



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

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

April 13, 2023 at 6:00 PM



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

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

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 6, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-21-0027 regarding Bar W Ranch W Phase 7 Final Plat on seven parcels of land approximately 53.236 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619954, R619953, R619974, R032261, R032261, R539741, and R539743; generally located north west of Stamp Iron Ave. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case SFP-22-0011 regarding Quiktrip #4160 Short Form Final Plat on one parcel of land approximately 1.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R491080; generally located to the east of the intersection of Kauffman Loop and State Highway 29, Leander, Williamson County, Texas.
8. Approval of Minutes.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N Bagdad Rd. and Oak Creek Rd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case CP-22-0014 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 regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located north east of the intersection of S. Bagdad Rd. and Marsala Circle, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located north west of the intersection of W. San Gabriel Pkwy and Frontenac St., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case CP-22-0018 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0045 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

0. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one parcel of land approximately 12.718 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Pkwy and Main Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0059 as described above.

WITHDRAWN BY APPLICANT

13. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0066 as described above.

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

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on 4 parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W Reagan Blvd and Gabriel's Horn Rd, Leander, Williamson County, Texas.

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

15. 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 6th day of April 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar
Planning Coordinator



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-21-0027 regarding Bar W Ranch W Phase 7 Final Plat on seven parcels of land approximately 53.236 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619954, R619953, R619974, R032261, R032261, R539741, and R539743; generally located north west of Stamp Iron Ave. and Ronald W. Reagan 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 final plat satisfies the applicable regulations without requesting any variances.

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Continental Homes of Texas, LP (Adib Khoury).

RECOMMENDATION:

This final plat includes 138 single-family lots, 4 HOA landscape lots, 2 MUD 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 conditions.

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

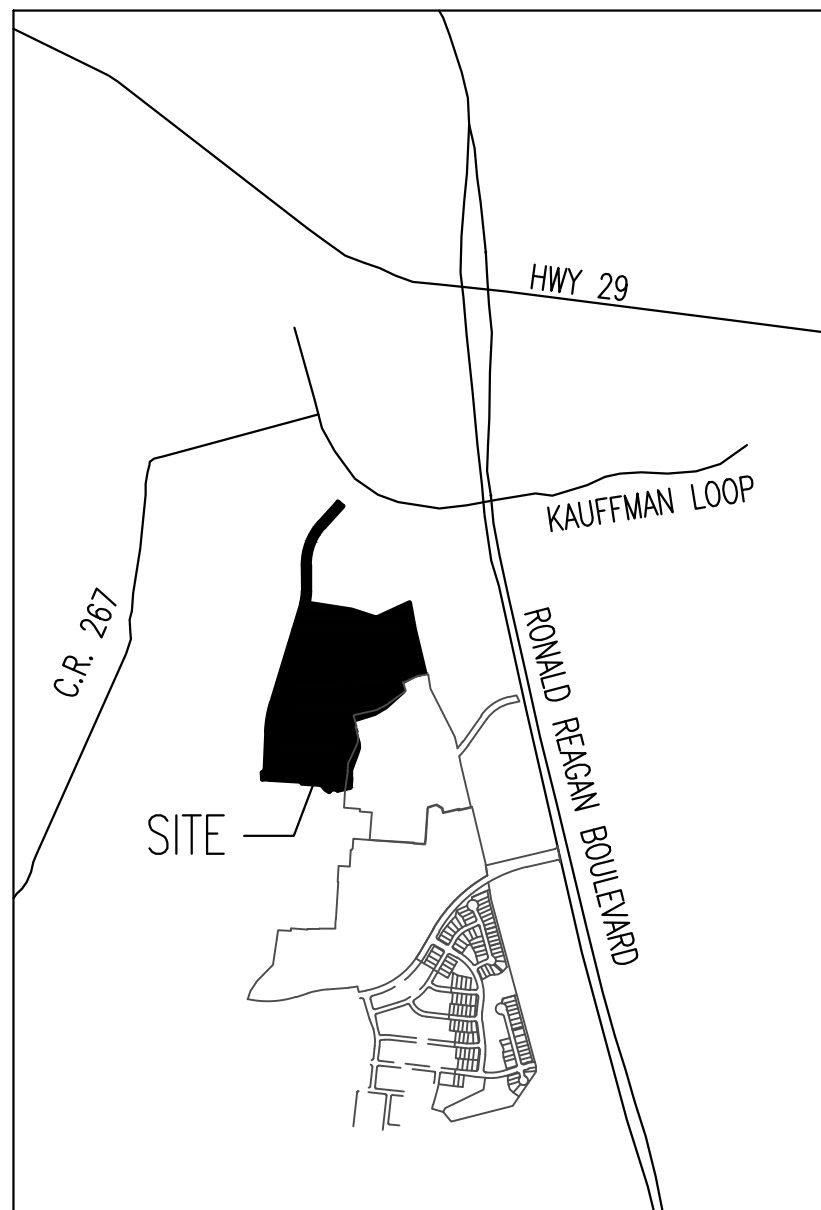
PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat

BAR W RANCH WEST PHASE 7 FINAL PLAT



VICINITY MAP
APPROX. SCALE: 1" = 2000'

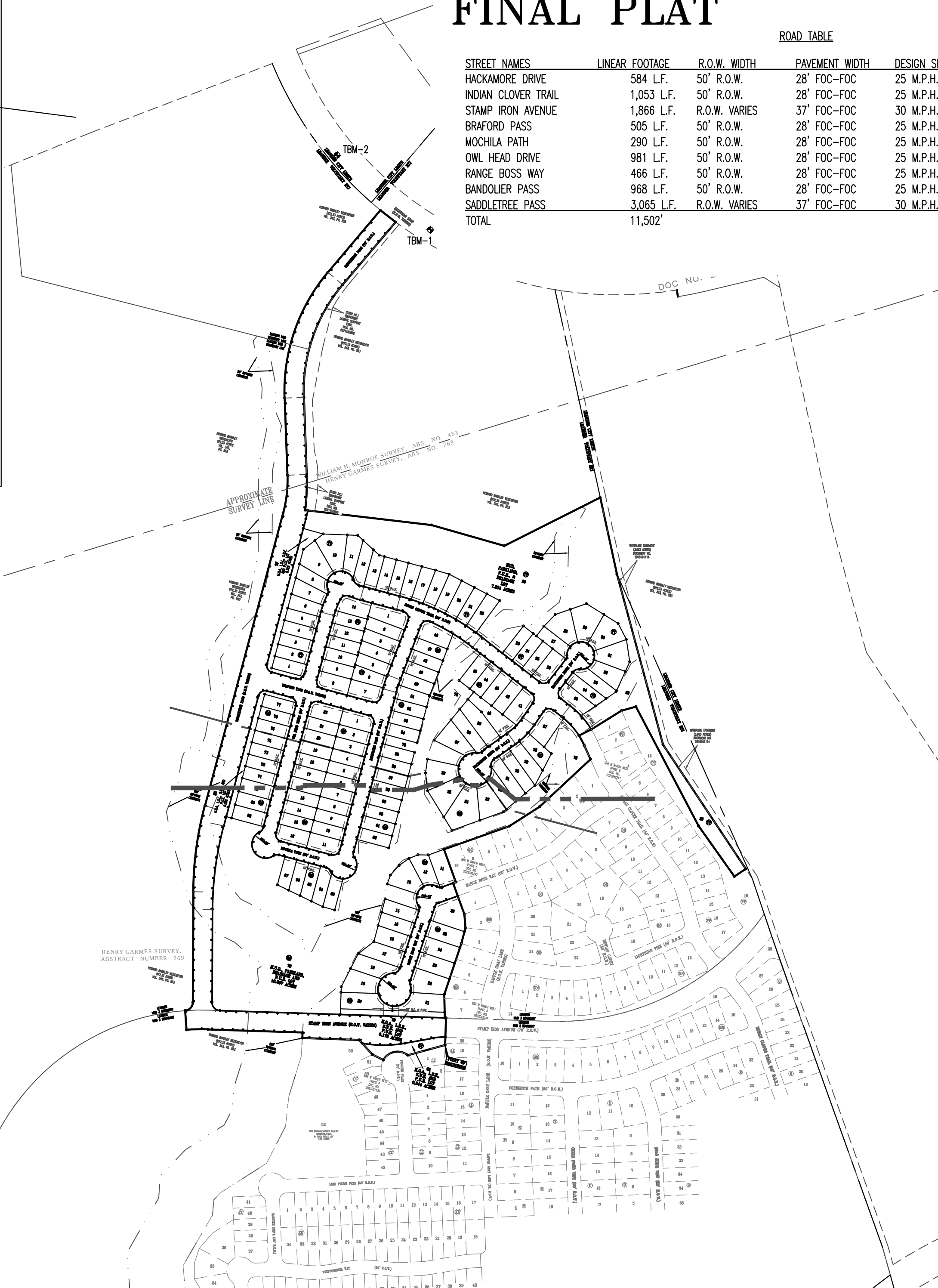
OWNER/DEVELOPER:

CONTINENTAL HOMES OF TEXAS, L.P.
By: CHTEX OF TEXAS, INC.
10700 PECAN PARK BLVD., STE 400
AUSTIN, TEXAS 78750-1227
PHONE: (512)-345-4663

HOWARD BARKLEY WEDEMEYER
5773 WOODWAY # 207
HOUSTON, TEXAS 77057

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

FILING DATE: NOVEMBER 9, 2021



ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
HACKAMORE DRIVE	584 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
INDIAN CLOVER TRAIL	1,053 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
STAMP IRON AVENUE	1,866 L.F.	R.O.W. VARIES	37' FOC-FOC	30 M.P.H.	PUBLIC	COLLECTOR
BRADFORD PASS	505 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MOCHILA PATH	290 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
OWL HEAD DRIVE	981 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RANGE BOSS WAY	466 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BANDOLIER PASS	968 L.F.	50' R.O.W.	28' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
SADDLETREE PASS	3,065 L.F.	R.O.W. VARIES	37' FOC-FOC	30 M.P.H.	PUBLIC	COLLECTOR
TOTAL	11,502'					



SCALE: 1" = 300'

INDEX:

- SHEET 1 - COVER SHEET AND PROJECT INFORMATION
- SHEET 2 - SUBDIVISION PORTION OF PROJECT
- SHEET 3 - SUBDIVISION PORTION OF PROJECT
- SHEET 4 - LINE AND CURVE TABLE
- SHEET 5 - LEGAL DESCRIPTION AND ENGINEER/SURVEYOR CERTIFICATION
- SHEET 6 - NOTES AND SIGNATURE BLOCKS

TOTAL ACREAGE: 53.236 ACRES

SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269

SURVEY: WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453

F.E.M.A. MAP NO. 48491C0455F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: DECEMBER 20, 2019

&

F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS : 144

NO. OF SINGLE FAMILY LOTS: 138 21.448 AC

NO. OF H.O.A., L.S.L, S.W.E. & P.U.E. LOTS: 4 1.35 AC

NO. OF MUD, PARKLAND & DRAINAGE LOTS: 1 10.691 AC

NO. OF MUD, PARKLAND, P.U.E. & DRAINAGE LOTS: 1 7.527 AC

NO. OF BLOCKS: 4

ROW ACREAGE: 12.22 AC

BENCHMARK:

TBM-1:
MAG NAIL SET
N: 10202397.27
E: 3083317.02
ELEV: 1031.58'

TBM-2
SQUARE CUT IN CONCRETE WITH PUNCH HOLE
N: 10202666.29
E: 3082977.2502
ELEV: 1033.45'

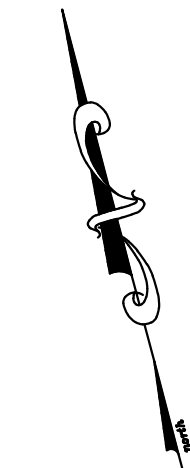
SHEET NO. 1 OF 6



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J: \AC3D\5129\Survey\PLAT - BAR W RANCH PH 7.dwg

BAR W RANCH WEST PHASE 7 FINAL PLAT

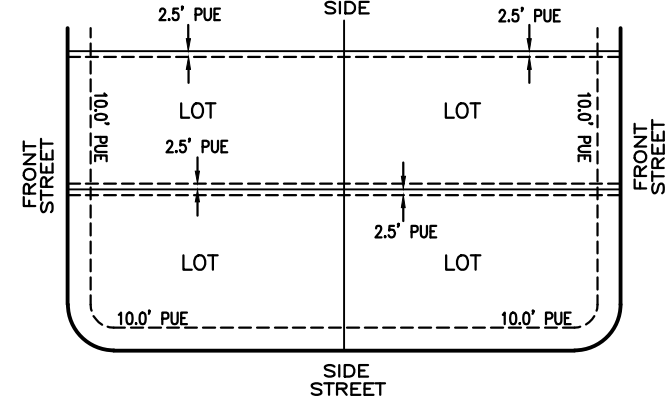


SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- SIDEWALK (5' UNLESS OTHERWISE NOTED)
- HOA HOME OWNERS ASSOCIATION
- LS.E. LANDSCAPE EASEMENT
- SW.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RIPARIAN CORRIDOR

A 2.5' PUBLIC UTILITY EASEMENT IS
ADJACENT TO ALL SIDE LOT LINES
(NOT TO SCALE)



MATCH LINE SHEET 3

APPROXIMATE
SURVEY LINE

MATCH LINE SHEET 3



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

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

SHEET NO. 2 OF 6

J:\AC3D\5129\Survey\PLAT - BAR W RANCH PH 7.dwg

BAR W RANCH WEST PHASE 7 FINAL PLAT

LEGEND

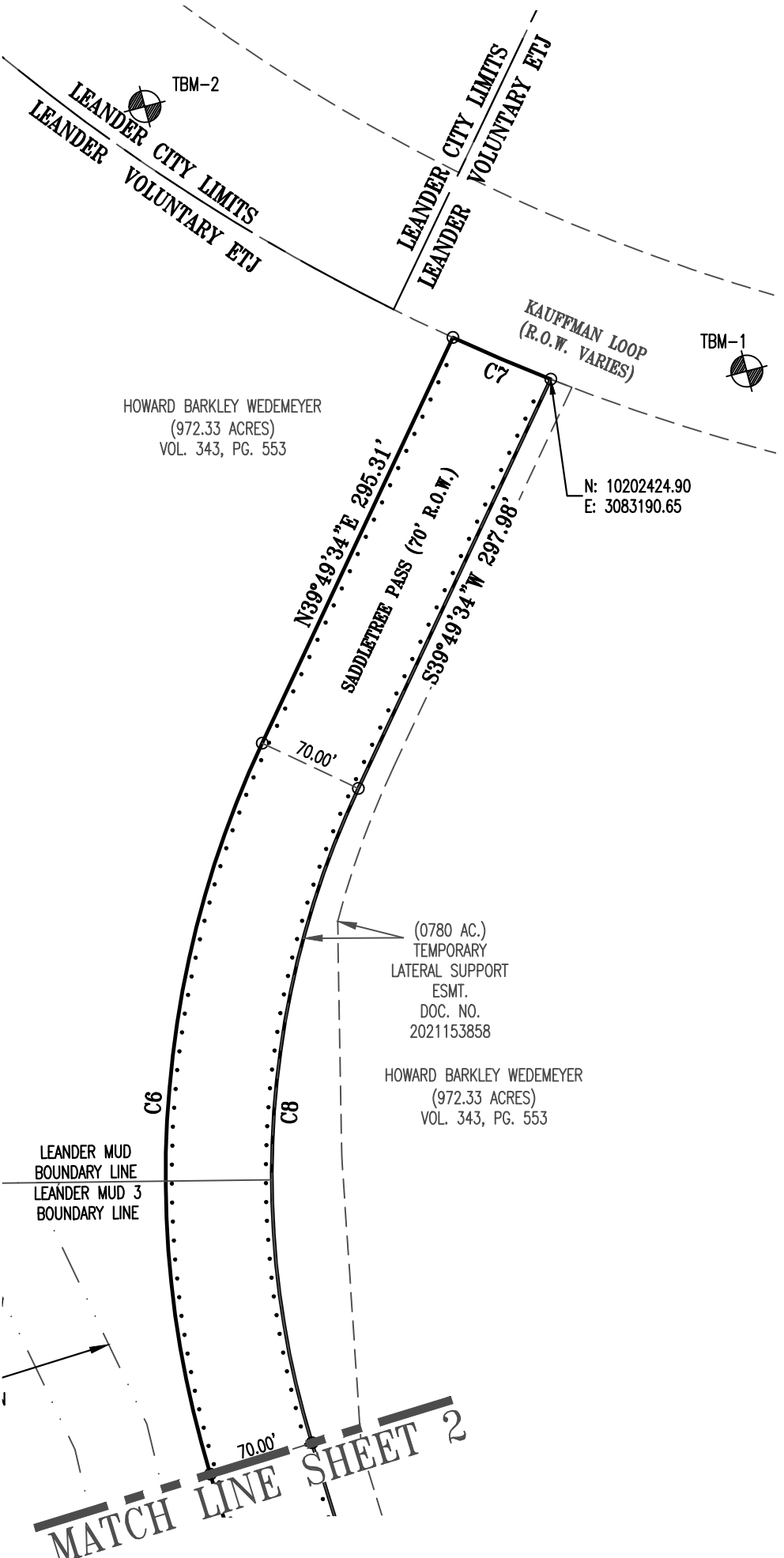
- BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- SIDEWALK (5' UNLESS OTHERWISE NOTED)
- HOA HOME OWNERS ASSOCIATION
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RIPARIAN CORRIDOR

SCALE: 1" = 100'



