



AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

May 12, 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 May 5, 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. Reapproval of Subdivision Case 20-SFP-011 regarding Hazlewood Phase 6, Lot 52-A, 52-B, 52-C, and 52-D Short Form Final Plat on two parcels of land approximately 15.692 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R485234, R599650; generally located southwest of Ronald W. Reagan Blvd. and Republic Trails Blvd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-TOD-FP-029 regarding Bryson Phase 14 Final Plat on one parcel of land approximately 14.846 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032196; generally located at the north west corner of E. San Gabriel Pkwy and CR 270, Leander, Williamson County, Texas.
8. Approval of Minutes.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three parcels of land approximately 10.33 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the south west of CR 290 and High Lonesome, Leander, Travis County, Texas.
 - Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 14.68 acres $\pm$ in size; more particularly described as Devine Lake Ph. 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-VA-002 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-036 to amend the current Knight PUD (Planned Unit Development) with the base zoning districts GC-3-A (General Commercial) and MF-2-A (Multi-Family) on one parcel of land approximately 9.938 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R583665; and generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 21-Z-036 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action

13. Discuss and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
14. 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 5th day of May 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Reapproval of Subdivision Case 20-SFP-011 regarding Hazlewood Phase 6, Lot 52-A, 52-B, 52-C, and 52-D Short Form Final Plat on two parcels of land approximately 15.692 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R485234, R599650; generally located southwest of Ronald W. Reagan Blvd. and Republic Trails Blvd., Leander, Williamson County, Texas.

BACKGROUND:

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

This case was approved July 8, 2021. The approval has expired and the applicant is requesting re-approval. Once the subdivision improvements are completed, the applicant will proceed with recording the final plat.

HISTORY/TIMELINE:

08/11/2011 – Preliminary Plat Approved
07/08/2021 – Planning & Zoning Commission Approved the Plat
01/08/2022 – Approval Expired

APPLICANT/AGENT:

Kirkman Engineering (Patrick Filson) on behalf of RRC and Texas Hazelwood LLC (Mallikarjuna Gilakattula).

RECOMMENDATION:

This short form final plat includes four commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

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

Attachments

1. Final Plat
2. Location Exhibit

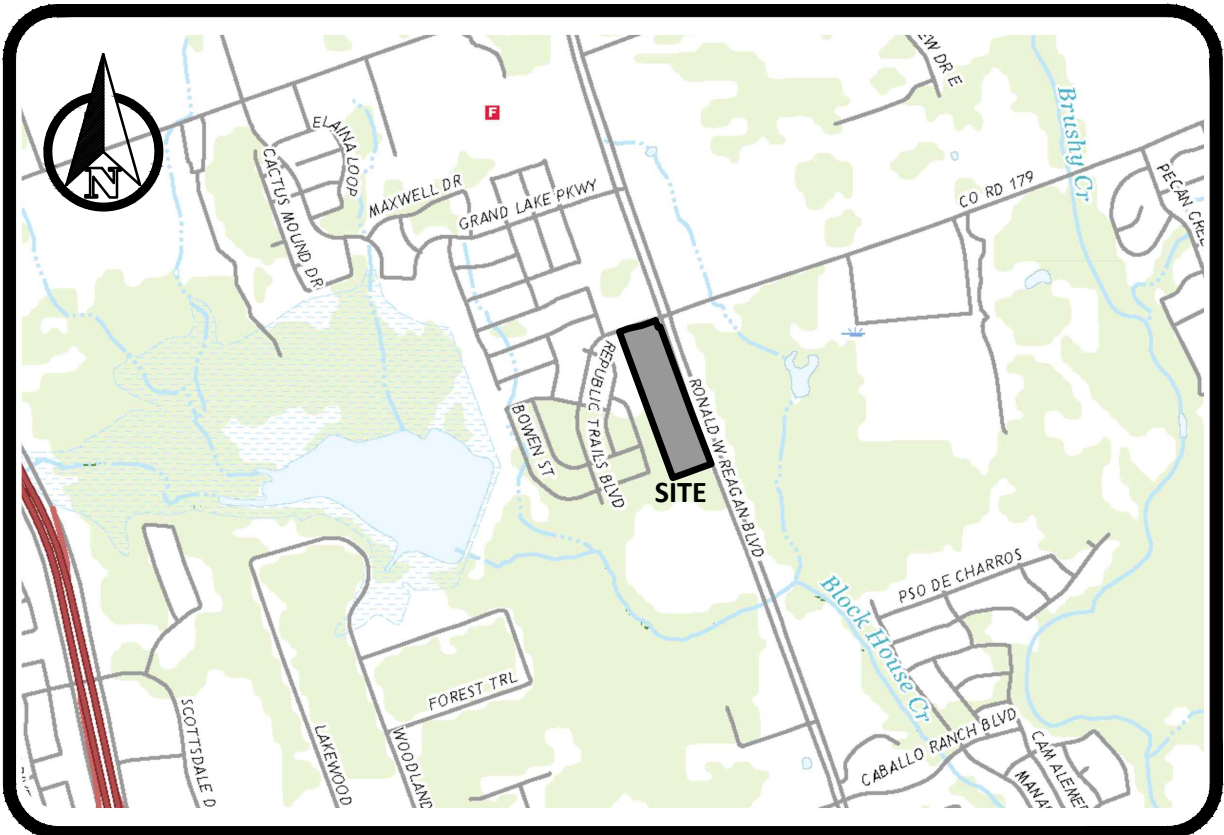
HAZLEWOOD, PHASE 6, LOT 52-A, LOT
52-B, LOT 52-C, & LOT 52-D, BLOCK M
SHORT FORM FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER/DEVELOPER:
TEXAS HAZELWOOD, LLC
3220 PRENTISS LANE, LEANDER, TX 78641
MALLIK GILAKATTULA

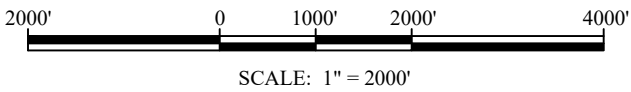
ENGINEER:
KIRKMAN ENGINEERING
SHEA KIRKMAN
5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034
817.488.4960
SHEA.KIRKMAN@TRUSTKE.COM

SURVEYOR:
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III, RPLS# 6737
5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034
JACK@BCSDFW.COM

SUBMITTAL DATE:
NOVEMBER 3, 2020



VICINITY MAP



SHEET INDEX:

- 1. COVER SHEET
- 2. PLAT
- 3. PROPERTY DESCRIPTION AND PLAT NOTES

LAND USE:

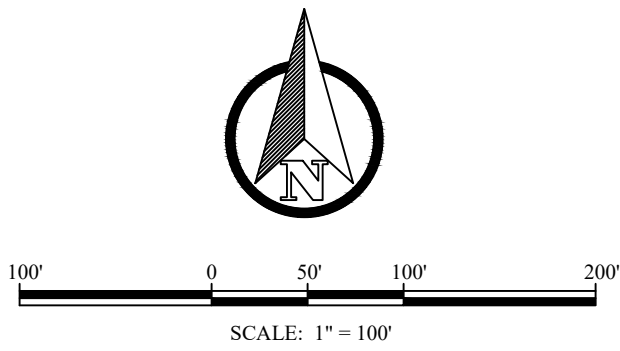
NUMBER OF LOTS: 4
TOTAL ACREAGE: 15.692 ACRES
PROPOSED LAND USAGE: COMMERCIAL



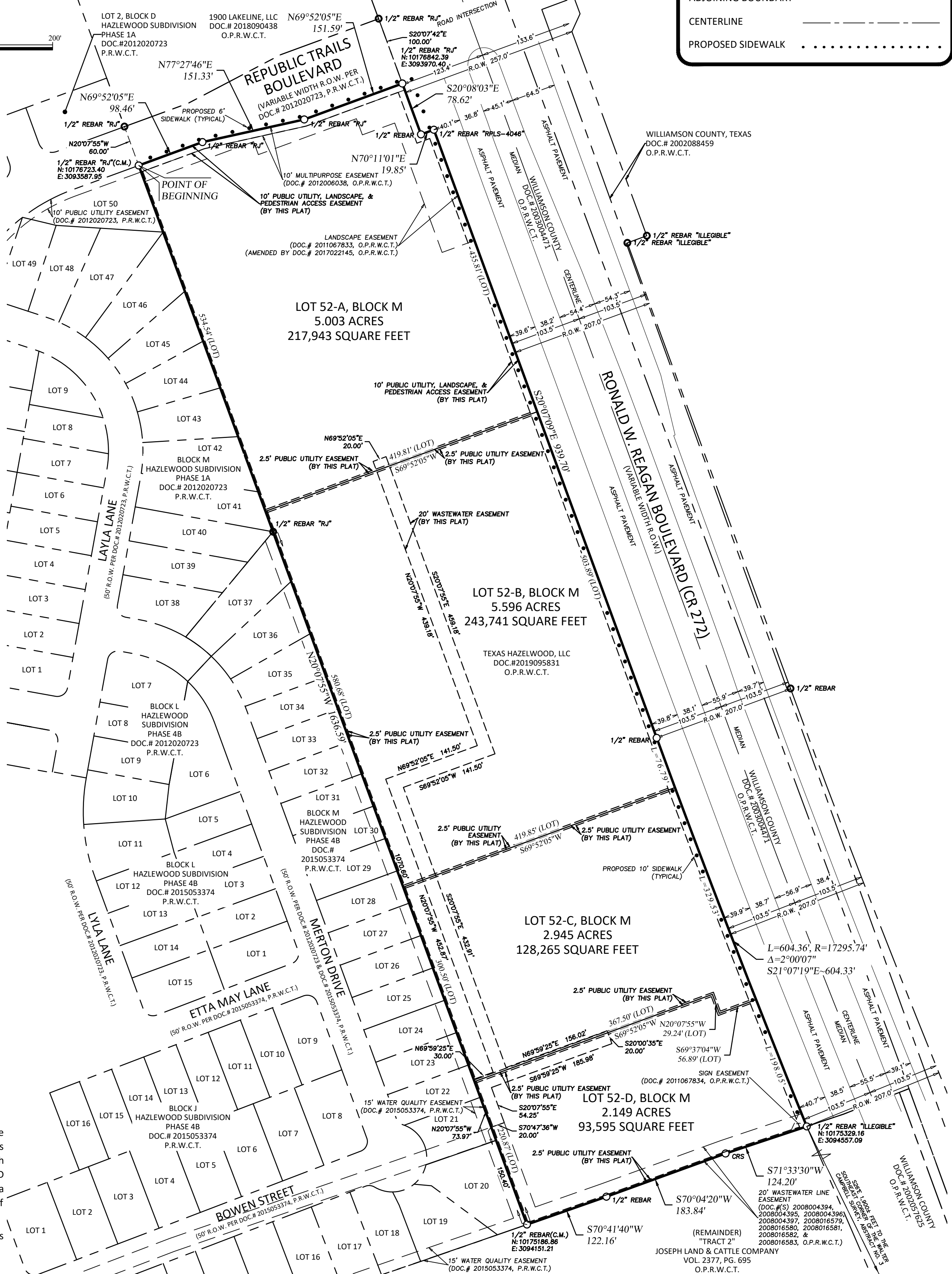
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NO.	2020.001.135
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY
SHEET 1 OF 3	

HAZLEWOOD, PHASE 6, LOT 52-A, LOT 52-B, LOT 52-C, & LOT 52-D, BLOCK M
SHORT FORM FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



LINE TYPE LEGEND	
PROPERTY BOUNDARY	—————
ADJOINING BOUNDARY	- - - - -
CENTERLINE	—————
PROPOSED SIDEWALK	



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas Central Zone (4203) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012739623.
- Monuments are found unless specifically designated as set.



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

LEGEND OF ABBREVIATIONS

- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET
- "RJ" RJ SURVEYING

JOB NO. 2020.001.135
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET 2 OF 3

HAZLEWOOD, PHASE 6, LOT 52-A, LOT 52-B, LOT 52-C, & LOT 52-D, BLOCK M
SHORT FORM FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS Texas Hazelwood, LLC, a Texas limited liability company is the owner of that certain 15.692 acre tract of land situated in the Walter Campbell Survey, Abstract Number 3, in the City of Leander, Williamson County, Texas, and being that same tract of land described by deed to Texas Hazelwood, LLC as recorded under Document Number 2019095831, Official Public Records of Williamson County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas Central Zone (4203) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, “RJ SURVEYING” found for the northwest corner of said Texas Hazelwood tract and the herein described tract, said point being in the south right-of-way of Republic Trails Boulevard, having a variable width right-of-way according to the plat recorded under Document Number 2012020723, Plat Records of Williamson County, Texas, (P.R.W.C.T.);

THENCE with south right-of-way of said Republic Trails Boulevard, the following calls:

- 1. North 69 degrees 52 minutes 05 seconds East, a distance of 98.46 feet to a 1/2 inch rebar with cap stamped “RJ SURVEYING” found;
- 2. North 77 degrees 27 minutes 46 seconds East, a distance of 151.33 feet to a 1/2 inch rebar with cap stamped, “RJ SURVEYING” found;
- 3. North 69 degrees 52 minutes 05 seconds East, a distance of 151.59 feet to a 1/2 inch rebar with cap stamped, “RJ SURVEYING” found, said point being in the west line of a tract of land described by deed to Williamson County as recorded under Document Number 2003004471, (O.P.R.W.C.T.)

THENCE with the westerly line of said Williamson County tract (2003004471), the following calls:

- 1. South 20 degrees 08 minutes 03 seconds East, a distance of 78.62 feet to a 1/2 inch rebar found;
- 2. North 70 degrees 11 minutes 01 seconds East, a distance of 19.85 feet to a 1/2 inch rebar with cap stamped, “RPLS 4046” found;
- 3. South 20 degrees 07 minutes 09 seconds East, a distance of 939.70 feet to a 1/2 inch rebar found, said point being the beginning of a curve to the left, having a radius of 17295.74 feet, with a delta angle of 02 degrees 00 minutes 07 seconds, whose chord bears South 21 degrees 07 minutes 19 seconds East, a distance of 604.33 feet;
- 4. Along said curve to the left, an arc length of 604.36 feet to a 1/2 inch rebar with an illegible cap found for the southwest corner of said Williamson County, tract (2003004471), same being the northwest corner of a tract of land described by deed to Williamson County as recorded under Document Number 2002057625, (O.P.R.W.C.T.), and being the southeast corner of said Texas Hazelwood tract;

THENCE with the south line of said Texas Hazelwood tract, the following calls:

- 1. South 71 degrees 33 minutes 30 seconds West, a distance of 124.20 feet to a 1/2 inch rebar with pink cap stamped, “BARTON CHAPA” set;
- 2. South 70 degrees 04 minutes 20 seconds West, a distance of 183.84 feet to a 1/2 inch rebar found;
- 3. South 70 degrees 41 minutes 40 seconds West, a distance of 122.16 feet to a 1/2 inch rebar found for the southeast corner of Hazlewood Subdivision Phase 4B, an addition in the City of Leander, Williamson County, Texas, according to the plat recorded under Document Number 2015053374, (P.R.W.C.T.)

THENCE North 20 degrees 07 minutes 55 seconds West, with the east line of said Hazlewood Subdivision, Phase 4B, passing at a distance of 1070.60 feet a 1/2 inch rebar with cap stamped, “RJ SURVEYING” found for the northernmost northeast corner thereof, same being the easternmost southeast corner of Hazlewood Subdivision, Phase 1A, an addition in the City of Leander, Williamson County, Texas, according to the plat recorded under Document Number 2012020723, (P.R.W.C.T.), and continuing for a total distance of 1636.59 feet to the POINT OF BEGINNING and enclosing 15.692 acres (683,544 square feet) of land, more or less.

KNOWN ALL MEN BY THESE PRESENTS

That Texas Hazelwood, LLC, a Texas limited liability company, as the owner of that certain 15.692 acre tract of land recorded in Document Number 2019095831, of the Official Records of Williamson County, Texas does hereby dedicate to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as HAZLEWOOD, PHASE 6, LOT 52-A, LOT 52-B, LOT 52-C, & LOT 52-D, BLOCK M.

Texas Hazelwood, LLC, a Texas limited liability company

Mallik Gilakattula
Member

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, as of Texas Hazelwood, LLC, a Texas limited liability company, on behalf of said Texas Hazelwood, LLC, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of , 20.

Notary Public-State of

Printed Name:

My Commission Expires:

STATE OF TEXAS §
COUNTY OF §

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled "deed of trust", dated 10-07-2019, filed of record in the Official Public Records of Williamson County, Texas at Document No. 2019095832.

Lienholder Name: Name: Title:

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, as of , on behalf of said , a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of , 20.

Notary Public-State of

Printed Name:

My Commission Expires:

STATE OF TEXAS §
COUNTY OF §

That I, John H. Barton III, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, fieldwork was completed on May 13, 2020. In accordance with all City of Leander Ordinance and Codes and that all existing easements of record as found on the Title Policy provided by Stewart Title Guaranty Company, G.F. No. 428736, issue date of January 11, 2021, have been shown or noted hereon.

Exception from Schedule "B", Item 10(b): Wastewater Easement granted to the City of Leander as recorded under Document Number 2008017087, Official Public Records of Williamson County, Texas. (easement does not cross or abut the subject property)

John H. Barton III, RPLS# 6737 Date

STATE OF TEXAS §
COUNTY OF §

That I, Shea O. Kirkman, 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.

Shea O. Kirkman, P.E.# 91865 Date

Approved this the day or , 20, A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of County.

ATTEST:
Ron May, Chairman
Planning and Zoning Commission
City of Leander, Texas
Ellen Coufal, Secretary
Planning and Zoning Commission
City of Leander, Texas

PLAT NOTES:

- 1. The subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
- 2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
- 3. A building permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
- 4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
- 5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
- 6. All easements on private property shall be maintained by the property owner or his or her assigns.
- 7. In addition to the easements shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
- 8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0470F for Williamson County, effective date of December 20, 2019.
- 9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance.
- 10. Sidewalks shall be installed on the subdivision side of Republic Trails Boulevard and Ronald W. Reagan Boulevard. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.
- 11. All utility lines must be located underground.
- 12. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.
- 13. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
- 14. This plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on August 11, 2011.
- 15. At the time of site development permit, the applicant will provide a payment to the City in lieu of a traffic impact analysis (TIA), unless a TIA for the entire development indicates that average daily trips are estimated below 2,000

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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.

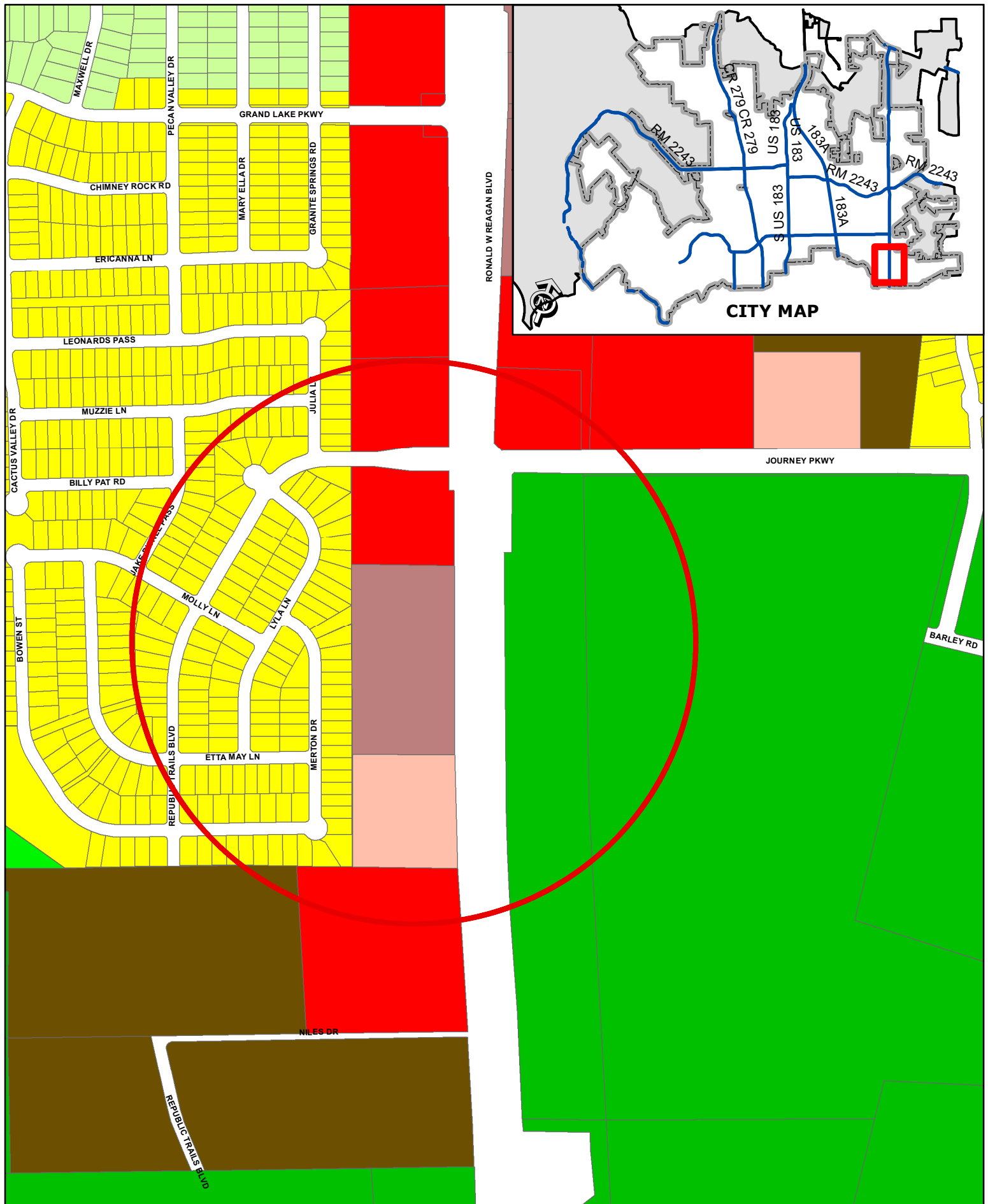
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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

JOB NO.	2020.001.135
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY
SHEET 3 OF 3	



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960



20-SFP-011 Hazlewood Ph. 6

Attachment #2 - Location Exhibit



0 200
Feet



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-TOD-FP-029 regarding Bryson Phase 14 Final Plat on one parcel of land approximately 14.846 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032196; generally located at the north west corner of E. San Gabriel Pkwy and CR 270, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

09/04/2014 – Zoning Approved
03/25/2021 – Preliminary Plat Approved

APPLICANT/AGENT:

Kimley-Horn (Alex Granados) on behalf of Bryson MPC Holdings LLC (Thomas G. Tucker).

RECOMMENDATION:

This final plat includes 30 single-family lots and 3 HOA parkland and drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

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 14
SUBDIVISION
FINAL PLAT
BEING 14.846 ACRES OUT OF THE
WILLIAM MANSIL SURVEY, ABSTRACT 437
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

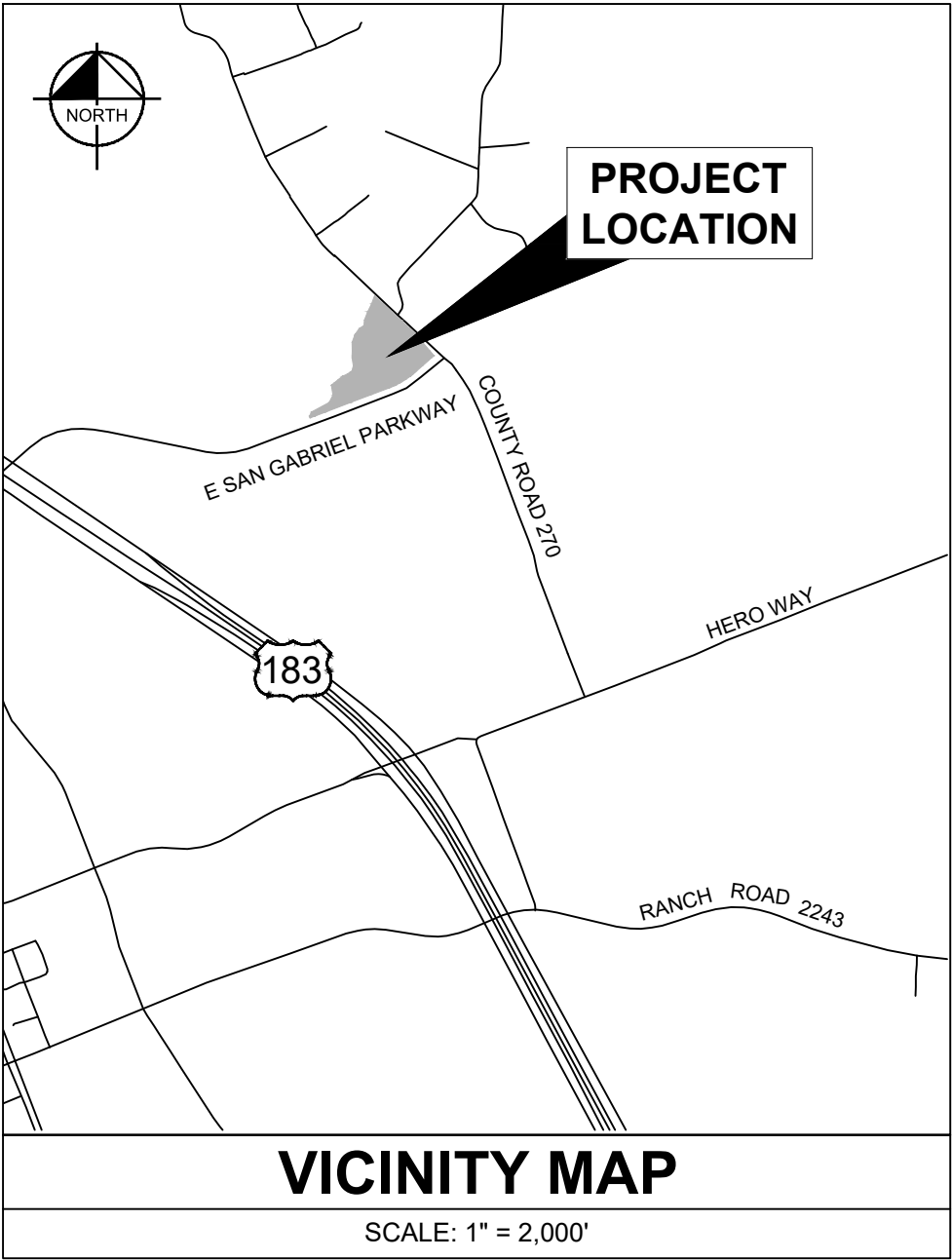
ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771

SURVEYOR:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771

OWNER/DEVELOPER:
BRYSON MPC HOLDINGS LLC
5005 RIVERWAY, STE 500
HOUSTON, TX 77056
PH: (512) 496-4070

LOT INFORMATION					
TYPE		TOTAL	ACREAGE		ACREAGE
SINGLE FAMILY		30	7.597		
HOA PARKLAND AND DRAINAGE		3	5.285		
TOTAL		33	12.882		12.882
STREET INFORMATION					
NAME	WIDTH	LENGTH	SQ. FT.	ACREAGE	ACREAGE
FIREBUSH ROAD	50'	816.64'	48,237	1.107	
CANNA BEND	50'	583.49'	32,781	0.753	
TOTAL		81,018	1.860		1.860
FUTURE R.O.W. DEDICATION					
LOCATION		WIDTH	ACREAGE		ACREAGE
EASTERLY SIDE OF COUNTY ROAD 270		5'	0.104		
TOTAL			0.104		0.104
TOTAL ACREAGE:					14.846

INITIAL SUBMITTAL DATE: 12/14/2021



- SHEET INDEX:
- 1. COVER SHEET
 - 2. PLAT LAYOUT, SURVEYOR'S NOTES, BENCHMARK TABLE
 - 3. LINE, CURVE DATA, MAP, DETAILS
 - 4. METES AND BOUNDS DESCRIPTION, NOTES, CERTIFICATIONS, AND SIGNATURES

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	ZKP	3/28/2022	069273601	1 OF 4

DWG NAME: I:\SNA\FP01\TX_SNA\15\NA_SURVEY\BRYSON DEVELOPMENT\BRYSON PHASE 14\UT1.DWG PLOTTED BY:PAZITNEY, ROB 3/28/2022 4:53 PM LAST SAVED 3/28/2022 3:59 PM

