



**AGENDA
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.
2. Roll Call.
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 $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R616288, R616287; generally located north west of US 183 and 183A Toll Rd., Leander, Williamson County, Texas.

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.

REGULAR AGENDA

10. 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 17 day of June 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
06/23/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached are minutes for meeting held on June 9, 2022.

PRESENTER:

Ellen Coufal, Sr. Planning Coordinator

Attachments

1. Draft Minutes



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

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

June 9, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Vice Chair Donne Mahan.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the June 2, 2022, meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-FP-002 regarding Travisso Phase 4 Section 5 Final Plat on one parcel of land approximately 89 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located at Travisso Parkway and Novara Trail, Leander, Travis County, Texas.
7. Approval of Subdivision Case 22-SFP-001 regarding Crystal Falls Business Park Short Form Final Plat on one parcel of land approximately 13.835 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031217; more commonly known as 10960 E. Crystal Falls Pkwy, Leander, Williamson County, Texas.

8. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
9. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
10. Approval of Minutes.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve consent agenda items 6 through 10.

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

6 - 0 Passed

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-012 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 500 Heritage Grove Road PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on two parcels of land approximately 44.385 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031642 and R031640; and commonly known as 500 Heritage Grove Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-012 as described above.

Robert Langer, Lee Jackson, Ken Curliss, Vikram Kumar, Adrienne Sharp, Norina Miszori all spoke against.

Anthony Gonzales spoke for.

Motion made by Commissioner Ron May, to postpone the zoning case until June 23, 2022, to give the applicant time to address the following:

1. Provide more information about the proposal. The current PUD is too vague.
2. Reduced permitted outdoor storage.
3. Include height limits
4. Provide a transition/buffer between the development and the residential area.

The applicant confirmed that they were not interested in providing more detail.

No one second the motion.

AYE: Commissioner Ron May

NAY: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr.

1 - 5 Failed

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to deny the zoning request.

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

NAY: Commissioner Ron May

5 - 1 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-017 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to SFC-2-B (Single-Family Compact) and SFT-2-B (Single-Family Townhouse) on one parcel of land approximately 37.02 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-017 as described above.

Applicant withdrew the zoning application.

REGULAR AGENDA

13. Discuss and consider action regarding Subdivision Case 21-PP-013 to approve the Leander Estates Preliminary Plat on three parcels of land approximately 210.6 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R560185 and R560184; and Travis Central Appraisal District Parcel 905245; generally located at the north west corner of CR 280 and the future extension of Lakeline Blvd., Leander, Williamson and Travis Counties, Texas.

Mary Richarson spoke against.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the preliminary plat heritage tree removal.

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

6 - 0 Passed

14. Adjournment at 8:13 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
06/23/2022

AGENDA SUBJECT:

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 ± 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.

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:

11/12/2020 – Preliminary Plat approved

APPLICANT/AGENT:

CSF Civil Group, LLC (Christine Potts) on behalf of Bryson MPC Holdings, LLC (Tommy Tucker).

RECOMMENDATION:

This final plat includes 66 single-family lots and 2 HOA drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit

BRYSON, PHASE 5, SECTION 2 FINAL PLAT

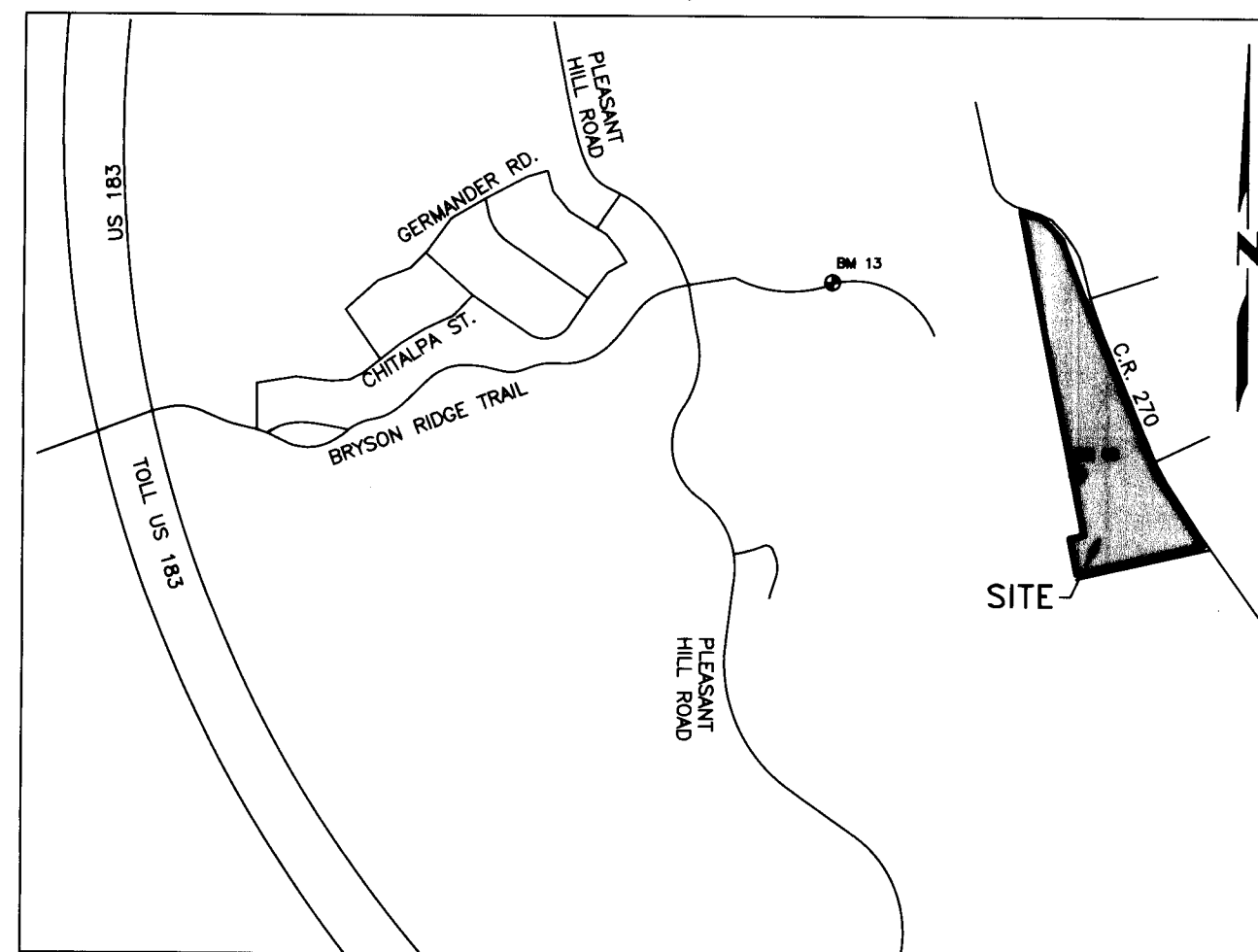
OWNER/DEVELOPER: BRYSON MPC HOLDINGS LLC
5005 RIVERWAY
HOUSTON, TEXAS, 77056

SURVEYOR: LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
512-238-7901

ENGINEER: CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DR.
SUITE 209
AUSTIN, TEXAS 78731
512-614-4466