MATCH LINE
SHEET 2

MATCH LINE
SHEET 2



HENRY GARMES SURVEY,
ABSTRACT NUMBER 269

HOWARD BARKLEY WEDEMEYER
(972.33 ACRES)
VOL. 343, PG. 553

HOWARD BARKLEY WEDEMEYER
(972.33 ACRES)
VOL. 343, PG. 553

H.O.A., L.S.E.,
S.W.E. AND
P.U.E. LOT
0.244 ACRES

POINT OF
BEGINNING

SHEET NO. 3 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

J: \AC3D\5129\Survey\PLAT - BAR W RANCH PH 7.dwg

BAR W RANCH WEST PHASE 7 FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	102.22	60.00	S78°33'19"W	90.30	68.55	97°36'32"
C2	78.39	765.00	S88°37'21"W	78.35	39.23	5°52'16"
C3	44.87	30.00	N42°50'30"E	40.80	27.82	85°41'26"
C4	315.94	1235.00	N07°19'31"E	315.08	158.84	14°39'27"
C5	138.51	465.00	N06°07'14"E	138.00	69.77	17°04'02"
C6	493.93	670.00	N18°42'23"E	482.82	258.79	42°14'21"
C7	70.06	1350.00	S52°21'35"E	70.05	35.04	2°58'24"
C8	442.33	600.00	S18°42'23"W	432.38	231.76	42°14'21"
C9	133.92	870.00	S01°59'48"W	133.78	67.09	8°49'10"
C10	41.06	275.00	S28°45'30"E	41.02	20.57	8°33'19"
C11	39.27	25.00	N30°20'45"W	35.36	25.00	90°00'00"
C12	39.27	25.00	N59°39'15"E	35.36	25.00	90°00'00"
C13	67.38	325.00	N20°35'37"E	67.26	33.81	11°52'44"
C14	19.78	25.00	N03°52'10"E	19.27	10.44	45°19'38"
C15	156.65	50.00	N70°57'38"E	100.00	11686.57	179°30'35"
C16	22.49	25.00	N45°03'13"W	21.74	12.07	51°32'19"
C17	21.71	275.00	N73°05'04"W	21.70	10.86	4°31'23"
C18	330.04	825.00	N63°53'07"W	327.85	167.26	22°55'17"
C19	39.27	25.00	N82°34'31"E	35.36	25.00	90°00'00"
C20	16.09	25.00	N19°08'25"E	15.81	8.33	36°52'12"
C21	239.67	50.00	N41°58'30"W	67.79	46.11	274°38'20"
C22	25.21	25.00	N66°27'36"E	24.15	13.79	57°46'09"
C23	39.27	25.00	N07°25'29"W	35.36	25.00	90°00'00"
C25	93.06	275.00	N42°43'49"W	92.62	46.98	19°23'19"
C26	40.75	25.00	N80°52'25"E	36.39	26.53	8°324'12"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C77	8.72	50.00	N24°16'55"W	8.71	4.37	9°59'42"
C78	41.63	825.00	N73°54'01"W	41.63	20.82	2°53'29"
C79	44.59	825.00	N70°54'23"W	44.58	22.30	3°05'48"
C80	44.22	825.00	N67°49'21"W	44.21	22.11	3°04'15"
C81	44.22	825.00	N64°45'06"W	44.21	22.11	3°04'15"
C82	44.22	825.00	N61°40'51"W	44.21	22.11	3°04'15"
C83	44.22	825.00	N58°36'35"W	44.21	22.11	3°04'15"
C84	44.22	825.00	N55°32'20"W	44.21	22.11	3°04'15"
C85	22.73	825.00	N53°12'51"W	22.73	11.37	1°34'44"
C86	2.55	25.00	N34°39'30"E	2.54	1.27	5°50'03"
C87	13.54	25.00	N16°13'24"E	13.38	6.94	31°02'09"
C88	34.72	50.00	S20°35'49"W	34.02	18.09	39°46'59"
C89	32.00	50.00	S58°49'18"W	31.45	16.57	36°39'57"
C90	36.61	50.00	N81°52'09"W	35.80	19.17	41°57'10"
C91	35.88	50.00	N40°20'05"W	35.12	18.75	41°06'58"
C92	31.87	50.00	N01°31'03"W	31.33	16.50	36°31'05"
C93	39.92	50.00	N39°36'56"E	38.87	21.09	45°44'54"
C94	28.67	50.00	N78°55'01"E	28.28	14.74	32°51'17"
C97	31.60	550.00	N13°00'28"E	31.60	15.81	3°17'32"
C98	43.37	208.50	S85°24'17"W	43.30	21.77	11°55'10"
C99	124.64	275.00	N37°27'53"W	123.57	63.41	25°58'05"
C100	9.48	275.00	N51°26'12"W	9.48	4.74	1°58'33"
C101	35.28	275.00	N37°50'51"E	35.26	17.67	7°21'04"
C102	44.69	275.00	N46°10'45"E	44.65	22.40	9°18'44"
C103	16.83	275.00	N52°35'18"E	16.83	8.42	3°30'22"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	96.81	275.00	N44°15'24"E	96.31	48.91	20°10'10"
C28	15.75	225.00	N52°20'08"E	15.75	7.88	4°00'42"
C29	26.68	25.00	N19°45'08"E	25.44	14.77	61°09'18"
C30	300.86	60.00	N47°10'33"W	71.13	44.16	287°17'56"
C31	20.34	25.00	N73°09'36"E	19.79	10.77	46°37'38"
C32	79.21	225.00	N44°15'24"E	78.80	40.02	20°10'10"
C33	37.78	25.00	N09°07'35"W	34.29	23.56	86°35'48"
C34	180.66	775.00	N59°06'09"W	180.25	90.74	13°21'21"
C35	40.94	25.00	N67°18'29"E	36.51	26.73	93°49'21"
C36	47.61	475.00	N17°31'32"E	47.59	23.83	5°44'34"
C37	21.03	25.00	N09°26'27"W	20.41	11.18	48°11'23"
C38	162.65	50.00	N59°39'15"E	99.85	897.21	186°22'46"
C39	21.03	25.00	N51°15'04"W	20.41	11.18	48°11'23"
C40	21.03	25.00	N80°33'33"E	20.41	11.18	48°11'23"
C41	162.65	50.00	N30°20'45"W	99.85	897.21	186°22'46"
C42	21.03	25.00	N38°44'56"E	20.41	11.18	48°11'23"
C43	39.27	25.00	N30°20'45"W	35.36	25.00	90°00'00"
C44	39.27	25.00	S59°39'15"W	35.36	25.00	90°00'00"
C45	306.99	1200.00	S07°19'31"W	306.15	154.34	14°39'27"
C46	46.31	30.00	N44°13'22"W	41.84	29.19	88°26'19"
C47	21.03	25.00	N86°00'57"W	20.41	11.18	48°11'23"
C48	129.29	50.00	N44°00'14"E	96.16	175.24	148°09'01"
C49	21.03	25.00	N05°58'35"W	20.41	11.18	48°11'23"
C50	29.74	25.00	N52°12'01"E	28.02	16.91	68°09'50"
C51	298.03	60.00	N56°01'04"W	73.38	46.37	284°36'01"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C104	0.38	60.00	N10°38'31"W	0.38	0.19	0°22'00"
C105	58.53	60.00	N17°29'16"E	56.24	31.83	55°53'36"
C106	40.48	60.00	N64°45'50"E	39.72	21.05	38°39'30"
C107	40.62	60.00	S76°30'43"E	39.85	21.12	38°47'25"
C108	34.21	60.00	S40°46'55"E	33.75	17.58	32°40'11"
C109	38.14	60.00	S06°14'14"E	37.50	19.74	36°25'12"
C110	44.86	60.00	S33°23'28"W	43.82	23.54	42°50'12"
C111	43.63	60.00	S75°38'30"W	42.68	22.83	41°39'51"
C114	15.86	275.00	S51°29'56"W	15.86	7.93	3°18'17"
C115	5.71	275.00	S53°44'47"W	5.71	2.86	1°11'24"
C116	42.80	225.00	N48°53'30"E	42.74	21.47	10°53'58"
C117	36.40	225.00	N38°48'25"E	36.36	18.24	9°16'12"
C118	86.50	775.00	N55°37'20"W	86.46	43.30	6°23'42"
C119	94.15	775.00	N62°18'00"W	94.10	47.14	6°57'39"
C120	19.50	475.00	S19°13'16"W	19.50	9.75	2°21'06"
C121	28.11	475.00	S16°20'59"W	28.11	14.06	3°23'28"
C122	107.33	50.00	N27°57'30"E	87.88	92.07	122°59'16"
C123	47.85	50.00	S63°08'01"E	46.04	25.93	54°49'42"
C124	7.47	50.00	S31°26'17"E	7.47	3.74	8°33'48"
C125	11.45	25.00	N01°32'11"E	11.35	5.83	26°14'08"
C126	27.82	25.00	N43°27'49"W	26.41	15.55	63°45'52"
C127	5.44	227.47	N20°06'01"E	5.44	2.72	1°22'09"
C128	43.72	527.81	S17°25'06"W	43.70	21.87	4°44'44"
C129	3.47	525.00	S14°50'36"W	3.47	1.73	0°22'43"
C130	8.57	25.00	N79°42'53"E	8.53	4.33	19°39'03"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C52	15.90	25.00	N00°05'59"W	15.63	8.23	36°26'10"
C53	22.59	25.00	N44°00'14"E	21.83	12.13	51°46'15"
C54	36.72	25.00	N70°00'52"E	33.51	22.57	84°09'41"
C55	42.21	325.00	N71°37'32"W	42.18	21.13	7°26'28"
C56	25.97	775.00	N74°23'09"W	25.97	12.99	1°55'13"
C57	40.94	25.00	N26°30'52"W	36.51	26.73	93°49'21"
C58	52.62	525.00	N17°31'32"E	52.60	26.33	5°44'34"
C59	39.27	25.00	N59°39'15"E	35.36	25.00	90°00'00"
C60	39.27	25.00	N30°20'45"W	35.36	25.00	90°00'00"
C61	63.74	275.00	N21°17'38"E	63.60	32.01	13°16'47"
C62	39.27	25.00	N59°39'15"E	35.36	25.00	90°00'00"
C63	39.27	25.00	N30°20'45"W	35.36	25.00	90°00'00"
C64	39.27	25.00	N59°39'15"E	35.36	25.00	90°00'00"
C65	39.27	25.00	N30°20'45"W	35.36	25.00	90°00'00"
C66	21.57	275.00	S52°05'38"W	21.57	10.79	4°29'41"
C67	28.53	25.00	N71°57'30"E	27.01	16.05	65°23'28"
C68	10.74	25.00	N26°57'30"E	10.66	5.45	24°36'32"
C69	26.37	325.00	S16°58'43"W	26.36	13.19	4°38'57"
C70	41.01	325.00	S22°55'05"W	40.98	20.53	7°13'48"
C71	2.08	25.00	N24°08'39"E	2.08	1.04	4°46'40"
C72	17.69	25.00	N01°28'50"E	17.33	9.24	40°32'58"
C73	32.72	50.00	S00°02'42"E	32.14	16.97	37°29'55"
C74	35.58	50.00	S39°05'30"W	34.84	18.58	40°46'29"
C75	32.72	50.00	S78°13'42"W	32.14	16.97	37°29'55"
C76	46.90	50.00	N56°09'03"W	45.20	25.34	53°44'34"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C131	12.45	25.00	S76°11'26"E	12.32	6.36	28°32'20"
C132	49.06	50.00	S89°58'12"W	47.11	26.71	56°13'03"
C133	37.28	50.00	S40°30'04"W	36.42	19.55	42°43'14"
C134	42.95	50.00	S05°27'55"E	41.64	22.90	49°12'43"
C135	3.27	25.00	N14°22'24"E	3.27	1.64	7°29'24"
C136	49.14	60.00	S62°49'11"W	47.78	26.04	46°55'31"
C137	56.04	60.00	S12°35'53"W	54.03	30.25	53°31'04"
C138	72.52	60.00	S48°47'15"E	68.19	41.43	69°15'12"
C139	91.32	60.00	N52°58'59"E	82.76	57.14	87°12'20"
C140	29.01	60.00	N04°28'08"W	28.72	14.79	27°41'54"
C141	155.81	435.00	N89°42'28"E	154.98	78.75	20°31'20"
C143	306.99	1200.00	S07°19'31"W	306.15	154.34	14°39'27"
C152	0.93	275.00	S75°14'57"E	0.93	0.47	0°11'38"
C153	20.78	275.00	S72°59'15"E	20.77	10.39	4°19'45"
C154	53.58	325.00	N47°42'05"W	53.52	26.85	9°26'48"
C155	61.67	325.00	N37°32'31"W	61.58	30.93	10°52'19"
C156	17.76	25.00	N09°43'17"W	17.39	9.27	40°41'59"
C157	115.25	325.00	N42°15'55"W	114.65	58.24	20°19'07"
C158	44.71	275.00	S23°16'33"W	44.66	22.41	9°18'58"
C159	19.02	275.00	S16°38'09"W	19.02	9.52	3°57'49"

Line Table

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 53.236 ACRE TRACT OR PARCEL OF LAND, OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269, AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 972.33 ACRE TRACT OF LAND CONVEYED TO HOWARD BARKLEY WEDEMEYER IN VOLUME 343, PAGE 553 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), BEING ALL OF A CALLED 0.505 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2021052680 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAME BEING ALL OF A CALLED 51.087 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 37.246 ACRE TRACT OF LAND BOTH CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2021052679 (O.P.R.W.C.TX.), SAID 53.236 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A SOUTHEASTERN CORNER OF SAID 0.505 ACRE TRACT, BEING ALSO A POINT ON A WESTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT, AND BEING ALSO A NORTHEASTERN CORNER OF A CALLED 32.264 ACRE TRACT OF LAND CONVEYED TO TRENDMAKER HOMES, INC., IN DOCUMENT NUMBER 2021026598 (O.P.R.W.C.TX.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 0.505 ACRE TRACT AND SAID 32.264 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

1. S74°22'06"W, A DISTANCE OF 140.59 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 102.22 FEET, AND WHOSE CHORD BEARS S78°33'19"W, A DISTANCE OF 90.30 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
3. N63°30'32"W, A DISTANCE OF 44.54 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
4. N42°31'56"W, A DISTANCE OF 71.42 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
5. N88°26'31"W, A DISTANCE OF 206.90 FEET TO A CAPPED ½" IRON ROD FOUND, BEING A SOUTHWESTERN CORNER OF SAID 0.505 ACRE TRACT AND BEING ALSO A NORTHWESTERN CORNER OF SAID 32.264 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 0.505 ACRE TRACT AND SAID 972.33 ACRE TRACT, N03°04'20"E, A DISTANCE OF 20.01 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A NORTHWESTERN CORNER OF SAID 0.505 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHERN BOUNDARY LINE OF SAID 51.087 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 51.087 ACRE TRACT AND SAID 972.33 ACRE TRACT, AND CROSSING SAID 972.33 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

1. N88°26'31"W, A DISTANCE OF 343.48 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, AN ARC LENGTH OF 78.39 FEET, AND WHOSE CHORD BEARS S88°37'21"W, A DISTANCE OF 78.35 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
3. N04°18'47"W, A DISTANCE OF 70.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 44.87 FEET, AND A CHORD THAT BEARS N42°50'30"E, A DISTANCE OF 40.80 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
5. N00°00'12"W, A DISTANCE OF 401.76 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 315.94 FEET, AND A CHORD THAT BEARS N07°19'31"E, A DISTANCE OF 315.08 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
7. N14°39'15"E, A DISTANCE OF 1100.55 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 138.51 FEET, AND A CHORD THAT BEARS N06°07'14"E, A DISTANCE OF 138.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
9. N02°24'47"W, A DISTANCE OF 279.91 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 493.93 FEET, AND A CHORD THAT BEARS N18°42'23"E, A DISTANCE OF 482.82 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
11. N39°49'34"E, A DISTANCE OF 295.31 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT POINT OF CURVATURE, FOR A CURVE TO THE LEFT, BEING A POINT ON A SOUTHWESTERN RIGHT-OF-WAY LINE OF KAUFFMAN LOOP (R.O.W. VARIES),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 972.33 ACRE TRACT AND SAID KAUFFMAN LOOP, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1350.00 FEET, AN ARC LENGTH OF 70.06 FEET, AND WHOSE CHORD BEARS S52°21'35"E, A DISTANCE OF 70.05 FEET TO A ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID KAUFFMAN LOOP,

THENCE, CROSSING SAID 972.33 ACRE TRACT AND WITH THE COMMON BOUNDARY LINE OF SAID 51.087 ACRE TRACT AND SAID 972.33 ACRE TRACT, AND THE COMMON BOUNDARY LINE OF SAID 972.33 ACRE TRACT AND SAID 37.246 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

1. S39°49'34"W, A DISTANCE OF 297.98 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE" AT POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 442.33 FEET, AND A CHORD THAT BEARS S18°42'23"W, A DISTANCE OF 432.38 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
3. S02°24'47"E, A DISTANCE OF 276.01 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT POINT OF CURVATURE, FOR A CURVE TO THE RIGHT
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00 FEET, AN ARC LENGTH OF 133.92 FEET, AND A CHORD THAT BEARS S01°59'48"W, A DISTANCE OF 133.78 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
5. S83°35'37"E, A DISTANCE OF 461.33 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
6. S74°22'12"E, A DISTANCE OF 275.34 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
7. N62°55'25"E, A DISTANCE OF 390.11 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
8. S12°35'32"E, A DISTANCE OF 284.47 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
9. S15°27'36"E, A DISTANCE OF 641.85 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
10. S33°57'09"E, A DISTANCE OF 541.73 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT,

THENCE, CROSSING SAID 37.246 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S56°02'51"W, A DISTANCE OF 49.36 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
2. N35°40'55"W, A DISTANCE OF 225.12 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
3. N28°01'34"W, A DISTANCE OF 488.66 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 37.246 ACRE TRACT AND BEING ALSO A POINT ON A SOUTHEASTERN BOUNDARY LINE OF SAID 51.087 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 51.087 ACRE TRACT AND SAID 37.246 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

1. S74°32'24"W, A DISTANCE OF 54.45 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
2. S57°53'38"W, A DISTANCE OF 129.01 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
3. S62°59'27"W, A DISTANCE OF 50.23 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 41.06 FEET, AND A CHORD THAT BEARS S28°45'30"E, A DISTANCE OF 41.02 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
5. S24°28'51"E, A DISTANCE OF 54.47 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
6. S46°33'21"W, A DISTANCE OF 253.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
7. S57°06'31"W, A DISTANCE OF 130.86 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
8. S70°11'05"W, A DISTANCE OF 251.15 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
9. S20°06'39"E, A DISTANCE OF 126.30 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
10. S69°53'21"W, A DISTANCE OF 10.30 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
11. S20°06'39"E, A DISTANCE OF 120.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
12. S04°47'10"E, A DISTANCE OF 49.92 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
13. S14°03'56"W, A DISTANCE OF 58.61 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD ETSTONE",
14. S18°16'46"W, A DISTANCE OF 195.68 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
15. S01°38'07"E, A DISTANCE OF 84.69 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A SOUTHEASTERN CORNER OF SAID 51.087 ACRE TRACT, BEING ALSO A WESTERN CORNER OF SAID 37.246 ACRE TRACT AND BEING ALSO A POINT ON A NORTHERN BOUNDARY LINE OF SAID 0.505 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 0.505 ACRE TRACT AND SAID 37.246 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S88°26'31"E, A DISTANCE OF 4.60 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
2. S01°33'29"W, A DISTANCE OF 98.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.236 ACRES OF LAND.

BAR W RANCH WEST PHASE 7
FINAL PLAT

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C0455F FORE WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019, & 48491C0275E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

ENGINEERING BY: Lee A. Whited 2-15-23
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
LEE@cbdeng.com



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., 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 LAND AND THAT CORNER MONUMENTS SHOWN THEREON ON WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCES AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY GF# 0124-32918B, WITH AN EFFECTIVE-DATE OF SEPTEMBER 25, 2019, WHICH WAS PREPARED FOR THE MOST RECENT PURCHASE OF THE PROPERTY HAVE BEEN SHOWN OR NOTED HEREON.