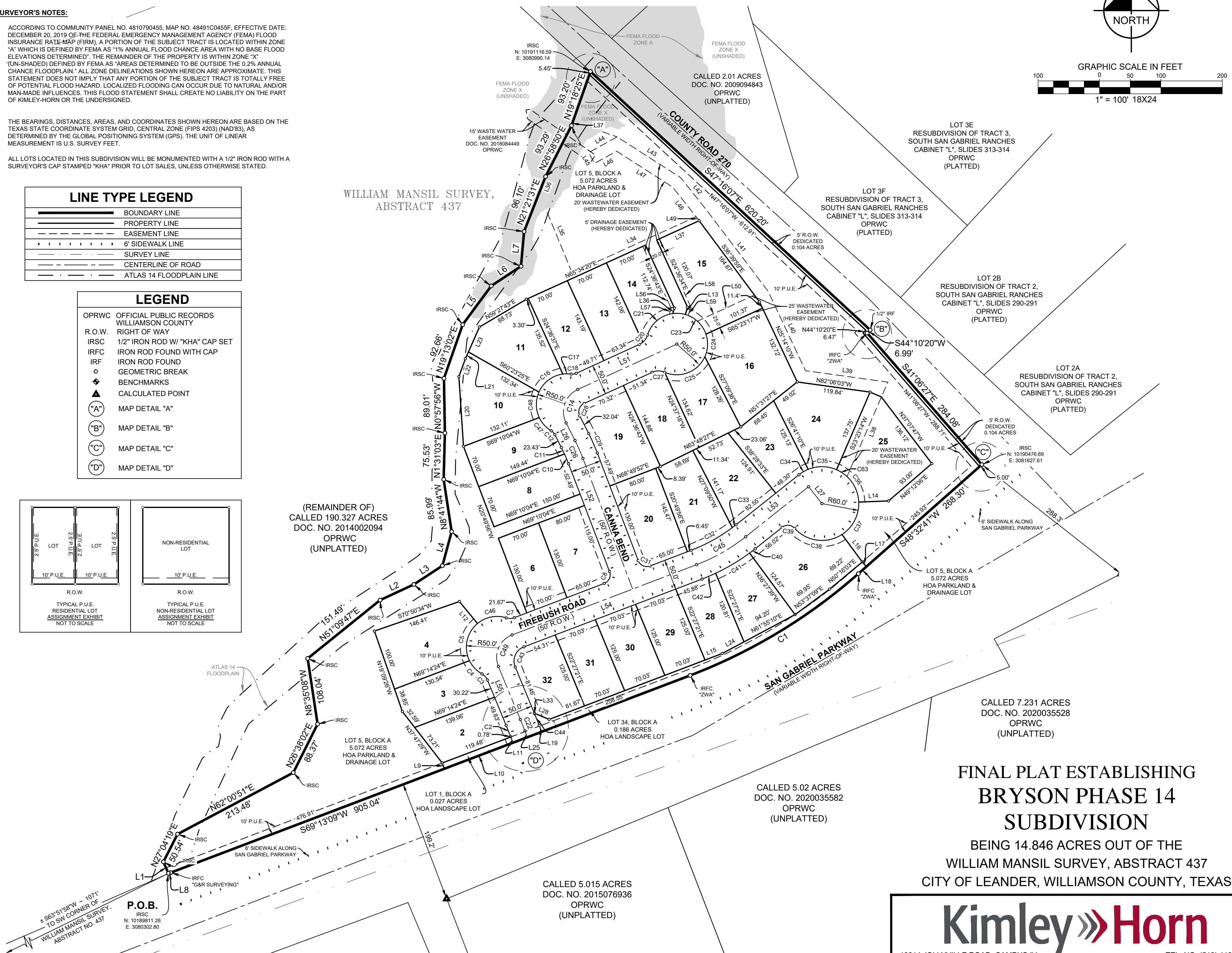
SURVEYOR'S NOTES:

- ACCORDING TO COMMUNITY PANEL NO. 4810790455, MAP NO. 48491C0455F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED". THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

LINE TYPE LEGEND	
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	6" SIDEWALK LINE
	SURVEY LINE
	CENTERLINE OF ROAD
	ATLAS 14 FLOODPLAIN LINE

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
○	GEOMETRIC BREAK
◆	BENCHMARKS
▲	CALCULATED POINT
(A)	MAP DETAIL "A"
(B)	MAP DETAIL "B"
(C)	MAP DETAIL "C"
(D)	MAP DETAIL "D"

TYPICAL P.U.E. RESIDENTIAL LOT ASSIGNMENT EXHIBIT NOT TO SCALE	NON-RESIDENTIAL LOT NOT TO SCALE



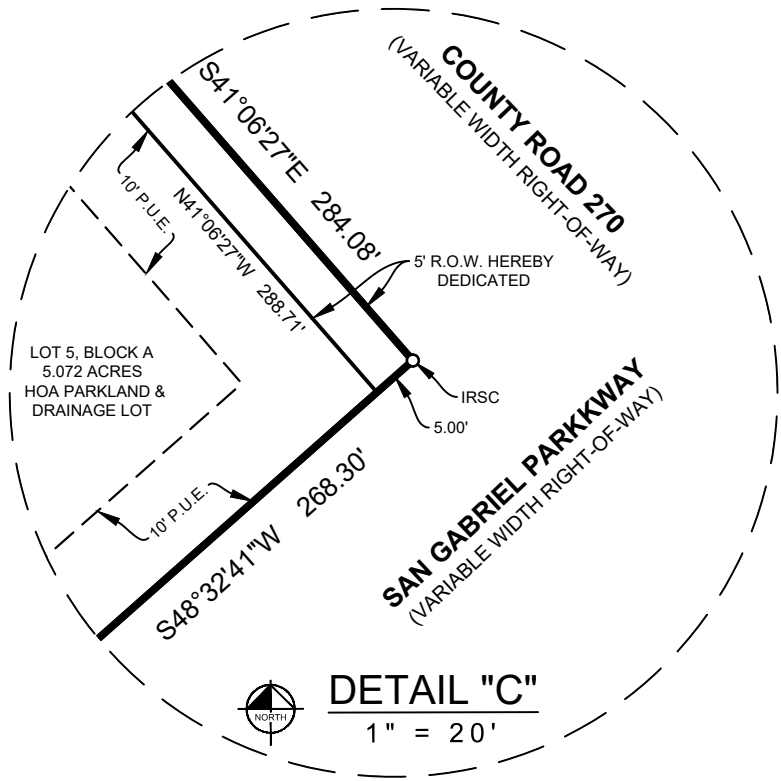
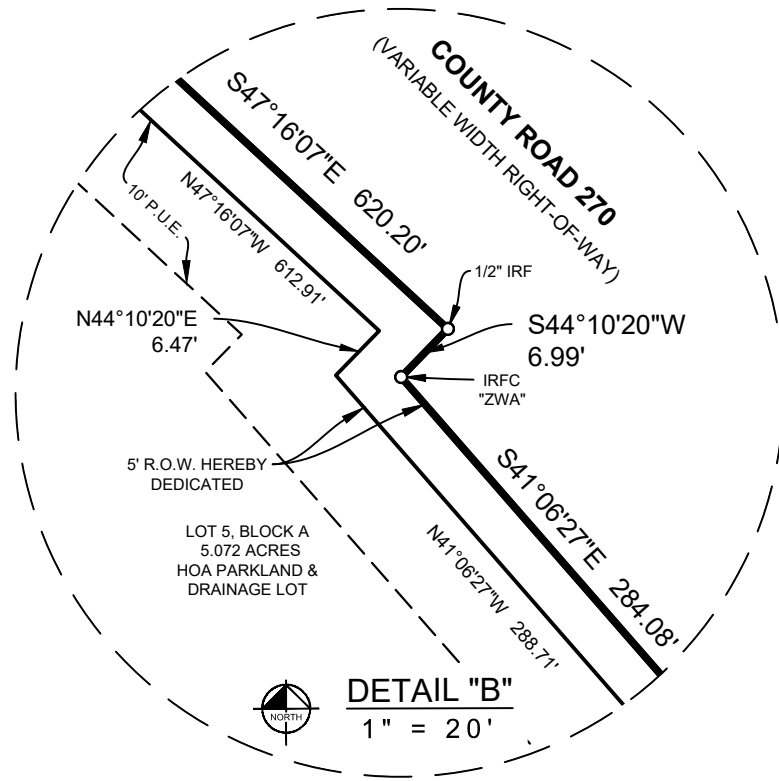
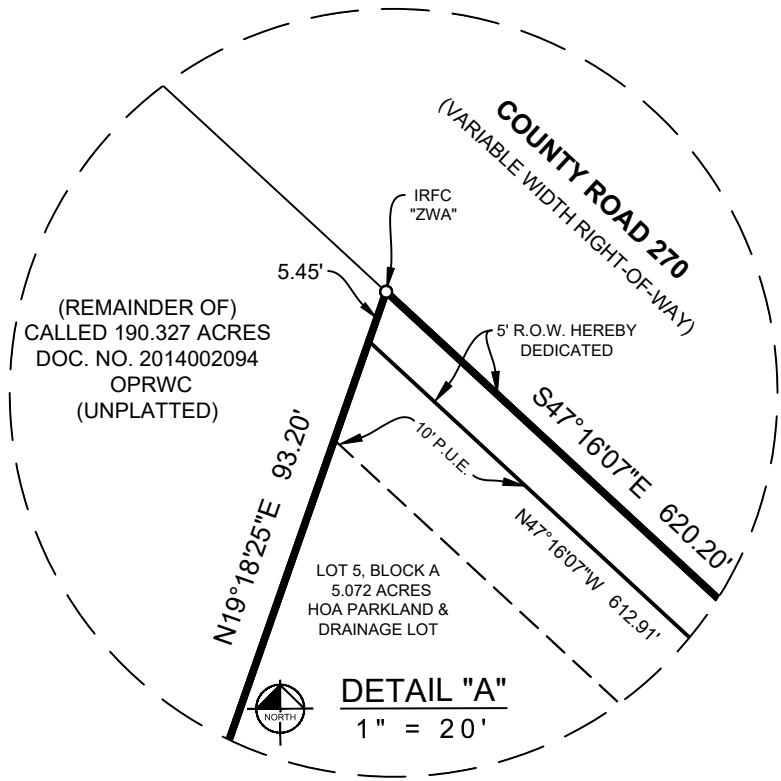
Kimley»Horn				
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM				
SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.
1" = 100'	RPP	ZKP	3/28/2022	069273601
				SHEET NO.
				2 OF 4

DWG NAME: I:\SNA\F01\TX_SNA\BRYSON DEVELOPMENT\BRYSON DEVELOPMENT PH 14\DWG\PLAT\BRYSON PHASE 14 UT1.DWG PLOTTED BY:PAZITNEY, ROB 3/28/2022 4:53 PM LAST SAVED 3/28/2022 3:59 PM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°36'50"	894.92'	321.97'	N58°50'50"E	320.24'
C2	1°08'29"	975.00'	19.42'	N21°53'06"W	19.42'
C3	38°14'47"	20.00'	13.35'	N41°34'44"W	13.10'
C4	34°42'13"	50.00'	30.28'	S43°18'14"E	29.82'
C5	76°20'27"	50.00'	66.62'	S12°13'06"W	61.80'
C6	48°11'23"	25.00'	21.03'	S89°28'58"W	20.41'
C7	38°12'48"	20.00'	13.34'	N88°16'28"E	13.09'
C8	90°00'00"	15.00'	23.56'	N24°10'04"E	21.21'
C9	90°00'00"	15.00'	23.56'	N24°10'04"E	21.21'
C10	3°39'00"	275.00'	17.52'	N22°39'26"W	17.52'
C11	2°27'00"	275.00'	11.76'	N25°42'25"W	11.76'
C12	32°12'15"	15.00'	8.43'	N43°02'03"W	8.32'
C13	16°01'51"	275.00'	76.94'	N61°09'08"E	76.69'
C14	92°19'12"	40.00'	64.45'	N19°13'41"E	57.70'
C15	32°44'26"	25.00'	14.29'	N33°34'07"E	14.09'
C16	58°11'52"	50.00'	50.79'	S52°58'10"W	48.63'
C17	15°31'27"	50.00'	13.55'	S89°49'49"W	13.51'
C18	32°12'15"	15.00'	8.43'	N81°29'25"E	8.32'
C19	32°12'15"	15.00'	8.43'	N81°29'25"E	8.32'
C20	32°44'26"	25.00'	14.29'	N33°34'07"E	14.09'
C21	65°10'36"	50.00'	56.88'	S49°47'12"W	53.86'
C22	1°08'29"	1000.00'	19.92'	N21°53'06"W	19.92'
C23	55°10'27"	50.00'	48.15'	N46°27'35"W	46.31'
C24	43°14'47"	50.00'	37.74'	N02°45'01"E	36.85'
C25	89°12'15"	50.00'	77.85'	N68°58'32"E	70.22'
C26	6°05'59"	300.00'	31.94'	N23°52'56"W	31.92'
C27	48°11'23"	25.00'	21.03'	S89°28'58"W	20.41'
C28	92°19'12"	15.00'	24.17'	S19°13'41"W	21.64'
C29	6°05'59"	325.00'	34.60'	N23°52'56"W	34.58'
C30	92°19'12"	15.00'	24.17'	S19°13'41"W	21.64'
C31	90°00'00"	15.00'	23.56'	S65°49'56"E	21.21'
C32	16°01'51"	275.00'	76.94'	N61°09'08"E	76.69'
C33	1°36'46"	275.00'	7.74'	N52°19'50"E	7.74'
C34	16°34'11"	60.00'	17.35'	S59°48'32"W	17.29'
C35	45°17'35"	60.00'	47.43'	N89°15'35"W	46.21'
C36	64°21'37"	60.00'	67.40'	N34°25'59"W	63.91'
C37	59°18'24"	60.00'	62.11'	N27°24'02"E	59.37'
C38	80°38'53"	60.00'	84.45'	S82°37'20"E	77.65'
C39	86°10'39"	15.00'	22.56'	N85°23'14"W	20.49'
C40	2°02'15"	325.00'	11.56'	N52°32'34"E	11.56'
C41	11°21'00"	325.00'	64.38'	N59°14'11"E	64.28'
C42	4°15'23"	325.00'	24.14'	N67°02'23"E	24.14'
C43	91°37'25"	25.00'	39.98'	S23°21'22"W	35.85'
C44	1°08'29"	1025.00'	20.42'	N21°53'06"W	20.42'
C45	17°38'37"	300.00'	92.38'	N60°20'45"E	92.02'
C46	56°59'33"	50.00'	49.74'	S78°53'05"W	47.71'
C47	34°02'46"	50.00'	29.71'	S42°06'47"E	29.28'
C48	48°57'38"	50.00'	42.73'	S00°36'35"E	41.44'
C49	91°37'25"	39.00'	62.37'	N23°21'22"E	55.93'

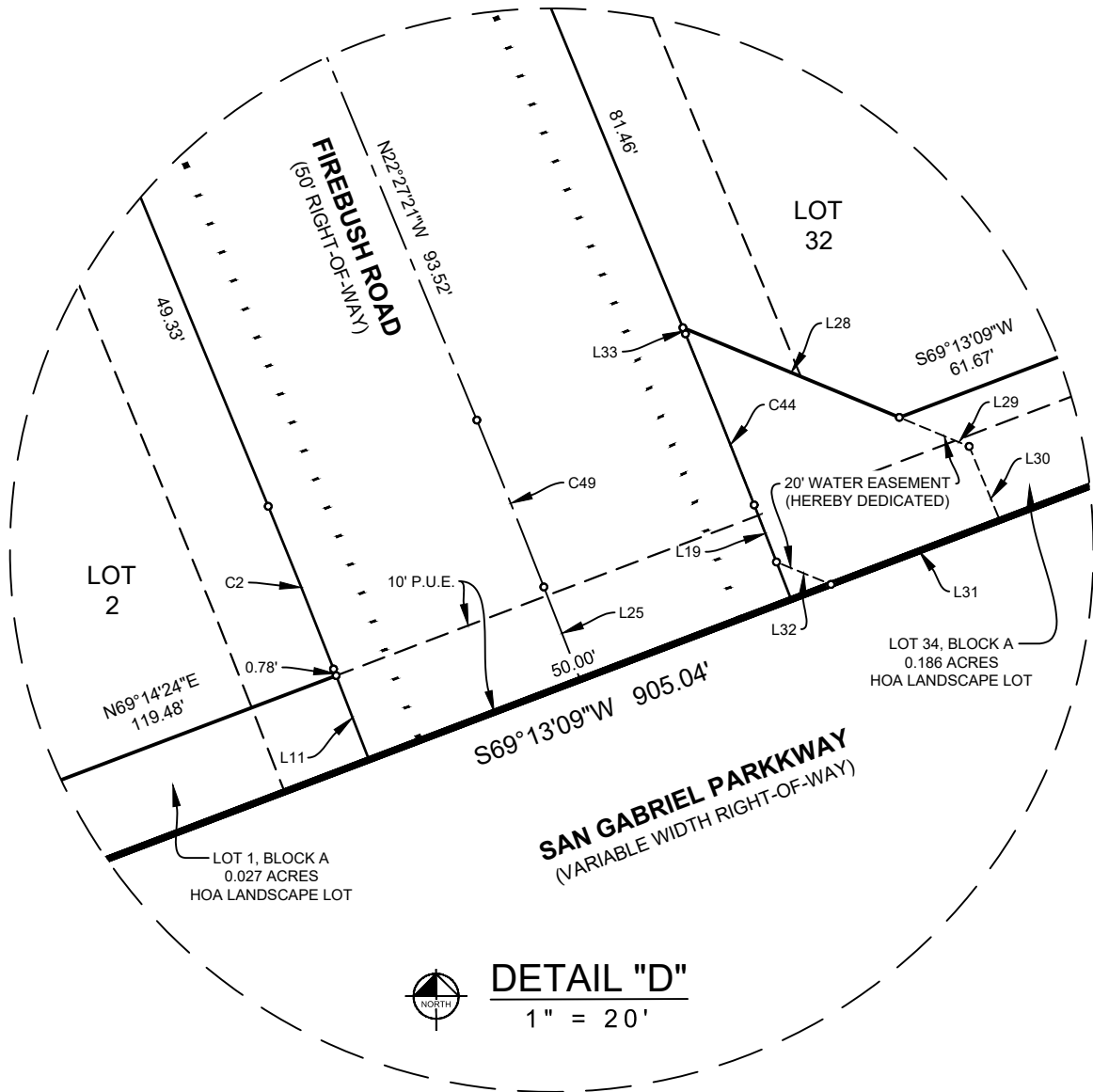
LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°21'46"W	20.94'
L2	N65°07'33"E	60.62'
L3	N56°44'19"E	55.61'
L4	N15°07'26"E	57.49'
L5	N36°25'51"E	78.30'
L6	N56°35'00"E	58.11'
L7	N05°03'26"E	56.72'
L8	S66°38'15"W	3.82'
L9	S20°46'24"E	10.04'
L10	S69°13'09"W	119.58'
L11	N21°18'52"W	10.00'
L12	S39°36'41"E	46.51'
L13	S15°57'11"W	12.67'
L14	S87°44'50"W	48.69'
L15	N69°10'04"E	29.92'
L16	S36°30'59"E	55.64'
L17	S41°18'40"E	10.10'
L18	S48°32'41"W	17.38'
L19	N21°18'52"W	11.24'
L20	N03°45'34"W	113.79'
L21	N23°53'15"E	12.06'
L22	N19°51'47"E	31.08'
L23	N23°53'15"E	44.47'
L24	N61°55'10"E	40.29'
L25	N21°18'52"W	11.01'
L26	N26°55'55"W	32.04'
L27	S38°28'33"E	35.00'
L28	S67°28'57"E	25.95'
L29	S67°28'57"E	8.37'
L30	S22°28'57"E	8.86'
L31	S69°13'09"W	20.00'
L32	N67°38'45"W	6.53'
L33	S22°27'21"E	0.74'
L34	N65°31'35"E	221.77'
L35	S22°23'52"E	141.15'
L36	S15°57'11"W	9.46'
L37	N65°34'20"E	75.84'
L38	S23°23'14"W	167.47'
L39	S82°06'03"E	135.30'
L40	S25°14'10"E	142.83'
L41	S37°10'38"E	167.93'
L42	S38°36'17"E	65.41'
L43	S57°20'09"E	123.29'
L44	N61°00'49"E	52.99'
L45	N28°59'11"W	20.00'
L46	S61°00'49"W	41.05'
L47	N57°20'09"W	108.06'
L48	N38°36'17"W	61.81'
L49	N36°39'59"W	8.26'
L50	S65°23'17"W	102.26'
L51	N65°23'17"E	177.56'
L52	N20°49'56"W	227.49'
L53	N51°31'27"E	130.85'
L54	N69°10'04"E	321.60'
L55	N22°27'21"W	93.52'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 2	0.208	9,055
BLOCK A LOT 3	0.226	9,834
BLOCK A LOT 4	0.327	14,256
BLOCK A LOT 6	0.209	9,100
BLOCK A LOT 7	0.238	10,352
BLOCK A LOT 8	0.241	10,497
BLOCK A LOT 9	0.229	9,996
BLOCK A LOT 10	0.289	12,592
BLOCK A LOT 11	0.285	12,420
BLOCK A LOT 12	0.229	9,959
BLOCK A LOT 13	0.230	10,013
BLOCK A LOT 14	0.200	8,696
BLOCK A LOT 15	0.369	16,095
BLOCK A LOT 16	0.386	16,832
BLOCK A LOT 17	0.204	8,880
BLOCK A LOT 18	0.230	10,025
BLOCK A LOT 19	0.277	12,083
BLOCK A LOT 20	0.266	11,571
BLOCK A LOT 21	0.250	10,875
BLOCK A LOT 22	0.233	10,165
BLOCK A LOT 23	0.218	9,485
BLOCK A LOT 24	0.324	14,094
BLOCK A LOT 25	0.356	15,491
BLOCK A LOT 26	0.329	14,348
BLOCK A LOT 27	0.220	9,578
BLOCK A LOT 28	0.199	8,655
BLOCK A LOT 29	0.201	8,750
BLOCK A LOT 30	0.201	8,750
BLOCK A LOT 31	0.201	8,750
BLOCK A LOT 32	0.223	9,693



LINE TYPE LEGEND	
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	4' SIDEWALK LINE (UNLESS OTHERWISE NOTED)
	SURVEY LINE
	CENTERLINE OF ROAD

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY	
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
o	GEOMETRIC BREAK
◆	BENCHMARKS
▲	CALCULATED POINT



FINAL PLAT ESTABLISHING
BRYSON PHASE 14
SUBDIVISION
BEING 14.846 ACRES OUT OF THE
WILLIAM MANSIL SURVEY, ABSTRACT 437
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 20'	RPP	ZKP	3/28/2022	069273601	3 OF 4

METES AND BOUNDS DESCRIPTION OF A:
14.846 ACRE TRACT OF LAND

BEING A 14.846 ACRES (646,704 SQ. FT.) TRACT OF LAND LOCATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 190.327 ACRE TRACT DESCRIBED TO BRYSON MPC HOLDINGS, LLC., AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019008206 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY (VARIABLE R.O.W. WIDTH) AND THE SOUTHEAST BOUNDARY LINE OF SAID 190.327 ACRE TRACT, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, OVER AND ACROSS SAID 190.327 ACE TRACT THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

- NORTH 23°21'46" WEST, A DISTANCE OF 20.94 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 27°04'19" EAST, A DISTANCE OF 50.54 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 62°00'51" EAST, A DISTANCE OF 213.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 26°36'02" EAST, A DISTANCE OF 88.37 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 8°35'08" WEST, A DISTANCE OF 108.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 51°09'47" EAST, A DISTANCE OF 151.49 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 65°07'33" EAST, A DISTANCE OF 60.62 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 56°44'19" EAST, A DISTANCE OF 55.61 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 15°07'28" EAST, A DISTANCE OF 57.49 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 8°41'44" WEST, A DISTANCE OF 85.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 1°31'03" EAST, A DISTANCE OF 75.53 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 0°57'56" WEST, A DISTANCE OF 89.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 19°13'02" EAST, A DISTANCE OF 92.66 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 36°25'51" EAST, A DISTANCE OF 78.30 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 56°35'00" EAST, A DISTANCE OF 58.11 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 5°03'26" EAST, A DISTANCE OF 56.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 21°21'31" EAST, A DISTANCE OF 96.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 26°58'50" EAST, A DISTANCE OF 93.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 19°18'25" EAST, A DISTANCE OF 93.20 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 270 (VARIABLE R.O.W. WIDTH) AND THE NORTHEAST LINE OF SAID 190.327 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 270 AND THE NORTHEAST BOUNDARY LINE OF THIS TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 47°16'07" EAST, A DISTANCE OF 620.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;
- SOUTH 44°10'20" WEST, A DISTANCE OF 5.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ZWA" FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
- SOUTH 41°06'27" EAST, A DISTANCE OF 284.08 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 270 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, FOR AN EAST CORNER OF SAID 190.327 ACRE TRACT AND THE EAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY AND THE SOUTHEAST BOUNDARY LINE OF THIS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- SOUTH 48°32'41" WEST, A DISTANCE OF 268.30 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ZWA" FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- IN A SOUTHWESTERLY DIRECTION, ALONG A TANGENT CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°36'50", A RADIUS OF 894.92 FEET, A CHORD BEARING OF SOUTH 58°50'50" WEST, A DISTANCE OF 320.24 FEET, AND A TOTAL ARC LENGTH OF 321.97 FEET TO A 1/2 INCH IRON ROD;
- SOUTH 69°13'09" WEST, A DISTANCE OF 905.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 66°38'15" WEST, A DISTANCE OF 3.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.846 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS CREATED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

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

LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT,

DATED _____, 20____, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. _____.

LIENHOLDER NAME:

FLAGSTAR BANK, FSB
ADDRESS: 5151 CORPORATE DRIVE
MAILSTOP E-203-4
TROY, MICHIGAN 48068

BY: _____

NAME: _____

TITLE: _____

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

THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, JERRY SCHILLACI AS VICE PRESIDENT OF FLAGSTAR BANK, FSB, A FEDERAL SAVINGS BANK, ON BEHALF OF SAID FLAGSTAR BANK, FSB, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON: _____

FINAL PLAT ESTABLISHING
BRYSON PHASE 14
SUBDIVISION
BEING 14.846 ACRES OUT OF THE
WILLIAM MANSIL SURVEY, ABSTRACT 437
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

GENERAL 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 CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: ALL PARKLAND, ACCESS, DRAINAGE LOTS (LOT 1, BLOCK A, LOT 5, BLOCK A, AND LOT 33, BLOCK A)
- 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 AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES. (SEE ASSIGNMENT EXHIBIT)
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- 6 FOOT SIDEWALKS SHALL BE INSTALLED ON SAN GABRIEL PARKWAY, AND BOTH SIDES OF FIREBUSH ROAD AND CANNA BEND. 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 BRYSON PROPERTY DRAINS TO THE SOUTH FORK OF THE SAN GABRIEL RIVER (PER SECTION 10-2 PLAT).
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THE HOA BYLAWS ARE RECORDED IN DOCUMENT NUMBER 2015027331 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- A DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER WAS APPROVED ON DECEMBER 19, 2013.
- ACCORDING TO COMMUNITY PANEL NO. 4810790455, MAP NO. 48491C0455F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED". THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- THE HOA WILL MAINTAIN THE FENCES LOCATED WITHIN LANDSCAPE LOTS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON DECEMBER 14, 2021.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

OWNER DEDICATION:

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

THAT BRYSON MPC HOLDINGS LLC, A TEXAS LIMITED LIABILITY CORPORATION, AS THE OWNER OF THAT CERTAIN 357.553 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019008206, 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 "BRYSON, PHASE 14, FINAL PLAT".

BRYSON MPC HOLDINGS LLC

BY: _____

NAME: _____

TITLE: _____

DATE: _____

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

THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, THOMAS G. TUCKER, AS VICE PRESIDENT OF BRYSON MPC HOLDINGS LLC., A LIMITED LIABILITY COMPANY, ON BEHALF OF SAID BRYSON MPC HOLDINGS, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON: _____

CITY OF LEANDER CERTIFICATION:

APPROVED THIS THE _____ DAY OF _____, 2022 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.

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

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

SURVEYOR'S CERTIFICATION:

THAT I, ZACHARY KEITH PETRUS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING LOCATABLE EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY, GF NO. 2005231-COM, ISSUED MARCH 4, 2020, FURTHER SUPPLEMENTED BY NOTHING FURTHER CERTIFICATE, COVERING A PERIOD FROM FEBRUARY 1, 2019 THROUGH THE CURRENT CERTIFICATION DATE OF NOVEMBER 3, 2021 AND EXECUTED NOVEMBER 17, 2021, ISSUED BY INDEPENDENCE TITLE COMPANY UNDER INVOICE NO. 20210634 AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN AND HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY:
ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM

ENGINEER'S CERTIFICATION:

THAT I, ALEX GRANADOS, 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

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, AS STATED IN THE REGULATORY ZONES, 30 TAC CHAPTER 213- EDWARDS AQUIFER, EFFECTIVE MAY 1985.

ENGINEERED BY:
ALEX GRANADOS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS,

THE DAY OF _____, 2022, AD, AT _____ O'CLOCK, __M, AND DULY RECORDED THIS,

THE DAY OF _____, 2022, AD, AT _____ O'CLOCK, __M.

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

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV TEL. NO. (512) 418-1771
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	ZKP	3/28/2022	069273601	4 OF 4

DWG NAME: ISNAPF010TX_SNA15NA_SURVEYBRYSON DEVELOPMENTBRYSON DEVELOPMENT PH 14DWG1PLATBRYSON PHASE 14 UT1.DWG PLOTTED BY:PAZITNEY, ROB 3/28/2022 4:53 PM LAST SAVED:3/28/2022 3:59 PM



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached Draft 4/28/2022 P & Z Minutes

RECOMMENDATION:

Approval of the Draft 4/28/2022 P & Z Minutes

PRESENTER:

Attachments

draft 4-28-2022 P & Z Minutes



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

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

April 28, 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 Commissioner Hampton Jr.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 21, 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. Reapproval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-031 regarding Palmera Ridge Sec 12 Final Plat on one parcel of land approximately 8.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R473797; generally located to the southwest corner of Palmera Ridge Blvd and Ronald W Reagan Blvd, Leander, Williamson County, Texas.

8. Approval of Minutes.

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

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Rd from a Residential Collector to Residential Street generally located west of Live Oak Rd and the future extension of Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the amendment to the Comprehensive Plan Amendment.

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

6 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-008 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Ron May
NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter, Vice Chair Donnie Mahan

3 - 3 Failed

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and discussion of options with the City Attorney.

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

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately seven acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-010 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the zoning case.

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

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-013 as described above.

Bernadette Marez spoke of concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to postpone the zoning case to the May 12th meeting to allow staff time to review the Commission's concerns and update the PUD Notes.

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

6 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action regarding the Roadway Impact Fee study maximum impact fee and provide comments to council regarding the roadway impact fee ordinance.

Motion made by Commissioner Rick Carpenter, seconded by Vice Chair Donnie Mahan to set the collection rate for the following amounts: 50% of the maximum and Non-Residential - 10% of the maximum for 2 years, 15% thereafter until study update required and to recommend setting the effective date of the ordinance one year after ordinance adoption exempting all properties with a final plat, approved TIA, or development agreement at adoption date of ordinance for Roadway Impact Fees.

