



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

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

May 25, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
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 May 18, 2023 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 FP-21-0024 regarding Devine Lake Phase 4 Final Plat on one parcel of land approximately 21.33 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R502970; generally located south of Devine Lake Bnd and Guntersville Bnd, Leander, Williamson County, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

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

REGULAR AGENDA

- 9. Discuss and consider action on the approval of Subdivision Case PP-22-0021 regarding Travisso Village Preliminary Plat on one parcel of land approximately 30.554 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 842650; generally located at the north west corner of Travisso Pkwy and FM 1431, Leander, Travis County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
- 10. Receive a presentation regarding the development process.
- 11. 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 19th day of May 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar
Planning Coordinator



EXECUTIVE SUMMARY
05/25/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-21-0024 regarding Devine Lake Phase 4 Final Plat on one parcel of land approximately 21.33 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R502970; generally located south of Devine Lake Bnd and Guntersville Bnd, 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:

01/03/2019 Approval of the PUD and Concept Plan

07/11/2019 Approval of the Preliminary Plat

APPLICANT/AGENT:

LJA Engineering, Inc (T. Walter Hoysa) on behalf of Lennar Homes of Texas Land and Construction LTD (Kevin Pape).

RECOMMENDATION:

This final plat includes 70 residential lots, 2 HOA landscape lots, and 1 public park lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments

1. Final Plat
2. Location Map

LSI LANDESIGN ★
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TRPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 4
FINAL PLAT

FILING DATE: AUGUST 17, 2021

Map showing the site location relative to surrounding roads and landmarks:

- Site Location:** Indicated by a black dot on the west side of North Bagdad Road, south of the intersection with Heron Way West.
- Streets:**
 - HERON WAY WEST (top right)
 - S. BROOK DRIVE (middle right)
 - NORTH BAGDAD ROAD (diagonal, running from bottom left to top right)
 - SAN GABRIEL PARKWAY (top center)
 - MCCOLLUM DRIVE (center right)
 - HALSEY DRIVE (bottom right)
 - LINWOOD STREET (vertical, intersecting North Bagdad Road)
 - CLAY WATER TOWER (near the intersection of Linwood Street and North Bagdad Road)
- Landmarks:**
 - DEVINE LAKE PHASE 2 (top left)
 - DEVINE LAKE PHASE 3 (bottom left, shaded area)
- Other Labels:**
 - CP 2 (near the intersection of Linwood Street and North Bagdad Road)
 - SITE (label pointing to the black dot)
- North Arrow:** Located in the bottom left corner, pointing towards the top left.

SHEET INDEX:

SHEET 1	- COVER SHEET
SHEET 2	- SUBDIVISION/TABLES
SHEET 3	- NOTES/METES & BOUNDS

PROJECT SURFACE COORDINATE
N: 10,187,749.56
E: 3,068,886.12
ELEVATION (NAVD88) 1001.46'

PROJECT NAME: DEVINE LAKE		REVISIONS	
JOB NUMBER: 19-012	DATE	DESCRIPTION	
DATE: 01/12/2021	SCALE: 1" = 100'		
DRAWING FILE PATH: K:\19012-DEVINE LAKE\ADDWGS\DEVINE LAKE PH 4.DWG			
FIELDDRAWING FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH 4.DOC			
RPLS: TST	TECH: JRM	PARTYCHIEF: AO	
CHECKED BY: TST	FIELDBOOK: N/A		

MATCHLINE
MATCHLINE THIS SHEET

CURRENT EFFECTIVE
100 YR FLOODPLAIN

CURRENT EFFECTIVE
100 YR FLOODPLAIN

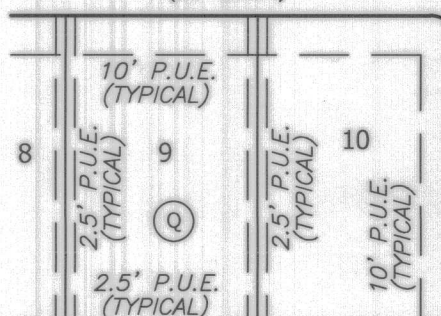
LACKEY HOLDINGS, LTD
(536 ACRES)
DOC. NO. 9859224
O.P.R.W.C.T.

CITY OF LEANDER CITY LIMIT
CITY OF LEANDER ETJ IN WILLIAMSON CO.
JACKSONVILLE WAY
(50' R.O.W.)

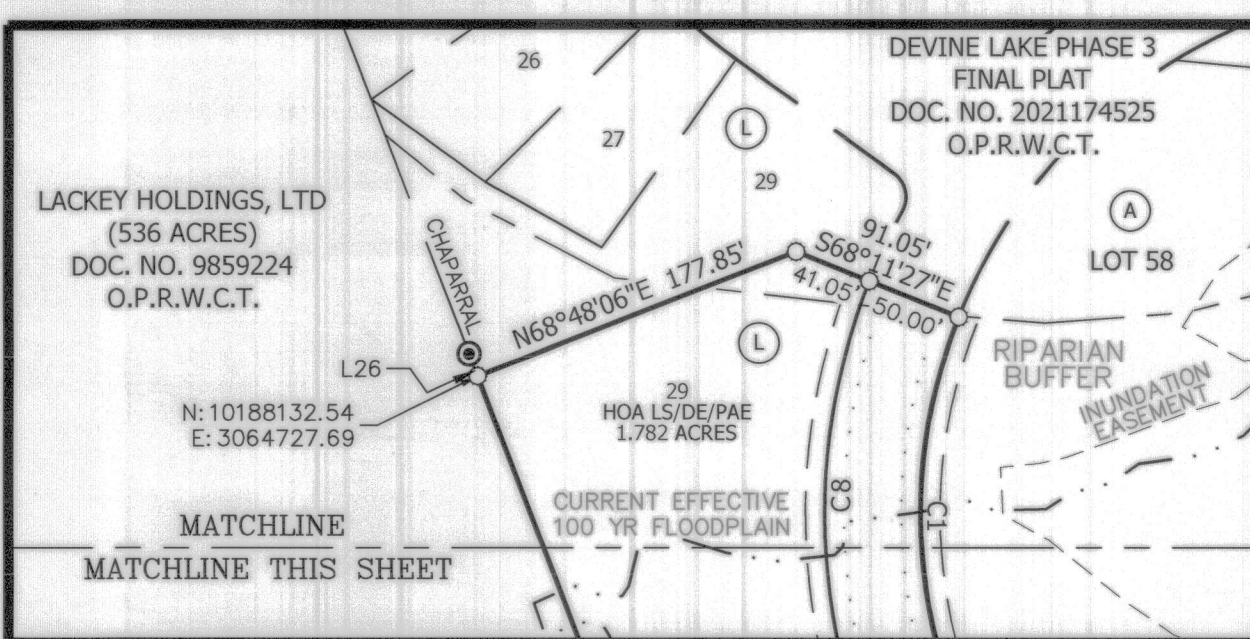
CHARLES COCHRAN SURVEY
ABSTRACT NO. 134

LOT 58
DEVINE LAKE PHASE 3
FINAL PLAT
DOC. NO. 2021174525
O.P.R.W.C.T.

GILMER WAY
(50' R.O.W.)



TYPICAL SIDE AND FRONT
LOT LINE PUE DETAIL
NOT TO SCALE



LEGEND

- IRON REBAR FOUND (1/2", OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LANDESIGN" SET
- 1/2" REBAR WITH CAP STAMPED FOUND (AS NOTED)
- BLOCK NAME
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- SIDEWALK

LINE TYPE LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- PATENT SURVEY LINE

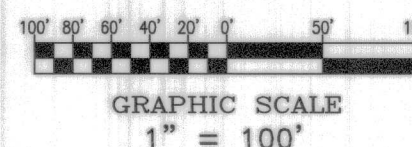
Line Table

Line #	Direction	Length
L1	S51° 46' 05"E	54.55'
L2	S72° 43' 10"E	54.55'
L3	S26° 47' 05"E	69.69'
L4	S11° 16' 15"E	57.21'
L5	S55° 51' 08"E	50.77'
L6	N18° 37' 52"E	23.51'
L7	S22° 09' 20"E	100.75'
L8	N67° 50' 40"E	112.74'
L9	N67° 50' 40"E	111.94'
L10	N21° 41' 38"W	89.16'
L11	N21° 41' 38"W	95.11'
L12	N85° 42' 41"E	115.08'
L13	N85° 42' 41"E	109.18'
L14	N18° 37' 52"E	23.51'
L15	S08° 31' 09"W	28.94'
L16	S16° 42' 00"W	64.26'
L17	S04° 17' 19"E	25.54'
L18	N85° 42' 41"E	125.00'
L19	N85° 42' 41"E	125.00'
L20	S04° 17' 19"E	19.46'
L21	S12° 50' 09"E	55.46'
L22	S21° 41' 38"E	60.00'
L23	S33° 00' 14"E	50.99'
L25	N21° 41' 38"W	195.00'
L26	N21° 02' 17"W	12.37'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	275.00'	211.01'	43°57'53"	S00° 10' 24"E	205.88'
C2	275.00'	91.85'	19°08'13"	S31° 43' 26"E	91.42'
C3	275.00'	193.55'	40°19'30"	N01° 31' 53"E	189.58'
C4	15.00'	21.79'	83°14'37"	S22° 59' 27"W	19.93'
C5	325.00'	240.83'	42°27'26"	S43° 23' 03"E	235.36'
C6	15.00'	23.56'	90°00'00"	S67° 09' 20"W	21.21'
C7	15.00'	23.56'	90°00'00"	N22° 50' 40"E	21.21'
C8	325.00'	249.38'	43°57'53"	S00° 10' 24"E	243.31'
C9	275.00'	254.36'	52°59'47"	S67° 47' 26"E	245.39'
C10	25.00'	21.03'	48°11'23"	S61° 36' 59"E	20.41'
C11	50.00'	162.65'	186°22'46"	N49° 17' 19"W	99.85'
C12	25.00'	21.03'	48°11'23"	S19° 48' 22"W	20.41'
C13	275.00'	83.54'	17°24'19"	N12° 59' 29"E	83.22'
C14	15.00'	23.56'	90°00'00"	N66° 41' 38"E	21.21'
C15	25.00'	21.03'	48°11'23"	S44° 12' 40"E	20.41'
C16	50.00'	162.65'	186°22'46"	N66° 41' 38"W	99.85'
C17	25.00'	21.03'	48°11'23"	S02° 24' 03"W	20.41'
C18	25.00'	39.27'	90°00'00"	N66° 41' 38"W	35.36'
C19	15.00'	23.56'	90°00'00"	N23° 18' 22"W	21.21'
C20	15.00'	23.56'	90°00'00"	S23° 18' 22"E	21.21'
C21	325.00'	98.73'	17°24'19"	N12° 59' 29"E	98.35'
C22	25.00'	39.27'	90°00'00"	S49° 17' 19"W	35.36'
C23	325.00'	91.68'	16°09'48"	S86° 12' 25"E	91.38'
C24	15.00'	21.79'	83°14'37"	S60° 15' 10"W	19.93'
C25	225.00'	158.36'	40°19'30"	N01° 31' 53"E	155.11'
C26	15.00'	23.56'	90°00'00"	S66° 41' 38"E	21.21'
C27	275.00'	100.56'	20°57'05"	S51° 46' 05"E	100.00'
C28	275.00'	100.56'	20°57'05"	S72° 43' 10"E	100.00'
C29	275.00'	53.25'	11°05'37"	S88° 44' 31"E	53.16'
C30	50.00'	11.66'	13°21'57"	S44° 12' 16"W	11.64'
C31	50.00'	47.39'	54°18'27"	S78° 02' 28"W	45.64'
C32	50.00'	44.29'	50°45'14"	N49° 25' 42"W	42.86'
C33	50.00'	57.50'	65°53'20"	N08° 53' 35"E	54.38'
C34	50.00'	1.80'	2°03'48"	N42° 52' 09"E	1.80'
C35	275.00'	58.99'	12°17'25"	S10° 26' 02"E	58.88'
C36	275.00'	24.55'	5°06'54"	S19° 08' 11"E	24.54'
C37	50.00'	42.05'	48°11'24"	S44° 12' 41"W	40.83'
C38	50.00'	44.29'	50°45'14"	N86° 19' 01"W	42.86'
C39	50.00'	48.40'	55°27'53"	N33° 12' 27"W	46.53'
C40	50.00'	27.90'	31°58'15"	N10° 30' 37"E	27.54'
C41	275.00'	9.40'	1°57'31"	S20° 42' 53"E	9.40'
C42	275.00'	46.67'	9°43'22"	S14° 52' 26"E	46.61'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C43	275.00'	46.67'	9°43'22"	S05° 09' 04"E	46.61'
C44	275.00'	90.81'	18°55'15"	S09° 10' 14"W	90.40'
C45	325.00'	55.48'	9°46'51"	S59° 43' 20"E	55.41'
C46	325.00'	56.59'	9°58'37"	S49° 50' 35"E	56.52'
C47	325.00'	56.59'	9°58'37"	S39° 51' 58"E	56.52'
C48	325.00'	72.16'	12°43'19"	S28° 31' 00"E	72.02'
C49	225.00'	54.28'	13°49'20"	S11° 43' 12"W	54.15'
C50	225.00'	98.61'	25°06'42"	S07° 44' 49"E	97.83'
C51	225.00'	5.46'	1°23'29"	S20° 59' 54"E	5.46'
C52	325.00'	57.54'	10°08'38"	S14° 43' 40"E	57.46'
C53	325.00'	30.45'	5°22'02"	S06° 58' 20"E	30.43'
C54	325.00'	10.74'	1°53'39"	S20° 44' 49"E	10.74'

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET, BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000142189.



LANDESIGN
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPBLS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 4 FINAL PLAT

REVISIONS

DATE

DESCRIPTION

PROJECT NAME: DEVINE LAKE

JOB NUMBER: 19-012

DATE: 01/12/2021

DRAWING FILE PATH: K:\19012 - DEVINE

LAKE\CAD\DWG\DEVINE LAKE PH 4.DWG

FIELDNOTE FILE PATH: L:\19012 - Devine

LAKE\Descriptions\DEVINE LAKE PH 4.DOC

RPLS: TST TECH: JRM PARTYCHIEF: AO

CHECKED BY: TST FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH 4

SHEET 02 of 03

DRAWING PATH: K:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 4.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 1/27/2023 11:24 AM PLOT DATE: 1/27/2023 11:25 AM



EXECUTIVE SUMMARY
05/25/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft P & Z 5/11/2023 meeting.