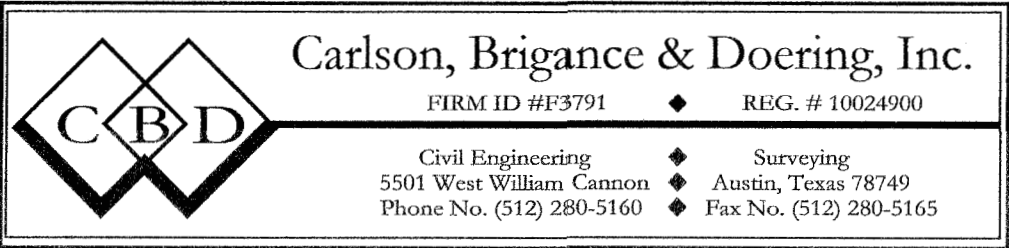
SURVEYED BY: Aaron V. Thomason 15 Feb 2023
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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

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

SHEET NO. 5 OF 6



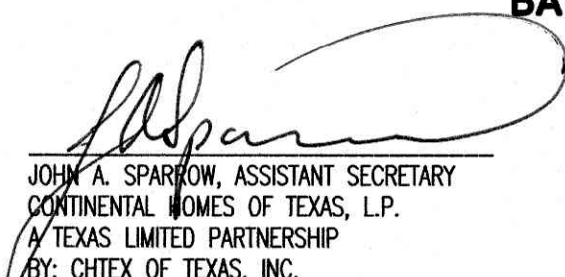
BAR W RANCH WEST PHASE 7 FINAL PLAT

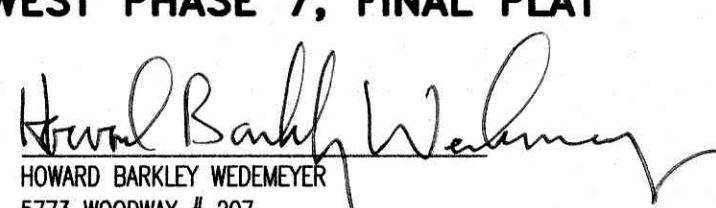
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN A. SPARROW, ASSISTANT SECRETARY, AND BEING OWNERS OF THAT CERTAIN 51.087 ACRE TRACT OF LAND, AND ALSO THAT CERTAIN 0.714 ACRE PORTION OF A 37.246 ACRE TRACT OF LAND, OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY IN DOCUMENT NO. 2021052679 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALSO THE OWNERS OF THAT CERTAIN 0.505 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021052680 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT HOWARD BARKLEY WEDEMEYER, BEING THE OWNER OF THAT CERTAIN 0.930 ACRE TRACT OF LAND, BEING A PORTION OF A CALLED 972.33 ACRE TRACT OF LAND CONVEYED IN VOLUME 343, PAGE 553 OF THE DEED 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:

"BAR W RANCH WEST PHASE 7, FINAL PLAT"


JOHN A. SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX, 78750


HOWARD BARKLEY WEDEMEYER
5773 WOODWAY # 207
HOUSTON, TEXAS 77057

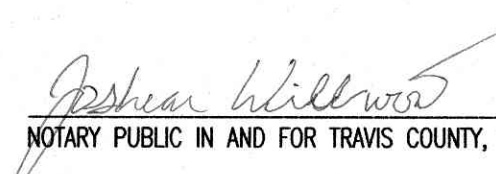
NOTE-HOWARD BARKLEY WEDEMEYER, AS THE OWNER OF 0.930 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS RIGHT-OF-WAY FOR "SADDLETREE PASS" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT, CERTIFYING THERE ARE NO LIENHOLDERS ~~ON THE 0.930 ACRES~~, TO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH 0.930 ACRES FOR USE AS RIGHT OF WAY AS SHOWN ON THIS PLAT.

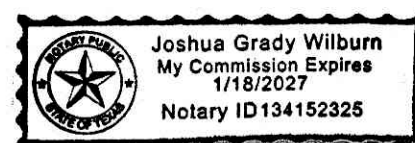
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN A. SPARROW, AS ASSISTANT SECRETARY OF CONTINENTAL HOMES OF TEXAS, L.P., ON BEHALF OF SAID CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF February, 2023, A.D.


NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FLOODPLAIN ADMINISTRATOR APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.


FOR J. TERRON EVERTSON
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE 3/28/2023


THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA).

FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

NOTES:

- 1) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
- 2) A 10' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY FOR RESIDENTIAL LOTS, AND A 10' WIDE P.U.E., LANDSCAPE, AND PEDESTRIAN EASEMENT WILL BE DEDICATED ON ALL NON RESIDENTIAL LOTS.
- 3) 2.5' PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG THE SIDEYARDS OF THE PROPOSED LOTS.
- 4) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- 5) IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF LEANDER MUNICIPAL UTILITY DISTRICTS NO. 1, 2, AND 3, AND DEVELOPMENT OF THE BAR W RANCH CONSENT AGREEMENT.
- 6) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF HACKAMORE DRIVE, INDIAN CLOVER TRAIL, STAMP IRON AVENUE, BRAFORD PASS, MOCHILA PATH, OWL HEAD DRIVE, RANGE BOSS WAY, BANDOLIER PASS, AND SADDLE TREE PASS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE SIX (6') FOOT ON COLLECTOR AND ARTERIAL STREETS AND FIVE (5') FOOT MINIMUM ON LOCAL STREETS.
- 7) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 8) POA/HOA, THE LEANDER MUD #2 AND #3, OR HOMEOWNERS MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.
- 9) 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.
- 10) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 11) DEVELOPMENT OF THIS TRACT IS SUBJECT TO COMPLIANCE WITH THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2, AND 3, AND DEVELOPMENT OF THE "WEDEMEYER RANCH" AS AMENDED (CONSENT AGREEMENT) AS RECORDED IN DOC # 20150089728.
- 12) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 13) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 14) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 52, BLOCK "CC", LOT 79-80, BLOCK "QQ", AND LOT 37, BLOCK "TT".
- 15) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015101121.
- 16) THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 17) THE MUD WILL MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 18) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS 52, BLOCK CC, LOTS 79-80, BLOCK QQ AND LOT 37, BLOCK TT, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- 19) THE LEANDER MUD 3 WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 36, BLOCK "TT", AND LOT 78, BLOCK "QQ".
- 20) THIS PLAT CONFORMS WITH THE PRELIMINARY PLAN THAT WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON 11/09/2021.
- 21) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 22) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 23) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN PUBLIC RIGHT-OF-WAYS AND PUBLIC SIDEWALK EASEMENTS.

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

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

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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE,

ON THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS, OF SAID COURT IN

DOCUMENT NO. _____

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

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

SHEET NO. 6 OF 6



J:\AC3D\5129\Survey\PLAT - BAR W RANCH PH 7.dwg



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Approval of Subdivision Case SFP-22-0011 regarding Quiktrip #4160 Short Form Final Plat on one parcel of land approximately 1.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R491080; generally located to the east of the intersection of Kauffman Loop and State Highway 29, Leander, Williamson County, Texas.

BACKGROUND:

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

APPLICANT/AGENT:

QT South, LLC (Robert Costello) on behalf of Rancho Sienna KC LP (James E. Horne).

RECOMMENDATION:

This short form final plat includes 1 commercial lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Jason Pho, Assistant Planner

Attachments

1. Short Form Final Plat

QUIKTRIP #4160

SHORT FORM FINAL PLAT

A 1.89 ACRE TRACT OF LAND, LOCATED IN THE GREENLIEF FISK SURVEY, ABSTRACT 5, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.961 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2023010495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROJECT INFORMATION

PROPERTY OWNERS:
QT SOUTH LLC
2007 SAM BASS RD., SUITE 100
ROUND ROCK, TX 78681

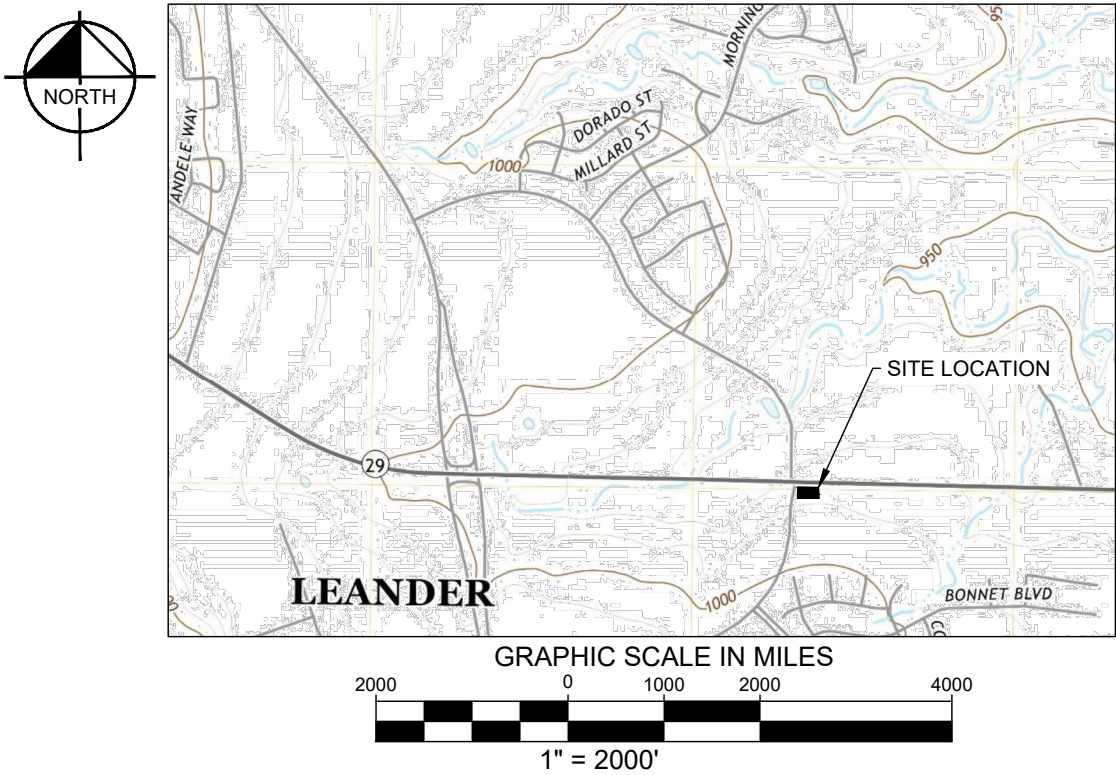
DEVELOPER:
ROBERT COSTELLO
QT SOUTH, LLC
2007 SAM BASS ROAD, SUITE 100
ROUND ROCK, TX 78681

ENGINEER / DEVELOPER'S AGENT:
RACHEL M. ROBERTS, P.E.
KIMLEY HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE 400
SAN ANTONIO, TX 78216
(210)541-9166

SURVEYOR:
KYLE L. PRESSLER, R.P.L.S.
MATKIN HOOVER ENGINEERING & SURVEYING
8 SPENCER RD., STE 300
BOERNE, TX 78006
(830) 249-0600

THESE PLANS WERE FILED ON 07/26/2022.

VICINITY MAP



SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SHORT FORM FINAL PLAT
3	SIGNATURES & PLAT NOTES

LOT SUMMARY

TOTAL NUMBER OF LOTS: 1
TOTAL LOT ACREAGE: 1.89
PROPOSED USE: RETAIL

STREET FRONTAGE

WEST STATE HIGHWAY 29	351 LF
KAUFFMAN LOOP	237 LF

Kimley»Horn

10101 REUNION PL
SUITE 400, SAN ANTONIO, TX 78216
FIRM #928
TEL. NO. (210) 541-9166
www.kimley-horn.com

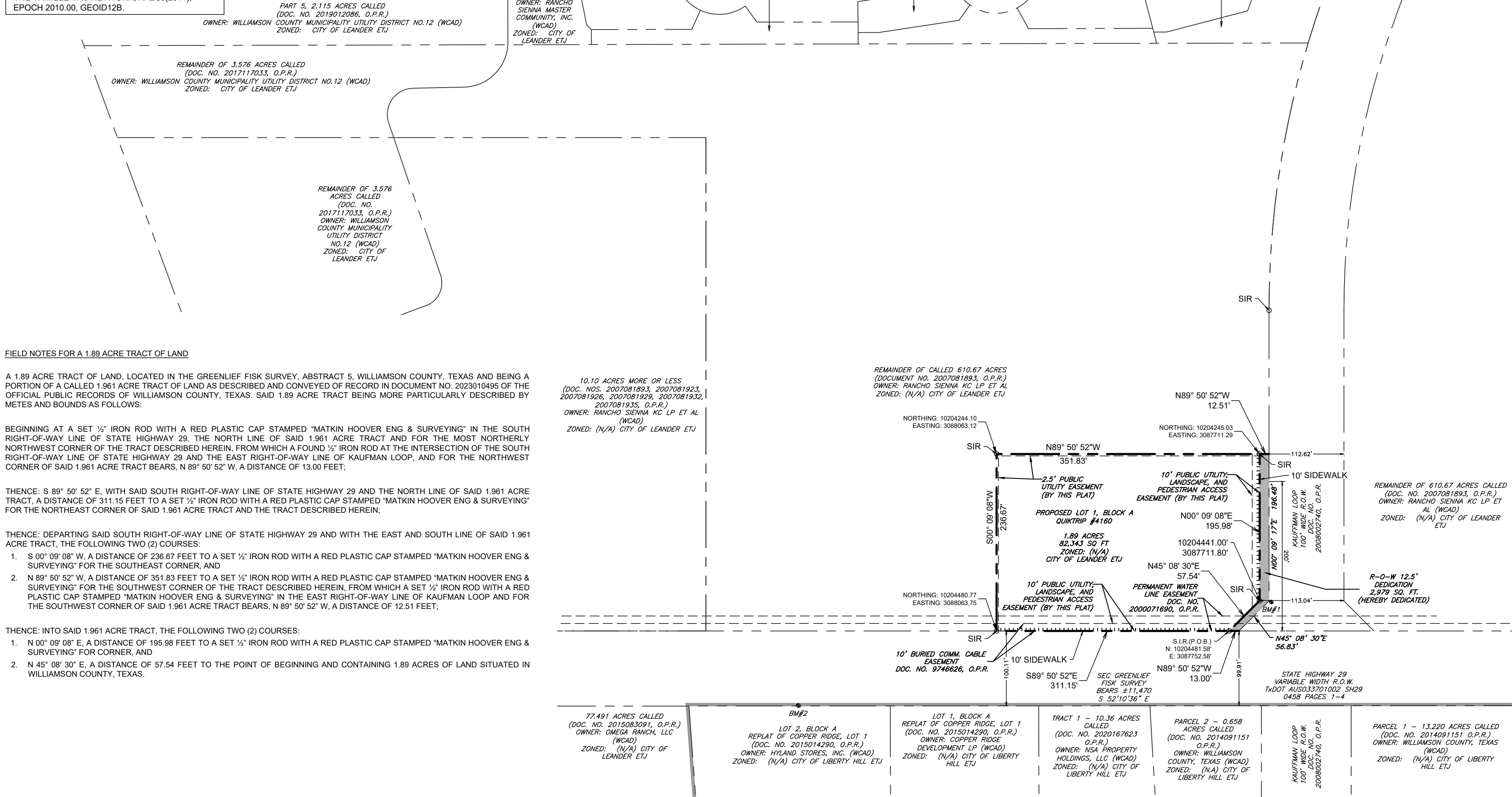
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	OHW	RMR	2/20/2023	069304941	1 OF 3

LEGEND	
SIR	1/2" IRON ROD W/ "MATKIN HOOVER ENG. & SURVEY" CAP SET
IRFC	1/2" IRON ROD FOUND W/ "RPLS 4048" CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS
B.M.	BENCHMARK
	PROPOSED SIDEWALK
=====	CITY OF LEANDER ETJ LIMITS
=====	RIGHT-OF-WAY DEDICATION

BENCHMARK	
B.M. # 1	"X" CUT ON TOP OF CONCRETE, BEARS N 62° 23' 07" W, 3.26' FROM THE WESTERN MOST NORTHWEST CORNER OF SUBJECT TRACT. ELEVATION: 983.80'
B.M. # 2	COTTON SPINDLE SET IN POWER POLE, BEARS N 70° 40' 03" E, 299.23' FROM THE NORTHEAST CORNER OF SUBJECT TRACT. ELEVATION: 986.48'

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES, CGF = 1.0001411147 AT CP 1 (N: 10204376.52', E: 3087603.65', Z: 983.90'). VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS. BASIS OF ELEVATION IS THE TRIMBLE VRS NETWORK, NAD83(2011), EPOCH 2010.00, GEOID12B.

SURVEY TIES ADJACENT INTERSECTING	
STREETS/DRIVEWAYS (AS-SCALED FROM DRIVEWAY INFORMATION DERIVED FROM GOOGLE EARTH)	
±1105.6 FEET S 18°42' 03" W FROM SOUTHWEST CORNER THIS TRACT TO CENTER OF VIA DE SIENNA BLVD	
±721.3 FEET S 89°50'52" E FROM NORTHEAST CORNER THIS TRACT TO CENTER OF 7451 HWY 29 W, LIBERTY HILL TX (BAYLOR SCOTT & WHITE HEALTH)	
±503.8 FEET N 04°44'19" W FROM POB (NORTHERLY NORTHWEST CORNER) THIS TRACT TO CENTER OF 7600 W HWY 29, GEORGETOWN TX (HWY 29 STORAGE)	



FIELD NOTES FOR A 1.89 ACRE TRACT OF LAND

A 1.89 ACRE TRACT OF LAND, LOCATED IN THE GREENLIEF FISK SURVEY, ABSTRACT 5, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.961 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2023010495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEYING" IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, THE NORTH LINE OF SAID 1.961 ACRE TRACT AND FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 29 AND THE EAST RIGHT-OF-WAY LINE OF KAUFFMAN LOOP, AND FOR THE NORTHWEST CORNER OF SAID 1.961 ACRE TRACT BEARS, N 89° 50' 52" W, A DISTANCE OF 13.00 FEET;

THENCE: S 89° 50' 52" E, WITH SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 29 AND THE NORTH LINE OF SAID 1.961 ACRE TRACT, A DISTANCE OF 311.15 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEYING" FOR THE NORTHEAST CORNER OF SAID 1.961 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 29 AND WITH THE EAST AND SOUTH LINE OF SAID 1.961 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 00° 09' 08" W, A DISTANCE OF 236.67 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEYING" FOR THE SOUTHEAST CORNER, AND
- N 89° 50' 52" W, A DISTANCE OF 351.83 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEYING" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEYING" IN THE EAST RIGHT-OF-WAY LINE OF KAUFFMAN LOOP AND FOR THE SOUTHWEST CORNER OF SAID 1.961 ACRE TRACT BEARS, N 89° 50' 52" W, A DISTANCE OF 12.51 FEET;

THENCE: INTO SAID 1.961 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- N 00° 09' 08" E, A DISTANCE OF 195.98 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEYING" FOR CORNER, AND
- N 45° 08' 30" E, A DISTANCE OF 57.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.89 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

Kimley»Horn

10101 REUNION PL
SUITE 400, SAN ANTONIO, TX 78216

TEL. NO. (210) 541-9166
www.kimley-horn.com

FIRM #928

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	OHW	RMR	2/20/2023	069304941	2 OF 3

QUIKTRIP #4160
SHORT FORM FINAL PLAT

A 1.89 ACRE TRACT OF LAND, LOCATED IN THE GREENLIEF FISK SURVEY, ABSTRACT 5, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.961 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2023010495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL PLAT NOTES:

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRA TERRITORIAL JURISDICTION 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 CITY OF LEANDER WASTEWATER COLLECTION FACILITIES.
- 3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 6. 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.
- 7. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0275E FOR WILLIAMSON CO., EFFECTIVE 09/26/2008.
- 8. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 9. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 10. SIDEWALKS SHALL BE INSTALLED ALONG KAUFFMAN LOOP AND SH29.