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

6 - 0 Passed

14. Adjournment at 8:37 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three parcels of land approximately 10.33 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the south west of CR 290 and High Lonesome, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

12/15/2021 Annexation & Zoning Approved

APPLICANT/AGENT:

Cunningham Allen, Inc. (Sean Friend) on behalf of G3B Investments, LLC/ dba Group Three Builders, LLC (Seth Robinson).

RECOMMENDATION:

The proposal includes 9 single-family 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, Planner

Attachments

1. Concept Plan
2. Location Exhibit

CRYSTAL MESA 2 SUBDIVISION

CONCEPT PLAN AND PARKS PLAN

PROJECT #22-CP-002

OWNER/DEVELOPER:

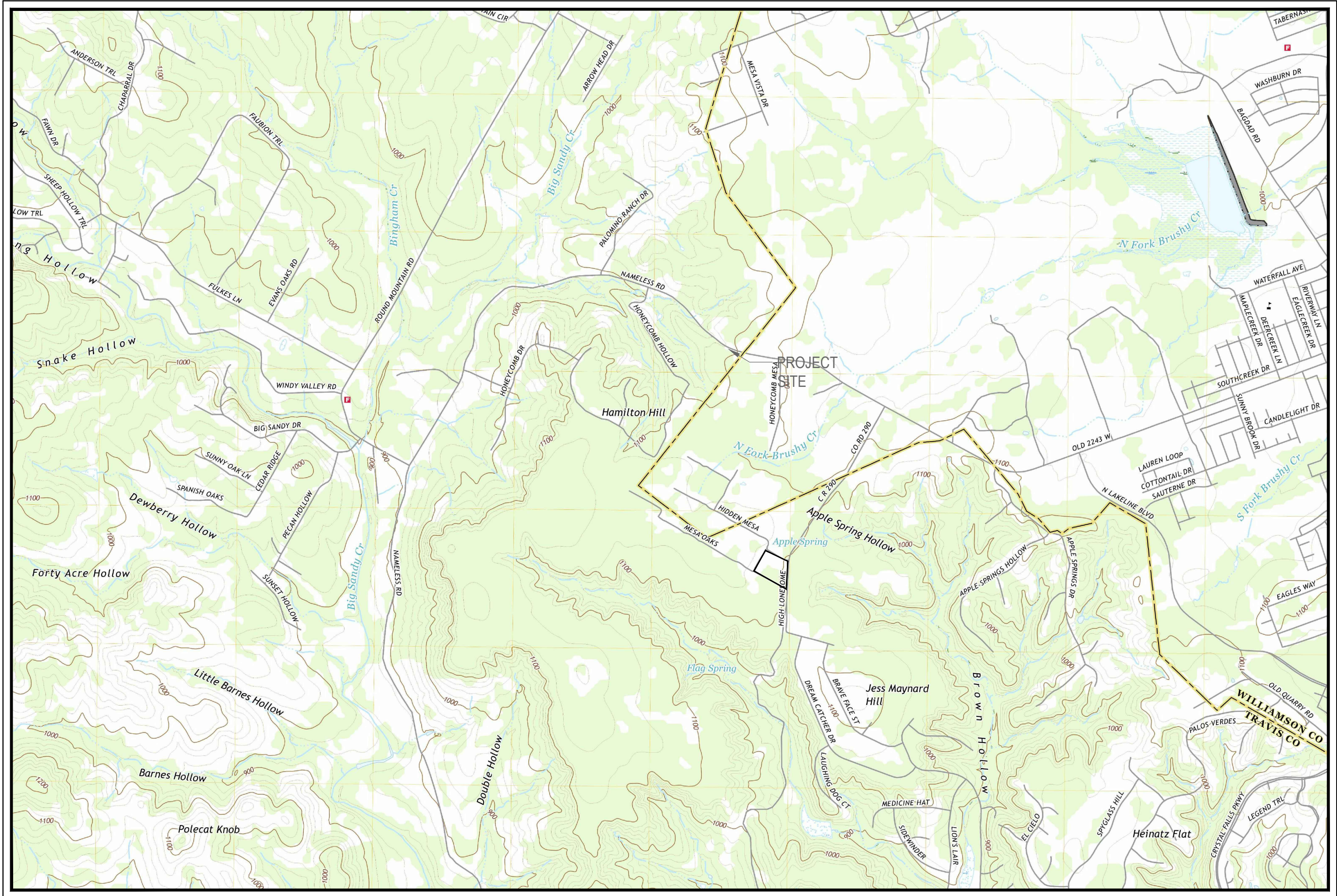
G3B INVESTMENTS LLC, DBA GROUP THREE BUILDERS LLC
3650 LAKELINE BLVD, STE 170 #1711
LEANDER, TEXAS 78641
SETH ROBINSON
PH: 512-402-4446
EMAIL: seth@groupthreebuilders.com

ENGINEER:

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVES ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH: (512) 327-2946
CONTACT: SEAN FRIEND, P.E.

SURVEYOR:

STEVEN WARNER WOMACK, RPLS, PLS, NCEES
EMAIL: SWRPLS@GMAIL.COM
PH: (512) 638-0220
CONTACT: STEVEN WARNER WOMACK



LOCATION MAP

SCALE: 1"=2000'

FILING DATE:01/25/2022
ZONING: SFR-2-B
FUTURE LAND USE CATEGORY: NEIGHBORHOOD RESIDENTIAL

SUBDIVISION LOT TABLE		
LOT NO.	ACRES	PROPOSED USE
1	1.41 AC	RURAL RESIDENTIAL
2	1.08 AC	RURAL RESIDENTIAL
3	1.08 AC	RURAL RESIDENTIAL
4	1.08 AC	RURAL RESIDENTIAL
5	1.10 AC	RURAL RESIDENTIAL
6	1.10 AC	RURAL RESIDENTIAL
7	1.07 AC	RURAL RESIDENTIAL
8	1.07 AC	RURAL RESIDENTIAL
9	1.34 AC	RURAL RESIDENTIAL
9 TOTAL LOTS	10.33 AC	

Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPT PLAN AND PARKS PLAN

REVISION DESC. DATE

SEAL

DISCLAIMER



CRYSTAL MESA 2
1051 CR 290
LEANDER, TEXAS 78641
COVER SHEET

DATE: 03/22/2022

PROJECT No.:

7500101

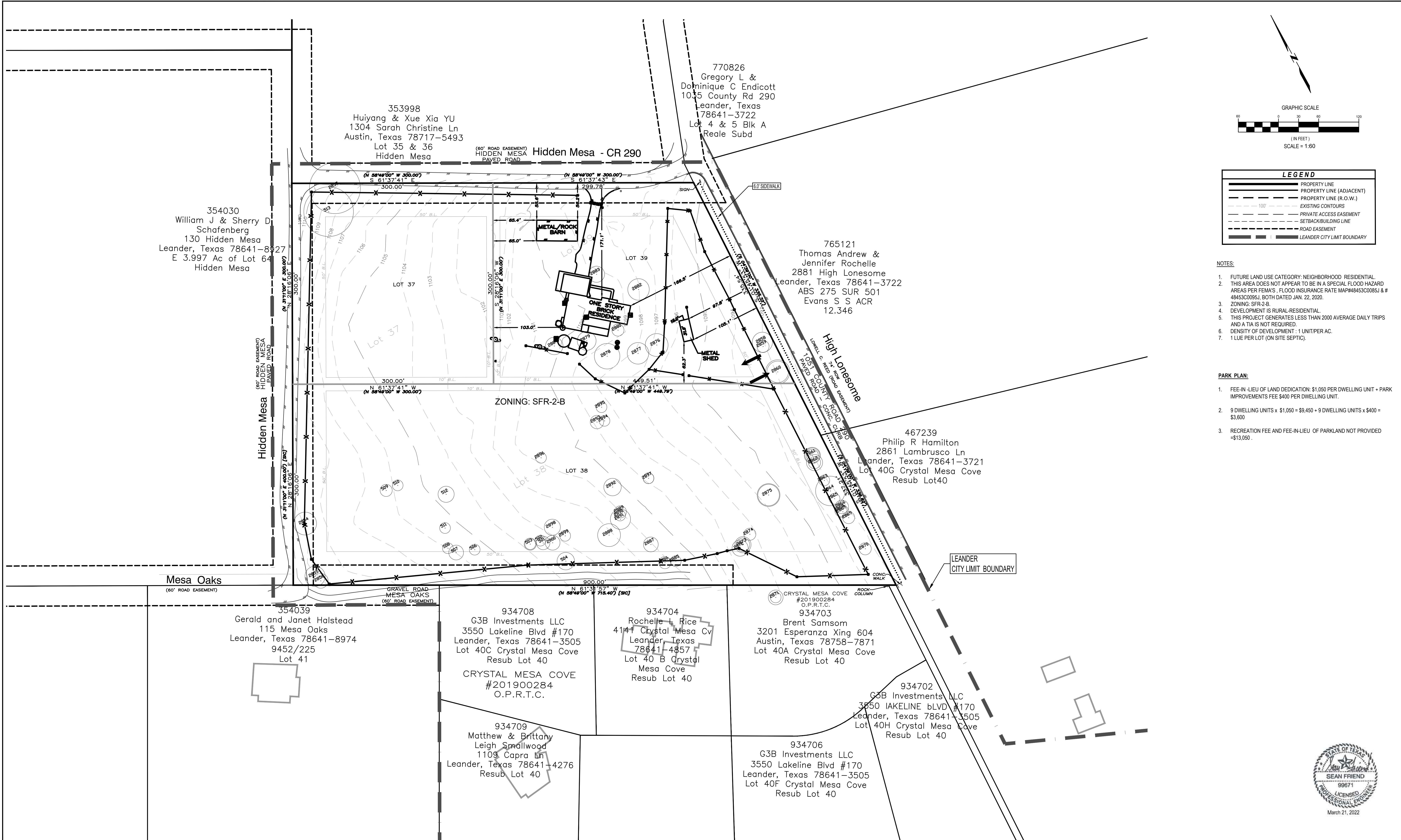
CREW & F.B.:

RCB, BG

DRAWN BY:

1

OF 2

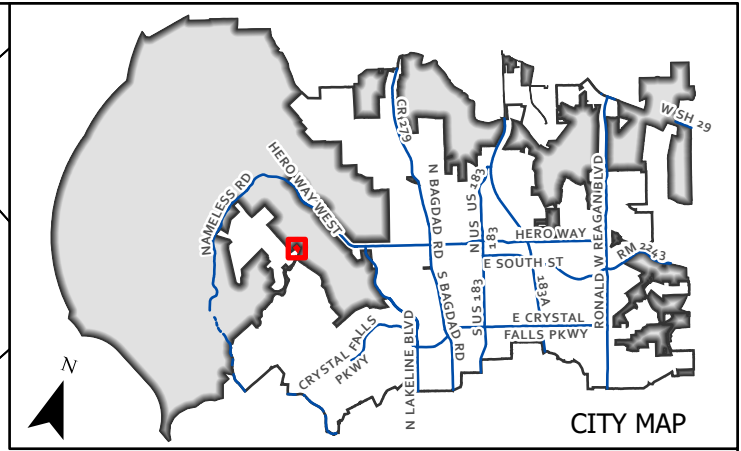
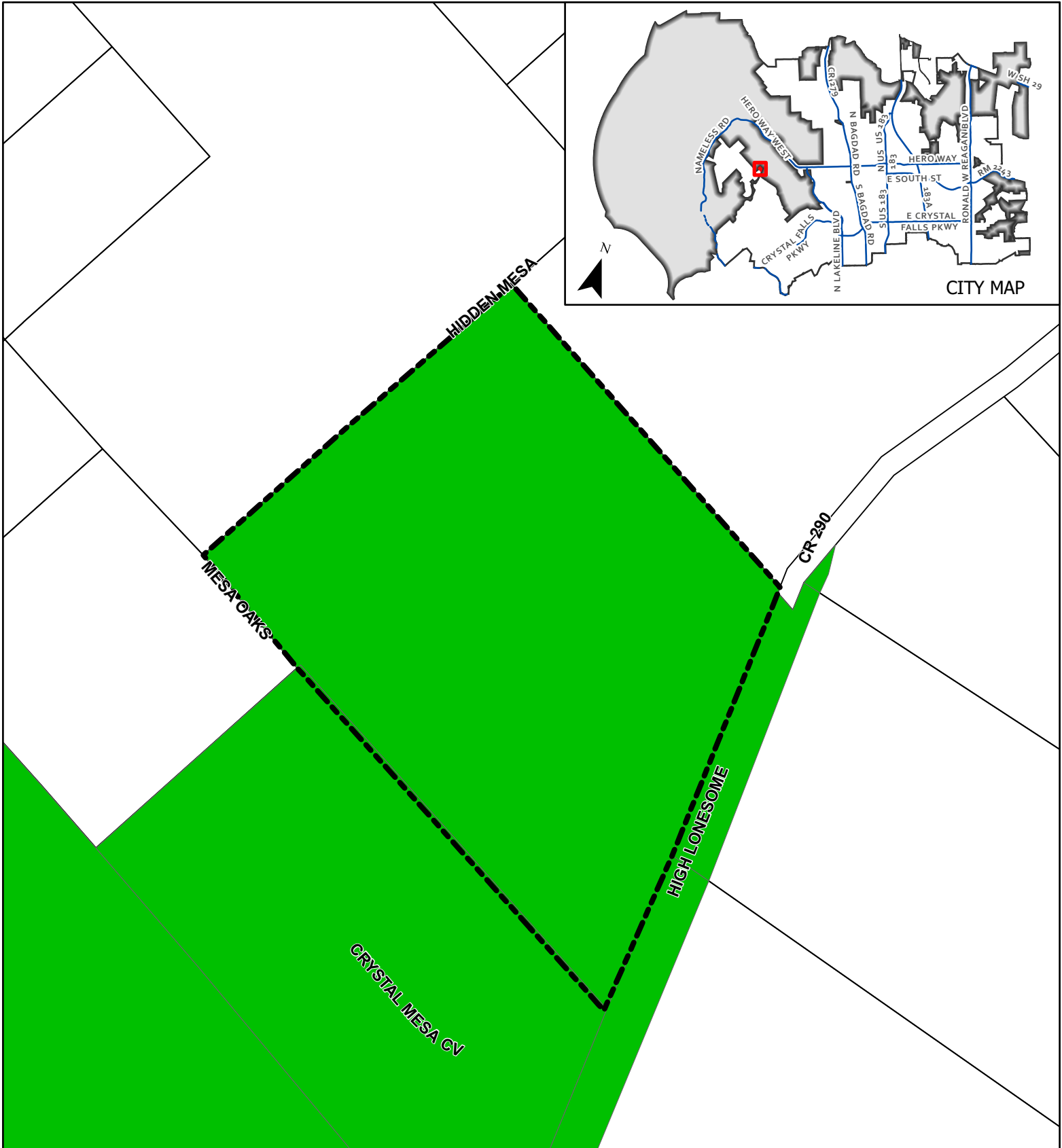


PROJECT:

CRYSTAL MESA 2 CONCEPT PLAN AND PARKS PLAN



Cunningham | Allen, Inc.
Engineers • Surveyors • Planners
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284
TBPLS FIRM NO. 10000900



CASE: 22-CP-002

ATTACHMENT #2

CRYSTAL MESA 2

Site Location

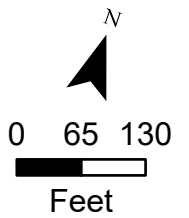


Subject Area



SFR - Single-Family Rural

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.





EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 114.68 acres $\pm$ in size; more particularly described as Devine Lake Ph. 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

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

BACKGROUND:

During construction of Devine Lake Ph. 3, Leander ISD contacted the developer and city with concerns about the future drainage improvements needed to accommodate a new school site taking access off San Gabriel Pkwy. The current design would not support the needed drainage improvements for future development and would need to be removed and later reconstructed. The applicant is requesting a variance to the Subdivision Ordinance regarding the requirement that existing streets are extended to the boundary of the property.

Removal of this requirement would create a situation where the City would be responsible for design and construction of the remaining extension of San Gabriel Pkwy, rather than that burden fall on the adjacent property owners.

Below, please find the applicable ordinance requirements.

SUBDIVISION ORDINANCE, Article III, Section 42 (b) (2) (iii)

(iii) Streets and trails shall be extended to the boundary lines of the tract as necessary for eventual extension to the adjacent tract(s) to ensure that block lengths do not, in general, exceed the limits defined by this ordinance and to provide access to adjacent property. Residential subdivisions adjacent to and within Activity Centers, Community Centers, and the Employment Mixed Use area, as those areas are identified in the Comprehensive Plan, shall provide a street connection, pedestrian connection, and bicycle connection to adjacent properties within each subdivision. Those residential subdivisions within Neighborhood Centers identified in the Comprehensive Plan shall provide either a pedestrian connection or bicycle path.

SUBDIVISION ORDINANCE, Article III, Section 42 (b) (2) (vi)

(vi) Street and trail right-of-way shall be dedicated with the Plat, and the street and trail shall be constructed with the subdivision improvements for the Plat, for the full length and/or width of the lots in the subdivision adjacent to such street and trail, unless otherwise approved by the City Engineer.

APPLICANT/AGENT:

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

ORDER OF EVENTS:

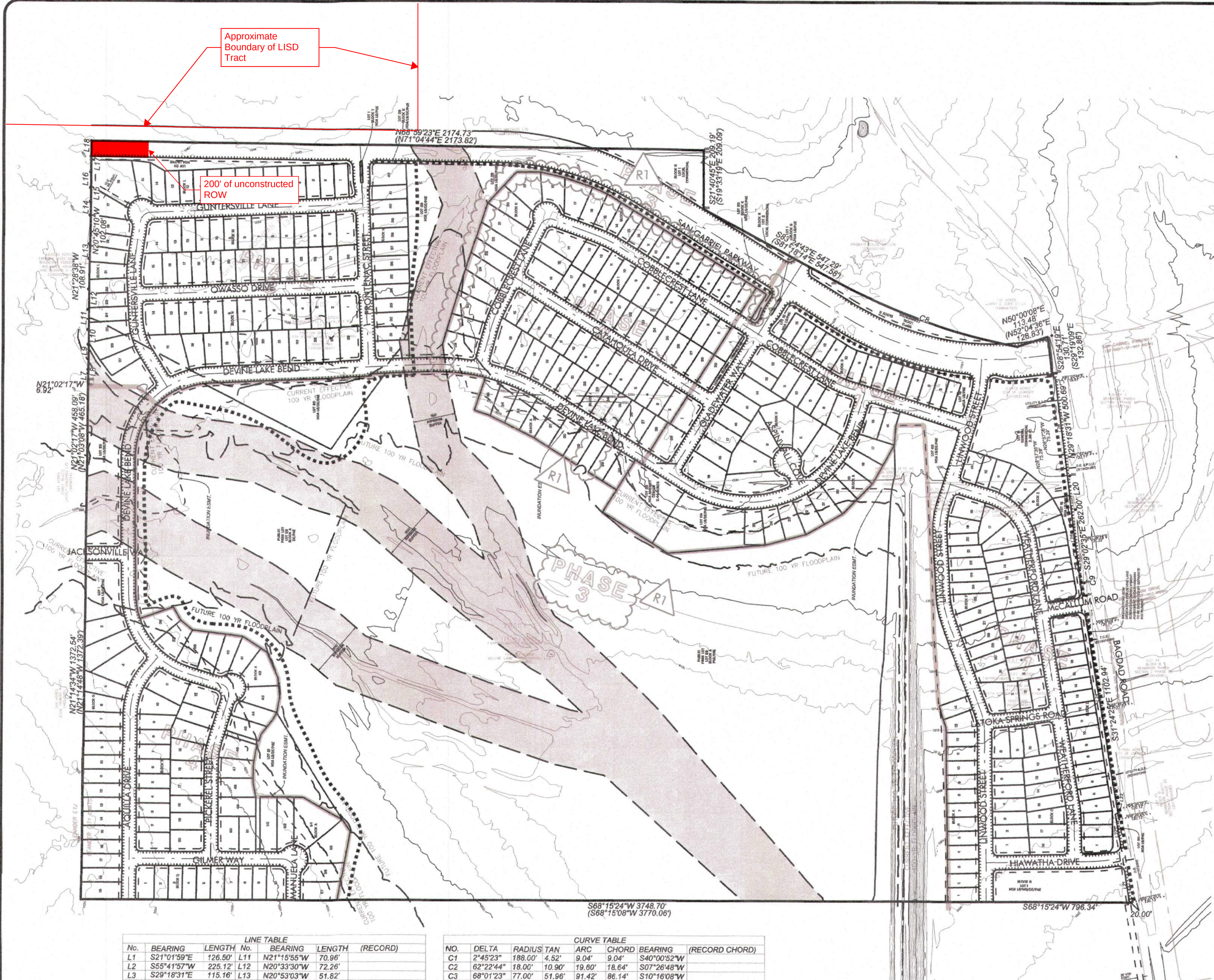
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

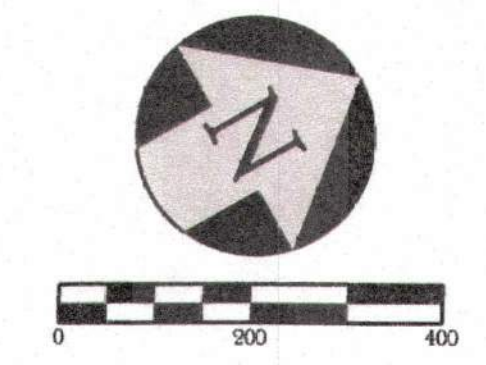
Michael Chenausky AICP, Planner

Attachments

1. Variance Exhibit
2. Location Exhibit
3. Letter of Intent



- LEGEND :
- HIKE & BIKE TRAIL
 - SIDEWALK
 - OS = OPEN SPACE
 - DE = DRAINAGE EASEMENT
 - PAE = PUBLIC ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WQ = WATER QUALITY EASEMENT
 - LS = LANDSCAPE EASEMENT



STREET NAME	R.O.W. WIDTH (F)	STREET LENGTH (F)	SIDEWALK WIDTH	STREET CLASS.
BAGDAD ROAD	VARIES	N/A	10'	ARTERIAL
SAN GABRIEL PARKWAY	110	3589	10'	ARTERIAL
DEVINE LAKE BEND	50	4135	4'	LOCAL
COBBLECREST LANE	50	2280	4'	LOCAL
LINWOOD STREET	50	1968	4'	LOCAL
WEATHERFORD LANE	50	1518	4'	LOCAL
GUNTERSVILLE LANE	50	1433	4'	LOCAL
AQUILLA DRIVE	50	888	4'	LOCAL
CATAHOULA DRIVE	50	841	4'	LOCAL
OWASSO DRIVE	50	820	4'	LOCAL
GLADEWATER WAY	50	802	4'	LOCAL
FRONTENAC STREET	50	788	4'	LOCAL
PICKEREL STREET	50	617	4'	LOCAL
GILMER WAY	50	585	4'	LOCAL
HIAWATHA DRIVE	50	511	4'	LOCAL
LATOKA SPRINGS ROAD	50	266	4'	LOCAL
MCCALLUM DRIVE	50	168	4'	LOCAL
JACKSONVILLE WAY	50	154	4'	LOCAL
MANUELA LANE	50	145	4'	LOCAL
ASPINWALL COVE	50	109	4'	LOCAL

- NOTES:
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
 - CONTOUR DATA: CAPCOG AERIAL TOPOGRAPHY - 2008
 - ALL CURB RADII AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED.
 - THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER CONTRIBUTING ZONE ACCORDING TO THE TCEQ QUAD MAPS. THIS PROJECT WILL REQUIRE APPROVAL OF A CONTRIBUTING ZONE PLAN BY THE TCEQ PRIOR TO CONSTRUCTION.
 - THE FOLLOWING LOTS SHALL NOT BE USED FOR RESIDENTIAL USE:
LOT 26, LOT 58-62, BLOCK A; LOT 1, BLOCK B; LOT 20, BLOCK D; LOT 14 & 15, BLOCK E;
LOT 16, BLOCK G; LOT 30, BLOCK I; LOT 29, BLOCK K; LOT 28 & 29, BLOCK L; LOT 1, BLOCK O; LOT 1-3, BLOCK R;
LOT 1, BLOCK S; LOT 1, BLOCK T
 - 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.
 - 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 # 48491C0435E FOR WILLIAMSON CO., EFFECTIVE 9/26/2008.
 - BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE AS MODIFIED BY THE DEVINE LAKE PUD, ORDINANCE NO. 19-001-00.
 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF DEVINE LAKE BEND, COBBLECREST LANE, LINWOOD STREET, WEATHERFORD LANE, GUNTERSVILLE LANE, AQUILLA DRIVE, CATAHOULA DRIVE, OWASSO DRIVE, FRONTENAC STREET, PICKEREL STREET, GILMER WAY, HIAWATHA DRIVE, LATOKA ROAD, MCCALLUM DRIVE, JACKSONVILLE WAY, MANUELA LANE, ASPINWALL COVE AND THE SUBDIVISION SIDE OF SAN GABRIEL 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.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
 - THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
LOT 26, LOT 59-62, BLOCK A; LOT 1, BLOCK B; LOT 20, BLOCK D; LOT 15, BLOCK E;
LOT 16, BLOCK G; LOT 30, BLOCK I; LOT 29, BLOCK K; LOT 28 & 29, BLOCK L; LOT 1, BLOCK O; LOT 1, BLOCK S; LOT 1, BLOCK T
 - THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____
 - THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
 - THE CITY ACCEPTS AND MAINTAINS DRAINAGE IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT). THE HOA WILL MAINTAIN ALL WQ PONDS.
 - IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL OR COLLECTOR STREET, THE FOLLOWING IS PROVIDED:
A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE: (THE FOLLOWING NOTE IS INCLUDED ON THE PLAT AND IS APPLICABLE TO ONLY THE 10 FEET ADJACENT TO THE R.O.W.)
FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK B; LOT 16, BLOCK G; LOT 26 BLOCK I; LOT 29, BLOCK K; LOT 30, BLOCK I; LOT 20, BLOCK D; LOT 15, BLOCK E, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
 - AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER RESIDENTIAL UNIT. PAYMENT RATE SHALL BE PER THE DEVINE LAKE DEVELOPMENT AGREEMENT, NO. 15-DA-006.
 - REQUIRED SAN GABRIEL PARKWAY & BAGDAD ROAD R.O.W. DEDICATIONS SHALL BE BY SEPARATE INSTRUMENT CONCURRENTLY WITH ADJACENT FINAL PLAT(S).
 - THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SURROUNDING DEVINE LAKE (LOTS 15-57, BLOCK A) SHALL BE 1028 MSL.
 - DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE DEVINE LAKE PUD ORDINANCE 19-001-00.

