 2020166827 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2020166827 (O.P.R.W.C.T.), SAID 13.8709 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

BEGINNING, AT AN IRON ROD WITH "DELTA" CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HUDDLESTON ROAD (60' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2017105487 (O.P.R.W.C.T.), BEING THE SOUTHWEST CORNER OF LOT 1, HOA, LANDSCAPE/DRAINAGE EASEMENT, BLOCK "B", BRYSON, PHASE 1, SECTION 1D, A SUBDIVISION RECORDED IN DOCUMENT NO. 2016084652 (O.P.R.W.C.T.), AND BEING THE SOUTHEAST CORNER OF SAID ARSG LIVING TRACT, AND BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE WEST LINE OF SAID LOT 1, BLOCK "B", WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HUDDLESTON ROAD AND THE SOUTH LINE OF SAID ARSG LIVING TRACT, S85°13'34"W, A DISTANCE OF 460.04 FEET TO AN IRON ROD WITH "DELTA" CAP FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID ARSG LIVING TRACT, AND BEING IN THE SOUTH LINE OF THE REMAINDER OF A CALLED 29.60 ACRES TRACT (TRACT 1) CONVEYED TO JEAN BAPTISTE, LTD. IN DOCUMENT NO. 2010069763 (O.P.R.T.C.T.), FROM WHICH AN IRON ROD WITH "KHA-RTK" CAP FOUND FOR THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY 183A (RIGHT-OF-WAY VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF SAID HUDDLESTON ROAD, AN BEING IN THE WEST LINE OF SAID JEAN BAPTISTE REMAINDER TRACT BEARS, S85°13'34"W, A DISTANCE OF 294.94 FEET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID HUDDLESTON ROAD, WITH THE WEST LINE OF SAID ARSG LIVING TRACT AND THE EAST LINE OF SAID JEAN BAPTISTE REMAINDER TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N04°45'56"W, A DISTANCE OF 941.80 FEET TO AN IRON ROD WITH "DELTA" CAP FOUND FOR AN ANGLE POINT HEREOF,
- 2) S69°18'41"W, A DISTANCE OF 86.39 FEET TO AN IRON ROD WITH "DELTA" CAP FOUND FOR A POINT OF CURVATURE HEREOF,
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 328.00 FEET, WHOSE ARC LENGTH IS 99.88 FEET AND WHOSE CHORD BEARS S78°02'22"W, A DISTANCE OF 99.49 FEET TO AN IRON ROD WITH "DELTA" CAP FOUND FOR A POINT OF CURVATURE HEREOF,
- 4) S69°28'25"W, A DISTANCE OF 49.33 FEET TO AN IRON ROD WITH "DELTA" CAP FOUND FOR A NON-TANGENT POINT OF CURVATURE HEREOF, BEING THE MOST NORTHERLY SOUTHWEST CORNER HEREOF, AND BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID ARSG LIVING TRACT, AND BEING THE NORTHWEST CORNER OF SAID JEAN BAPTISTE REMAINDER TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY 183A;

THENCE, LEAVING THE NORTH LINE OF SAID JEAN BAPTISTE REMAINDER TRACT, WITH THE WEST LINE OF SAID ARSG LIVING TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY 183A, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5529.58 FEET, WHOSE ARC LENGTH IS 253.84 FEET AND WHOSE CHORD BEARS N05°23'51"E, A DISTANCE OF 253.82 FEET TO AN IRON ROD WITH "SAM" CAP FOUND FOR THE NORTHWEST CORNER HEREOF, BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY 183A, AND BEING THE NORTHWEST CORNER OF SAID ARSG LIVING TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.894 ACRES TRACT CONVEYED TO DOLORES IMA LATER SEAMAN IN DOCUMENT NO. 2006057416 (O.P.R.W.C.T.), FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE II CONCRETE MONUMENT WITH BRASS DISC FOUND FOR A POINT OF CURVATURE IN THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY 183A, BEING IN THE WEST LINE OF SAID SEAMAN TRACT BEARS, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5,529.58 FEET, WHOSE ARC LENGTH IS 134.15 FEET AND WHOSE CHORD BEARS N07°23'54"E, A DISTANCE OF 134.15 FEET;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY 183A, WITH THE NORTH LINE OF SAID ARSG LIVING TRACT AND THE SOUTH LINE OF SAID SEAMAN TRACT, N69°22'02"E, A DISTANCE OF 546.50 FEET TO AN IRON ROD WITH "URBAN DESIGN GROUP" CAP FOUND FOR THE NORTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF SAID ARSG LIVING TRACT, AND BEING IN THE SOUTH LINE OF SAID SEAMAN TRACT, AND BEING THE BEGINNING OF AN APPARENT GAP BETWEEN DEED LINES, FROM WHICH A CALCULATED POINT FOR THE NORTHWEST CORNER OF LOT 1, BLOCK "C", BRYSON, PHASE 2, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2017105839 (O.P.R.W.C.T.) BEARS, N69°15'45"E, A DISTANCE OF 0.46 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID SEAMAN TRACT, WITH THE EAST LINE OF SAID ARSG LIVING TRACT AND SAID APPARENT GAP BETWEEN DEED LINES, S20°34'07"E, PASSING AT A DISTANCE OF 139.86 FEET A CALCULATED POINT (FROM WHICH AN IRON ROD WITH "DELTA" CAP FOUND BEARS, N18°29'48"W, A DISTANCE OF 2.60 FEET) FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "C" AND THE NORTHWEST CORNER OF SWEETWOOD LANE (50' RIGHT-OF-WAY), PASSING AT A DISTANCE OF 189.86 FEET A CALCULATED POINT (FROM WHICH AN IRON ROD WITH "LAND DESIGN" CAP FOUND BEARS, N69°18'18"E, A DISTANCE OF 0.33 FEET) FOR THE SOUTHWEST CORNER OF SWEETWOOD LANE, BEING THE NORTHWEST CORNER OF LOT 23, BLOCK "B", BRYSON, PHASE 2, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2017105839 (O.P.R.W.C.T.), IN ALL A DISTANCE OF 435.98 FEET TO AN IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN ANGLE POINT HEREOF, BEING AN ANGLE POINT IN THE EAST LINE OF SAID ARSG LIVING TRACT;

THENCE, WITH THE EAST LINE OF SAID ARSG LIVING TRACT, IN PART WITH THE WEST LINE OF BLOCK "B", BRYSON, PHASE 1, SECTION 1E FINAL PLAT, A SUBDIVISION RECORDED IN DOCUMENT NO. 2017105487 (O.P.R.W.C.T.), IN PART WITH THE WEST LINE OF SAID BLOCK "B", BRYSON, PHASE 1, SECTION 1D, S04°46'20"E, PASSING AT A DISTANCE OF 307.02 FEET AN IRON ROD WITH "KHA" CAP FOUND FOR THE END OF SAID APPARENT GAP BETWEEN DEEDS, (FROM WHICH THE SOUTHWEST CORNER OF LOT 12 OF SAID BLOCK "B", BRYSON, PHASE 2, SECTION 1 AND THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK "B", BRYSON, PHASE 1, SECTION 1E BEARS, N85°13'52"E, A DISTANCE OF 0.29'), PASSING AT A DISTANCE OF 699.44 FEET AN IRON ROD WITH "KHA-RTK" CAP FOUND FOR THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK "B", BRYSON, PHASE 1, SECTION 1E FINAL PLAT AND THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK "B", BRYSON, PHASE 1, SECTION 1D, IN ALL A DISTANCE OF 871.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.8709 ACRES (604,216 SQUARE FEET) MORE OR LESS.

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
5. 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.
6. 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.
7. NO PERMANENT STRUCTURE MAY BE PLACED IN OR OVER ANY EASEMENT OR RIGHT-OF-WAY EXCEPT A STRUCTURE WHOSE USE AND LOCATION ARE NECESSARY TO THE DESIGNATED USE OF THE RIGHT-OF-WAY OR EASEMENT OR WHICH OTHERWISE WILL NOT AFFECT THE USE, MAINTENANCE OR REPAIR OF SUCH EASEMENT.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PORTION #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20, 2019.
9. SIDEWALKS 6 FEET IN WIDTH SHALL BE INSTALLED ON BOTH SIDES OF SWEETWOOD LANE, WHISTLING DUCK DRIVE, AND YELLOW WARBLER DRIVE. SIDEWALKS 10 FEET IN WIDTH SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF 183A TOLL 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.
10. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 14, 2018 AND MINOR REVISION APPROVED ON JUNE 8, 2020.
11. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
12. 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.
13. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED UTILITY LINES CONTAINED IN AN EASEMENT.
14. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTED LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING ARTERIAL STREET.
17. 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.
18. FOR EVERY SIX HUNDRED (600) SQUARE FEET OR AREA IN THE LANDSCAPE LOTS, BLOCK C, LOT 21, BLOCK D, LOTS 27 AND 28, AND BLOCK E, LOT 28, 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 BE 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 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 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 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.
19. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
20. PROPERTY OWNERS AND/OR THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF LOT 7, BLOCK A, HOA PARKLAND AND DRAINAGE LOT, LOT 1, BLOCK C, HOA PARKLAND AND DRAINAGE LOT, LOT 1, BLOCK D, HOA PARKLAND AND DRAINAGE LOT, AND LOT 1, BLOCK E, HOA PARKLAND AND DRAINAGE LOT.
21. PROPERTY OWNERS AND/OR THEIR SUCCESSORS AND ASSIGNS OF LOT 7, BLOCK A, HOA PARKLAND AND DRAINAGE LOT, LOT 1, BLOCK C, HOA PARKLAND AND DRAINAGE LOT, LOT 1, BLOCK D, HOA PARKLAND AND DRAINAGE LOT, AND LOT 1, BLOCK E, HOA PARKLAND AND DRAINAGE LOT SHALL PROVIDE ACCESS TO THE CITY OF LEANDER IN ORDER FOR THE CITY OF LEANDER TO INSPECT DRAINAGE WITHIN ANY SUCH LOTS.

4WARD Land Surveying A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	6/28/2022
	Project:	01095
	Scale:	N/A
	Reviewer:	PRB
	Tech:	BAP
	Field Crew:	NH/JC
	Survey Date:	SEP. 2020
Sheet:	6 OF 6	



EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-007 regarding Bluffview Ph 3 Final Plat on two parcels of land approximately 40.266 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031231 and R339021; generally located to the southeast of the intersection Ronald W Reagan Blvd and Bradley Ranch Road, 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:

08/18/2016 Zoning & Concept Plan Approved
03/16/2017 Preliminary Plat Approved

APPLICANT/AGENT:

Carlson, Brigrance, & Doering, Inc on behalf of Pulte Homes of Texas, LP and Taylor Morrison of Texas, Inc.

RECOMMENDATION:

This final plat includes 138 single-family lots and 1 drainage/parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

1. The Valley Vista East Amended Final Plat must be recorded before or concurrently with this plat.
2. 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:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Final Plat
2. Location Exhibit

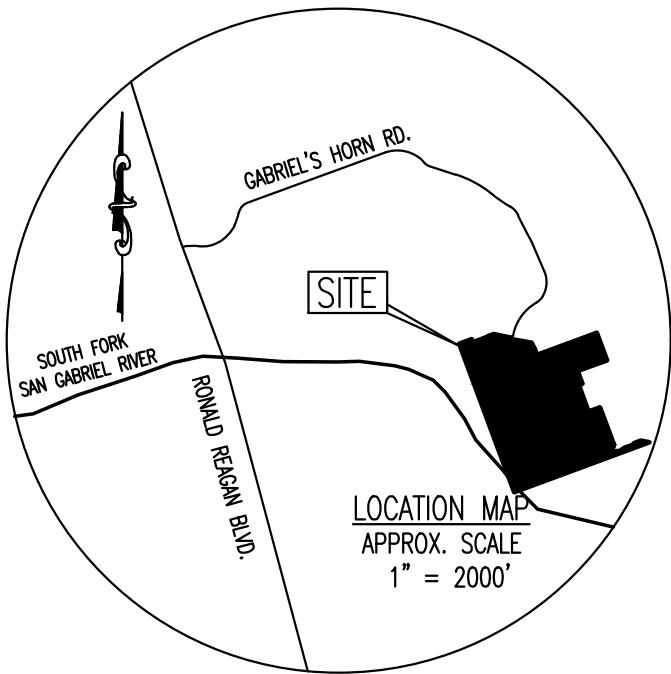
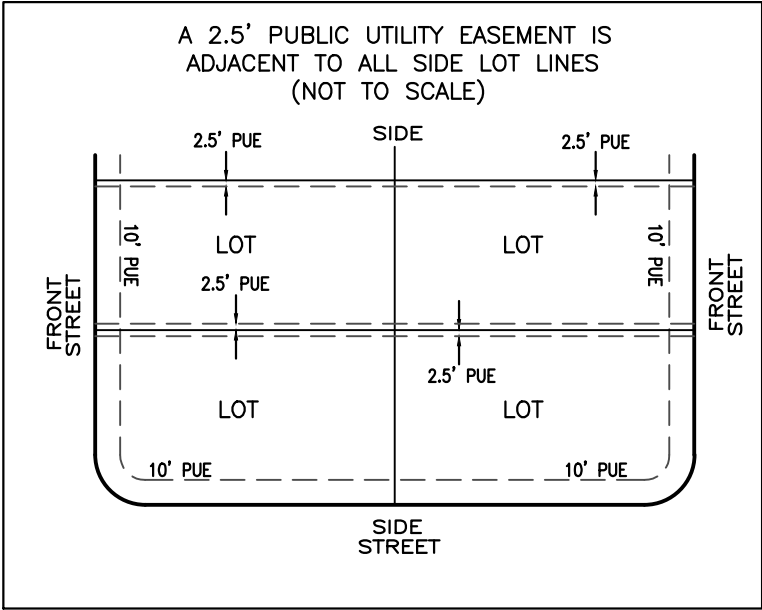
BLUFFVIEW, PHASE 3
FINAL PLAT

DATE: APRIL 12, 2022

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD. SUITE 150
AUSTIN, TEXAS 78729

TAYLOR MORRISON OF TEXAS, INC.
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165



- SHEET INDEX:
1. COVER SHEET, LOCATION MAP
 2. FINAL PLAT
 3. LINE & CURVE TABLES
 4. FIELD NOTES
 5. GENERAL NOTES AND SIGNATURES

LINEAR FOOTAGE OF STREETS	
STREET NAME	LINEAR FOOTAGE
GABRIELS HORN ROAD	1,702'
TSWANA DRIVE	1,415'
VESTLAND FJORD ROAD	1,241'
BELTED GALLOWAY STREET	647'
DONETTO DRIVE	515'
SIBONEY COURT	104'
TOTAL	5,624'

TOTAL ACREAGE: 40.266 ACRES

SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5 AND BARTHOLEMEW
MANLOVE SURVEY, ABSTRACT NO. 420

F.E.M.A. MAP NO. 48491C0460F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: DECEMBER 20, 2019

TOTAL OF LOTS : 139
NO. OF SINGLE FAMILY LOTS: 138
NO. OF DRAINAGE/PARKLAND LOTS: 1

BENCHMARKS:

BM# 1 – COTTON SPINDLE SET IN ASPHALT AT THE INTERSECTION OF LIMOUSIN
DRIVE AND GABRIELS HORN ROAD IN BLUFFVIEW PHASE 1.

N:10196905.75
E:3090542.79
ELEV.:868.13'

BM# 2 – COTTON SPINDLE SET IN ASPHALT AT THE INTERSECTION OF JAULAN
STREET AND GABRIELS HORN ROAD IN BLUFFVIEW PHASE 1.

N:10197095.37
E:3090306.96
ELEV.:873.63'

SHEET NO. 1 OF 5



Carlson, Brigance & Doering, Inc.

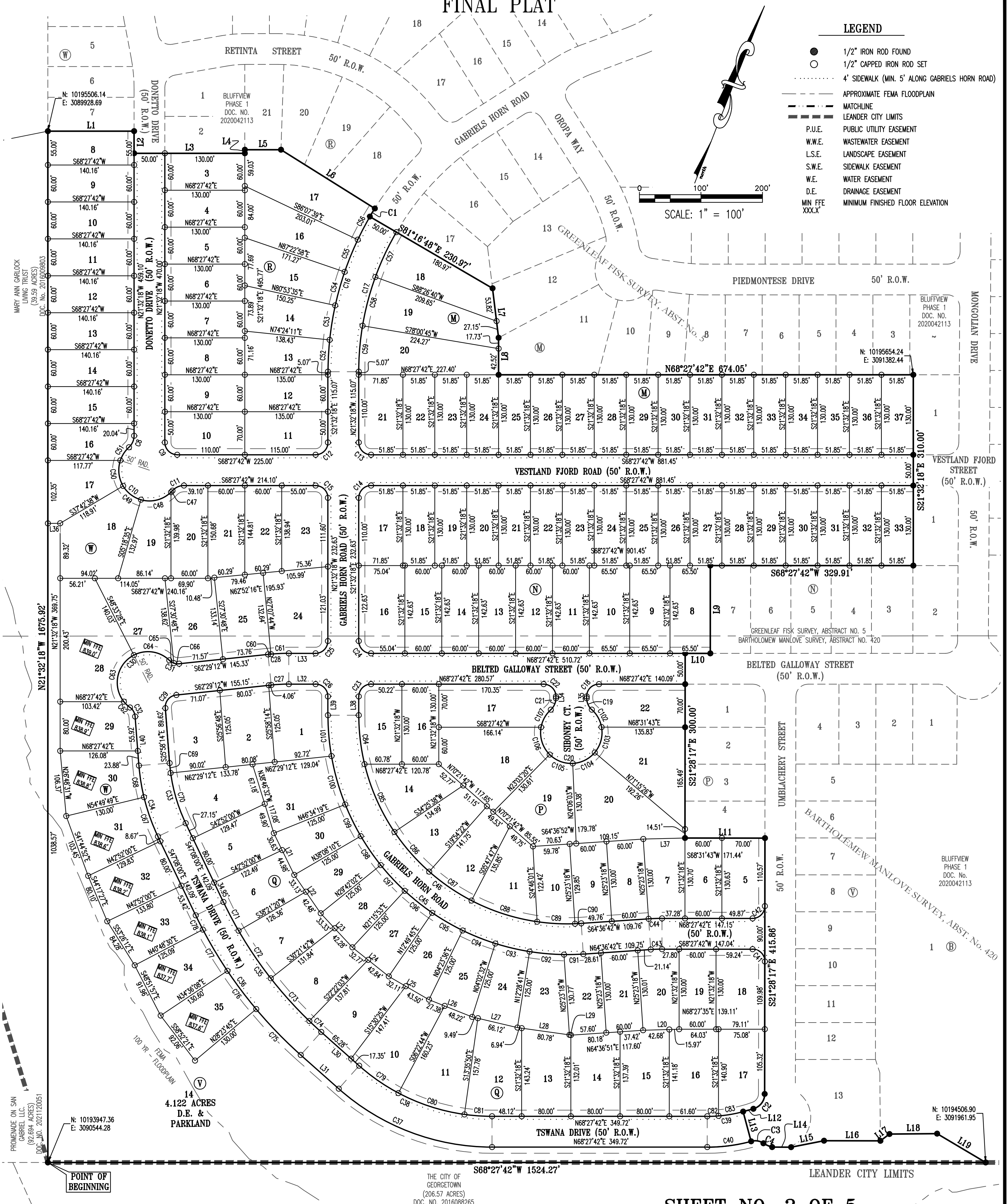
FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

21-FP-007

PATH-J: \AC3D\5237\SURVEY\PLAT – BLUFFVIEW PHASE 3

BLUFFVIEW, PHASE 3 FINAL PLAT



SHEET NO. 2 OF 5



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

21-FP-007

PATH-J:\AC3D\5237\SURVEY\PLAT - BLUFFVIEW PHASE 3

BLUFFVIEW, PHASE 3
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	15.57	500.00	S09°36'43"W	15.57	7.78	1°47'02"
C2	32.48	25.00	S15°44'41"W	30.24	18.99	74°25'54"
C3	20.80	25.00	N77°19'30"E	20.21	11.05	47°40'49"
C4	15.61	50.00	S87°46'40"E	15.54	7.87	17°53'08"
C8	21.03	25.00	N02°33'23"E	20.41	11.18	48°11'23"
C9	31.42	20.00	N66°32'18"W	28.28	20.00	90°00'00"
C10	162.65	50.00	N66°32'18"W	99.85	897.21	186°22'46"
C11	21.03	25.00	S44°22'00"W	20.41	11.18	48°11'23"
C12	31.42	20.00	S23°27'42"W	28.28	20.00	90°00'00"
C13	31.42	20.00	N66°32'18"W	28.28	20.00	90°00'00"
C14	31.42	20.00	S23°27'42"W	28.28	20.00	90°00'00"
C15	31.42	20.00	N66°32'18"W	28.28	20.00	90°00'00"
C16	264.05	500.00	S06°24'33"E	261.00	135.18	30°15'30"
C17	237.65	450.00	S06°24'33"E	234.90	121.67	30°15'30"
C18	31.42	20.00	N23°27'42"E	28.28	20.00	90°00'00"
C19	21.03	25.00	N45°38'00"W	20.41	11.18	48°11'23"
C20	241.19	50.00	N68°27'42"E	66.67	44.72	276°22'46"
C21	21.03	25.00	S02°33'23"W	20.41	11.18	48°11'23"
C22	31.42	20.00	S66°32'18"E	28.28	20.00	90°00'00"
C23	31.42	20.00	N23°27'42"E	28.28	20.00	90°00'00"
C24	31.42	20.00	S66°32'18"E	28.28	20.00	89°59'59"
C25	31.42	20.00	N23°27'42"E	28.28	20.00	90°00'00"
C26	31.42	20.00	S66°32'18"E	28.28	20.00	90°00'00"
C27	28.68	275.00	S65°28'27"W	28.66	14.35	5°58'30"
C28	33.89	325.00	S65°28'27"W	33.88	16.96	5°58'30"
C29	30.88	20.00	S18°15'29"W	27.90	19.47	88°27'26"
C30	164.45	50.00	S18°15'29"W	99.73	677.08	188°26'49"
C31	17.45	20.00	S87°29'03"W	16.90	9.33	49°59'41"
C32	17.45	20.00	S50°58'05"E	16.90	9.33	49°59'41"
C33	101.57	275.00	S36°33'07"E	101.00	51.37	21°09'46"
C34	120.04	325.00	S36°33'07"E	119.36	60.71	21°09'46"
C35	265.94	670.00	S58°30'16"E	264.20	134.74	22°44'31"
C36	285.78	720.00	S58°30'16"E	283.91	144.80	22°44'31"
C37	272.68	375.00	N89°17'36"E	266.72	142.68	41°39'47"
C38	236.33	325.00	N89°17'36"E	231.15	123.66	41°39'47"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	59.08	228.00	N60°58'24"E	58.91	29.71	14°58'37"
C40	72.15	276.00	S60°58'22"W	71.95	36.28	14°58'41"
C41	31.44	20.00	N66°30'17"W	28.30	20.02	90°04'02"
C42	31.39	20.00	N23°29'43"E	28.27	19.98	89°55'58"
C43	18.48	275.00	S66°32'12"W	18.47	9.24	3°51'00"
C44	21.84	325.00	S66°32'12"W	21.83	10.92	3°51'00"
C45	637.18	389.00	N68°27'48"W	568.30	416.06	93°51'00"
C46	555.28	339.00	N68°27'48"W	495.25	362.58	93°51'00"
C47	3.28	50.00	S22°09'12"W	3.28	1.64	3°45'46"
C48	52.93	50.00	S54°21'45"W	50.49	29.25	60°39'20"
C49	37.54	50.00	N73°47'59"W	36.67	19.71	43°01'13"
C50	43.06	50.00	N27°37'12"W	41.74	22.97	49°20'21"
C51	25.83	50.00	N11°51'02"E	25.55	13.21	29°36'06"
C52	51.85	500.00	N18°34'03"W	51.83	25.95	5°56'29"
C53	56.63	500.00	N12°21'07"W	56.60	28.35	6°29'23"
C54	56.63	500.00	N05°51'44"W	56.60	28.35	6°29'23"
C55	56.63	500.00	N00°37'39"E	56.60	28.35	6°29'23"
C56	57.87	500.00	N07°11'17"E	57.84	28.97	6°37'53"
C57	80.71	450.00	S03°34'56"W	80.60	40.46	10°16'33"
C58	81.93	450.00	S06°46'18"E	81.82	41.08	10°25'55"
C59	75.01	450.00	S16°45'46"E	74.93	37.59	9°33'03"
C60	4.81	325.00	N62°54'37"E	4.81	2.40	0°50'50"
C61	29.09	325.00	N65°53'52"E	29.08	14.55	5°07'40"
C62	13.87	50.00	N68°00'56"W	13.83	6.98	15°53'58"
C63	88.58	50.00	N09°18'43"W	77.44	61.21	101°30'28"
C64	61.99	50.00	N76°57'42"E	58.10	35.69	71°02'22"
C65	8.75	20.00	S80°03'16"E	8.68	4.45	25°04'19"
C66	8.70	20.00	N74°56'53"E	8.63	4.42	24°55'23"
C67	67.86	325.00	N41°09'05"W	67.74	34.05	11°57'50"
C68	52.18	325.00	N30°34'12"W	52.12	26.15	9°11'57"
C69	15.96	275.00	S27°37'58"E	15.96	7.98	3°19'29"
C70	85.62	275.00	S38°12'51"E	85.27	43.16	17°50'17"
C71	52.75	670.00	S49°23'20"E	52.74	26.39	4°30'40"
C72	93.48	670.00	S55°38'29"E	93.40	46.81	7°59'37"
C73	93.48	670.00	S63°38'07"E	93.41	46.82	7°59'39"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C74	26.23	670.00	S68°45'14"E	26.23	13.12	2°14'34"
C75	103.94	720.00	N65°44'23"W	103.85	52.06	8°16'16"
C76	77.99	720.00	N58°30'04"W	77.95	39.03	6°12'23"
C77	77.99	720.00	N52°17'41"W	77.95	39.03	6°12'23"
C78	25.86	720.00	N48°09'45"W	25.86	12.93	2°03'30"
C79	77.97	325.00	S76°44'54"E	77.78	39.17	13°44'45"
C80	113.31	325.00	N86°23'27"E	112.74	57.24	19°58'33"
C81	45.04	325.00	N72°25'56"E	45.01	22.56	7°56'28"
C82	18.42	226.00	N66°07'35"E	18.42	9.22	4°40'15"
C83	40.65	226.00	N58°38'16"E	40.60	20.38	10°18'21"
C84	80.18	339.00	S28°18'52"E	80.00	40.28	13°33'07"
C85	121.19	339.00	S45°19'54"E	120.54	61.25	20°28'57"
C86	85.92	339.00	S62°50'00"E	85.69	43.19	14°31'15"
C87	83.48	339.00	S77°08'55"E	83.27	41.95	14°06'35"
C88	112.62	339.00	N86°16'45"E	112.10	56.83	19°02'04"
C89	61.65	339.00	N71°33'09"E	61.56	30.91	10°25'09"
C90	10.24	339.00	N65°28'38"E	10.24	5.12	1°43'52"
C91	31.42	389.00	S66°55'31"W	31.41	15.72	4°37'38"
C92	56.24	389.00	S73°22'50"W	56.19	28.17	8°16'59"
C93	57.27	389.00	S81°44'24"W	57.22	28.69	8°26'08"
C94	57.27	389.00	N89°49'28"W	57.22	28.69	8°26'08"
C95	57.27	389.00	N81°23'19"W	57.22	28.69	8°26'08"
C96	57.27	389.00	N72°57'11"W	57.22	28.69	8°26'08"
C97	57.27	389.00	N64°31'02"W	57.22	28.69	8°26'08"
C98	57.27	389.00	N56°04'54"W	57.22	28.69	8°26'08"
C99	57.27	389.00	N47°38'46"W	57.22	28.69	8°26'08"
C100	81.92	389.00	N37°23'43"W	81.77	41.11	12°03'56"
C101	66.70	389.00	N26°27'01"W	66.62	33.43	9°49'27"
C102	32.99	50.00	S50°49'33"E	32.40	17.12	37°48'15"
C103	44.21	50.00	S06°35'26"E	42.79	23.67	50°40'00"
C104	41.15	50.00	S42°19'16"W	40.00	21.82	47°09'23"
C105	41.15	50.00	S89°28'39"W	40.00	21.82	47°09'23"
C106	48.52	50.00	N39°08'38"W	46.64	26.36	55°36'04"
C107	33.16	50.00	N07°39'15"E	32.55	17.21	37°58'40"

Line Table		
Line #	Length	Direction
L1	140.16	N68°27'42"E
L2	35.94	S21°32'18"E
L3	180.00	N68°27'42"E
L4	5.77	N21°32'18"W
L5	58.70	N68°27'42"E
L6	179.87	S79°29'46"E
L7	80.97	S28°28'28"E
L8	60.26	S21°32'18"E
L9	142.63	S21°32'18"E
L10	40.82	S68°27'42"W
L11	130.00	N68°31'43"E
L12	17.25	S52°59'55"W
L13	50.00	S36°30'54"E
L14	30.76	N68°31'47"E
L15	54.46	N57°29'18"E
L16	91.66	N68°31'43"E
L17	18.45	N31°30'05"E
L18	77.44	N68°02'14"E
L19	91.86	S80°50'31"E
L20	58.66	N66°45'10"E

Line Table		
Line #	Length	Direction
L21	75.61	S47°38'46"E
L22	75.61	S56°04'54"E
L23	75.61	S64°31'02"E
L24	75.61	S72°57'11"E
L25	75.61	S81°23'19"E
L26	75.61	S89°49'28"E
L27	75.61	N81°44'24"E
L28	85.27	N76°26'58"E
L29	2.45	N76°23'53"E
L30	82.63	S69°52'31"E
L31	82.63	S69°52'31"E
L32	43.52	S68°27'42"W
L33	43.52	S68°27'42"W
L34	2.95	S21°32'18"E
L35	2.95	N21°32'18"W
L36	20.00	S68°19'38"W
L37	67.85	N67°00'06"E
L38	30.56	N21°32'18"W
L39	30.56	N21°32'18"W
L40	79.80	S25°58'14"E

SHEET NO. 3 OF 5

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

REG. # 10024900

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

PATH-J: \AC3D\5237\SURVEY\PLAT – BLUFFVIEW PHASE 3

BLUFFVIEW, PHASE 3
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 40.266 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, AND THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NUMBER 420, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 40.266 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND TAYLOR MORRISON OF TEXAS, INC. IN DOCUMENT NUMBER 2021142652, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 40.266 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 40.266 ACRE TRACT OF LAND, BEING AT A SOUTHEAST CORNER OF A CALLED 92.694 ACRE TRACT OF LAND CONVEYED TO PROMENADE ON SAN GABRIEL LLC. IN DOCUMENT NUMBER 2021120051, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT A SOUTHERN CORNER OF A CALLED 39.59 ACRE TRACT OF LAND CONVEYED TO MARY ANN GARLOCK LIVING TRUST IN DOCUMENT NUMBER 2016009803, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE NORTH LINE OF A CALLED 206.57 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GEORGETOWN IN DOCUMENT NUMBER 2016088265, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N21°32'18"W, WITH THE WEST LINE OF SAID 40.266 ACRE TRACT OF LAND, AND THE EAST LINE OF SAID 36.82 ACRE TRACT OF LAND, A DISTANCE OF 1675.92 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 7, BLOCK W, BLUFFVIEW SUBDIVISION, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020042113, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE COMMON LINE OF SAID 40.266 ACRE TRACT AND SAID BLUFFVIEW SUBDIVISION, PHASE 1, THE FOLLOWING TWENTY-NINE (29) COURSES, NUMBERED 1 THROUGH 29,

- 1)N68°27'42"E, A DISTANCE OF 140.16 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF DONETTO DRIVE (50' R.O.W.), BEING AT THE SOUTHEAST CORNER OF SAID LOT 7,
- 2)S21°32'18"E, A DISTANCE OF 35.94 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE WEST TERMINUS OF SAID DONETTO DRIVE,
- 3)N68°27'42"E, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 4)N21°32'18"W, A DISTANCE OF 5.77 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 5)N68°27'42"E, A DISTANCE OF 58.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 6)S79°29'46"E, A DISTANCE OF 179.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT IN THE NORTHWEST RIGHT-OF-WAY LINE OF GABRIELS HORN ROAD (50' R.O.W.),
- 7)WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 15.57 FEET AND WHOSE CHORD BEARS S09°36'43"W, A DISTANCE OF 15.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE WESTERN TERMINUS OF SAID GABRIELS HORN ROAD,
- 8)S81°16'48"E, A DISTANCE OF 230.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 9)S28°28'28"E, A DISTANCE OF 80.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 10) S21°32'18"E, A DISTANCE OF 60.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 11) N68°27'42"E, A DISTANCE OF 674.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 12) S21°32'18"E, A DISTANCE OF 310.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 13) S68°27'42"W, A DISTANCE OF 329.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 14) S21°32'18"E, A DISTANCE OF 142.63 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 15) S68°27'42"W, A DISTANCE OF 40.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 16) S21°28'17"E, A DISTANCE OF 300.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 17) N68°31'43"E, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF UMBLACHERY STREET (50' R.O.W.) ,
- 18) S21°28'17"E, A DISTANCE OF 415.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 19) WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 32.48 FEET AND WHOSE CHORD BEARS S15°44'41"W, A DISTANCE OF 30.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 20) S52°59'55"W, A DISTANCE OF 17.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 21) S36°30'54"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 22) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 20.80 FEET AND WHOSE CHORD BEARS N77°19'30"E, A DISTANCE OF 20.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 15.61 FEET AND WHOSE CHORD BEARS S87°46'40"E, A DISTANCE OF 15.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 24) N68°31'47"E, A DISTANCE OF 30.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 25) N57°29'18"E, A DISTANCE OF 54.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 26) N68°31'43"E, A DISTANCE OF 91.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 27) N31°30'05"E, A DISTANCE OF 18.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 28) N68°02'14"E, A DISTANCE OF 77.44 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, AND
- 29) S80°50'31"E, A DISTANCE OF 91.86 FEET TO A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF LOT 1, BLOCK B, OF SAID BLUFFVIEW, PHASE 1, BEING IN THE NORTH LINE OF SAID 206.57 ACRE TRACT, SAME BEING AT THE SOUTHEAST CORNER OF SAID 40.266 ACRE TRACT OF LAND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°27'42"W, WITH THE COMMON LINE OF SAID 206.57 ACRE TRACT AND SAID 40.266 ACRE TRACT, A DISTANCE OF 1524.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.266 ACRES OF LAND.