NON-RESIDENTIAL & MULTI-FAMILY PLAT NOTES:

- 11. 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.

TIA PLAT NOTES:

- 12. SITE DEVELOPMENT CONSTRUCTION WILL INCLUDE THE FOLLOWING MITIGATION IDENTIFIED IN THE TRAFFIC IMPACT ANALYSIS DATED DECEMBER 2022:
- 12.1. SH 29 AND KAUFFMAN LOOP - RE-STRIPE EXISTING PAVEMENT TO PROVIDE AN EXCLUSIVE LEFT TURN LANE AND A RIGHT TURN LANE SHARED WITH THRU MOVEMENT FOR A NORTHBOUND APPROACH. PROVIDE A PROTECTED AND PERMISSIVE PHASE FOR NORTHBOUND AND SOUTHBOUND LEFT TURN MOVEMENTS
- 12.2. SH 29 AND KAUFFMAN LOOP - REPLACE SOUTHBOUND SIGNAL HEAD WITH APPROPRIATE FOUR-SECTION HEAD TO ACCOMMODATE PROTECTED/PERMISSIVE LEFT TURN MOVEMENTS
- 12.3. SH 29 AND DRIVEWAY #1 - CONSTRUCT A RIGHT TURN LANE SERVING THE DRIVEWAY INTO DEVELOPMENT

OWNER'S SIGNATURE BLOCK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, QT SOUTH LLC, AS THE OWNER OF THAT CERTAIN 1.961 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023010495, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDER AND DEDICATED 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 QUIKTRIP #4160 SUBDIVISION.

BY: QT SOUTH LLC
BY: MICHAEL Z. WARD, REAL ESTATE MANAGER

MICHAEL Z. WARD, REAL ESTATE MANAGER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE ____ DAY OF ____, 2023, PERSONALLY APPEARED, MICHAEL Z. WARD, AS REAL ESTATE MANAGER OF QT SOUTH LLC, ON BEHALF OF SAID QT SOUTH 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 ____ 2023.

NOTARY PUBLIC-STATE OF

PRINTED NAME:
MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, KYLE L. PRESSLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 22-0647-C, ISSUED 15TH DAY OF MARCH, 2022 HAVE BEEN SHOWN OR NOTED HEREON.

KYLE L. PRESSLER, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR
NO. 6528 STATE OF TEXAS
DATE

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, RACHEL M. ROBERTS, 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.

RACHEL M. ROBERTS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 137894 STATE OF TEXAS
DATE

PLANNING AND ZONING COMMISSION

APPROVED THIS THE ____ DAY OF ____, 2023, A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR THE 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

WILLIAMSON COUNTY RECORDING STATEMENT

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF ____, 2023, AD, AT ____ O'CLOCK, ____ M, AND DULY RECORDED THIS THE DAY OF ____, 2023, 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

10101 REUNION PL SUITE 400, SAN ANTONIO, TX 78216 TEL. NO. (210) 541-9166 www.kimley-horn.com

Drawn by OHW Checked by RMR Date 2/20/2023 Project No. 069304941 Sheet No. 3 OF 3

DWG NAME: K:\SNA_CIVIL\069304941 - QT 4160 KAUFFMAN LOOP & HWY29 CAD\PLAT\PLAT.DWG PLOTTED BY: WATTS, OLIVIA 2/20/2023 6:27 PM LAST SAVED 2/20/2023 6:19 PM



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft March 23, 2023 P & Z Minutes attached.

RECOMMENDATION:

Approval of Draft March 23, 2023 P & Z Minutes.

PRESENTER:

Attachments

Draft 3/23/23 P & Z Minutes



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

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

March 23, 2023 at 6:00 PM



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

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

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

1. Call to Order at 6:00 p.m.

2. Roll Call.

All Commissioners were present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the March 16, 2023 meeting.

4. Review of meeting protocol.

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

6. *[Scriveners' error: this consent agenda item appeared before the header box. Announced in meeting it was a part of the consent agenda and voted on with the consent agenda.]*

Approval of Subdivision Case PP-21-0007 regarding Hawkes Landing North Phase 1 Preliminary Plat on one parcel of land approximately 49.94 acres ± in size, more particularly described by Williamson Central Appraisal District R616492; generally located to the west of the intersection of N. Bagdad Road and Halsey Drive, Leander, Williamson County, Texas.

CONSENT AGENDA: ACTION

7. Motion made by Vice Chair Lantrip to pull the draft 3/9/2023 P & Z Minutes from the consent agenda for discussion.

Motion made by Commissioner May to approve consent agenda Item #6, second by Commissioner Oliver.

7-0

Approval of Minutes.

Vice Chair Lantrip commented on items 7, 8 & 9 of the 3/9/2023 draft P & Z agenda which showed the previous Chair and Vice Chair titles which needed to be updated.

Motion made by Vice Chair Lantrip to approve the 3/9/2023 P & Z Minutes with corrections, seconded by Commissioner Moss.

7- 0

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-22-0013 to adopt the LC Hero Way Concept Plan on two parcels of land approximately 21.86 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031600 & R457677; generally located to the northwest of the intersection of Hero Way and Main Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0013 as described above.

Motion made by Vice Chair Laura Lantrip, seconded by Commissioner James Oliver to approve the Concept Plan with the warrants.

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

7 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case FP-22-0020 and Variance Case VA-22-0008 to approve the Freehill Addition Short Form Final Plat and Variance on one parcel of land approximately 16.85 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District Parcel R327784; approximately 1,000 feet to the west of the intersection of W Broade Street and Hero Way West on the south side of Hero Way West, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case FP-22-0020 and Variance Case VA-22-0008 as described above.

Rick Bickling did not speak, just had his question read into the record.

Motion made by Vice Chair Laura Lantrip, seconded by Commissioner John Cosgrove to approve the Short Form Plat and Variance.

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

7 - 0 Passed

10. Conduct a Public Hearing and consider action on Subdivision Case FP-22-0033 and Variance Case VA-22-0009 to approve the Live Oak Ranch, Lot 19 Replat Short Form Final Plat and Variance on one parcel of land approximately 8.54 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District Parcel R023978; generally located at 1304 Spivey Road, Leander, Williamson County, Texas.
- Discuss and consider action on Subdivision Case FP-22-0033 and Variance Case VA-22-0009 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Deirdre Moss to approve the Short Form Plat and Variance.

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

7 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two parcels of land approximately 5.58 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-001 as described above.
- Kat Howell had concerns.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner James Oliver to approve the Zoning request with the condition that they build an 8 foot masonry wall between the townhouses and the cemetery.

Commissioner Carpenter withdrew his motion.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Ron May to approve the Zoning request with the condition that they build an 8 foot masonry wall comprised of brick, stone, or stucco between the townhouses and the cemetery.

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

NAY: Commissioner John Cosgrove

6 - 1 Passed

REGULAR AGENDA

12. Adjournment at 6:41 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

VERONICA TOVAR
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

04/13/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N Bagdad Rd. and Oak Creek Rd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0014 as described above.

BACKGROUND:

This Concept Plan includes 1 commercial lot and 146 single-family lots. Phase 1 includes 110 single-family lots and Phase 2 includes the remaining 36 single-family lots and commercial lot. Chapter 13 of the Code Ordinances requires that only one phase may be processed per year and phases shall not be under review or constructed concurrently. 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:

08/18/2022 – Annexation and Zoning Approved

APPLICANT/AGENT:

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

RECOMMENDATION:

The proposal includes 146 single-family lots and 1 commercial lot. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Concept Plan
2. Location Exhibit

SUMMARY NOTES

OWNER:	FORESTAR (USA) REAL ESTATE GROUP, INC. 10700 PECAN PARK BLVD, SUITE 150 AUSTIN, TEXAS 78750 (512) 433-5229
DEVELOPER:	FORESTAR (USA) REAL ESTATE GROUP, INC. 10700 PECAN PARK BLVD, SUITE 150 AUSTIN, TEXAS 78750 (512) 433-5229
ENGINEER:	BGE, INC., TBPE F-1046 101 W. LOUIS HENNA BLVD, SUITE 400 AUSTIN, TEXAS 78728 (512) 879-0400
PROJECT AGENT:	BGE, INC., TBPE F-1046 101 W. LOUIS HENNA BLVD, SUITE 400 AUSTIN, TEXAS 78728 (512) 879-0400
SURVEYOR:	BGE, INC., TBPE F-1046 101 W. LOUIS HENNA BLVD, SUITE 400 AUSTIN, TEXAS 78728 (512) 879-0400

SULLIVAN TRACT

CONCEPT PLAN

PROJECT NUMBER: 22-CP-014

SUBMITTAL DATE:

SUBMITTED: AUGUST 30, 2022

ZONING:

THE PROPERTY IS CURRENTLY ZONED SFR AND LOCATED IN THE CITY OF LEANDER. THE FOLLOWING ZONING DESIGNATIONS ARE PROPOSED FOR THIS SITE:

- SINGLE-FAMILY RURAL (SFR-2-B)
- LOCAL OFFICE (LO-2-B)

FUTURE LAND USE :

THIS PROPERTY IS LABELED AS NEIGHBORHOOD RESIDENTIAL AND MULTI-USE CORRIDOR ON THE LEANDER FUTURE LAND USE MAP.

PROPOSED LAND USE :

THIS PROPERTY IS 308.288 ACRES

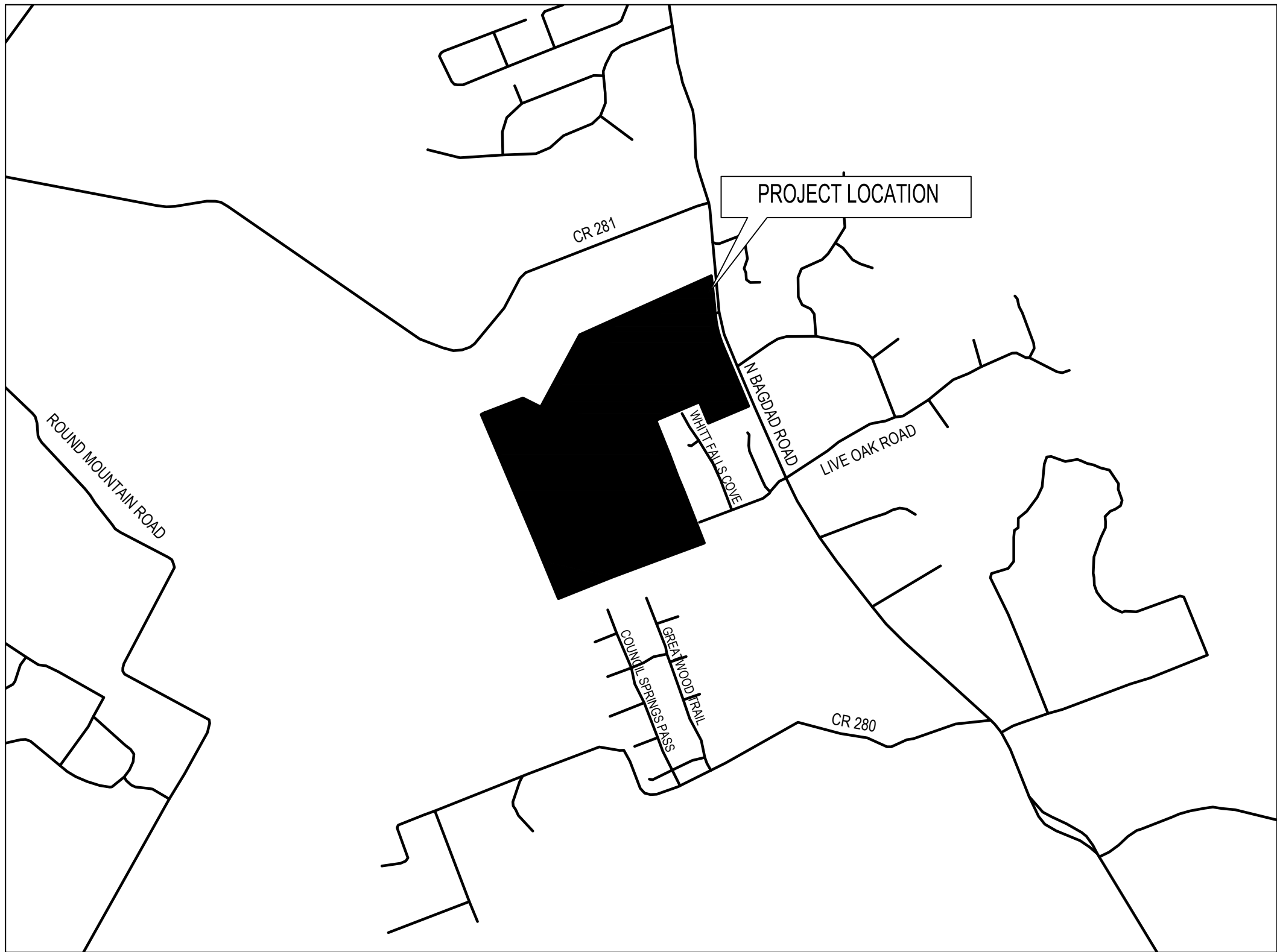
TOTAL LOTS: 147	308.288 ACRES
NO. OF SINGLE FAMILY HOMES: 146	294.20 ACRES
NO. OF COMMERCIAL LOTS: 1	14.09 ACRES
RIGHT OF WAY: 19,204.38 LF	34.96 ACRES

ADDITIONAL NOTES:

- BASED ON ITE TRIP GENERATION RATES FOR SINGLE-FAMILY HOMES, A RETAIL PLAZA, AND A MEDICAL OFFICE, THE CALCULATED TRAFFIC COUNT IS 2,189 DAILY TRIPS. A FEE-IN-LIEU OF A TIA HAS BEEN APPROVED FOR THIS DEVELOPMENT.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0435F FOR WILLIAMSON COUNTY, EFFECTIVE 12/20/2019.
- THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- FUTURE LAKELINE BOULEVARD WILL HAVE A 100' ROW WITH 10' SIDEWALKS ON BOTH SIDES. ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- BAGDAD ROAD WILL BE A 6 LANE ARTERIAL ROAD WITH A 126' ROW WITH 10' SIDEWALKS ON BOTH SIDES. ONE HALF OF THE REQUIRED ROW SHALL BE DEDICATED WITH THIS DEVELOPMENT.
- ALL BOUNDARY STREET IMPROVEMENTS AND ROADWAY ADEQUACY STANDARDS SHALL BE FOLLOWED FOR ALL IMPROVEMENTS, AS PER CITY OF LEANDER ORDINANCES ARTICLE 10.03.
- THE LATEST CITY OF LEANDER TRANSPORTATION POLICY SHALL BE FOLLOWED.
- THE LATEST CITY OF LEANDER DRAINAGE POLICY SHALL BE FOLLOWED.
- TCEQ GUIDELINES FOR WATER QUALITY TREATMENT SHALL BE FOLLOWED.
- WASTEWATER DEMAND: 153 LUE.
- WATER DEMAND: 153 LUE. ANTICIPATED CONNECTION TO AN EXISTING 16" WATERLINE ALONG BAGDAD ROAD.

VICINITY MAP:

SCALE: 1" = 2000'



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN
3	PHASING PLAN
4	PARK PLAN EXHIBIT

ENGINEER'S CERTIFICATION:

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

WITNESS MY HAND THIS ____ DAY OF _____.

JOHN KIM, P.E.

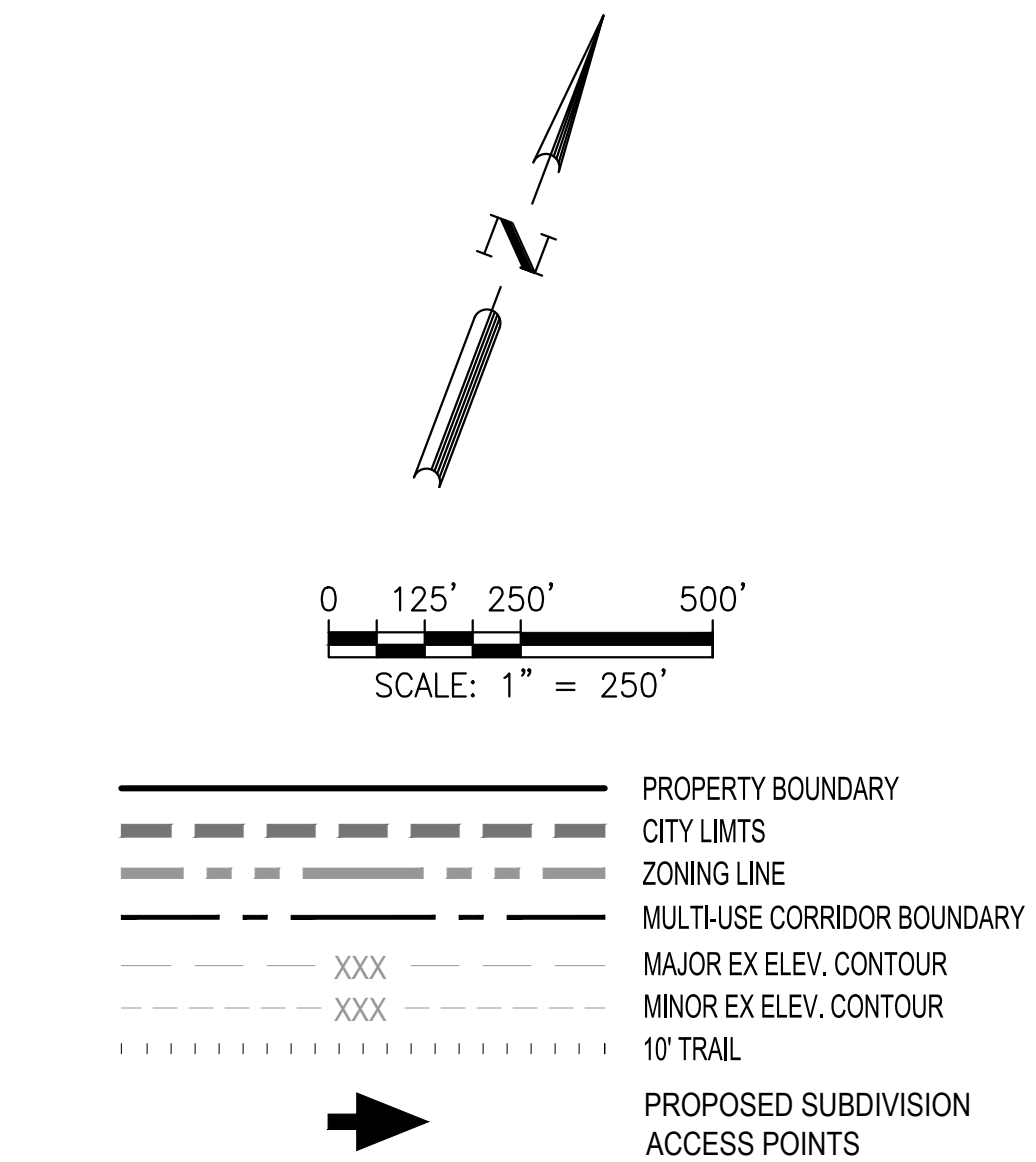


Know what's below.
Call before you dig.