LINE TABLE					RECORD	
No.	BEARING	LENGTH	No.	BEARING	LENGTH	(RECORD)
L1	S21°01'59"E	126.50'	L11	N21°15'55"W	70.96'	
L2	S58°41'57"W	225.12'	L12	N20°33'30"W	72.26'	
L3	S28°18'31"E	115.16'	L13	N20°53'03"W	51.82'	
L4	S31°47'11"E	35.32'	L14	N20°25'12"W	48.41'	
L5	S55°41'57"W	213.55'	L15	N21°08'02"W	48.92'	
L6	N20°48'33"W	70.43'	L16	N20°48'52"W	55.84'	
L7	N23°20'13"W	26.71'	L17	N20°33'04"W	55.88'	
L8	N22°52'36"W	13.98'	L18	N20°07'44"W	54.97'	
L9	N22°17'39"W	88.86'	L19	N61°18'20"E	15.99'	(N61°04'49"E 15.94')
L10	N22°26'48"W	52.03'	L20	S31°47'06"E	85.90'	(S31°47'11"E 85.99')
			L21	N31°24'23"W	318.30'	
			L22	S31°24'23"E	107.86'	
			L23	N58°35'37"E	10.00'	
			L24	N31°24'24"W	790.38'	
			L25	N28°55'06"W	346.92'	
			L26	N28°54'32"W	227.65'	

CURVE TABLE								RECORD CHORD	
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING			
C1	2°45'23"	188.00'	4.52'	9.04'	9.04'	S40°00'52"W			
C2	62°22'44"	18.00'	10.90'	19.60'	18.64'	S07°26'48"W			
C3	68°01'23"	77.00'	51.96'	91.42'	86.14'	S10°16'08"W			
C4	68°10'03"	305.00'	206.37'	362.87'	341.85'	S89°41'53"W			
C5	68°04'33"	155.00'	104.70'	184.16'	173.52'	S89°44'17"W			
C6	68°04'45"	305.00'	206.03'	362.40'	341.46'	S89°44'21"W			
C7	16°29'48"	155.00'	22.47'	44.63'	44.47'	N64°27'59"W			
C8	17°40'01"	2185.00'	339.56'	673.74'	671.07'	N87°45'52"E			
C9	2°29'14"	1055.14'	22.91'	45.80'	45.80'	S30°09'48"E			(N89°52'02"E 870.72')

- SURVEY NOTES:
- THIS TRACT IS SUBJECT TO FLOOD CONTROL EASEMENTS GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT 1; RECORDED IN VOL. 431, PAGE 9; VOL. 431, PAGE 13; VOL. 431, PAGE 15 OF DEED RECORDS WILLIAMSON COUNTY, TX. (NOT PLOTTABLE)
 - THIS TRACT IS SUBJECT TO AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOC. #2011083636 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX (NOT PLOTTABLE)

LAND USE SUMMARY	
DEVINE LAKE PRELIMINARY PLAT	
TOTAL ACREAGE	202.26 ACRES
RESIDENTIAL LOTS	398 UNITS
DENSITY	1.97 UNITS PER ACRE
NUMBER OF BLOCKS	19 BLOCKS
OTHER LOTS	
HOA AMENITY CENTER	1 LOT (4.27 ACRES)
GENERAL COMMAND FOUR (4) SHRUBS	1 LOT (2.36 ACRES)
LOCAL COMMERCIAL	3 LOT (1.56 ACRES)
HOA LS/WQ/DE/PAE	1 LOT (1.30 ACRES)
HOA LS/DE/PAE	7 LOT (19.91 ACRES)
PUBLIC PARK/PAE	1 LOT (82.40 ACRES)
HOA LS/PUE	2 LOT (0.02 ACRES)
HOA LS/PAE	4 LOT (1.94 ACRES)

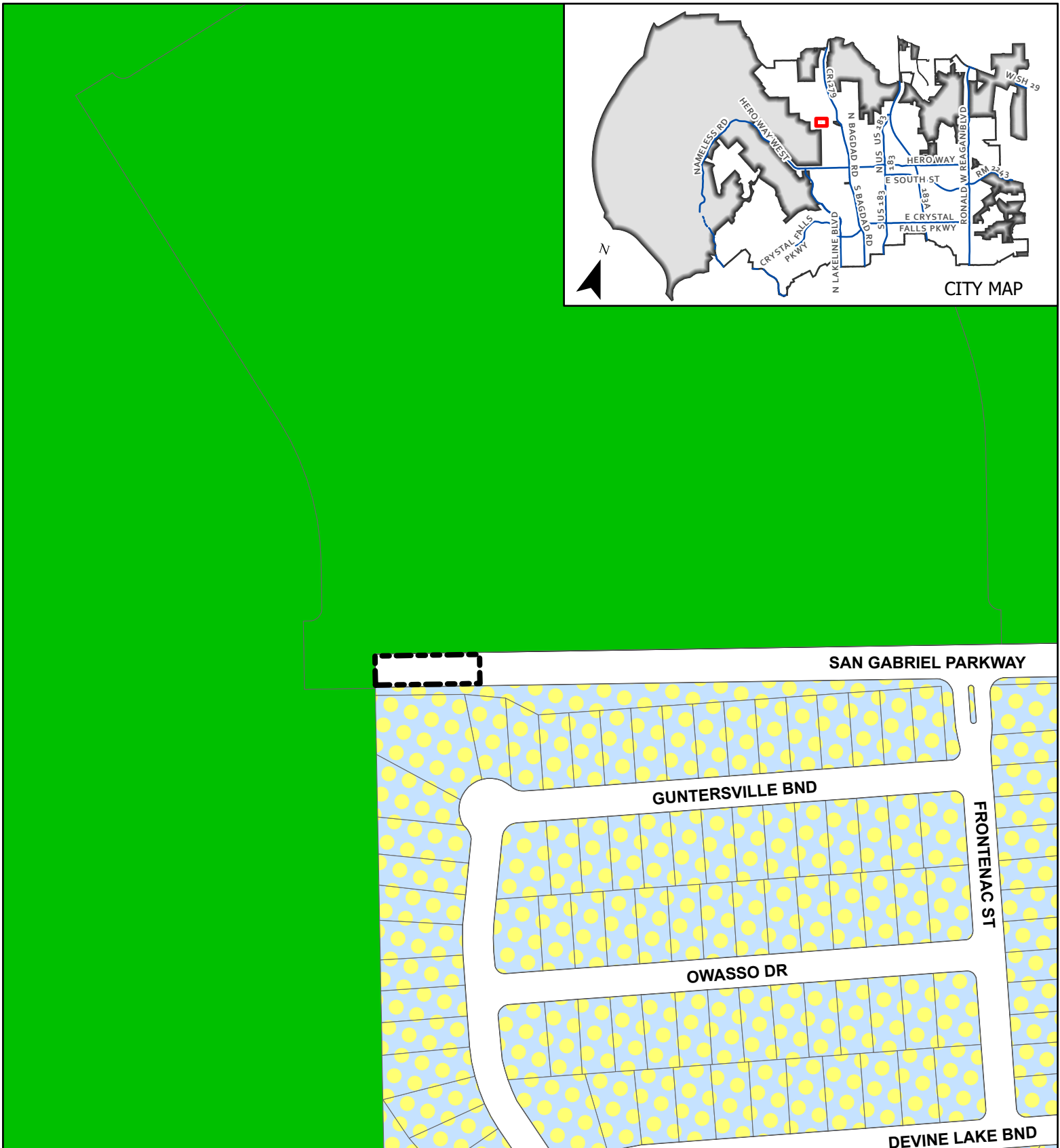
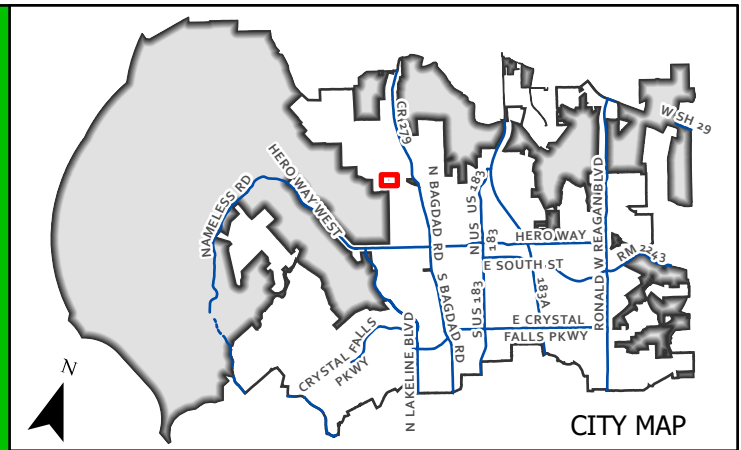
DEVINE LAKE
PRELIMINARY PLAT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Revised Phase line to shift San Gabriel Parkway extension & Parkland dedication to Phase 3		
DESIGNED BY: _____			
DRAWN BY: _____			
CHECKED BY: _____			
DATE: _____			



LJA Engineering, Inc.
3839 Bee Cave Road
Suite 150
Austin, Texas 78748
Phone 512.306.0228
Fax 512.306.0338
FRN-F-1386

JOB NUMBER:	A245-1001
PL	0
SHEET NO.	2
OF	20
SHEETS	



CASE: 22-VA-002

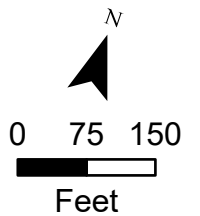
ATTACHMENT #2

DEVINE LAKE PH 3

Location Map

-  Subject Area
-  SFR - Single-Family Rural
-  PUD - Single-Family

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.





2700 La Frontera, Suite 150, Round Rock, Texas 78681
t 512.767.7300 LJA.com TBPE F-1386

April 8, 2022

Robin Griffin
Executive Director of Development Services
City of Leander
Development Services Department
P.O. Bos 319
Leander, Texas 78646

RE: Devine Lake (20-PICP-035)
Devine Lake Phase 3 - Variance Request Letter of Intent
LJA Project #A245-1001C

Dear Robin,

The purpose of this appeal is to defer the construction of San Gabriel Parkway until the property to the West requires access from the roadway. Per Subdivision Ordinance Article III, Section 42 (b) (2) (i) & Section 42 (b) (2) (vi) roadways are required to be built to the platted limits.

Construction for Devine Lake Phase 3 began on July 26th, 2021, and construction of the San Gabriel Parkway right-of-way was expected to be fully completed by December 2021. The Devine Lake Phase 3 plans originally contemplated building San Gabriel Parkway to the platted limits of the right-of-way. Construction was already well underway when the engineering team for Leander ISD reached out in November 2021 to request the applicant to redesign the final 200 feet of the San Gabriel Parkway to account for a drainage culvert on the Lacky Holding, Inc property to the west of the applicant's property. Leander ISD's consultants examined the next westward extension of San Gabriel Parkway and based on their calculations it appeared that the roadway surface would need to be raised in the future to accommodate future drainage issues. This request, however, came as the applicant was already making final efforts to place curb and pave San Gabriel Parkway.

After further correspondence Lennar made it clear that the roadway would be built as designed and permitted unless we received further direction from the City. The City Engineer, Ross Blacketter, PE, reached out on 12/15/2021 with the following email:

"Walter,

As you know, the City has had multiple discussions with the school district regarding their pending purchase of the site on the Lackey Tract. We have concerns regarding the current proposed profile of the west end of San Gabriel Parkway. The current design does not appear to account for needed improvements (ie: culverts) when the roadway is extended to the west. The school district has a proposed profile for the last 200 feet of roadway that provides for a vertical curve that will allow for the future extension.

At this time, we request that you consider revising your design to include the vertical curve as proposed by the school district engineer, or, at a minimum, stop the construction of the roadway prior to reaching that point. Continuing to build a roadway that is going to be torn out in the next few years is wasteful of your client's funds as well as the taxpayer dollars when the school district moves ahead with construction."

Based on the above request from the City, Lennar proceeded to halt construction immediately as per the email and a correction was submitted to the city. An already constructed curb inlet on the roadway was replaced with a grate inlet to properly capture runoff from the unconstructed portion of the roadway. The area was appropriately filled, compacted with topsoil, and revegetated per typical Leander standards.

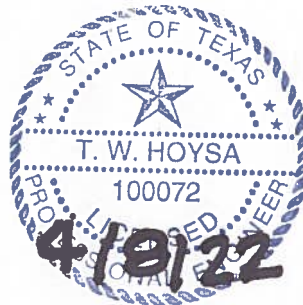
Lennar Homes has acted in good faith, per clear direction from the City, and hereby requests a formal waiver from the requirement to construct the final 200 feet of roadway within the San Gabriel Parkway right-of-way. This portion of the roadway does not impact safe access to the Lennar Development and is not needed until further development occurs to the west.

If you have any questions, please feel free to reach out at any time.

Sincerely,



T. Walter Hoysa, PE
Senior Project Manager



Cc: Steve Bertke – Lennar Homes



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-036 to amend the current Knight PUD (Planned Unit Development) with the base zoning districts GC-3-A (General Commercial) and MF-2-A (Multi-Family) on one parcel of land approximately 9.938 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R583665; and generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-036 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

02/01/2018 Original Knight Commercial PUD Zoning (GC-3-A) Approved

APPLICANT/AGENT:

Eli Engineering, PLLC (Gary Eli Jones) on behalf of 2403 N Hwy 183, LLC (Sriramam Anusuri).

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE 21-Z-036 KNIGHT COMMERCIAL PUD AMENDMENT #1

GENERAL INFORMATION

Owner/Agent: Eli Engineering, PLLC (Gary Eli Jones) on behalf of 2403 N Hwy 183, LLC (Sriramam Anusuri).

Current Zoning: PUD (Planned Unit Development) with below base zoning:
GC-3-A (General Commercial)

Proposed Zoning: PUD (Planned Unit Development) amendment to the below base zonings:
GC-3-A (General Commercial)
MF-2-A (Multi-Family)

Size and Location: The property is located at 2403 Hwy 183, including approximately 9.94 acres.

Staff Contact: Cory Dale
Planner

APPLICANT REQUEST

The applicant has submitted a request to amend the existing PUD zoning district of their property in order to develop the property for commercial, indoor/outdoor tennis facility and mixed-use residential uses.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

The original Knight PUD was adopted in 2018. This PUD allows for a mixture of commercial uses. This amendment to the PUD includes the addition of vertical mixed use that will allow for 20 residential uses as well as a tennis facility that is covered with a membrane fabric roof that does not meet the City's typical building standards.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFU-2-B	Undeveloped
EAST	SFC-2-B	Residential (Horizon Park Section 4)
SOUTH	PUD	Commercial (Rush Automotive)
WEST	GC-3-C	Commercial

SURROUNDING AREA:

This property is located at 2403 Highway 183 and includes the undeveloped remnant of the Knight Commercial PUD just to the north of Rush Automotive. To the east is railroad tracks followed by the Horizon Park Section 4 subdivision. To the west across US 183 is several commercial businesses such as Papa Johns, H&R Body Shop and Sticker Shop Auto.

PHYSICAL AND NATURAL FEATURES:

This property shows significant tree cover to the north end of the tract, which will need to comply with the City's tree preservation requirements.

PREVIOUS ZONING CASES:

The following zone case was previously submitted for this property:

- 17-Z-014 Knight Commercial PUD.

MAJOR CORRIDORS:

This property has access onto US 183.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes potential ROW dedication along US 183 along with a ten (10') foot north-south sidewalk. At the time of site development plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer.

SUBDIVISIONS:

This property is currently platted as the Knight Commercial Subdivision (Block A, Lot 1).

EXISTING UTILITIES:

This property has access to both water and sewer within the US 183 ROW.

CURRENT LAND USES:

This property is currently undeveloped.

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

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

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

MF – MULTI-FAMILY:

Features: Apartments

Intent: Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 2:**

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

Intent:

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

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

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

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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy;
- Provide new Commercial development opportunity;
- Maintain and/or improve diversity in the housing market;

Applicable Future Land Use categories**MULTI-USE CORRIDOR – PRIORITY CORRIDOR**

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

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential
SFT, TF, CH LO, LC, GC (Priority Corridors*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 08/09/2021. The following changes were made to the project since the development meeting was held:

- Slight layout modification but no significant changes made to spirit and intent of what was presented to staff.

NOTIFICATION

04/21/2022 - Public Notice on Hill Country News
 04/27/2022 - Mail Notification to Property Owners within 200'
 04/27/2022 - Public Hearing Signage Posted on Property
 05/12/2022 - Planning and Zoning Commission Public Hearing
 06/02/2022 - City Council Public Hearing & First Reading of the Ordinance
 06/16/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Per the applicant, all owners have been notified via mail and no concerns have been raised.

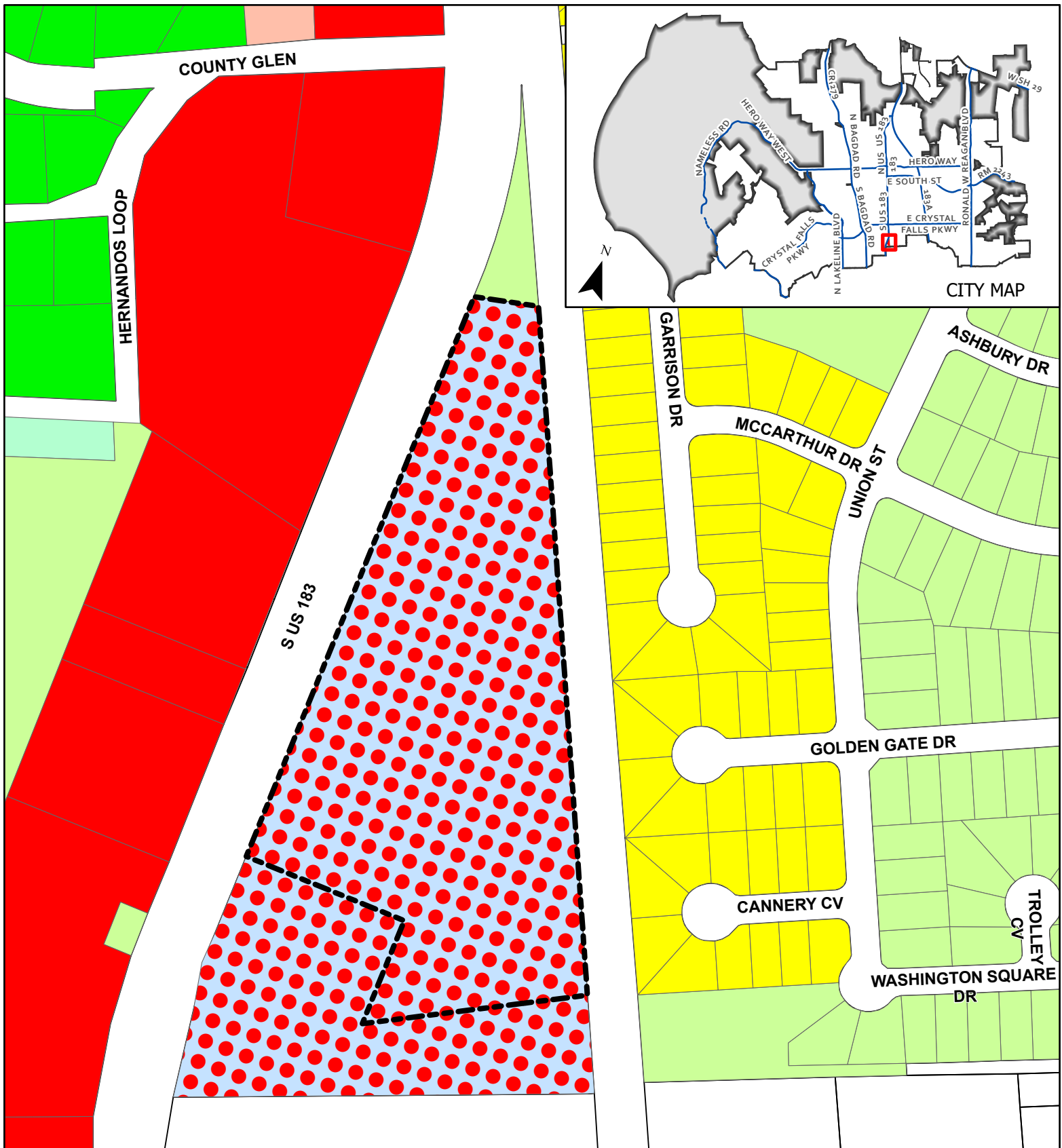
Please see the full report from the applicant included in the packet as attachment 9.

APPROVAL CRITERIA:

This zoning request is consistent with the future land use map designation of Multi-Use Corridor – Priority Corridor and the proposed development would be compatible and harmonious with the surrounding land uses along US 183.

The proposed amendment to the Knights PUD includes the following items:

1. Add the Dome Fabric Material to be utilized for the covered tennis facility;
2. Clarify the residential units allowed for the development as part of mixed-use retail vertical;
3. Updated the materials pallet to include the Dome material;
4. Add outdoor lighting for tennis and pickleball outdoor courts;
5. Update the conceptual site layout plan for the current proposed development;



Current Zoning 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



SFE - Single-Family Estate



SFS - Single-Family Suburban



SFU - Single-Family Urban



SFC - Single-Family Compact



LO - Local Office



GC - General Commercial



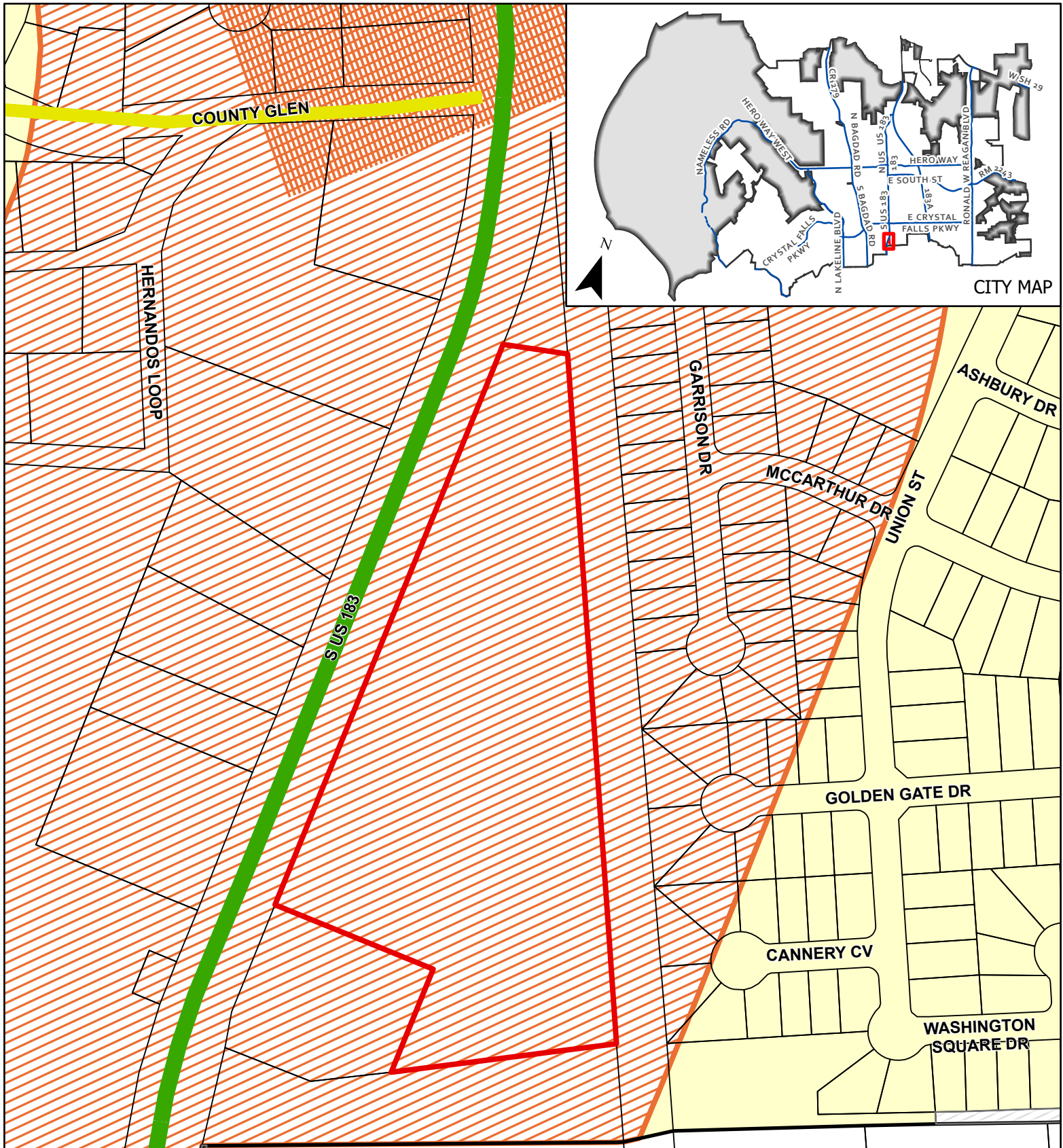
PUD - General Commercial



0 80 160

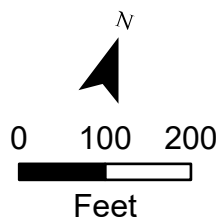


Feet



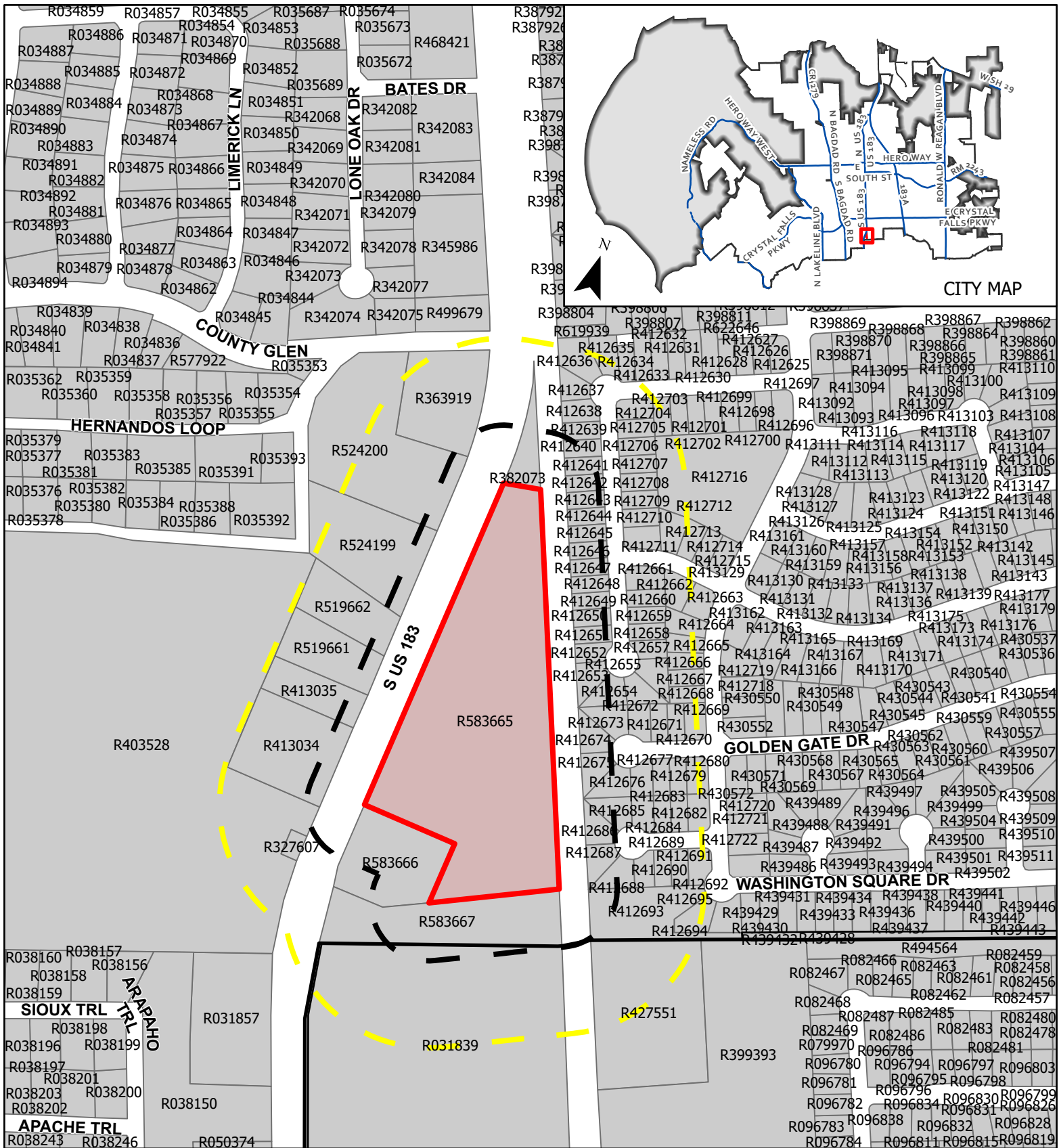
Future Land Use Map

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



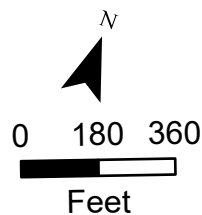
- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing

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

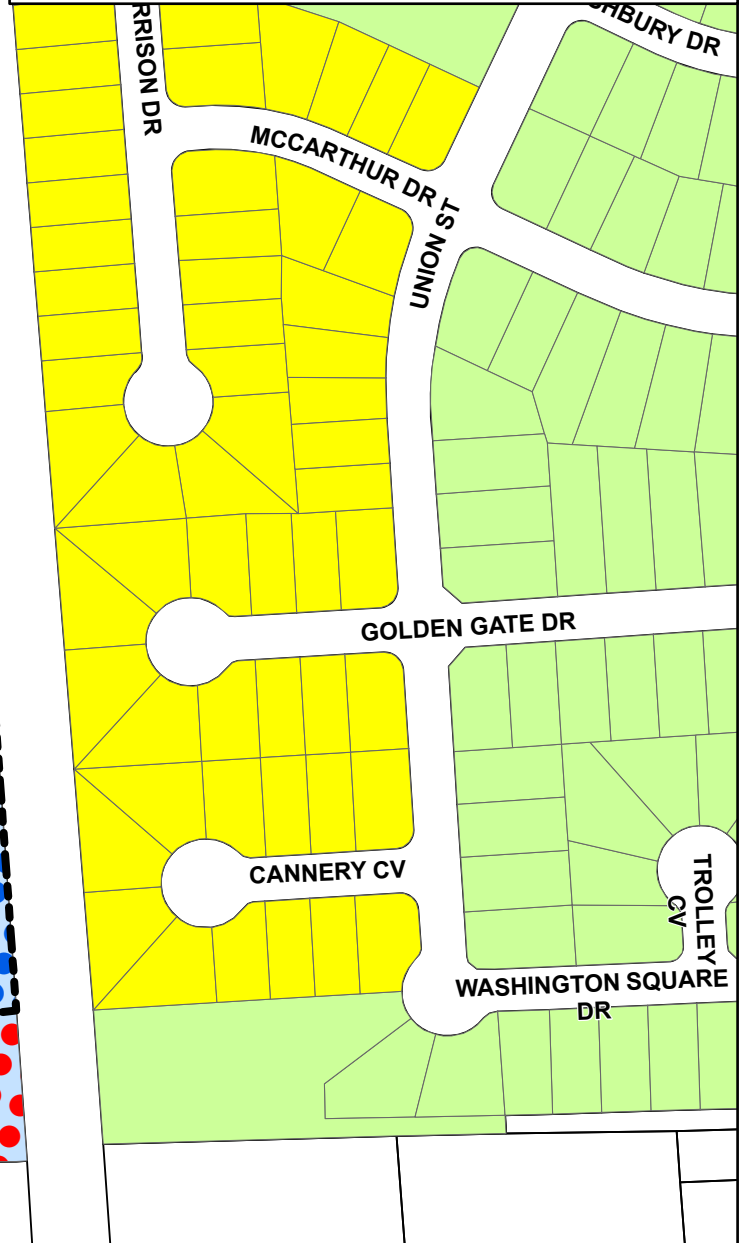
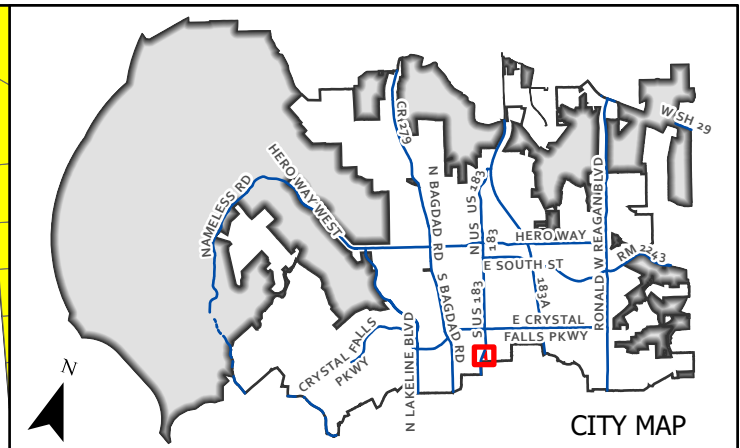
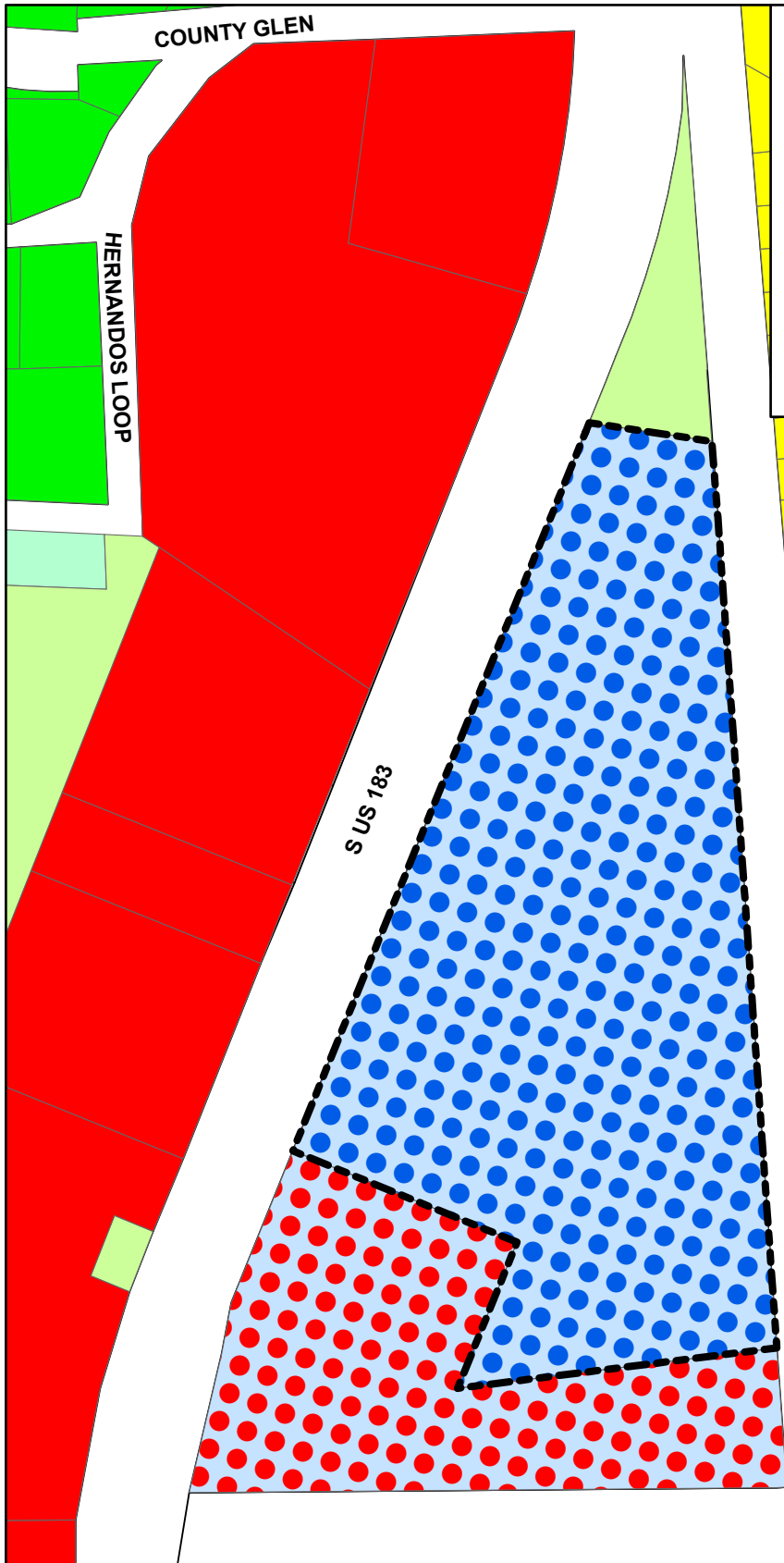