SHEET NO. 4 OF 5



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

21-FP-007

PATH-J: \AC3D\5237\SURVEY\PLAT – BLUFFVIEW PHASE 3

BLUFFVIEW, PHASE 3

FINAL PLAT

STATE OF TEXAS: §
COUNTY OF WILLIAMSON: §

THAT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP AND TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION, BEING THE OWNERS OF THE CERTAIN 40.266 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021142652, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC ALL ADDITIONAL RIGHTS-OF-WAY, 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:

"BLUFFVIEW, PHASE 3"

PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD. SUITE 150
AUSTIN, TEXAS 78729

STATE OF TEXAS: §
COUNTY OF WILLIAMSON: §

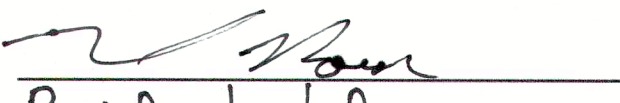
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____


By: Michael Moyer
TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BLVD. SUITE 150B
AUSTIN, TEXAS 78717

STATE OF TEXAS: §
COUNTY OF WILLIAMSON: §

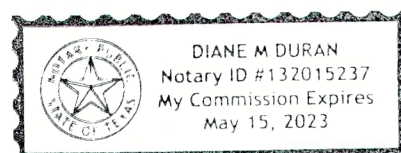
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 1st DAY OF July, 2022, PERSONALLY APPEARED Michael Moyer TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE 1st DAY OF July, 2022, A.D.

NOTARY PUBLIC, STATE OF TEXAS

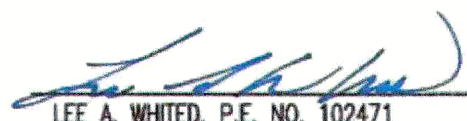
PRINTED NAME: DIANE M. DURAN

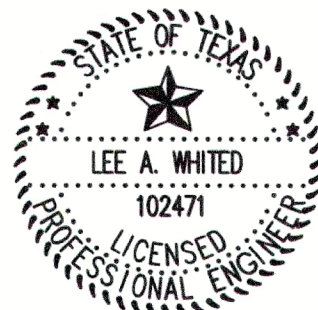
MY COMMISSION EXPIRES: 05/15/2023



STATE OF TEXAS: §
COUNTY OF TRAVIS: §

THAT I, LEE A. WHITED, 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.

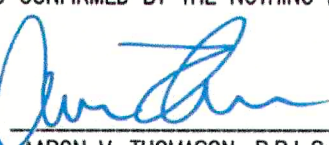

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
DATE 7-1-22



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS: §
COUNTY OF TRAVIS: §

THAT I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCES AND CODES AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON TITLE POLICIES PROVIDED BY STEWART TITLE, # 160071861, ISSUED NOVEMBER 17, 2016 AND # 17000220327, ISSUED MARCH 9, 2019, HAVE BEEN SHOWN OR NOTED HEREON AND CONFIRMED BY THE NOTHING FURTHER CERTIFICATE NUMBER AR 2361 ISSUED ON JANUARY 21, 2021.


AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com
DATE 6/29/2022



NOTES:

1. THIS 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 EASEMENTS SHOWN HEREON, A 10' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY AND A 2.5' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG ALL SIDE LOT LINES.
8. IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE BLUFFVIEW PUD (ORDINANCE # 16-070-00).
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION. 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 SIDEWALKS SHALL BE FIVE (5') FOOT MINIMUM.
10. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
11. 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.
12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
13. THE HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2020018875.
16. PORTIONS OF THIS TRACT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0460F FOR WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019.
17. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
18. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 03/09/2017.
19. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

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, TEXAS.

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

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

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

I, NANCY E. 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 PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____.

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

BY DEPUTY
NANCY E. RISTER, CLERK
COUNTY COURT, WILLIAMSON COUNTY, TEXAS

SHEET NO. 5 OF 5



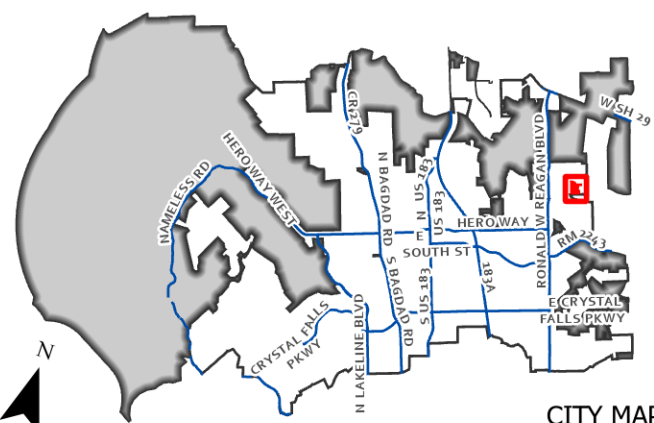
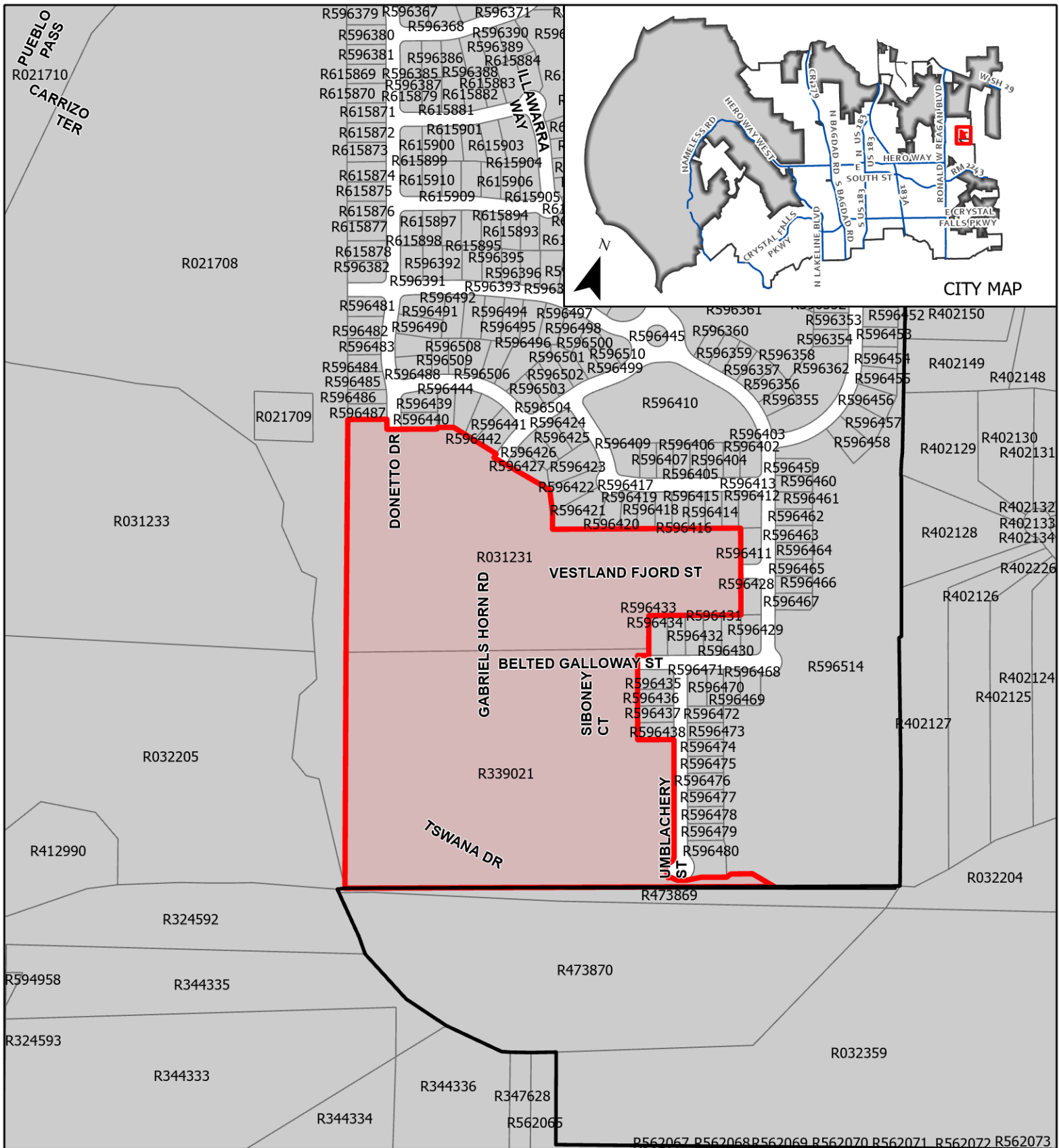
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

21-FP-007

PATH-J:\AC3D\5237\SURVEY\PLAT - BLUFFVIEW PHASE 3



CASE: 21-FP-007 ATTACHMENT 1 BLUFFVIEW PH 3

Location 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.

0 220 440
Feet

- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY

07/14/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-SFP-013 regarding The Square at Crystal Falls Short Form Final Plat on two parcels of land approximately 2.768 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R332046 and R083628; more commonly known as 1900 and 1902 S. Bagdad Road, 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 short form final plat satisfies the applicable regulations without requesting any variances.

APPLICANT/AGENT:

Jamison Civil Engineering, LLC (Stephen Jamison) on behalf of The Square at Crystal Falls, LLC (Aman Bandali).

RECOMMENDATION:

This short form final plat includes two (2) commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

- 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:

Cory Dale, Planner

Attachments

1. Short Form Final Plat
2. Location Exhibit

THE SQUARE AT CRYSTAL FALLS

Establishing the subdivision of a 2.768 acre tract out of the S. J. Dover Survey,
Abstract 168 and Replat of Lot 22, Block D of the County Glen Section 8 Subdivision
Short Form Final Plat
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER

THE SQUARE @ CRYSTAL FALLS, LLC
7817 ROCKWOOD LN. STE. 300
AUSTIN, TX 78757
AMAN@BANDALIBUILDERS.COM
(512) 374-4949

DEVELOPER

BANDALI BUILDERS & ESTATE DEVELOPERS
P.O. BOX 27878
AUSTIN, TX 78755
AMAN@BANDALIBUILDERS.COM
(512) 374-4949

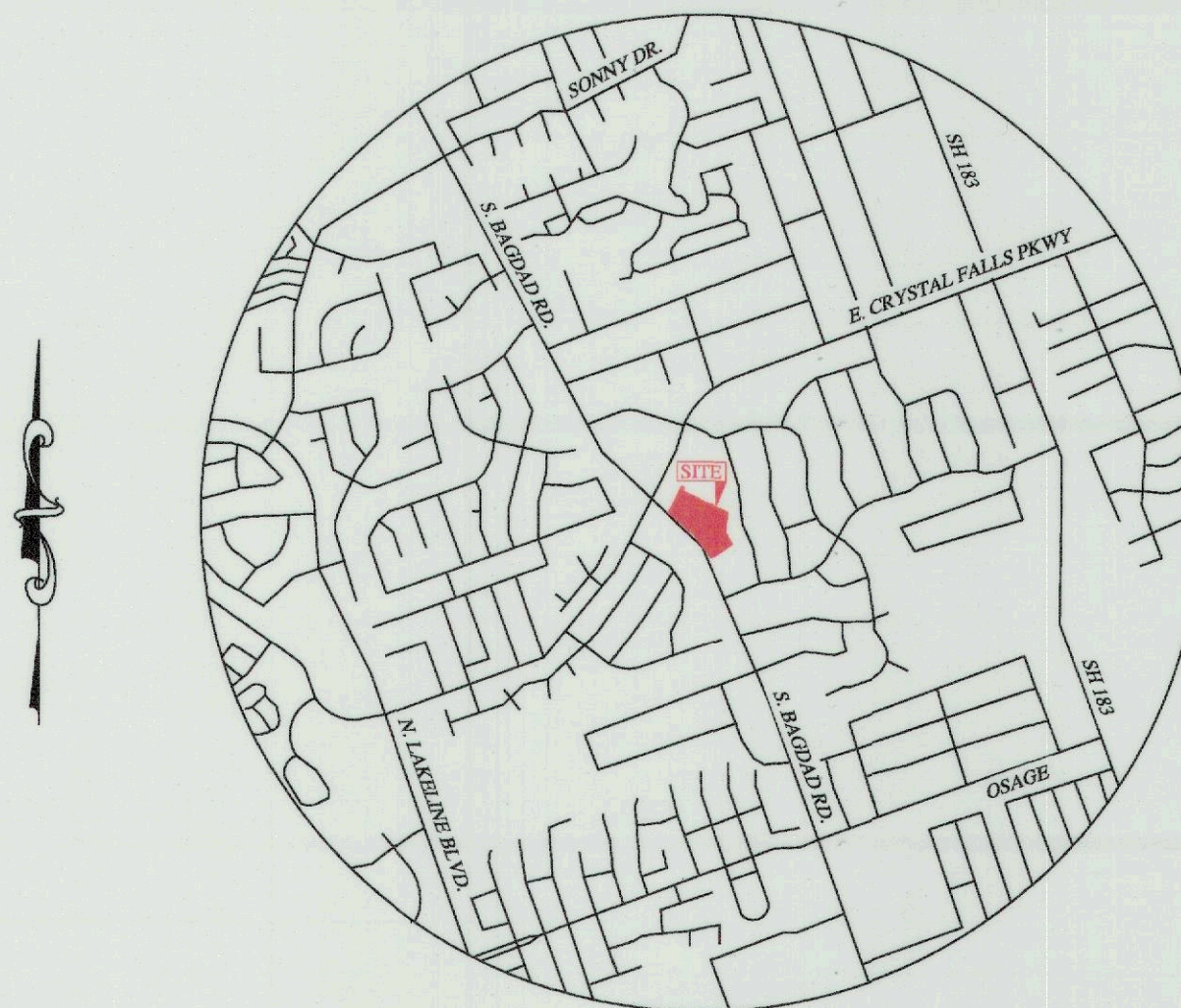
ENGINEER

JAMISON CIVIL ENGINEERING, LLC
STEPHEN R. JAMISON, P.E.
13812 RESEARCH BLVD. #B-2
AUSTIN, TX 78750
STEVE@JAMISONENG.COM
(512) 840-1512

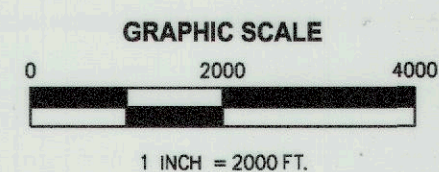
SURVEYOR

LANDPOINT, LLC
6410 SOUTHWEST BLVD. STE. 127
FORT WORTH, TX 76109
CONTACT@LANDPOINT.NET
(817) 554-1805

SUMBITTAL DATE= 9/28/2021



VICINITY MAP



SHEET INDEX:

1. COVER SHEET
2. FINAL PLAT
3. NOTES AND SIGNATURES

LAND USE:

NUMBER OF LOTS:	1
TOTAL ACREAGE:	3.234 ACRES



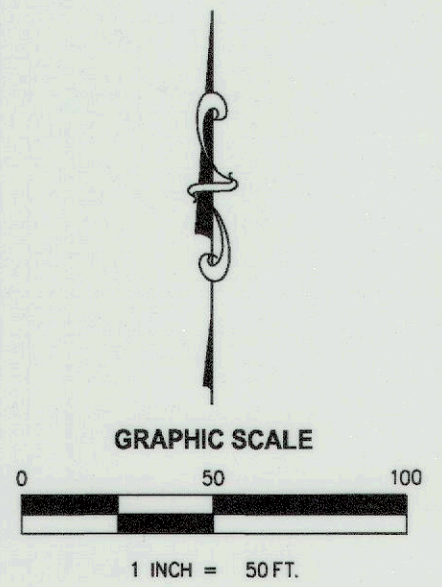
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 1 OF 3

Establishing the subdivision of a 2.768 acre tract out of the S. J. Dover Survey,
Abstract 168 and Replat of Lot 22, Block D of the County Glen Section 8 Subdivision
Short Form Final Plat
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

BLOCK D

NTY GLEN, SECTION EIGHT
CAB. F, SL. 379
P.R.W.C.T.



--- ADJOINER LINE
 _____ BOUNDARY LINE
 --- EASEMENT LINE
 CENTERLINE OF PROPOSED 10' SIDEWALK
 ● IRON ROD FOUND
 ▲ NAIL FOUND
 ○ CAPPED IRON ROD SET
 ⊕ BENCHMARK
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
 IRF IRON ROD FOUND
 CIRS CAPPED IRON ROD SET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	441.26'	1492.68'	16°56'14"	N42°22'54"W	439.65'
C2	69.98'	285.00'	14°04'04"	N31°52'57"E	69.80'
C3	442.15'	1495.68'	16°56'16"	S42°22'55"E	440.54'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S05°42'49"E	14.45'
L2	S06°48'33"W	147.78'
L3	S29°59'02"E	110.83'
L4	S56°03'58"W	202.43'
L5	S56°03'58"W	3.00'
L6	N50°50'44"W	67.37'
L7	N39°19'27"E	14.65'
L8	N39°19'27"E	3.00'
L9	S50°50'44"E	67.35'
L10	N24°52'22"E	149.72'
L11	S65°17'19"E	22.39'
L12	S24°57'28"W	29.95'
L13	S65°07'32"E	397.27'

COMMERCIAL PROPERTY - NO PARKLAND DEDICATION REQUIRED.

BENCHMARK 1
N=10172926.14'
E=3076724.30'
ELEV=1049.30'
"X" CUT ON CURB, BEING N64°E 28.8' OF THE EAST CORNER
OF THE NORTH SAFETY END TREATMENT WITH A 24" RCP, AND
BEING N26°W 14.8' FROM A SANITARY SEWER MANHOLE IN THE
NORTH DRIVE TO SCHOOL.

BENCHMARK 2
N=10173088.95'
E=3076839.00'
ELEV=1048.73'
"X" CUT ON CURB ON THE EAST SIDE OF THE CONCRETE DRIVE
TO THE SCHOOL AND BEING S11°E 25.4' FROM A CLEANOUT IN
THE CENTER OF SAID DRIVE, AND BEING N59°W 34.8' FROM A PI
IN THE BACK OF CURB AT THE NORTH END OF PARKING AREA.



4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

STATE OF TEXAS
COUNTY OF WILLIAMSON

WHEREAS The Square @ Crystal Falls LLC is the owner of that certain 3.234 acre tract of land situated in the S. J. Dover Survey, Abstract No. 168, in the City of Leander, Williamson County, Texas, and being all of that certain called 2.768 acre tract of land described in the deed to The Square @ Crystal Falls LLC, recorded in Document No. 2021012738, Official Public Records, Williamson County, Texas and all of Lot 22, Block D, County Glen, Section Eight, according to the plat thereof recorded in Cabinet F, Slide 379, Plat Records, Williamson County, Texas and described in the deed to The Square @ Crystal Falls LLC, recorded in Document No. 2021010791, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the tract being described herein at a capped iron rod stamped "Terra Firma" found in the West line of said County Glen for the Southeast corner of Lot 1, Bagdad Falls, according to the plat thereof recorded in Document No. 2008020586, Official Public Records, Williamson County, Texas and the Northeast corner of said 2.768 acre tract of land, said point being in the West line of Lot 10, Block D of said County Glen;

THENCE with the West line of said County Glen and the East line of said 2.768 acre tract of land, the following courses and distances:

S05°42'49"E, a distance of 14.45 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (hereinafter referred to as capped iron rod set) for corner;

S06°48'33"W, a distance of 147.78 feet to a 5/8-inch iron rod found for the Southwest corner of Lot 11, Block D, the Northwest corner of Lot 12, Block D of said County Glen, the North corner of said Lot 22 and the Southeast corner of said 2.768 acre tract of land;

THENCE S29°59'02"E, with the West line of said Lot 12 and the Northeasterly line of said Lot 22, a distance of 110.83 feet to a point for the Southwest corner of said Lot 12, the Northwest corner of Lot 13, Block D, the North corner of Lot 21, Block D of said County Glen, the East corner of said Lot 22 and the Southeast corner of said tract herein described, from which a 1/2-inch iron rod found for reference bears S56°03'58"W, a distance of 0.69 feet;

THENCE S56°03'58"W, with the Northwesterly line of said Lot 21 and the Southeasterly line of said Lot 22, a distance of 202.43 feet to a capped iron rod set in the Northeasterly right-of-way line of South Bagdad Road (120-foot width right-of-way) for the West corner of said Lot 21, the South corner of said Lot 22 and the South corner of said tract herein described, said point being in a curve to the left;

THENCE with the Northeasterly right-of-way line of said South Bagdad Road, the Southwesterly line of said Lot 22, the Southwesterly line of said 2.768 acre tract of land and with said curve to the left, passing at an arc length of 100.03 feet a 1/2-inch iron rod found for the West corner of said Lot 22 and the South corner of said 2.768 acre tract of land, passing at an arc length of 341.51 feet a capped iron rod stamped "Diamond Surveying" found for reference and continuing on said course for a total arc length of 441.26 feet, having a central angle of 16°56'14", a radius of 1492.68 feet and a chord that bears N42°22'54"W, a distance of 439.65 feet to a capped iron rod set at the end of said curve;

THENCE N50°50'44"W, continuing with the Northeasterly right-of-way line of said South Bagdad Road and the Southwesterly line of said 2.768 acre tract of land, a distance of 67.37 feet to a 3/4-inch iron rod found for the South corner of Lot 2, Final Plat of Lot 2 of Bagdad Falls Subdivision, according to the plat thereof recorded in Document No. 2011035753, Official Public Records, Williamson County, Texas, the West corner of said 2.768 acre tract of land and the West corner of said tract herein described;

THENCE with the Southeasterly line of said Lot 2 and the Northwesterly line of said 2.768 acre tract of land, the following courses and distances:

N39°19'27"E, a distance of 14.65 feet to a capped iron rod stamped "Terra Firma" found for the beginning of a curve to the left;

With said curve to the left, an arc length of 69.98 feet, having a central angle of 14°04'04", a radius of 285.00 feet and a chord that bears N31°52'57"E, a distance of 69.80 feet to a 1/2-inch iron rod found at the end of said curve;

N24°52'22"E, a distance of 149.72 feet to a mag nail with washer found in the Southwesterly line of Lot 1 of said Bagdad Falls for the East corner of said Lot 2, the North corner of said 2.768 acre tract of land and the North corner of said tract herein described;

THENCE with the Southwesterly line of said Lot 1 and the Northeasterly line of said 2.768 acre tract of land, the following courses and distances:

S65°17'19"E, a distance of 22.39 feet to a mag nail with washer found for corner;

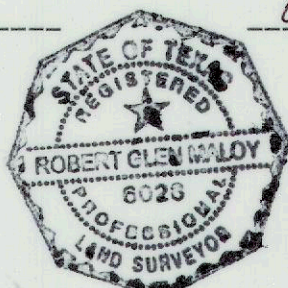
S24°57'28"W, a distance of 29.95 feet to a mag nail with washer found for corner;

S65°07'32"E, a distance of 397.27 feet to the POINT OF BEGINNING and containing 3.234 acres of land.

STATE OF TEXAS
COUNTY OF WILLIAMSON

That I, Robert Glen Maloy, 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, fieldwork was completed on April 1, 2021. 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 Stewart Title Guaranty Company, GF No. 974495, effective date: October 12, 2020, issue date: October 12, 2020 (2.768 Acres) and from Title Resources Guaranty Company, GF No. 2065715-COM, effective date: October 30, 2020, issue date: November 10, 2020 (Lot 22) have been shown or noted hereon.

Robert Glen Maloy
Registered Professional Land Surveyor
Registration No. 6028



06/16/2022
Date

KNOW ALL MEN BY THESE PRESENTS

That The Square @ Crystal Falls LLC, as the owner of that certain 3.269 acre tract of land recorded in Document Nos. 2021012738 and 2021010791, Official Public Records, Williamson County, Texas, does hereby dedicate 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:

THE SOURCE AT CRYSTAL FALLS

The Square @ Crystal Falls LLC

Aman Bandali
Member

STATE OF TEXAS
COUNTY OF WILLIAMSON

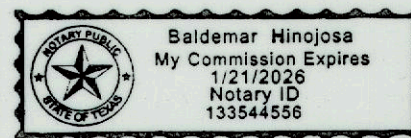
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 20th day of JUNE, 2021, personally appeared, AMAN ULLAH BANDALI as OWNER of The Square @ Crystal Falls LLC, a duly authorized agent with authority to sign said document, personally known to me (and proved 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 20th day of JUNE, 2021.
Notary Public
State of Texas

Baldemar Hinojosa
Notary Public
State of Texas

Baldemar Hinojosa
Printed Name

01/21/2026
My Commission Expires



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 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.
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 48491C0461F for Williamson Co., effective December 20, 2019.
- 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.
- Sidewalks shall be installed on the subdivision side of Bagdad 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 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.
- Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.
- 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.
- 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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

That I, Stephen R. Jamison, 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.

Stephen R. Jamison
Professional Engineer
Registration No. 86951
TBPE Firm No. F-17756

Approved this the _____ day of _____, 2021, 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.

Ron May, Chairman
Planning and Zoning Commission
City of Leander, Texas

Attest:
Ellen Coufal, Secretary
Planning and Zoning Commission
City of Leander, Texas

06/15/2022
Date

SCHEDULE B NOTES G.F. NO. 974495

10a. Rights of parties in possession. (Owner Title Policy only)

10b. An electric transmission and distributing line easement granted to Texas Power & Light Company, recorded in Volume 235, Page 184, Deed Records of Williamson County, Texas, as affected by Exclusion from Easement recorded in Document Number 2006092225, Official Public Records of Williamson County, Texas, can not be located by description.

10c. A pipeline easement granted to Leander Water Supply Corporation, as described in Volume 934, Page 100, of the Deed Records of Williamson County, Texas, to the extent that the same may affect the subject property, does not affect subject tract.

10d. A 20' electric transmission and/or distribution line easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 1667, Page 570, Official Records of Williamson County, Texas, affects subject tract as shown.

10e. A 20' electric transmission and/or distribution line easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 1667, Page 582, Official Records of Williamson County, Texas, affects subject tract as shown.

10f. All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under Document Number 2006022614 of the Official Public Records of Williamson County, Texas, does not affect subject tract.

10g. All terms, conditions, and provisions of that certain Shared Access and Utility Easement granted to Sundance Southwest Development LLC, recorded in/under Document Number 2008002966 of the Official Public Records of Williamson County, Texas, affects as shown.

10h. All terms, conditions, and provisions of that certain Drainage Easement Agreement, recorded in/under Document Number 2008002967 of the Official Public Records of Williamson County, Texas, affects as shown.

10i. All terms, conditions, and provisions of that certain Ingress, Egress and Utilities Easement, recorded in/under Document Number 2011087368 of the Official public Records of Williamson County, Texas, affects as shown.

10j. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

10k. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.

SCHEDULE B NOTES G.F. NO. 2065715-COM

1. Subject to restrictive covenants recorded in Cabinet F, Slide 379, Plat Records; Volume 1180, Page 13, Official Records, Williamson County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.

10a. Building setback lines as set forth on the recorded plat and dedication set out in Schedule A hereof, affects as shown.

10b. Building setback lines as set forth in instrument recorded in Volume 1180, Page 13, Official Records, Williamson County, Texas, Lot 22, Block D exempt from restrictions.

10c. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility
Location: 10' in width along the rear lot line, affects as shown.

10d. Easement: Recorded: Volume 1180, Page 13, Official Records, Williamson County, Texas; Purpose: drainage and public utility
Location: 7.5' in width along the rear lot line, Lot 22, Block D exempt from restrictions.

10e. Easement: Recorded: Volume 235, Page 184, Deed Records, Williamson County, Texas.
To: Texas Power & Light Co.
Purpose: electric, can not be located by description.

10f. Easement:
Recorded: Volume 657, Page 792, Deed Records, Williamson County, Texas.
To: Leander Water Supply Corp. Purpose: water line, does not affect subject tract.

10g. Easement:
Recorded: Volume 734, Page 658, Deed Records, Williamson County, Texas.
To: Leander Water Supply Corp. Purpose: water line, 15' in width with the centerline thereof being the pipeline as installed.

10h. Easement:
Recorded: Volume 1659, Page 59, Official Public Records, Williamson County, Texas. (Lot 22, Block D)
To: Pedernales Electric Cooperative, Inc. Purpose: electric utility, affects as shown.

10i. Easement:
Recorded: Volume 1739, Page 85, Official Public Records, Williamson County, Texas. (Lot 22, Block D)
To: City of Leander, Williamson County, Texas.
Purpose: public utility, affects as shown.

10j. Inclusion within the Brushy Creek WCID No.1.

10k. Rights of Parties in Possession. (Owner Policy).

10l. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.

10m. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

The subdivision is subject to all general notes and restrictions appearing on the plat of COUNTY GLEN SECTION 8, BLOCK D, Lot(s) 22, recorded by

instrument # CABINET F, SLIDE 379 of Plat Records of Williamson County, Texas.

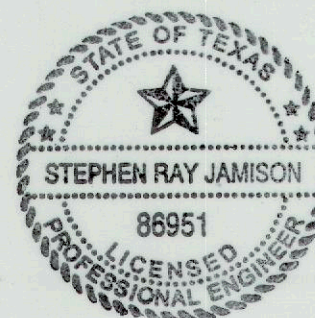
STATE OF TEXAS §§
COUNTY OF WILLIAMSON §§

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 THIS THE _____ DAY OF _____, 2021, A.D., AT _____ O'CLOCK, ____M, AND DULY RECORDED THIS THE _____ DAY OF _____ 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.