SUBMITTAL DATE: JANUARY 4, 2022

VICINITY MAP
(1" = 2000')



AREA: 15.28 ACRES

SURVEY: HENRY GARMES SURVEY
ABSTRACT NO. 269

LOTS: 66 SINGLE FAMILY LOTS (10.31 ACRES)
2 HOA DRAINAGE LOT (2.09 ACRES)

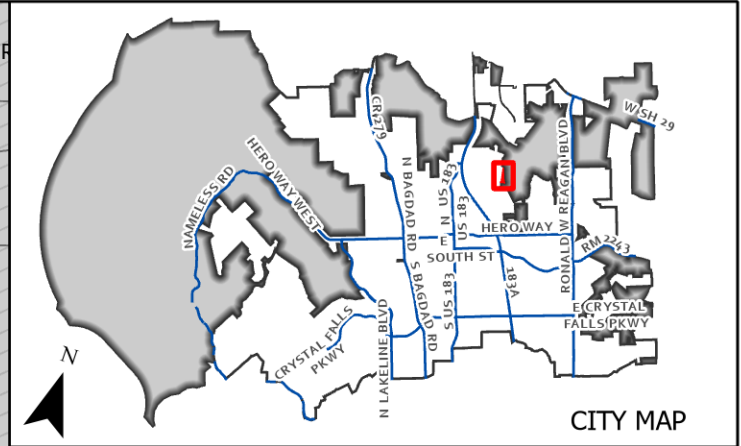
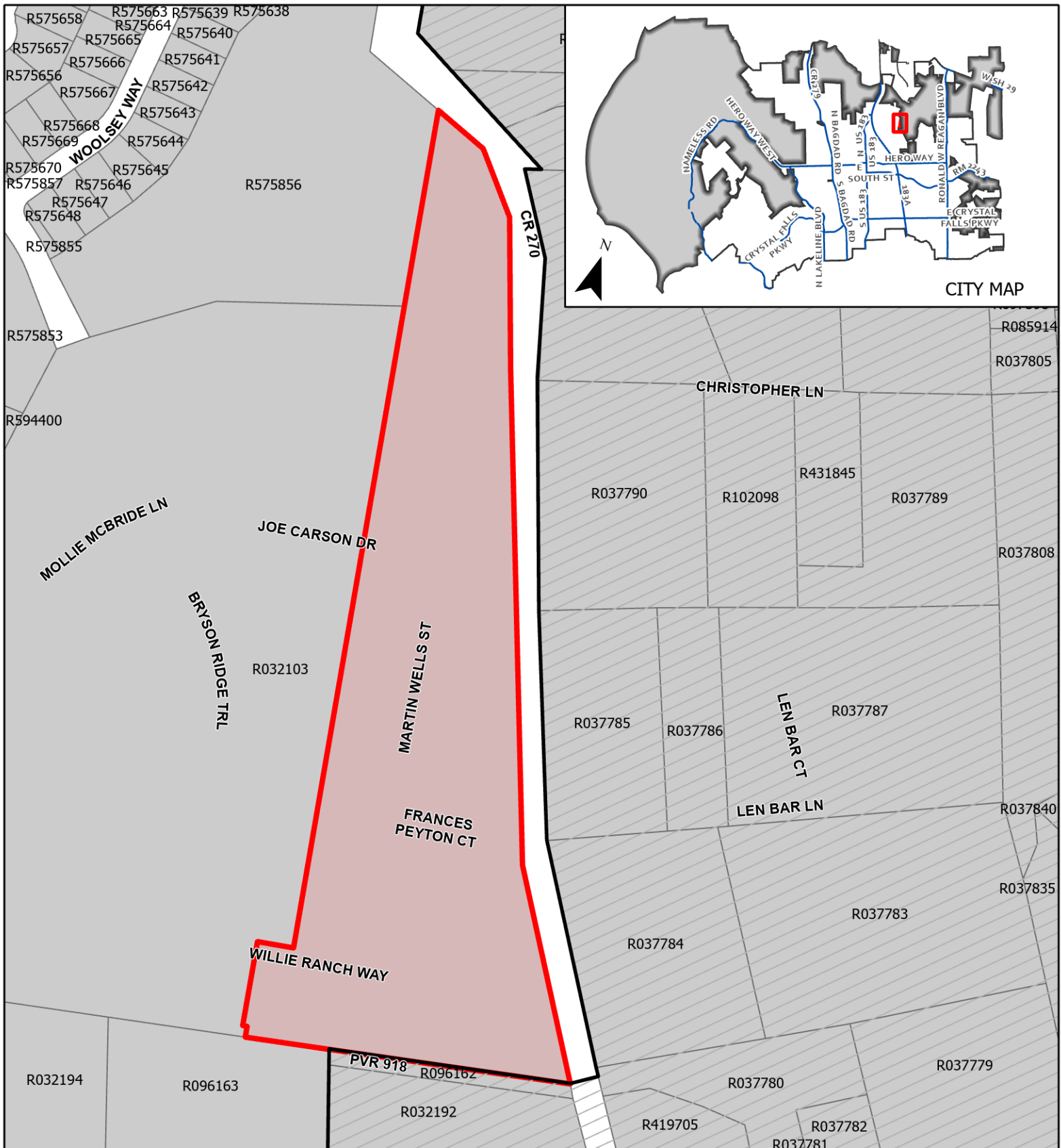
BLOCKS: 2