PRESENTER:

Attachments

Draft 5/11/2023



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

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

May 11, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/25/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0020 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. This application was previously scheduled for the May 11, 2023 Planning and Zoning Commission meeting. The case was delayed due to a public notice error.

HISTORY/TIMELINE:

01/16/2017 - Annexation

01/06/2023 – Zoning Approved

05/11/2023 - Planning & Zoning Commission, Public Hearing Postponed

APPLICANT/AGENT:

Eli Engineering, PLLC (Gary Jones P.E.) on behalf of Texas Lone Star Landing LLC (Mallik Gilakattula).

RECOMMENDATION:

The proposal includes 80 residential lots. 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, Senior Planner

Attachments

1. Concept Plan
2. Location Exhibit

LONE STAR LANDING

CONCEPT PLAN

COUNTY ROAD 177
WILLIAMSON COUNTY, TEXAS

PROJECT NO.: CP-23-0020

FILING DATE: 1/24/2023

NOTES:

- THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY SUBURBAN / SINGLE FAMILY RURAL.
- THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.
- A PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LAND USE				
	ZONING	AREA	LOTS	UPA
PHASE 1	SFS-2-B RESIDENTIAL	20.16	66	3.27
PHASE 2	SFR-1-B RESIDENTIAL	16.85	14	0.83
	TOTAL	37.01	80	2.16

CONTACTS & UTILITIES*

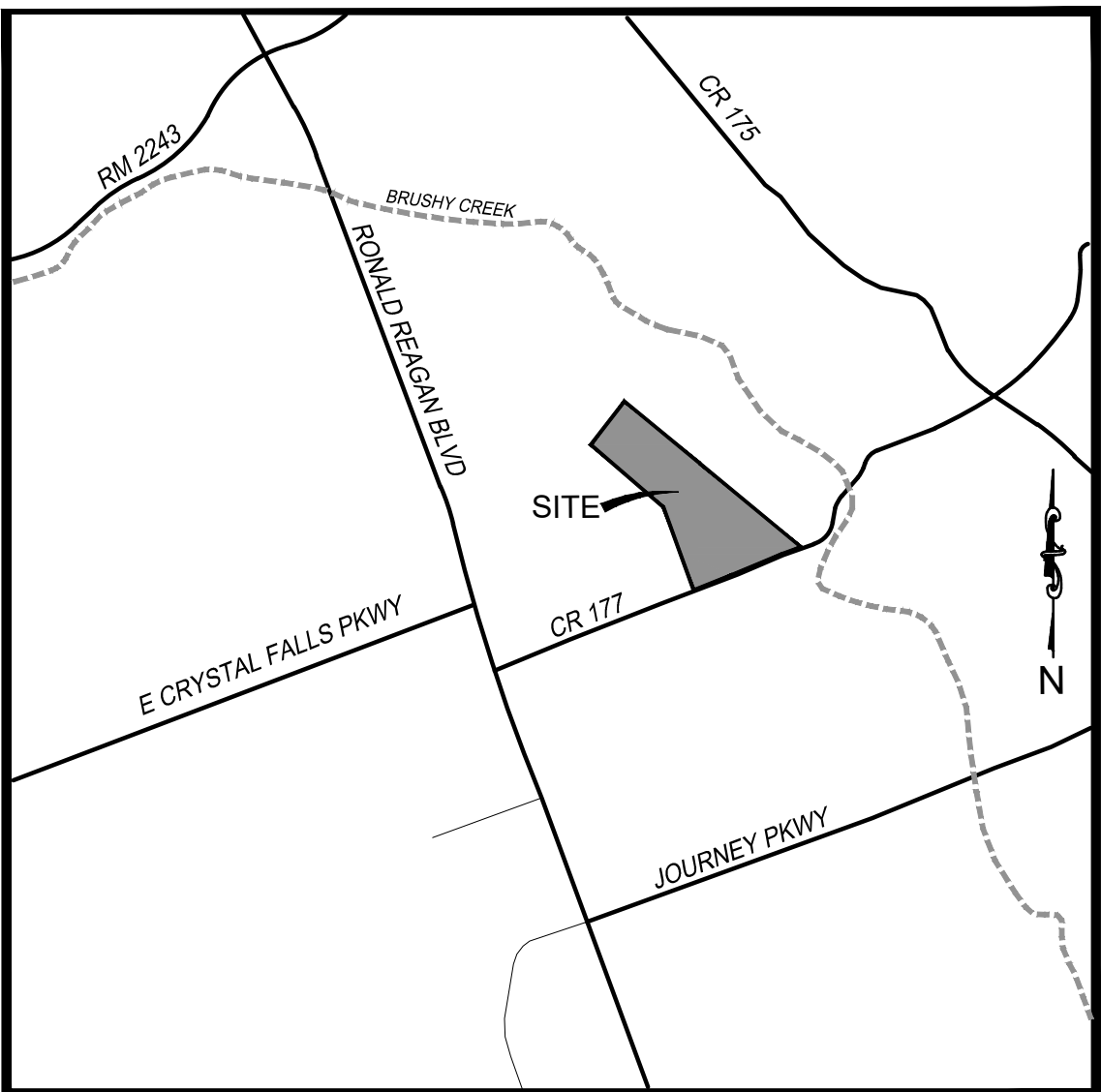
ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F: 512-532-0560 gelijones@gmail.com	SURVEYOR ABRAM C. DASHNER, R.P.L.S. NO. 5901 6448 HWY 290 EAST, SUITE B-105 AUSTIN, TX 78723 512-244-3395 TBPELS FIRM NO. 10194754
APPLICANT TEXAS LONE STAR LANDING, L.L.C. 3320 PRENTISS LANE LEANDER, TEXAS 78641 CONTACT: MALLIKARJUN GILAKATTULA 512-761-8025 mallik246@gmail.com	WATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
ELECTRIC PEDERNALES ELECTRIC COOPERATIVE 1949 WEST WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 888-554-4732	WASTEWATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
	TELEPHONE AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-6651 CONTACT:

* ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS. NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM; CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

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

THAT I, GARY ELI JONES, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN COMPLIES WITH CITY OF LEANDER SUBDIVISION ORDINANCE ARTICLE II, SECTION 21 AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LEANDER, TEXAS.


GARY ELI JONES, P.E.
LICENSED PROFESSIONAL ENGINEER
ELI ENGINEERING, PLLC, FIRM #: F-17877
700 THERESA COVE
CEDAR PARK, TEXAS 78613



LOCATION MAP
SCALE: 1"=2000'

PAGE INDEX:

- COVER SHEET
- PHASING AND PARKS PLAN
- CONCEPT PLAN



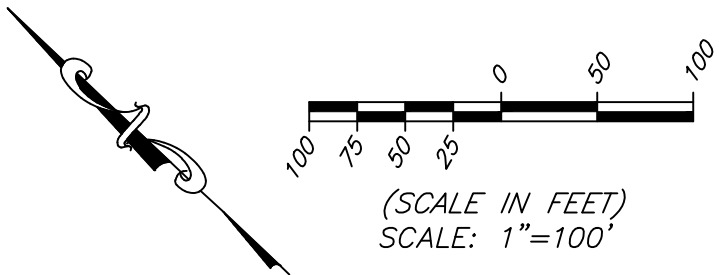
LEANDER, TEXAS 78641 (CITY LIMITS)
LONE STAR LANDING
CONCEPT PLAN
COVER SHEET

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

SHEET
1
OF
3

C:\Users\jones\Documents\Projects\GEI-EL\One Star Landing\CAO\CONCEPT PLAN\ONE STAR LANDING CONCEPT PARK LANDING Mar 28, 23 8:56 am

APPROXIMATE PHASE TIMING:
PHASE 1 - DECEMBER, 2023
PHASE 2 - DECEMBER, 2025

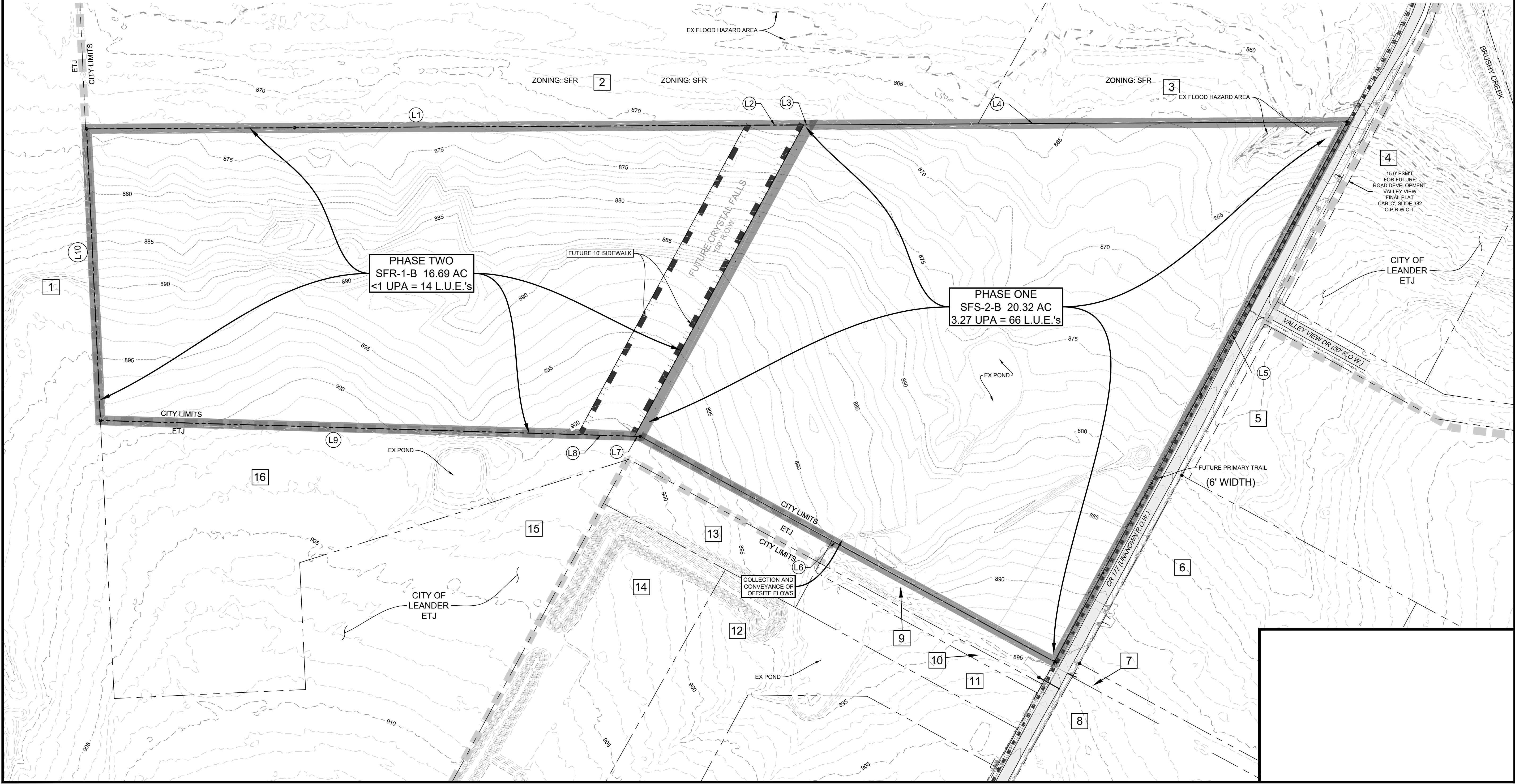


PARKLAND AND PHASING NOTES:

PARKLAND REQUIRED = 80 DU/100' 3.5 ACRES ≈ 2.80 ACRES
PARKLAND FEE IN LIEU = 80 DU * \$1050/DU = \$84,000
PARKLAND IMPROVEMENTS = 80 DU * \$400/DU = \$32,000
TOTAL PARKLAND FEE IN LIEU = \$116,000

LAND USE				
	ZONING	AREA	LOTS	UPA
PHASE 1	SFS-2-B RESIDENTIAL	20.32	66	3.27
PHASE 2	SFR-1-B RESIDENTIAL	16.69	14	0.83
	TOTAL	37.01	80	2.16

LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING CONTOURS
	EXISTING CITY E.T.J. LINE
	PROPOSED PHASE LINE
	FUTURE CRYSTAL FALLS PARKWAY TRAIL



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700 THERESA COVE, CEDAR PARK, TX 78613
512-916-0818 (F) 512-552-0660
geli@eli-engineering.com

CONCEPT PLAN
PROPOSED PARKLAND AND PHASING PLAN

HORIZ. #	VERT. #
DRAWING SCALE:	
SURVEYED:	RR
FILE NAME:	
DATE:	JTC
DRAWN:	EEI
DESIGNED:	

ADJACENT PROPERTY OWNER TABLE			
#	OWNER INFORMATION	ACRES	DEED/PLAT INFORMATION
1	LEE A. JACKSON	28.938	VOL 2536/PG 41
2	ROGER GERALD & DIANE THOMAS	47.866	VOL 1809/PG 792
3	ROGER GERALD & DIANE THOMAS	10.211	VOL 1811/PG 755
4	MARKUS M. & ALEXANDRA LAGMANSON	6.05	2016034354
5	WILLIAM M. & LENA F. SIMON	2.79	2016098746
6	KARLA T. & SCOTT WALLER	5.05	2020140279
7	MARK PIWETZ	5.0	VOL 904/PG 61

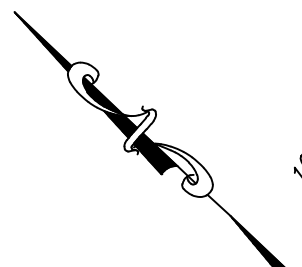
8	STANLEY JAMES & JOANNE LATTRELL	10.084	VOL 2633/PG 640
9	GRADY R. & AMY J. BRUCE	0.594	2010025317
10	MARK C. LARUE	0.224	221043706
11	LARUE REAL ESTATE HOLDINGS, LP	0.919	2009020538
12	LARUE REAL ESTATE HOLDINGS, LP	3.493	2007105914
13	MARK C. LARUE	0.981	2021043706
14	LARUE REAL ESTATE HOLDINGS, LP	4.37	2007105914
15	GRADY ROBERT & AMY JACKSON BRUCE, TRUSTEES, BRUCE LIVING TRUST	19.788	2016013949
16	GRADY R. & AMY J. BRUCE	7.406	2010025317

NOTES:

- THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY SUBURBAN / SINGLE FAMILY RURAL.
- PARK PLAN: FEE IN LIEU. (REFER TO PARKLAND AND PHASING PLAN, SHEET 2).
- THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.
- A PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROJECT IS ADJACENT TO FUTURE CRYSTAL FALLS PARKWAY TRAIL, PER THE CITY OF LEANDER: LEANDER TRAILS MASTER PLAN 2011.