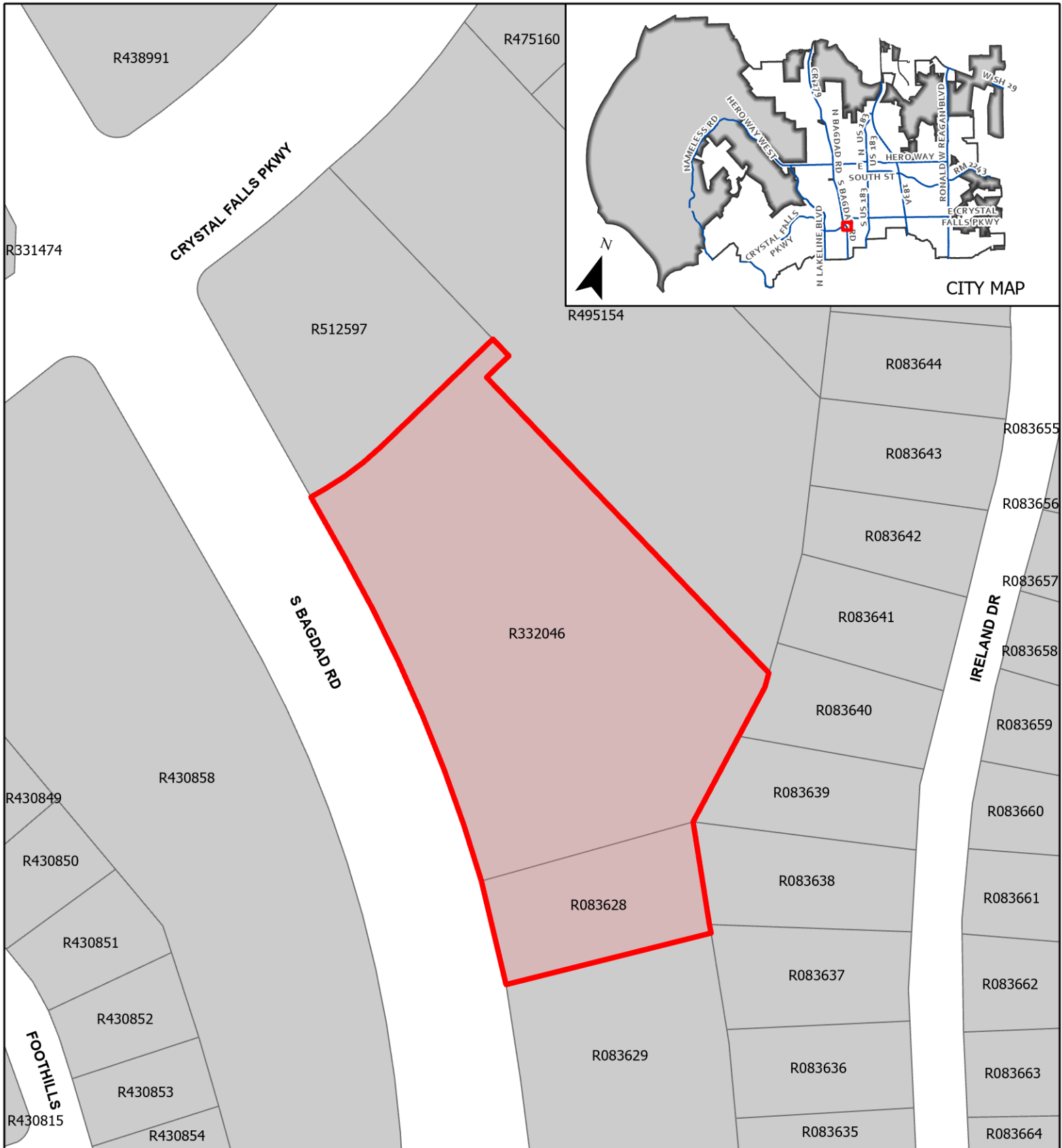
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY
NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS



4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 3 OF 3



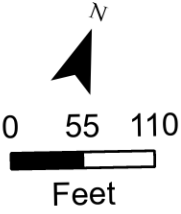
CASE: 21-SFP-013

ATTACHEMENT 1

THE SQUARE
AT CRYSTAL FALLS

Location 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.



- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached Draft 6/23/2022 P & Z Minutes

RECOMMENDATION:

Approval of the draft 6/23/2022 P & Z Minutes.

PRESENTER:

Attachments

Draft 6-23-2022 Minutes



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

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

June 23, 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.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the June 16, 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 Minutes.

7. Approval of Subdivision Case 22-TOD-FP-001 regarding Bryson Phase 5 Section 2 Final Plat on one parcel of land approximately 15.28 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032103; generally located west of CR 270 and east of Bryson Ridge Trail, Leander, Williamson County, Texas.

8. Approval of Subdivision Case 21-FP-025 regarding Monarch Phase 1 Final Plat on two parcels of land approximately 34.18 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R616288, R616287; generally located northwest of US 183 and 183A Toll Rd., Leander, Williamson County, Texas.

Motion made by Commissioner May to approve the consent agenda items 6 through 8, seconded by Commissioner Lantrip.

Vote 7 to 0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing and consider action regarding Ordinance Case 22-OR-002 to amend the Composite Zoning Ordinance to adopt amendments to the landscape ordinance requirements to promote water conservation, and to provide for related matters; Williamson & Travis Counties, Texas. Applicant: City of Leander.

- Discuss and consider action regarding Ordinance Case 22-OR-002 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May to postpone until the July 14, 2022, P & Z meeting to give staff time to update the amendments to address HOA lots and Parkland.

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

7 - 0 Passed

REGULAR AGENDA

10. Adjournment at 7:16 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-003 to amend Transportation Master Plan to change the classification of CR 267 between Kauffman Loop and Bar W Ranch Blvd from an arterial class roadway to a collector class roadway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 22-CPA-003 as described above.

BACKGROUND:

This request is the first step in the Comprehensive Plan Amendment process.

HISTORY/TIMELINE:

05/06/2021 Transportation Master Plan was adopted

APPLICANT/AGENT:

The City of Leander

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, City Planner

Attachments

1. Planning Analysis
2. Current Future Land Use Map
3. Proposed Future Land Use
4. Public Notification Map
5. Aerial Map
6. Letter of Intent



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 21-CPA-003 CR 267 ROADWAY RECLASSIFICATION

GENERAL INFORMATION

Owner/Agent:	The City of Leander
Current Roadway Classification:	Arterial 4 Lane
Proposed Roadway Classification:	Non-Residential Collector
Current Future Land Use Category:	Neighborhood Residential and Activity Center
Size and Location:	CR 267 is located between Kauffman Loop & Larkspur Park Blvd/Bar W Ranch Blvd
Staff Contact:	Justin Hunt, Planner

APPLICANT REQUEST

The City of Leander is initiating an amendment to the Comprehensive Plan to propose a change to the Thoroughfare Map and reclassify CR 267, located between Kauffman Loop and Larkspur Park Blvd/Bar W Ranch Blvd, from an arterial to a collector class roadway.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance?
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The Transportation Master Plan was adopted in 2021. This adoption included identifying CR 267 as an arterial class roadway which requires one hundred (100') feet of ROW. The overall Bar W Ranch West subdivision concept plan and several preliminary plats were already in process. This change impacts the western development of Bar W Ranch West. In addition, there are existing residential lots that have been platted on the west side of CR 267 that are not within the City's jurisdiction. It will be challenging to acquire began the preliminary plat process before the adoption of the 2020 Comprehensive Plan, and multiple phases have already been approved.

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

	ZONING	LAND USE
NORTHWEST	SFR-2-B & SFE-2-B	Bonnet Tract Subdivision
WEST	Residential	Larkspur Subdivision (Liberty Hill)
SOUTH	ETJ	Future Residential- Undeveloped
EAST	ETJ	Proposed Bar W preliminary

SURROUNDING AREA:

CR 267 is located between Kauffman Loop and Larkspur Park Blvd/Bar W Ranch Blvd.

PHYSICAL AND NATURAL FEATURES:

Starting from Kauffman Loop CR 267 drops in elevation approximately 135' as it reaches the future extension of Larkspur Park Blvd/Bar W Ranch Blvd.

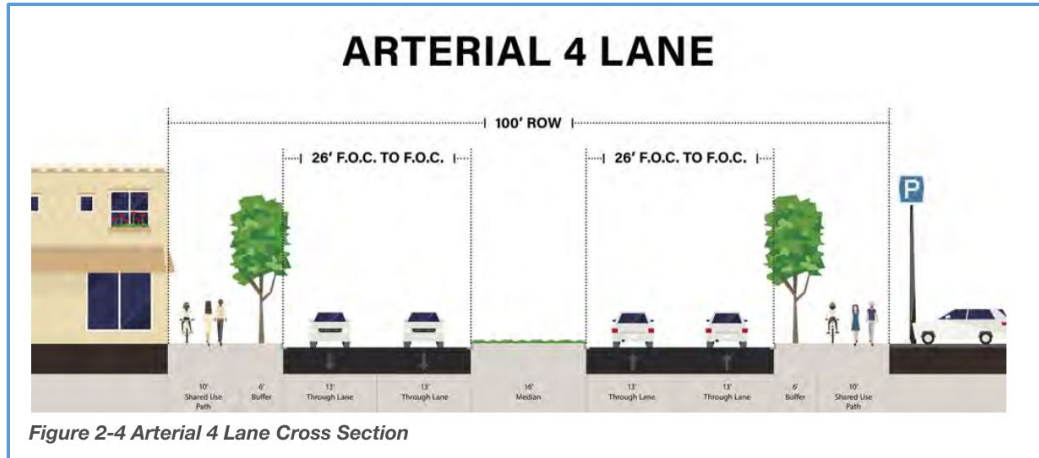
ROADWAY HISTORY:

This Roadway was included in the 2020 Comprehensive plan update, under the thoroughfare map as a proposed arterial.

TRANSPORTATION PLAN REQUIREMENTS:

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
CR 267	Collector	Non- Residential Collector	74' ROW 6' Sidewalk on both sides



EXISTING UTILITIES:

A 12" waterline is running along CR 267 between Kauffman Loop and the entrance of Bonnet Tract subdivision n as shown in Figure 1.

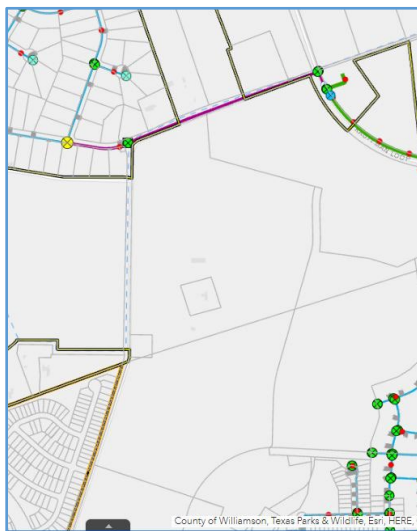


Figure 1

An 18" wastewater line is located Larkspur Park Blvd/Bar W Ranch Blvd, and an 8" line located at the entrance for Bonnet Tract as shown in Figure 2.

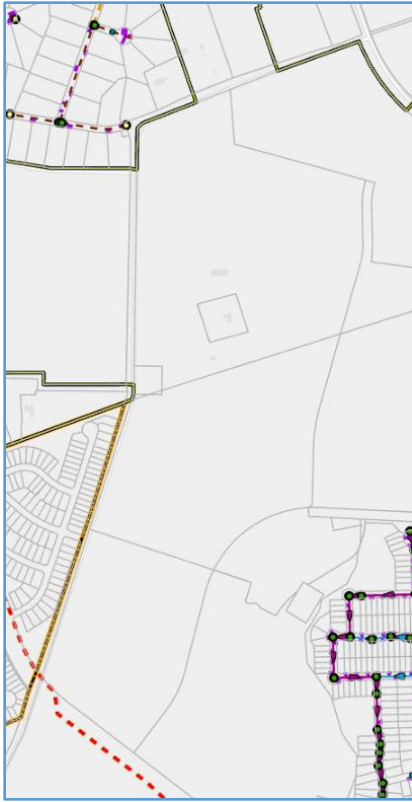


Figure 2

COMPREHENSIVE PLAN: PROPOSED ROADWAY CLASSIFICATION:

Applicable Comprehensive Plan goal statements

- Ensure a connected, balanced network of streets and prioritize timely improvements through managed planning systems.

Applicable Roadway Classification:

COLLECTOR ROADWAY

A street which collects traffic from local streets and serves as the most direct route to an arterial street and meeting the standards of the Transportation Criteria Manual.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was not required for this project.

NOTIFICATION

06/23/2022 - Public Notice on Hill Country News
06/29/2022 - Mail Notification to Property Owners within 200'
06/29/2022 - Public Hearing Signage Posted on Property
07/14/2022 - Planning and Zoning Commission Public Hearing
07/21/2022 - City Council Public Hearing & First Reading of the Ordinance
08/04/2022 - City Council Second & Final Reading of the Ordinance

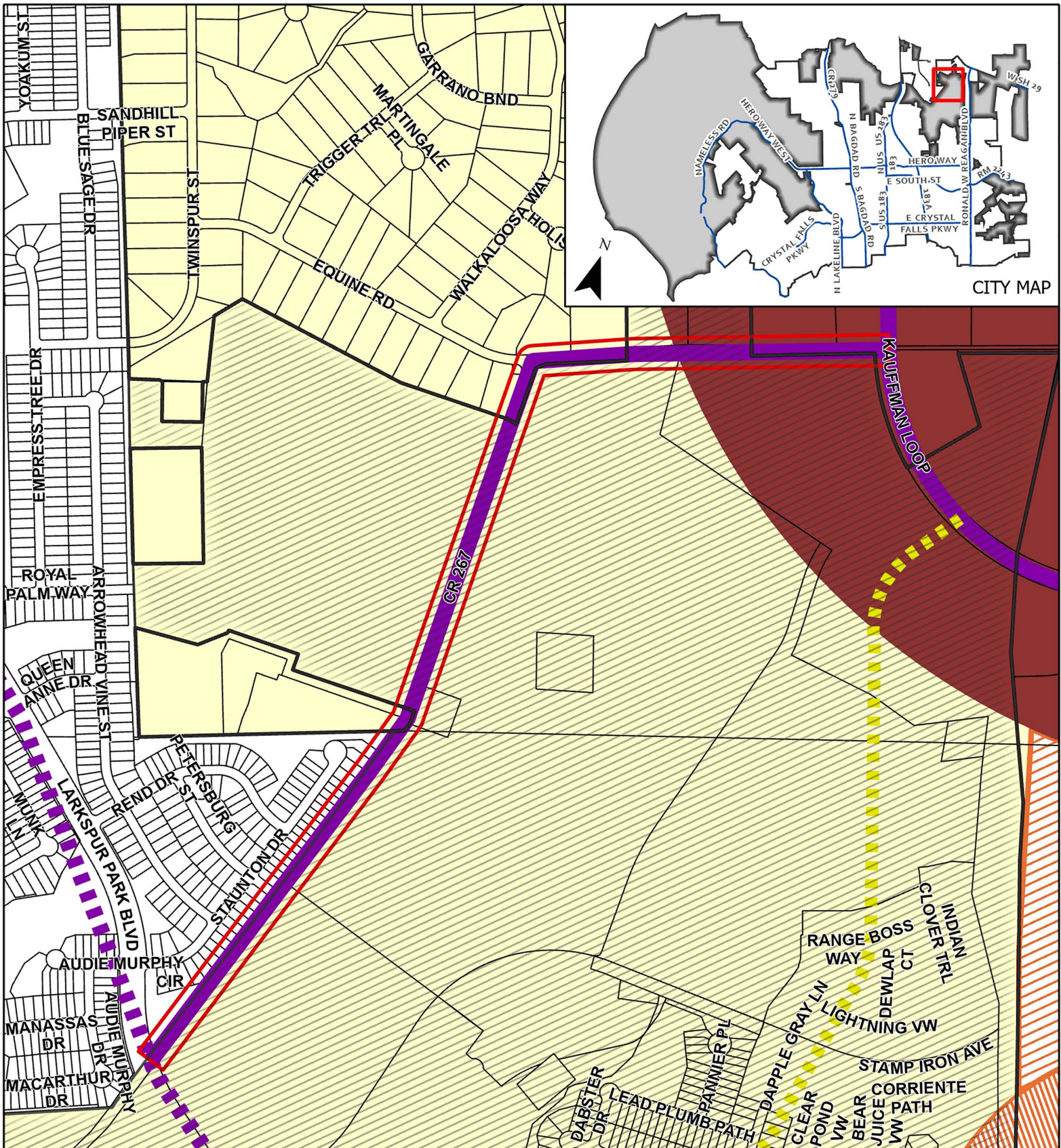
PUBLIC NOTIFICATION:

The City mailed notifications to all property owners within 200' of the subject roadway.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

Since the adoption of the 2021 Transportation Master Plan, staff has received applications for development along CR 267. The Plan calls for a one-hundred (100') right-of-way for this arterial. This classification would call for dedication from the property owners on each side of CR 267 to dedicate their portion of the right-of-way. There is an established neighborhood to the west and a planned neighborhood to the east that would make it challenging to obtain the required right-of-way. In addition, arterials are intended to carry large volumes of traffic and provide connections between large areas of the city. In this case, CR 267 only extends between Kauffman Loop and Larkspur Park Blvd/Bar W Ranch Blvd. The reclassification of CR 267 to a collector meets the intent of the comprehensive plan.



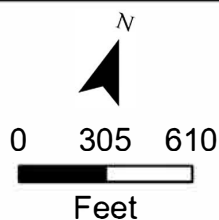
CASE: 22-CPA-003

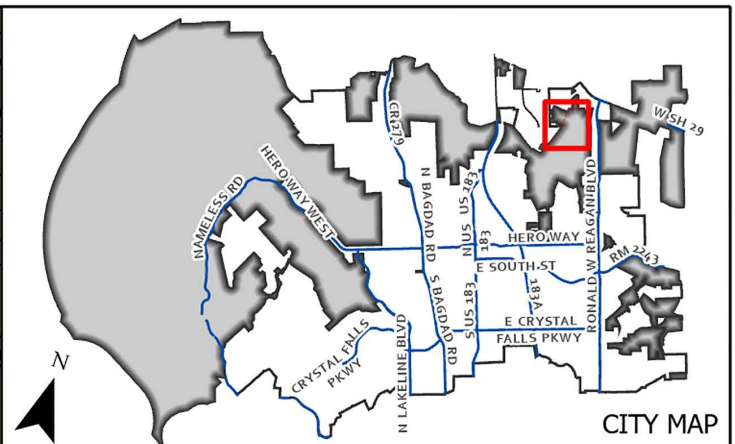
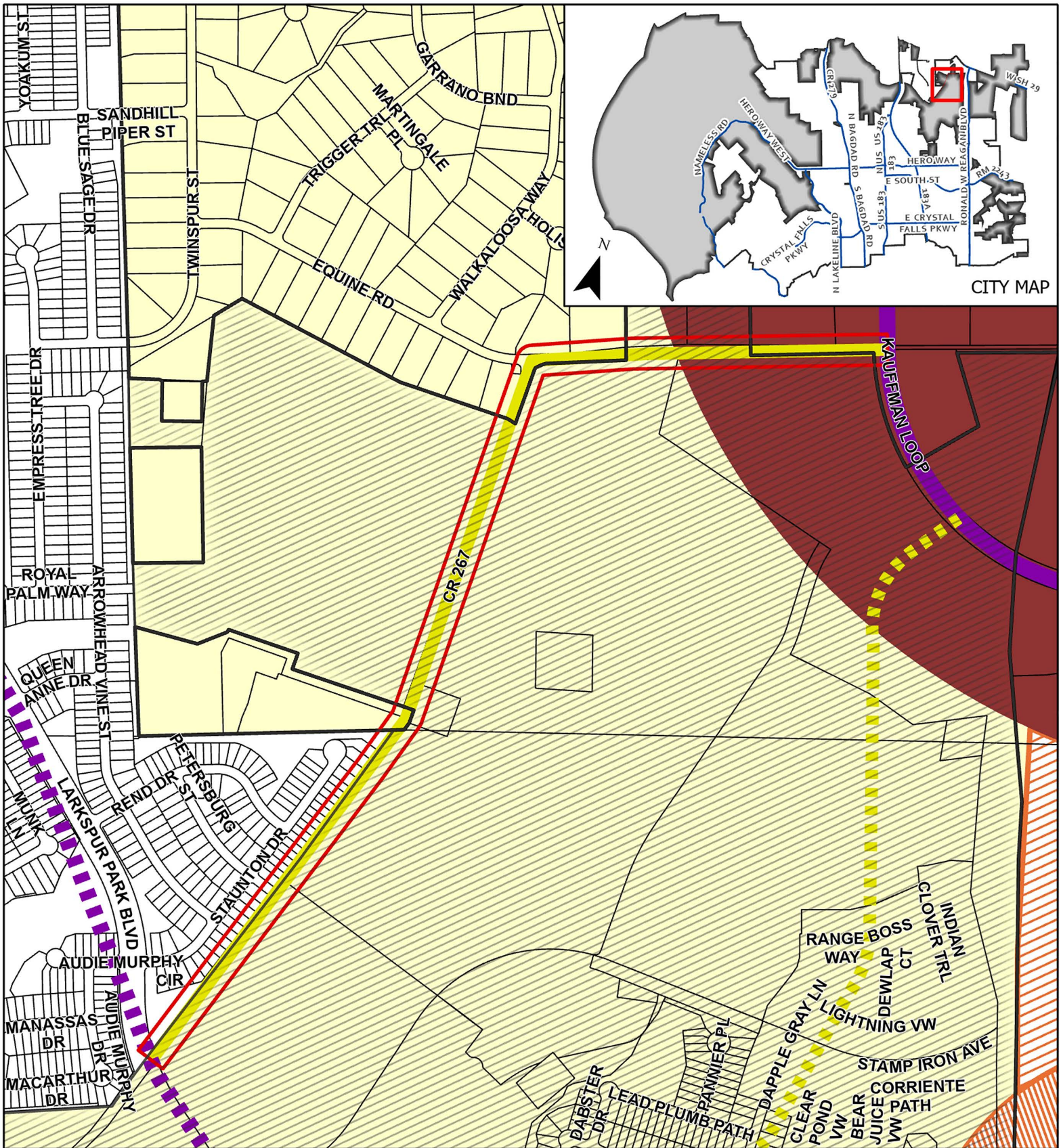
ATTACHMENT 2

CR 267 RECLASSIFICATION

Future Land Use 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.





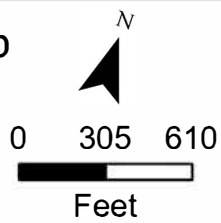
CASE: 22-CPA-003

ATTACHMENT 3

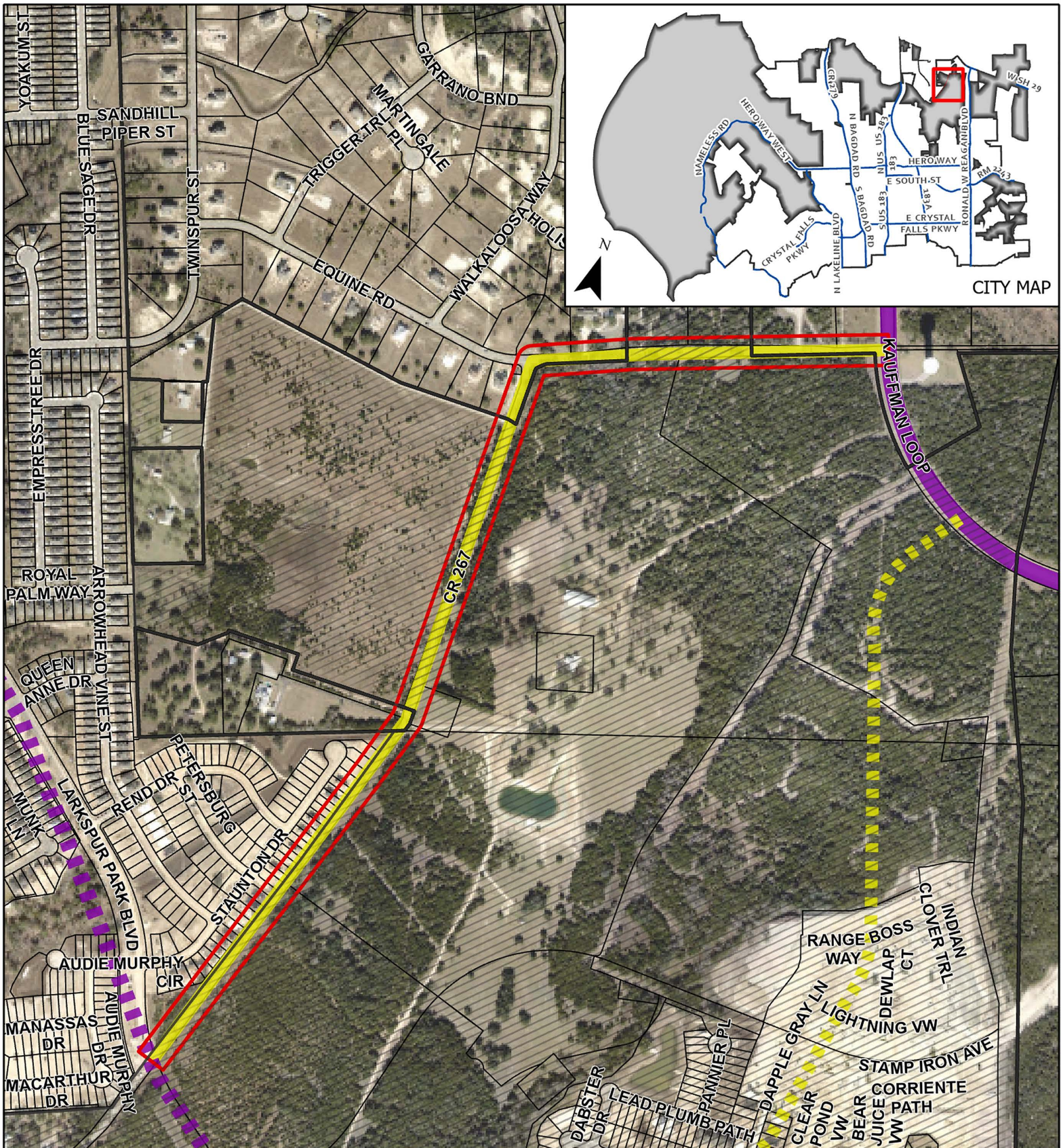
CR 267 RECLASSIFICATION

Proposed Future Land Use 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 | Collector, Proposed |
| Leander ETJ | Future Land Use |
| Proposed Reclassification | Neighborhood Residential |
| Access Controlled, Existing | Multi-Use Corridor - Priority Corridor |
| Arterial 4 Lane, Existing | Neighborhood Center - Priority Corridor |
| Collector, Existing | Activity Center |
| Arterial 4 Lane, Proposed | |



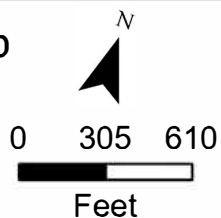
CASE: 22-CPA-003

ATTACHMENT 5

CR 267 RECLASSIFICATION

Proposed Future Land Use 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 | Arterial 4 Lane, Existing |
| Leander ETJ | Collector, Existing |
| Proposed Reclassification | Arterial 4 Lane, Proposed |
| Access Controlled, Existing | Collector, Proposed |



June 23, 2022

City of Leander
Development Services Department
PO Box 319
Leander, Texas 78646

Via E-Mail

Re: Letter of intent regarding an amendment to the Thoroughfare Map to reclassify CR 267

To whom it may concern:

The City of Leander has initiated an amendment to the Comprehensive Plan to propose a change to the Thoroughfare Map to reclassify CR 276 between Kauffman Loop and Larkspur Park Blvd/Bar W Ranch Blvd from an arterial to a collector class roadway.

Since the adoption of the 2021 Transportation Master Plan, staff has received applications for development along CR 276. The Plan calls for a one-hundred (100') right-of-way for this arterial. This classification would call for dedication from the property owners on each side of CR 276 to dedicate their portion of the right-of-way. There is an established neighborhood to the west and a planned neighborhood to the east that would make it challenging to obtain the required right-of-way. In addition, arterials are intended to carry large volumes of traffic and provide connections between large areas of the city. In this case, CR 276 only extends between Kauffman Loop and Larkspur Park Blvd/Bar W Ranch Blvd.

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

Sincerely,

Justin Hunt
Planner
512-528-2751
jhunt@leandertx.gov





EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 22-CP-003 to adopt the Borho aka Barksdale Concept Plan on one parcel of land approximately 44 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031542; generally located north on Journey Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-003 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

12/16/2021 – Zoning Approved

APPLICANT/AGENT:

SEC Planning, LLC (Peter Verdicchio, PLA) on behalf of M/I Homes of Austin, LLC (William G Peekman).