STREET DEDICATION - WILLIE RANCH WAY 551 LF (0.825 OF ONE ACRE)
MARTIN WELLS STREET 1,211 LF (1.556 ACRES)
FRANCES PEYTON COURT 243 LF (0.361 OF ONE ACRE)
JOE CARSON DRIVE 139 LF (0.133 OF ONE ACRE)

SHEET INDEX: SHEET 1 - COVER SHEET
SHEET 2 - FINAL PLAT & TABLES
SHEET 3 - SIGNATURES AND PLAT NOTES

BRYSON PHASE 5 SECTION 2 FINAL PLAT

PROJECT NAME: BRYSON TRACT		REVISIONS	
JOB NUMBER: 191-16-5		DATE	DESCRIPTION
DATE: 04/06/21	SCALE: 1" = 100'		
DRAWING FILE PATH: K:\CSF CIVIL\BRYSON TRACT\DWG\BRYSON PH 5 SECT 2.DWG			
FIELDNOTE FILE PATH: L:\CSF CIVIL\BRYSON TRACT\METES AND BOUNDS			
RPLS: TST	TECH: JRM		
PARTYCHIEF: N/A			
CHECKED BY: HAS	FIELDBOOK: N/A		
DRAWING NAME: BRYSON PH 5 SECT 2			
SHEET 01 of 03			



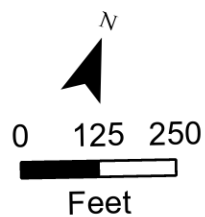
CASE: 21-TOD-FP-001

EXHIBIT A

BRYSON
PH 5 SEC2

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
06/23/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-025 regarding Monarch Phase 1 Final Plat on two parcels of land approximately 34.18 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R616288, R616287; generally located north west of US 183 and 183A Toll 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.

HISTORY/TIMELINE:

08/19/2021 – Concept Plan and Preliminary Plat approved

APPLICANT/AGENT:

Green Civil Design, LLC (Kerri K. Pena, P.E.) on behalf of Monarch Residential Developer, LLC.

RECOMMENDATION:

This final plat includes one residential lot with multiple units. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
1. Location Exhibit

MONARCH PHASE 1

FINAL PLAT

PROJECT INFORMATION

PROPERTY OWNER:
MONARCH RESIDENTIAL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1511 BALTIMORE AVE., SUITE 300
KANSAS CITY, MISSOURI 64108

ENGINEER:
GREEN CIVIL DESIGN, LLC
301 DENALI PASS, STE. 3
CEDAR PARK, TX 78613
OFFICE: (512) 640-6590
TEXAS REGISTERED ENGINEERING FIRM F-17563

SURVEYOR:
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
(512) 282 -5200
TBPLS FIRM NO. 10004700

DEVELOPER NAME:
MONARCH RESIDENTIAL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1511 BALTIMORE AVE., SUITE 300
KANSAS CITY, MISSOURI 64108