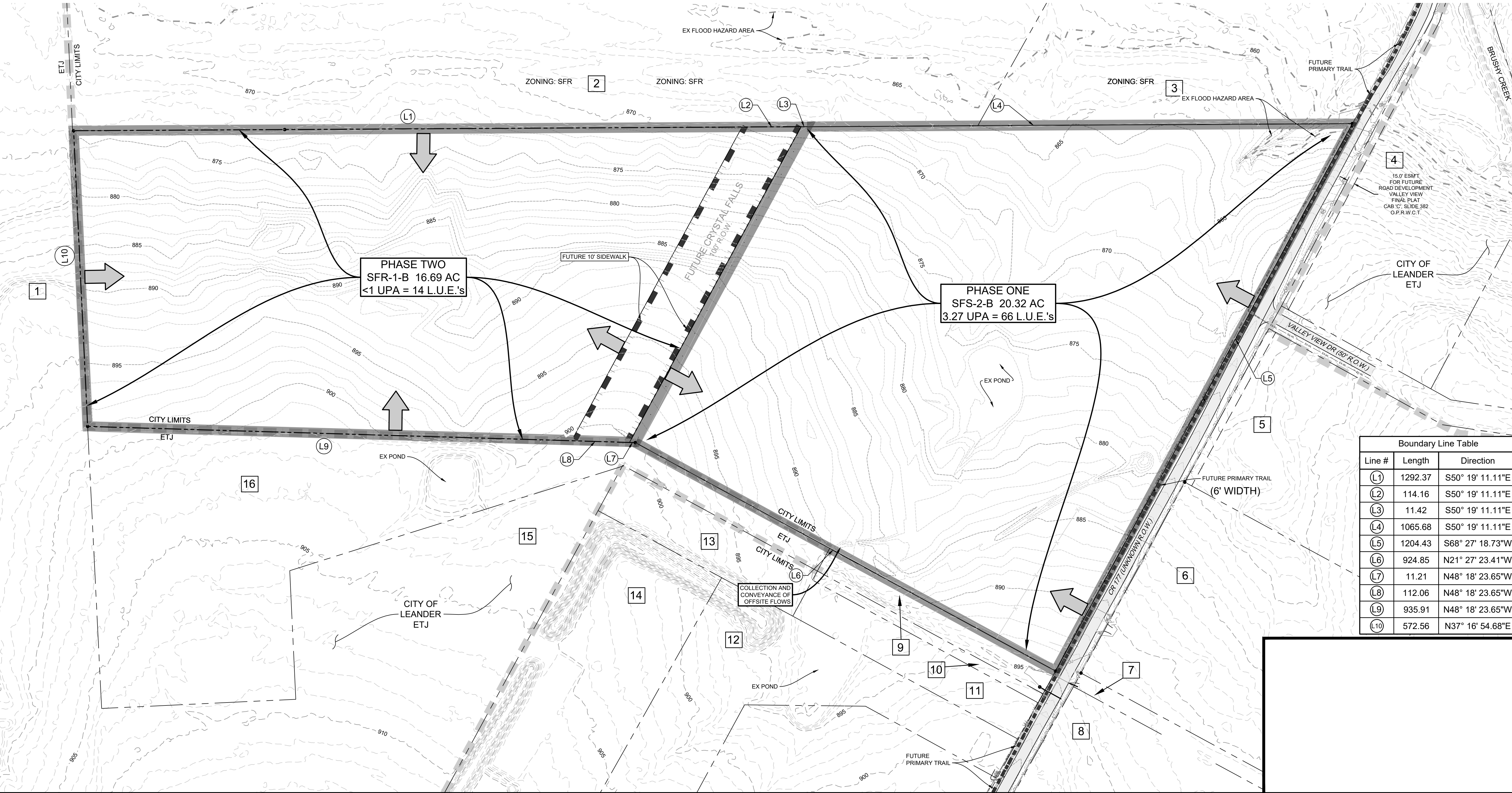
BOUNDARY STREET IMPROVEMENT NOTES:

ALL STREETS AND TRAILS SHALL BE PLANNED TO PROPERLY INTEGRATE WITH THE EXISTING AND PROPOSED SYSTEM OF LOCAL, COLLECTOR AND ARTERIAL STREETS AND TRAILS AND SHALL CONFORM TO THE ROADWAY PLAN. ARTERIAL STREETS SHALL BE PROVIDED TO THE EXTENT THAT SUCH STREETS ARE ROUGHLY PROPORTIONAL TO THE PROJECTED IMPACT OF THE PROPOSED DEVELOPMENT. PRIOR TO THE CONSIDERATION OF AN ACTION ON A SUBDIVISION PLAN OR PLAT, STAFF SHALL PREPARE, AND THE CITY ENGINEER SHALL REVIEW AND APPROVE, AN INDIVIDUALIZED DETERMINATION PROVIDING A ROUGH PROPORTIONALITY ASSESSMENT AND A DETERMINATION OF WHETHER THE REQUIRED DEDICATION(S), PAYMENT OF FEES OR CONSTRUCTION COSTS, AND/OR IMPROVEMENT OF INFRASTRUCTURE SET FORTH IN THE DETERMINATION IS ROUGHLY PROPORTIONATE TO THE IMPACT OF THE PROPOSED SUBDIVISION. THE DETERMINATION SHALL INCLUDE, BUT, SHALL NOT NECESSARILY BE LIMITED TO, A COMPARISON OF THE PERCENTAGE OF LAND WITHIN A SUBDIVISION TO BE DEDICATED FOR AN ARTERIAL ROADWAY WITH THE PERCENTAGE OF LAND IN THE CITY AND ETJ DESIGNATED ON THE ROADWAY PLAN AS ARTERIAL ROADWAYS. THE ANALYSIS SHALL INCLUDE THE ENTIRE TRACT OF LAND CONTAINED WITHIN THE INITIAL SUBDIVISION APPLICATION REQUIRED BY THE CITY AND SHALL INCLUDE EXISTING ROADWAYS OUTSIDE OF THE LAND AS DEEMED APPROPRIATE BY THE CITY ENGINEER. IF THE INDIVIDUALIZED DETERMINATION DEMONSTRATES THAT THE PROPOSED STREET DEDICATION IS NOT ROUGHLY PROPORTIONAL TO THE IMPACT OF THE PROPOSED SUBDIVISION, THE ADDITIONAL RIGHT-OF-WAY NEEDED TO COMPLY WITH THE ROADWAY PLAN THAT EXCEEDS THE LIMITS OF ROUGH PROPORTIONALITY SHALL BE SHOWN AS "RESERVED STREET ROW" ON THE FACE OF THE PLAT OR PLAN.



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING CITY E.T.J. LINE
- PROPOSED PHASE LINE
- FUTURE CRYSTAL FALLS PARKWAY TRAIL



Boundary Line Table		
Line #	Length	Direction
L1	1292.37	S50° 19' 11.11"E
L2	114.16	S50° 19' 11.11"E
L3	11.42	S50° 19' 11.11"E
L4	1065.68	S50° 19' 11.11"E
L5	1204.43	S68° 27' 18.73"W
L6	924.85	N21° 27' 23.41"W
L7	11.21	N48° 18' 23.65"W
L8	112.06	N48° 18' 23.65"W
L9	935.91	N48° 18' 23.65"W
L10	572.56	N37° 16' 54.68"E



Mar 28, 2023

ELI ENGINEERING

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-910-0616 (F) 512-552-0660

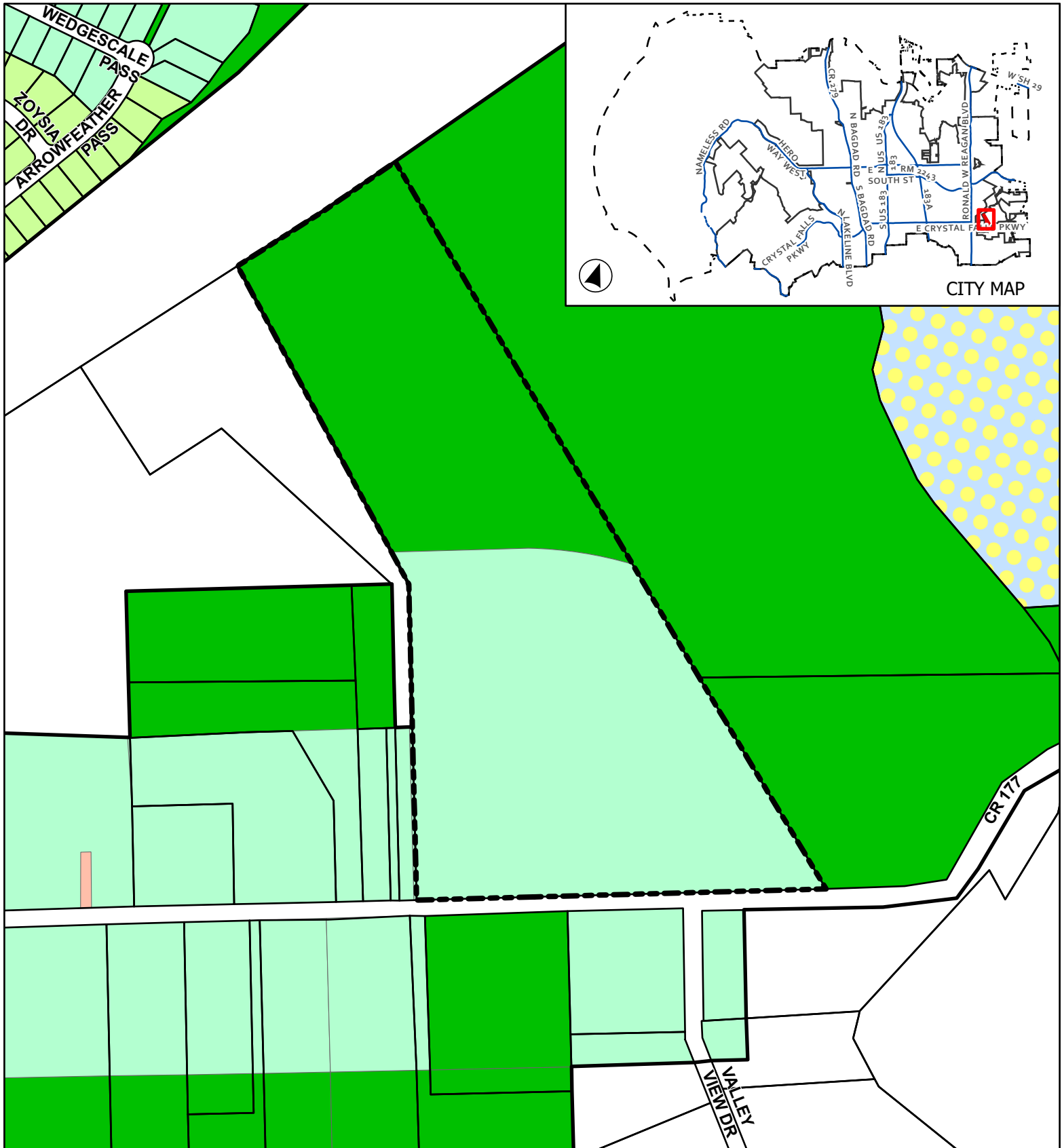
LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING

CONCEPT PLAN

PROPOSED CONCEPT PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEI	



CASE: CP-23-0020

ATTACHMENT 2

LONE STAR LANDING

Current Zoning

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

- Leander City Limits
- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LO - Local Office
- PUD - Single-Family
- Subject Boundary
- Extra-Territorial Jurisdiction



0 135 270
Feet



EXECUTIVE SUMMARY
05/25/2023

AGENDA SUBJECT:

Discuss and consider action on the approval of Subdivision Case PP-22-0021 regarding Travisso Village Preliminary Plat on one parcel of land approximately 30.554 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 842650; generally located at the north west corner of Travisso Pkwy and FM 1431, Leander, Travis County, Texas.

BACKGROUND:

This request is the second step in the subdivision process. This request includes an administrative amendment to the perimeter block length requirements. Article II, Section 45 (a) (3) requires that blocks located along arterial streets and containing proposed commercial or industrial uses shall not exceed a perimeter block length of 6,000 feet. The ordinance does offer the opportunity for an administrative variance to approve blocks that do not meet the criteria when there are unusual conditions such as steep slopes or other restrictive topography, floodplain, public land, railroad tracks, existing adjacent development or other similar features.

In this case the applicant is proposing a 15' landscape and pedestrian access easement which would connect Travisso Pkwy to the Parkland lot in order to provide a break in the block length in lieu of a roadway.

HISTORY/TIMELINE:

05/03/2012 – Concept Plan Approved
04/03/2014 – Zoning Approved

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc (Geoff Guerrero) on behalf of Shops at Travisso, LLC and Kualoa Ranch, Inc. (Sanford P. Aron).