RECOMMENDATION:

The proposal includes 25.9 acres of residential, and 3.5 acres of parkland. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Concept Plan
2. Location Exhibit

BARKSDALE

CONCEPT PLAN

22-CP-003

PROJECT INFORMATION

PROPERTY OWNER:

MI HOMES OF AUSTIN, LLC
7600 N CAPITAL OF TEXAS HWY, BLDG C | 250
AUSTIN, TX 78731
512.368.8420

PROJECT ENGINEER:

KIMLEY HORN - 10814 Jollyville Road Campus IV, Suite 200 Austin, TX 78759 - 512.559.4834

PROJECT SURVEYOR:

KIMLEY HORN - 10814 Jollyville Road Campus IV, Suite 200 Austin, TX 78759 - 512.559.4834

PROJECT AGENT:

SEC PLANNING, LLC - 4201 W. PARMER LANE, STE 220, AUSTIN, TX- 512.246.7003

SUBMITTAL DATE:

FEBRUARY 01, 2022

ZONING:

SFC-2-A - SINGLE FAMILY COMPACT
SFU-2-A - SINGLE FAMILY URBAN

FUTURE LAND USE CATEGORY:

NEIGHBORHOOD RESIDENTIAL & GREENWAY

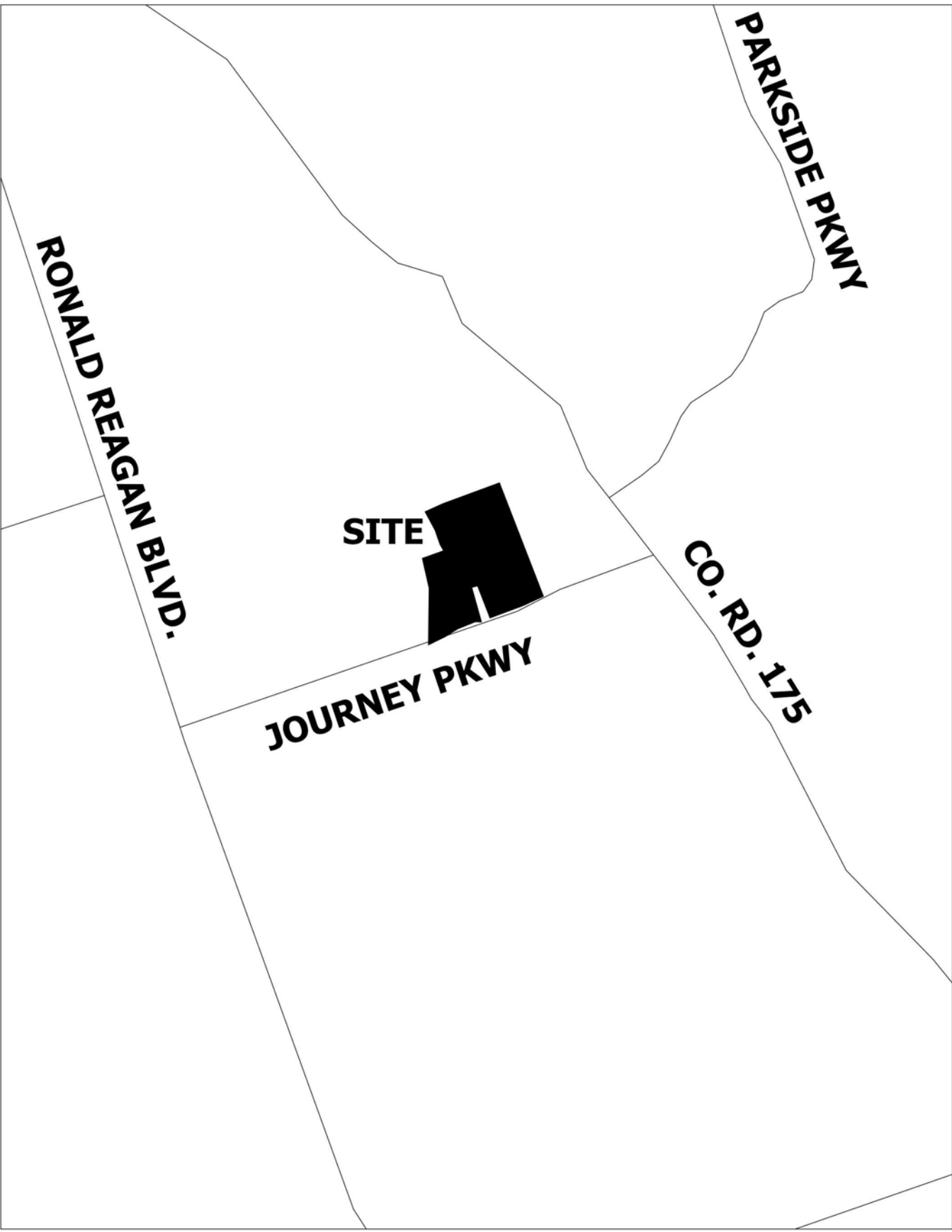
INDEX OF SHEETS

SHEET TITLE	REVISED SHEETS
COVER	1
CONCEPT PLAN	2
PHASING PLAN	3
PARKS PLAN	4

ZONING DISTRICTS	ACREAGE	UNITS
SFU - 2 - A RESIDENTIAL	12.1 ACRES	41 UNITS
SFC - 2 - A RESIDENTIAL	31.9 ACRES	62 UNITS
RESIDENTIAL TOTAL	44.0 ACRES	103 UNITS

LAND USE	ACREAGE	UNITS
RESIDENTIAL	25.9 ACRES	103 UNITS
FLOODPLAIN	14.6 ACRES	
PARKLAND	3.5 ACRES	
TOTAL	44.0 ACRES	103 UNITS

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS
1	1(2022)	54	517
2	2(2023)	49	469



LOCATION KEY

SCALE: 1" = 2000'



SEC Planning, LLC

Austin, Texas

LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING

4201 W. Parmer Lane
Building A, Suite 220
Austin, TX 78727
T 512.246.7003
F 512.246.7703
www.secplanning.com
Email : info@secplanning.com

Project No. : 210154-MIHO

Issue	Revision
1 FILING DATE 02/01/2022	1
2 CITY COMMENTS #1 03/15/2022	2
3 CITY COMMENTS #2 04/12/2022	3
4 CITY COMMENTS #3 05/17/2022	4
5 CITY COMMENTS #4 06/07/2022	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12

DRAWN BY: JJ

REVIEWED BY: PV

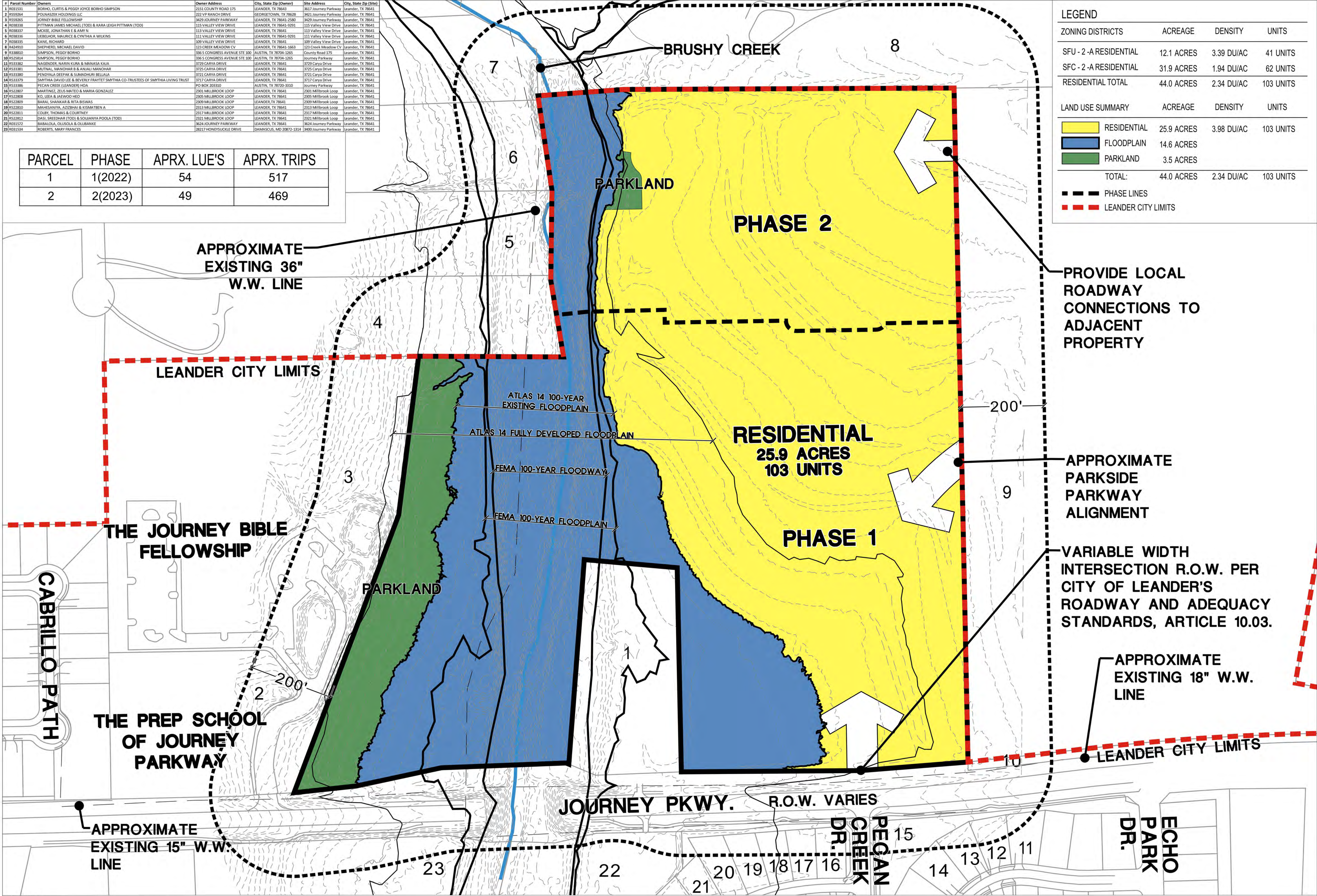
© 2022
SEC Planning, LLC

1 OF 4

Drawing Path :
E:\210154-MIHO\Cadfiles\PLANNING\Submittals\Cover
Sheet_2022-06-07.dwg

#	Parcel Number	Owners	Owner Address	City, State Zip (Owner)	Site Address	City, State Zip (Site)
1	R031531	BORHO, CURTIS & PEGGY JOYCE BORHO SIMPSON	2153 COUNTY ROAD 175	LEANDER, TX 78641	3429 Journey Parkway	Leander, TX 78641
2	R559265	POLNASZEK HOLDINGS LLC	222 VP RANCH DRIVE	GEORGETOWN, TX 78628	3429 Journey Parkway	Leander, TX 78641
3	R559265	JORNEY BIBLE FELLOWSHIP	3429 JOURNEY PARKWAY	LEANDER, TX 78641-2580	3429 Journey Parkway	Leander, TX 78641
4	R038158	PITTMAN JAMES MICHAEL (TOD) & KARA LEIGH PITTMAN (TOD)	115 VALLEY VIEW DRIVE	LEANDER, TX 78641-9291	115 Valley View Drive	Leander, TX 78641
5	R038337	NOCKE, JONATHAN L & AMY R	113 VALLEY VIEW DRIVE	LEANDER, TX 78641	113 Valley View Drive	Leander, TX 78641
6	R038336	LEBELHOR, MAURICE & CYNTHIA A WILKINS	111 VALLEY VIEW DRIVE	LEANDER, TX 78641-9293	111 Valley View Drive	Leander, TX 78641
7	R038335	KANE, RICHARD	109 VALLEY VIEW DRIVE	LEANDER, TX 78641	109 Valley View Drive	Leander, TX 78641
8	R424910	SHEPHERD, MICHAEL DAVID	123 CREEK MEADOW CV	LEANDER, TX 78641-1663	123 Creek Meadow CV	Leander, TX 78641
9	R338810	SIMPSON, PEGGY BORHO	336 S CONGRESS AVENUE STE 300	AUSTIN, TX 78704-1265	County Road 175	Leander, TX 78641
10	R525814	SIMPSON, PEGGY BORHO	336 S CONGRESS AVENUE STE 300	AUSTIN, TX 78704-1265	Journey Parkway	Leander, TX 78641
11	R533382	NAGENDER, NARIN KUNA & NMANSA KAJA	3725 CARYA DRIVE	LEANDER, TX 78641	3725 Carya Drive	Leander, TX 78641
12	R533381	MUTNAL, MANOHAR B & ANJALI MANOHAR	3725 CARYA DRIVE	LEANDER, TX 78641	3725 Carya Drive	Leander, TX 78641
13	R533380	PENDAYALA DEEPAK & SUMADHURI BELLALA	3721 CARYA DRIVE	LEANDER, TX 78641	3721 Carya Drive	Leander, TX 78641
14	R533379	SMYTHIA DAVID LEE & RIVERLY FRAYETTE SMYTHIA CO-TRUSTEES OF SMYTHIA LIVING TRUST	3717 CARYA DRIVE	LEANDER, TX 78641	3717 Carya Drive	Leander, TX 78641
15	R533386	PICCAN CREEK (LEANDER) HOA	901 R02 203310	AUSTIN, TX 78725-3310	Journey Parkway	Leander, TX 78641
16	R522807	MARTINEZ, ZELU MATEO & MARIA GONZALEZ	2301 MILLBROOK LOOP	LEANDER, TX 78641	2301 Millbrook Loop	Leander, TX 78641
17	R522808	KO, LEEA & JAEWOOD HEO	2305 MILLBROOK LOOP	LEANDER, TX 78641	2305 Millbrook Loop	Leander, TX 78641
18	R522809	BARAL, SHANKAR & RITA BISWAS	2309 MILLBROOK LOOP	LEANDER, TX 78641	2309 Millbrook Loop	Leander, TX 78641
19	R522810	MAHESANTHA, AZIZBHAI & KISMATREN A	2313 MILLBROOK LOOP	LEANDER, TX 78641	2313 Millbrook Loop	Leander, TX 78641
20	R522811	COLBY, THOMAS & COURTNEY	2317 MILLBROOK LOOP	LEANDER, TX 78641	2317 Millbrook Loop	Leander, TX 78641
21	R522812	DASI, SREEDHAR (TOD) & SOUMANYA POOLA (TOD)	2321 MILLBROOK LOOP	LEANDER, TX 78641	2321 Millbrook Loop	Leander, TX 78641
22	R031572	BARALOLA, OLUSOLA & OLUBANKE	3624 JOURNEY PARKWAY	LEANDER, TX 78641	3624 Journey Parkway	Leander, TX 78641
23	R031534	ROBERTS, MARY FRANCES	28217 HONEYUCKLE DRIVE	DAMASCUS, MD 20872-1314	3400 Journey Parkway	Leander, TX 78641

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS
1	1(2022)	54	517
2	2(2023)	49	469



LEGEND			
ZONING DISTRICTS	ACREAGE	DENSITY	UNITS
SFU - 2 - A RESIDENTIAL	12.1 ACRES	3.39 DU/AC	41 UNITS
SFC - 2 - A RESIDENTIAL	31.9 ACRES	1.94 DU/AC	62 UNITS
RESIDENTIAL TOTAL	44.0 ACRES	2.34 DU/AC	103 UNITS
LAND USE SUMMARY			
RESIDENTIAL	25.9 ACRES	3.98 DU/AC	103 UNITS
FLOODPLAIN	14.6 ACRES		
PARKLAND	3.5 ACRES		
TOTAL:	44.0 ACRES	2.34 DU/AC	103 UNITS
--- PHASE LINES			
- - - LEANDER CITY LIMITS			



SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7903
F 512.246.7703
www.secplanning.com
Email: info@secplanning.com

OWNER:
MI HOMES OF AUSTIN, LLC
7600 N Capital of Texas Hwy
Bldg. C | 250
Austin, TX 78731
512.368.8420

CONCEPT PLAN
BARKSDALE
LEANDER, TEXAS

E:\210154-MIHO\Cadfiles\PLANNING\Submittals\Concept Plan_2022-06-07.dwg

Issued:
1. Filing Date 02/01/2022
2. City Comments #1 03/15/2022
3. City Comments #2 04/12/2022
4. City Comments #3 05/17/2022
5. City Comments #4 06/07/2022

Revisions:
1. _____
2. _____
3. _____
4. _____
5. _____

Issue Date: 02/01/2022

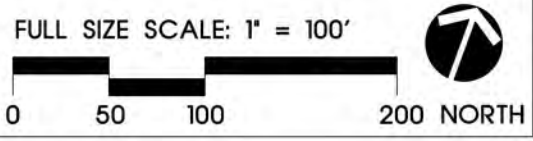
Drawn By: JJ
Reviewed By: PV

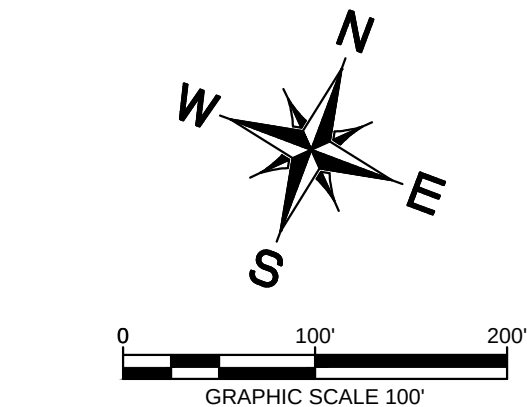
Project No.
210154-MIHO

2 OF 4

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.
© 2022 SEC Planning, LLC

- NOTES:
1) A PORTION OF THIS PROPERTY LIES WITHIN THE FEMA FLOODPLAIN FOUND ON FEMA MAP NUMBER 48491C0460F, DATED DECEMBER 20, 2019. THE DEVELOPMENT WILL FOLLOW ALL THE APPLICABLE FEDERAL AND LOCAL FLOODPLAIN REGULATIONS.
2) THE CITY OF LEANDER'S ROADWAY ADEQUACY STANDARDS PER ARTICLE 10.03 SHALL BE MET.
- 3) TIA LETTER IS NOT REQUIRED SINCE THE PROJECT DOES NOT GENERATE OVER 2,000 DAILY TRIPS. IF ANY LOTS IN THE FUTURE ARE CONVERTED TO COMMERCIAL DEVELOPMENT, TIA REQUIREMENT SHALL BE REVISITED.
4) PARKSIDE PARKWAY WILL BE DEDICATED AS A COLLECTOR ROAD FOLLOWING THE ROADWAY ADEQUACY REQUIREMENTS OUTLINED IN SEC. 10.03.003 OF THE CITY OF LEANDER CODE OF ORDINANCES. JOURNEY PARKWAY
- IS AN EXISTING ARTERIAL ROAD. ANY ADDITIONAL RIGHT OF WAY DEDICATION REQUIRED FOR JOURNEY PARKWAY WILL BE DETERMINED AT TIME OF THE PRELIMINARY PLAT.
5) THIS DEVELOPMENT WILL COMPLY WITH THE CITY OF LEANDER'S REQUIREMENTS FOR DEDICATION AND IMPROVEMENTS OF INTERNAL AND ADJACENT THOROUGHFARES AS REQUIRED BY THE CITY OF LEANDER'S
- ROADWAY AND ADEQUACY STANDARDS, ARTICLE 10.03.
6) THIS DEVELOPMENT SHALL COMPLY WITH SECTION 49 TITLED "BUFFER ZONES" OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.
7) ANY PROPOSED PUBLIC IMPROVEMENTS SHALL COMPLY WITH ARTICLE III OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.





 PROPERTY LINE
 PHASE LINE

- NOTES:
1. PHASE 1 CONSTRUCTION WILL INCLUDE ALL UTILITIES, DRAINAGE AND TRANSPORTATION IMPROVEMENTS NECESSARY TO BE INDEPENDENT OF PHASE 2 CONSTRUCTION. PHASE 2 WILL CONNECT TO PHASE 1 UTILITIES.
2. PEDESTRIAN ACCESS WILL BE PROVIDED TO PARKLAND ON THE WEST SIDE OF THE PROPERTY.
3. ALL OFFSITE EASEMENTS WILL BE RECORDED PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLANS.
4. ANY PROPOSED PUBLIC UTILITY IMPROVEMENTS SHALL COMPLY WITH ARTICLE III OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.
5. THE DEVELOPMENT WILL COMPLY WITH THE CITY'S REQUIREMENT FOR RIGHT OF WAY DEDICATION AND IMPROVEMENT OF INTERNAL AND ADJACENT THOROUGHFARES AS REQUIRED BY CITY OF LEANDER'S ROADWAY ADEQUACY STANDARDS.
6. THE CITY OF LEANDER'S ROADWAY ADEQUACY STANDARDS PER ARTICLE 10.03 SHALL BE MET.
7. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR ANY DEVELOPMENT IN THE FIRM-14 100-YR FLOODPLAIN AS REQUIRED BY THE CITY OF LEANDER.
8. THIS DEVELOPMENT SHALL COMPLY WITH SECTION 49 TITLED "BUFFER ZONES" OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.

SHEET NUMBER		BARKSDALE CITY OF LEANDER WILLIAMSON COUNTY, TEXAS		CONCEPT PLAN PHASING EXHIBIT		KHA PROJECT 067783159 DATE MAY 2022 SCALE: AS SHOWN DESIGNED BY: AEG DRAWN BY: AEG CHECKED BY: AEG		 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928		No. _____ REVISIONS _____ DATE _____ BY _____	
--------------	--	---	--	---	--	---	--	---	--	--	--

CONCEPT PLAN PHASING EXHIBIT

BARKSDALE
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3

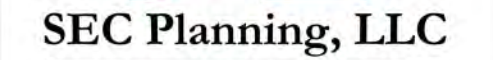
OPTION ONE: Land Dedication (3.50 acres per 100 dwelling units) + Park Improvements Fee (\$400 per dwelling unit)

<u>103</u>	<u>3.6</u>	<u>10.9*</u>
(number of dwelling units)	(required park acreage)	(proposed park acreage)
<u>103</u>	<u>\$41,200</u>	<u>\$41,200</u>
(number of dwelling units)	(\$ required park improvements)	(\$ proposed park improvements)

[illegible]

PARCEL	PHASE
1	1 (2022)
2	2 (2023)

 PUBLIC PARKLAND
 FLOODPLAIN
 PHASE LINE
 LEANDER CITY LIMITS
 FUTURE BRUSHY CREEK TRAIL
 EXISTING JOURNEY PARKWAY TRAIL
 BRUSHY CREEK CENTERLINE



**LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING**

4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7003
F 512.246.7703
www.seclplanning.com
Email: info@seclplanning.com

OWNER:
MI HOMES OF AUSTIN, LLC
7600 N Capital of Texas Hwy
Bldg. C | 250
Austin, TX 78731
512.368.8420

PARK PLAN
BARKSDALE
LEANDER, TEXAS

I:\210154-MIHO\Cadfiles\PLANNING\
Submittals\Park Plan_2022-06-07.dwg

Issued:	
1. Filing Date	02/01/2022
2. City Comments #1	03/15/2022
3. City Comments #2	04/12/2022
4. City Comments #3	05/17/2022
5. City Comments #4	06/07/2022

Revisions:

1. _____

2. _____

3. _____

4. _____

5. _____

Issue Date: 02/01/2022

Drawn By: JJ
Reviewed By: PV

Project No.
210154-MIHO

4 OF 4

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.

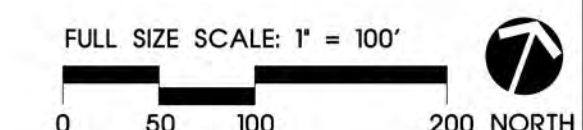
© 2022
SEC Planning, LLC

2) TIA LETTER IS NOT REQUIRED SINCE THE PROJECT DOES NOT GENERATE OVER 2,000 DAILY TRIPS. IF ANY LOTS IN THE FUTURE ARE CONVERTED TO

3) THE FEMA 100-YR. FLOODPLAIN FOUND ON FIRM MAP NUMBER 48491C0460F WILL BE USED AS THE CREEK BUFFER DEEMED APPROPRIATE IN SECTION 49(b)(2)(ii) OF THE CITY OF LEANDER SUBDIVISION ORDINANCE.

4) PARKSIDE PARKWAY WILL BE DEDICATED AS A COLLECTOR ROAD FOLLOWING THE ROADWAY ADEQUACY REQUIREMENTS OUTLINED IN SEC.

10.03.003 OF THE CITY OF LEANDER CODE OF ORDINANCES. JOURNEY PARKWAY IS AN EXISTING ARTERIAL ROAD AND MEETS CURRENT DEDICATION REQUIREMENTS.





EXECUTIVE SUMMARY

07/14/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 21-CPA-009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and to amend Transportation Master Plan to change the classification of Live Oak Road to a local street and consider action regarding Zoning Case 21-Z-030 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LO-2-B (Local Office) on nine parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R356046, R473837, R022920-R022923, R473838, R473839, and R022941; and generally located to the west of the intersection of Oak Creek Road and N Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-009
- Discuss and consider action regarding Zoning Case 21-Z-030 as described above

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

07/07/2022 Public Hearing & 1st Reading of the Ordinance for Annexation

APPLICANT/AGENT:

BGE, Inc (John Kim) on behalf of Forestar (USA) Real Estate Group, Inc (Jeff Scott).

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notification Map
5. Proposed Zoning
6. Aerial Map
7. Proposed Future Land Use Map
8. Letter of Intent
9. Neighborhood Outreach



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 21-CPA-009 AND ZONING CASE 21-Z-030 SULLIVAN TRACT

GENERAL INFORMATION

Owner/Agent:	BGE, Inc (John Kim) on behalf of Forestar (USA) Real Estate Group, Inc (Jeff Scott).
Current Zoning:	Interim SFR-1-B (Single-Family Rural) ETJ (Extra Territorial Jurisdiction)
Proposed Zoning:	SFR-2-B (Single-Family Rural) LO-2-B (Local Office)
Current Future Land Use Category:	Multi-Use Corridor
Proposed Future Land Use Category:	Neighborhood Residential
Size and Location:	The property is located generally located to the west of the intersection of Oak Creek Road and N Bagdad Road, including approximately 308.288 acres.
Staff Contact:	Michael Chenausky AICP, Planner

APPLICANT REQUEST

The applicant has submitted a request to amend the Comprehensive Plan Future Land Use Map to change the designated land use from Multi-Use Corridor to Neighborhood Residential. This request would only affect the northern portion of the subject area that fronts Bagdad Rd., to allow for a majority of the subdivision to be developed as Single-Family Rural. A portion of the area fronting on Bagdad Rd. is proposed to remain in the Multi-Use Corridor.

This Comprehensive Plan Amendment also includes a request to amend the Transportation Master Plan to reclassify Live Oak Rd. from a Residential Collector class roadway to a Residential Street.

The zoning change request includes proposing to change the designated zoning district of their property in order to develop a residential subdivision with local office along Bagdad Rd.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☐ ☒ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The applicant is proposing approximately 293 acres of residential and 14 acres of local office. The current Future Land Use Map designates the area along Bagdad Rd. as Multi-Use Corridor which limits the residential to 40% of the subject area within the Multi-Use Corridor. Residential within the Multi-Use Corridor should be secondary to commercial but typically will be medium-density attached residential (attached single-family, cottage housing, townhouses), the Single-Family Rural zoning is not a permitted land use type in the Multi-Use Corridor.

The applicants requested Future Land use change from Multi-Use Corridor to Neighborhood Residential will allow the zoning request to be compliant with the Future Land Use map.

The applicant has worked with staff to change the project from a high density residential development to a lower density project. The original proposal included 1,108 units ranging from single-family townhouses to single-family estate. The new proposal includes zoning that allows for acreage lots.

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

	ZONING	LAND USE
NORTH	ETJ	Undeveloped or large lot residential
EAST	SFR-2-B, ETJ	Whitt Ranch subdivision
SOUTH	SFR-2-A	Greatwood subdivision
WEST	Interim SFR-1-B	Undeveloped or large lot residential and Leander Estates

SURROUNDING AREA:

This property is located north on N. Bagdad Rd. of and south of CR 281.

PHYSICAL AND NATURAL FEATURES:

This property contains significant tree cover which will be subject to the Leander Tree preservation requirements.

PROPERTY HISTORY:

This property includes a request for annexation the City of Leander.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto N. Bagdad Rd., Live Oak Rd., and the future extension of Lakeline Blvd.

TRANSPORTATION PLAN REQUIREMENTS:

Bagdad Rd. is a major arterial road which falls under the Multi-Use Corridor classification on the Future Land Use map.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bagdad Rd.	Arterial	Commercial corridor	126' ROW 6 Lane 10' Sidewalk
Lakeline Blvd	Arterial	Residential corridor	100' ROW 4 Lane 10' Sidewalk

The Comprehensive Plan Amendment includes reclassifying Live Oak Rd from a Residential Collector to a Residential Street classification (figure 1). This change will reduce the size of the roadway as well as allow for homes to front onto Live Oak Road.

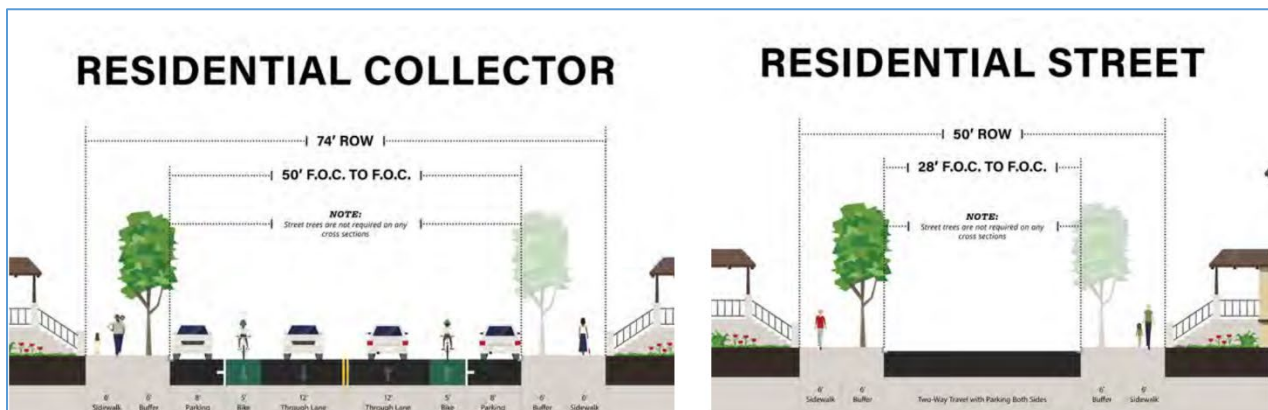


Figure 1 Residential Collector and Residential Street Profile

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

This property has access to water (figure 2), and will need to extend utilities through the property. Wastewater is not available to the property.

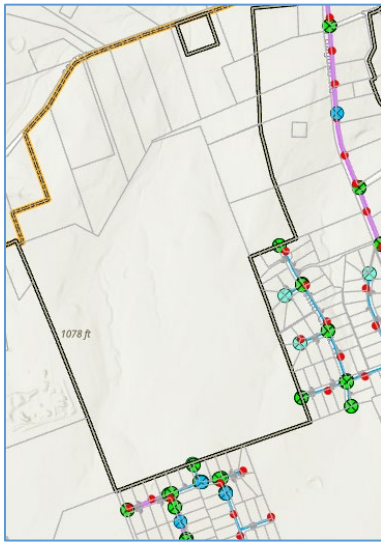


Figure 2 Waterline

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:
USE COMPONENT**SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

LO – LOCAL OFFICE:

Features: Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

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 B:***Features:* 4 or more architectural features.*Intent:*

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Consider the impacts of economic development in all aspects of City decision-making and operations.

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.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 04/05/2021. The following changes were made to the project since the development meeting was held:

- During the development meeting the original proposal was for multiple residential lot sizes, and no commercial. The current proposal includes

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No changes.

NOTIFICATION

06/23/2022 - Public Notice on Hill Country News

06/29/2022 - Mail Notification to Property Owners within 200'

06/29/2022 - Public Hearing Signage Posted on Property

07/14/2022 - Planning and Zoning Commission Public Hearing

08/04/2022 - City Council Public Hearing & First Reading of the Ordinance

08/18/2022 - 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.

A neighborhood meeting was held at 04/21/2022 at the Mason Homestead. See attachment 9 for more detail.

- Some of the concerns raised by the adjacent property owners discussed traffic, fencing, water pressure.

The following changes were made to address issues discussed.

- Developer is proposing a phased density plan with larger acre minimums along the boundary of the subdivision.

Please see the full report from the applicant attached.

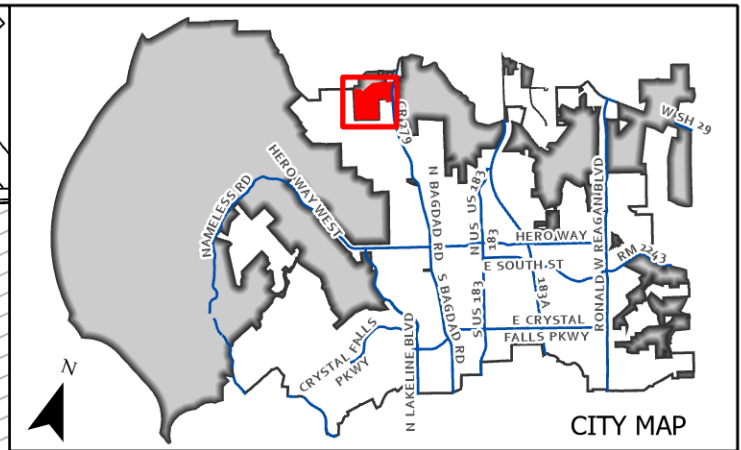
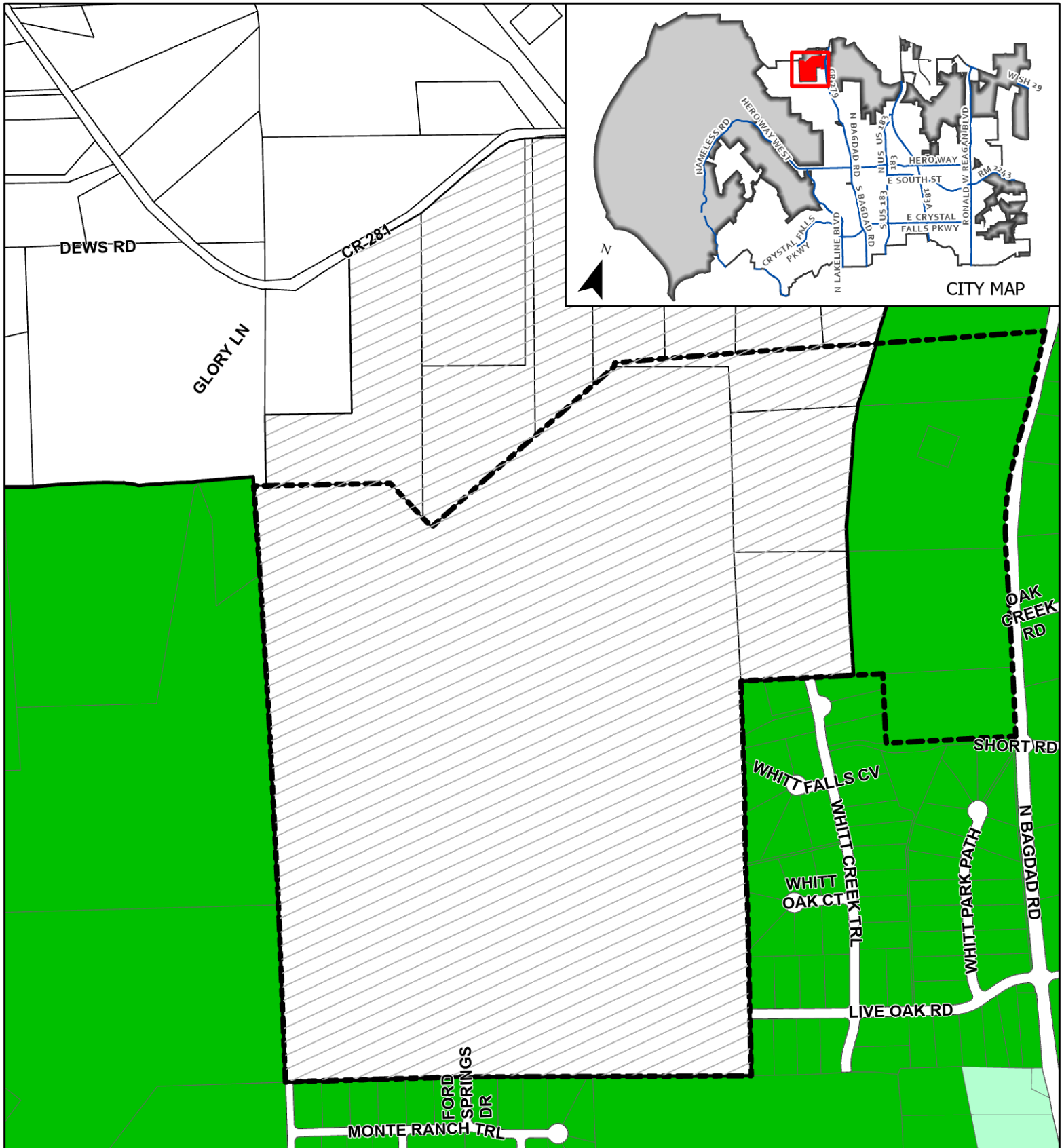
APPROVAL CRITERIA:

The Comprehensive Plan Amendment to the Future Land Use Map is required to be approved before the Zoning request may be approved. If the amendment is not approved, then the applicant will need to update the Zoning change request to comply with the Future Land Use Map.