Public Notification

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



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



CASE: 21-Z-036

ATTACHMENT #5

KNIGHT COMMERCIAL

Proposed Zoning Map



Subject Area



SFE - Single-Family Estate



SFS - Single-Family Suburban



SFU - Single-Family Urban



SFC - Single-Family Compact



GC - General Commercial

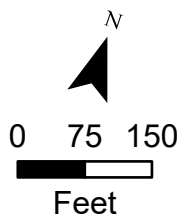


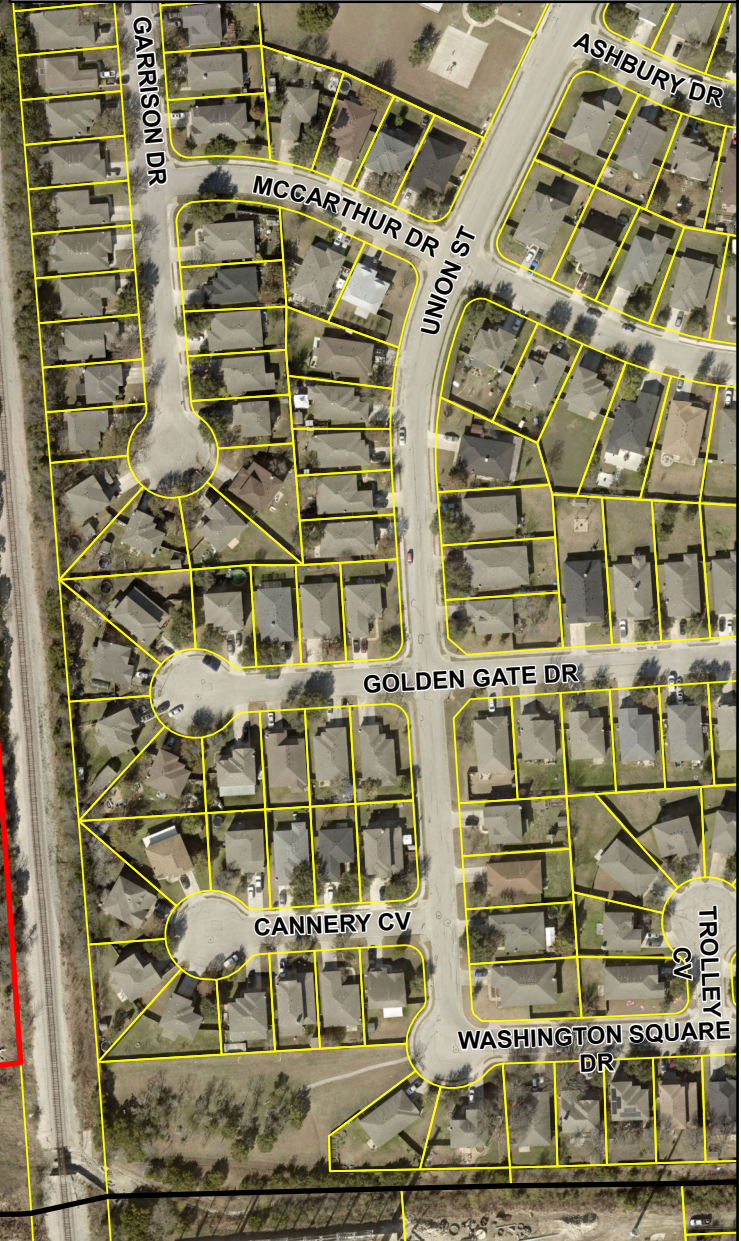
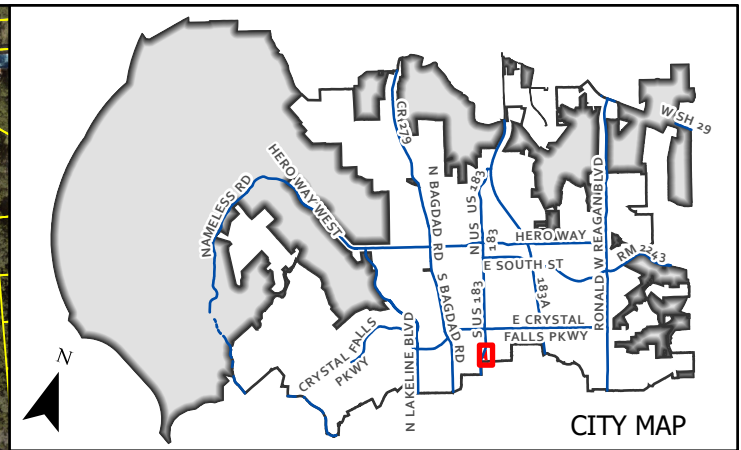
PUD - Mixed Use



PUD - General Commercial

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





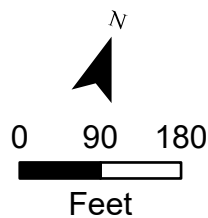
CASE: 21-Z-036

ATTACHMENT #6

KNIGHT COMMERCIAL

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Knight Commercial Planned Unit Development Amendment #1

A. Purpose and Intent

1. The Knight Commercial PUD Amendment #1 is comprised of approximately 9.938 acres, as shown in **Exhibit B**. The overall development of this property includes Auto Repair, Climate Controlled Storage Facility, and other uses consistent with General Commercial use component for the remainder of the property. This amendment includes the addition of a tennis venue and vertical mixed use residential units

B. Applicability and Base Zoning

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

GC-3-A General Commercial
MF-2-A Multi-Family

C. Conceptual Site Layout & Land Use Plan

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

D. Allowable / Prohibited Uses

1. The allowable uses shall include:
 - A. All uses allowed in the GC use component with the addition of a Tennis venue development utilizing Air Supported Structure in accordance with Chapter 6 of ASTM-55-16 Tensile Membrane Structures as well as ASTM-17-96 Air Supported Structures for the indoor tennis facility with membrane roof to comply with flame propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701.
 - B. Vertical mixed use including up to 20 residential units are allowed.
 - C. Outdoor lighting for tennis courts and pickleball courts shall be allowed in accordance with Chapter 14, Article VI, Section 12.
2. The prohibited uses shall include:
 - A. Convenience stores and gas stations
 - B. Crematory

- C. Assisted Living or Nursing Home
- D. Equipment and furniture or other similar goods sales, repair and service
- E. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.
- F. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
- G. Manufactured housing sales and accessory building sales
- H. Office / warehouse including painting, plumbing or other similar commercial services; High Tech uses allowed; no roll-up doors.
- I. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
- J. Vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
- K. Wholesale activities with less than 3,500 square feet of gross area of the business.

E. Development Standards

- 1. Setback requirements shall be in accordance with GC-3-A requirements.
- 2. Multi-Family Units are permitted as upper-floor dwellings in a vertically mixed-use building and shall include the following:
 - A. Building Types: Vertical mixed-use buildings shall include ground floor devoted to retail, service, office, or institutional uses. Residential uses are only permitted on the upper floors. Multi-family amenities such as leasing offices, laundry facilities, and gyms shall not count towards the retail, service, office, or institutional requirements.
 - B. Parking: All parking shall be provided in accordance with Article VI, Section 3. Detached garages for a minimum of fifty percent (50%) of the residential units shall be provided.
 - C. Public Space: Public spaces such as parks and plazas shall be integrated into the project.
- 3. The air-supported membrane structure is only allowed to be used as an Group A-4 occupancy type as defined in the 2015 International Building Code. This specific use is exempt from the fire suppression requirement, provided the conditions regarding exiting and the required fire alarm systems are in compliance with currently adopted laws, codes, and ordinances. This exception only applies to the Group A-4 are contained within an A-4 area of the building. Omission of sprinkler coverage is permitted for the participant sport area only, or the Group A-4 area. All other areas are required to be equipped with an automatic sprinkler system. This includes all other rooms and spaces in the building, such as the spectator seating areas, locker rooms, restaurants, lounges, shops, arcades, skyboxes and storage areas. The use of the A-4 sports area for other uses, such as a weddings, weekend crafts fair, or other activity not specifically listed, would be in violation of the exception and should not be permitted by right.

F. Architectural Standards

- 1. All product shall be designed with the Type A Architectural Component, and shall substantially conform to the architectural style shown in **Exhibit D**.

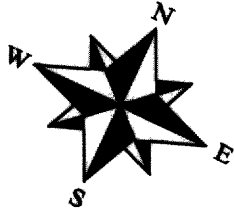
2. Burnished CMU is permitted as an accent material.

G. Site Standards

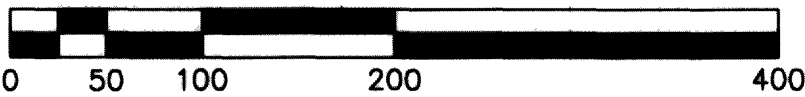
1. All site standards shall be designed in accordance with Type 3 Site Component, with the following conditions:
 - A. Outdoor commercial fueling and/or washing of vehicles shall be prohibited.
 - B. A single building may not exceed 120,000 square feet of floor area.
 - C. Three (3) points of access shall be allowed for the property in accordance with the TxDOT Access Management Manual guidelines. The driveways will be designed by a Professional Engineer and be subject to approval by City of Leander and TxDOT. The driveway to the north of the property that provides access to the “Welcome to Leander” sign will be improved to a joint access driveway that lines up with the existing driveway across Highway 183. The cost of the driveway improvement shall be the responsibility of the developer of the Knight PUD property.
2. The landscape plan shall comply with the Landscape Materials Palette attached as **Exhibit E.**
3. Masonry walls per Article VI, Section 14(d) are not required for the eastern property line adjacent to the railroad ROW.

KNIGHT COMMERCIAL
FINAL PLAT

EXHIBIT "B"
9.938 AC LOT 1, BLK "A"



1"=100'

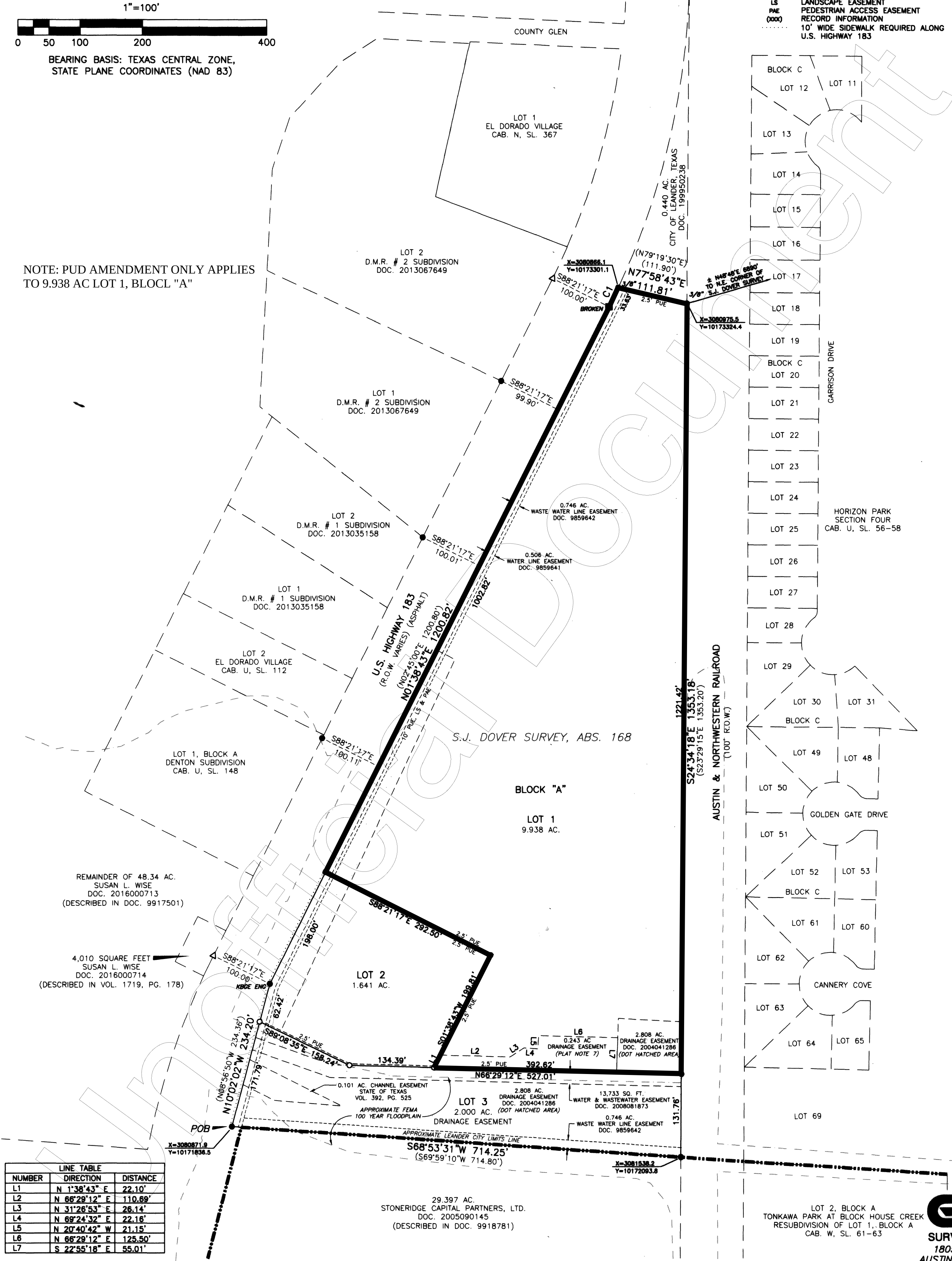


BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

NOTE: PUD AMENDMENT ONLY APPLIES
TO 9.938 AC LOT 1, BLOCK "A"

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- TXDOT TYPE I MONUMENT FOUND
- IRON ROD WITH G&R CAP SET
- CALCULATED POINT
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- RECORD INFORMATION
- 10' WIDE SIDEWALK REQUIRED ALONG
U.S. HIGHWAY 183



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 1°38'43" E	22.10'
L2	N 66°29'12" E	110.89'
L3	N 31°26'53" E	26.14'
L4	N 69°24'32" E	22.16'
L5	N 20°40'42" W	21.15'
L6	N 66°29'12" E	125.50'
L7	S 22°55'18" E	55.01'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	RECORD CHORD
C1	1°36'39"	1196.28'	33.63'	N01°01'20"E	33.63'	N01°59'20"E 34.10'

TONKAWA PARK AT BLOCK HOUSE CREEK
RESUBDIVISION OF LOT 1, BLOCK A
CAB. W, SL. 61-63

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 2 OF 3

Doc # 2019021315



BRICK



ACME BRICK - RAVEN CREEK



ACME BRICK - SAGEBRUSH



ACME BRICK - PRAIRIE LAND



THIN BRICK



STONE

STOREFRONT FRAMES

FRAMES TO BE:

CLEAR ANODIZED SILVER
DARK BRONZE

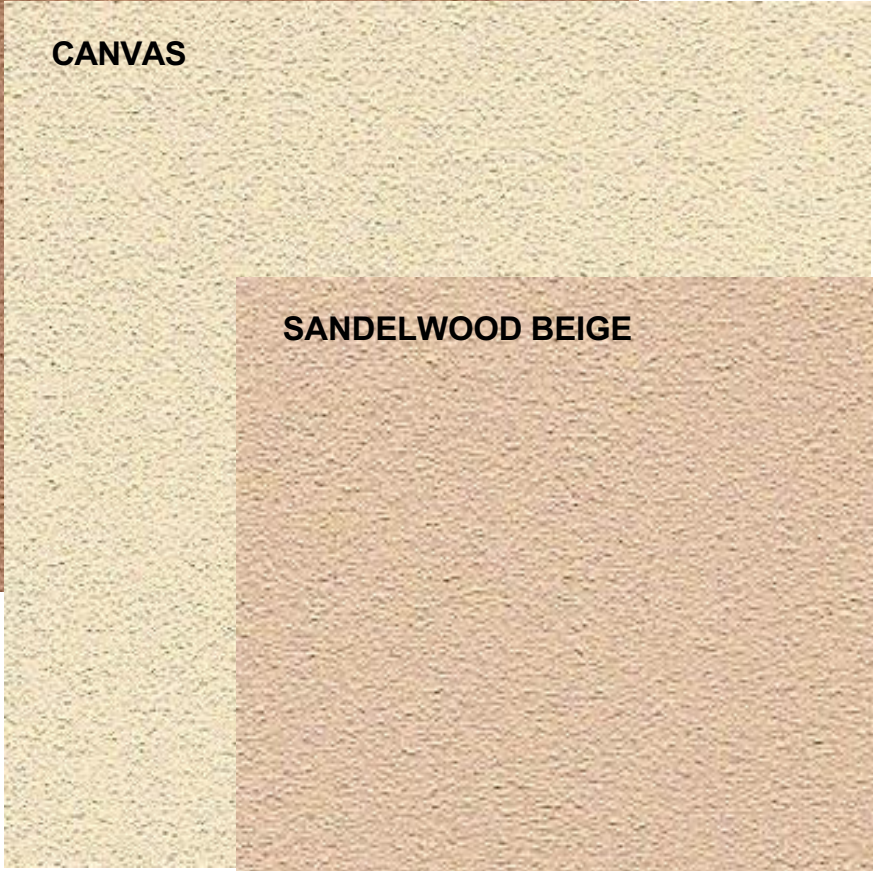


GLAZING TO BE:

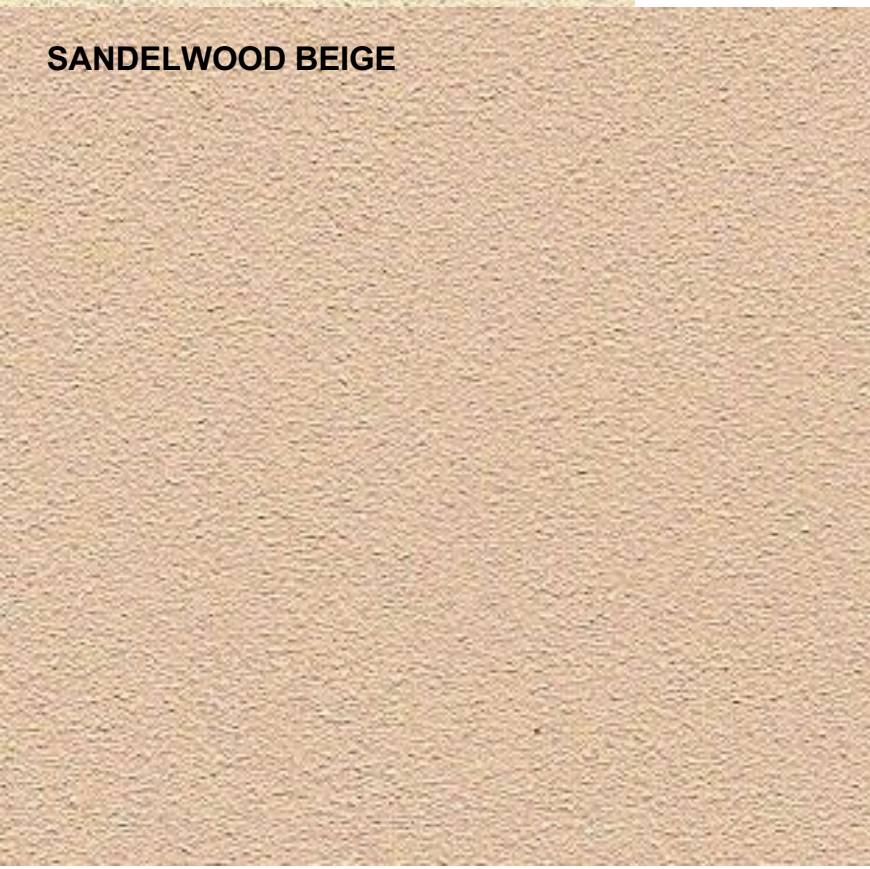
CLEAR
GREY TINT
PPG SOLARBAN R100
PPG SOLARBAN 60
PPG SOLARBAN Z75



SPICE TAN

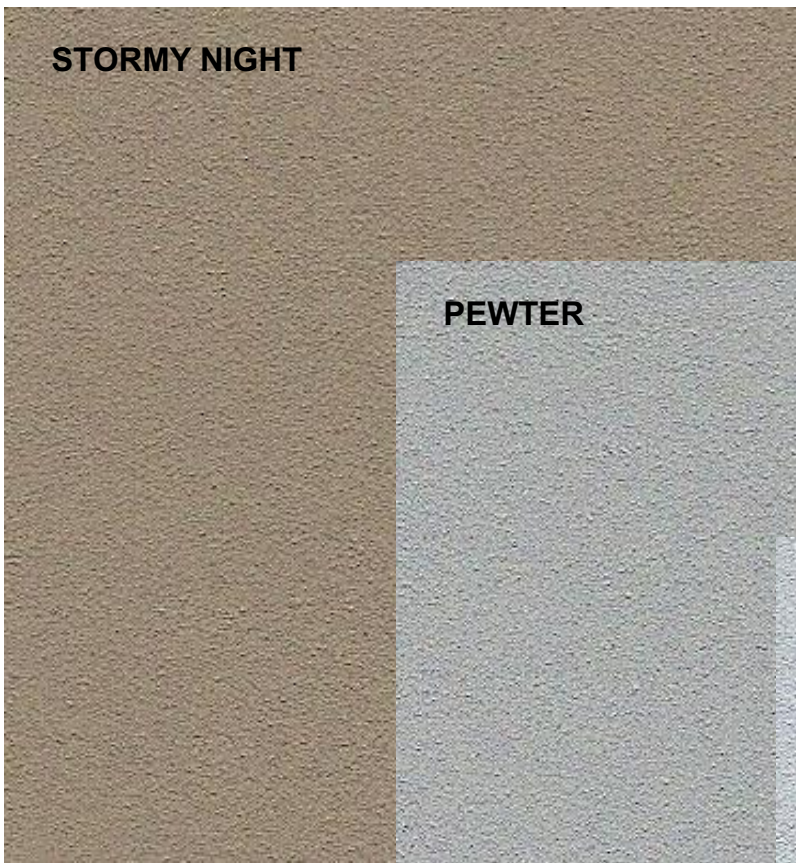


CANVAS

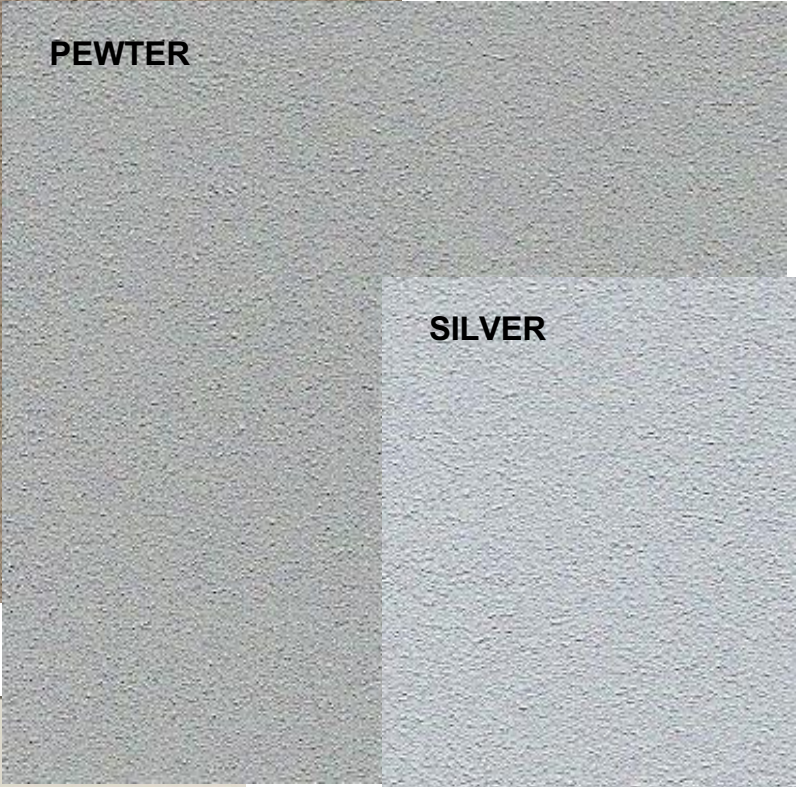


SANDELWOOD BEIGE

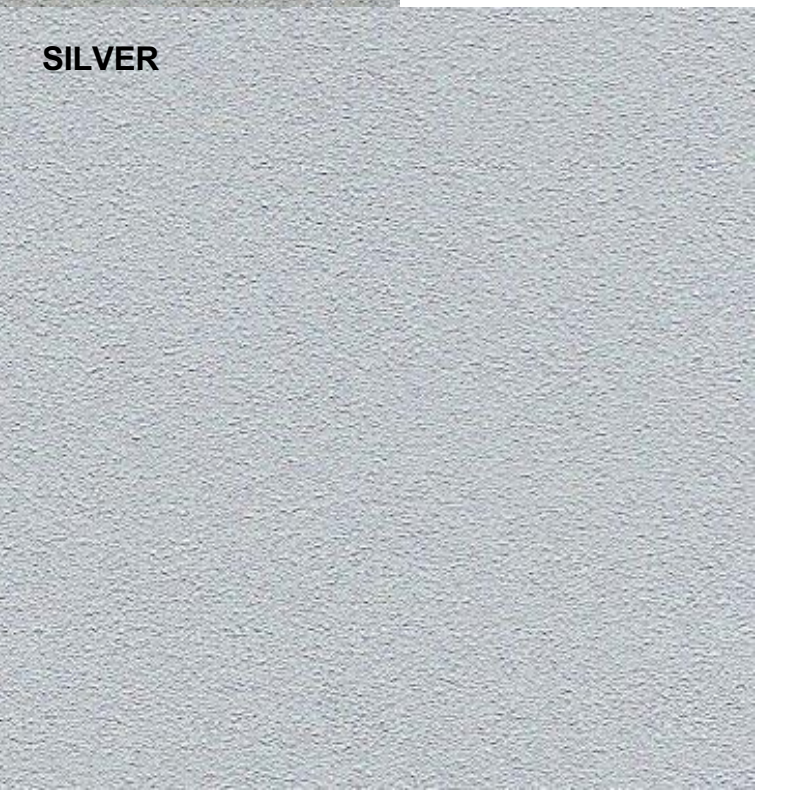
STUCCO COLORS



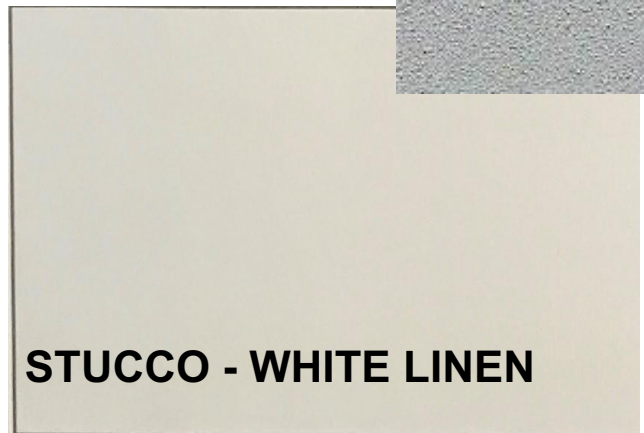
STORMY NIGHT



PEWTER



SILVER



STUCCO - WHITE LINEN

STONE COLORS



METAL ROOF COLORS



ARCHITECTURAL METAL ACCENTS



PNUMATIC DOME FABRIC OPTIONS



SPLIT FACE CMU WALL COLORS



BURNISHED CMU ACCENT COLORS



KNIGHT COMMERCIAL PUD
MATERIALS PALETTE

PLANT PALETTE

TREES	BOTANICAL NAME	Evergreen	Deciduous	Semi-Deciduous
Arizona Cypress	Cupressus arizonica	X		
Bald Cypress	Taxodium distichum	X	X	
Burr Oak	Quercus macrocarpa		X	
Live Oak	Quercus virginiana			X
Monterey Oak	Quercus polymorpha 'Monterey'	X		
Shumard Red Oak	Quercus shumardii		X	
ORNAMENTAL TREES	BOTANICAL NAME	Evergreen	Deciduous	Semi-Deciduous
Crape Myrtle, Muskogee	Lagerstroemia indica 'Muskogee'		X	
Desert Willow	Chilopsis linearis		X	
Nellie R. Stevens Holly	Ilex x 'Nellie R Stevens'	X		
Yaupon Holly	Ilex vomitoria	X		
SHRUBS	BOTANICAL NAME	Evergreen	Deciduous	Semi-Deciduous
Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	X		
Bicolor Iris	Diets bicolor	X		
Big Muhly	Muhlenbergia lindheimeri 'Big'			X
Blue Plumbago	Plumbago auriculata	X		X
Copper Canyon Daisy	Tagetes lemmonii	X		
Cotoneaster, Bearberry	Cotoneaster dammeri 'Coral Beauty'	X		
Dwarf Palmetto	Sabal minor	X		
Flowering Senna	Cassia corymbosa	X		X
Gulf Muhly Grass	Muhlenbergia capillaris 'Autumn Blush'			X
Havard Agave	Agave havardiana	X		
Knock Out Rose	Rosa acicularis 'Knock Out'		X	
Powis Castle Artemisia	Artemisia x 'Powis Castle'	X		
Pride of Barbados	Caesalpinia gilliesii		X	
Purple Salvia Greggii	Salvia greggii 'Purple'	X		X
Red Yucca	Hesperaloe parviflora	X		
Rock Rose	Pavonia lasiopetala			X
Sandankwa Viburnum	Viburnum suspensum	X		
Soft Leaf Yucca	Yucca pendula	X		
Sotol	Dasyliroium texanum	X		
Texas Sage	Leucophyllum frutescens	X		
Thompson's Yucca	Yucca thompsoniana	X		