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

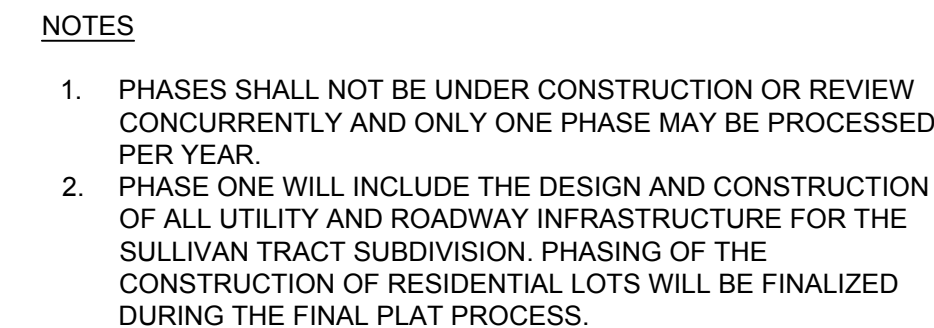


BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

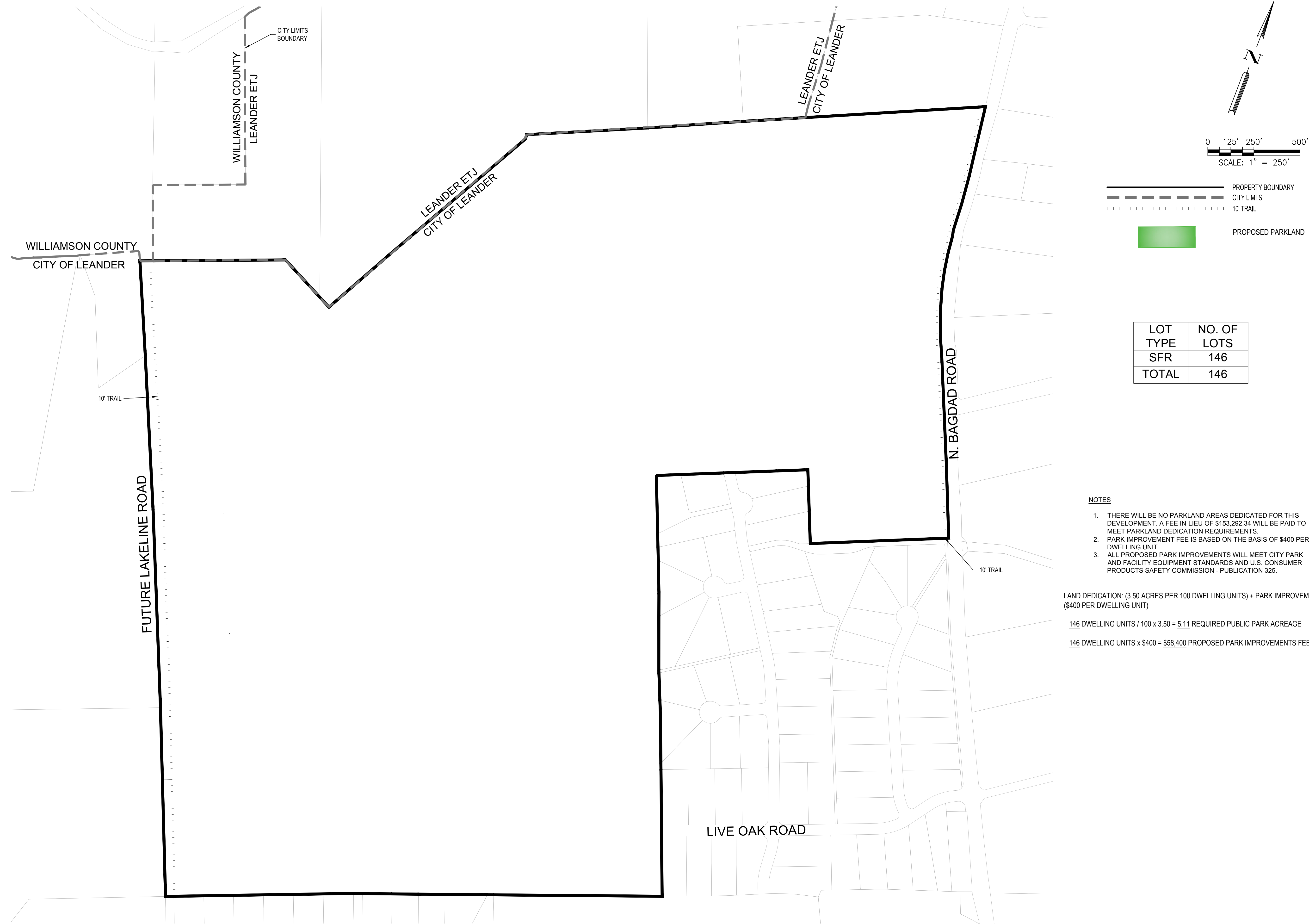


DEVELOPMENT TABLE							
LOT TYPE	NO. OF LOTS	AREA (AC)	DENSITY (LOTS/AC)	LUEs	ADT (TRIPS)	SITE COMPONENT	ARCH COMPONENT
SFR	146	294.20	0.50	146	1,429	2	B
LO	1	14.09	0.07	7	760	2	B
TOTAL	147	308.29		153	2189		

SULLIVAN TRACT	CONCEPTUAL SITE LAYOUT AND LAND USE	 BGE Inc. 101 W LOUISIANA BLVD AUSTIN, TX 78728 TEL: 812-876-6400 • www.bgeinc.com TBPE Registration No. F-1046	DESIGNED BY:	△		
			REVIEWED BY:	△		
			DRAWN BY:	△		
				△		
				△		
				△		
SHEET 2 OF 4	CONCEPTUAL SITE LAYOUT AND LAND USE PLAN & CONCEPT PLAN		REV	DESCRIPTION	DATE	APR



SHEET
3 OF 4



PARK LAND PLAN PROPOSAL TABLE							
NO. OF LOTS	PARKLAND REQUIRED	PARKLAND PROPOSED	FLOODPLAIN ACRES/ SLOPE	ACRES CREDITED	PARK ACRE SURPLUS/ DEFICIT	PARKLAND FEE IN-LIEU VALUE	RECREATION IMPROVEMENT FEE
146	5.11 AC	24.35 AC	0	0	5.11 AC	\$143,292.34	\$58,400

-  City Limits
 Subject Boundary
 ETJ Boundary
Notification Buffer
 200'
 500'



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located north east of the intersection of S. Bagdad Rd. and Marsala Circle, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 as described above.

BACKGROUND:

Article II Section 21 (2) of the Subdivision Ordinance requires that the Concept Plan shall include the Parent Tract to ensure the orderly planning of streets, utilities, drainage, and shall also include all adjacent and contiguous land, owned or controlled by the developer or the person, firm or corporation that sold the tract being developed. The existing lot was illegally subdivided by metes and bounds but is still considered part of the same subdivision for the lots to the south. The applicant is requesting a variance to the Subdivision Ordinance to allow this parcel to go through the subdivision process without including the associated tracts to the south, which are currently under separate ownership.

APPLICANT/AGENT:

Kimley-Horn (Michael Doggett, P.E.) on behalf of Bagdad Rd. Leander LLC (Praveen Guduru).

RECOMMENDATION:

The proposal includes 1 commercial lot. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Concept Plan
2. Location Exhibit

THE SHOPS AT BAGDAD SQUARE

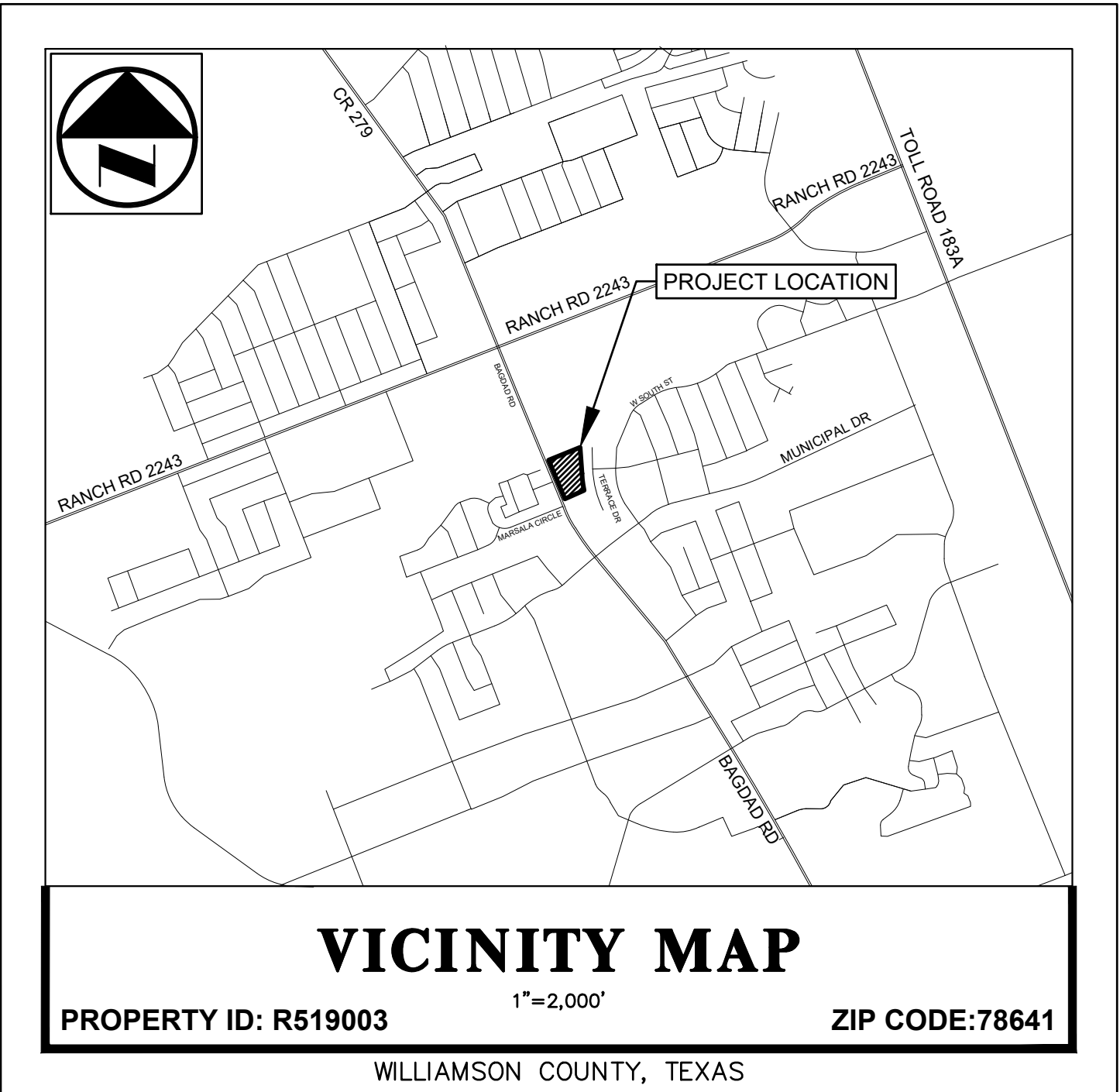
CONCEPT PLAN AND PRELIMINARY PLAT

FOR
LOT 1 , BLOCK A
IN
THE CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS
CITY PROJECT NO. CP-22-0016
VARIANCE NO. VA-23-0010

PLANS SUBMITTAL/REVIEW LOG

CONCEPT PLAN	10/10/2022
- NOT FOR CONSTRUCTION	
CONCEPT PLAN RESUBMITTAL	12/16/2022
- NOT FOR CONSTRUCTION	
CONCEPT PLAN RESUBMITTAL	01/19/2023
- NOT FOR CONSTRUCTION	
CONCEPT PLAN RESUBMITTAL	02/21/2023
- NOT FOR CONSTRUCTION	

- GENERAL PLAT NOTES:
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN(10') FOOT WIDE PUBLIC UTILITY ACCESS AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND TWO AND A HALF(2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DATE DECEMBER 20, 2019. LOCATED IN ZONE "X" (UNSHADED).
 - BUILDING SETBACKS NO SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
 - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF S. BAGDAD RD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OR LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS). SIDEWALKS OR ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____.
 - APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
 - AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.
 - ALL DRIVE LANES AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.



SHEET INDEX	
SHEET NO.	Sheet Title
01	COVER SHEET
02	CONCEPT PLAN
03	EXISTING CONDITIONS
04	PRELIMINARY PLAT
05	EXISTING DRAINAGE AREA MAP
06	DRAINAGE AREA MAP
07	IMPROVEMENTS PLAN
08	TREE SURVEY

Summary Table	
Zoning	LC-2-B
Future use	Multi-Use Corridor
Filing Date	10/18/2022
Total Acreage	4.672 AC

- THE MAXIMUM PEAK HOUR TRIPS PROPOSED FOR THIS DEVELOPMENT IS 287. PER THE LEANDER CODE OF ORDINANCES, THE FEE-IN-LIEU PER PEAK HOUR TRIP IS \$250 PER PEAK HOUR TRIP. THE EXPECTED FEE-IN-LIEU FOR THIS DEVELOPMENT IS \$71,750.
- THE EXPECTED FEE FOR THE SITE DEVELOPMENT SUBMITTAL IS \$9,642.20

ENGINEER:

Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:

Baghdad Rd. Leander LLC
3000 Polar Lane, Suite 404
Cedar Park, TX
Phone: 973-723-4862
Contact: Praveen Guduru

ARCHITECT:

MAT Studios
14618 Mansfield Dam Ct 19
Austin, TX 78734
Phone: (469) 951-0614
Contact: Monika Arora

SURVEYOR

The Altum Group
P.O Box 6493
Round Rock, TX 78683
Phone: (760) 346-4750
Contact: Dewayne Hendrix

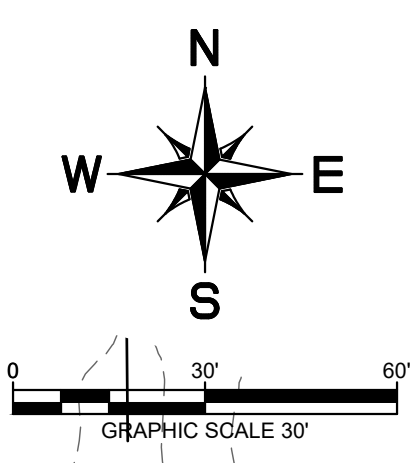


PREPARED BY:

Kimley»Horn

Firm Registration No. F-928
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580

FEBRUARY 2023



REVISIONS		BY	DATE
No.			

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	DATE	SCALE	DESIGNED BY	MTD	ADB	MTD
064585101	JANUARY 2023	AS SHOWN	MTD			

THE SHOPS AT
BAGDAD SQUARE

LEANDER, TEXAS

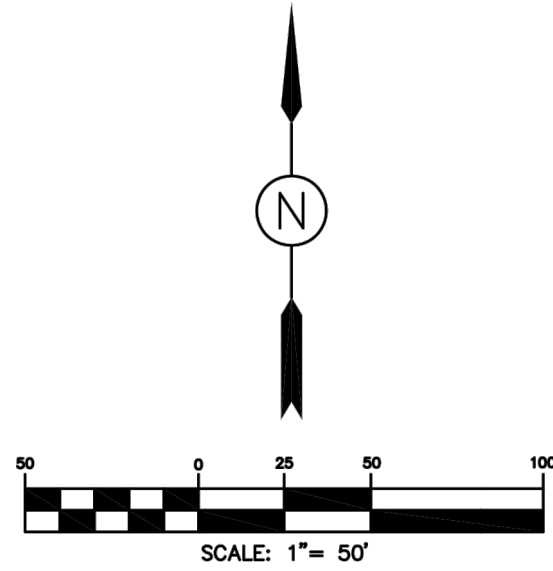
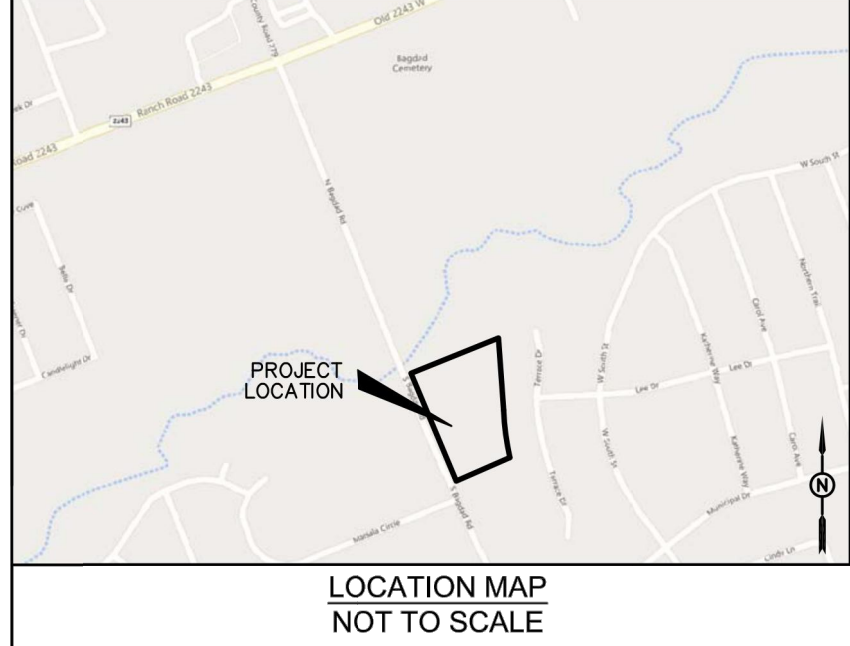
EXISTING CONDITIONS

CP-22-0016
SHEET NUMBER
03 OF 08

Kimley-Horn
22002251.000.DWG
LAST SAVED
2/21/2023 3:29 PM
KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069

County Map
JAMES
2/20/2023 1:00 PM
LAST SAVED
KIMLEY-HORN & ASSOCIATES, INC.
2/20/2023 1:00 PM
DRAWN BY
DATE

This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ENGINEER CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, MICHAEL T. DOGGETT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRONCHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0455F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF LEANDER REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS, THIS
DAY OF _____, 2023.