The Comprehensive Plan Amendment includes reclassifying Live Oak Rd from a Residential Collector to a Residential Street classification. This change will reduce the size of the roadway as well as allow for homes to front onto Live Oak Road. The Composite Zoning Ordinance prohibits residential lots fronting on to collector class roadways.

The adjacent subdivision (Leander Estates) recently had an approved amendment to the Comprehensive Plan Transportation Master Plan regarding reclassification of Live Oak Rd. from a Residential Collector to Residential Street. Staff agrees that the proposed reclassification is appropriate considering the current property lines, existing ROW alignments, and the proposed land uses in the area. The Residential Street will allow more flexibility in alignment and would be compatible with the existing nature of Live Oak Rd.

The proposed subdivision zoning is similar to the surrounding subdivisions. If the Comprehensive Plan Amendment is approved, the proposed land use type would be compatible with both the existing land uses and the Future Land Use Map. The applicant is also proposing 14 acres of Local Office which is compliant with the current Future Land Use Map. The Local Office use component is intended to help provide for land use transitions from commercial or from arterial streets to residential development. Local Office allows for the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods.



CASE: 21-Z-030
& 21-CPA-009

ATTACHMENT 2

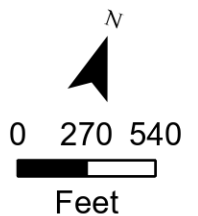
SULLIVAN ZONING &
COMPREHENSIVE PLAN
AMENDMENT

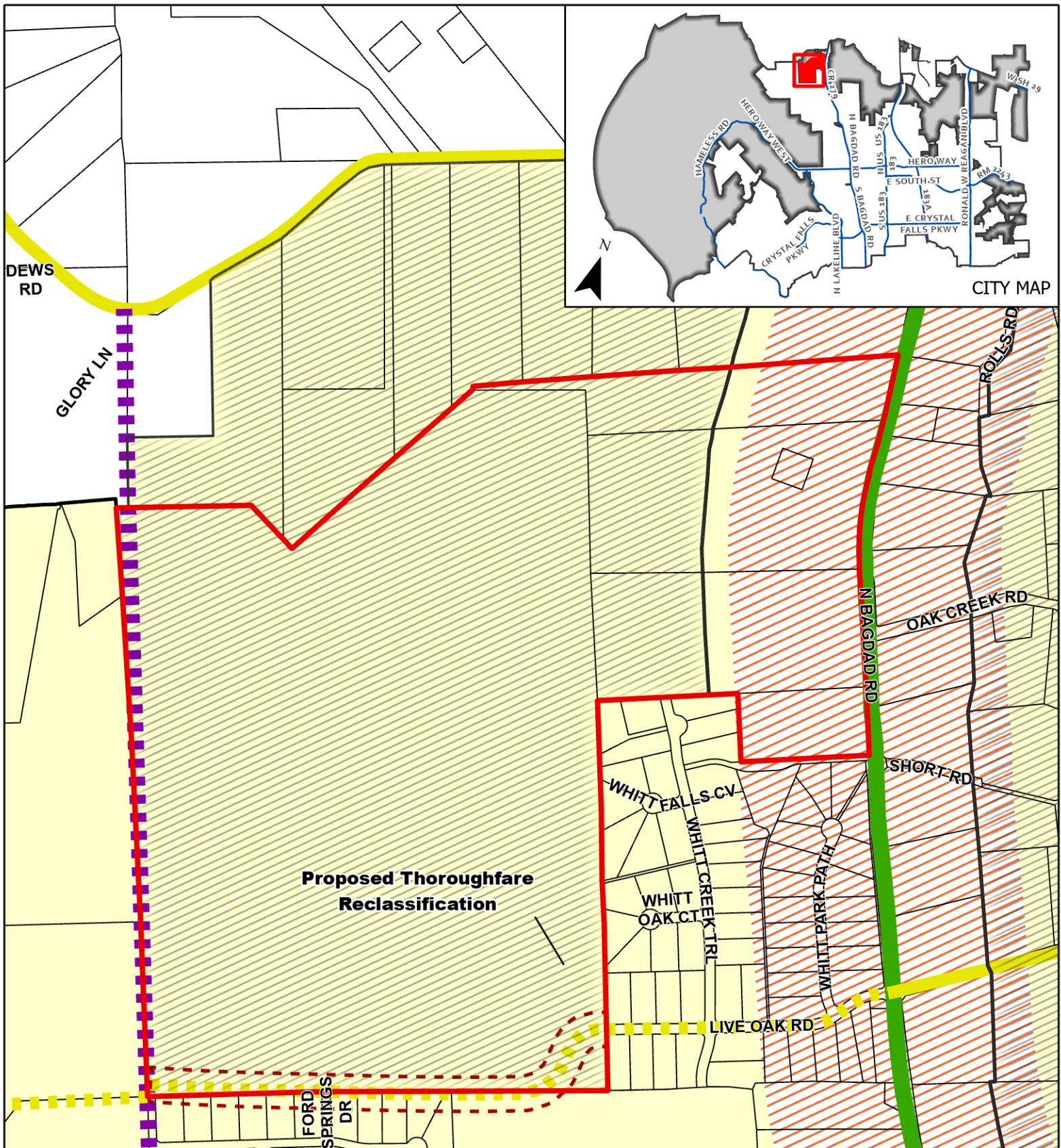
Current Zoning

- Leander City Limits
- ETJ
- Subject Area

- SFR - Single-Family Rural
- SFS - Single-Family Suburban

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.





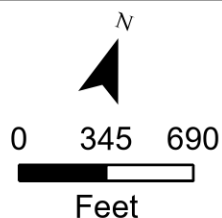
CASE: 21-Z-030
& 21-CPA-009

ATTACHMENT #3

SULLIVAN ZONING &
COMPREHENSIVE PLAN
AMENDMENT

Future Land Use 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.

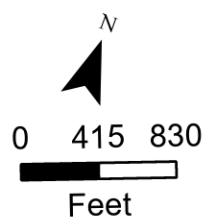


- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing
- Collector, Existing
- Arterial 4 Lane, Proposed

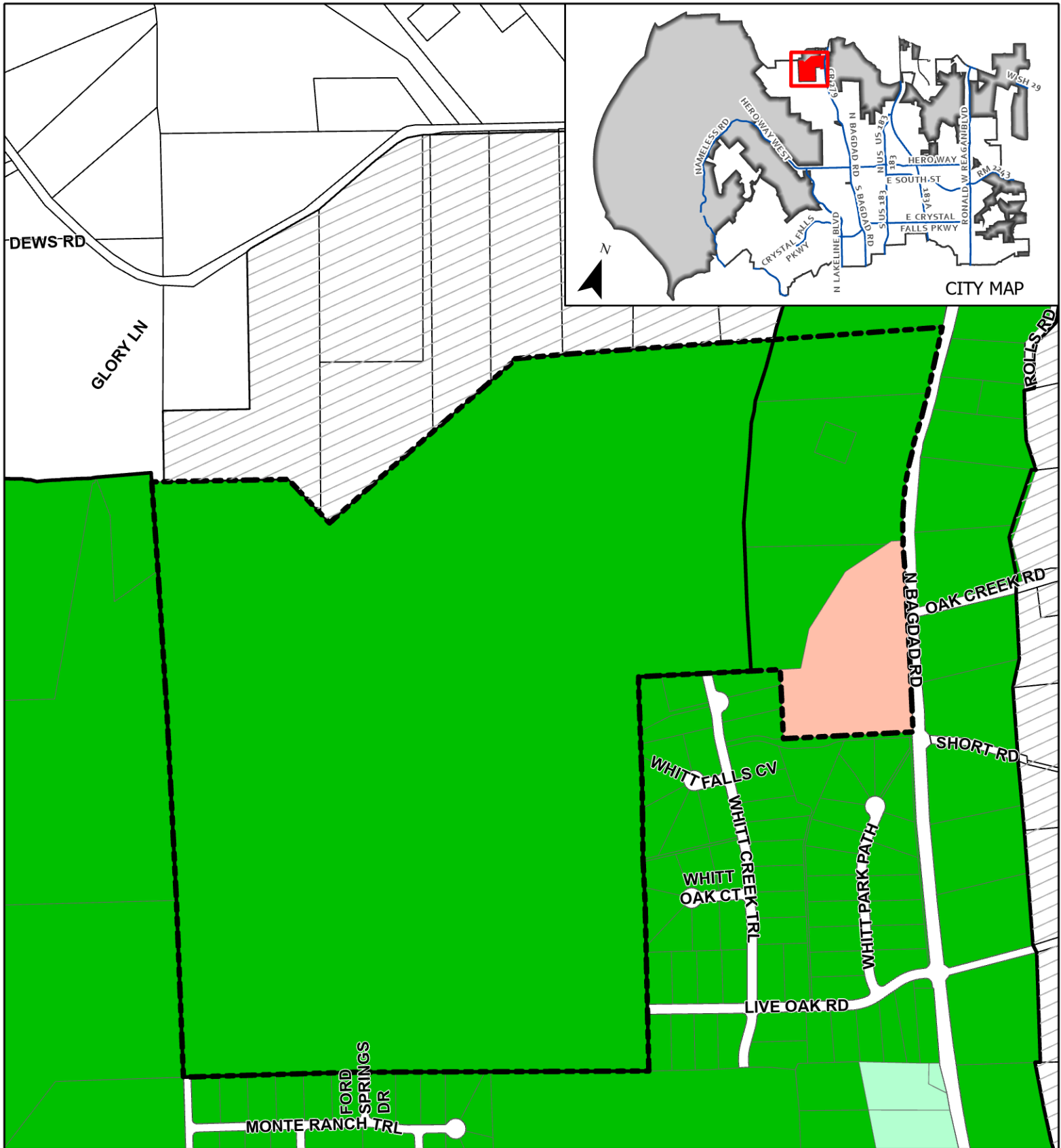
- Collector, Proposed
- Neighborhood Residential
- Multi-Use Corridor
- Proposed Reclassification



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.



-  Subject Area
 200' Buffer
 500' Buffer
 Leander City Limits
 ETJ



CASE: 21-Z-030
& 21-CPA-009

ATTACHMENT 5

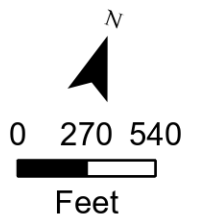
SULLIVAN ZONING &
COMPREHENSIVE PLAN
AMENDMENT

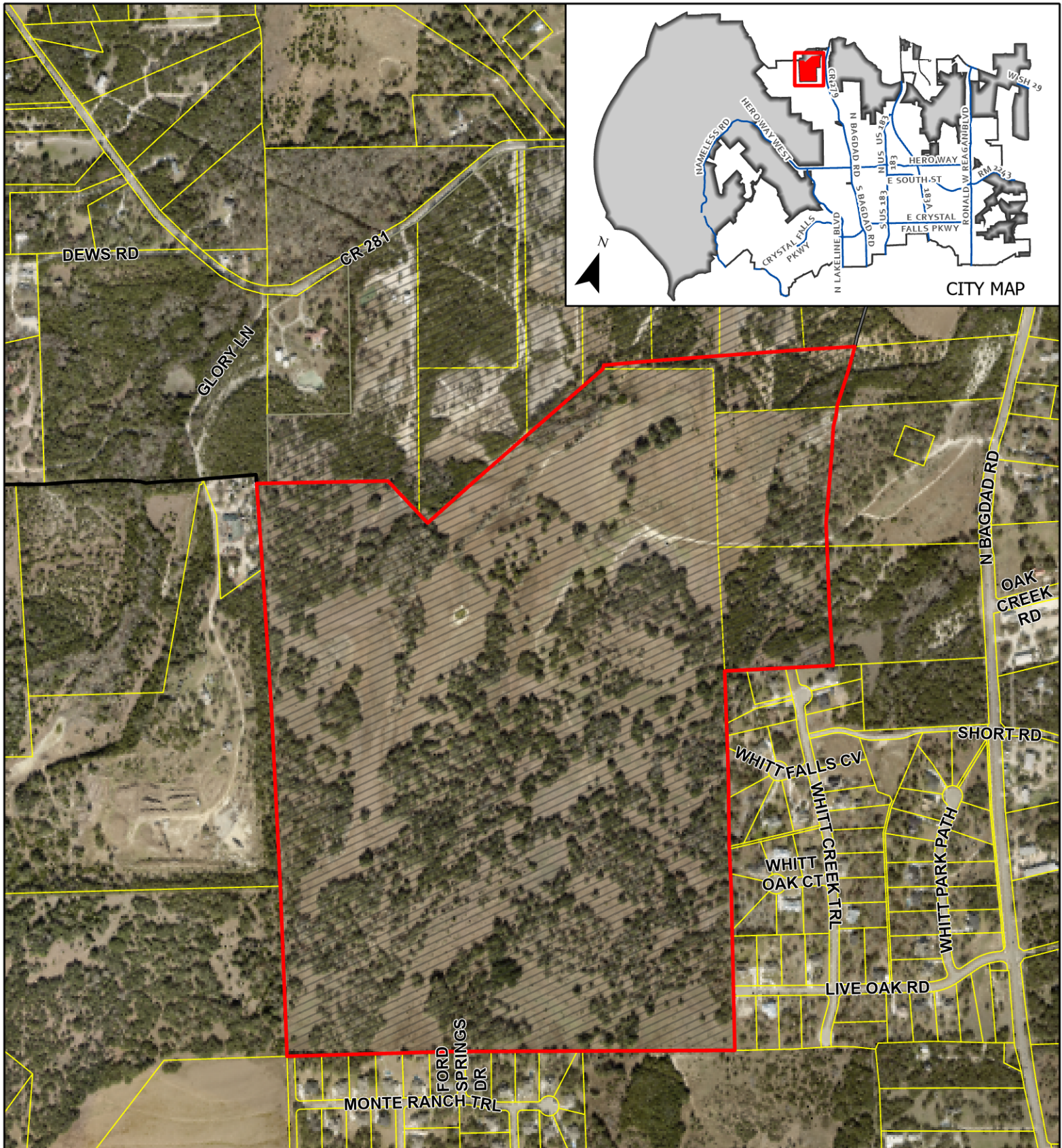
Proposed Zoning

-  Leander City Limits
-  Subject Area
-  SFR - Single-Family Rural

-  SFS - Single-Family Suburban
-  LO - Local Office
-  ETJ

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.





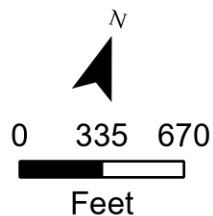
**CASE: 21-Z-030
& 21-CPA-009**

ATTACHMENT #6

**SULLIVAN ZONING &
COMPREHENSIVE PLAN
AMENDMENT**

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



June 3, 2022

Robin Griffin, AICP
City of Leander
201 N. Brushy Street
Leander, Texas 78641

RE: Sullivan Tract Comprehensive Plan Amendment Application

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit an update to the Comprehensive Plan Amendment application submitted with zoning case 21-Z-030 for review. The project is titled "Sullivan Tract" and consists of approximately 308-acres partially within Leander City Limits (Single Family Rural zoning for eastern portion) and partially within the Leander ETJ/Future Annexation area per Development Agreement in Williamson County, Texas. The site is located west of Bagdad Road and south of FM 281. Adjacent zoning and developments consist of City of Leander ETJ to the north, Single Family Rural (SFR) zoning to the east, west and south. This application will include two amendment requests: one to the Future Land Use Plan and one for the Transportation Master Plan.

The first request is to amend the Future Land Use Plan to remove the Multi-Use Corridor designation along the frontage of Bagdad Road at the northwest corner of the project. Currently, the Future Land Use Plan designates this portion of the property as part of the Multi-Use Corridor, which only allows for dense single-family uses. Single-Family Rural and Local Office uses are proposed within this area, and removal of the corridor will be required to allow for these uses.

The second request is to amend the Transportation Master Plan to reclassify Live Oak Road from a Collector to a Residential street. A connection will be made to direct traffic from an existing residential neighborhood through our site from Live Oak Road. As we are proposing residential homes along this roadway, reclassification to a Residential street is being requested.

Please accept this as our Letter of Intent and let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Kim", written in a cursive style.

John Kim, PE
BGE, Inc.

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.

Residents within 500' were noticed via certified mail on April 13th, 2021 and invited to a town hall at Mason Homestead on April 21st, 2021. The names and addresses of those residents can be found on the attached exhibit. A copy of the Concept Plan was included in the mailer and presented at the town hall meeting.

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.

Both residents and the neighboring HOA's for Whitt Ranch and Greatwood Estates were notified.

Robert Dean, PAMCO, Community Manager for Greatwood Estates, Robert@pamcotx.com, 512-918-8100

Whitt Ranch was contacted using WhittRanchAssociation@gmail.com

Board Members Debbie Almond, Nicole Johnston, and Alicia Esposito were also notified and have been active in communication with Forestar

3. What concerns were raised during these communications?

Residents shared concerns regarding traffic, product type, fencing, and water pressure. Apparently their existing communities do not have sufficient water pressure. They expressed a desire for natural gas to be brought to the region as well as a school site for Leander ISD.

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

Out of concern for the existing developments next door, we are proposing a phased density plan with large acre minimums on the boundary to be conducive with the estate lots next door.

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

Signature: Elliot Condos Date 8/12/2021



EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case 22-TRP-003 regarding removal of Significant Trees associated with the Maple Ranch Apartment Site Development Project generally located at the southwest corner of Ronald Reagan Boulevard and Palmera Ridge Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal request process.

APPLICANT/AGENT:

Studio 16:19, LLC (Jonathan Wagner, RLA, LA) on behalf of Paravel Maple Ranch LP (Curtis Thigpen).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Location Map
3. Aerial Map
4. Letter of Intent
5. Tree Removal Exhibit
6. Tree Inventory



PLANNING ANALYSIS

TREE REMOVAL CASE 22-TRP-003 MAPLE RANCH APARTMENTS

GENERAL INFORMATION

Owner/Agent: Studio 16:19, LLC (Jonathan Wagner, RLA, LA) on behalf of Paravel Maple Ranch LP (Curtis Thigpen).

Current Zoning: ETJ (Extra Territorial Jurisdiction)

Size and Location: The property is located at the southwest corner of Ronald Reagan Boulevard and Palmera Ridge Boulevard, approximately 8.258 acres in size.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove two (2) significant trees (20.5 and 19 caliper inches in size). The tree removals are needed due to site constraints and necessary locations of site drives and buildings. Per Composite Zoning Ordinance, Article VI, Section 1(c) removal of significant trees greater than eighteen (18”) caliper inches requires the approval of the Planning and Zoning Commission or alternative tree preservation plan (where applicable undesirable or impractical conditions exist on site).

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD-MU	Commercial Office Park
EAST	SFR-2-B LC-2-B SFS-2-B	Residential (Reagans Overlook) Church (Church of Latter-day Saints) Residential
SOUTH	GC-3-C	Commercial
WEST	PUD-SF	Amenity Center and detention

SURROUNDING AREA:

This property is located southwest of the intersection of Ronald Reagan and Palmera Ridge Blvd. To the north of the site is a commercial office park, to the east across Ronald Reagan is the Reagans Overlook Phase 1 subdivision and the church of Latter-Day Saints. To the south of the subject tract is a commercial tract (plans currently under review) and to the east is the Palmera Ridge Amenity Center and detention pond.

PHYSICAL AND NATURAL FEATURES:

The tract is currently undeveloped with sections of tree cover. The trees proposed for removal at this time include those within necessary site drives and buildings.

MAJOR CORRIDORS:

This project will take access off both Palmera Ridge Blvd and Ronald Reagan.

CURRENT LAND USES:

Project is currently undeveloped.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of significant trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26) require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300 per caliper inch.

Below, please see the proposed tree removal calculation per Maple Ranch Site Development Plans (21-SD-050):

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	2625.5	589	22%	2037	78%
>18" to 26"	59.5	20	34%	39.5	66%
SUBTOTAL 8" to 26"	2685	609	23%	2076.5	77%
>26"	28	28	100%	0	0%
TOTALS	2713	637	23%	2076.5	77%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	236	57	24%	179	76%
>18" to 26"	3	1	33%	2	67%
SUBTOTAL 8" to 26"	239	58	24%	181	76%
>26" HERITAGE	1	1	100%	0	0%
TOTALS	240	59	25%	0	0%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	1018.5	1018.5	-	-	\$ 152,775
>18" to 26"	-	-	79	-	\$ 11,850
>26" HERITAGE	-	-	-	0	\$ -
340 REPLACEMENT INCHES PLANTED ON SITE (-\$150/inch)					\$ (51,000)
258.25 (2"-8" TREES) CREDIT INCHES KEPT ON SITE (-\$150/inch)					\$ (38,738)
TOTAL FEE AMOUNT:					\$ 74,888

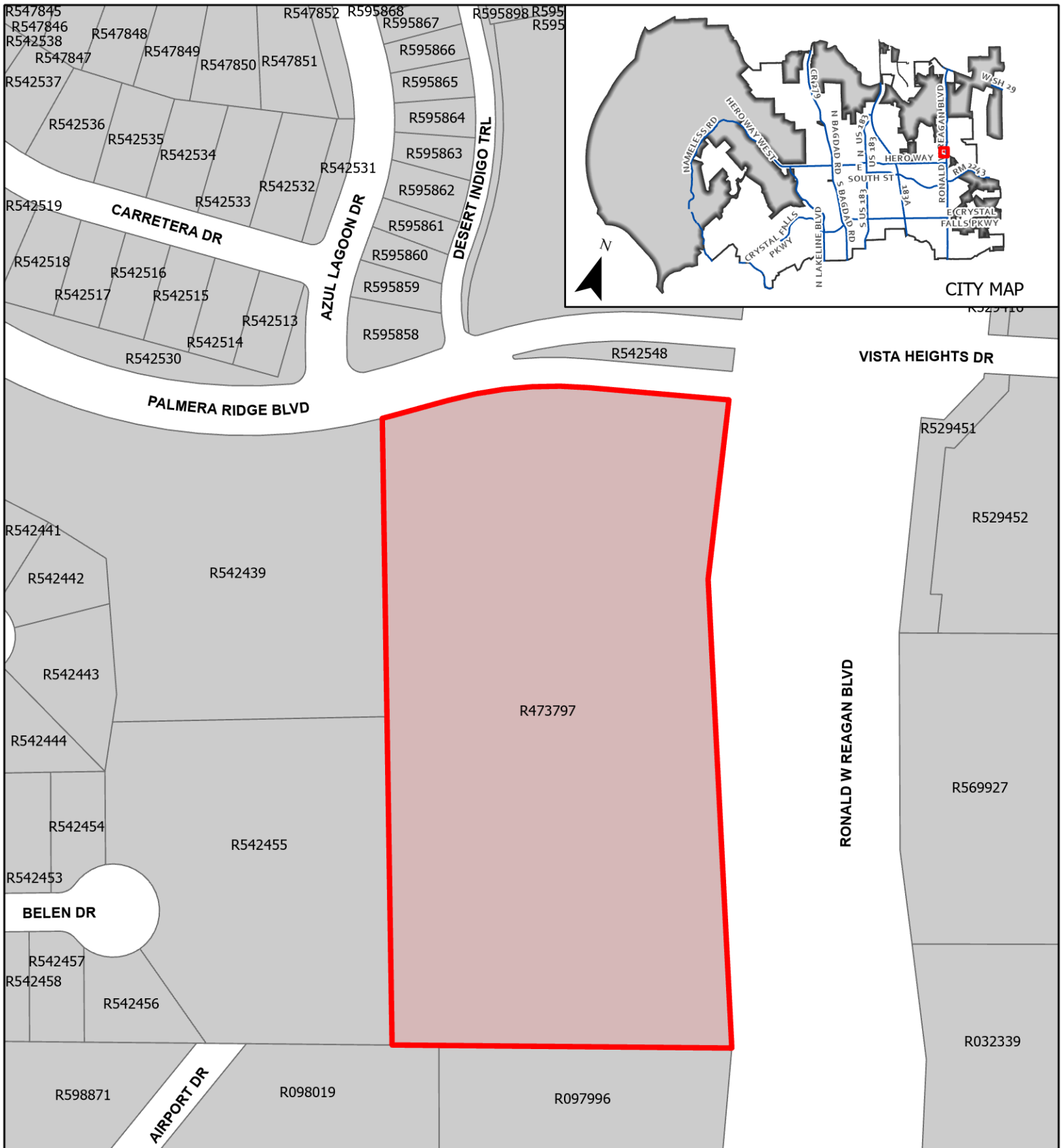
EXISTING TREES REMOVED

TREE TYPE	TAG	SPECIES	SIZE	MITIGATION	CONDITION
Protected	9973	Live Oak	20.5	41.0	FAIR
Protected	9976	Live Oak	19.0	38.0	FAIR

As part of the mitigation process, the Developer is proposing to pay the mitigation fees in the amount of \$150 per caliper inch of replacement tree in lieu of planting new trees.

Mitigation Fees

- Significant trees 8" to 18" removed over 50%: 1018.5
- Significant trees 8" to 18" mitigation fees (\$150 per caliper inch at 1:1): **\$152,775**
- Significant Trees >18" – 26" removed: 39.5"
- Significant Trees >18" – 26" mitigation fees (\$150 per caliper inch at 2:1): **\$11,850**
- Significant trees 8" to 18" on-site replacement (green trees on Attachment 5) at 340 caliper inches: **(\$51,000)**
- Trees 2" to 8" kept for tree credit at 258.25 inches: **(\$38,738)**
- Total Mitigation Fee: **\$74,888**



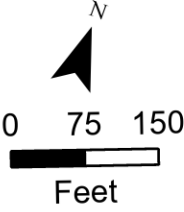
CASE: 22-TRP-003

EXHIBIT A

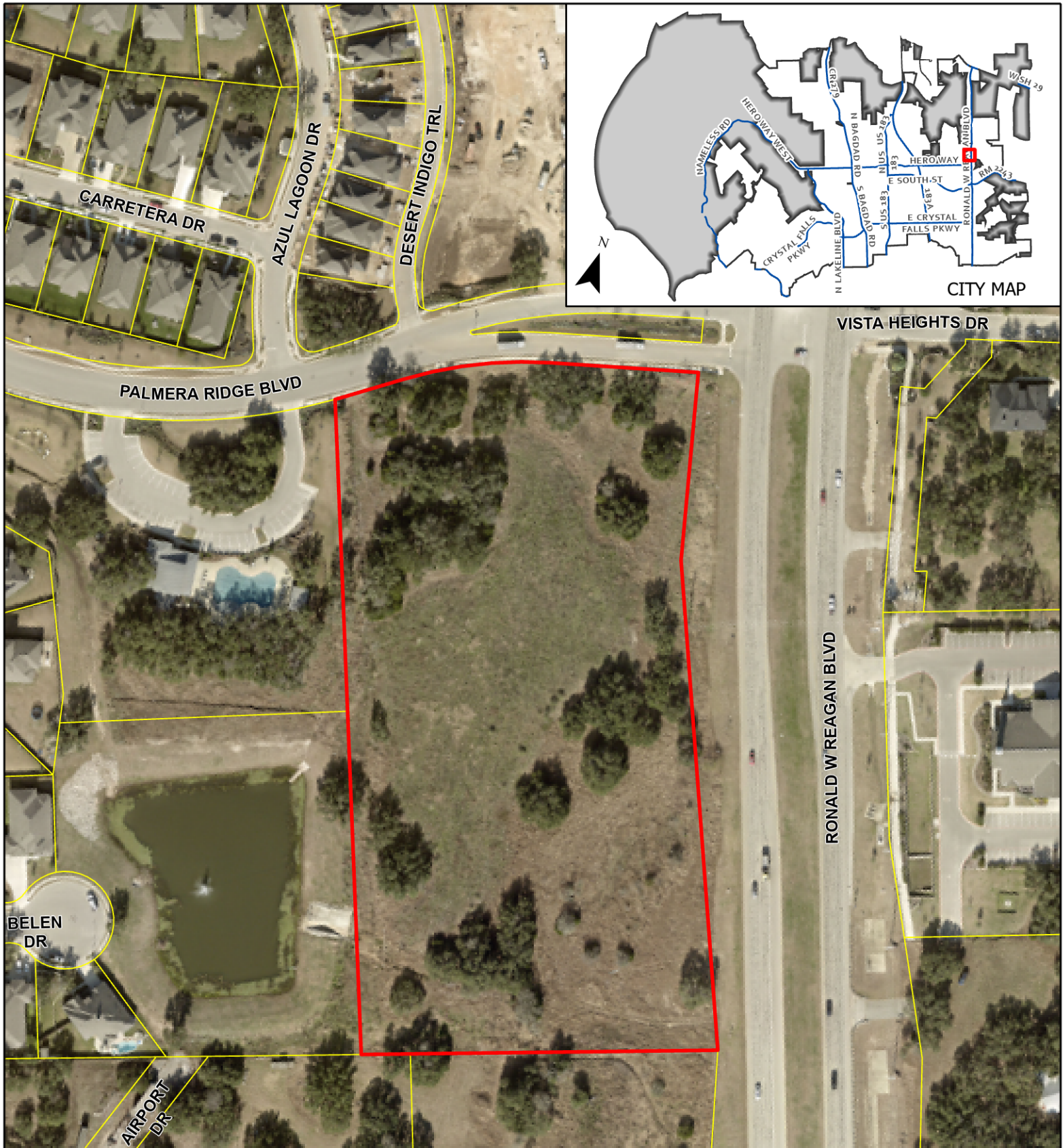
MAPLE RANCH
MULTI-FAMILY

Site Location

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.



- Subject Area
- Leander City Limits
- ETJ



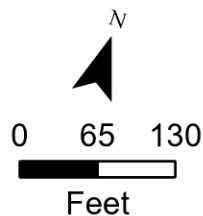
CASE: 22-TRP-003

ATTACHMENT #6

MAPLE RANCH
MULTI-FAMILY

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

April 19, 2022

City of Leander

Planning and Development Services Office
Robin M. Griffin, AICP, Executive Director of Development Services
201 N. Brushy Street
Leander, TX 78641
rgriffin@leandertx.gov

Re: Tree Removal Application – Letter of Intent

Project Name: 22-SD-050 Maple Ranch
Project Location: SW Corner of Palmera Ridge Blvd. and Ronald Reagan Blvd.

Dear Ms. Griffin,

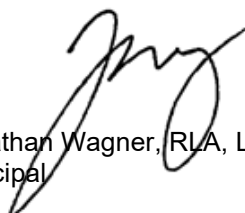
Per the Landscape Ordinance, the attached plans and photographs are submitted for review and approval under a Significant and Heritage Tree Removal Request. Due to site constraints and necessary locations of site drives and buildings, we are requesting the removal of two (2) significant trees:

- Tree # 9973 – 20.5” Live Oak
- Tree # 9976 – 19” Live Oak

Provided herein is a plan exhibit identifying the trees proposed for removal, as well as photographs documenting their condition, and our proposed tree mitigation plan.

Please feel free to contact me should you have any questions, comments, or require any additional information. You may reach me via e-mail at jwagner@studio1619.com or by phone at **512.534.8680**.