SUBMITTAL DATE: OCTOBER 12, 2021

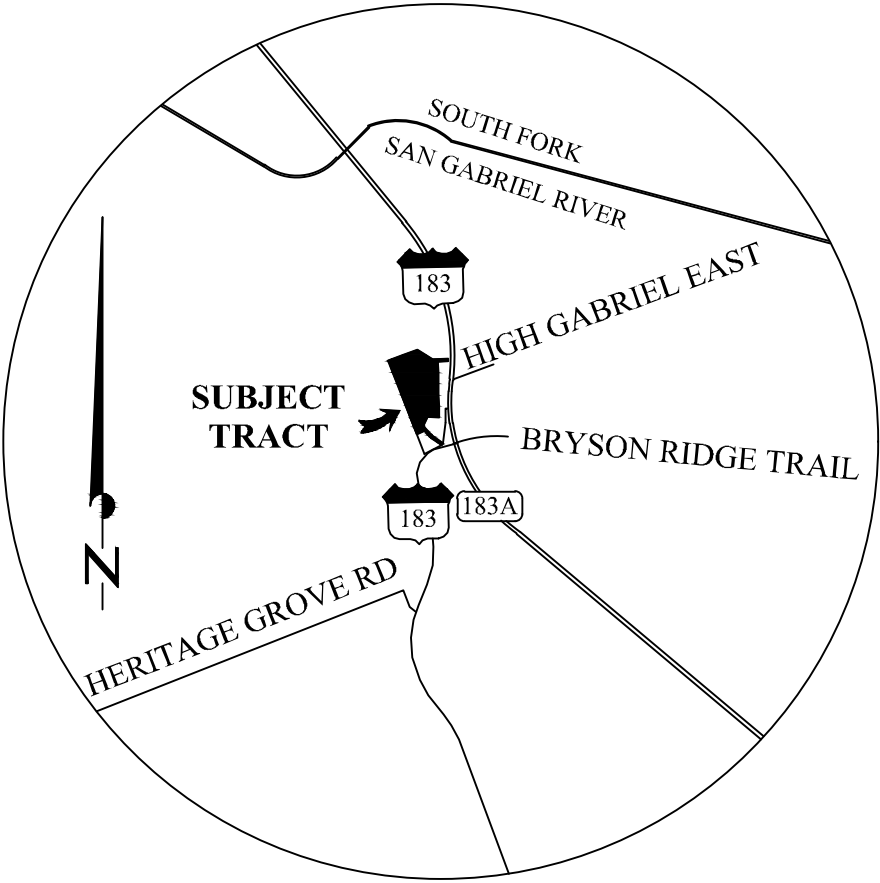
LOT SUMMARY

# OF LOTS	ACREAGE	PROPOSED USE	RESERVATIONS
1	34.18	RESIDENTIAL	-

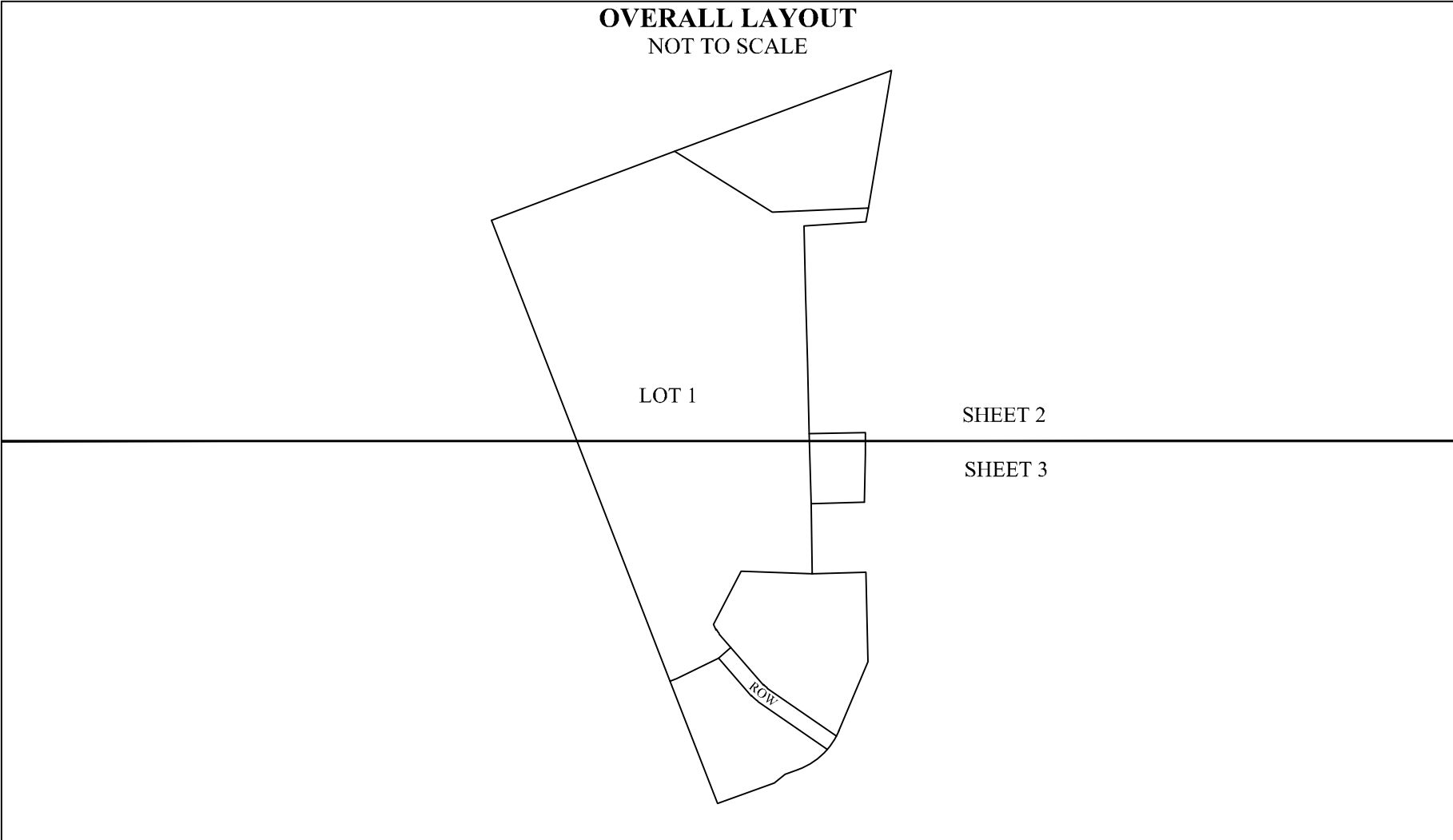
STREET SUMMARY

STREET NAME	LINEAR FOOTAGE (FT)
FAIRWAY ROAD (PUBLIC)	524
FAIRWAY ROAD (PRIVATE)	522
DELANO DRIVE (PRIVATE)	1,213
DAWNING RIDGE (PRIVATE)	1,841
MOON TOWER TRAIL (PRIVATE)	1,351
BROUGHAM DRIVE (PRIVATE)	238
SHIELD WAY (PRIVATE)	403
KELCE COURT (PRIVATE)	358
DAWNING FIELD DRIVE (PRIVATE)	503

LOCATION MAP
1" = 2000'



OVERALL LAYOUT
NOT TO SCALE



1. COVER SHEET
2. PLAT LAYOUT, LINE AND CURVE DATA, SURVEYORS NOTES (1 OF 2)
3. PLAT LAYOUT, LINE AND CURVE DATA, SURVEYORS NOTES (2 OF 2)
4. ACCESS EASEMENT LINE AND CURVE TABLES
5. LEGAL DESCRIPTION, NOTES, CERTIFICATIONS AND SIGNATURES



8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700

WILLIAM MANSIL SURVEY
ABSTRACT NO. 437
WILLIAMSON COUNTY, TEXAS
AUGUST 2021



GRAPHIC SCALE
1" = 100'



LINE	BEARING	DISTANCE
L1	S09°29'56"W	51.30'

BENCHMARK LIST:
BM #1 - 'SQUARE' CUT ON HEADWALL OF DRAINAGE STRUCTURE
ELEV. = 956.46'
BM #2 - COTTON SPINDLE IN UTILITY POLE
ELEV. = 998.02'

RICHARD J CUSTER AND LUCRETIA K DOVER
DOC. #2004023007
O.P.R.W.C.TX

LOT 5
LAWRENCE M AND SHAWN M TUPY

BEARING BASIS: TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD83/CORS

MONARCH PHASE 1 FINAL PLAT

LOT 4
JOEL D AND
BERNEICE BONNET

LOT 2
SLADE AND
MANDY SEAHOLM

SURVEYORS NOTES:

SURVEY CONTROL DATA AND BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED
USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88
BM #1

BENCHMARK LIST:

BM #1 - 'SQUARE' CUT ON HEADWALL OF DRAINAGE STRUCTURE
ELEV. = 956.46'
BM #2 - COTTON SPINDLE IN UTILITY POLE
ELEV. = 998.02'