MICHEAL T. DOGGETT, P.E.
REGISTERED PROFESSIONAL ENGINEER 98628
STATE OF TEXAS

GENERAL PLAT NOTES:

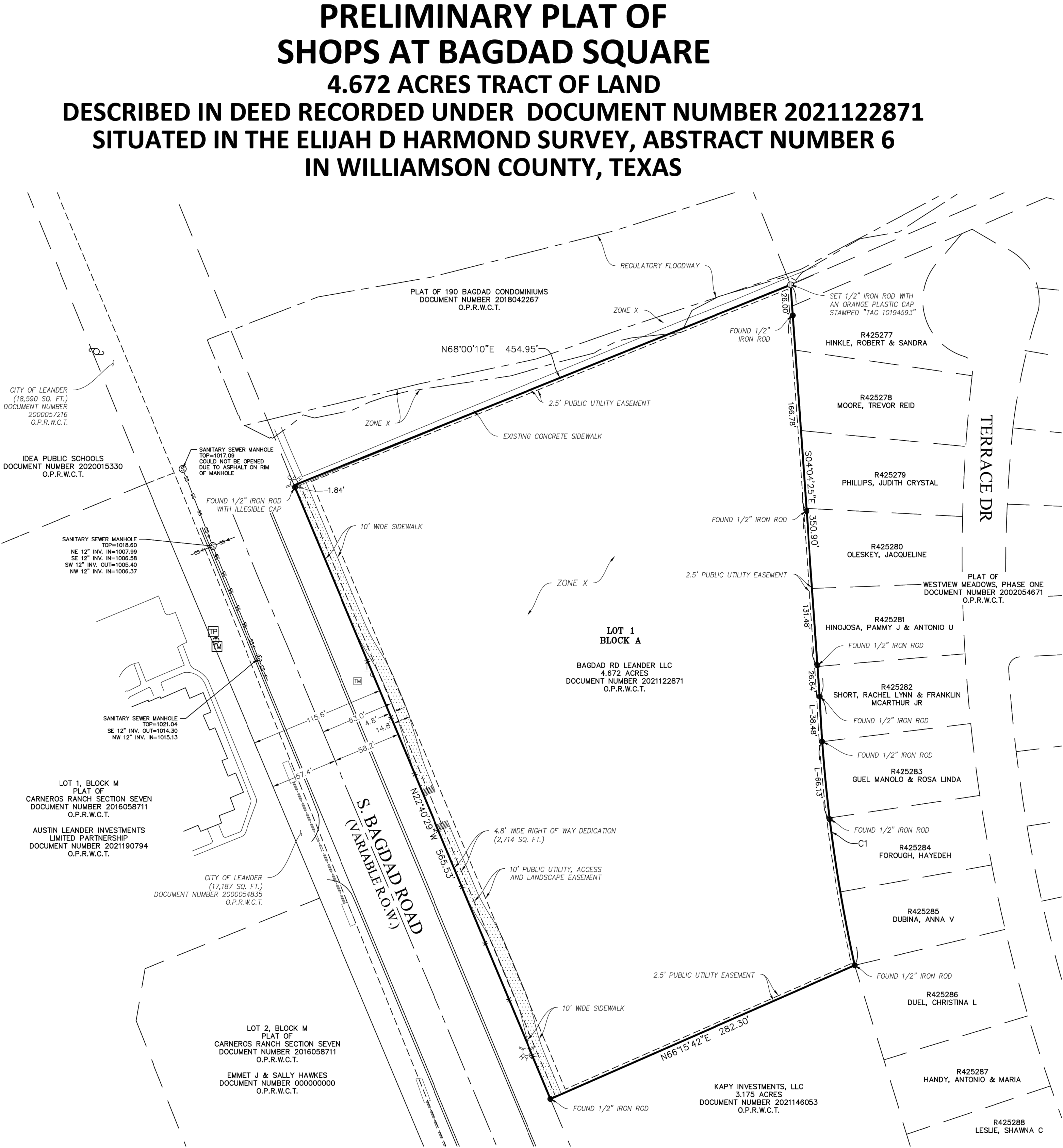
- THIS PROPOSED SUBDIVISION COMPLIES WITH THE CITY OF LEANDER TRANSPORTATION MASTER PLAN AND THE AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- THAT BAGDAD RD LEANDER LLC, THE OWNER OF A 4.672 ACRE TRACT, HEREBY DEDICATE 4.8' WIDE (2,714 SQ. FT.) RIGHT OF WAY DEDICATION FOR THE USE OF THE PUBLIC FOREVER AND IS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
- BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2023-02-10), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48491C0455F, HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2019. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY
O.P.R.W.C.T. - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
WVL - DEED WITH VENDOR'S LIEN
SQ. FT. - SQUARE FEET

BLANKET EASEMENTS

- ELECTRIC UTILITY EASEMENT - PEDERNALES ELECTIC COOPERTIVE, INC. - VOLUME 635, PAGE 323 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)
- ELECTRIC UTILITY EASEMENT - PEDERNALES ELECTIC COOPERTIVE, INC. - DOCUMENT NUMBER 2008086509 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)
- WATERLINE EASEMENT - LEANDER WATER SUPPLY CORPORATION - VOLUME 734, PAGE 656 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)
- WATERLINE EASEMENT - LEANDER WATER SUPPLY CORPORATION - VOLUME 939, PAGE 682 - O.P.R.W.C.T. (NOT SHOWN ON PLAT)



SURVEYOR'S NOTES:

- THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON PLAT WERE PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1233561, EFFECTIVE DATE: APRIL 22, 2021, ISSUED MAY 5, 2021.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	230.78	1325.00	009°58'46"	115.68	N07°23'47"W	230.49

LEGEND:

- SET 1/2" IRON ROD SET IRON WITH AN ORANGE PLASTIC CAP STAMPED "TAG 10194593"
- FOUND IRON ROD
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE BOX
- TELEPHONE MARKER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- POWER POLE
- BARBED WIRE FENCE
- CONCRETE

OWNERS:

BAGDAD RD LEANDER LLC
3000 POLAR LN SUITE 404
CEDAR PARK, TX 78613

SURVEYOR:

RICHARD G. LANTIS, R.P.L.S.
P.O. BOX 8369
ROUND ROCK, TX 78641
(760) 346-4750

ENGINEER:

MICHEAL T. DOGGETT, P.E.
KIMLEY-HORN
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069
(214) 803-1099

LAND USE:

TOTAL ACREAGE: 4.672 AC
TOTAL NUMBER OF BLOCKS: 1
TOTAL COMMERCIAL LOT: 1

SURVEY:

ELIJAH D HARMOND SURVEY,
ABSTRACT NO. 6

The Altum Group			
ENGINEERING PLANNING SURVEY ENVIRONMENTAL			
TEXAS FIRM NUMBER 10194593			
PO Box 6493 Round Rock, TX 78683 T. 760.346.4750 F. 760.340.0089 TheAltumGroup.com			
NO.	DATE	REVISIONS	BY
1	12/09/22	ADDED WESTERLY RIGHT OF WAY	VB
2	01/11/23	REVISIONS PER CITY OF LEANDER	VB
3	02/15/23	REVISIONS PER CITY OF LEANDER	LV
DRAWN BY: VB			
SURVEYED BY: KT			
DATE: JULY 20, 2022			
APPROVED BY: RGL			
PROJECT NO. C1631			
SHEET 1 OF 1			

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-9820
WWW.KIMLEY-HORN.COM TX F-928

Michael T. Doggett

MICHAEL T. DOGGETT
REGISTERED PROFESSIONAL ENGINEER
2/2/2023

KHA PROJECT
064585101

DATE
JANUARY 2023

SCALE
AS SHOWN

DESIGNED BY
MTD

DRAWN BY
VB

CHECKED BY
MTD

THE SHOPS AT
BAGDAD SQUARE

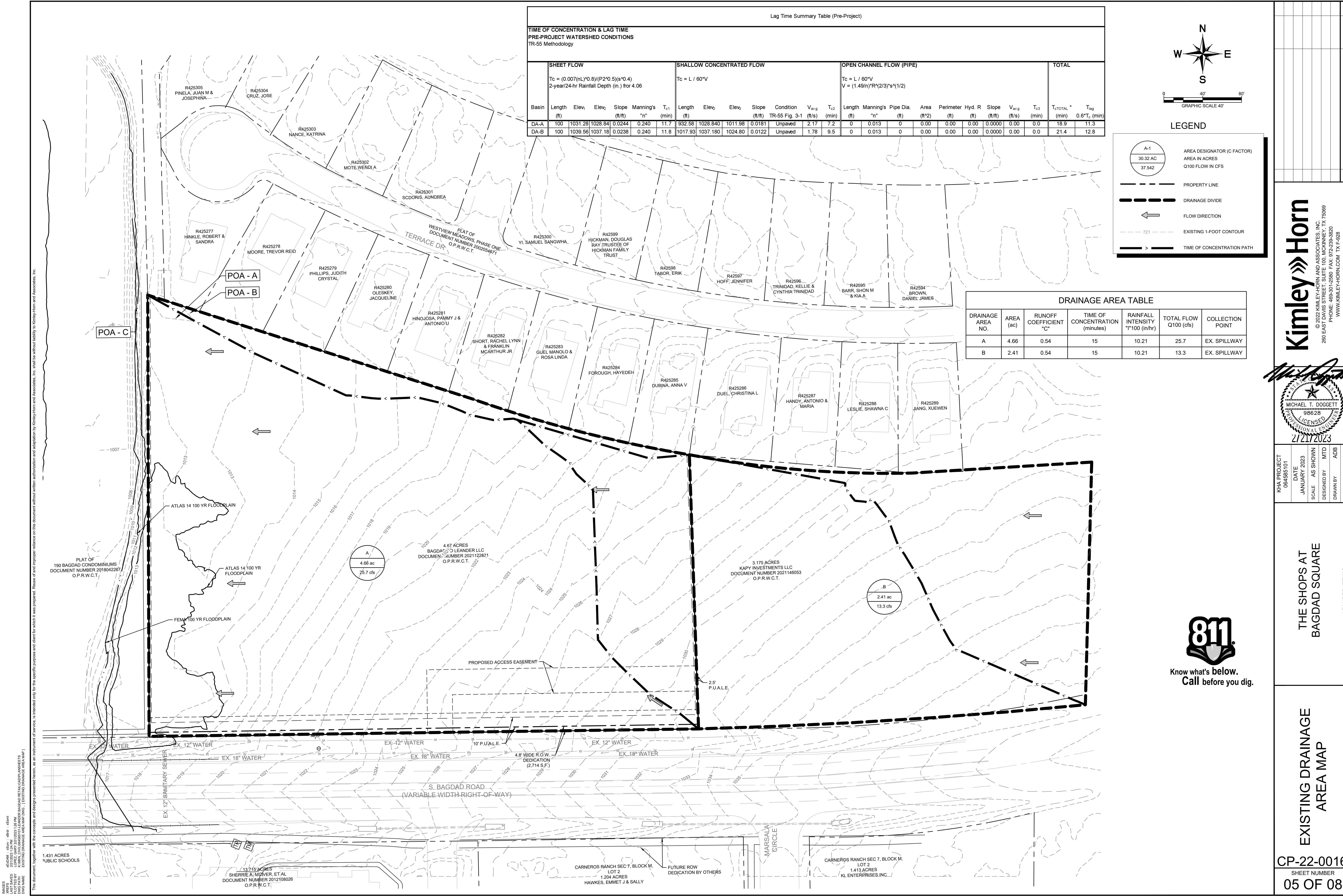
LEANDER, TEXAS

PRELIMINARY PLAT

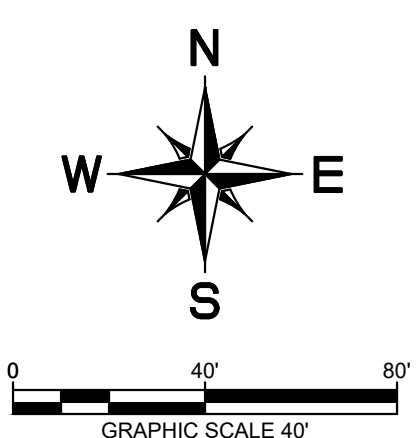
CP-22-0016

SHEET NUMBER

04 OF 08



Lag Time Summary Table (Pre-Project)																									
TIME OF CONCENTRATION & LAG TIME																									
PRE-PROJECT WATERSHED CONDITIONS																									
TR-55 Methodology																									
	SHEET FLOW						SHALLOW CONCENTRATED FLOW								OPEN CHANNEL FLOW (PIPE)								TOTAL		
	Tc = (0.007(nL) ^{0.8} /P ² *0.5)(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) for 4.06						Tc = L / 60*V								Tc = L / 60*V V = (1.49/n)*R ^{2/3} (s ^{1/2})										
Basin	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Pipe Dia. (ft)	Area (ft ²)	Perimeter (ft)	Hyd. R (ft)	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	T _C TOTAL * (min)	T _{lag} 0.6*T _c (min)	
DA-A	100	1031.28	1028.84	0.0244	0.240	11.7	932.58	1028.840	1011.98	0.0181	Unpaved	2.17	7.2	0	0.013	0	0.00	0.00	0.00	0.00000	0.00	0.0	18.9	11.3	
DA-B	100	1039.56	1037.18	0.0238	0.240	11.8	1017.93	1037.180	1024.80	0.0122	Unpaved	1.78	9.5	0	0.013	0	0.00	0.00	0.00	0.00000	0.00	0.0	21.4	12.8	



LEGEND

- AREA DESIGNATOR (C FACTOR)
AREA IN ACRES
Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- FLOW DIRECTION
- EXISTING 1-FOOT CONTOUR
- TIME OF CONCENTRATION PATH

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
A	4.66	0.54	15	10.21	25.7	EX. SPILLWAY
B	2.41	0.54	15	10.21	13.3	EX. SPILLWAY

BY
DATE

REVISIONS

No.

Kimley»Horn
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280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-9820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
064585101

DATE
JANUARY 2023

SCALE
AS SHOWN

DESIGNED BY
MTD

DRAWN BY
ADB

CHECKED BY
MTD

THE SHOPS AT
BAGDAD SQUARE

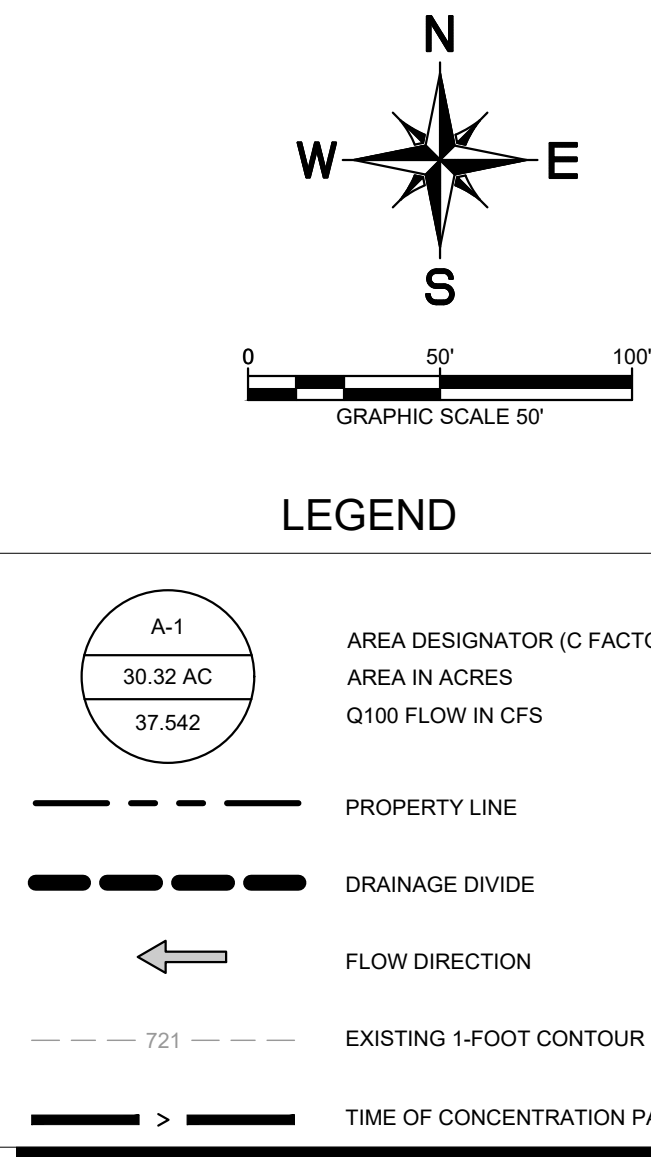
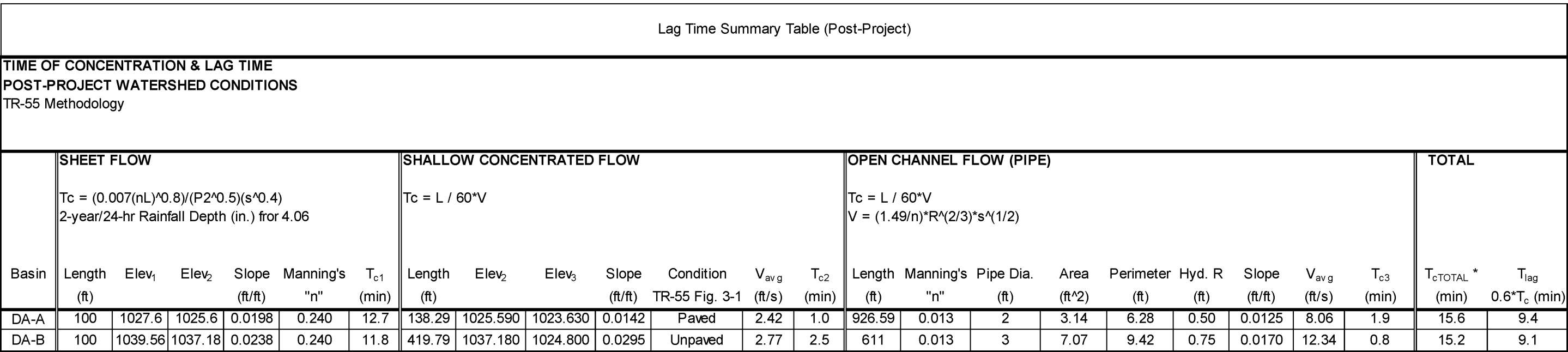
LEANDER, TEXAS

EXISTING DRAINAGE
AREA MAP

CP-22-0016
SHEET NUMBER
05 OF 08

DESIGNED BY: KIMLEY-HORN & ASSOCIATES, INC.
LAST SAVED: 2/21/2023 1:24 PM
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC.
DATE: 2/21/2023 1:28 PM
PROJECT: EXISTING DRAINAGE AREA MAP

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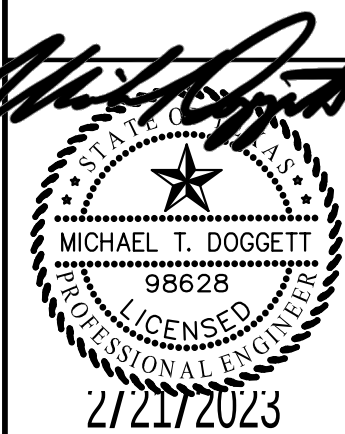


DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EX. B	2.41	0.54	15	10.21	13.3	WYE INLET
PROP. A	4.67	0.97	5	15.24	69.0	CURB INLET



Know what's below.
Call before you dig.