Respectfully submitted,
studio 16:19, LLC


Jonathan Wagner, RLA, LI
Principal

Tree Preservation Plan

Tree Caliper Inches					
Tree Size (in caliper inches)	Total Inches	Saved Inches	Saved Inches %	Removed Inches	Removed Inches %
8" to 18"	2625.5	589	22%	2037	78%
>18" to 26"	59.5	20	34%	39.5	66%
Subtotal 8" to 26"	2685	609	23%	2076.5	77%
>26"	28	28	100%	0	0%
TOTALS	2713	637	23%	2076.5	77%

Total Trees					
Tree Size (in caliper inches)	Total Trees	Saved Trees	Saved Trees %	Removed Trees	Removed Trees %
8" to 18"	236	57	24%	179	76%
>18" to 26"	3	1	33%	2	67%
Subtotal 8" to 26"	239	58	24%	181	76%
>26" Heritage	1	1	100%	0	0%
TOTALS	240	59	25%	0	0%

Mitigation Plan					
Tree Size (in caliper inches)	>50% Removal	1:1 Replacement	2:1 Replacement	3:1 Replacement	Fees
8" to 18"	1018.5	1018.5	-	-	\$ 152,775
>18" to 26"	-	-	79	-	\$ 11,850
>26" Heritage	-	-	-	0	\$ -
340 Replacement Inches Planted on Site (-\$150/inch)					\$ (51,000)
258.25 (2"-8" Trees) Credit Inches Kept on Site (-\$150/inch)					\$ (38,738)
Total Fee Amount:					\$ 74,888

Existing Trees Removed					
Tree Type	Tag	Species	Size	Mitigation	Condition
Protected	9973	Live Oak	20.5	41.0	Fair
Protected	9976	Live Oak	19.0	38.0	Fair

Proposed Mitigation Tree

Removed Protected Tree



TREE # 9973 - 20.5" LIVE OAK



TREE # 9976 - 19" LIVE OAK





EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case 22-CIP-TRP-004 regarding removal of Significant and Heritage Trees associated with the eastward expansion of San Gabriel Parkway from Palmera Bluff subdivision to the intersection of Ronald Reagan Boulevard generally located north of Palmera Ridge Section 9 and runs southwest of the intersection of Ronald Reagan Boulevard and current CR 274, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process.

APPLICANT/AGENT:

The City of Leander Capital Improvements Program Manager (Tony Bettis).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Location Map
3. Aerial Map
4. Letter of Intent
5. Tree Removal Exhibit
6. Tree Removal Data
7. Tree Removal Inventory



PLANNING ANALYSIS

TREE REMOVAL CASE 22-CIP-TRP-004 SAN GABRIEL PHASE 2 ROW EXPANSION

GENERAL INFORMATION

Owner/Agent:	City of Leander Capital Improvements Program Manager (Tony Bettis)
Current Zoning:	ETJ (Extra Territorial Jurisdiction)
Size and Location:	The project is generally located north of Palmera Ridge Section 9 and runs southwest of the intersection of Ronald Reagan Boulevard and current CR 274, approximately 2,162 feet of ROW (.410 miles).
Staff Contact:	Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove twenty-one (21) significant trees (>18" to 26" caliper inches) and five (5) heritage trees (>26" caliper inches), more particularly described in attachment 6 tree removal data. The request is tied to a CIP Project (20-CIP-007) to construct the Phase 2 expansion of San Gabriel Parkway east onto Ronald Reagan Parkway. The tree removals are needed due to the capital improvement project expansion of San Gabriel Parkway Phase 2. Additionally, City staff wishes to mitigate for a February 2019 water line installment project to the San Gabriel Pump Station, in which a trees were removed without permit.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	ETJ	Undeveloped
EAST	LC-2-A	Commercial (undeveloped)
SOUTH	PUD-SF	Residential (Palmera Ridge Section 9)
WEST	PUD-SF	Residential (Palmera Ridge Section 4)

SURROUNDING AREA:

This property is located to the north of Palmera Ridge Section 9 and runs southwest of the intersection of Ronald Reagan Boulevard and current CR 274. The property to the north and east is undeveloped while the south and west surrounds is developed as the Palmera Ridge Subdivision.

PHYSICAL AND NATURAL FEATURES:

The limits of construction contain significant tree cover where the expansion and improvements are proposed (attachment 5). The trees proposed for removal at this time include those within the south two (2) lanes, with construction starting within the next year. Additional trees proposed for removal include the future two (2) north lanes, with construction date TBD.

MAJOR CORRIDORS:

Project construction will take access off Azul Lagoon Drive and connect the existing San Gabriel road section with Ronald Reagan Blvd.

TRANSPORTATION PLAN:

The future Phase 2 expansion of San Gabriel Parkway is a 100 foot, four (4) lane arterial ROW with ten (10') foot sidewalks on north and south sides of the roadway. The project will be developed in two (2) phases (see attachments 4 & 5) with the south two (2) lanes being constructed within the next year and the remaining two (2) north lanes being constructed at a future date.

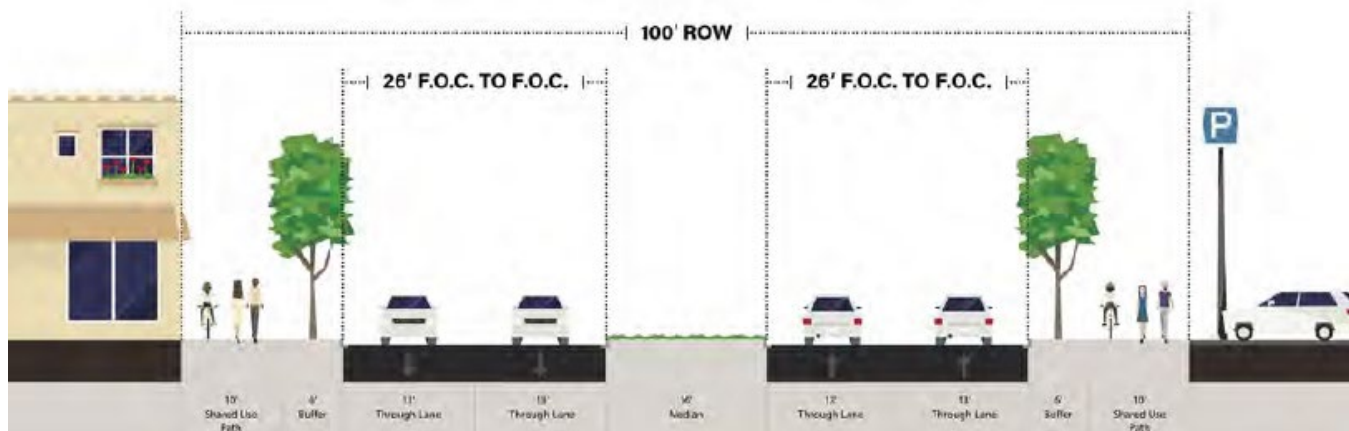
ARTERIAL 4 LANE

Figure 2-4 Arterial four (4)-lane cross section per Transportation Master Plan.

CURRENT LAND USES:

The project area is north of the existing San Gabriel Storage Tank and is bound to the south and west by the Palmera Ridge subdivision.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of significant trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26) require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300;
- Total mitigation fees due for the project is \$223,050. Breakdown of the fee amount is provided below.

Please see the proposed tree removal calculation per San Gabriel Phase 2 Capital Improvements Plans (20-CIP-007):

TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1463	234	16%	1229	84%
>18" to 26"	603	157	26%	446	74%
SUBTOTAL 8" to 26"	2066	391	19%	1675	81%
>26"	184	44	24%	140	76%
TOTALS	2250	435	19%	1815	81%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	128	22	17%	106	83%
>18" to 26"	28	7	25%	21	75%
SUBTOTAL 8" to 26"	156	29	19%	127	81%
>26" HERITAGE	6	1	17%	5	83%
TOTALS	162	30	19%	132	81%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	498	498	-	-	\$ 74,700
>18" to 26"	144.5	-	289	-	\$ 43,350
>26" HERITAGE	-	-	-	420	\$ 63,000
HERITAGE TREE REMOVAL FEE IN ADDITION TO 140 inches x \$300 =					\$ 42,000

MITIGATION PLAN FEE: total caliper inches x \$300

TOTAL FEE AMOUNT **\$ 223,050**

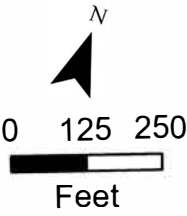
As part of the mitigation process, the Developer is proposing to pay the mitigation fees in the amount of \$150 per caliper inch of replacement tree in lieu of planting new trees.

Mitigation Fees

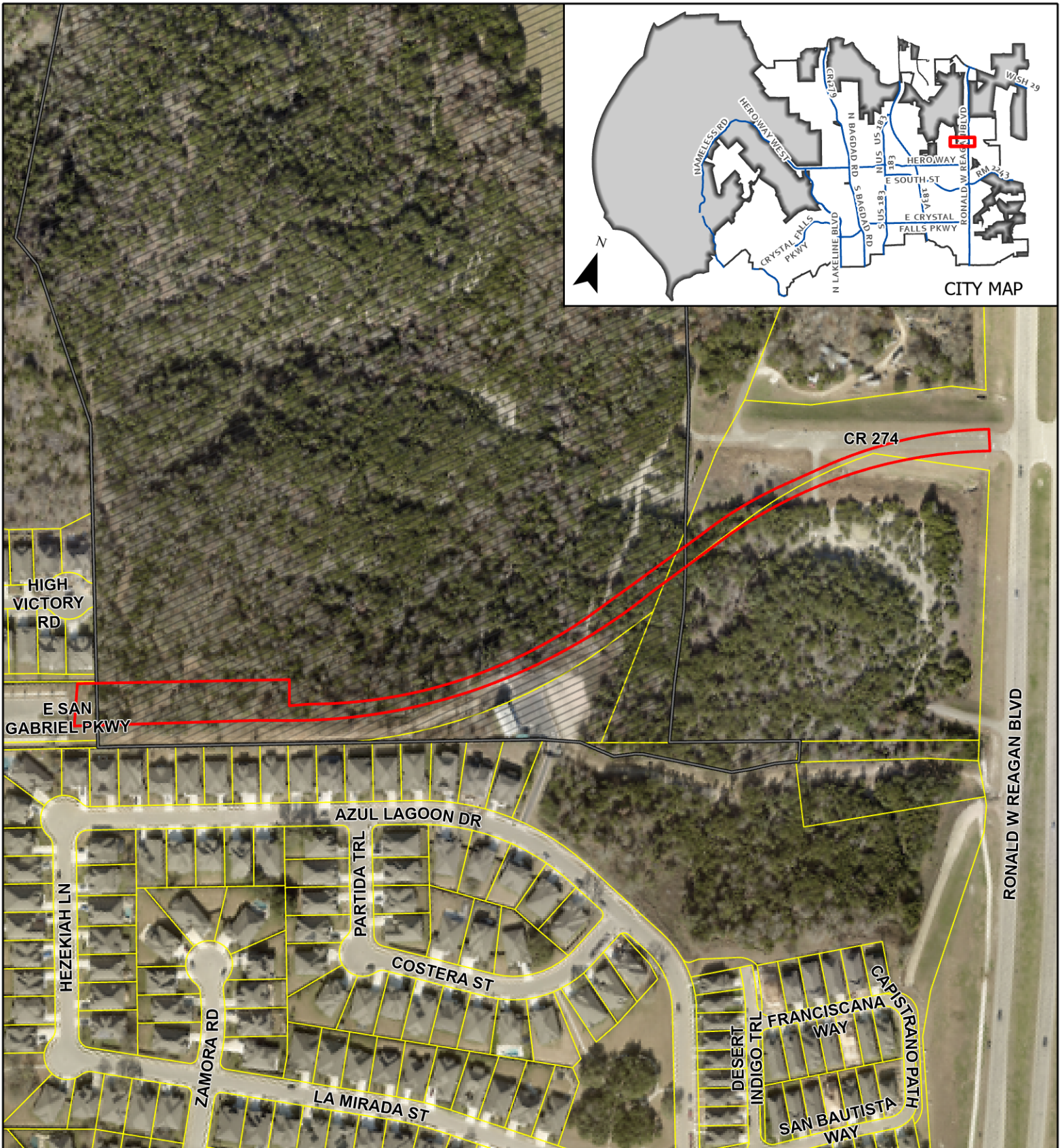
- Significant Trees 8" to 18" removed: 498
- Significant Trees 8" to 18" mitigation fees (\$150 per caliper inch at 1:1): **\$74,700**
- Significant Trees >18" – 26" removed: 144.5"
- Significant Trees >18" – 26" mitigation fees (\$150 per caliper inch at 2:1): **\$43,350**
- Heritage Tree (>26") removed: 140"
- Heritage Tree Removal Fee (\$300 per caliper inch removed): **\$42,000**
- Heritage Tree Mitigation Fee (\$150 per caliper inch at 3:1): **\$63,000**
- Total Mitigation Fee: **\$223,050**



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.



-  Subject Area
 Leander City Limits
 ETJ



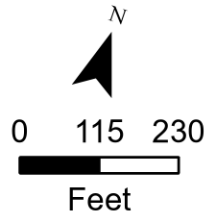
CASE: 22-CIP-TRP-004

ATTACHMENT #3

SAN GABRIEL
PARKWAY PH 2

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



Tony Bettis, PMP
CIP Project Manager
City of Leander - Engineering - CIP
201 N. Brushy St.
Leander, TX 78641

April 19, 2022

City of Leander - Planning
Robin Griffin, Planning Director
Pat Bryson Municipal Hall
201 N Brushy Street
Leander, Texas 78646

RE: Tree Removal Request – Letter of Intent

The City of Leander is constructing the eastward extension, Phase 2, of the San Gabriel Parkway from Palmera Bluff subdivision to the intersection with Ronald Reagan Boulevard. A section of trees had been removed in February 2019 when the new 24-inch water line was installed to the new pump station. Those trees were removed without permit and are now being included in this application, as those trees would have had to be removed during this road project. During February 2021, the unusual winter storm killed many trees in the remaining area, and those were subsequently knocked over by a Spring thunderstorm in March 2021. For those trees still remaining, these trees will be removed in two phases; the first when the south two lanes are constructed within the next year, and the remaining when the north two lanes are constructed in the future, when the City is ready to construct those lanes.

The trees to be removed are noted in the attached Tree Summary and shown in the Tree Removal Plan. All the trees identified, noted by tree tag numbers, location and size, are within the road's right of way, including nine heritage trees. Of these heritage trees, five were removed in 2019, two have died, and two remain, #6768 and #6915. For this upcoming construction, #6768 will need to be removed, and #6915 will remain until the City is ready to construct the north two lanes.

We are requesting Planning & Zoning and City Council's review and approval for the removal of the trees on this list.

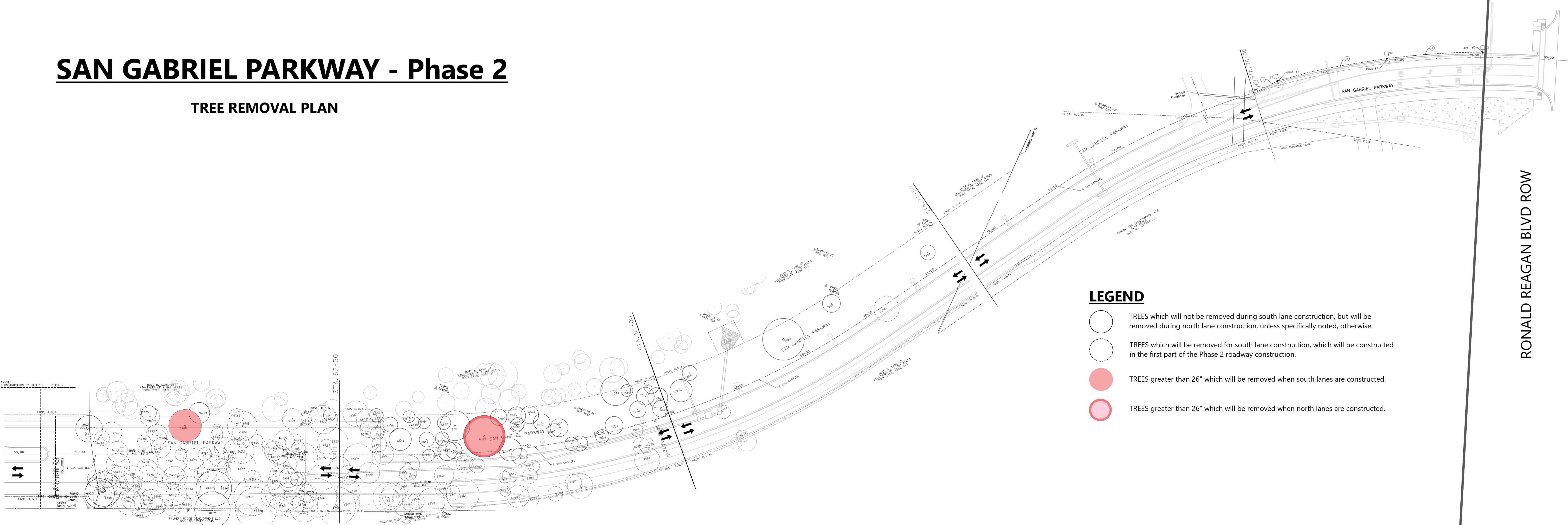
Sincerely,

Tony Bettis, PMP
CIP Project Manager



SAN GABRIEL PARKWAY - Phase 2

TREE REMOVAL PLAN



RONALD REAGAN BLVD ROW

TREE PROTECTION						
TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVE	PROTECTE	MITIGATION REQUIRED+	HERITAGE
6653	RED OAK	12"	12"		100%	
6654	ELM	19"	0"	19"	0%	
6655	RED OAK	16"	16"		100%	**
6656	RED OAK	12"	12"		100%	
6657	RED OAK	11"	11"		100%	
6658	RED OAK	16"	16"		100%	
6659	RED OAK	19"	19"		200%	
6660	RED OAK	8"	8"		100%	
6661	RED OAK	16"	16"		100%	
6663	RED OAK	10"	10"		100%	
6684	POST OAK	17"	17"		100%	**
6685	BLACKJACK OAK	20"	20"		200%	**
6686	POST OAK	13"	13"		100%	**
6687	BLACKJACK OAK	12"	12"		100%	**
6688	RED OAK	15"	15"		100%	**
6689	ELM	15"	15"		100%	**
6690	RED OAK	11"	11"		100%	**
6691	BLACKJACK OAK	14"	14"		100%	**
6693	RED OAK	13"	13"		100%	**
6694	BLACKJACK OAK	15"	15"		100%	
6695	BLACKJACK OAK	24"	0"	24"	0%	
6696	BLACKJACK OAK	13"	13"		100%	
6697	POST OAK	30"	30"		300%	Y **
6700	RED OAK	21"	21"		200%	**
6702	RED OAK	27"	27"		300%	Y **
6703	RED OAK	17"	17"		100%	**
6704	RED OAK	12"	12"		100%	**
6705	RED OAK	12"	12"		100%	**
6706	LIVE OAK	14"	14"		100%	**
6708	BLACKJACK OAK	29"	29"		300%	Y **
6710	RED OAK	21"	21"		200%	**
6711	BLACKJACK OAK	14"	14"		100%	**
6713	POST OAK	14"	14"		100%	**
6714	POST OAK	27"	27"		300%	Y **
6715	POST OAK	23"	23"		200%	**
6716	RED OAK	12"	12"		100%	**
6727	ELM	14"	14"		100%	
6728	POST OAK	15"	15"		100%	
6729	POST OAK	11"	11"		100%	
6730	POST OAK	13"	13"		100%	
6731	POST OAK	9"	9"		100%	
6732	POST OAK	9"	9"		100%	
6733	POST OAK	23"	23"		200%	**
6734	POST OAK	20"	20"		200%	
6735	POST OAK	16"	16"		100%	
6736	POST OAK	10"	10"		100%	
6737	POST OAK	15"	15"		100%	
6738	POST OAK	9"	9"		100%	
6739	POST OAK	14"	14"		100%	
6740	ELM	10"	10"		100%	
6741	RED OAK	10"	10"		100%	
6756	BLACKJACK OAK	8"	8"		100%	
6757	POST OAK	20"	20"		200%	
6758	POST OAK	17"	17"		100%	
6759	POST OAK	20"	20"		200%	
6760	POST OAK	14"	14"		100%	
6761	ASH	13"	13"		100%	
6762	POST OAK	9"	9"		100%	
6763	POST OAK	13"	13"		100%	
6764	POST OAK	10"	10"		100%	
6765	POST OAK	14"	14"		100%	
6766	POST OAK	9"	9"		100%	
6767	POST OAK	8"	8"		100%	

TREE PROTECTION						
TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVE	PROTECTE	MITIGATION REQUIRED+	HERITAGE
6768	POST OAK	27"	27"		300%	Y
6769	POST OAK	13"	13"		100%	
6770	POST OAK	10"	0"	10"	0%	
6779	POST OAK	14"	0"	14"	0%	
6780	POST OAK	8"	8"		100%	
6781	POST OAK	8"	8"		100%	
6782	ASH	10"	10"		100%	
6784	POST OAK	10"	10"		100%	
6785	ASH	8"	8"		100%	
6793	BLACKJACK OAK	14"	14"		100%	
6795	POST OAK	8"	8"		100%	
6796	ELM	10"	10"		100%	
6797	POST OAK	13"	13"		100%	
6799	BLACKJACK	12"	12"		100%	
6800	ASH	9"	9"		100%	
6801	POST OAK	13"	13"		100%	
6802	POST OAK	11"	11"		100%	
6803	POST OAK	13"	13"		100%	
6804	POST OAK	20"	20"		200%	
6805	POST OAK	11"	11"		100%	
6806	ASH	9"	9"		100%	
6807	BLACKJACK	17"	17"		100%	
6808	POST OAK	13"	13"		100%	
6809	POST OAK	9"	9"		100%	
6817	LIVE OAK	10"	10"		100%	
6818	LIVE OAK	8"	8"		100%	
6820	POST OAK	19"	19"		200%	
6823	ELM	21"	21"		200%	
6824	POST OAK	10"	10"		100%	
6825	POST OAK	14"	14"		100%	
6826	BLACKJACK	18"	18"		100%	
6827	RED OAK	18"	18"		100%	
6829	RED OAK	18"	18"		100%	
6831	RED OAK	20"	20"		200%	
6833	POST OAK	9"	9"		100%	
6834	BLACKJACK	12"	12"		100%	
6835	BLACKJACK	12"	12"		100%	
6837	RED OAK	22"	22"		200%	
6838	RED OAK	25"	25"		200%	
6846	POST OAK	9"	0"	9"	0%	
6847	POST OAK	8"	8"		100%	
6848	POST OAK	10"	0"	10"	0%	
6849	POST OAK	10"	10"		100%	
6851	RED OAK	12"	12"		100%	
6852	RED OAK	22"	0"	22"	0%	
6853	RED OAK	10"	0"	10"	0%	
6854	RED OAK	8"	0"	8"	0%	
6855	RED OAK	10"	10"		100%	
6856	RED OAK	8"	8"		100%	
6857	RED OAK	9"	9"		100%	**
6858	RED OAK	11"	11"		100%	**
6859	RED OAK	23"	23"		200%	**
6860	ASH	10"	10"		100%	**
6861	RED OAK	10"	10"		100%	**
6862	RED OAK	13"	13"		100%	
6863	RED OAK	22"	22"		200%	**
6864	RED OAK	13"	0"	13"	0%	
6865	ASH	8"	8"		100%	
6866	RED OAK	9"	0"	9"	0%	
6867	RED OAK	26"	0"	26"	0%	
6868	RED OAK	9"	0"	9"	0%	
6869	RED OAK	8"	0"	8"	0%	
6870	RED OAK	8"	0"	8"	0%	

TREE PROTECTION						
TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVE	PROTECTE	MITIGATION REQUIRED+	HERITAGE
6871	RED OAK	8"	0"	8"	0%	
6900	RED OAK	10"	10"		100%	
6901	RED OAK	9"	9"		100%	
6902	RED OAK	12"	12"		100%	
6907	RED OAK	15"	0"	15"	0%	
6909	RED OAK	10"	10"		100%	
6910	ELM	10"	10"		100%	
6911	POST OAK	8"	8"		100%	
6912	POST OAK	8"	8"		100%	
6913	POST OAK	11"	11"		100%	
6915	POST OAK	44"	0"	44"	0%	Y
6917	RED OAK	20"	0"	20"	0%	
6920	RED OAK	9"	0"	9"	0%	
6922	ELM	12"	0"	12"	0%	
6972	ASH	11"	0"	11"	0%	
7005	RED OAK	9"	0"	9"	0%	
7044	RED OAK	26"	0"	26"	0%	Y
7047	ASH	8"	8"		100%	
7056	RED OAK	10"	0"	10"	0%	
7057	RED OAK	12"	0"	12"	0%	
7983	LIVE OAK	10"	0"	10"	0%	
7985	POST OAK	16"	0"	16"	0%	
8072	POST OAK	8"	8"		100%	
8074	POST OAK	9"	9"		100%	
8078	POST OAK	14"	0"	14"	0%	
8079	RED OAK	10"	10"		100%	
8080	RED OAK	14"	14"		100%	
8081	RED OAK	23"	23"		200%	**
8097	POST OAK	7"	7"		100%	**
8098	POST OAK	22"	22"		200%	**
8099	POST OAK	13"	13"		100%	**
8100	RED OAK	10"	10"		100%	**
8101	RED OAK	11"	11"		100%	**
8102	RED OAK	22"	22"		200%	**
10000	CEDAR ELM	20"	0"	20"	0%	
10003	CEDAR ELM	20"	20"		200%	

TOTAL INCHES		491"	255"	236"		
--------------	--	------	------	------	--	--

8" to 18"	greater than 50% at 1:1 mitigation cost	\$ 74,700
>18" to 26"	at 2:1 mitigation cost	\$ 43,350
>26"	at 3:1 mitigation cost	\$ 63,000
HERITAGE TREE REMOVAL FEE		\$ 42,000
TOTAL FEE		\$ 223,050

NOTES:

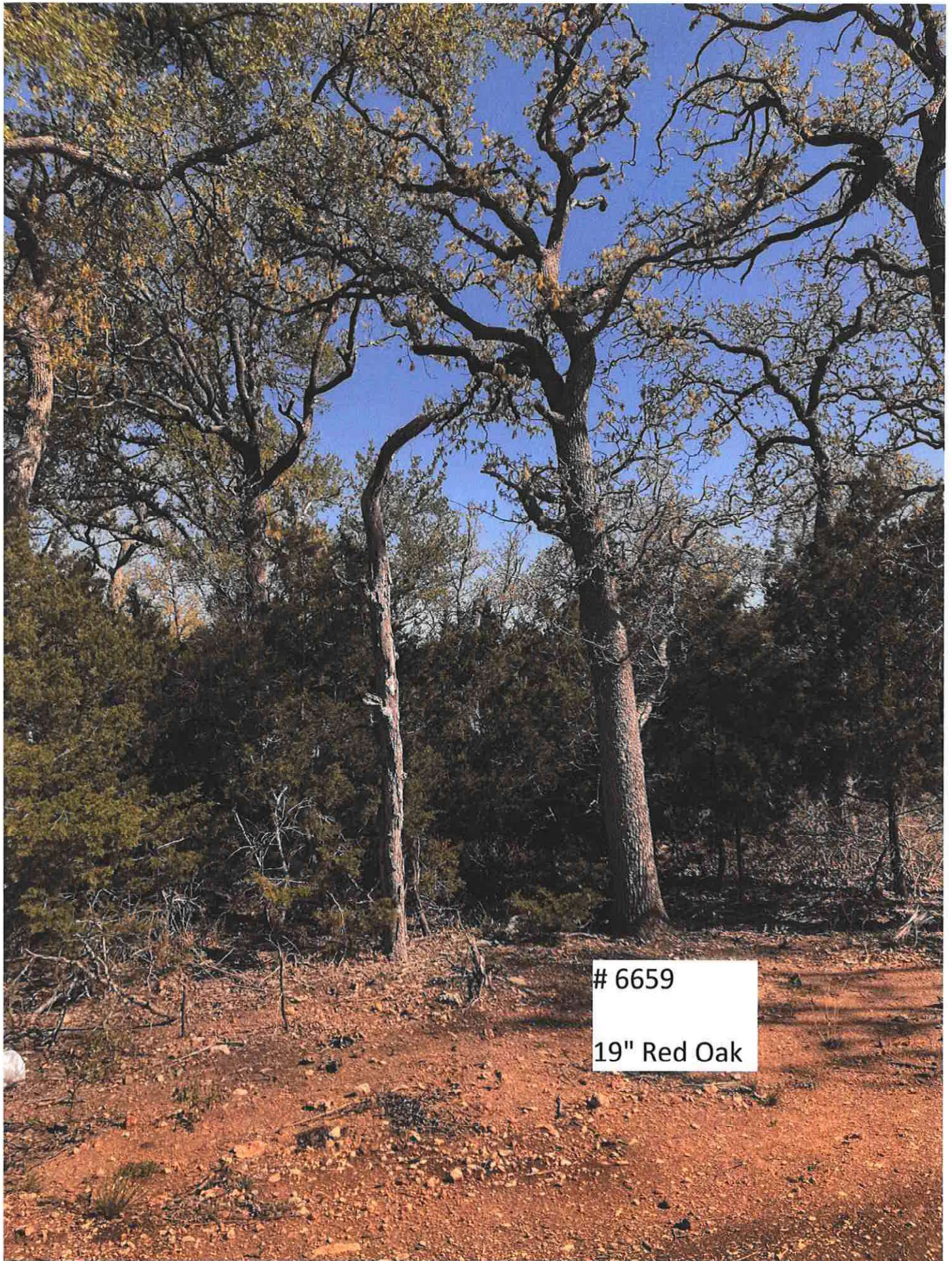
Protected trees in accordance with the City of Leander Detail 303-2 Tree Protection.

In accordance with City of Leander ordinance up to 50% of significant trees between eight (8) and eighteen (18) caliper inches may be removed during construction without mitigation. This table represents the calculations for mitigation fees.

Tree calculations follow the City of Leanders’ ordinance on tree mitigations.

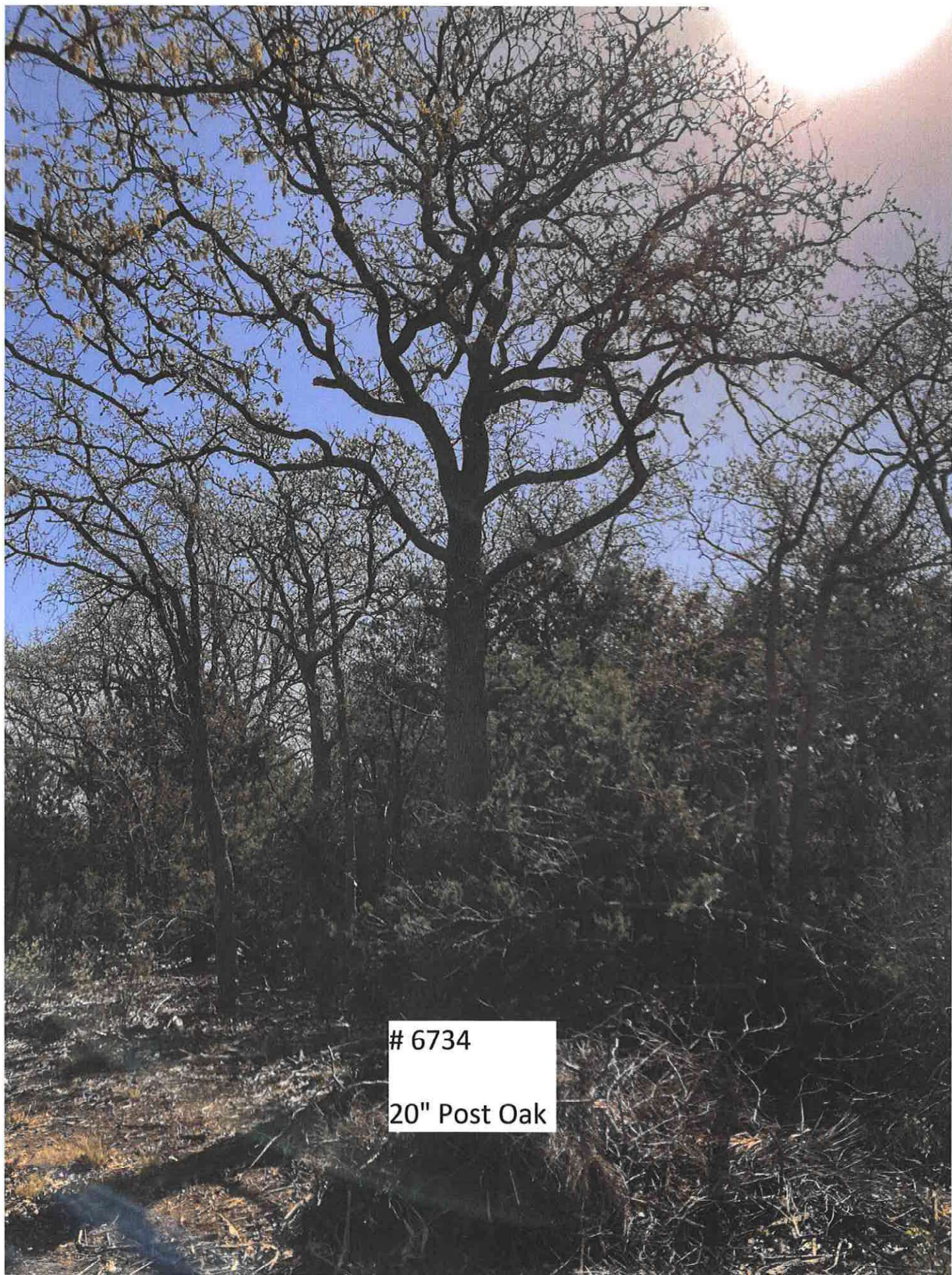
This is a City of Leander Capital Improvement Project and mitigation funds will be provided by the City of Leander.