LEGEND

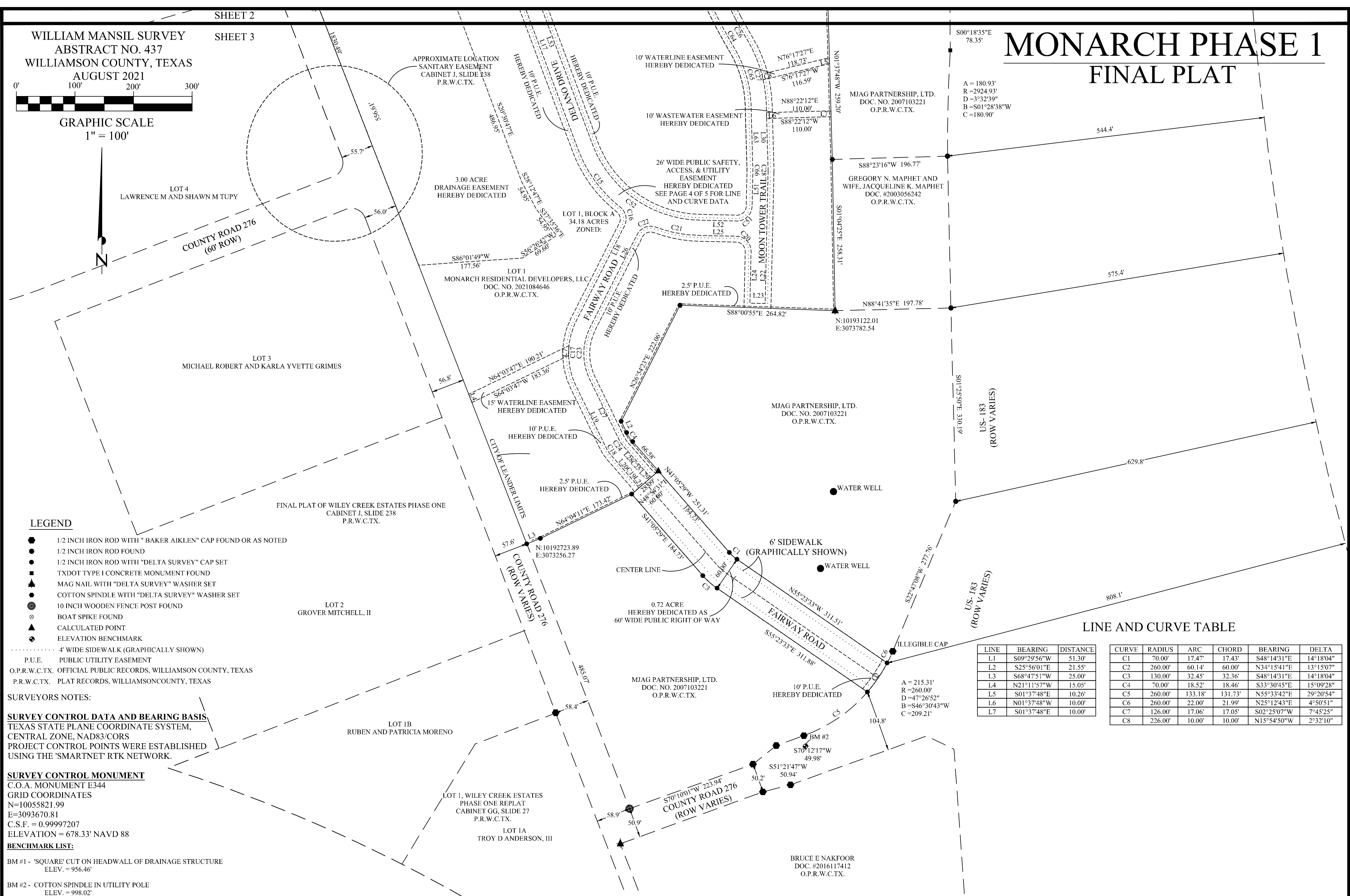
- 1/2 INCH IRON ROD WITH "BAKER AIKEN" CAP FOUND OR AS NOTED
- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- MAG NAIL WITH "DELTA SURVEY" WASHER SET
- COTTON SPINDLE WITH "DELTA SURVEY" WASHER SET
- 10 INCH WOODEN FENCE POST FOUND
- BOAT SPIKE FOUND
- CALCULATED POINT
- ELEVATION BENCHMARK
- 4' SIDEWALK (GRAPHICALLY SHOWN)
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

SHEET 2

SHEET 3

Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700



MONARCH PHASE 1

FINAL PLAT

WILLIAM MANSIL SURVEY
ABSTRACT NO. 437
WILLIAMSON COUNTY, TEXAS
AUGUST 2021

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

N

- LEGEND**
- 1/2 INCH IRON ROD WITH "BAKER AIKLEN" CAP FOUND OR AS NOTED
 - 1/2 INCH IRON ROD FOUND
 - 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
 - TXDOT TYPE I CONCRETE MONUMENT FOUND
 - ▲ MAG NAIL WITH "DELTA SURVEY" WASHER SET
 - COTTON SPINDLE WITH "DELTA SURVEY" WASHER SET
 - 10 INCH WOODEN FENCE POST FOUND
 - ⊗ BOAT SPIKE FOUND
 - ▲ CALCULATED POINT
 - ◆ ELEVATION BENCHMARK
 - 4' WIDE SIDEWALK (GRAPHICALLY SHOWN)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.TX. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

SURVEYORS NOTES:

SURVEY CONTROL DATA AND BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED
USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

BM #1 - 'SQUARE' CUT ON HEADWALL OF DRAINAGE STRUCTURE
ELEV. = 956.46'

BM #2 - COTTON SPINDLE IN UTILITY POLE
ELEV. = 998.02'

LINE AND CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC
L1	S09°29'56"W	51.30'	C1	70.00'	17.47"
L2	S25°56'01"E	21.55'	C2	260.00'	60.14'
L3	S68°47'51"W	25.00'	C3	130.00'	32.45'
L4	N21°11'57"W	15.05'	C4	70.00'	18.52'
L5	S01°37'48"E	10.26'	C5	260.00'	133.18'
L6	N01°37'48"W	10.00'	C6	260.00'	22.00'
L7	S01°37'48"E	10.00'	C7	126.00'	17.06'
			C8	226.00'	10.00'

CHORD	BEARING	DELTA
17.43'	S48°14'31"E	14°18'04"
60.00'	N34°15'41"E	13°15'07"
32.36'	S48°14'31"E	14°18'04"
18.46'	S33°30'45"E	15°09'28"
131.73'	N55°33'42"E	29°20'54"
21.99'	N25°12'43"E	4°50'51"
17.05'	S02°25'07"W	7°45'25"
10.00'	N15°54'50"W	2°32'10"

Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700

MONARCH PHASE 1

FINAL PLAT

26' WIDE PUBLIC SAFETY,
ACCESS, & UTILITY EASEMENT
LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L4	N21°11'57"W	15.05'
L5	S01°37'48"E	10.23'
L6	N01°37'48"W	10.00'
L7	S01°37'48"E	10.00'
L9	S87°09'10"W	168.44'
L10	N58°08'47"W	67.25'
L11	S69°32'35"W	311.22'
L12	S21°12'03"E	536.57'
L13	N68°47'57"E	26.00'
L14	N21°12'03"W	98.73'
L15	N69°32'35"E	151.45'
L16	S09°07'58"E	123.34'
L17	S20°27'25"E	377.38'
L18	S26°54'23"W	180.92'
L19	S25°56'01"E	116.34'
L20	S40°58'45"E	64.84'
L21	S34°19'31"E	8.19'
L22	S01°15'57"W	224.85'
L23	N88°44'03"W	26.00'
L24	N01°15'57"E	88.21'
L25	N88°44'03"W	63.69'
L26	S26°54'23"W	177.73'
L27	S25°56'01"E	116.34'
L28	S40°58'45"E	64.80'
L29	S48°34'30"E	8.11'
L30	S01°37'48"E	109.18'
L31	N70°40'55"E	170.02'
L32	N01°36'33"W	26.16'
L33	N88°23'27"E	26.00'
L34	S01°36'33"E	54.28'
L35	S01°36'33"E	66.70'
L36	S88°23'27"W	26.00'
L37	N01°36'33"W	13.99'
L38	S70°40'55"W	145.35'
L40	N83°25'18"W	71.64'
L41	S01°03'09"E	214.37'
L42	S73°58'00"W	62.85'
L43	S69°32'35"W	166.84'
L44	N21°12'03"W	169.01'
L45	N69°32'35"E	170.76'
L46	S20°27'25"E	138.31'
L47	S73°58'00"W	62.72'
L48	N18°11'05"E	117.72'
L49	N87°09'10"E	109.45'
L50	S01°03'09"E	213.14'
L51	S01°15'57"W	59.63'
L52	N88°44'03"W	63.69'
L53	N20°27'25"W	377.38'
L54	N09°07'58"W	178.20'
L55	N20°27'25"W	138.31'
L56	N69°32'35"E	115.95'
L57	N20°27'25"W	26.00'
L58	S69°32'35"W	364.71'
L59	N21°12'03"W	114.81'
L60	N69°32'35"E	311.22'
L61	S58°08'47"E	67.25'
L62	S18°11'05"W	108.64'
L63	S01°37'48"E	109.18'
L64	S83°25'18"E	66.65'
L65	N86°16'13"E	208.08'
L66	N86°16'13"E	7.49'
L67	N86°16'13"E	209.45'
L68	N88°56'57"E	21.13'
L69	S87°29'02"W	30.97'
L70	N02°30'58"E	11.38'
L71	S87°09'10"W	1.29'
L72	N02°50'50"W	9.15'
L73	N20°27'45"W	37.94'
L74	S69°32'35"W	1.39'
L75	S20°27'45"E	15.00'
L76	N69°32'35"E	22.98'
L77	N18°06'51"E	214.59'
L78	S18°06'51"W	210.43'
L79	S69°32'35"W	15.76'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C7	126.00'	17.06'	17.05'	S02°25'07"W	7°45'25"
C8	226.00'	10.00'	10.00'	N13°42'33"W	2°32'08"
C9	100.00'	60.56'	59.64'	N75°29'48"W	34°42'02"
C10	226.00'	206.34'	199.24'	N84°18'06"W	52°18'37"
C11	105.00'	166.30'	149.45'	S24°10'16"W	90°44'39"
C12	25.50'	40.39'	36.30'	N24°10'16"E	90°44'39"
C13	25.50'	45.10'	39.44'	S59°47'41"E	101°19'26"
C14	326.36'	64.50'	64.40'	S14°47'41"E	11°19'26"
C15	226.00'	124.04'	122.49'	S36°10'48"E	31°26'47"
C16	25.50'	35.07'	32.37'	S12°29'54"E	78°48'35"
C17	126.00'	116.20'	112.13'	S00°29'11"W	52°50'24"
C18	62.00'	16.28'	16.23'	S33°27'23"E	15°02'44"
C19	4.50'	0.52'	0.52'	S37°39'08"E	6°39'14"
C20	25.50'	40.06'	36.06'	N43°44'03"W	90°00'00"
C21	226.00'	75.75'	75.40'	N79°07'55"W	19°12'17"
C22	25.50'	37.19'	33.98'	S68°41'18"W	83°33'50"
C23	100.00'	92.22'	88.99'	S00°29'11"W	52°50'24"
C24	36.00'	9.45'	9.43'	S33°27'23"E	15°02'44"
C25	4.50'	0.60'	0.60'	S44°46'37"E	7°35'45"
C26	1008.00'	42.70'	42.70'	S29°21'31"E	2°25'37"
C27	226.00'	114.16'	112.95'	S16°06'04"E	28°56'31"
C28	113.00'	5.71'	5.71'	S00°10'56"E	2°53'45"
C29	25.50'	40.25'	36.20'	S64°05'40"E	90°26'51"
C30	25.50'	32.17'	30.08'	N34°32'11"E	72°17'27"
C31	25.50'	47.94'	41.18'	N55°27'49"W	107°42'33"
C32	25.50'	40.31'	36.24'	S25°23'42"W	90°34'24"
C33	4346.79'	16.38'	16.38'	S19°59'58"E	0°12'57"
C34	1008.00'	141.41'	141.29'	S24°07'35"E	8°02'15"
C35	226.00'	19.53'	19.52'	N85°53'48"W	4°57'02"
C36	25.50'	43.45'	38.38'	S47°45'47"W	97°37'52"
C37	126.00'	164.98'	153.44'	S36°27'25"W	75°01'09"
C38	25.50'	40.24'	36.19'	S28°45'30"W	90°25'01"
C39	4346.79'	183.63'	183.62'	S17°39'38"E	2°25'14"
C40	25.50'	39.72'	35.83'	N65°49'44"W	89°15'21"
C41	25.50'	40.39'	36.30'	N24°10'16"E	90°44'39"
C42	25.50'	40.06'	36.06'	S65°27'25"E	90°00'00"
C43	300.00'	33.62'	33.60'	S17°14'48"E	6°25'13"
C44	25.50'	37.20'	33.99'	S27°45'12"W	83°34'47"
C45	100.00'	130.93'	121.78'	S36°27'25"W	75°01'09"
C46	25.50'	40.32'	36.25'	N60°43'53"W	90°36'15"
C47	4346.79'	151.20'	151.19'	N14°25'58"W	1°59'35"
C48	100.00'	55.19'	54.49'	N02°22'27"E	31°37'16"
C49	25.50'	30.69'	28.88'	N52°40'08"E	68°58'05"
C50	25.50'	40.85'	36.62'	S46°56'59"E	91°47'40"
C51	25.50'	40.06'	36.06'	S46°15'57"W	90°00'00"
C52	200.00'	238.33'	224.48'	N54°35'44"W	68°16'39"
C53	300.36'	59.36'	59.27'	N14°47'41"W	11°19'26"
C54	326.00'	64.43'	64.33'	N14°47'41"W	11°19'26"
C55	25.50'	40.06'	36.06'	N24°32'35"E	90°00'00"
C56	25.50'	39.72'	35.83'	N65°49'44"W	89°15'21"
C57	79.00'	125.12'	112.45'	N24°10'16"E	90°44'39"
C58	200.00'	182.60'	176.32'	S84°18'06"E	52°18'37"
C59	126.00'	12.25'	12.25'	S60°55'56"E	5°34'17"
C60	25.50'	36.45'	33.43'	S22°46'00"E	81°54'10"
C61	126.00'	69.54'	68.66'	S02°22'27"W	31°37'16"
C62	4372.79'	509.15'	508.86'	S16°46'19"E	6°40'16"
C63	1034.00'	145.05'	144.93'	S24°07'35"E	8°02'15"
C64	1034.00'	43.80'	43.80'	S29°21'31"E	2°25'37"
C65	200.00'	101.03'	99.96'	S16°06'04"E	28°56'31"
C66	87.00'	4.40'	4.40'	S00°10'56"E	2°53'45"
C67	200.00'	32.90'	32.86'	S88°08'04"E	9°25'32"
C68	200.00'	35.98'	35.93'	S88°34'32"E	10°18'30"
C69	200.00'	28.73'	28.71'	S88°08'04"E	8°13'55"
C70	226.00'	20.04'	20.03'	S86°20'32"E	5°04'50"
C71	200.00'	15.05'	15.04'	S84°52'13"E	4°18'40"
C72	200.00'	15.31'	15.31'	N60°20'21"W	4°23'10"



Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700

MONARCH PHASE 1

FINAL PLAT

LEGAL DESCRIPTION:

DESCRIPTION OF A 34.18 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC., IN DECEMBER 2020, LOCATED IN THE WILLIAM MANSIL SURVEY ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 49.43 ACRE TRACT (TRACT ONE) CONVEYED TO MJAG PARTNERSHIP, LTD., IN DOCUMENT NUMBER 2007103221, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 34.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE WITH “DELTA SURVEY” WASHER SET FOR THE NORTHWEST CORNER OF SAID TRACT ONE, SAME BEING THE NORTHEAST CORNER OF COUNTY ROAD 276 (RIGHT-OF-WAY VARIES), ALSO BEING IN THE SOUTH LINE OF LOT 11, HIGH GABRIEL WEST SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 184, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE **POINT OF BEGINNING**;

THENCE LEAVING EAST RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD 276, WITH THE NORTH LINE OF SAID TRACT ONE, SAME BEING THE SOUTH LINES OF SAID LOT 11, LOT 10, LOT 9, LOT 8, AND LOT 7, OF SAID HIGH GABRIEL WEST SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N69°23'28"E, A DISTANCE OF 373.68 FEET TO A ½ INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 10, AND
2. N69°31'12"E, A DISTANCE OF 350.99 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET IN THE SOUTH LINE OF SAID LOT 7, SAME BEING THE NORTH LINE OF SAID TRACT ONE;

THENCE LEAVING THE SOUTH LINE OF SAID LOT 7, AND CROSSING SAID TRACT ONE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S58°08'47"E, A DISTANCE OF 426.03 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET, AND
2. N87°29'02"E, A DISTANCE OF 355.57 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET IN THE WEST ROW LINE OF U.S. HIGHWAY NO. 183 (ROW VARIES), SAME BEING THE EAST LINE OF SAID TRACT ONE;

THENCE WITH SAID COMMON LINE, S09°29'56"W, A DISTANCE OF 51.30 FEET TO A ½ INCH IRON ROD FOUND FOR AN EAST CORNER OF SAID TRACT ONE, SAME BEING THE NORTHEAST CORNER OF A 1.27 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2002040326, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE LEAVING THE WEST ROW LINE OF U.S. HIGHWAY NO. 183, WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING THE NORTH AND WEST LINE OF SAID 1.27 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S86°13'11"W, A DISTANCE OF 229.85 FEET TO A BOAT SPIKE FOUND, AND
2. S01°18'49"E, A DISTANCE OF 252.23 FEET TO A COTTON SPINDLE WITH “DELTA SURVEY” WASHER SET FOR THE SOUTHWEST CORNER OF SAID 1.27 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A 1.24 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2008076512, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE EAST LINE OF SAID TRACT ONE;

THENCE WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING THE WEST LINE OF SAID 1.24 ACRE TRACT, S01°22'49"E, A DISTANCE OF 259.27 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET FOR THE SOUTHWEST CORNER OF SAID 1.24 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A 1.24 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2004099914, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE EAST LINE OF SAID TRACT ONE;

THENCE WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING THE WEST LINE OF SAID 1.24 ACRE TRACT, S01°20'49"E, A DISTANCE OF 259.20 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.24 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A 1.17 ACRE TRACT (TRACT TWO) DESCRIBED IN DOCUMENT NUMBER 2007103221, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE EAST LINE OF SAID TRACT ONE;

THENCE WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING THE WEST LINE OF SAID TRACT TWO, S01°37'48"E, A DISTANCE OF 259.20 FEET TO A COTTON SPINDLE WITH “DELTA SURVEY” WASHER SET FOR THE SOUTHWEST CORNER OF SAID 1.24 ACRE TRACT TWO, SAME BEING THE NORTHWEST CORNER OF A 1.24 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2003056242, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE EAST LINE OF SAID TRACT ONE;