RECOMMENDATION:

This preliminary plat includes one multi-family lot, one HOA park lot, and five commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

TRA VISSO PHASE 6
PRELIMINARY PLAT
PROJECT # PP-22-0021

OWNER:

SHOPS AT TRAVISSO, LLC.
A TEXAS LIMITED LIABILITY COMPANY
3773 RICHMOND AVENUE, SUITE 800
HOUSTON, TEXAS 77046

KUALOA RANCH, INC.
A HAWAII CORPORATION
P.O. BOX 650
KAHUA, HAWAII, 96730

ENGINEER & SURVEYOR:
CHARLES R. BRIGANCE JR., P.E. AND
DERRICK LEE MAYFIELD, R.P.L.S.
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

LAND USE SUMMARY:	
MULTI-FAMILY LOTS: 1	8.392 AC
HOA PARKLAND/DRAINAGE: 1	9.876 AC
COMMERCIAL LOTS: 5	12.286 AC
TOTAL: 7 30.554 AC	

TOTAL NO. OF LOTS: 7
NO. OF BLOCKS: 1
NO. OF MULTI-FAMILY LOTS: 1
NO. OF HOA PARKLAND/DRAINAGE LOTS: 1
NO. OF COMMERCIAL LOTS: 5
TOTAL NO. OF RESIDENTIAL UNITS: 160

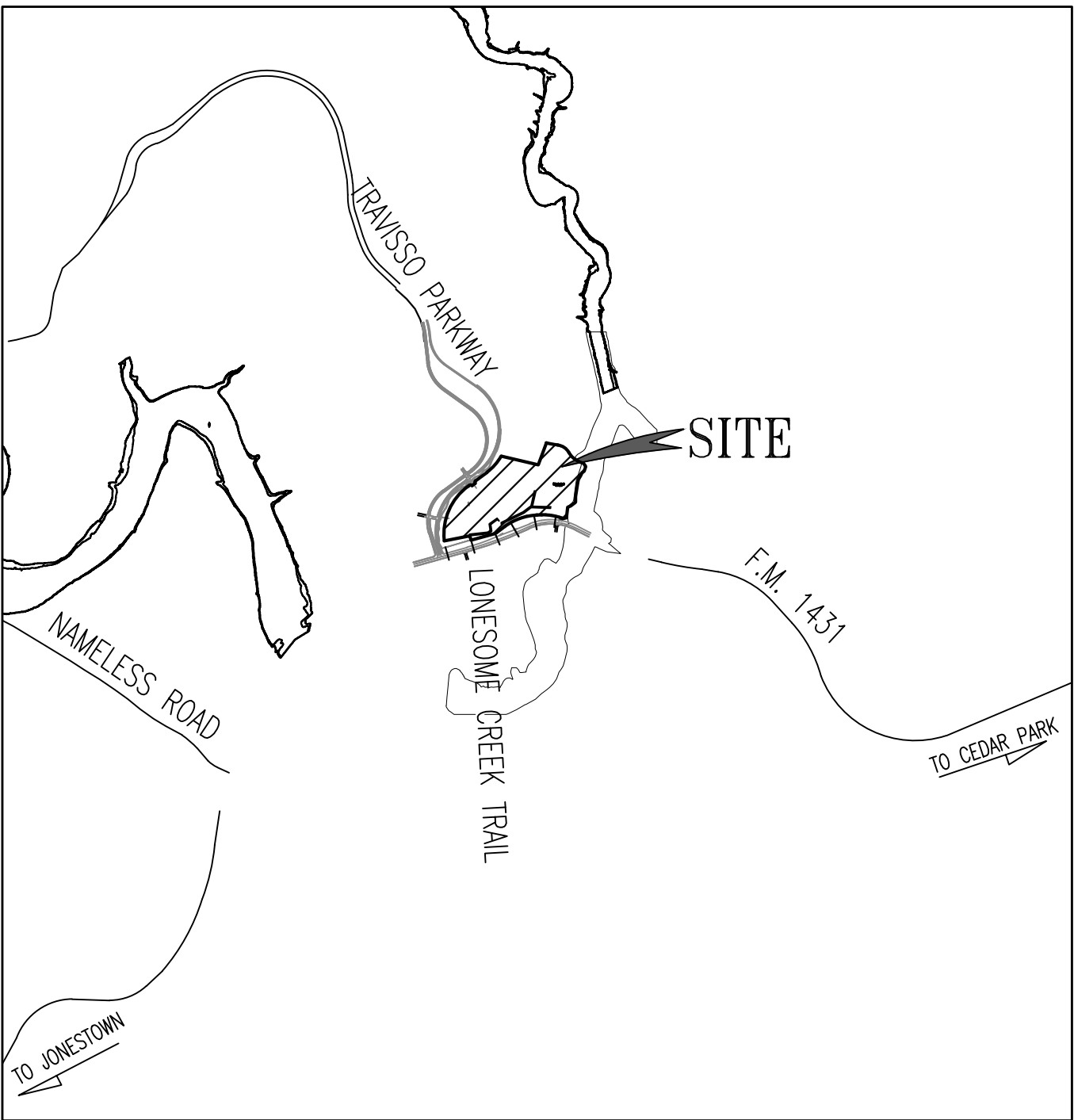
** ABBREVIATIONS
DE-DRAINAGE EASEMENT
PUE-PUBLIC UTILITY EASEMENT
WQ-WATER QUALITY
SWE-SIDEWALK EASEMENT
LSE-LANDSCAPE EASEMENT

WATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
MULTI-FAMILY:	1	80
HOA PARK:	1	1
COMMERCIAL:	5	60
TOTAL PROPOSED:		7 LOTS 141 LUES

WASTEWATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
MULTI-FAMILY:	1	80
HOA PARK:	1	0
COMMERCIAL:	5	60
TOTAL PROPOSED:		7 LOTS 140 LUES



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

- COVER SHEET
- CONCEPT PLAN
- EXISTING CONDITIONS
- PRELIMINARY PLAT (100 SCALE)
- WATER PLAN
- WASTE WATER PLAN
- OVERALL DRAINAGE PLAN
- PARKS PLAN
- TREE SURVEY (100 SCALE)
- HERITAGE TREES SURVEY (100 SCALE)
- TREE SURVEY TABLE

BENCH MARKS:

BM#1
CONCRETE MONUMENT
N:10161088.00
E:3062603.03
ELEV: 836.75'

BM#2
CONCRETE MONUMENT
N:10161274.78
E:3063475.93
ELEV: 774.56'

GENERAL PLAT NOTES

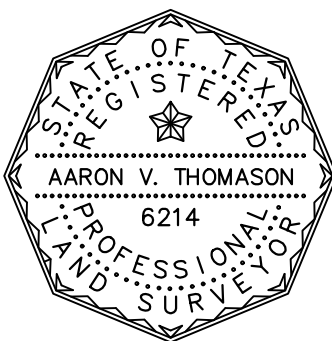
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48453C0095J FOR TRAVIS CO., EFFECTIVE 01/22/2020.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE TRAVISSO PUD-MU, MF-2-A, GC-3-A.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF TRAVISSO PARKWAY. 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. THE SIDEWALK ALONG FM 1431 (10' BASED ON MASTER TRANSPORTATION PLAN) ARE NOT REQUIRED TO BE BUILT AS STATED IN THE TRAVISSO PUD DUE TO SAFETY CONCERNS).
- 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.
- TRAFFIC IMPACT ANALYSIS NOTE: A TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS SITE WAS PREPARED BY ALLIANCE TRANSPORTATION GROUP IN 2012 AND UPDATED IN 2022. THE PROPOSED DEVELOPMENT WITHIN THIS SITE COMPLIES WITH THE ASSUMPTIONS IN THE REPORT. MITIGATION OUTLINED IN THE TIA FOR A SIGNAL AT FM 1431/TRAVISSO PARKWAY AND FOR MULTIPLE TURN LANES AT THAT INTERSECTION HAVE BEEN CONSTRUCTED AND NO FURTHER IMPROVEMENTS ARE TRIGGERED WITHIN THE TIA BY THIS DEVELOPMENT.
- SUBJECT PROPERTY IS LOCATED IN THE TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT No. 19.
- ZONING: TRAVISSO PUD - MU, MF-2-A, GC-3-A.
- A TxDOT PERMIT FOR ACCESS ONTO FM 1431 IS REQUIRED AND IS NOT DEEMED AS APPROVED WITH THIS PRELIMINARY PLAT.

FILING DATE: 09-06-2022

LEGAL DESCRIPTION: BEING ALL OF THAT CERTAIN 30.554 ACRE TRACT OF LAND SITUATED IN THE J.A. YBARBO SURVEY NUMBER 421, ABSTRACT NUMBER 840, AND IN THE S. HAMILTON SURVEY NUMBER 640, ABSTRACT NUMBER 357, TRAVIS COUNTY, TEXAS, CONVEYED TO SHOPS AT TRAVISSO, LLC. IN DOCUMENT NUMBER 2021261864, AND TO KUALOA RANCH, INC. IN DOCUMENT NUMBER 2022008995, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TTOTAL ACREAGE: 30.554 ACRES
SURVEY: J.A. YBARBO SURVEY NUMBER 421, ABSTRACT 840
S. HAMILTON SURVEY NUMBER 640, ABSTRACT 357

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
F.E.M.A. MAP NO. 48453C0095J
TRAVIS COUNTY, TEXAS DATED: JANUARY 22, 2020



SURVEYORS CERTIFICATION

ALL EASEMENTS OF RECORD ARE HEREBY SHOWN ON THIS PRELIMINARY PLAT BASED ON THE MOST RECENT TITLE POLICY PREPARED FOR PURCHASE OF THE PROPERTY.

WITNESS MY HAND THIS 4th DAY OF April, 2023.

Aaron Van Thomason

R.P.L.S. NO. 6214

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

FLOOD PLAIN NOTE: A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C 0095J FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES AND WILLIAMSON COUNTY.

WITNESS MY HAND THIS 4th DAY OF April, 2023.

Charles R. Brigance, Jr., P.E.

P.E. NO. 64346

DESIGNED BY: CRB	DRAFTED BY: CJP
DATE	
REVISION	
SHEET NAME: COVER SHEET	
JOB NAME: TRAVISSO PHASE 6	
PROJECT: PRELIMINARY PLAT	
SHEET NAME: TRAVISSO PHASE 6	
JOB NAME: TRAVISSO PHASE 6	
PROJECT: PRELIMINARY PLAT	
DATE: JULY 2022	
JOB NUMBER: 5445	
SHEET: 1 OF 11	

Carlson, Brigance & Doering, Inc.

Civil Engineering & Surveying

FIRM ID #13791

North Office: 12129 RR 620 N., Ste. 600

5501 West William Cannon Dr. Austin, Texas 78749

Phone No. (512) 280-5160

C B D

COVER SHEET

TRAVISSO PHASE 6

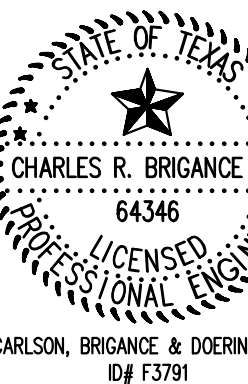
PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

PROJECT:

04/04/2023



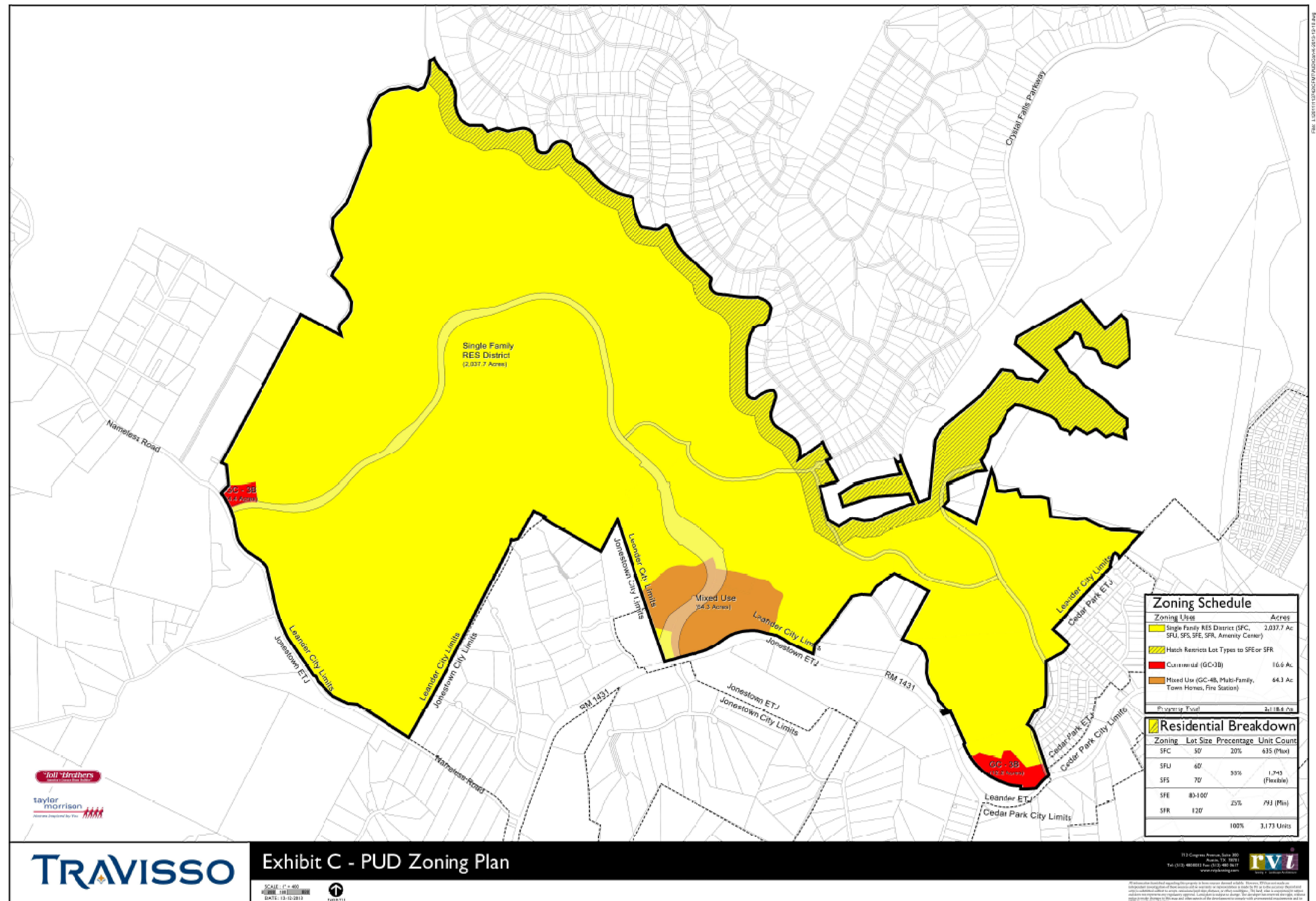
DATE

JULY 2022

JOB NUMBER

SHEET

1 OF 11





PRELIMINARY PLAT TRAVISSO PHASE 6

F.E.M.A. MAP NO. 4845300095J
TRAVIS COUNTY, TEXAS DATED: JANUARY 12, 2022

TOTAL ACREAGE: 30.554 ACRES
SURVEY: J.A. YBARBO SURVEY, SECTION 421, ABSTRACT 840
S. HAMILTON SURVEY, SECTION 640, ABSTRACT 357

NO. OF COMMERCIAL LOTS: 5 12.286 ACRES
NO. OF MULTI-FAMILY LOTS: 1 8.392 ACRES
NO. OF PARK/DRAINAGE LOTS: 1 9.876 ACRES
TOTAL: 7 30.554 ACRES

NOTES:

- TRAVISSO VILLAGE IS COVERED BY THE MUD CONSENT AGREEMENT. THERE IS NO CITY MANDATED ZONING.