** Denotes trees previously removed in 2019 by Others.



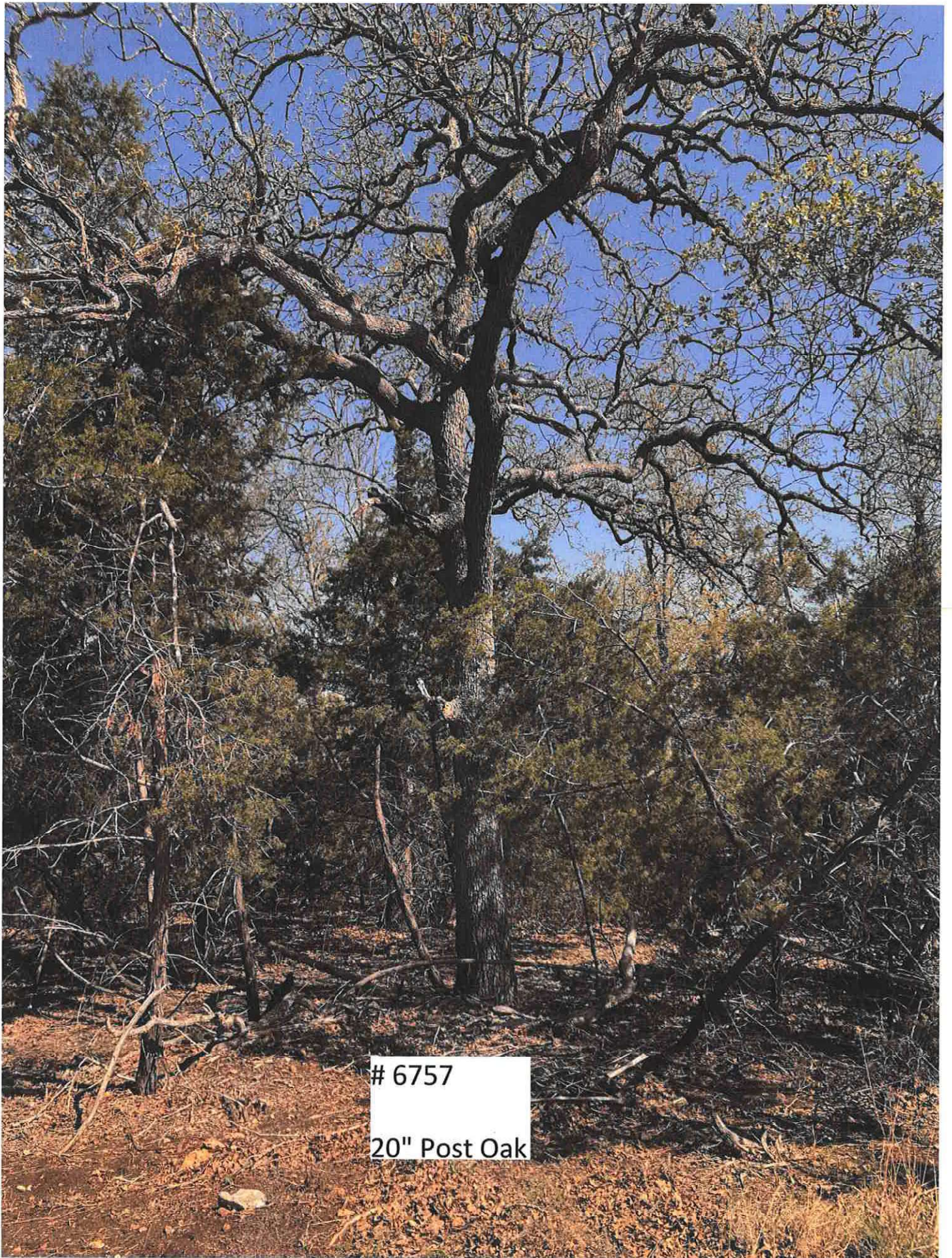
6659

19" Red Oak



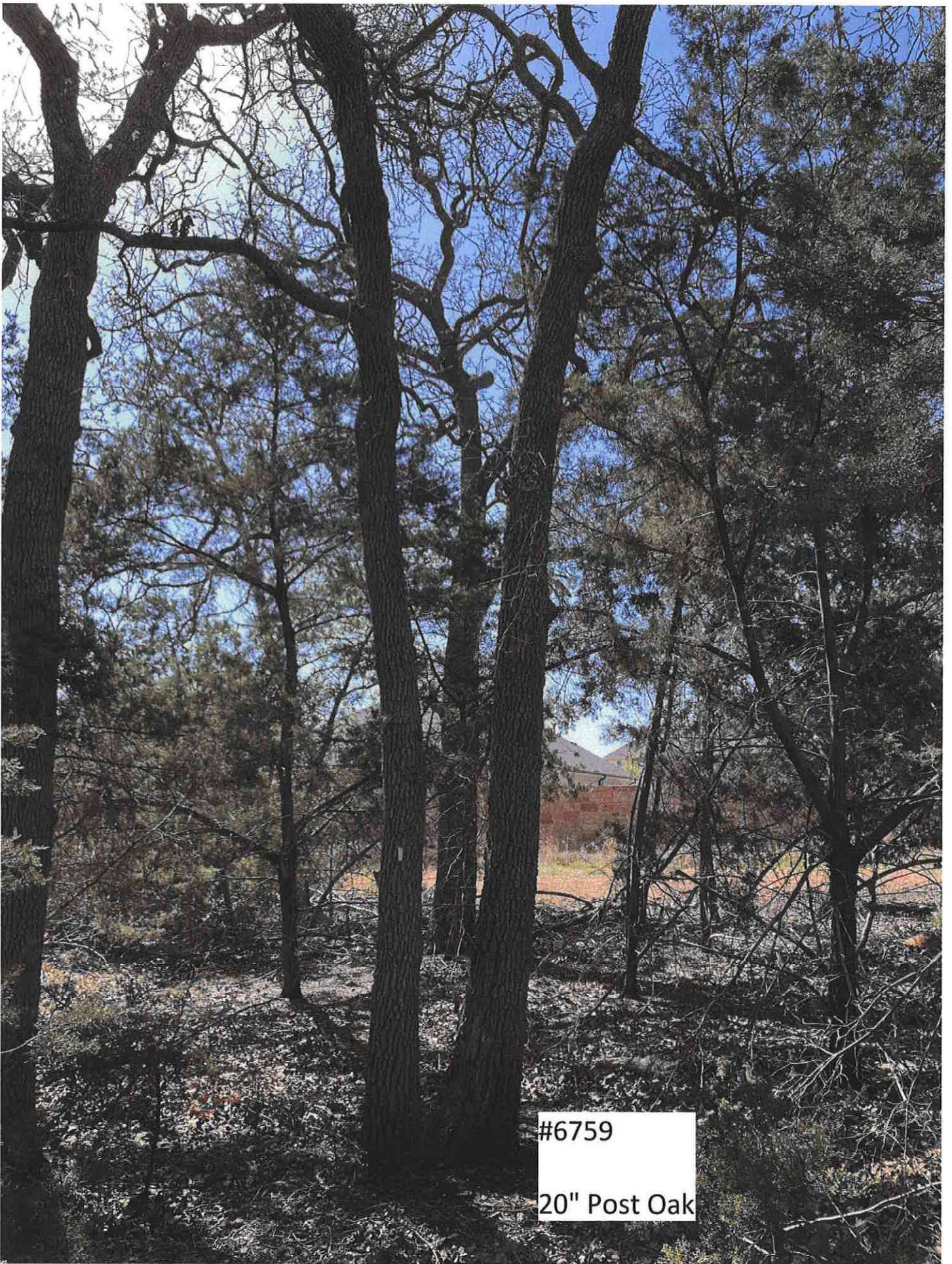
6734

20" Post Oak



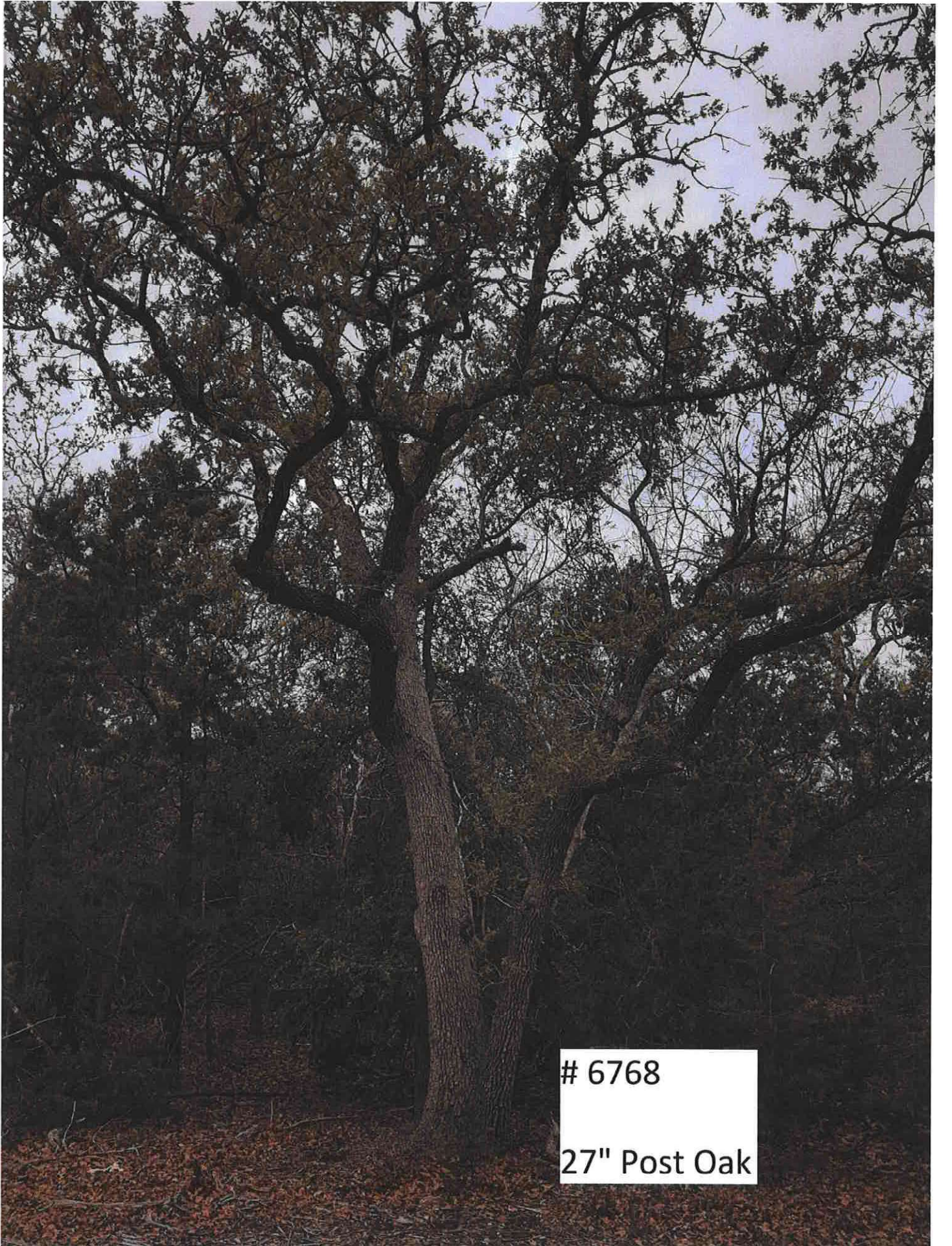
6757

20\" Post Oak



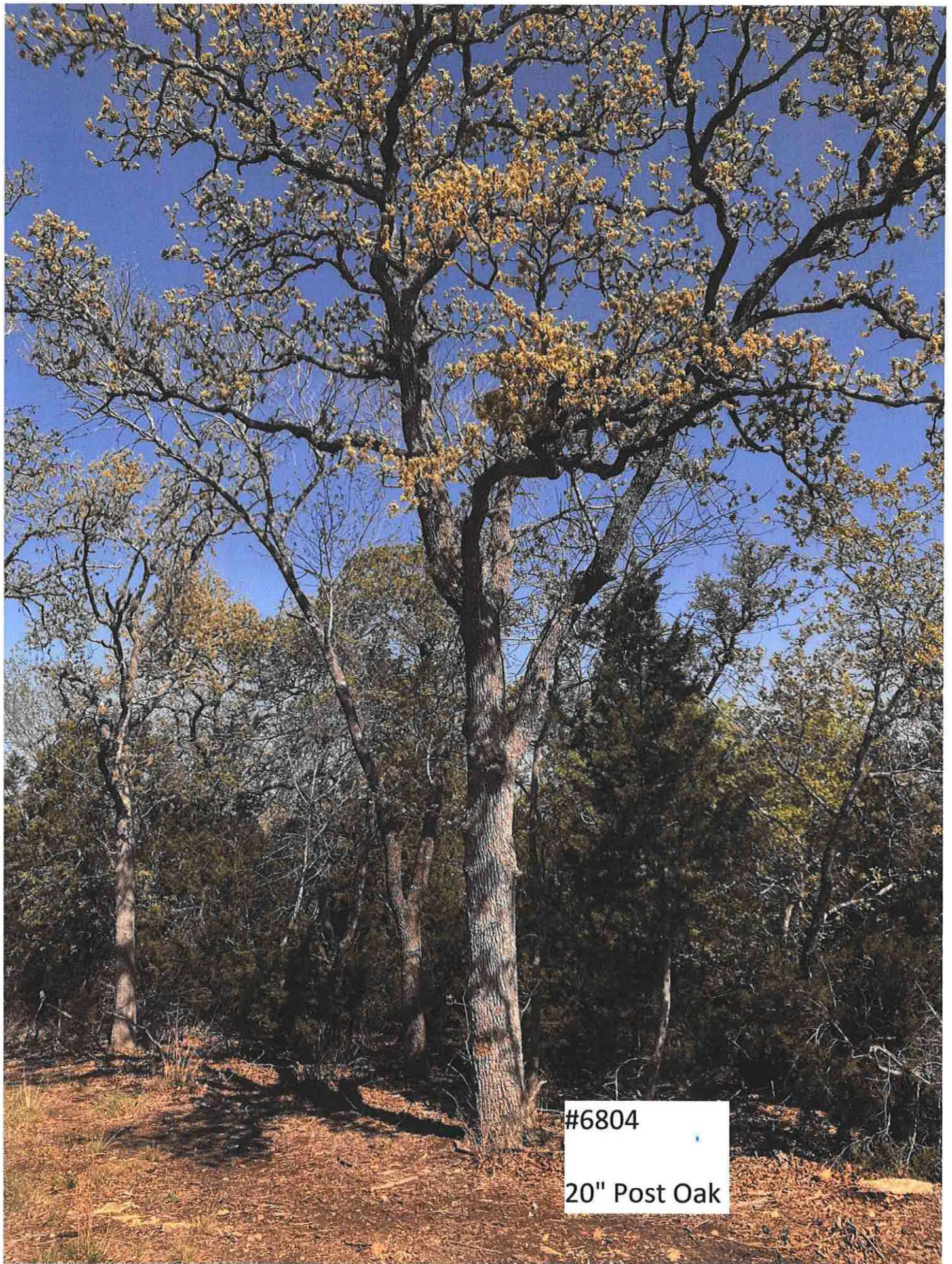
#6759

20" Post Oak



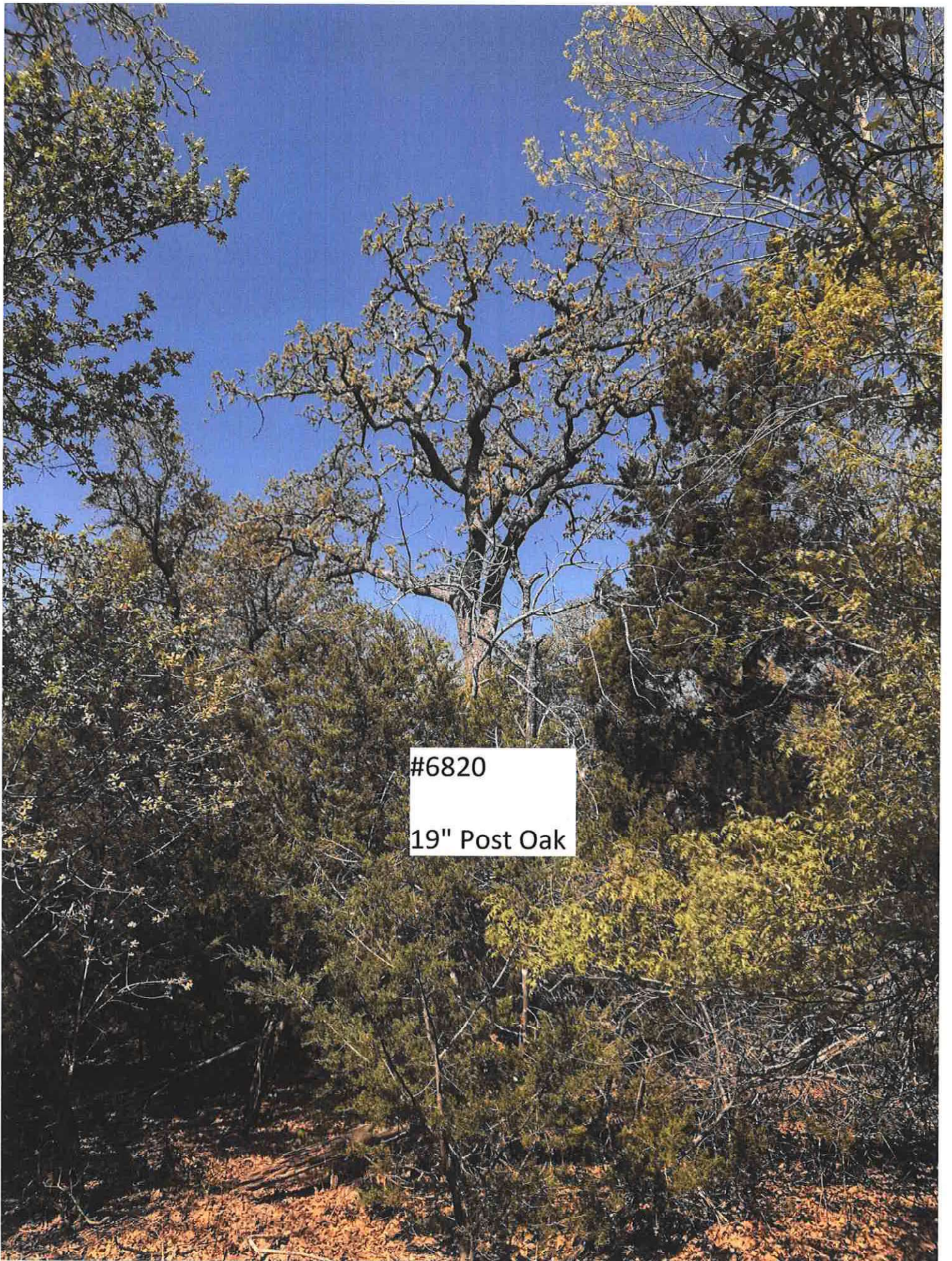
6768

27" Post Oak



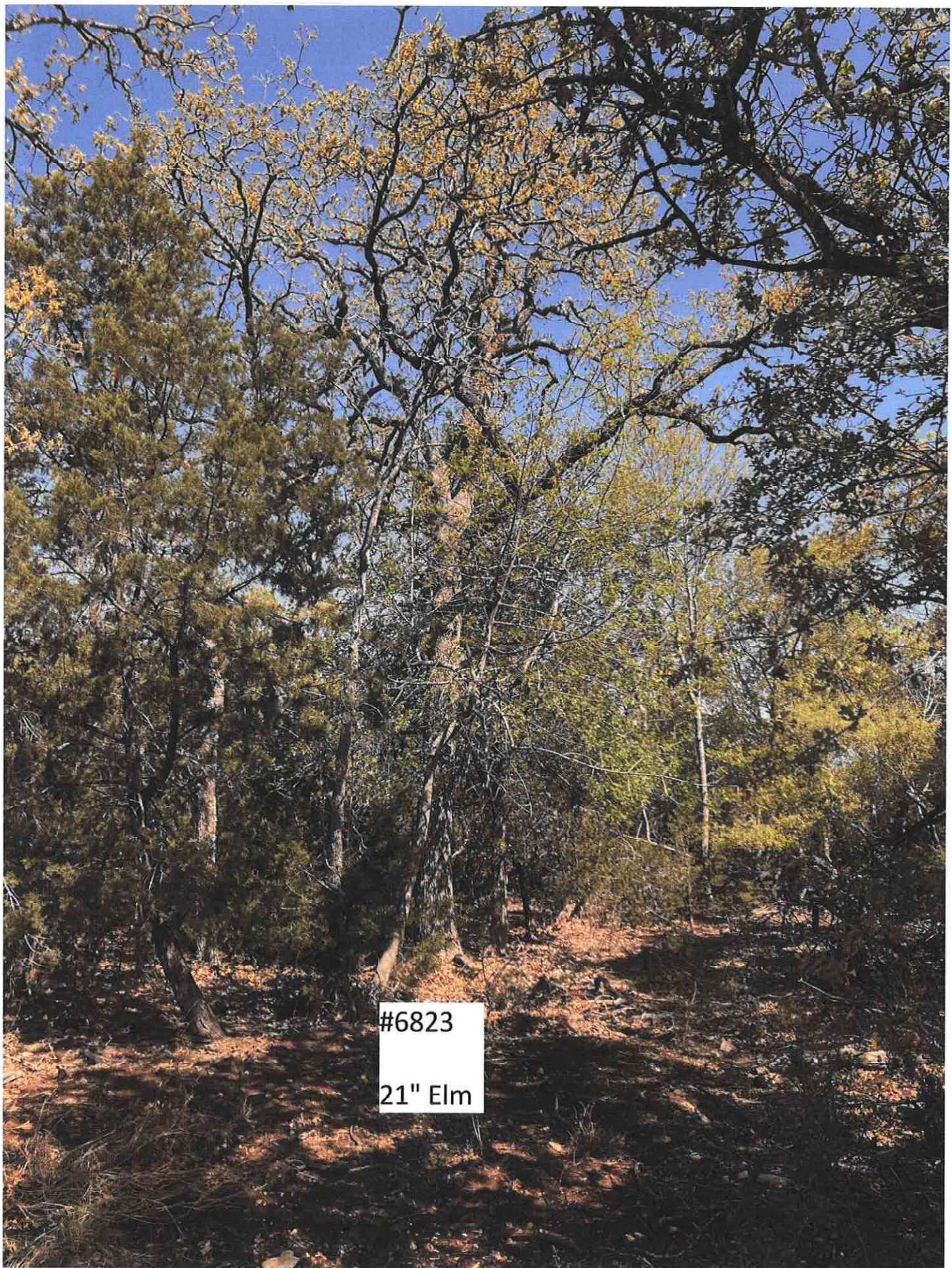
#6804

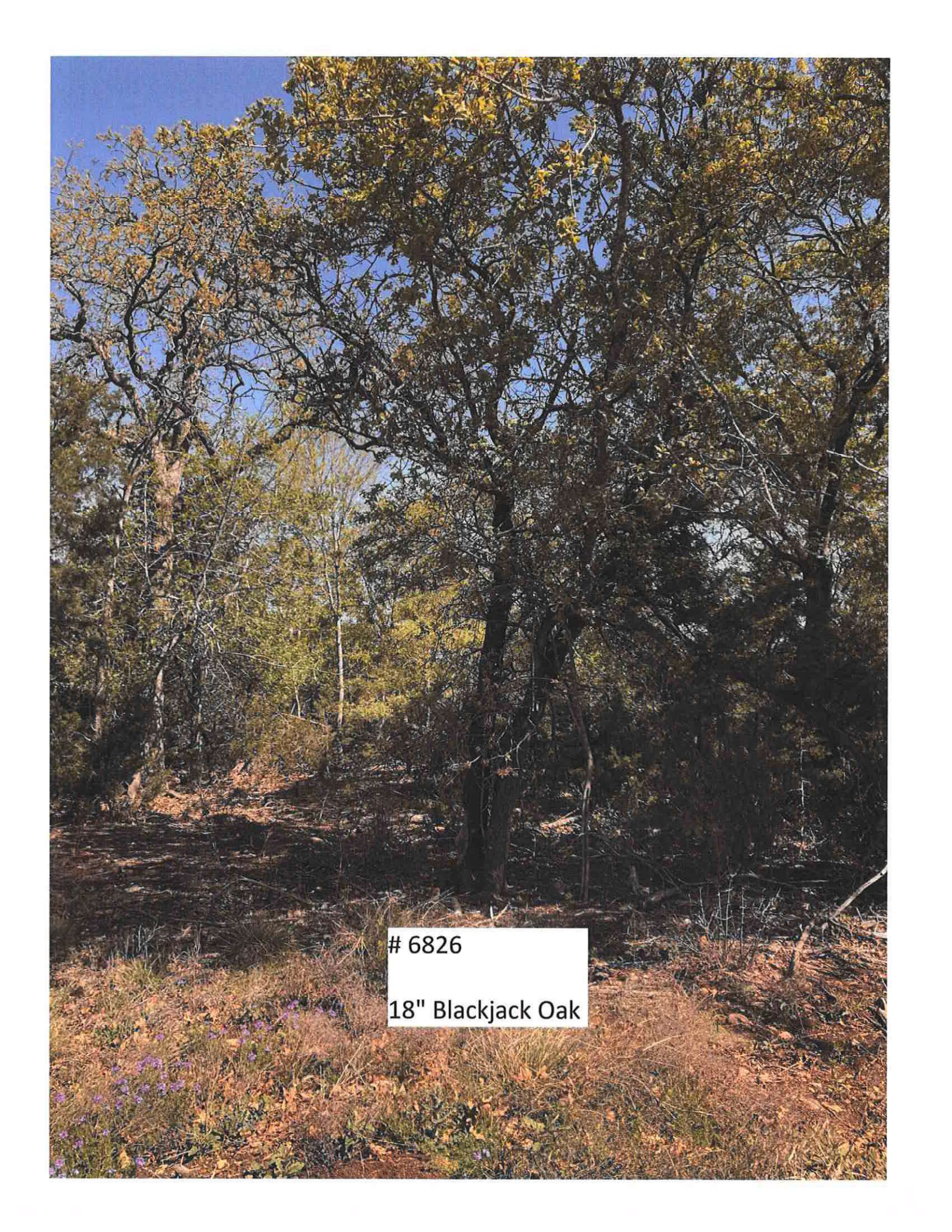
20" Post Oak



#6820

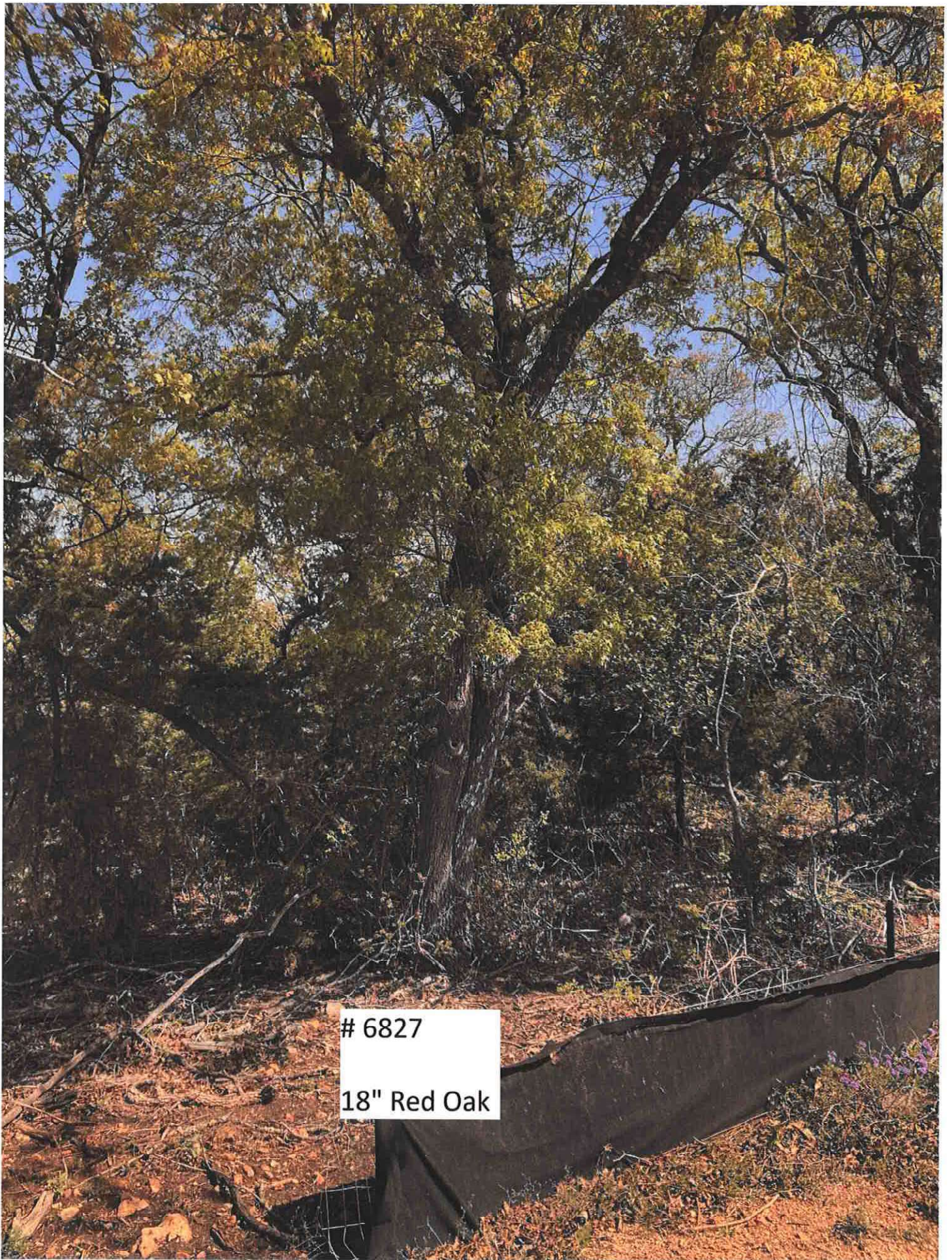
19" Post Oak



A photograph of a large, mature Blackjack Oak tree with a thick, dark trunk and a dense canopy of yellowish-green leaves. The tree is situated in a wooded area with other trees and shrubs in the background. The ground is covered with dry, brownish vegetation and fallen leaves. A white rectangular label is positioned in the lower center of the image, containing the text "# 6826" and "18\"/>