THENCE WITH THE EAST LINE OF SAID TRACT ONE, SAME BEING THE WEST LINE OF SAID 1.24 ACRE TRACT, S01°04'25"E, A DISTANCE OF 258.31 FEET TO A MAG NAIL WITH “DELTA SURVEY” WASHER SET IN WOOD FENCE POST FOR THE SOUTHWEST CORNER OF SAID 1.24 ACRE TRACT, SAME BEING AN EAST CORNER OF SAID TRACT ONE;

THENCE LEAVING THE SOUTHWEST CORNER OF SAID 1.24 ACRE TRACT, AND CROSSING SAID TRACT ONE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N88°00'55"W, A DISTANCE OF 264.82 FEET TO A COTTON SPINDLE WITH “DELTA SURVEY” WASHER SET,
2. S26°54'23"W, A DISTANCE OF 222.06 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
3. S25°56'01"E, A DISTANCE OF 21.55 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
4. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 18.52 FEET, THROUGH A CENTRAL ANGLE OF 15°09'28", HAVING A RADIUS OF 70.00 FEET, AND WHOSE CHORD BEARS S33°30'45"E, A DISTANCE OF 18.46 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
5. S41°05'29"E, A DISTANCE OF 251.31 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
6. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 17.47 FEET, THROUGH A CENTRAL ANGLE OF 14°18'04", HAVING A RADIUS OF 70.00 FEET, AND WHOSE CHORD BEARS S48°14'31"E, A DISTANCE OF 17.43 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET, AND
7. S55°23'33"E, A DISTANCE OF 311.51 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET IN THE WEST ROW LINE OF U.S. HIGHWAY NO. 183, SAME BEING THE EAST LINE OF SAID TRACT ONE;

THENCE WITH SAID COMMON LINE, WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 60.14 FEET, THROUGH A CENTRAL ANGLE OF 13°15'07", HAVING A RADIUS OF 260.00 FEET, AND WHOSE CHORD BEARS S34°15'41"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET;

THENCE LEAVING THE WEST ROW LINE OF U.S. HIGHWAY NO. 183, AND CROSSING SAID TRACT ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N55°23'33"W, A DISTANCE OF 311.88 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
2. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 32.45 FEET, THROUGH A CENTRAL ANGLE OF 14°18'04", HAVING A RADIUS OF 130.00 FEET, AND WHOSE CHORD BEARS N48°14'31"W, A DISTANCE OF 32.36 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
3. N41°05'29"W, A DISTANCE OF 184.73 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
4. S64°04'11"W, A DISTANCE OF 173.42 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET, AND
5. S68°47'51"W, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH “DELTA SURVEY” CAP SET IN THE EAST ROW LINE OF COUNTY ROAD 276, SAME BEING THE WEST LINE OF SAID TRACT ONE;

THENCE WITH SAID COMMON LINE, N21°11'57"W, A DISTANCE OF 1830.49 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 34.18 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

GENERAL PLAT NOTES:

1. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON 8/19/2021.
2. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OR WAIVERS TO ORDINANCE REQUIREMENTS.
3. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
4. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER UNLESS OTHERWISE SPECIFIED IN THE PUD. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE UNLESS OTHERWISE SPECIFIED IN THE PUD.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE—PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT OR APPROVED IN THE PUD.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL WATERSHED.
12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
13. 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.
14. SIDEWALKS SHALL BE INSTALLED AS SPECIFIED IN THE PUD AGREEMENT.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F, FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019.
16. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY, EXCEPT THE COUNTY ROAD 276 RIGHT-OF-WAY, AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES, EXCEPT ALONG THE NORTHERN PROPERTY LINE.

PRIVATE STREET NOTES

1. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PRIVATE STREET(S), SIGNAGE AND STREETLIGHTS.
2. AS SHOWN HEREON, A TWENTY-SIX (26') FOOT PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT IS HEREBY DEDICATED FOR THE PURPOSES OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES, AND ENFORCING CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSES OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

TRAFFIC IMPACT ANALYSIS NOTE:

1. AT THE TIME OF THE 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 BLOW 2,000.

SINGLE-FAMILY & TWO-FAMILY PLAT NOTES:

1. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1
2. THE PROPERTY IS SUBJECT TO A MAINTENANCE COVENANT RECORDED IN THE OFFICIAL PUBLIC RECORDS OF

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT MONARCH RESIDENTIAL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 34.18 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021084646, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS **MONARCH** SUBDIVISION.

KYLE SINER
CFO

THE STATE OF TEXAS §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF ____, 20____, PERSONALLY APPEARED, KYLE SINER, CFO, MONARCH RESIDENTIAL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID KYLE SINER, 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 (SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF ____20____.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

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.

RON MAY, 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 §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF ____, 20____, AD, AT ____O'CLOCK __M, AND DULY RECORDED THIS THE DAY OF ____, 20____, AD, 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

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JOHN E BRAUTIGAM, 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 WITHALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO. 2064147-COM, EFFECTIVE DATE: NOVEMBER 4, 2020; HAVE BEEN SHOWN OR NOTED HERON.

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, KERRI PENA, 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.

KERRI PENA
PROFESSIONAL ENGINEER NO. 90255 - STATE OF TEXAS
GREEN CIVIL DESIGN, LLC.
301 DENALI PASS, SUITE 3
CEDAR PARK, TEXAS 78613
(512) 640-6590 EXT. 1001
TBPE FIRM #F-17563



Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700

-  Subject Area
 Leander City Limits
 ETJ



EXECUTIVE SUMMARY
06/23/2022

AGENDA SUBJECT:

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.

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

APPLICANT/AGENT:

City of Leander

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.

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- (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) below shall be limited to fifty (50%) percent of any the required landscape area.
- ~~(iii)~~(iv) Turf grass is prohibited in strips of land less than six (6') feet wide in parking areas or between sidewalks and pavement.

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- (7) Any approved ~~D~~decorative aggregate 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.
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(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.~~

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- (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. Off-street parking areas;
 - b. Loading spaces and docks;
 - c. Trash and storage containers;
 - d. Outside storage areas;
 - e. Satellite dishes larger than eighteen (18) inches in diameter;
 - f. Antennas;
 - g. Mechanical equipment; and/or
 - h. Metal 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 on a case by case basis.