PROPOSED WATER & WASTEWATER
LINES & EASEMENTS ARE TO BE PRIVATE

LEANDER INDEPENDENT SCHOOL DISTRICT
LOT 1, BLOCK A
FINAL PLAT OF TRAVISSO PHASE TWO,
SECTION ONE (J)
DOC.# 201600243
O.P.R.T.C.

5' SIDEWALKS TO EXTENDED THROUGH
THE SITE TO BE DEPICTED ON SITE
DEVELOPMENT PLANS

5' SIDEWALKS TO EXTENDED THROUGH
THE SITE TO BE DEPICTED ON SITE
DEVELOPMENT PLANS

0 50 100 200
SCALE: 1" = 100'

LEGEND	
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON ROD FOUND
○	WATER LINE EASEMENT
○	WASTEWATER EASEMENT
○	PUBLIC UTILITY EASEMENT
○	LANDSCAPE LOT
○	DRAINAGE EASEMENT
○	SIDEWALK LOT
○	LOT NUMBER
○	BLOCK NUMBER
○	ADJONER OWNERSHIP
○	EASEMENT LINE
○	PROPERTY BOUNDARY
○	100-YR FLOODPLAIN
○	CREEK BUFFER ZONE

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	60.72	S87°43'37"W	L13	59.33	S30°15'04"W
L2	139.11	S53°32'31"W	L14	53.21	S09°30'38"W
L3	60.65	N17°32'33"W	L15	71.16	S00°00'58"E
L4	22.35	N53°42'43"E	L16	11.50	S30°52'32"W
L5	50.07	N53°40'18"E	L17	72.14	S53°09'30"W
L6	71.96	S71°05'12"E	L18	41.86	S66°45'52"W
L7	13.11	S11°21'56"E	L19	141.29	S08°55'10"W
L8	25.37	S44°58'03"E	L20	47.46	S81°30'58"W
L9	16.37	S23°17'22"E	L21	20.28	S77°04'01"E
L10	62.40	S17°32'19"W	L22	49.28	S79°57'35"W
L11	37.92	S53°10'47"W	L23	66.90	S36°15'15"E
L12	40.88	S26°32'40"W	L24	90.21	S51°35'18"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	283.57	686.63	N80°19'33"W	281.55	143.83	23°39'44"
C2	454.94	766.14	S70°35'05"W	448.29	234.40	34°01'22"
C3	21.90	992.14	S54°12'32"W	21.90	10.95	1°15'53"
C4	819.29	780.00	N23°41'19"E	782.14	451.98	60°10'54"
C5	39.34	25.00	S81°08'40"E	35.40	25.07	90°09'17"
C6	39.12	25.00	N06°51'44"E	35.25	24.85	89°38'55"
C7	267.67	680.00	N41°39'30"E	285.53	146.02	24°14'18"
C8	156.21	972.34	S79°38'28"E	156.04	78.27	9°12'18"
C9	182.27	184.97	S55°56'51"E	174.98	99.30	56°27'32"
C10	172.75	255.51	S47°10'21"E	169.48	89.82	38°44'17"
C11	138.80	500.00	S87°54'03"W	138.16	69.75	15°52'57"
C12	143.29	500.00	S88°10'10"W	142.80	72.14	16°25'10"
C13	90.53	500.00	S85°08'48"W	90.41	45.39	10°22'27"
C14	52.76	500.00	N86°38'37"W	52.73	26.40	6°02'43"
C15	300.78	500.00	S79°08'49"W	296.26	155.09	34°27'59"
C16	292.43	766.14	S66°43'58"W	290.66	148.02	21°52'11"
C17	62.32	90.00	N16°25'04"W	61.08	32.47	39°40'23"
C18	40.14	150.00	S43°55'16"E	40.02	20.19	15°20'02"
C19	49.57	190.00	S43°43'42"E	49.43	24.93	14°56'54"
C20	46.39	45.00	N17°50'14"E	44.36	25.49	59°04'00"
C21	29.75	766.14	S54°41'08"W	29.75	14.88	2°13'29"
C22	132.76	766.14	S82°37'55"W	132.59	66.55	9°55'42"
C23	545.72	780.00	S33°44'10"W	534.66	284.56	40°05'11"
C24	273.57	780.00	S03°38'43"W	272.17	138.20	20°05'42"

ADJACENT OWNERS

- CITY OF LEANDER
PO BOX 319
LEANDER, TEXAS 78646
- TRAVIS COUNTY MUD#21
1108 LAVACA STREET
SUITE 510
AUSTIN, TEXAS 78701
- TRIVISO, LTD ET AL
810 HESTERS CROSSING RD.
SUITE 235
ROUND ROCK, TEXAS 78681
- NAOMI HENRY
18001 FM 1431
LEANDER, TEXAS 78641
- NAOMI HENRY
18001 FM 1431
LEANDER, TEXAS 78641
- STEPHEN & RHONDA HENRY
18059 FM 1431
LEANDER, TEXAS 78641
- HASEN & ABRAHAM KHODADADI
8609-A FATHOM CIRCLE
AUSTIN, TEXAS 78750
- TRAVISSO COMMUNITY INC.
2437 TRAVISSO PARKWAY
LEANDER, TEXAS 78641

THE 10' SIDEWALK SHOWN ALONG FM 1431 IS SHOWN
FOR CONSISTENCY WITH THE CITY OF LEANDER TRANSPORTATION
MASTER PLAN; HOWEVER PER THE TRAVISSO PUD, THIS
WALK WILL NOT BE CONSTRUCTED FOR SAFETY REASONS.

DESIGNED BY: CRB
DRAFTED BY: CIP
DATE: 04/04/2023
REVISION: 1
SHEET NAME: PRELIMINARY PLAT (100 SCALE)
JOB NAME: TRAVISSO PHASE 6
PROJECT: PRELIMINARY PLAT
DATE: JULY 2022
JOB NUMBER: 5445
SHEET: 4 OF 11

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #13791
North Office
Main Office
5501 West William Cannon Dr.
Austin, Texas 78750
Phone No. (512) 280-5160
www.cbdi.com

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

WATER AND WASTEWATER LINES AND EASEMENTS SHALL BE PRIVATE.

WATER LUE CALCULATION:

PROPOSED LOTS	LOTS	LUES
MULTI-FAMILY:	1	80
HOA PARK:	1	1
COMMERCIAL:	5	60
TOTAL PROPOSED:	7 LOTS	141 LUES

ALL PROPOSED WATER LINES ARE PRIVATE.

CONNECT TO EXISTING MAIN

CONNECT TO EXISTING MAIN

LEANDER INDEPENDENT SCHOOL DISTRICT
LOT 1, BLOCK A
FINAL PLAT OF TRAVISSO PHASE TWO,
SECTION ONE (J)
DOC.# 201600243
O.P.R.T.C.

EXISTING WATER LINE
(FIELD VERIFY LOCATION
PRIOR TO CONSTRUCTION)

BLOCK "A"

LOT 4
COMMERCIAL
2.348 ACRE

LOT 5
COMMERCIAL
2.300 ACRE

LOT 3
COMMERCIAL
3.571 ACRE

LOT 2
COMMERCIAL
2.279 ACRE

LOT 1
COMMERCIAL
1.788 ACRE

LOT 6
MULTI-FAMILY
8.392 ACRE

LOT 7
PARK, LIFT STATION, &
DRAINAGE LOT
9.876 ACRE
WATER QUALITY POND
3.209 ACRES

WATER FLOW CALCULATIONS:

Average Daily Flow: 0.68 gpm/lue x 141 lues = 96 gpm
Peak Daily Flow: 1.3 gpm/lue x 141 lues = 183 gpm
Peak Hourly Flow: 2.2 gpm/lue x 141 lues = 310 gpm
Fire Flow will be determined at the Site Plan stage when building types are known
and if sprinkler systems are to be used.

LEGEND	
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W. ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.L.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
S.W.E.	SIDEWALK LOT
①	LOT NUMBER
②	BLOCK NUMBER
③	ADJONER OWNERSHIP
④	EASEMENT LINE
⑤	PROPERTY BOUNDARY
⑥	100-YR FLOODPLAIN
⑦	CREEK BUFFER ZONE

DESIGNED BY: CRB	DRAFTED BY: CJP
DATE	
REVISION	
SHEET NAME: WATER PLAN	
JOB NAME: TRAVISSEO PHASE 6	
PROJECT: PRELIMINARY PLAT	
SHEET NAME: 04/24/2023	
JOB NUMBER: 5445	
DATE: JULY 2022	
JOB NUMBER: 5445	
SHEET: 5 OF 11	

Carlson, Brigrance & Doering, Inc.

Civil Engineering & Surveying

FIRM ID #13791

North Office: 12129 RR 620 N., Ste. 600
5501 West William Cannon Dr.
Ft. Worth, Texas 76149
Phone No. (817) 280-5160
www.cbdi.com

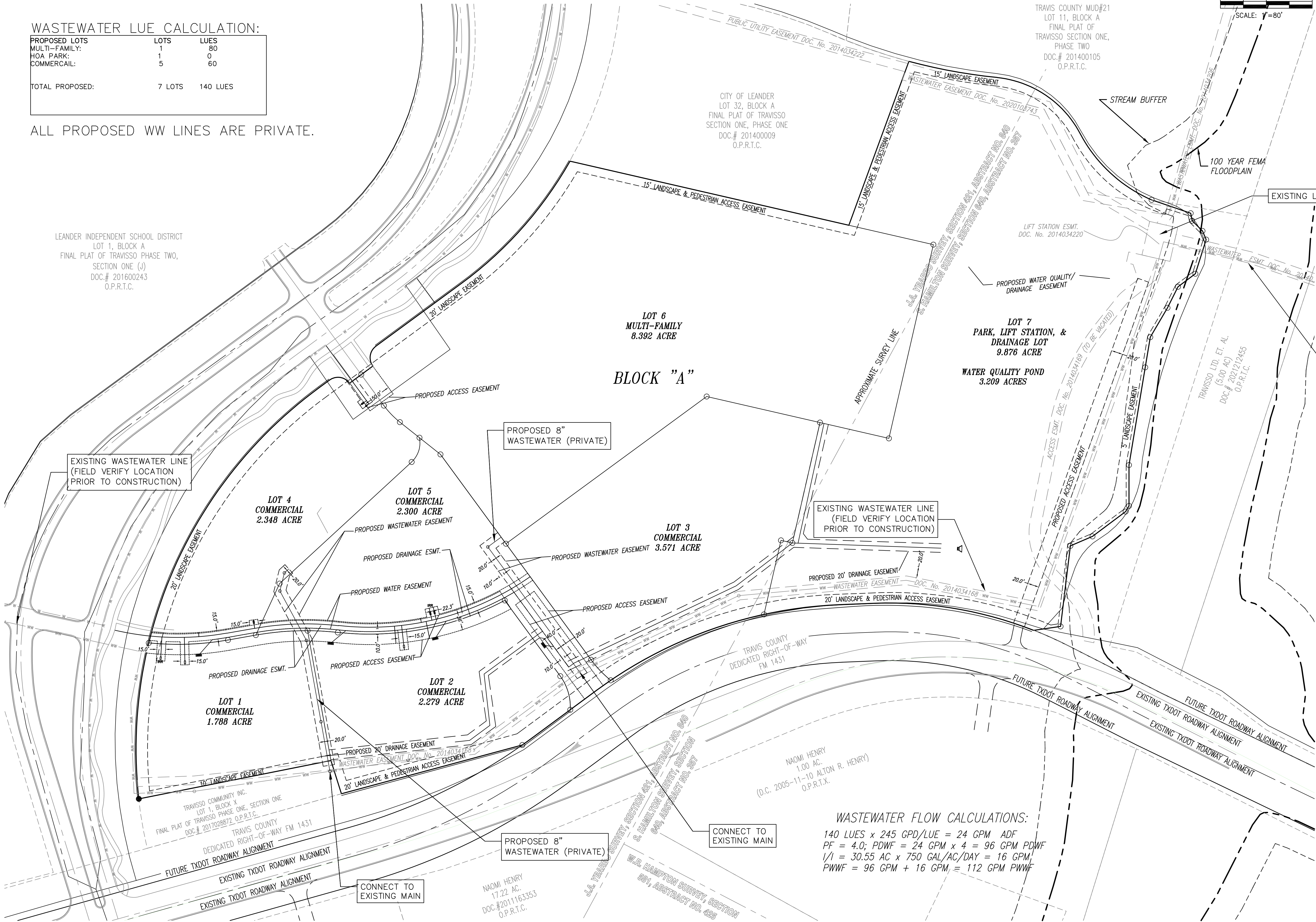
STATE OF TEXAS
CHARLES R. BRIGRANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791

WASTEWATER LUE CALCULATION:

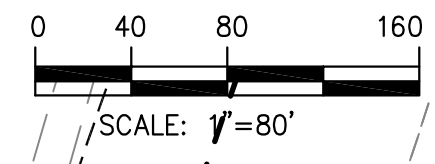
PROPOSED LOTS	LOTS	LUES
MULTI-FAMILY:	1	80
HOA PARK:	1	0
COMMERCIAL:	5	60
TOTAL PROPOSED:	7 LOTS	140 LUES

ALL PROPOSED WW LINES ARE PRIVATE.