Kimley»»Horn
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KHA PROJECT 064585101	DATE JANUARY 2023	SCALE AS SHOWN	DESIGNED BY	MTD	DRAWN BY	ADB	CHECKED BY	MTD
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THE SHOPS AT
BAGDAD SQUARE

LEANDER, TEXAS

DRAINAGE AREA MAP

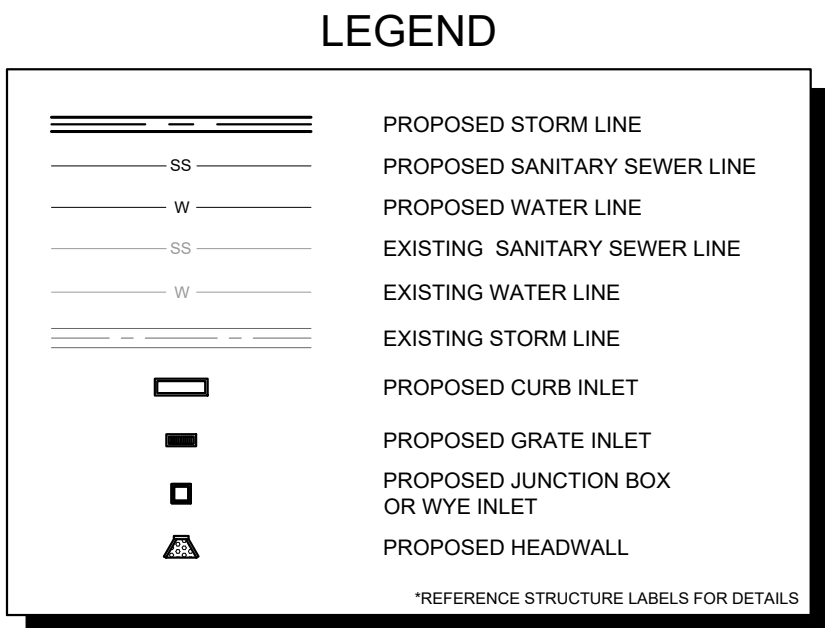
CP-22-0016

SHEET NUMBER

06 OF 08

[illegible]

x\$trm : x\$urv : x\$brdr : x\$Site : x\$ConceptDAM : x\$Emrt
 2/21/2023 1:24 PM
 LOPEZ, GARY 2/21/2023 1:28 PM
 K:\MKY_CIVIL\064585101-LEANDER BAGGARD RETAIL\CAD\PLANS\SHEETS
 CONCEPT DRAINAGE AREA MAP.DWG, [DRAINAGE AREA MAP]
 DWG NAME
 DWG PATH
 PLOTTED BY
 LAST SAVED
 XREFS
 IMAGES



THE SHOPS AT BAGDAD SQUARE SEWER CAPACITY ANALYSIS SUMMARY TABLE												
USE	Total Building Area (SF)	LUE per SF Bldg Area	LUE's	POPULATION	AVERAGE LUE DAILY USE (GPCD)	F, AVERAGE DRY WEATHER FLOW (ADWF) GPD	F, AVERAGE DRY WEATHER FLOW (ADWF) GPM	PEAKING FACTOR	PEAK DRY WEATHER FLOW (PDWF) GPD	PEAK DRY WEATHER FLOW (PDWF) GPM	INFILTRATION (GPM)	PEAK WET WEATHER FLOW
RETAIL	51,196	1 LUE / 1660	31	108,500	70	7595.00	5.27	4.00	30380.00	21.10	2.60	23.7

WATER PRESSURE INFORMATION:
MINIMUM PRESSURE = 83 PSI (1,222 HGL)
MAXIMUM PRESSURE = 108 PSI (1,280 HGL)
FIRE FLOW AVAILABLE = 4,000 GPM AT 78 PSI RESIDUAL

STATE OF TEXAS
MICHAEL T. DOGGETT
98628
LICENSED
PROFESSIONAL ENGINEER
2/21/2023

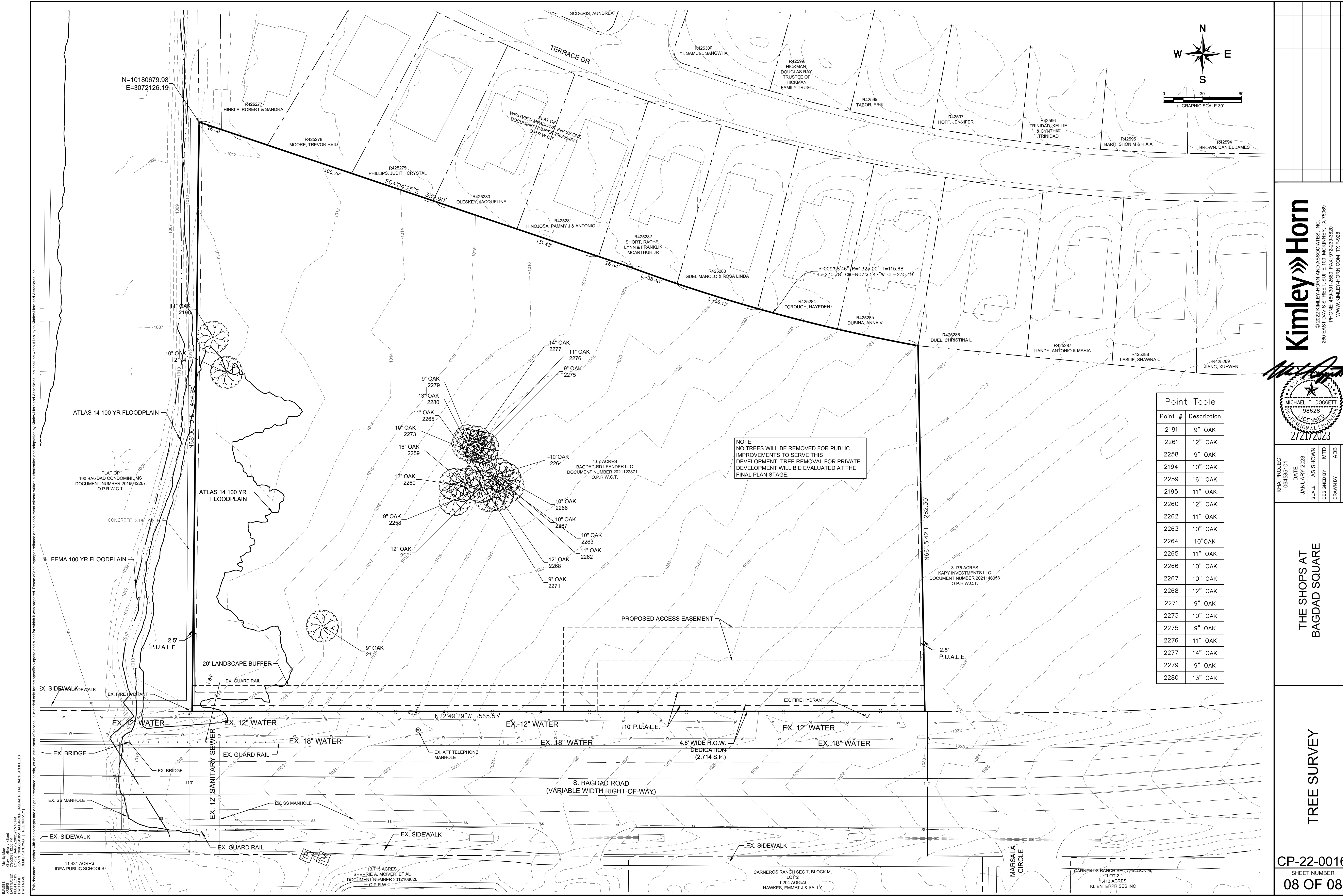
THE SHOPS AT
BAGDAD SQUARE

IMPROVEMENTS PLAN

CP-22-0016

SHEET NUMBER

07 OF 08



Point Table	
Point #	Description
2181	9" OAK
2261	12" OAK
2258	9" OAK
2194	10" OAK
2259	16" OAK
2195	11" OAK
2260	12" OAK
2262	11" OAK
2263	10" OAK
2264	10" OAK
2265	11" OAK
2266	10" OAK
2267	10" OAK
2268	12" OAK
2271	9" OAK
2273	10" OAK
2275	9" OAK
2276	11" OAK
2277	14" OAK
2279	9" OAK
2280	13" OAK

NOTE:
NO TREES WILL BE REMOVED FOR PUBLIC
IMPROVEMENTS TO SERVE THIS
DEVELOPMENT. TREE REMOVAL FOR PRIVATE
DEVELOPMENT WILL B E EVALUATED AT THE
FINAL PLAN STAGE.

CP-22-0016

SHEET NUMBER

08 OF 08

THE SHOPS AT

BAGDAD SQUARE

Tree Survey

Kimley»Horn

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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

Michael T. Doggett

Professional Engineer

98628

2/21/2023

KHA PROJECT

064585101

DATE

JANUARY 2023

SCALE

AS SHOWN

DESIGNED BY

MTD

DRAWN BY

ADB

CHECKED BY

MTD

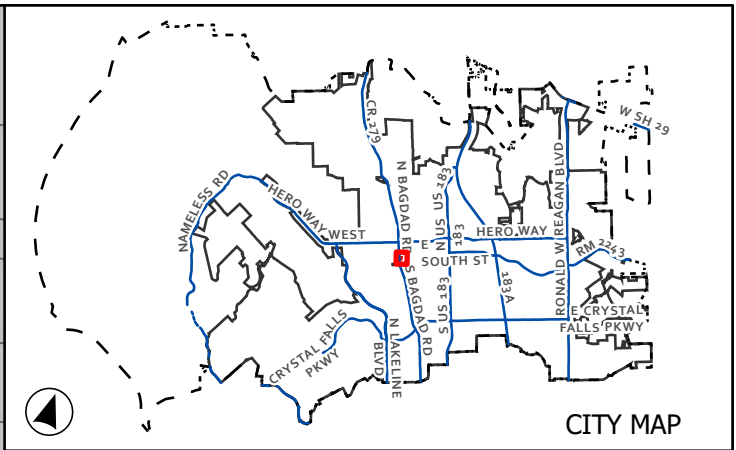
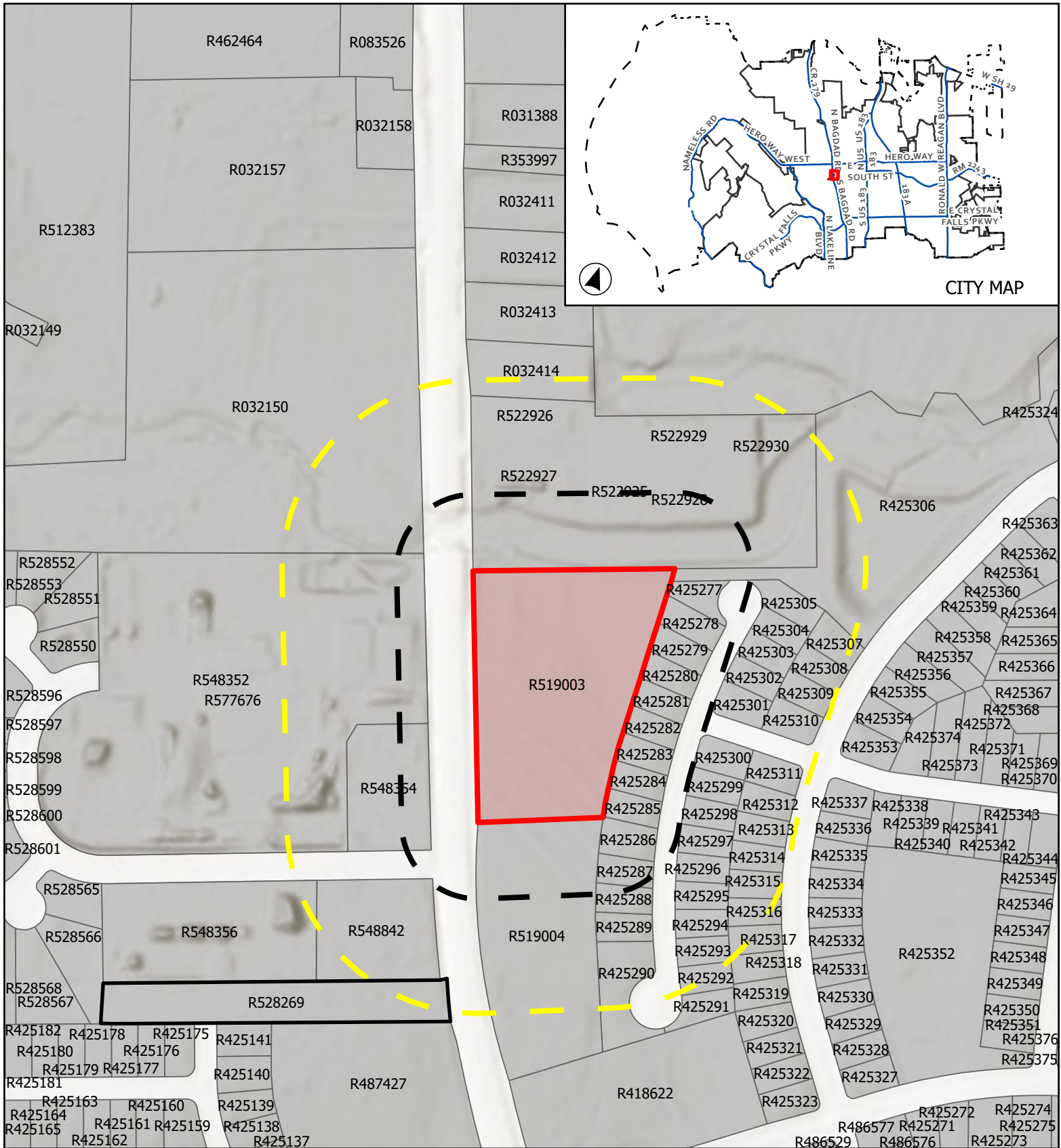
REVISIONS

BY

DATE

Survey Map
JAMES
2/20/2023 1:00 PM
LAST SAVED
KIMLEY-HORN AND ASSOCIATES, INC.
2/20/2023 1:00 PM
DRAWN BY
JAMES

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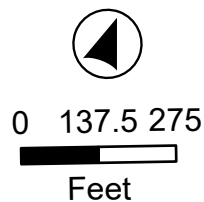
**CASE: CP-22-0016
& VA-23-0010**

ATTACHMENT 2

**THE SHOPS AT
BAGDAD SQUARE**

Location Map

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



- City Limits
- Subject Boundary
- ETJ Boundary
- Notification Buffer**
 - 200'
 - 500'



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one parcel of land approximately 31.417 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located north west of the intersection of W. San Gabriel Pkwy and Frontenac St., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-22-0018 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

04/21/2016 – Annexed into City of Leander

APPLICANT/AGENT:

Atkins (Patrick Conley) on behalf of Leander Independent School District (Jimmy Disler).

RECOMMENDATION:

The proposal includes one non-residential lot. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Concept Plan
2. Location Exhibit

LEANDER INDEPENDENT SCHOOL DISTRICT
ELEMENTARY SCHOOL NO. 30
CONCEPT PLAN AND PRELIMINARY PLAT
CP-22-0018

(ASSOCIATED PROJECT: 06-DA-004 LISD DEVELOPMENT AGREEMENT)

PROJECT INFORMATION

PROPERTY OWNER:
LEANDER INDEPENDENT SCHOOL DISTRICT
CONTACT: JIMMY DISLER
PO BOX 218
LEANDER, TEXAS 78646-0218
(512) 434-5000 PH
(512) 434-5378 FAX

ENGINEER OF RECORD:
ATKINS
PATRICK J. CONLEY, P.E.
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78758
(512) 327-6840 PH
(512) 327-2453 FAX

PROJECT AGENT:
ATKINS
PATRICK J. CONLEY, P.E.
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78758
(512) 327-6840 PH
(512) 327-2453 FAX

SURVEYOR:
ZWA, ZAMORA L.L.C. PROFESSIONAL LAND SURVEYORS
G. RENE ZAMORA, RPLS
1425 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 PH

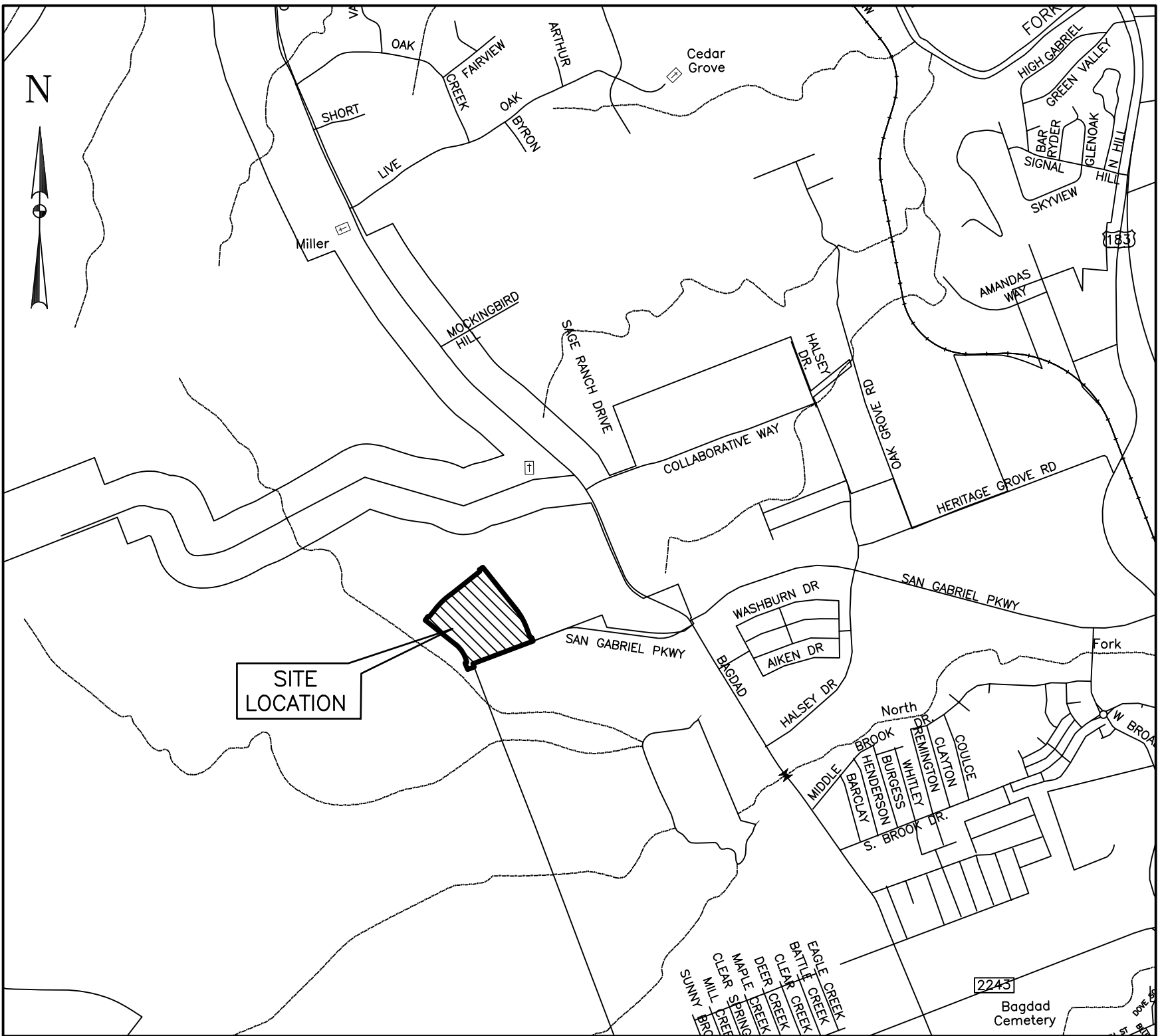
SUBMITTAL DATE (FILING DATE):
12/13/2022

LAND USE SUMMARY:
ZONING: SFR-1-B
PROPOSED USE: ELEMENTARY SCHOOL, 1 LOT
ACREAGE: 31.417 ACRES
FUTURE LAND USE: MULTI-USE CORRIDOR AND NEIGHBORHOOD RESIDENTIAL

LEGAL DESCRIPTION PROPOSED SCHOOL TRACT
DESCRIPTION OF 31.417 OF AN ACRE (1,368,537 SQ.FT.) OF LAND,
SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON
COUNTY, TEXAS, AND BEING OUT OF A 536 ACRE TRACT CONVEYED TO
LACKEY HOLDINGS, LTD., IN A SPECIAL WARRANTY DEED DATED JUNE 25,
1998, RECORDED IN DOCUMENT NUMBER 1998059224 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT
½ ACRE HUDDLESTON FAMILY BURYING GROUND AS DESCRIBED IN SAID
DOCUMENT NUMBER 1998059224. AS DESCRIBED IN DOC 2021195116
OPRWCTX, A SPECIAL WARRANTY DEED TO LISD.