Arizona Cypress



Bald Cypress



Burr Oak



Live Oak



Monterey Oak



Shumard Red Oak



Crape Myrtle
Muskogee



Desert Willow



Nellie R Stevens
Holly



Yaupon Holly



Beaked Yucca



Bicolor Iris



Big Muhly Grass



Blue Plumbago



Copper Canyon Daisey



Cotoneaster



Dwarf Palmetto



Flowering Senna



Gulf Muhly Grass



Harvard Agave



Knock Out Rose



Artemisia



Pride of Barbados



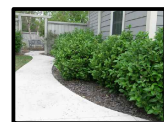
Salvia greggii



Red Yucca



Rock Rose



Sandankwa Viburnum



Soft Leaf Yucca



Sotol



Texas Sage



Thompson Yucca



**BLAIR LANDSCAPE
ARCHITECTURE, LLC**
QUALITY. INTEGRITY. RELIABILITY.

**Knight Commercial
P.U.D. Standards**
Leander, TX

**Exhibit E Landscape
Materials Palette**

L1



Firm #: 17877

October 4, 2021

Ms. Robin M. Griffin, AICP
104 Brushy Creek Street
Leander, TX 78641

Re: Knight Commercial PUD Zoning Amendment (18-011-00)

Dear Ms. Griffin:

On behalf of the Owners, Eli Engineering is pleased to submit the application to amend the zoning for Lot 1, Block B of Knight Commercial for zoning of the 9.938 Ac property located at the 2400 block of Highway 183 known as the Knight Property. The property is currently vacant and zoned PUD. In order to take advantage of the 183 frontage, the proposed zoning is a Planned Unit Development (PUD) with a base district of GC-3-A. The City of Leander city limits and Cedar Park ETJ abuts the south property line. The property to the east and across the train tracks is zoned SFC-2-B and SFU-2-B. The property to the west and across 183 is zoned GC-3-C and GC-4-C.

The property will be developed as a mixed use including restaurants, retail, residential, and both indoor and outdoor tennis facility. The indoor facility is proposed to include up to 6 tennis courts covered by a dome fabric material to provide year long comfort for not only tennis but other multiple events that could utilize such a venue. The residential units are anticipated to be provided above the retail space on the north end of the property.

The proposed PUD zoning provides for the following higher standards of development:

1. Designating the Type A Architectural Component
2. Provide a Master Plant Palette.
3. Provide a Master Sign Plan including: proposed locations, provide cohesive materials palette, design specifications for signage, type of illumination

The proposed amendment to the PUD zoning includes the following items:

1. Add the Dome Fabric Material to be utilized for the covered tennis facility.
2. Clarify the residential units allowed for the development as part of mixed-use retail vertical.
3. Updated the materials pallet to include the Dome material.
4. Add outdoor lighting for tennis and pickleball outdoor courts.
5. Update the conceptual site layout plan for the current proposed development.

We look forward to working with the City of Leander on this application. If you have any questions, please do not hesitate to contact my office.

Sincerely,

Gary Eli Jones, P.E.
Member

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

The property is adjacent to Horizon Park Section 4. The adjacent property owners will be contacted via Goodwin Management and presentation to all that want to attend will be given to the neighbors showing the proposed facility and development. Mr. Andrew Hopkin is the Manager for the Horizon Park HOA. We have reached out to him for suggestions on a venue that would be most convenient for the residents and suggestions on the best way to communicate with the residents.

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

Goodwin Management for the property owners.

3. What concerns were raised during these communications?

The meeting with the property owners will be scheduled prior to scheduling the amendment for Planning Commission.

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

None to date.

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

Signature: Gary Jones Date 10/1/2021



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

04/28/2022 Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

Kirkman Engineering, LLC (Shea Kirkman) on behalf of Sharon Lockhart Seaman, Gary Seaman, and Joel Seaman.

RECOMMENDATION:

The Planning & Zoning Commission postponed action on the case during the April 28, 2022 meeting to allow staff time to review the Commission's concerns regarding the permitted uses and to consult with the City Attorney. The City Attorney reviewed the proposed change and confirmed that moving forward with a Minor PUD with the GC-3-A base zoning district would be an acceptable change since the purpose in the PUD is only to prohibit uses. The applicant agreed to amend the request and worked with staff on the attached PUD Notes. The following uses are proposed to be prohibited:

- a. Animal boarding
- b. Bar, nightclub or private club
- c. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. Equipment and furniture or other similar goods sales, repair and service
- d. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.
- e. Liquor store
- f. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
- g. Manufactured housing sales and accessory building sales
- h. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
- i. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
- j. Outdoor nursery
- k. Wholesale activities with less than 3,500 square feet of gross area of the business.

ORDER OF EVENTS:

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

PRESENTER:

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-008
50 HIGH GABRIEL

GENERAL INFORMATION

Owner/Agent: Kirkman Engineering, LLC (Shea Kirkman) on behalf of Sharon Lockhart/Seaman.

Current Zoning: SFS-2-B (Single-Family Suburban)

Proposed Zoning: GC-3-C (General Commercial)

Size and Location: The property is located at 50 High Gabriel East, including approximately 2.3 acres.

Staff Contact: Michael Chenausky AICP
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop the property as commercial.

STAFF CONCLUSIONS

Y N

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

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFS-2-B, ETJ	Undeveloped and Large lot residential
EAST	ETJ	Large lot residential
SOUTH	PUD	The Cottages at Bryson and the Bryson subdivision.
WEST	PUD	Monarch PUD under review

SURROUNDING AREA:

This property is located off 183A Toll Rd. south of High Gabriel East. The property is bound by the Cottages at Bryson (under construction) and the Bryson residential subdivision to the south. The western portion of the property fronts the 183A Toll Rd. across from the Monarch PUD which includes commercial and residential development currently under review. The properties to the north and east include both undeveloped lots and large lot residential which fall under the Multi-Use Corridor and ETJ respectively.

PHYSICAL AND NATURAL FEATURES:

This property shows significant tree cover which will need to comply with the City's tree preservation requirements. The site will be evaluated for drainage criteria later in the development process.

PROPERTY HISTORY:

This property was annexed in to the City of Leander on March 23, 2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto 183A Toll Rd. and High Gabriel East.

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along High Gabriel East will be reviewed by Engineering staff at a later development stage. The driveway spacing along High Gabriel East will be dictated by the Austin Transportation Criteria Manual. The ultimate build out of High Gabriel East may be determined by the Engineering Department during the development process.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

This property has access to an 8" water and 8" wastewater line located in the Bryson subdivision.

CURRENT LAND USES:

This property is currently undeveloped.

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

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

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

SITE COMPONENT**TYPE 3:**

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE C (non-residential only):**

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**MULTI-USE CORRIDOR**

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

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 12/20/2021. The following changes were made to the project since the development meeting was held:

- No significant changes.

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

- No applicable changes.

NOTIFICATION

04/07/2022 - Public Notice on Hill Country News
 04/13/2022 - Mail Notification to Property Owners within 200'
 04/13/2022 - Public Hearing Signage Posted on Property
 04/28/2022 - Planning and Zoning Commission Public Hearing
 05/19/2022 - City Council Public Hearing & First Reading of the Ordinance
 06/02/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

See attachment 7 in the packet for the Neighborhood Outreach form. Below is a list of comments/concerns that were discussed during the meeting:

- Traffic, noise and light pollution to surrounding properties.

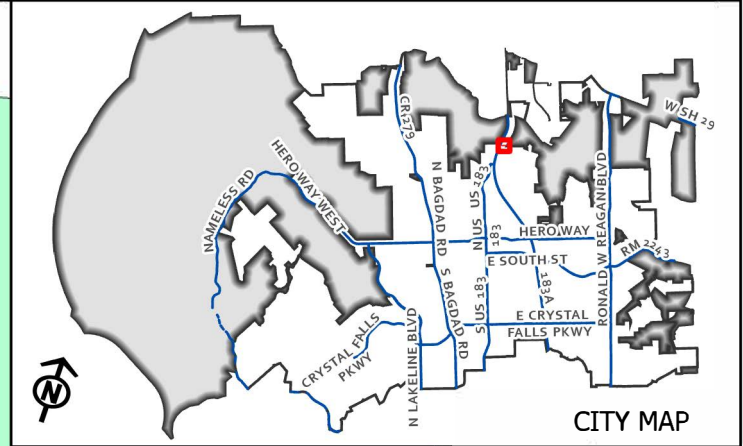
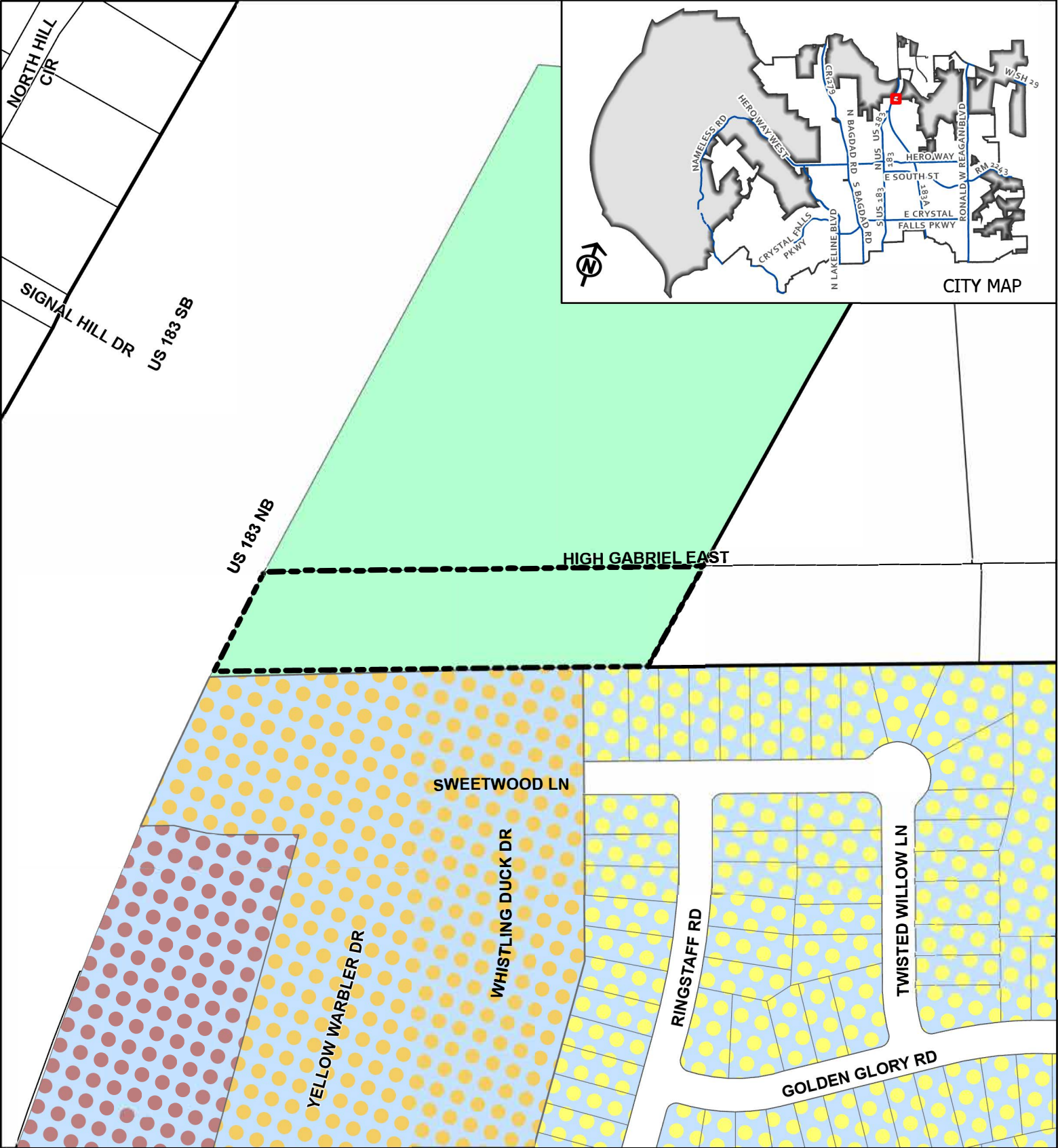
The following changes were made to address issues discussed.

- Access to the site proposed off 183A Toll Rd. Proposed site design with buildings backing to residential to reduce noise and maintain privacy.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

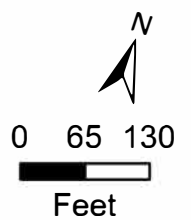
The Future Land Use map identifies 183A Toll Rd as a Priority Multi-Use Corridor, which is compatible with commercial retail, office, and personal service uses.



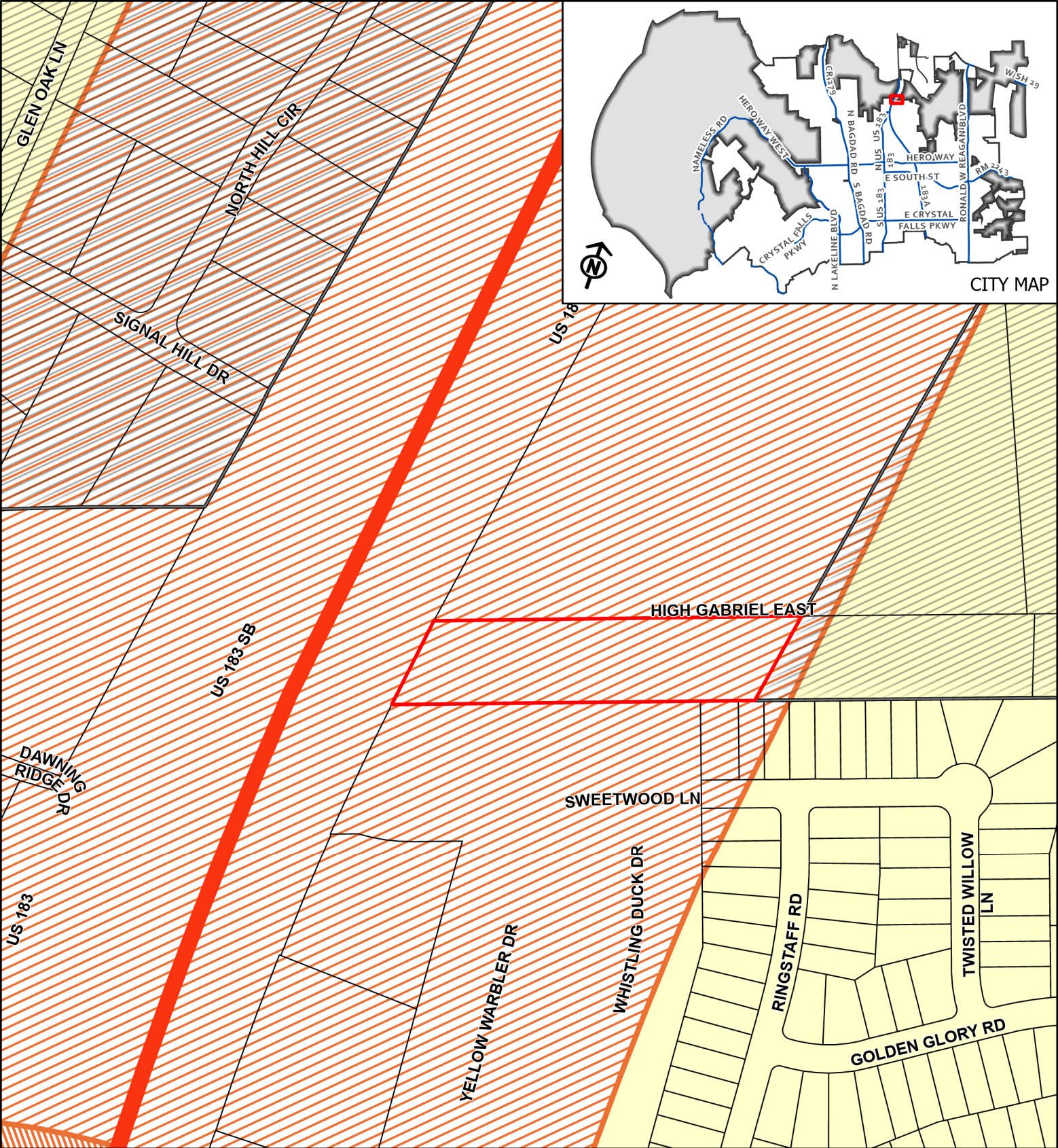
CASE: 22-Z-008 ATTACHMENT #2 50 HIGH GABRIEL EAST

Current Zoning Map

- | | |
|------------------------------|------------------------|
| Leander City Limits | LC - Local Commercial |
| Leander ETJ | PUD - Single-Family |
| Subject Area | PUD-CH |
| SFS - Single-Family Suburban | PUD - Local Commercial |



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



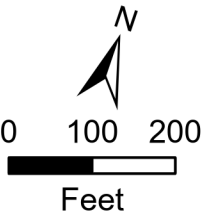
CASE: 22-Z-008

ATTACHMENT #3

50 HIGH
GABRIEL EAST

Future Land Use Map

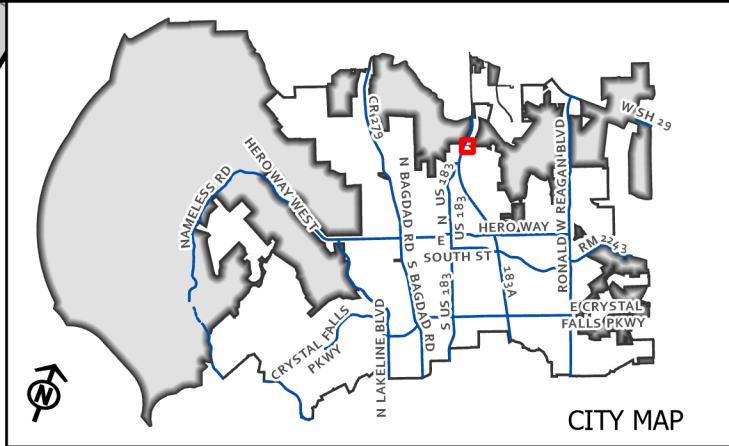
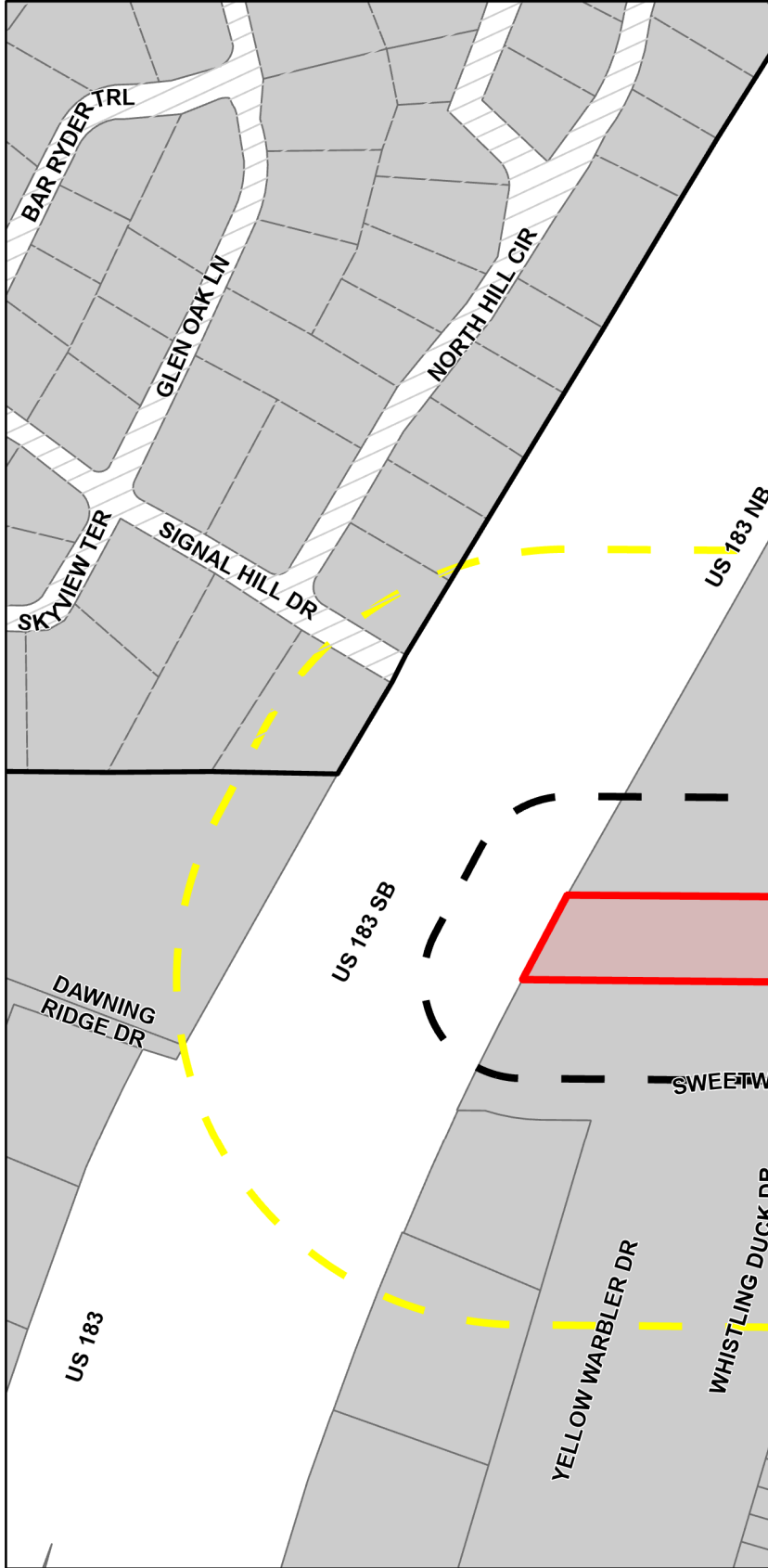
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



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

Future Land Use

- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor



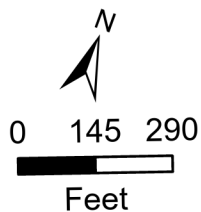
CASE: 22-Z-008

ATTACHMENT #4

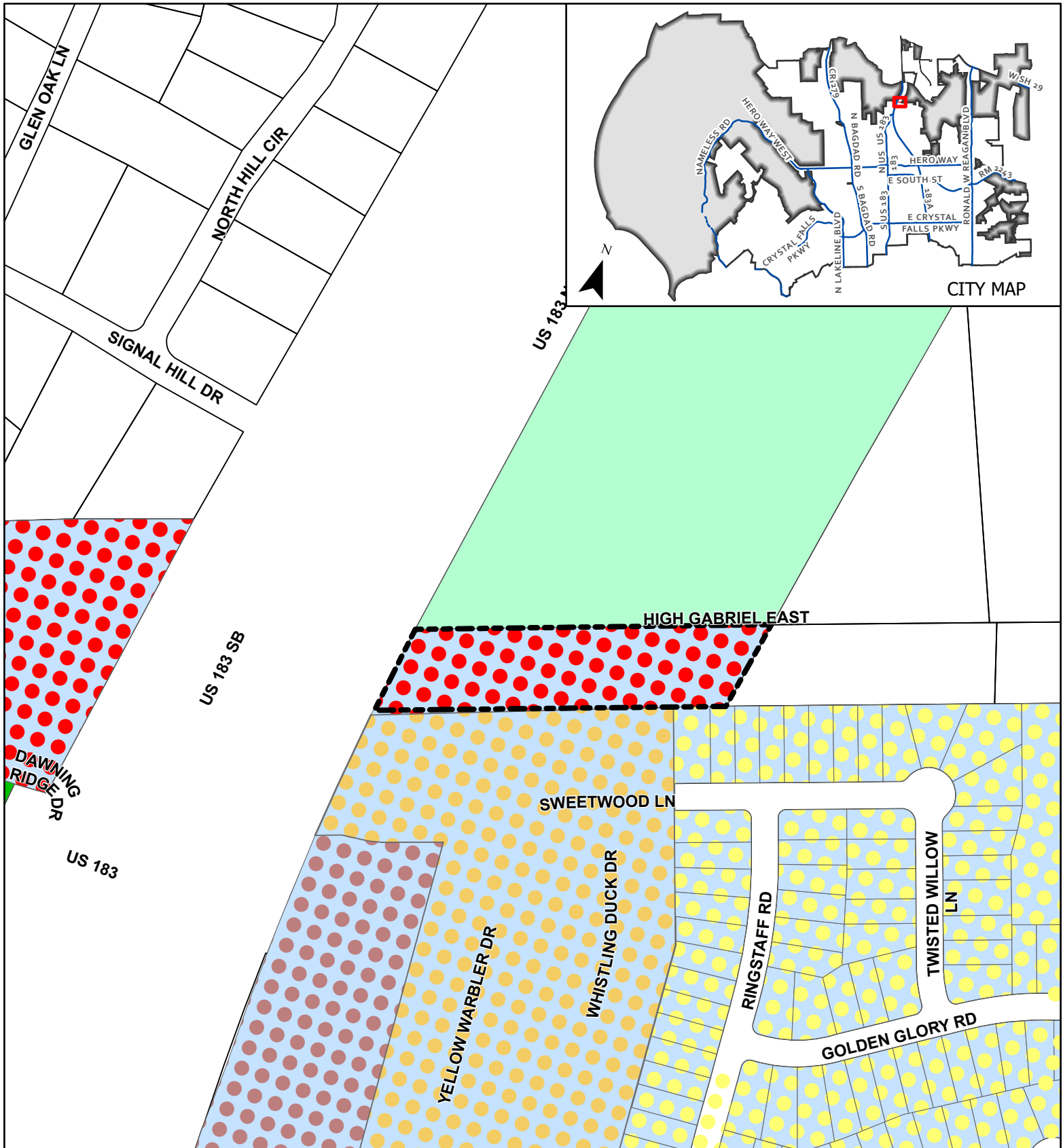
50 HIGH
GABRIEL EAST

Public Notification

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



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



CASE: 22-Z-008

ATTACHMENT #5

50 HIGH
GABRIEL EAST

Proposed Zoning Map



Subject Area



SFR - Single-Family Rural



SFS - Single-Family Suburban



LC - Local Commercial



PUD - Single-Family



PUD-CH

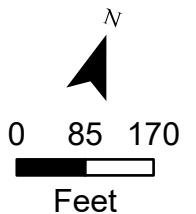


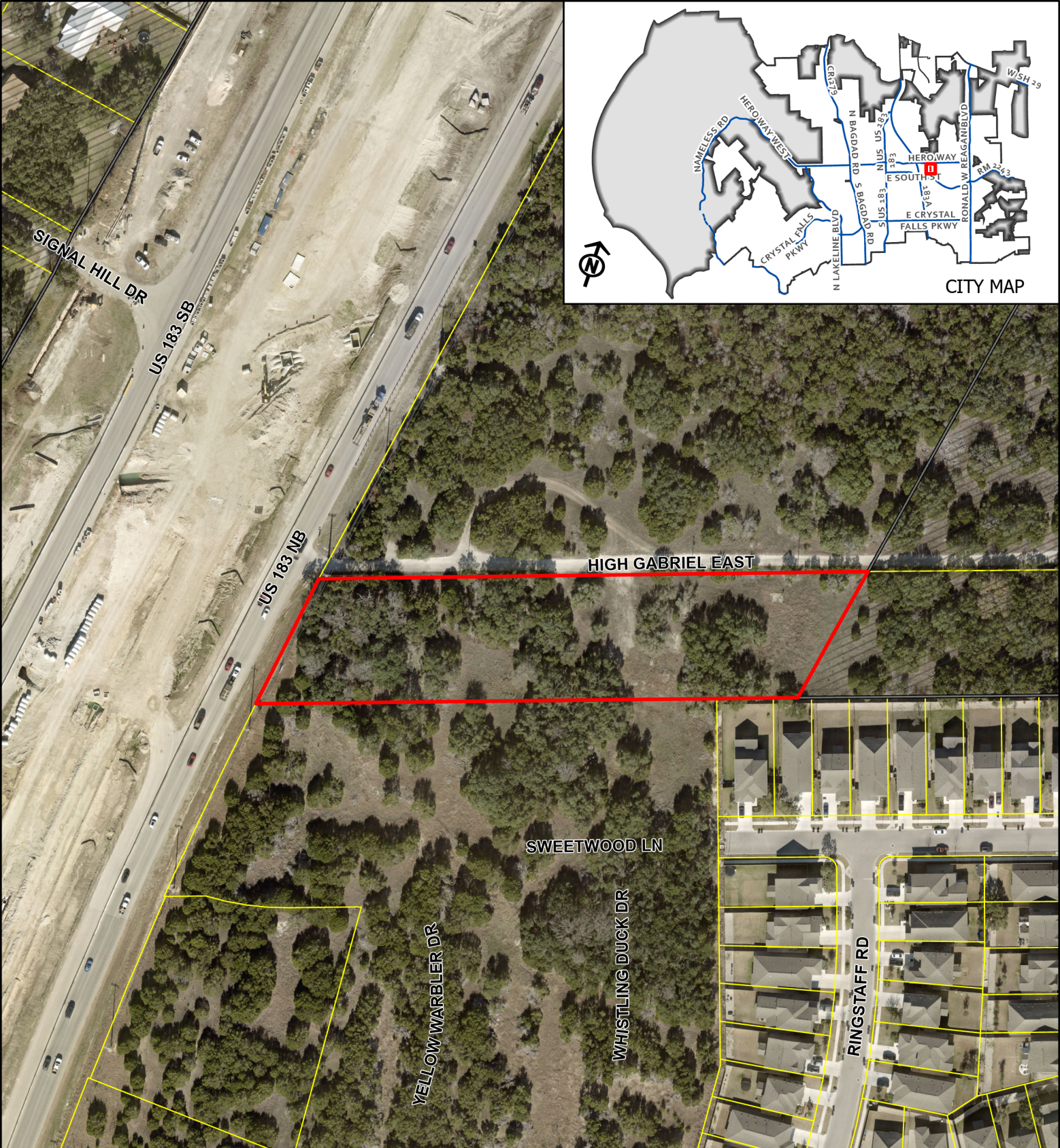
PUD - Local Commercial



PUD - General Commercial

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





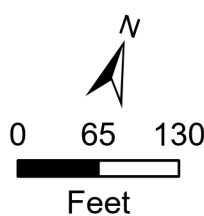
CASE: 22-Z-008

ATTACHMENT #6

50 HIGH
GABRIEL EAST

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

50 High Gabriel East Minor Planned Unit Development

A. Purpose and Intent

1. The 50 High Gabriel East PUD is comprised of approximately 2.3 acres, as shown in **Exhibit B.** The development of this property includes commercial uses.