LEANDER INDEPENDENT SCHOOL DISTRICT
LOT 1, BLOCK A
FINAL PLAT OF TRAVISSO PHASE TWO,
SECTION ONE (J)
DOC.# 201600243
O.P.R.T.C.



WATER AND WASTEWATER LINES AND
EASEMENTS SHALL BE PRIVATE.



LEGEND	
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W, ESMT.	WATER LINE EASEMENT
WW, ESMT.	WASTEWATER EASEMENT
P, U.E.	PUBLIC UTILITY EASEMENT
L.S.L.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
S.W.E.	SIDEWALK LOT
①	LOT NUMBER
②	BLOCK NUMBER
---	ADJONER OWNERSHIP
---	EASEMENT LINE
---	PROPERTY BOUNDARY
---	100-YR FLOODPLAIN
---	CREEK BUFFER ZONE

DESIGNED BY: CJB	DRAFTED BY: CJB
DATE	
REVISION	
SHEET NAME: WASTEWATER PLAN	
JOB NAME: TRAVISSEO PHASE 6	
PROJECT: PRELIMINARY PLAT	
SHEET NAME: WASTEWATER PLAN	
JOB NAME: TRAVISSEO PHASE 6	
PROJECT: PRELIMINARY PLAT	
DATE: JULY 2022	
JOB NUMBER: 5445	
SHEET: 6 OF 11	

Carlson, Brigrance & Doering, Inc.

Civil Engineering & Surveying

FIRM ID #13791

North Office: 12129 RR 620 N., Ste. 600, Amarillo, TX 79109

Main Office: 5501 West William Cannon Dr., Fort Worth, TX 76133

Phone No. (817) 280-5160

www.cbdi.com

Charles R. Brigrance Jr.

64346

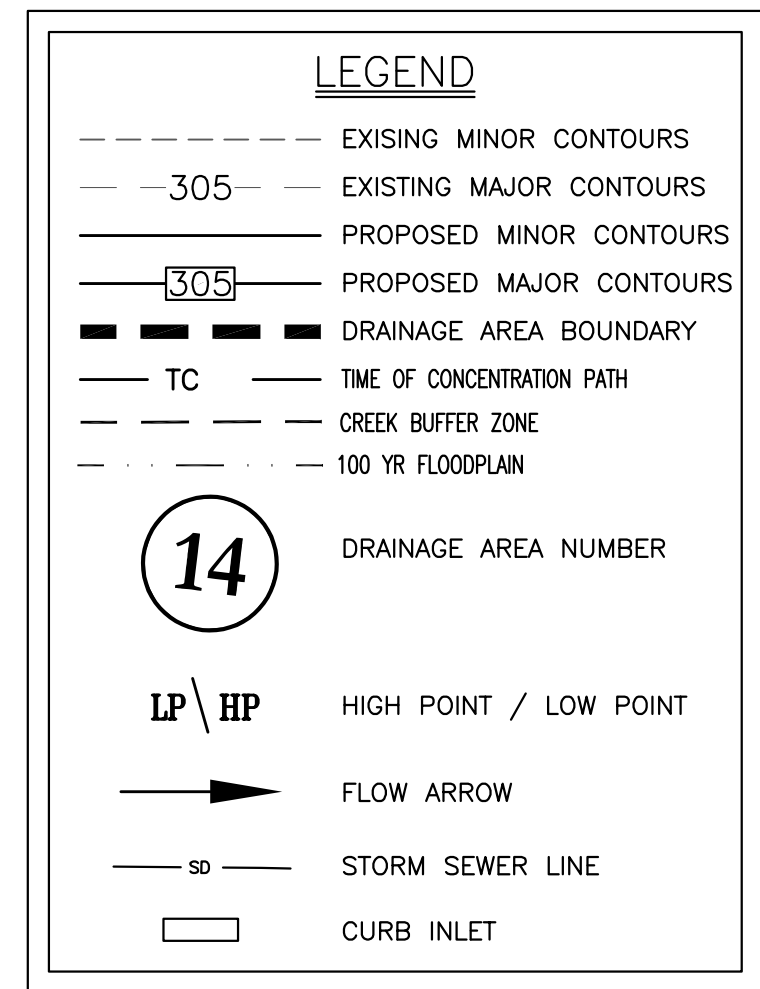
PROFESSIONAL ENGINEER

STATE OF TEXAS

CARLSON, BRIGRANCE & DOERING, INC.

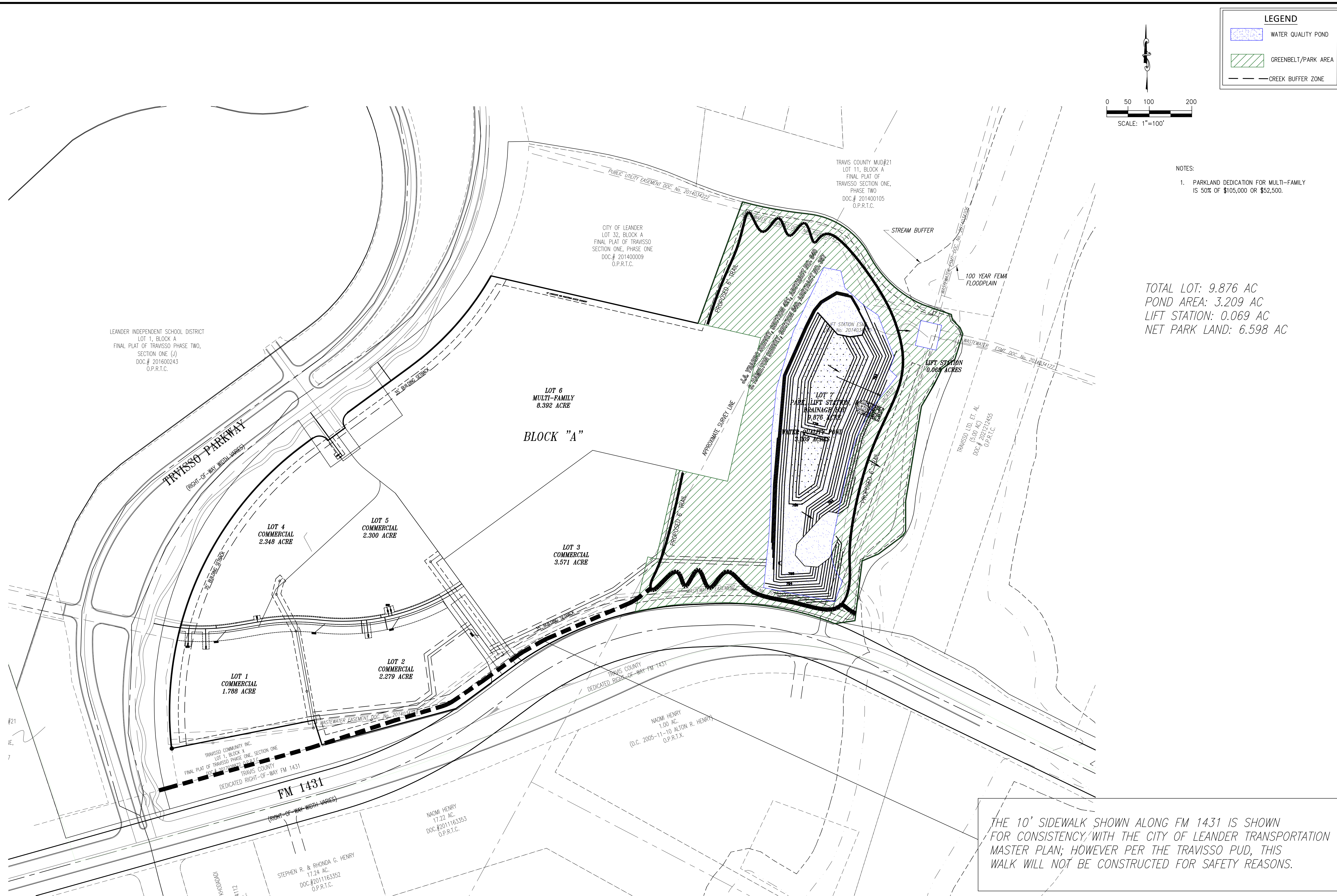
ID# F3791

WASTEWATER FLOW CALCULATIONS:
140 LUES x 245 GPD/LUE = 24 GPM ADF
PF = 4.0; PDWF = 24 GPM x 4 = 96 GPM PDWF
I/I = 30.55 AC x 750 GAL/AC/DAY = 16 GPM
PWWF = 96 GPM + 16 GPM = 112 GPM PWWF



COMBINED FLOW CALCULATIONS							
AREAS ADDED	CA 25	CA 100	Tc	I 25	I 100	Q 25	Q 100
			MIN	IN/HR	IN/HR	CFS	CFS
1,2	1.1060	1.2166	8	10.20	13.31	11.3	16.2
4-6	0.4150	0.4563	6	11.20	14.63	4.6	6.7
3	0.9750	1.0723	7	10.67	13.93	10.4	14.9
3-7	1.5440	1.5807	7	10.67	13.93	15.4	22.0
1-7	2.4600	2.7973	8	10.20	13.31	26.0	37.2
1-8	2.8385	3.1171	8	10.20	13.31	29.0	41.5
1-9	3.2660	3.5845	9	9.78	12.75	31.9	45.7
1-10	3.3035	3.6255	9	9.78	12.75	32.3	46.2
11-12	2.5060	2.7566	8	10.20	13.31	25.6	36.7
1-12	5.8095	6.3821	10	9.40	12.25	54.6	78.2
1-13	5.9670	6.5543	10	9.40	12.25	56.1	80.3
1-14	6.1920	6.8003	11	9.05	11.80	56.0	80.3
1-15	8.5695	9.3997	12	8.73	11.39	74.8	107.1
1-16	13.9710	15.3829	14	8.17	10.66	114.1	164.0

22-PP-0021



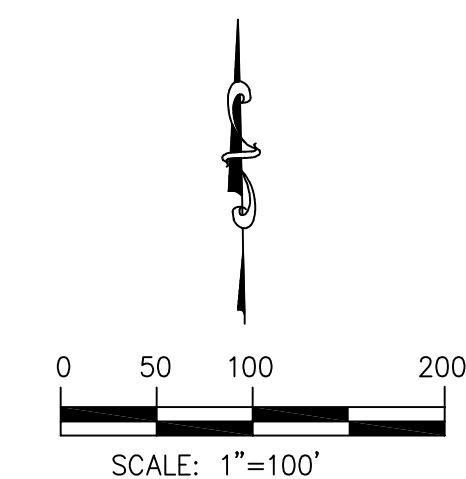
NOTES:

1. PARKLAND DEDICATION FOR MULTI-FAMILY IS 50% OF \$105,000 OR \$52,500.

TOTAL LOT: 9.876 AC
POND AREA: 3.209 AC
LIFT STATION: 0.069 AC
NET PARK LAND: 6.598 AC

THE 10' SIDEWALK SHOWN ALONG FM 1431 IS SHOWN FOR CONSISTENCY WITH THE CITY OF LEANDER TRANSPORTATION MASTER PLAN; HOWEVER PER THE TRAVISSO PUD, THIS WALK WILL NOT BE CONSTRUCTED FOR SAFETY REASONS.

[illegible]



SEE NEXT SHEET FOR TREE TABLES

Charles

03/07/2023

STATE OF TEXAS
★
CHARLES R. BRIGANCE JR.
634346
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

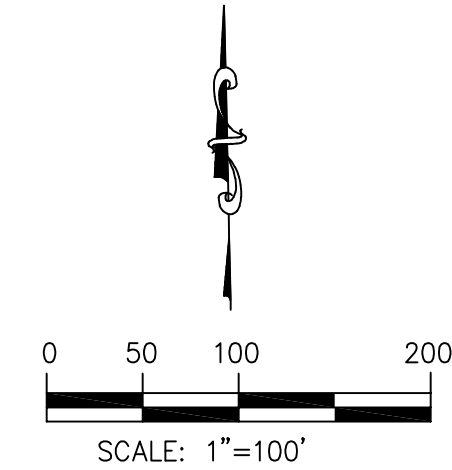
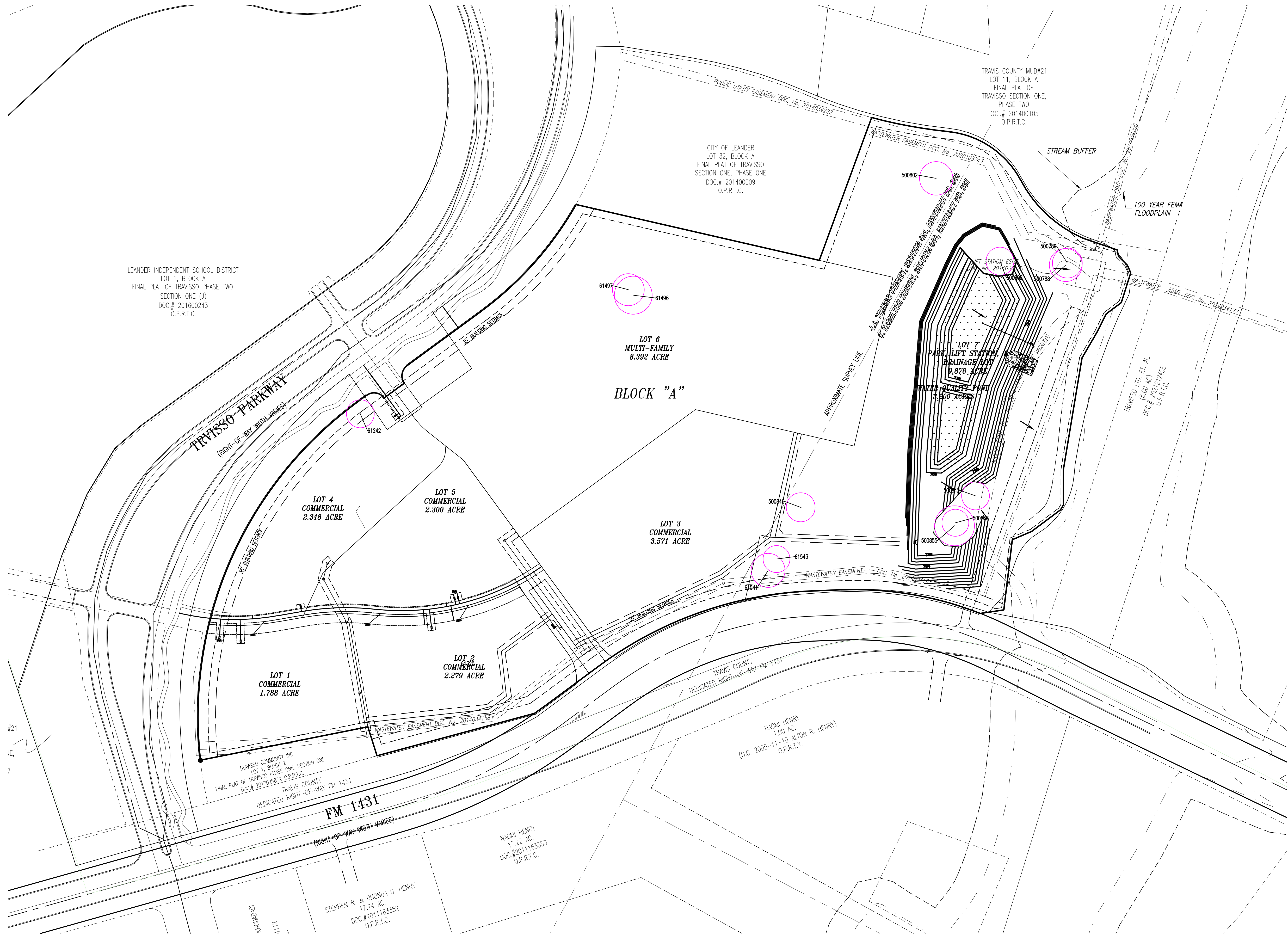
DATE
JULY 2022