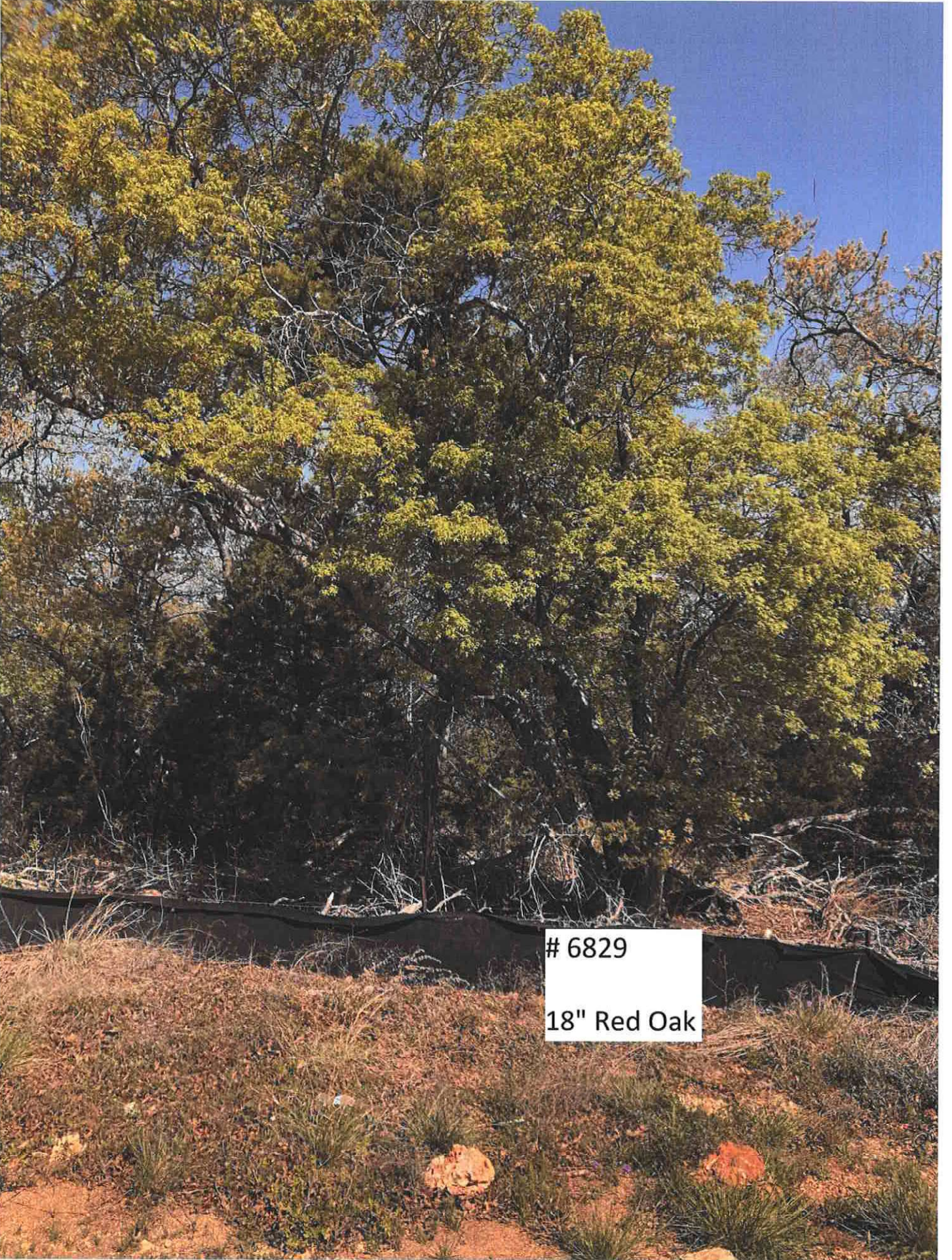
6826

18" Blackjack Oak



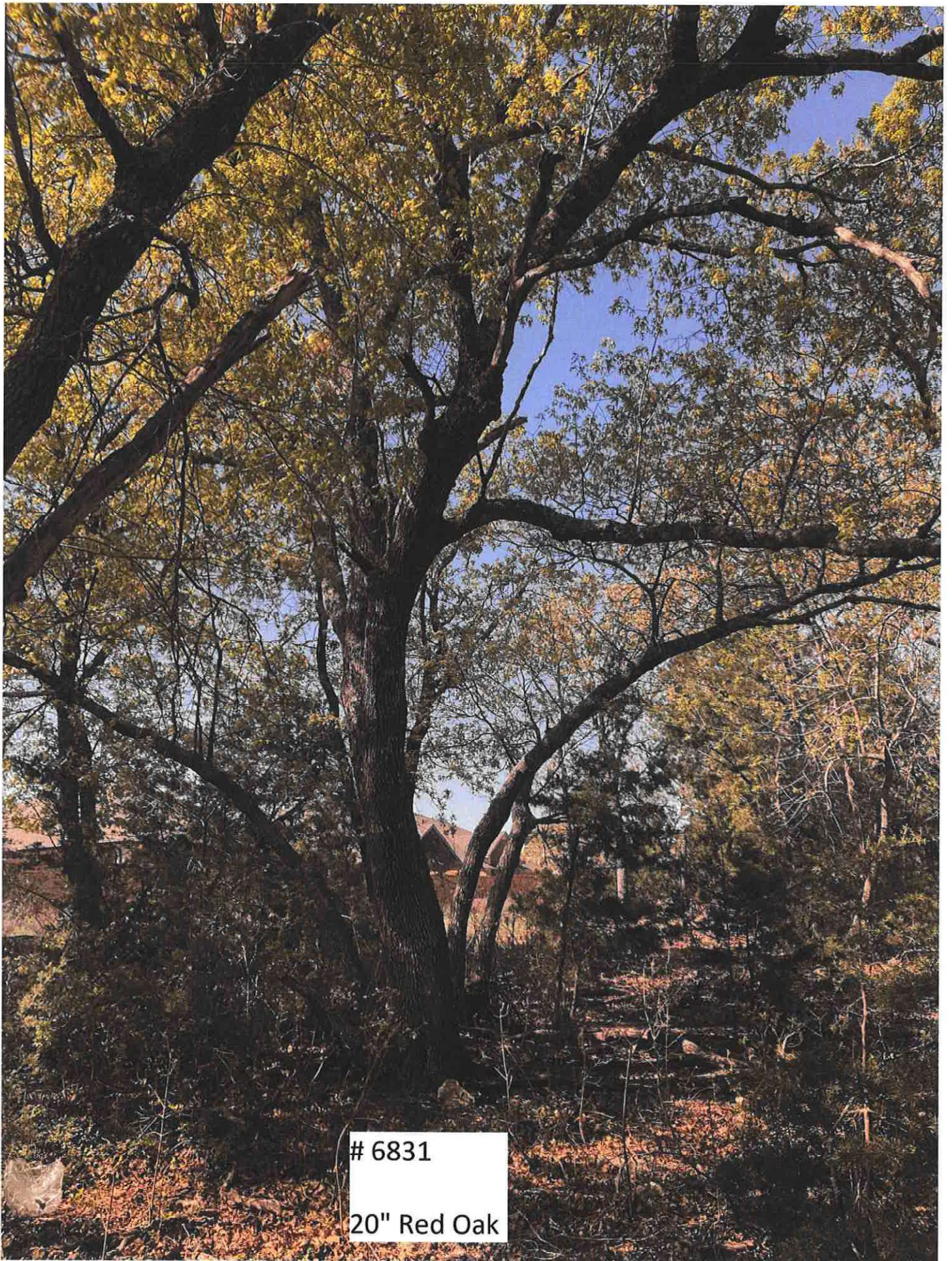
6827

18" Red Oak



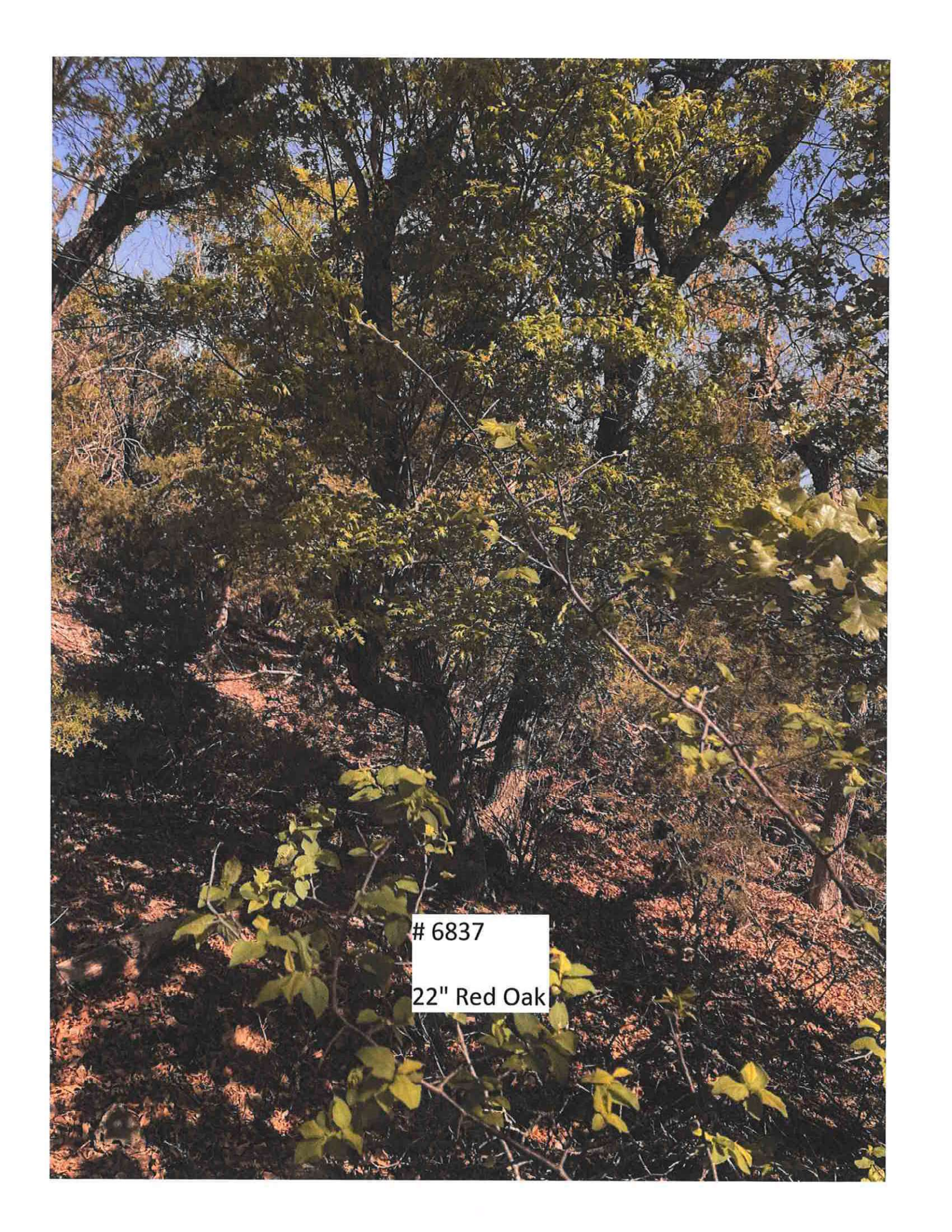
6829

18" Red Oak



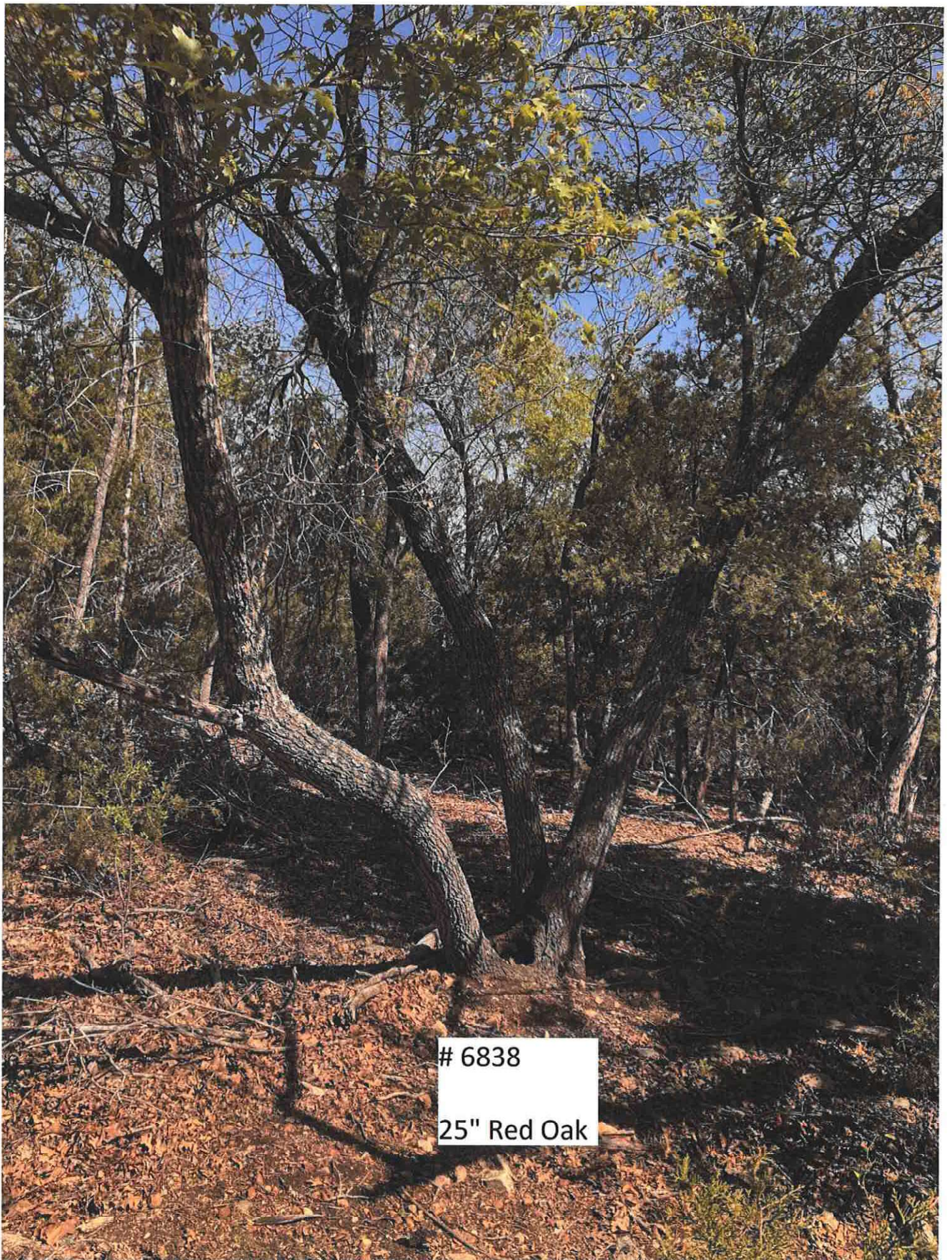
6831

20" Red Oak



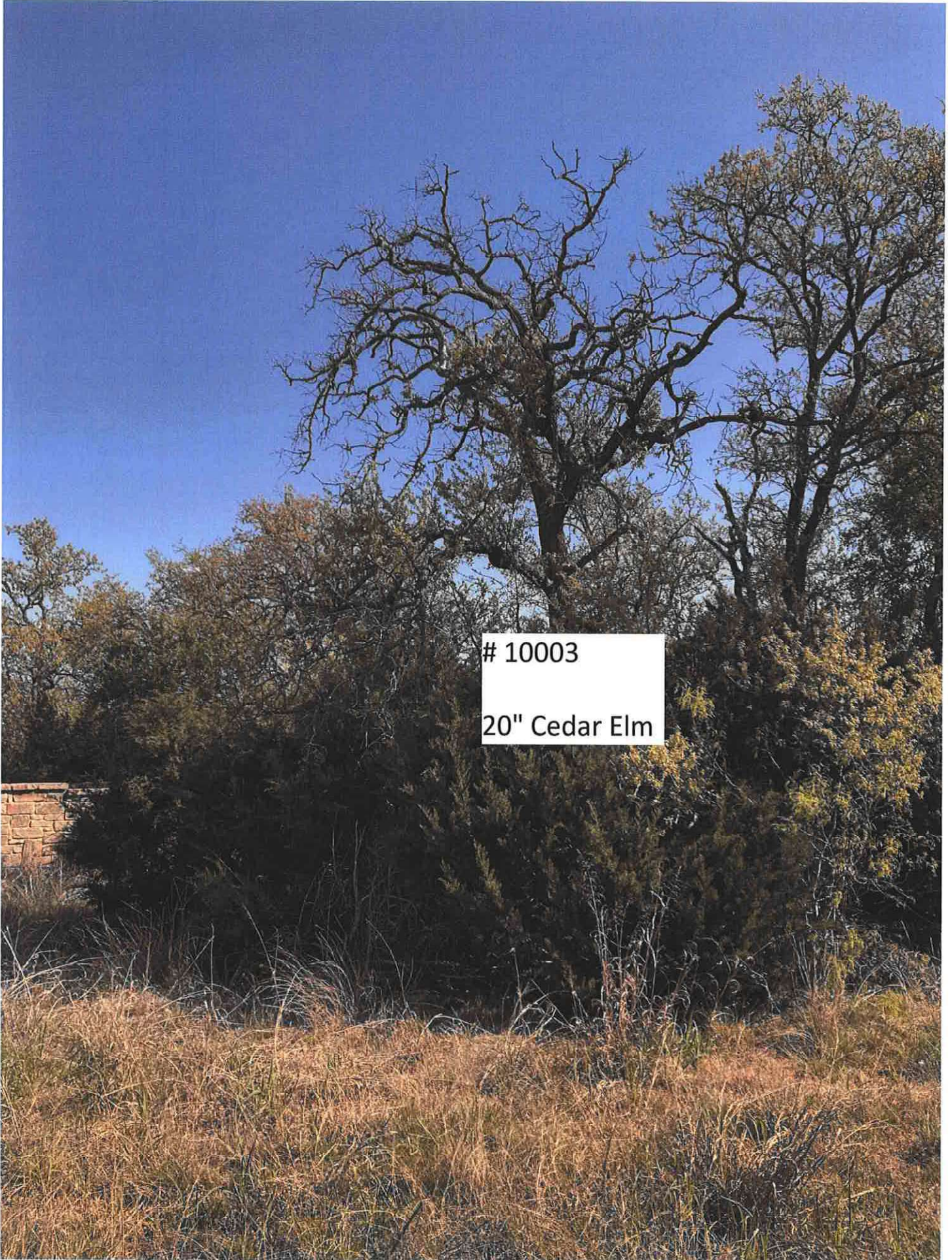
6837

22" Red Oak



6838

25" Red Oak

A photograph of a large, gnarled Cedar Elm tree with a white identification tag. The tree is the central focus, with its thick trunk and sprawling, leafless branches reaching towards a clear blue sky. The foliage on the lower branches and surrounding trees is a mix of green and yellow, suggesting autumn. In the foreground, there is a field of tall, dry, golden-brown grass. To the left, a portion of a brick wall is visible. A white rectangular tag is attached to the tree's trunk, displaying the text "# 10003" and "20" Cedar Elm".

10003

20" Cedar Elm



EXECUTIVE SUMMARY
07/14/2022

AGENDA SUBJECT:

Discuss and consider action regarding Ordinance Case 22-OR-002 to amend the Composite Zoning Ordinance to adopt amendments to the landscape ordinance requirements to promote water conservation, and to provide for related matters; Williamson & Travis Counties, Texas.

BACKGROUND:

This request is the first step in the ordinance process. The City Council adopted the Comprehensive Plan in 2020. The Plan was later updated April 8, 2022 to incorporate the following goal. The City of Leander has concerns about availability of water and water conservation. The purpose in this amendment is to implement updates to the ordinances to promote water conservation.

GOAL #11 UTILITIES – INTEGRATED AND WELL-PLANNED UTILITY INFRASTRUCTURE TO SERVE DESIRED GROWTH

Strategy 11.2 – Prioritize the long-term strategic planning and system health of the water and utilities

Action 11.2.6 – Pursue and implement updates to the ordinances to promote water conservation.

The following updates are included:

1. Add definitions
2. Prohibit turf grass in narrow strips of land
3. Reduce landscaping for non-residential and multi-family
4. Reduce turf requirements for residential
5. Remove landscape requirements for commercial projects when they are not adjacent to residential
6. Update disturbance zone requirements

HISTORY/TIMELINE:

06/23/2022 Planning & Zoning Commission - 1st Public Hearing

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended to postpone the ordinance amendment and requested that staff update the ordinance to reduce the amount of turf permitted in parkland and modified the overhead door screening requirements.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Discussion
- c. Consider Action

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Draft Amendments

COMPOSITE ZONING ORDINANCE

ARTICLE I - GENERAL

SECTION 6: DEFINITIONS

Decorative Groundcover means associated aggregate materials that are intended to create decorative, pervious or semi-pervious areas within the landscape. Typical materials used as decorative groundcover are: decomposed granite, crushed granite gravel, river rock, pea gravel, tumbled glass and bark mulch. Decorative groundcover shall be shown graphically by a delineated boundary of the area to be covered and an associated call-out that includes the name of the material, depth of material and square footage of area to be covered.

Drip Irrigation means a method of irrigation which is typically installed below ground and consists of porous piping that allows the application of water at a slow and constant rate.

Groundcover means plants, other than turf grasses, that have a growth habit ranging from six (6) inches to eighteen (18) inches in height at maturity and is intended to completely cover an area with no bare earth visible between plants when established.

Xeriscaping is the practice of designing landscapes to reduce or eliminate the need for irrigation. This means xeriscaped landscapes need little or no water beyond what the natural climate provides. The term "xeriscape" is registered trademark of the National Xeriscape Council and means water-conserving, drought-tolerant landscaping.

ARTICLE VI – SITE STANDARDS

SECTION 1: LANDSCAPING, TREE PRESERVATION AND PROTECTION, AND SCREENING REQUIREMENTS

(b) Landscape Requirements.

- (1) Installation: All landscape materials shall be installed and maintained according to generally accepted landscape practices for the region. Low water demanding landscapes, are encouraged and should include plants from the preferred plant list and included in the Grow Green Guide recommended by the Lower Colorado River Authority's Texas Hill Country Landscape Option Specifications, a copy of which is available in the City Planning Department.

-
- (4) Turfgrass.
 - (i) All turfgrass installed shall have summer dormancy capabilities and shall be one of the varieties set forth in the preferred plant list maintained by the Planning

Department or the Grow Green Guide. Buffalo grass, zoysia grass or non-seeding varieties of Bermuda grass are recommended for sunny sections of the landscape.

- (ii) Turfgrass shall be limited to ~~two thirds~~ one half (21/2/3) of the lot after subtracting the impervious cover for single-family and two-family lots. Alternative options to turfgrass can include native and adaptive landscape plants as specified in the Grow Green Guide, mulch, crushed granite, Decorative Groundcover, or similar material. No more than fifty (50%) percent of the lot may consist of non-plant material.

- ~~(iii)~~ The maximum landscape that may be planted in turfgrass for the types of development listed in Article VI, Section 1 (b)(9)(i) through (iv) and (vi) below shall be limited to fifty (50%) percent of ~~any the required~~ landscape area.

- ~~(iii)(iv)~~ Turf grass shall be prohibited in strips of land less than six (6') feet wide in parking areas or between sidewalks and pavement.

- ~~(iv)(v)~~ Turf grass shall be limited to fifty (50%) percent landscape lots, open space lots, greenspace, and Home Owners Association (HOA) lots.

- (7) Any approved ~~Ddecorative aggregate~~ Decorative Groundcover or pervious brick pavers shall qualify for up to ten percent (10%) of the required landscaping if contained in planting areas, but no credit shall be given for concrete or other impervious surfaces.

(11) Landscape material requirements:

- (i) Trees and shrubs identified on the preferred plant list and included in the Grow Green Guide, shall be utilized within the required landscaping as described below.
- (ii) At least seventy-five percent (75%) of the planted trees are required to be large trees/shade trees (as defined in the Grow Green Guide), the remaining trees may be small trees or ornamental trees all of which shall be selected from the preferred plant list or Grow Green Guide.
- (iii) Two (2) – ten (10) gallon ornamental trees may be substituted for every one (1) required shade tree as long as at least half of the required number of shade trees is installed.
- (iv) Existing significant trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements. In calculating the credit from existing significant trees and shrubs that are retained, shrubs shall be credited on a one (1) for one (1) basis if such shrub is equivalent or greater in size to a comparable five (5) gallon container grown shrub. Trees shall be credited on a caliper inch basis (for every one (1) caliper inch of a tree that is saved, credit shall be given for one (1) caliper inch of a tree required to be planted), with saved significant trees over eighteen (18) caliper counting on a one for two basis (for every one caliper inch of a significant tree over eighteen (18) caliper that is saved, credit shall be given for two (2) caliper inches of a tree required to be planted).

- (12) The following is for other than single-family or two-family development:

~~(11) Trees and shrubs identified on the preferred plant list and included in the Grow Green Guide, shall be utilized within the required landscaping as described below. At least seventy five percent (75%) of the planted trees are required to be large trees/shade trees (as defined in the Grow Green Guide), the remaining trees may be small trees or ornamental trees all of which shall be selected from the preferred plant list or Grow Green Guide. Existing significant trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements. In calculating the credit from existing significant trees and shrubs that are retained, shrubs shall be credited on a one for one basis if such shrub is equivalent or greater in size to a comparable five gallon container grown shrub. Trees shall be credited on a caliper inch basis (for every one caliper inch of a tree that is saved, credit shall be given for one caliper inch of a tree required to be planted), with saved significant trees over 18" caliper counting on a one for two basis (for every one caliper inch of a significant tree over 18" caliper that is saved, credit shall be given for two caliper inches of a tree required to be planted).~~

~~(i)~~ For every six hundred (600) square feet of landscape area and setback area required by this ordinance, two (2) shade trees (two (2) inch caliper or larger) and four (4) shrubs (five (5) gallon container size or larger) shall be planted.

~~(13) Two ten gallon ornamental trees may be substituted for every one required shade tree as long as at least half of the required number of shade trees is installed.~~ If the exterior surface area of all walls for non-residential or multi-family buildings / structures are comprised of one hundred (100%) percent Masonry, then the ratio may be reduced to one (1) shade tree per six hundred (600) square feet in the front setback.

~~(14) Side setbacks within a commercial development that are not adjacent to residential properties are not required to include landscaping at the above ratio within the side setback. This provision applies to commercial center developments made up of commercial lots with shared parking lots.~~

~~(i)a.~~ To allow for larger landscaped activity areas at school facilities, for every 600 sq. ft. of landscaping required by this section, 1 tree and 3 shrubs (five gallon container size or larger) shall be planted.

~~(ii)b.~~ To reduce the thermal impact of unshaded parking lots, additional trees shall be planted as necessary so that the center point of each parking space is no more than 50 feet away from the trunk of a tree.

~~(iii)c.~~ If street trees are proposed, the street trees may be planted between the sidewalk and back of curb (or edge of pavement) in accordance with the City's street tree detail. Street trees are not required, but if they are proposed the street tree species shall be consistent on both sides of the street within a block, shall be a street tree species listed in the preferred plant list, and shall be specified in the Construction Plans for the subdivision (if applicable). Street tree spacing shall not exceed thirty (30) feet on center between trees on the same side of the street. Street trees may be counted toward the required tree plantings within the front or street side setback area.

(15) Compatibility buffer for uses other than single-family or two-family development:

- a. Purpose and intent: The purpose of this section is to set forth requirements regarding the design, installation, construction and maintenance of compatibility buffers for uses other than single-family or two-family development. A compatibility buffer shall be composed of a landscape buffer and a compatibility fence as provided Article VI, Section 14 (d) of this ordinance. Compatibility buffering is intended to minimize the effects of non-residential and multi-family uses which share a common lot line with existing or planned single-family or two-family uses.
- b. Applicability: This section shall apply to:
 - (i) Any new development or construction requiring a permit;
 - (ii) Any change of land use from a residential use to a nonresidential use; or
 - (iii) Any change, conversion, or addition of a non-residential or multi-family use that increases the parking area.
- c. Landscape buffer: A landscape area of at least eight (8') feet wide shall be provided that includes the following plantings per every six hundred (600) square feet:
 - (i) Two (2) shade trees (two (2) inch caliper or larger)
 - (ii) Four (4) shrubs (five (5) gallon container size or larger)
 - 1. Shrubs are not required if when a masonry screening wall is provided as provided in Article VI, Section 14 (d) of this ordinance.

~~(12)~~(16) Minim
 um landscape requirements for residential districts other than multi-family -shall be three (3) one-gallon shrubs, three (3) five-gallon shrubs and turf grass or an alternative material as defined in this section from the front property line to the front two (2) corners of the structure and a minimum coverage area extending 3' from the slab/foundation to protect water runoff from the roof drip line. If lawn grass is not used in this area, then rain gutter systems shall be in place. Each residential lot or building envelope shall be required to plant at least two (2) trees measuring at least two (2) caliper inches or one (1) tree measuring three and a half (3.5") caliper inches selected from the City's preferred plant list or the Grow Green Guide. For lots zoned with the SFT, SFL, or SFC use component, one of the required trees may be placed in the backyard. Existing trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements.

(c) Tree Preservation and Protection.

(5) Removal of Heritage or Significant Trees

(iii.) Mitigation for removal of a Heritage or Significant Tree

b. Replacement Trees.

- 1) Replacement Trees shall be a minimum of two (2) inches in caliper measured four (4) feet above finished grade immediately after planting. A list of recommended replacement trees shall be maintained by the Department of Planning and shall include those trees listed in the Grow Green Guide.
 - 2) ~~If the developer chooses to substitute trees not included on the recommended list, those trees shall have an average mature crown greater than fifteen (15) feet in diameter to meet the requirements of this section. Trees having an average mature crown less than fifteen (15) feet in diameter may be substituted by grouping trees so as to create at maturity the equivalent of a fifteen foot (15) diameter crown if the drip line area is maintained.~~
-

- (8) A non-disturbance zone shall be maintained on single-family and two-family lots during the subdivision construction and building permit phases of development. A disturbance area no more than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. This disturbance area shall be no more than ten (10') feet from the foundation for properties zoned with the SFR (Single-Family Rural) use component. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Director of Planning. During the subdivision construction phase, the developer may plan for removal of the pad trees. If trees are proposed for removal at this stage, mitigation requirements shall apply.

(d) Screening Requirements.

- (1) In addition to the landscaping requirements of this section, all development shall comply with the following screening requirements:
 - (i) The following shall be screened from the view of at least sixty percent (60%) of adjacent single-family or two-family residences and any street or public right-of-way:
 - a. ~~O~~ff-street parking areas;_i
 - b. ~~L~~oading spaces and docks;_i
 - c. ~~T~~rash and storage containers;_i
 - d. ~~O~~utside storage areas;_i
 - e. ~~S~~atellite dishes larger than eighteen (18) inches in diameter;_i
 - f. ~~a~~ntennas;_i
 - g. ~~m~~echanical equipment;_i and-or
 - (~~h~~) ~~m~~etal siding.

- (ii) Above ground utility facilities up to six (6) feet above grade for multi-family and non-residential development are required to be screened from view except for poles, fire hydrants and existing lines.
- (iii) Detention Facilities including detention ponds and/or water quality ponds shall be screened from view.
- (iv) Screening by vegetation that could be removed from adjacent undeveloped or partially developed properties when such property is developed is not considered as screening from view.
- ~~(v) Outside storage areas shall be screened by the use of a privacy fence or wall at least the height of the items to be screened and in conformance with the requirements of this ordinance.~~
- ~~(vi)~~(v) Outside storage areas shall be screened by the use of a privacy fence or wall at least the height of the items to be screened and in conformance with the requirements of this ordinance. If the outdoor storage area is adjacent to an arterial or collector roadway, then the wall is required to be constructed of one or more of the following materials: brick, stone, cast stone, stucco (limited to thirty-five (35%) of the exterior surface area of walls), factory tinted (not painted) split face 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 wall is adjacent to collectors.
- ~~(vii)~~(vi) A minimum five-foot (5') landscaped area located on the exterior of the fence shall be provided and landscaped in accordance with paragraph (2) (i) above unless the fence is on a rear boundary line or adjoining a permanent structure on the site.
- ~~(viii) Fuel pumps are required to be screened from view of any street or public right-of-way to at least the height of the fuel pump.~~
- ~~(ix)~~(vii) Lift stations are required to be screened from view of adjacent single-family or two-family residences, or any street or public right-of-way by the use of a wall. The wall is required to be constructed of one or more of the following materials: brick, stone, cast stone, stucco (limited to thirty-five (35%) of the exterior surface area of walls), factory tinted (not painted) split face concrete masonry unit, textured pre-cast concrete (e.g. Woodcrete) or other similar material approved by the Director of Planning.

ARTICLE VIII – ARCHITECTURAL STANDARDS

SECTION 2: WAREHOUSE, MINI-WAREHOUSE AND OVERHEAD DOORS

Warehouse, mini-warehouse and overhead (commercial service) doors shall not be oriented so as to face a street(s) or residential property or shall be screened from view from the street(s) or residential property unless the Director of Planning determines that there is no other feasible alternative. The Director of Planning may also approve decorative overhead doors in lieu of screening when the doors are oriented towards the street on a case by case basis.