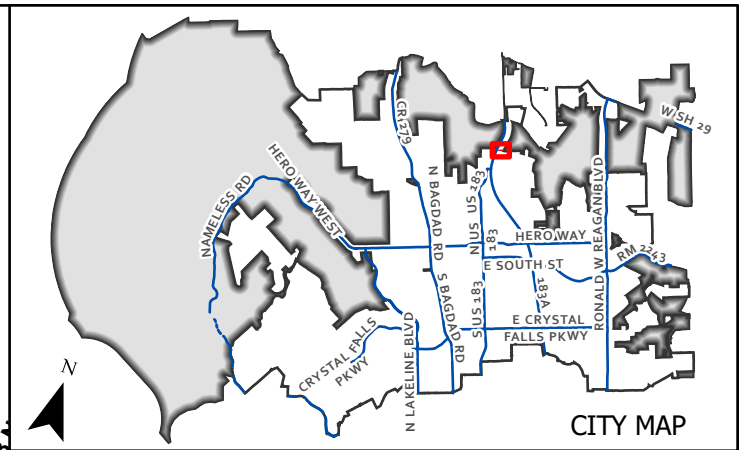
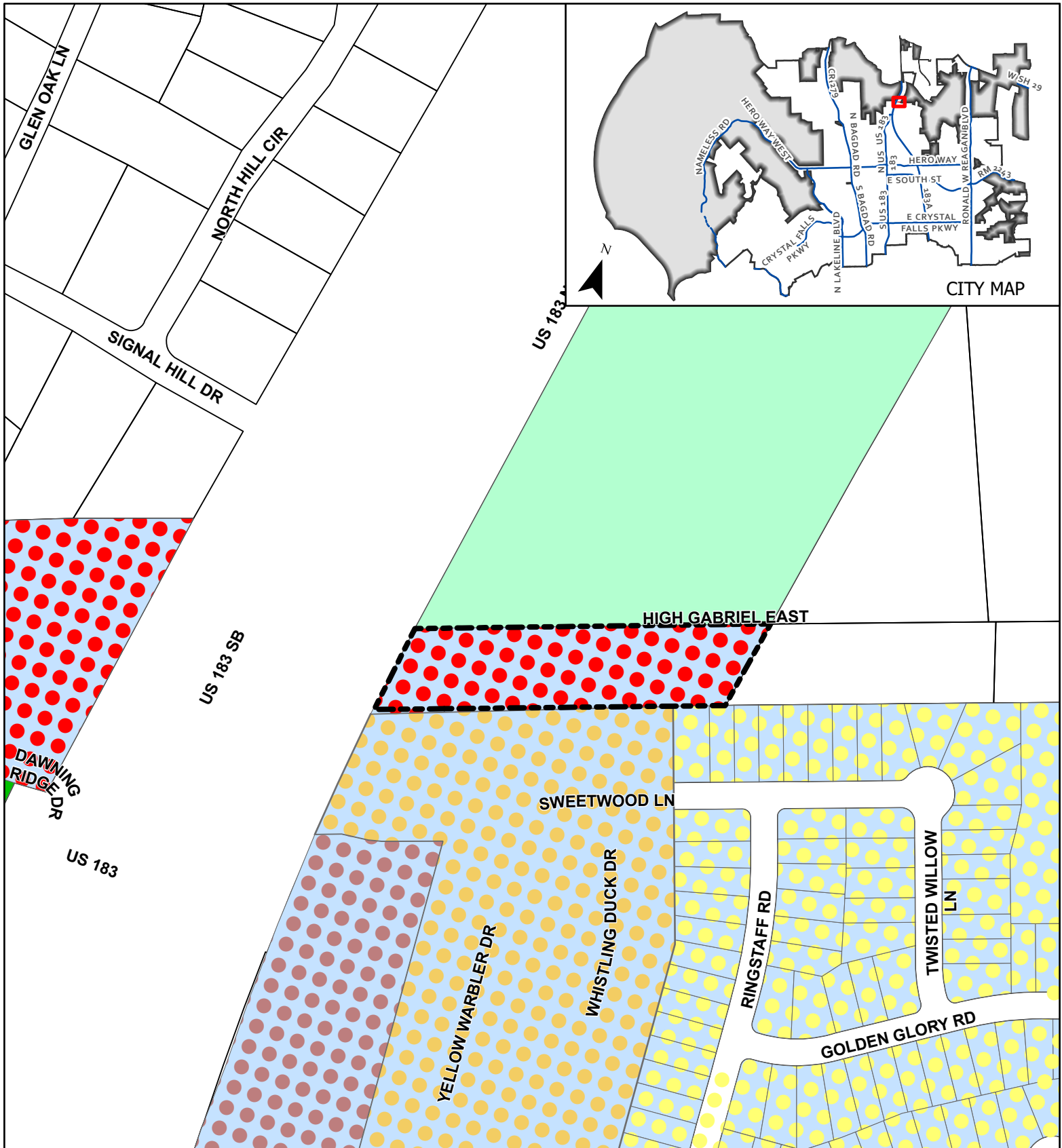
B. Applicability and Base Zoning

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

GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include those permitted items within GC-3-A General Commercial District.
2. The prohibited uses shall include:
 - a. Animal boarding
 - b. Bar, nightclub or private club
 - c. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. Equipment and furniture or other similar goods sales, repair and service
 - d. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.
 - e. Liquor store
 - f. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - g. Manufactured housing sales and accessory building sales
 - h. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
 - i. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
 - j. Outdoor nursery
 - k. Wholesale activities with less than 3,500 square feet of gross area of the business.



CASE: 22-Z-008

EXHIBIT B

50 HIGH
GABRIEL EAST

Property Location



Subject Area



SFR - Single-Family Rural



SFS - Single-Family Suburban



LC - Local Commercial



PUD - Single-Family



PUD-CH

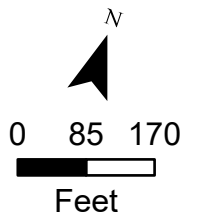


PUD - Local Commercial



PUD - General Commercial

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



Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



February 23, 2022

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

Zoning Change Request: 50 High Gabriel East, Leander TX

On behalf of the property owner, I am applying for a zoning change on the property located at 50 High Gabriel East (Williamson County Appraisal District Parcel ID R032240) and more particularly described below.

The property is currently undeveloped with moderate tree coverage and sloping terrain. The property is bound along the south by the Bryson residential community, to the north by existing High Gabriel Road and undeveloped property, to the east by residential acreage and to the west by Highway 183A.

The existing zoning for the property is SFS-2-B (Single Family Suburban) with a change to GC-3-C (General Commercial) zoning being proposed. This change in zoning will provide for the ability to develop office and retail uses on the property consistent with the Leander future land use plan.

I look forward to working with the Leander team on this project. Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

Shea Kirkman, P.E.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

1/19/22 - Applicant (Shea Kirkman) met with Mark and Cherri McElherran of 450 & 501 High Gabriel East (immediately adjacent to and most impacted).
1/28/22 - mailed a Zone Change Summary Letter and Concept Plan to all adjacent property owners describing the rezoning request
2/3/22 - 2nd attempt at contacting Bryson HOA.

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

HOA (Bryson) and all adjacent owners have been contacted.

3. What concerns were raised during these communications?

Minimal concerns at time of this application. The proposed project has limited impact of traffic, noise and light to the surrounding properties.

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

All access will come from 183A (No neighborhood traffic expected).

Site design proposes buildings backing to adjacent residents to reduce noise and maintain privacy.

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

Signature: _____

Date: _____

2/3/22



EXECUTIVE SUMMARY
05/12/2022

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

03/26/2017 Annexed

APPLICANT/AGENT:

Drenner Group, PC (Amanda Swor) on behalf of David Meyer, Kenneth L. Solt, and Joi A. Solt).

RECOMMENDATION:

The Planning & Zoning Commission reviewed this request during the April 28, 2022 meeting and postponed action to allow staff time to work with the applicant to add additional conditions to the PUD. The Commission expressed concerns regarding the increased intensity and building height. The applicant has agreed to change the zoning district to LC-2-A (Local Commercial) with the condition that a self-storage facility is allowed. This change would not allow for more intense commercial uses. It would be limited to retail and restaurants.

The height limit is thirty-five feet for the LC-2-A district as well as the adjacent residential district.

ORDER OF EVENTS:

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

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. FLU Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes
8. Letter of Intent

9. Neighborhood Outreach Report



PLANNING ANALYSIS

ZONING CASE 22-Z-013
805 S. BAGDAD MINOR PUD

GENERAL INFORMATION

Owner/Agent: Drenner Group, PC (Amanda Swor) on behalf of David Meyer, Kenneth L. Solt, and Joi A. Solt).

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

Proposed Zoning: Minor PUD (Planned Unit Development) GC-2-A (General Commercial)

Size and Location: The property is located at 805 S. Bagdad Road and is 2.26 acres in size.

Staff Contact: Justin Hunt, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property from Interim Single-Family Rural to a Minor PUD with the General Commercial base zoning district. This request is to continue and expand the use as a self-storage facility. The existing use on the property was built prior to the annexation of the property into the city limits. This request would bring the current use into compliance with the City's zoning regulation, provide enhancements to the existing uses, and expand the self-storage use.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This property is currently developed as a self-storage facility with outdoor storage. The developer wishes to add additional buildings. The facility existed prior to annexation and the property is zoned with interim residential zoning that was established with annexation. The proposed zoning will allow for the expansion of this use while not expanding the permitted uses that could be detrimental to the adjacent neighborhood.

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

	ZONING	LAND USE
NORTH	LC-2-A	Counter top store- Granite Radiance
EAST	SFU-2-B	Single-family residence
SOUTH	PUD-GC	Central Texas Society for Prevention of Cruelty to Animals
WEST	SFE-2-B	Single-family residence- Falcon Oaks Subdivision

SURROUNDING AREA:

This property is located at the northwest quadrant of the S Bagdad and Falcon Oaks Drive intersection. To the north is a local commercial parcel and to the south is the Central Texas SPCA. The subject property is adjacent to S Bagdad Road which separates the residential properties to the west. To the east is the falcon oaks subdivision zoned SFE-2-B.

PHYSICAL AND NATURAL FEATURES:

This property is currently developed with light tree coverage on the northwest corner of the lot.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 03/16/2017.

MAJOR CORRIDORS:

This property has access onto S. Bagdad Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes Hero Way West improvements.

EXISTING UTILITIES:

This property has access to an 8" waterline along Falcon Oaks Drive and an 18" waterline along N. Bagdad Road. A 10" wastewater line located to the north at North Austin Pediatrics.

CURRENT LAND USES:

This property is currently being used as a self-storage and mini-storage.

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

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

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

SITE COMPONENT**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

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

- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

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

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors. These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

SFT, TF, CH LO, LC, GC (Priority Corridors*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with staff on November 22nd, 2021 to expand the self-storage use. No changes have been made to the project since the meeting was held.

NOTIFICATION

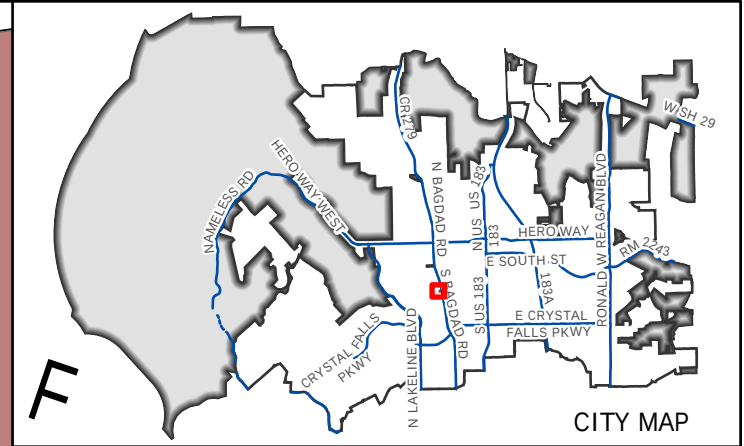
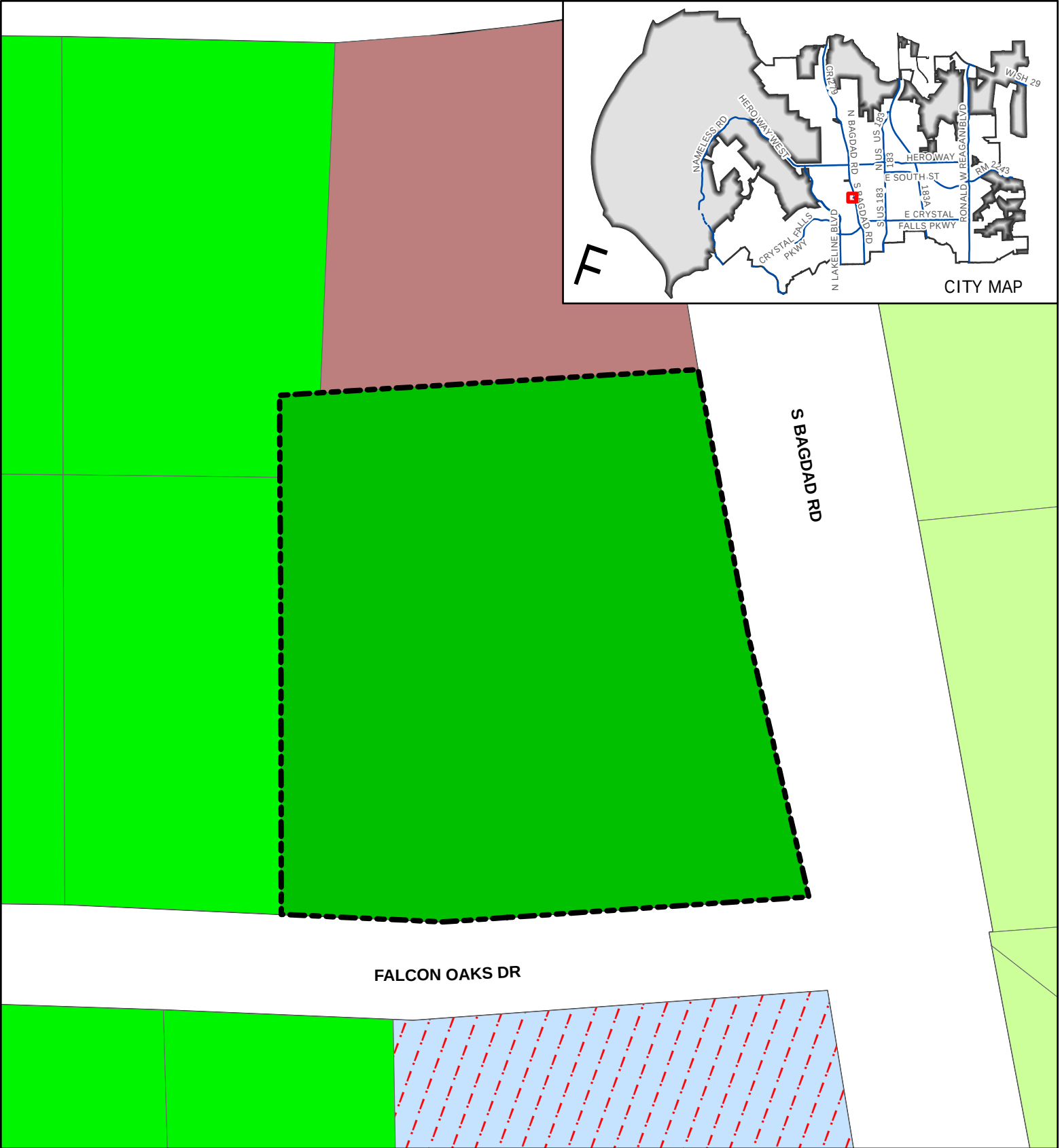
- 4/7/2022 - Public Notice on Hill Country News
- 4/13/2022 - Mail Notification to Property Owners within 200'
- 4/13/2022 - Public Hearing Signage Posted on Property
- 4/28/2022 - Planning and Zoning Commission Public Hearing
- 5/19/2022 - City Council Public Hearing & First Reading of the Ordinance
- 6/2/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

APPROVAL CRITERIA:

This zoning change proposal would bring the continued use into compliance with our composite zoning ordinance and is compatible with our future land use map.

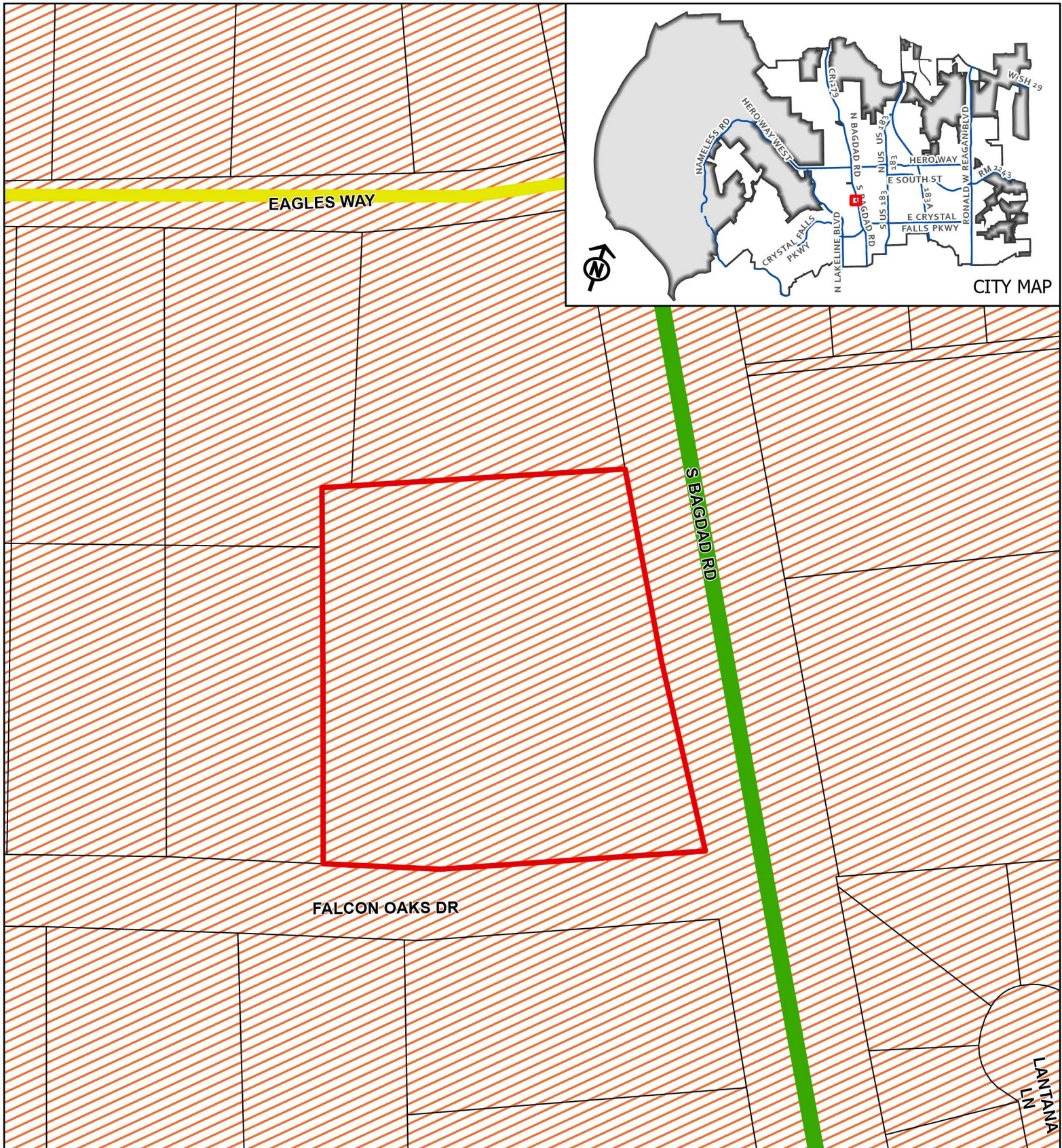


CASE: 22-Z-013 **ATTACHMENT #2** **805 S. BAGDAD**

Current Zoning Map

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

- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFE - Single-Family Estate
- SFU - Single-Family Urban
- SFL - Single-Family Limited
- LC - Local Commercial
- PUD - General Commercial



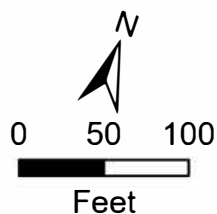
CASE: 22-Z-013

ATTACHMENT #3

805 S BAGDAD

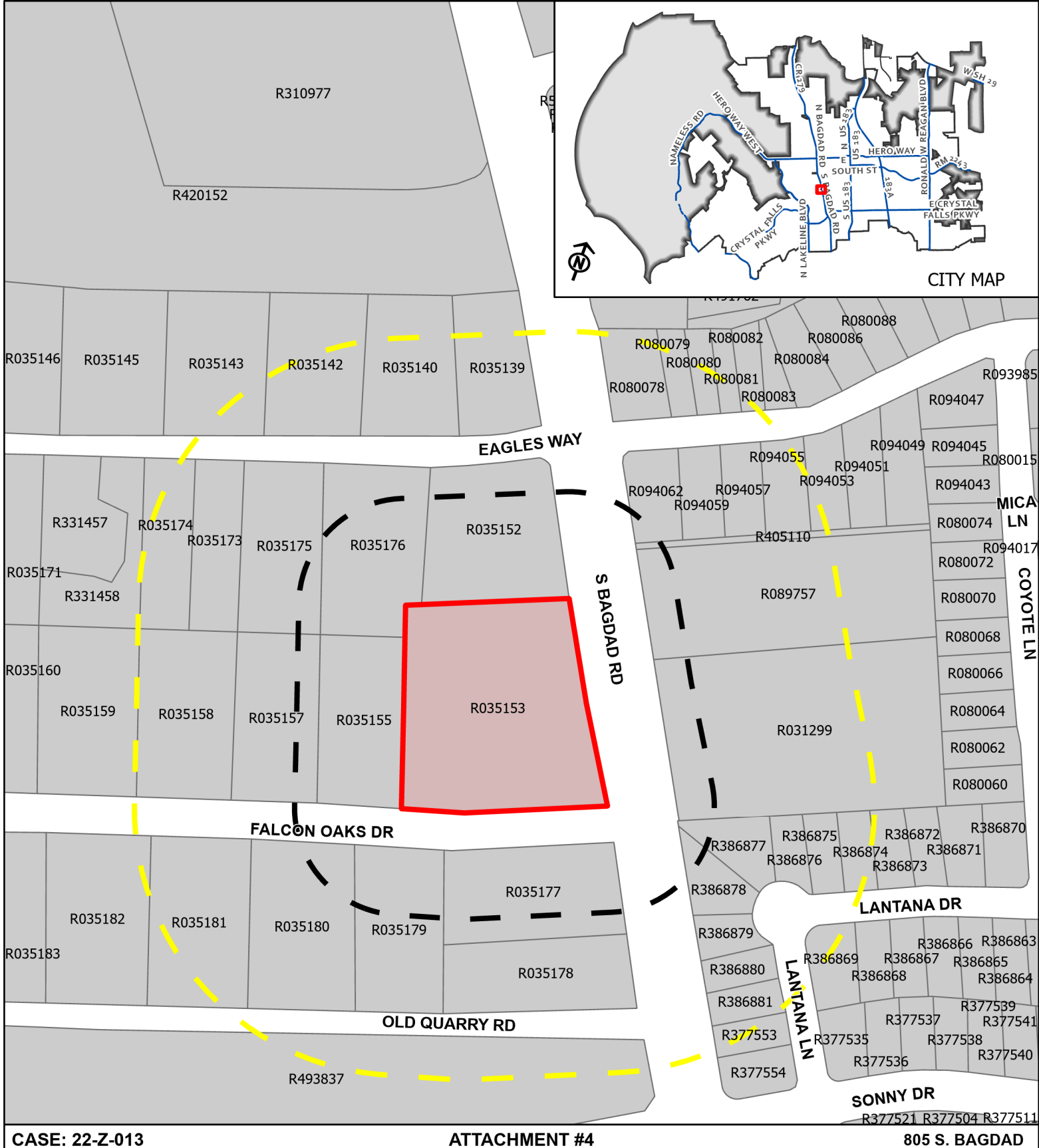
Future Land Use Map

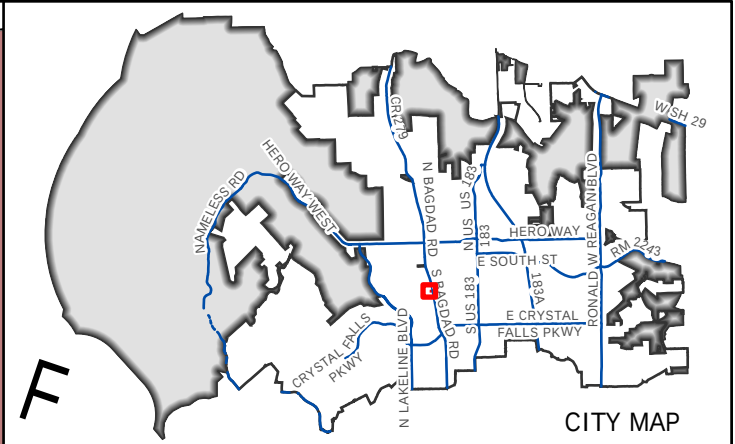
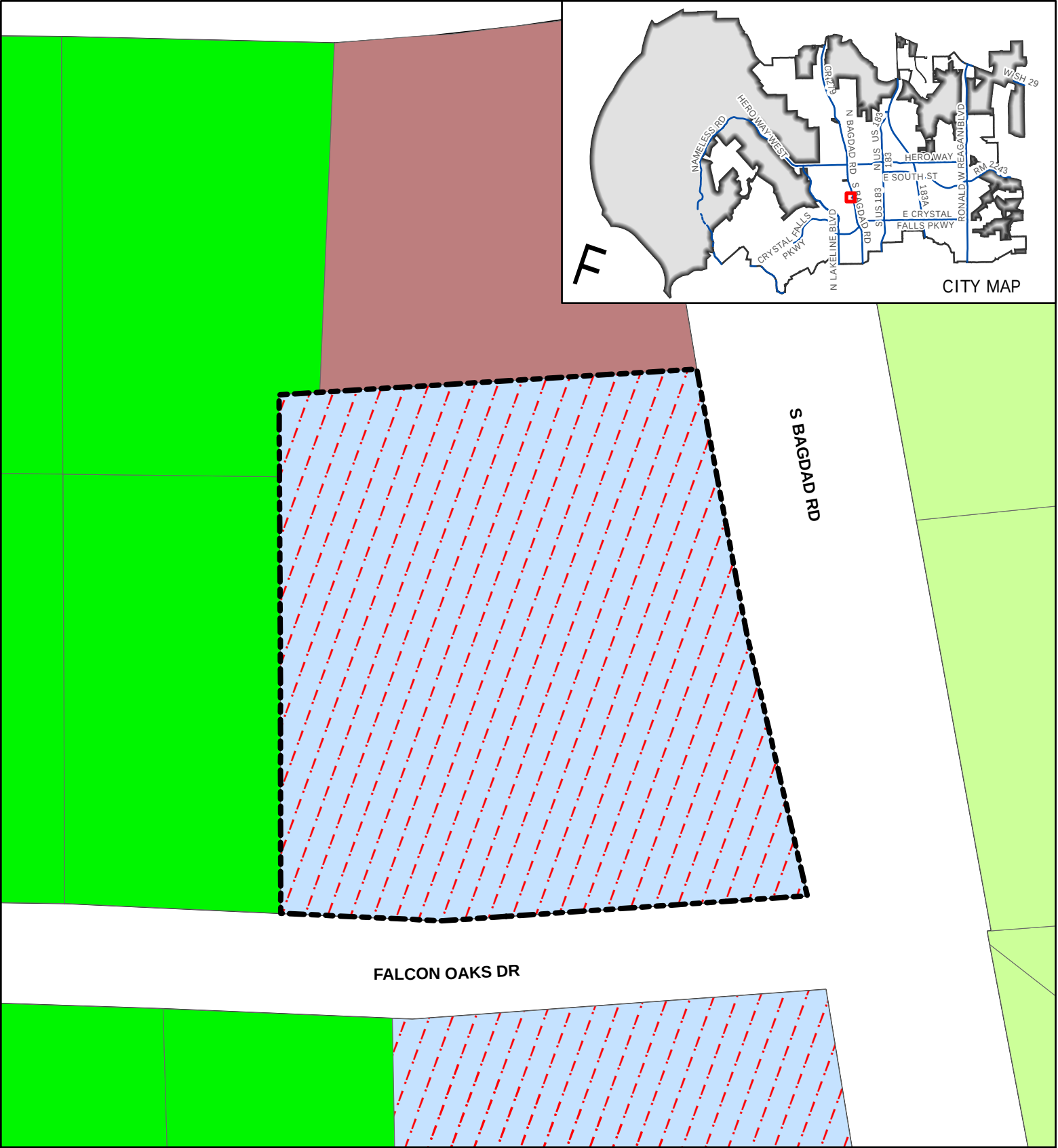
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