JOB NUMBER
5445

SHEET
9 OF 11

22-PP-0021

FILE PATH: J:\C305446\dwg\PRELIMINARY PLANS\445-TREE SURVEY-HERITAGE.dwg - Mar 07 2023 9:33am



LEGEND	
	HERITAGE TREE TO BE REMOVED
	HERITAGE TREE TO BE SAVED
	TREE FENCE PROTECTION

SEE TREE TABLES

TREE LIST	
Point #	Row Description
61242	TREE LIVE OAK 28IN
61541	TREE LIVE OAK MULTI-STEM 28IN 12IN
61543	TREE LIVE OAK 27IN
500788	TREE LIVE OAK 33IN
500789	TREE LIVE OAK 30IN
500802	MULTI-STEM OAK 30IN 7IN
500808	OAK 28IN
500842	LIVE OAK 28
500846	LIVE OAK 29
500855	MULTI-STEM LIVE OAK 27 26
500856	LIVE OAK 27
61496	TREE LIVE OAK 38IN
61497	TREE LIVE OAK 32IN

DESIGNED BY: CRB	DRAFTED BY: CIP
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying	
FIRM ID #F5791 N-44-COE-2 Main Office: 3501 West Williams Dr. Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdleng.com	
SHEET NAME: HERITAGE TREE SURVEY	
JOB NAME: TRAVISSO PHASE 6	
PROJECT: PRELIMINARY PLAT	
03/07/2023	
CARLSON, BRIGRANCE & DOERING, INC. ID# 13391	
DATE: JULY 2022	
JOB NUMBER: 5445	
SHEET: 10 OF 11	

FILE PATH: J:\C3D\646\dwg\PRELIMINARY PLANS\645-TREE SURVEY.dwg - Mar 07, 2023 - 9:31am

TREE LIST	
Point #	Raw Description
61219	TREE LIVE OAK 18IN
61220	TREE LIVE OAK 12IN
61221	TREE LIVE OAK 12IN
61222	TREE LIVE OAK 15IN
61223	TREE LIVE OAK MULTI-STEM 10IN 9IN 8IN
61224	TREE LIVE OAK 13IN
*61225	TREE LIVE OAK MULTI-STEM 9IN 8IN 8IN 8IN
61226	TREE LIVE OAK MULTI-STEM 12IN 9IN
61227	TREE LIVE OAK MULTI-STEM 17IN
61228	TREE LIVE OAK MULTI-STEM 7IN 9IN
61229	TREE LIVE OAK 9IN
61230	TREE LIVE OAK 10IN
61231	TREE LIVE OAK 9IN
61232	TREE LIVE OAK 10IN
61233	TREE LIVE OAK 9IN
61234	TREE LIVE OAK MULTI-STEM 9IN 10IN
61235	TREE LIVE OAK 13IN
61236	TREE LIVE OAK 10IN
61237	TREE LIVE OAK 12IN
61238	TREE LIVE OAK 16IN

TREE LIST	
Point #	Raw Description
61239	TREE LIVE OAK 11IN
61240	TREE LIVE OAK MULTI-STEM 10IN 9IN 8IN
61241	TREE MESQUITE MULTI-STEM 14IN 17IN 8IN
61242	TREE LIVE OAK 28IN 
*61243	TREE LIVE OAK 26IN
61244	TREE LIVE OAK MULTI-STEM 9IN 8IN
61245	TREE LIVE OAK 8IN
61246	TREE LIVE OAK 9IN
61247	TREE LIVE OAK 9IN
61248	TREE LIVE OAK 8IN 7IN
*61249	TREE LIVE OAK 12IN
61250	TREE LIVE OAK MULTI-STEM 13IN 12IN 11IN 10IN 10IN 9IN
61251	TREE LIVE OAK MULTI-STEM 14IN 8IN 5IN
61252	TREE LIVE OAK 8IN
*61253	TREE LIVE OAK 14IN 12IN
61254	TREE LIVE OAK 12IN
61255	TREE LIVE OAK 13IN
61256	TREE LIVE OAK MULTI-STEM 12IN 11IN 9IN
61257	TREE LIVE OAK 10IN
61258	TREE LIVE OAK 9IN

TREE LIST	
Point #	Raw Description
61259	TREE LIVE OAK 9IN
61260	TREE LIVE OAK 9IN
61261	TREE LIVE OAK MULTI-STEM 9IN 8IN
61262	TREE LIVE OAK 8IN
61263	TREE LIVE OAK MULTI-STEM 8IN 9IN
61264	TREE LIVE OAK 8IN
61265	TREE LIVE OAK 11IN
61266	TREE LIVE OAK 8IN
61267	TREE LIVE OAK MULTI-STEM 9IN 10IN
61268	TREE LIVE OAK MULTI-STEM 11IN 10IN
61269	TREE LIVE OAK 13IN
61270	TREE LIVE OAK MULTI-STEM 13IN 9IN
61271	TREE LIVE OAK 10IN
61272	TREE LIVE OAK 10IN
61273	TREE LIVE OAK MULTI-STEM 9IN 11IN
61275	TREE LIVE OAK 15IN
*61276	TREE LIVE OAK MULTI-STEM 7IN 9IN
*61277	TREE LIVE OAK MULTI-STEM 7IN 8IN
*61278	TREE LIVE OAK 9IN
*61279	TREE LIVE OAK 8IN

TREE LIST	
Point #	Raw Description
61280	TREE LIVE OAK 8IN
61281	TREE LIVE OAK 9IN
61282	TREE LIVE OAK 9IN
61283	TREE LIVE OAK MULTI-STEM 11IN 10IN
61284	TREE LIVE OAK MULTI-STEM 7IN 10IN
61285	TREE LIVE OAK 10IN
61286	TREE LIVE OAK 11IN
61287	TREE LIVE OAK MULTI-STEM 8IN 10IN
61288	TREE LIVE OAK 8IN
61289	TREE LIVE OAK 8IN
61290	TREE LIVE OAK 8IN
61291	TREE LIVE OAK 8IN
61292	TREE LIVE OAK 8IN
61293	TREE LIVE OAK 8IN
61294	TREE LIVE OAK 8IN
61295	TREE LIVE OAK MULTI-STEM 8IN 10IN
61296	TREE LIVE OAK 9IN
*61297	TREE LIVE OAK 10IN
*61298	TREE LIVE OAK MULTI-STEM 8IN 10IN
*61299	TREE LIVE OAK 9IN

TREE LIST	
Point #	Raw Description
*61300	TREE LIVE OAK 9IN
*61301	TREE LIVE OAK 10IN
*61302	TREE LIVE OAK 9IN
61303	TREE LIVE OAK 8IN
61304	TREE LIVE OAK 9IN
61305	TREE LIVE OAK 9IN
61306	TREE LIVE OAK 8IN
61307	TREE LIVE OAK 11IN
61308	TREE LIVE OAK 10IN
61309	TREE LIVE OAK 9IN
61310	TREE LIVE OAK 8IN
61311	TREE LIVE OAK 8IN
61312	TREE LIVE OAK MULTI-STEM 11IN 13IN
*61313	TREE LIVE OAK 11IN
61314	TREE LIVE OAK 11IN
61315	TREE LIVE OAK 9IN
61316	TREE LIVE OAK 9IN
61317	TREE LIVE OAK 8IN
61318	TREE LIVE OAK MULTI-STEM 8IN 7IN 6IN 5IN
61319	TREE LIVE OAK 14IN

TREE LIST	
Point #	Raw Description
61541	TREE LIVE OAK MULTI-STEM 28IN 12IN 
61542	TREE LIVE OAK MULTI-STEM 19IN 16IN 9IN
61543	TREE LIVE OAK 27IN 
61546	TREE LIVE OAK MULTI-STEM 9IN 6IN
61547	TREE LIVE OAK MULTI-STEM 9IN 6IN
61548	TREE LIVE OAK 8IN
61549	TREE LIVE OAK 13IN
61550	TREE LIVE OAK 13IN
61551	TREE LIVE OAK MULTI-STEM 11IN 10IN
61552	TREE LIVE OAK MULTI-STEM 11IN 14IN
61553	TREE LIVE OAK 17IN
61554	TREE LIVE OAK 15IN
61555	TREE LIVE OAK 15IN
61556	TREE LIVE OAK 25IN
61557	TREE LIVE OAK 16IN
61558	TREE LIVE OAK CLUSTER 15IN 13IN 9IN 8IN
61559	TREE RED OAK 14IN
61560	TREE RED OAK MULTI-STEM 9IN 8IN
61561	TREE RED OAK 14IN
61562	TREE RED OAK MULTI-STEM 8IN 8IN 12IN

TREE LIST	
Point #	Raw Description
61563	TREE RED OAK 14IN
61564	TREE RED OAK 15IN
61565	TREE RED OAK 15IN
61566	TREE LIVE OAK 22IN
500788	TREE LIVE OAK 33IN 
500789	TREE LIVE OAK 30IN 
500790	MULTI-STEM-OAK 11IN 10IN 7IN
500791	MULTI-STEM-OAK 16IN 23IN 23IN
500792	TREE LIVE OAK 25IN
500793	TREE LIVE OAK 15IN
500794	TREE LIVE OAK 15IN
500795	HACKBERRY 18IN
500796	TREE LIVE OAK 26IN
500797	HACKBERRY 17IN
500798	TREE LIVE OAK 16IN
500799	TREE LIVE OAK 10IN
500800	TREE LIVE OAK 9IN
500801	TREE LIVE OAK 10IN
500802	MULTI-STEM OAK 30IN 7IN 
*500803	HACKBERRY 8IN

TREE LIST	
Point #	Raw Description
*61320	TREE LIVE OAK MULTI-STEM 11IN 8IN 5IN
*61321	TREE LIVE OAK 10IN
61322	TREE LIVE OAK MULTI-STEM 10IN 9IN
61323	TREE LIVE OAK 9IN
61324	TREE LIVE OAK 8IN
61325	TREE LIVE OAK 11IN
61326	TREE LIVE OAK 10IN
61327	TREE LIVE OAK MULTI-STEM 11IN 8IN 12IN
61328	TREE LIVE OAK 10IN
61329	TREE LIVE OAK MULTI-STEM 4IN 9IN
61330	TREE LIVE OAK MULTI-STEM 11IN 13IN 12IN 12IN
*61331	TREE LIVE OAK MULTI-STEM 14IN 13IN
*61332	TREE LIVE OAK 14IN
61333	TREE LIVE OAK 9IN
61334	TREE LIVE OAK 9IN
61335	TREE LIVE OAK 9IN
61336	TREE LIVE OAK 8IN
61337	TREE LIVE OAK 8IN
61338	TREE LIVE OAK 9IN
61339	TREE LIVE OAK MULTI-STEM 6IN 9IN

TREE LIST	
Point #	Raw Description
61340	TREE LIVE OAK 8IN
61341	TREE LIVE OAK 8IN
61342	TREE LIVE OAK 8IN
61343	TREE LIVE OAK 10IN
61344	TREE LIVE OAK 11IN
61345	TREE LIVE OAK 10IN
61346	TREE LIVE OAK 9IN
*61347	TREE LIVE OAK 12IN
*61348	TREE LIVE OAK 12IN
*61349	TREE LIVE OAK 10IN
*61352	TREE LIVE OAK 9IN
*61353	TREE LIVE OAK 14IN
*61354	TREE LIVE OAK MULTI-STEM 9IN 11IN 13IN
61355	TREE LIVE OAK MULTI-STEM 14IN 14IN 13IN
61356	TREE LIVE OAK 16IN
61357	TREE CEDAR ELM 16IN
61358	TREE LIVE OAK 13IN
61359	TREE LIVE OAK MULTI-STEM 9IN 12IN
61360	TREE LIVE OAK MULTI-STEM 6IN 13IN
61361	TREE LIVE OAK MULTI-STEM 11IN 10IN