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

- Collector, Existing
- Future Land Use**
- Multi-Use Corridor





CASE: 22-Z-013

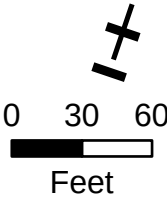
ATTACHMENT #5

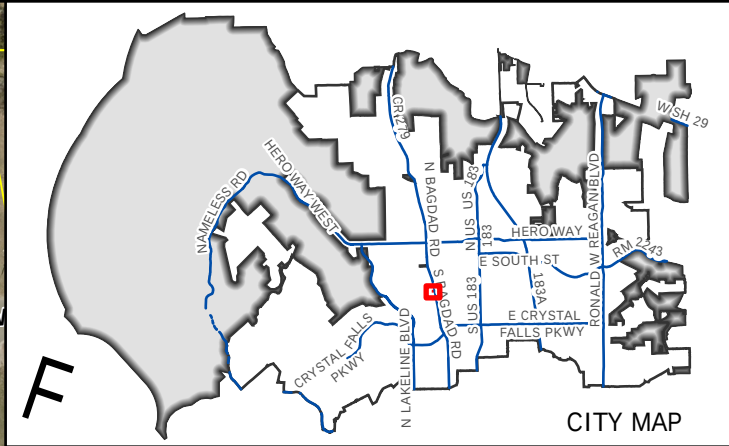
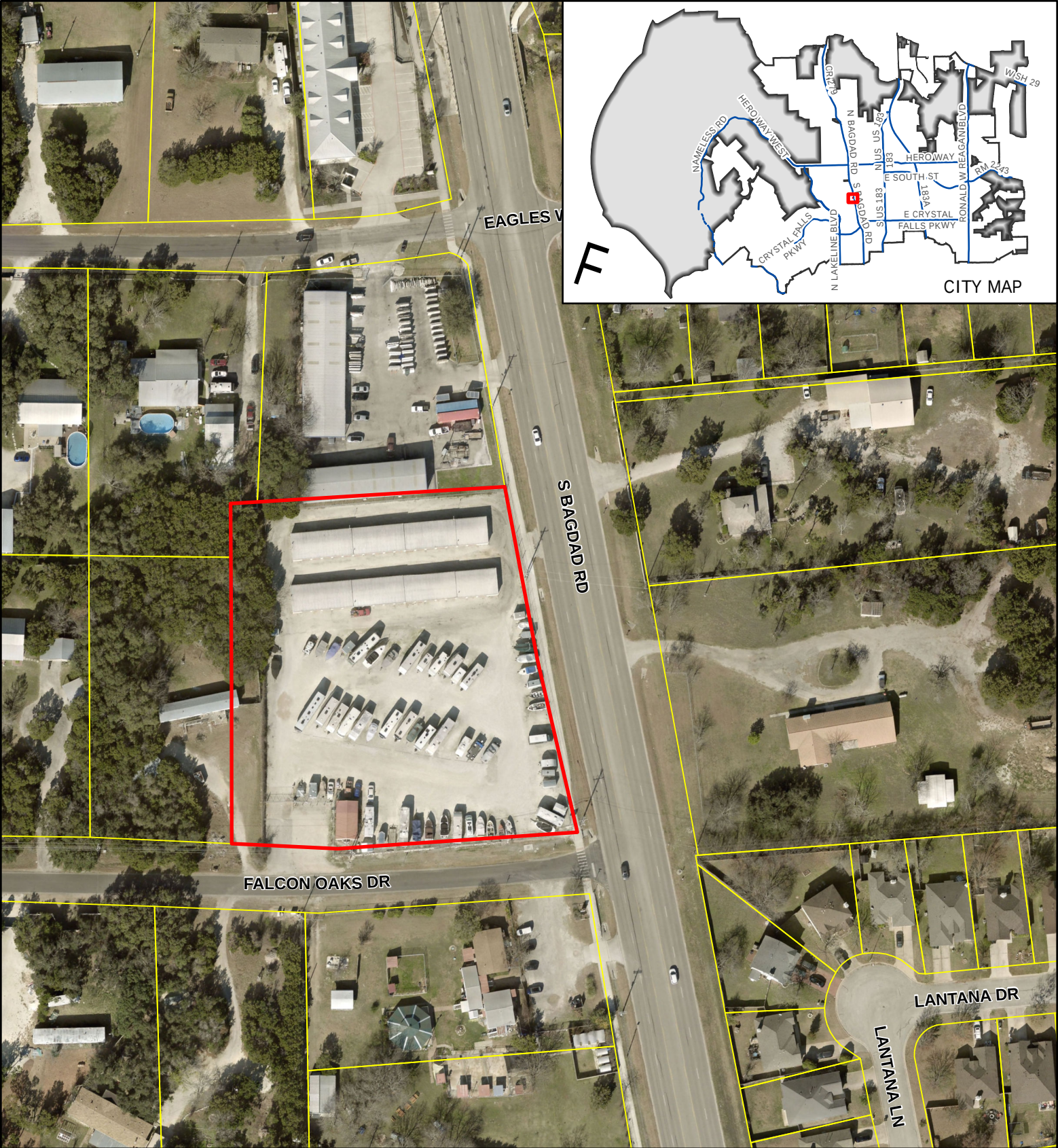
805 S. BAGDAD

Proposed Zoning Map

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

- | | | | |
|--|----------------------------|--|-----------------------------|
| | Leander City Limits | | SFU - Single-Family Urban |
| | Leander ETJ | | SFL - Single-Family Limited |
| | Subject Area | | LC - Local Commercial |
| | SFE - Single-Family Estate | | PUD - General Commercial |





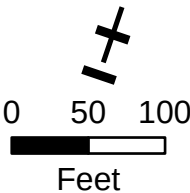
CASE: 22-Z-013

ATTACHMENT #6

805 S. BAGDAD

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

805 S. Bagdad Minor Planned Unit Development

A. Purpose and Intent

1. The 805 S. Bagdad PUD is comprised of approximately 2.26 acres, as shown in **Exhibit B.** The development of this property includes a self-storage facility as well as other commercial uses.

B. Applicability and Base Zoning

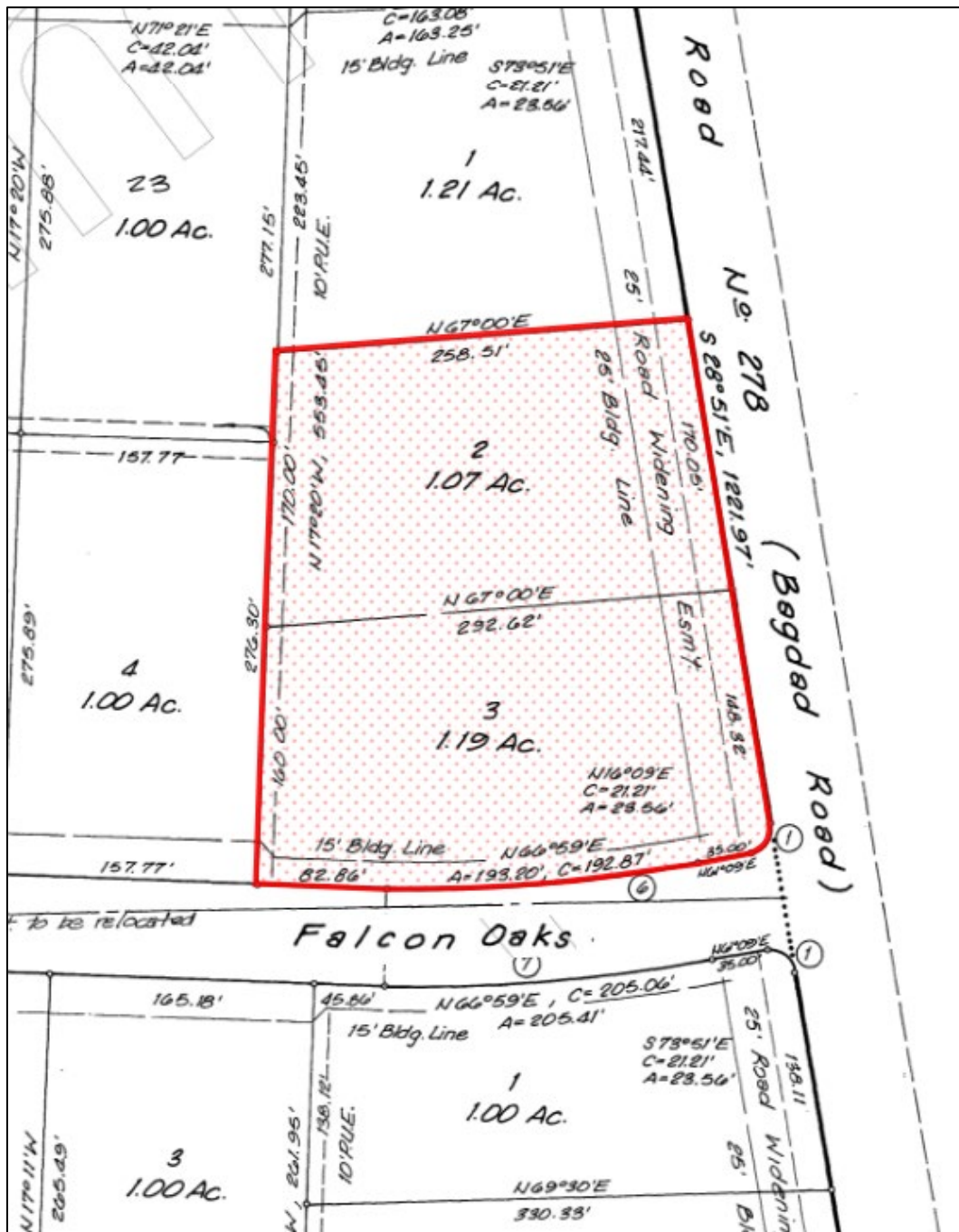
1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A.**
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from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

LC-2-A (Local Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC use component with the addition of a self-service storage facility in compliance with the ordinance requirements.

805 S. Bagdad Minor Planned Unit Development



DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

March 21, 2022

City of Leander
Robin M. Griffin, AICP
Executive Director of Development Services
201 N. Brushy Street
Leander, Texas 78641

Via Electronic Delivery

Re: Minor Planned Unit Development (PUD) Application – 805 South Bagdad Road –
Minor PUD application for the 2.26-acre piece of property located northwest of
the intersection of South Bagdad Road and Falcon Oaks Drive, Leander,
Williamson County, Texas (the “Property”)

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed Minor Planned Unit Development application package. The project is titled 805 South Bagdad Road, consists of 2.26 acres, and is located northwest of the intersection of South Bagdad Road and Falcon Oaks Drive. The Property is currently developed as a self-storage facility.

The Property is currently zoned Interim SFR-1-B (Single-Family Rural). The intent of the application is to rezone to Minor Planned Unit Development (PUD GC-2-A) to allow the use of Self-Storage within the General Commercial (GC) base zoning district. The existing self-storage use on the Property was built prior to the annexation of the Property into the City of Leander City Limits. Therefore, this rezoning request will bring the existing use into compliance with the City’s zoning regulations. The owners of the Property intend to provide enhancements to the existing use.

The Future Land Use Map indicates the area as Multi-Use Corridor. The recent City-led Comprehensive Plan Amendment was approved and published in March of 2022. This use falls in line with that vision, and will allow for revitalization of a dilapidated center along a major corridor of the City of Leander.

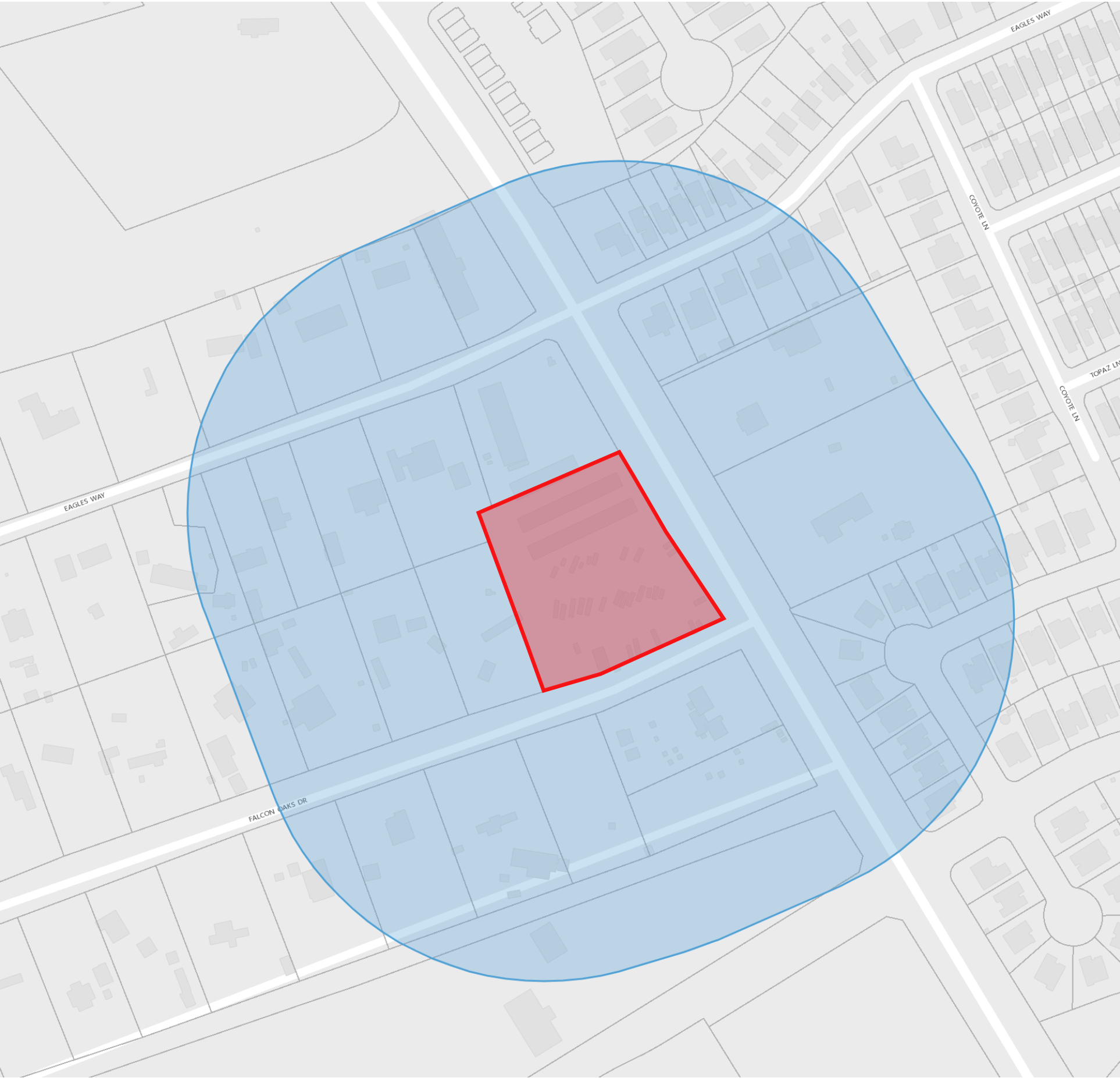
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Amanda Swor

MINOR PUD 6b



WilCo Parcel Number	Owner Name	Parcel Address	Owner Mailing Address
R035158	ZARAGOZA, JORGE MATA & MINERVA S	1205 FALCON OAKS DR, LEANDER, TX 78641	PO BOX 2766 CEDAR PARK, TX 78630
R377535	MARTINEZ, ROBYN S	1005 SONNY DR, LEANDER, TX 78641	1005 SONNY DR LEANDER, TX 78641
R094057	MONTALVO, CARLOS X & CARMEN S	1004 EAGLES WAY, LEANDER, TX 78641	24719 AHAVA SAN ANTONIO, TX 78261-2250
R094055	AGUIRRE, JOSEPH & EVA LIBERTY	1000 EAGLES WAY, LEANDER, TX 78641	1000 EAGLES WAY LEANDER, TX 78641
R094053	WILM, FRANK H III & PAMELA D	920 EAGLES WAY, LEANDER, TX 78641	920 EAGLES WAY LEANDER, TX 78641-8703
R386878	WILKS, CAMERON & RACHEL	1009 LANTANA LN, LEANDER, TX 78641	500 RUMMEL RANCH RUN CEDAR PARK, TX 78613-4096
R031299	KEMPER, STEVEN M	806 BAGDAD RD S, LEANDER, TX 78641	2019 VALLEY VIEW LN DALLAS, TX 75234-8920
R035181	BENTON WANDA SUE TUBBS (TOD)	1204 FALCON OAKS DR, LEANDER, TX 78641	1204 FALCON OAKS DR LEANDER, TX 78641
R386879	WANG, XUTONG & ZENGRONG SUN	1011 LANTANA LN, LEANDER, TX 78641	10071 CIRCLEVIEW DR AUSTIN, TX 78733
R386881	MG PARTNERING CAPITAL LLC	1015 LANTANA LN, LEANDER, TX 78641	PO BOX 368 CEDAR PARK, TX 78630-0368
R386869	UNKNOWN	1002 LANTANA DR, LEANDER, TX 78641	Unknown
R080079	SMITH, STEVEN ROBERT	1009 EAGLES WAY, LEANDER, TX 78641	1009 EAGLES WAY LEANDER, TX 78641
R094062	BURNETT, CARRIE L & JEFFREY S	1012 EAGLES WAY, LEANDER, TX 78641	1012 EAGLES WAY LEANDER, TX 78641-8741
R080082	GILLETTE, DAVID W, JR	1003 EAGLES WAY, LEANDER, TX 78641	1003 EAGLES WAY LEANDER, TX 78641
R386874	MALCOLM, JEFFREY & SANDRA	1001 LANTANA DR, LEANDER, TX 78641	1001 LANTANA DR LEANDER, TX 78641
R035178	CENTRAL TEXAS SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	FALCON OAKS DR, LEANDER, TX 78641	PO BOX 98 CEDAR PARK, TX 78630-0098
R035174	BENTON, SCOTT B & SUSAN E	1204 EAGLES WAY, LEANDER, TX 78641	1204 EAGLES WAY LEANDER, TX 78641-8808
R035176	FIERO, DANNY	1106 EAGLES WAY, LEANDER, TX 78641	1106 EAGLES WAY LEANDER, TX 78641-8869
R080078	YUAN, LIN	1011 EAGLES WAY, LEANDER, TX 78641	9805 PICKFAIR DR AUSTIN, TX 78750-3900
R035153	SOLT, KENNETH L & JOI A & DAVID MEYER	805 BAGDAD RD, LEANDER, TX 78641	606 APACHE TRL LEANDER, TX 78641-2340
R094051	ANDARY, MICHAEL	916 EAGLES WAY, LEANDER, TX 78641	916 EAGLES WAY LEANDER, TX 78641
R386875	JONES, AARON M & ELISABETH A HIEBELER	1003 LANTANA LN, LEANDER, TX 78641	1003 LANTANA LN LEANDER, TX 78641-8727
R386872	HUGHES, SHERRIE J	913 LANTANA DR, LEANDER, TX 78641	913 LANTANA LN LEANDER, TX 78641
R035179	AMAYA, OSCAR	1100 FALCON OAKS DR, LEANDER, TX 78641	600 S COUGAR AVE CEDAR PARK, TX 78613-3122
R331457	MARTINEZ, MARCELO & LAURA E	1208 EAGLES WAY, LEANDER, TX 78641	1208 EAGLES WAY LEANDER, TX 78641
R035140	RETZOLK, SHELLY MARIE & ROBERT J	1103 EAGLES WAY, LEANDER, TX 78641	1103 EAGLES WAY LEANDER, TX 78641-8870
R035152	GARDED HOLDINGS LLC	801 S BAGDAD RD, LEANDER, TX 78641	801 S BAGDAD RD LEANDER, TX 78641
R586059	LEANDER OFFICE CONDOMINIUMS LLC	660 BAGDAD RD, LEANDER, TX 78641	606 S BAGDAD RD # 610 LEANDER, TX 78641-8782
R080084	PRATT, STEVEN & DAWN	925 EAGLES WAY, LEANDER, TX 78641	412 MESA GRANDE LEANDER, TX 78641
R386880	BONDS, CHRISTOPHER R	1013 LANTANA LN, LEANDER, TX 78641	1013 LANTANA LN LEANDER, TX 78641
R035145	PALOMINO, JUAN LUIS	1205 EAGLES WAY, LEANDER, TX 78641	1700 FALCON OAKS DR LEANDER, TX 78641
R331458	ESCAMILLA, CRECENSIO R SUAREZ	1206 EAGLES WAY, LEANDER, TX 78641	14004 LAYNE LOOP LEANDER, TX 78641
R035155	BORDERS, KEITH S & TRACI	1201 FALCON OAKS DR, LEANDER, TX 78641	1201 FALCON OAKS DR LEANDER, TX 78641-8801
R080080	TEWKSBURY, LEE	1007 EAGLES WAY, LEANDER, TX 78641	1007 EAGLES WAY LEANDER, TX 78641-8742
R491762	ZELDER, GEOFF & ASHLEY	729 MORGAN DR, LEANDER, TX 78641	729 MORGAN DR LEANDER, TX 78641
R386877	THOMAS, FREDERICK W & NICOLE	1007 LANTANA LN, LEANDER, TX 78641	1007 LANTANA LN LEANDER, TX 78641-8727
R386873	BENNETT, JACOB GLEN	915 LANTANA DR, LEANDER, TX 78641	915 LANTANA DR LEANDER, TX 78641
R035182	BRENT, SHANNAN K	1210 FALCON OAKS DR, LEANDER, TX 78641	1210 FALCON OAKS DR LEANDER, TX 78641-8806
R035180	AMAYA, OSCAR	1200 FALCON OAKS DR, LEANDER, TX 78641	600 S COUGAR AVE CEDAR PARK, TX 78613-3122
R377554	BUCKLEY, DAVID	1019 LANTANA LN, LEANDER, TX 78641	1019 LANTANA LN LEANDER, TX 78641-3929
R035173	PEEL, SUSIE I	1200 EAGLES WAY, LEANDER, TX 78641	1200 EAGLES WAY LEANDER, TX 78641-8808

R035175	WALLACE, JESSE J & SHANNON N	1108 EAGLES WAY, LEANDER, TX 78641	1108 EAGLES WAY LEANDER, TX 78641-8869
R035139	KV&LE HOLDINGS LLC	709 BAGDAD RD, LEANDER, TX 78641	709 S BAGDAD RD LEANDER, TX 78641
R080081	QUEST IRA INC FBO MICHAEL LARAMIE	1005 EAGLES WAY, LEANDER, TX 78641	17171 PARK ROW #STE 100 HOUSTON, TX 77084
R094059	MAYNARD, MATTHEW & COURTNEY LEANN	1008 EAGLES WAY, LEANDER, TX 78641	1008 EAGLES WAY LEANDER, TX 78641
R080083	SHORT, ALVIN W & CAROL A	1001 EAGLES WAY, LEANDER, TX 78641	1001 EAGLES WAY LEANDER, TX 78641
R405110	HEINE, TED ESTATE	BAGDAD RD, LEANDER, TX 78641	RT 4 BOX 350 MARBLE FALLS, TX 78654
R486511	WESTVIEW MEADOWS HOMEOWNERS ASSOCIATION INC	710 MORGAN DR, LEANDER, TX 78641	PO BOX 4579 DEPT 400 HOUSTON, TX 77210-4579
R386867	JONES, AISHA	916 LANTANA DR, LEANDER, TX 78641	916 LANTANA DR LEANDER, TX 78641
R035157	WENTWORTH, JERRY DON	1203 FALCON OAKS DR, LEANDER, TX 78641	1203 FALCON OAKS DR LEANDER, TX 78641-8801
R493837	LIVEOAK CHURCH A PRESBYTERIAN CONGREGATION	1195 SONNY DR, LEANDER, TX 78641	PO BOX 701 LEANDER, TX 78641
R377553	BOND, TAMMY	1017 LANTANA LN, LEANDER, TX 78641	1017 LANTANA LN LEANDER, TX 78641-3929
R035143	SMITH, HARRY & LORETTA	1203 EAGLES WAY, LEANDER, TX 78641	1203 EAGLES WAY LEANDER, TX 78641-8807
R386876	HUNN, ERIC SCOTT & KRISTEN AMELIA	1005 LANTANA DR, LEANDER, TX 78641	1005 LANTANA DR LEANDER, TX 78641
R035159	POST, PATRICIA & NANITA PAYN	1209 FALCON OAKS DR, LEANDER, TX 78641	1209 FALCON OAKS DR LEANDER, TX 78641-8801
R035177	CENTRAL TEXAS SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	909 S BAGDAD RD, LEANDER, TX 78641	PO BOX 98 CEDAR PARK, TX 78630-0098
R035142	HENSLEY, RANDY	1107 EAGLES WAY, LEANDER, TX 78641	PO BOX 524 LEANDER, TX 78646-0524
R420152	CITY OF LEANDER	BAGDAD RD, LEANDER, TX 78641	PO BOX 319 LEANDER, TX 78646-0319
R089757	SALINAS, FELIX G & ROSIE	802 BAGDAD RD S, LEANDER, TX 78641	802 S BAGDAD RD LEANDER, TX 78641-8784
R386868	ARREDONDO, ALEX & VIRGINIA	1000 LANTANA DR, LEANDER, TX 78641	1000 LANTANA DR LEANDER, TX 78641

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

March 16, 2022

Via Post Office Delivery

Re: Minor Planned Unit Development (PUD) Application – 805 South Bagdad Road –
Minor PUD application for the 2.26-acre piece of property located northwest of
the intersection of South Bagdad Road and Falcon Oaks Drive, Leander,
Williamson County, Texas (the “Property”)

Dear Resident:

As representatives of the owner of the Property, we are writing to inform you of our redevelopment. The project is titled 805 South Bagdad Road, consists of 2.26 acres, and is located northwest of the intersection of South Bagdad Road and Falcon Oaks Drive. A location map is below:



Even though the Property is currently developed as a self-storage facility, the site is zoned Interim SFR-1-B (Single-Family Rural). Our intent is to retain the self-storage use, but beautify this dilapidated facility to more closely match the vision of the City of Leander, particularly along one of its most major corridors.

We have submitted a Minor Planned Unit Development (PUD) application package to the City of Leander. The intent of the application is to rezone to Minor Planned Unit Development (PUD) to allow the use of Self-Storage within the General Commercial (GC) base zoning district.

The recent City recently led a Comprehensive Plan Amendment which was approved and published in March of 2022. This use falls in line with that vision, and will allow for revitalization along a major corridor of the City of Leander.

It is our intent to address any concerns or issues you have regarding this project. You will receive several notices from the City of Leander related to this redevelopment, including public hearing notices for Planning & Zoning Commission as well as City Council. Should you have any thoughts or questions, please reach out to me at aswor@drennergroupp.com. Thank you so much for your time and attention.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly legible.

Amanda Swor

MINOR PUD 6a

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

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

3. What concerns were raised during these communications?

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

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

Signature: Amanda Swor Date _____