TREE LIST	
Point #	Raw Description
61362	TREE LIVE OAK MULTI-STEM 7IN 10IN
61363	TREE LIVE OAK MULTI-STEM 10IN 8IN 4IN 10IN
61364	TREE LIVE OAK MULTI-STEM 9IN 11IN
61365	TREE LIVE OAK 13IN
61366	TREE LIVE OAK MULTI-STEM 15IN 13IN
61367	TREE LIVE OAK 15IN
61368	TREE LIVE OAK MULTI-STEM 12IN 15IN 14IN
61369	TREE LIVE OAK MULTI-STEM 7IN 9IN
61370	TREE LIVE OAK MULTI-STEM 14IN 8IN
61371	TREE CEDAR ELM 8IN
61372	TREE LIVE OAK MULTI-STEM 15IN 14IN
61373	TREE LIVE OAK 17IN
61374	TREE LIVE OAK MULTI-STEM 10IN 8IN
61375	TREE LIVE OAK 10IN
61376	TREE LIVE OAK 8IN
61377	TREE LIVE OAK 9IN
61378	TREE LIVE OAK 9IN
61379	TREE LIVE OAK 9IN
61380	TREE LIVE OAK 9IN
61381	TREE ARIZONA ASH 17IN

TREE LIST	
Point #	Raw Description
61382	TREE LIVE OAK MULTI-STEM 9IN 8IN
61383	TREE LIVE OAK 10IN
61384	TREE LIVE OAK MULTI-STEM 9IN 8IN 7IN
*61385	TREE ARIZONA ASH 12IN
*61386	TREE LIVE OAK MULTI-STEM 12IN 5IN 12IN 14IN
*61407	TREE LIVE OAK MULTI-STEM 10IN 11IN
61388	TREE LIVE OAK MULTI-STEM 17IN 6IN
61389	TREE LIVE OAK 11IN
61390	TREE LIVE OAK 11IN
61391	TREE LIVE OAK 10IN
61392	TREE LIVE OAK MULTI-STEM 12IN 7IN
61393	TREE LIVE OAK 8IN
61394	TREE LIVE OAK 8IN
61395	TREE LIVE OAK 8IN
61396	TREE LIVE OAK 9IN
61397	TREE LIVE OAK MULTI-STEM 9IN 7IN
61398	TREE LIVE OAK MULTI-STEM 11IN 10IN 5IN
61399	TREE LIVE OAK MULTI-STEM 10IN 4IN
61400	TREE LIVE OAK MULTI-STEM 10IN 8IN 8IN
*61401	TREE LIVE OAK MULTI-STEM 10IN 9IN 13IN 13IN

TREE LIST	
Point #	Raw Description
*61402	TREE LIVE OAK 10IN
*61403	TREE LIVE OAK 10IN
*61404	TREE CEDAR ELM 10IN
*61405	TREE LIVE OAK 9IN
*61406	TREE LIVE OAK 10IN
*61407	TREE LIVE OAK MULTI-STEM 10IN 11IN
*61408	TREE LIVE OAK MULTI-STEM 10IN 10IN
61409	TREE LIVE OAK MULTI-STEM 10IN 13IN 9IN
*61410	TREE LIVE OAK 14IN
61430	TREE LIVE OAK 8IN
61431	TREE LIVE OAK MULTI-STEM 12IN 7IN
61432	TREE LIVE OAK 12IN
61433	TREE LIVE OAK 11IN
61434	TREE LIVE OAK 8IN
61435	TREE LIVE OAK 8IN
61436	TREE LIVE OAK 9IN
61437	TREE LIVE OAK 9IN
61438	TREE LIVE OAK MULTI-STEM 9IN 8IN 4IN
61439	TREE LIVE OAK MULTI-STEM 9IN 5IN
61440	TREE LIVE OAK 10IN

TREE LIST	
Point #	Raw Description
*500804	HACKBERRY 8IN
*500805	OAK 23IN
*500806	OAK 9IN
500807	OAK 17IN
500808	OAK 28IN 
500809	OAK 10IN
500810	MULTI-STEM OAK 9IN 11IN
500811	LIVE OAK 22IN
500812	LIVE OAK 14IN
500813	MULTI-STEM LIVE OAK 20IN 20IN
*500814	SPANISH OAK 14IN
500815	LIVE OAK 24IN
500816	LIVE OAK 22IN
500817	LIVE OAK 15IN
500819	CEDAR ELM 9IN
500820	OAK 14IN
500821	MULTI-STEM OAK 13 9 4 4
*500824	MULTI-STEM LIVE OAK 22 16
*500825	MULTI-STEM HACKBERRY 8 7
*500826	MULTI-STEM HACKBERRY 11 10

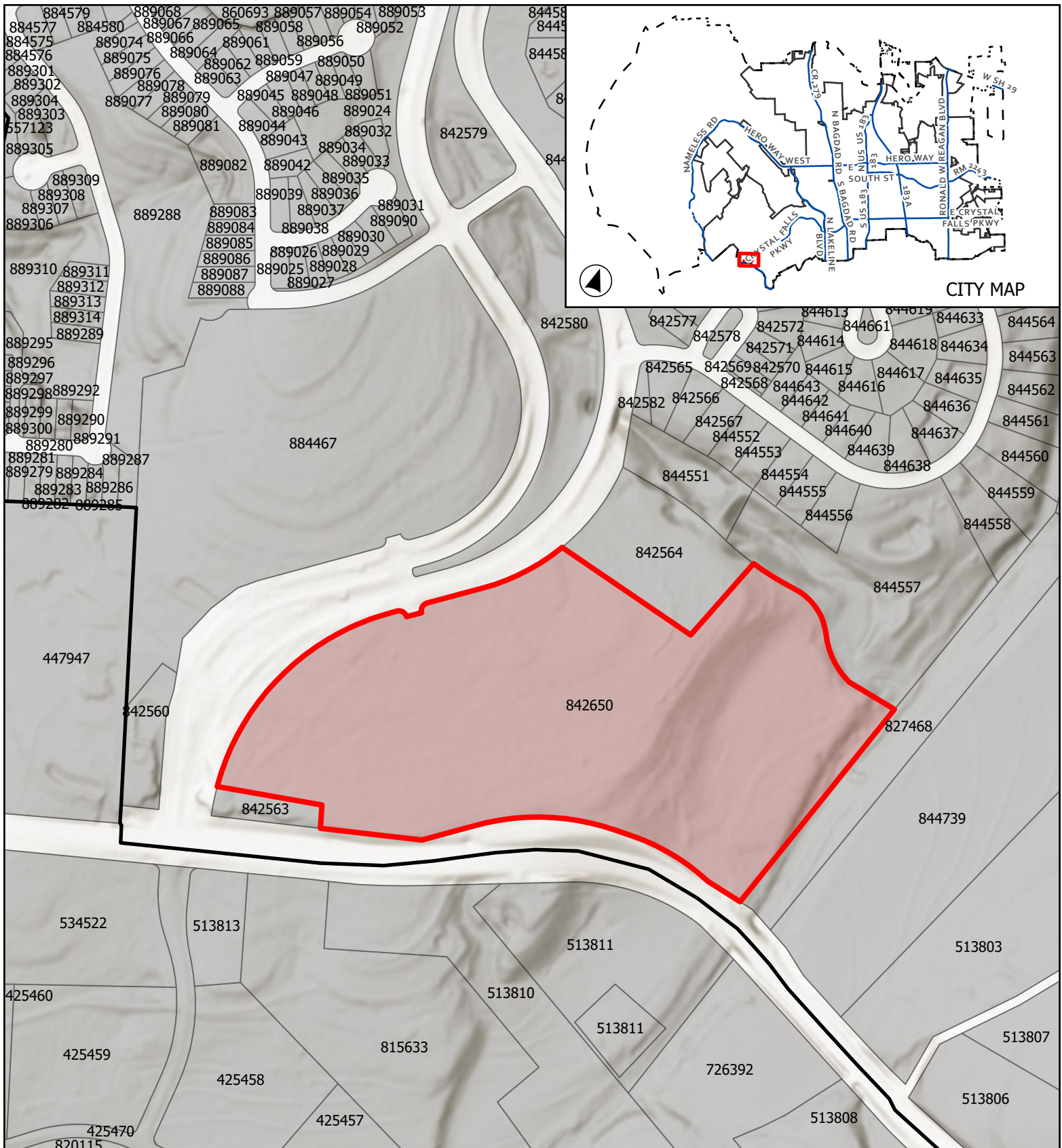
TREE LIST	
Point #	Raw Description
*500829	HACKBERRY 13
500830	OAK 11
500831	OAK 15
500834	OAK 25
*500838	LIVE OAK 25
*500839	MULTI-STEM LIVE OAK 9 7 4 4
*500840	MULTI-STEM LIVE OAK 18 16
*500841	MULTI-STEM HACKBERRY 8 7 6
500842	LIVE OAK 28 
500843	MULTI-STEM LIVE OAK 22 21
500844	LIVE OAK 22
500846	LIVE OAK 29 
500847	LIVE OAK 18
500848	MULTI-STEM LIVE OAK 9 9
500849	MULTI-STEM LIVE OAK 11 12
500850	MULTI-STEM LIVE OAK 11 12
*500853	MULTI-STEM LIVE OAK 15 15
*500854	LIVE OAK 12
500855	MULTI-STEM LIVE OAK 27 26 
500856	LIVE OAK 27 

TREE LIST	
Point #	Raw Description
61441	TREE LIVE OAK MULTI-STEM 9IN 6IN 8IN
61442	TREE LIVE OAK 9IN
61443	TREE LIVE OAK 8IN
61444	TREE LIVE OAK 8IN
61445	TREE LIVE OAK MULTI-STEM 9IN 12IN 11IN 10IN
61446	TREE LIVE OAK 18IN
61447	TREE LIVE OAK 8IN
61448	TREE LIVE OAK MULTI-STEM 9IN 10IN 8IN
61449	TREE LIVE OAK 9IN
61450	TREE LIVE OAK MULTI-STEM 9IN 9IN 8IN
61451	TREE LIVE OAK 12IN
61452	TREE LIVE OAK 12IN
61453	TREE LIVE OAK MULTI-STEM 9IN 8IN 8IN 4IN
61454	TREE LIVE OAK 9IN
61455	TREE LIVE OAK MULTI-STEM 10IN 9IN 8IN
61456	TREE LIVE OAK MULTI-STEM 12IN 8IN
61457	TREE LIVE OAK MULTI-STEM 9IN 4IN 6IN 4IN
61458	TREE LIVE OAK MULTI-STEM 11IN 10IN 9IN 8IN
*61459	TREE LIVE OAK 14IN
61460	TREE LIVE OAK 13IN

TREE LIST	
Point #	Raw Description
61461	TREE LIVE OAK 12IN
61462	TREE LIVE OAK 8IN
61463	TREE LIVE OAK 9IN
61464	TREE LIVE OAK 9IN
61465	TREE LIVE OAK 11IN
61466	TREE LIVE OAK MULTI-STEM 10IN 8IN
61467	TREE LIVE OAK MULTI-STEM 11IN 12IN 13IN
61468	TREE LIVE OAK 14IN
61469	TREE LIVE OAK 16IN
61470	TREE LIVE OAK MULTI-STEM 10IN 8IN
61471	TREE LIVE OAK MULTI-STEM 10IN 8IN 8IN 6IN
61472	TREE LIVE OAK MULTI-STEM 10IN 6IN
61473	TREE LIVE OAK MULTI-STEM 8IN 8IN 8IN
61474	TREE LIVE OAK 8IN
61475	TREE LIVE OAK 14IN
61476	TREE LIVE OAK 10IN
61477	TREE LIVE OAK 9IN
61478	TREE LIVE OAK 8IN
61479	TREE LIVE OAK MULTI-STEM 9IN 7IN
61480	TREE LIVE OAK MULTI-STEM 9IN 9IN 8IN

TREE LIST	
Point #	Raw Description
61481	TREE LIVE OAK MULTI-STEM 10IN 9IN 8IN
61482	TREE LIVE OAK MULTI-STEM 11IN 9IN
61483	TREE LIVE OAK MULTI-STEM 11IN 10IN 9IN
61484	TREE ARIZONA ASH MULTI-STEM 15IN 15IN
61485	TREE LIVE OAK 18IN
61486	TREE LIVE OAK MULTI-STEM 16IN 15IN
61487	TREE LIVE OAK MULTI-STEM 16IN 9IN
61488	TREE LIVE OAK 8IN
61489	TREE LIVE OAK MULTI-STEM 13IN 10IN
61490	TREE LIVE OAK 9IN
61491	TREE LIVE OAK 14IN
61492	TREE LIVE OAK 23IN
61493	TREE LIVE OAK MULTI-STEM 8IN 8IN 8IN
61494	TREE LIVE OAK 11IN
61495	TREE LIVE OAK 11IN
61496	TREE LIVE OAK 38IN 
61497	TREE LIVE OAK 32IN 
61498	TREE LIVE OAK 12IN
61499	TREE LIVE OAK 8IN
61500	TREE LIVE OAK 8IN

TREE LIST	
Point #	Raw Description
61501	TREE LIVE OAK 8IN
61502	TREE LIVE OAK 10IN
61503	TREE LIVE OAK 10IN
61504	TREE LIVE OAK MULTI-STEM 10IN 11IN
61505	TREE LIVE OAK 10IN
61506	TREE LIVE OAK 9IN
61507	TREE LIVE OAK 9IN
61508	TREE LIVE OAK 8IN
61509	TREE LIVE OAK 15IN
61510	TREE LIVE OAK 23IN
61511	TREE LIVE OAK 14IN
61512	TREE LIVE OAK 21IN
61513	TREE LIVE OAK 19IN
61514	TREE LIVE OAK 11IN
61515	TREE LIVE OAK MULTSTEM 16IN 11IN
61516	TREE LIVE OAK 15IN
61517	TREE LIVE OAK 15IN
61518	TREE LIVE OAK 18IN
61519	TREE LIVE OAK 23IN
61520	TREE LIVE OAK MULTSTEM 15IN 1



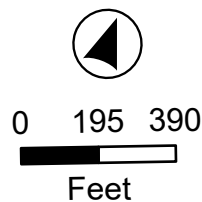
CASE: PP-22-0021

ATTACHMENT 2

TRAVIS VILLAGE

Location Map

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- City Limits
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
05/25/2023

AGENDA SUBJECT:

Receive a presentation regarding the development process.

BACKGROUND:

The Development Services Department is providing a presentation to the Planning and Zoning Commission to demonstrate the different steps of the process ranging from annexation to the final certificate of occupancy.

APPLICANT/AGENT:

Development Services

PRESENTER:

Michael Chenausky, Senior Planner
Cory Dale, Planner
Justin Hunt, Planner