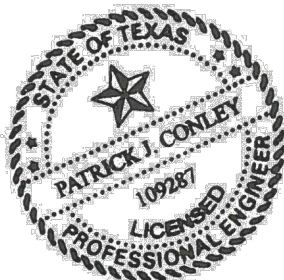
NOTES:

- THE PROJECT PROPOSED WITH THESE PLANS LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. AN APPROVED CONTRIBUTING ZONE PLAN WILL BE PROVIDED DURING THE CONSTRUCTION PLAN REVIEW PHASE.
- THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) DETERMINED BY FEMA FIRM NO. 48491C0435F, DATED DECEMBER 20, 2019.
- THE LISD ES#30 DEVELOPMENT IS PREDICTED TO GENERATE 1,816 DAILY TRIPS. REFER TO "LENDER ISD ELEMENTARY SCHOOL #30 - TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.



LOCATION MAP
SCALE = 1"=2000'

"I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE,
ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING
CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL."



Patrick J. Conley
PATRICK J. CONLEY, P.E.

APPROVED BY:

CITY OF LEANDER

12/13/2022
DATE

DATE

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPT PLAN
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	IMPROVEMENTS - OVERALL
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	STORM SEWER PLAN
9	WATER PLAN
10	WASTEWATER PLAN

PLAT NOTES

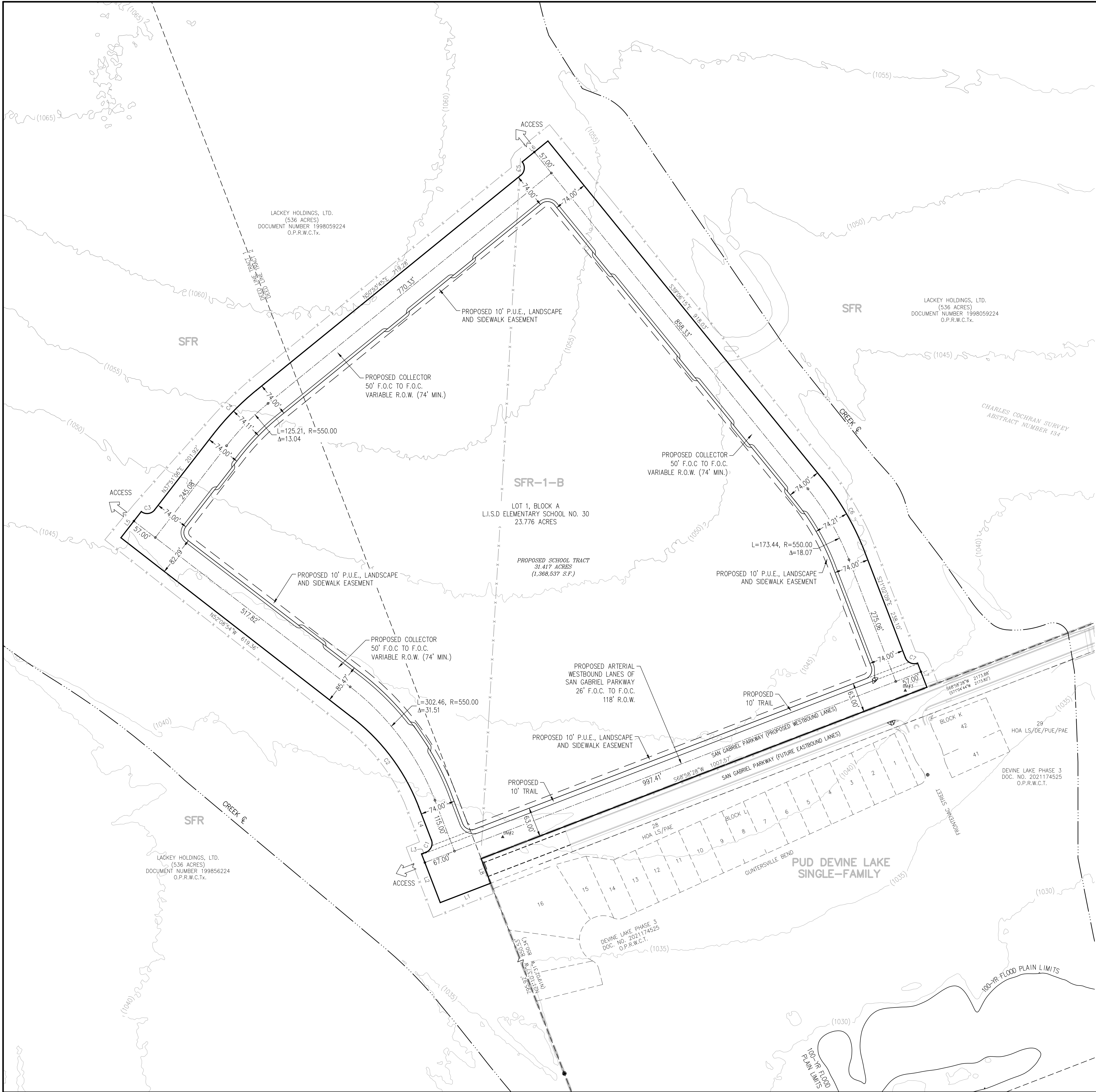
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL NOT BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF 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 ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD ARE AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F FOR WILLIAMSON CO. EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SAN GABRIEL PARKWAY, LEARNING LANE, FLEXIBILITY LANE AND ADAPTABLE AVENUE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON _____ (INSERT APPROVAL DATE).
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN AND TRANSPORTATION CRITERIA MANUAL CURRENT EDITION.
- THIS TRACT IS LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED IN WRITING THE CONTRIBUTING ZONE PLAN.
- THE LISD ES#30 DEVELOPMENT IS PREDICTED TO GENERATE LESS THAN 2,000 DAILY TRIPS. REFER TO "LENDER ISD ELEMENTARY SCHOOL #30 - TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.
- 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.

ATKINS

11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 - (512) 327-6840
TBPE REG. NO. F-474

REVISION #	DESCRIPTION	APPROVAL

Feb 06, 2023 - 1:03pm MEL7426 v0/Project:13444:10008237 - L132 Elementary 30 Civil/Engineering.dwg 1:00 PM 15830-CP/PP.dwg



LEGEND:

- PROPERTY BOUNDARY
EASEMENT LINE
ZONING BOUNDARY
ZONING DESIGNATION
PROPERTY CORNER PINS

LAND USE SUMMARY:

ELEMENTARY SCHOOL -	23.946 AC
R.O.W. -	7.471 AC
	31.417 AC

- THIS SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) DETERMINED BY FEMA FIRM NO. 48491C0435F, DATED DECEMBER 20, 2019.
- THIS SUBDIVISION COMPLIES WITH THE CURRENT CITY OF LEANDER TRANSPORTATION PLAN AND TRANSPORTATION CRITERIA MANUAL CURRENT EDITION.
- THE LISD ES#30 DEVELOPMENT IS PREDICTED TO GENERATE 1,816 DAILY TRIPS. REFER TO "LENDER ISD ELEMENTARY SCHOOL #30 - TRAFFIC IMPACT ANALYSIS LETTER" DATED NOVEMBER 23, 2022, PREPARED BY HDR, FOR FURTHER INFORMATION.
- LIVING UNIT EQUIVALENT FOR PROPOSED DEVELOPMENT: 53.3 L.U.E.
 - USE: ELEMENTARY SCHOOL
 - CAPACITY: 800 STUDENTS
 - 15 STUDENTS PER L.U.E.
- FOR LOCATION OF EXISTING AND PROPOSED UTILITIES REFER TO SHEETS 8, 9 & 10.
- FOR APPROXIMATE LOCATION OF HYDROLOGIC FEATURES REFER TO SHEET 3.

BENCHMARK:

PT.	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	10187540.83'	3064023.38'	1038.67'	5/8" IRON ROD W/ZWA CAP
3	10187849.64'	3064872.81'	1039.89'	5/8" IRON ROD W/ZWA CAP

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S68°58'28"W	113.98'
L2	N21°01'32"W	110.00'
L3	N68°58'28"E	10.00'
L4	N21°02'09"W	74.98'
L5	N37°51'06"E	70.00'
L6	N50°53'45"E	70.00'
L7	S21°01'32"E	54.67'
L8	S21°10'37"E	55.51'

CURVE TABLE				
CURVE	LENGTH	DELTA	RADIUS	CHORD
C1	31.42'	90°00'37"	20.00'	N23°58'10"E 28.29'
C2	236.21'	31°06'45"	435.00'	N36°35'31"W 233.32'
C3	31.42'	90°00'00"	20.00'	N82°51'06"E 28.28'
C4	129.77'	13°02'39"	570.00'	N44°22'26"E 129.49'
C5	31.42'	90°00'00"	20.00'	N05°53'45"E 28.28'
C6	179.75'	18°04'06"	570.00'	S30°04'12"E 179.01'
C7	31.42'	90°00'00"	20.00'	S66°02'09"E 28.28'

DESIGNED BY: KM
DRAWN BY: KM
CHECKED BY: KM
APPROVED BY: -
DATE: DECEMBER 13, 2022

ATKINS
1801 DOWMAN BOULEVARD SUITE 650
AUSTIN, TEXAS 78758-5121
TBP REG. NO. F-474

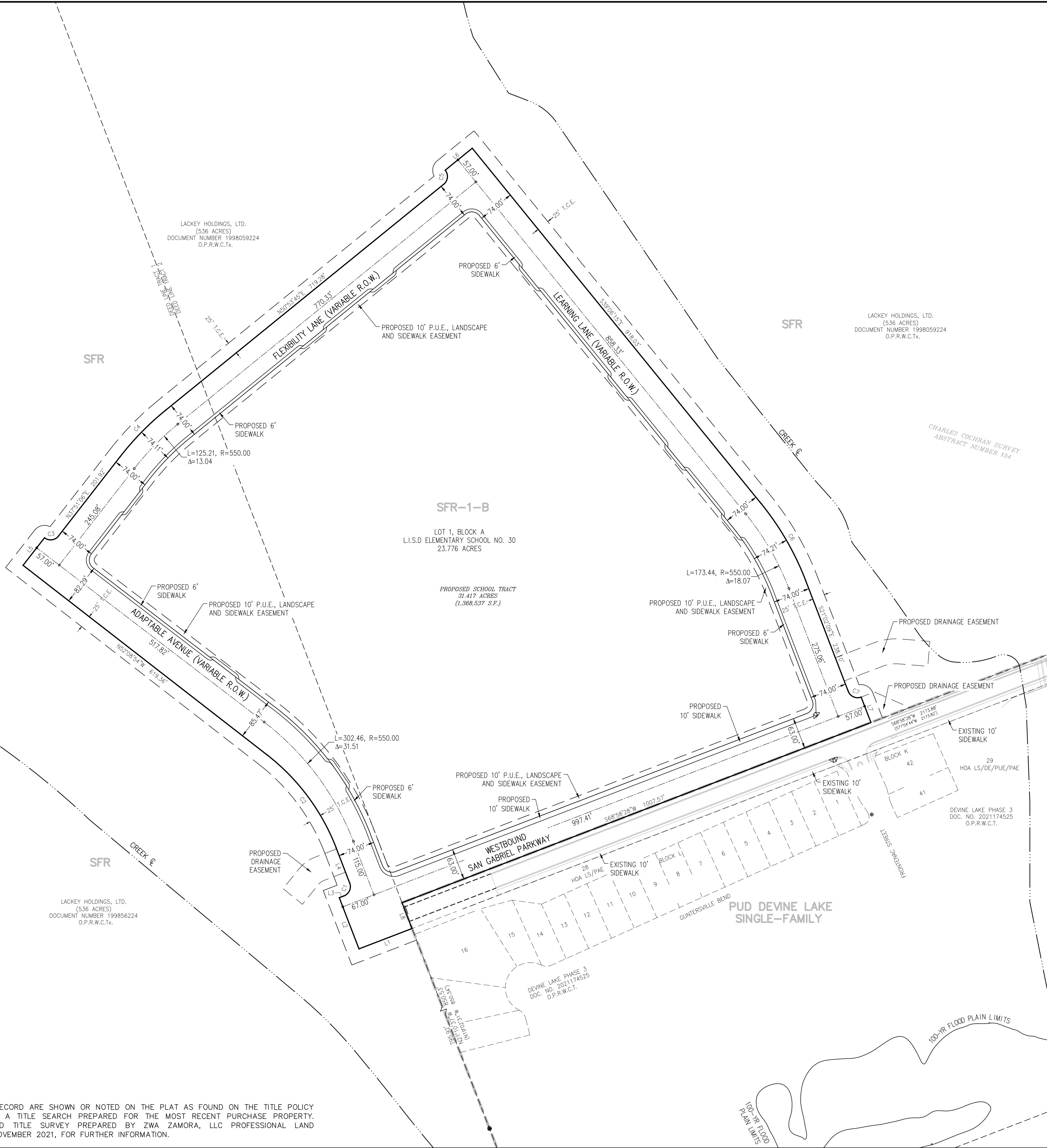
L.I.S.D. ELEMENTARY SCHOOL #30
CONCEPT PLAN

SHEET NO. 2
OF SHEETS

FILE NO. ES#30-CP&PP
PROJECT NO. 100082377

Feb 06, 2023 - 1:03pm MEL7426 v0/Project:13444-10000626 - L133 Elementary - 38 Civil/Drawings/L1 3P & PP, L2800-CP&PP.dwg

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE PROPERTY. REFER TO THE LAND TITLE SURVEY PREPARED BY ZWA ZAMORA, LLC PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 2021, FOR FURTHER INFORMATION.



- LEGEND:
- PROPERTY BOUNDARY
 - EASEMENT LINE
 - ZONING BOUNDARY
 - ZONING DESIGNATION
 - PROPERTY CORNER PINS
 - TEMPORARY CONSTRUCTION EASEMENT
- SFR
- T.C.E.

STREET QUANTITIES TABLE	
STREET NAME	LINEAR FOOTAGE
LEARNING LANE	1363.83
FLEXIBILITY LANE	1140.63
ADAPTABLE AVENUE	992.28
SAN GABRIEL PARKWAY (WESTBOUND LANES)	1121.41

LEGAL DESCRIPTION PROPOSED SCHOOL TRACT

DESCRIPTION OF 31.417 OF AN ACRE (1,368,537 SQ.FT.) OF LAND, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A 536 ACRE TRACT CONVEYED TO LACKEY HOLDINGS, LTD., IN A SPECIAL WARRANTY DEED DATED JUNE 25, 1998, RECORDED IN DOCUMENT NUMBER 1998059224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 1/2 ACRE HUDDLESTON FAMILY BURYING GROUND AS DESCRIBED IN SAID DOCUMENT NUMBER 1998059224. AS DESCRIBED IN DOC 2021195116 OPRWCT, A SPECIAL WARRANTY DEED TO LISD.

LAND USE SUMMARY:

ELEMENTARY SCHOOL -	23.776 AC
R.O.W. -	7.671 AC
	31.417 AC

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S68°58'28"W	113.98'
L2	N21°01'32"W	110.00'
L3	N68°58'28"E	10.00'
L4	N21°02'09"W	74.98'
L5	N37°51'06"E	70.00'
L6	N50°53'45"E	70.00'
L7	S21°01'32"E	54.67'
L8	S21°10'37"E	55.51'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'37"	20.00'	N23°58'10"E	28.29'
C2	236.21'	31°06'45"	435.00'	N36°35'31"W	233.32'
C3	31.42'	90°00'00"	20.00'	N82°51'06"E	28.28'
C4	129.77'	13°02'39"	570.00'	N44°22'26"E	129.49'
C5	31.42'	90°00'00"	20.00'	N05°53'45"E	28.28'
C6	179.75'	18°04'06"	570.00'	S30°04'12"E	179.01'
C7	31.42'	90°00'00"	20.00'	S66°02'09"E	28.28'

DESIGNED BY: KM
DRAWN BY: KM
CHECKED BY: KM
APPROVED BY: I
DATE: DECEMBER 13, 2022

ATKINS
1801 DOWMAN BOULEVARD SUITE 650
AUSTIN, TEXAS 78761-5121
TBP REG. NO. F-474

L.I.S.D. ELEMENTARY SCHOOL #30
PRELIMINARY PLAT

SHEET NO. 4
OF SHEETS

FILE NO. ES#30-CP&PP
PROJECT NO. 100082377

WASTEWATER FLOW DETERMINATION:

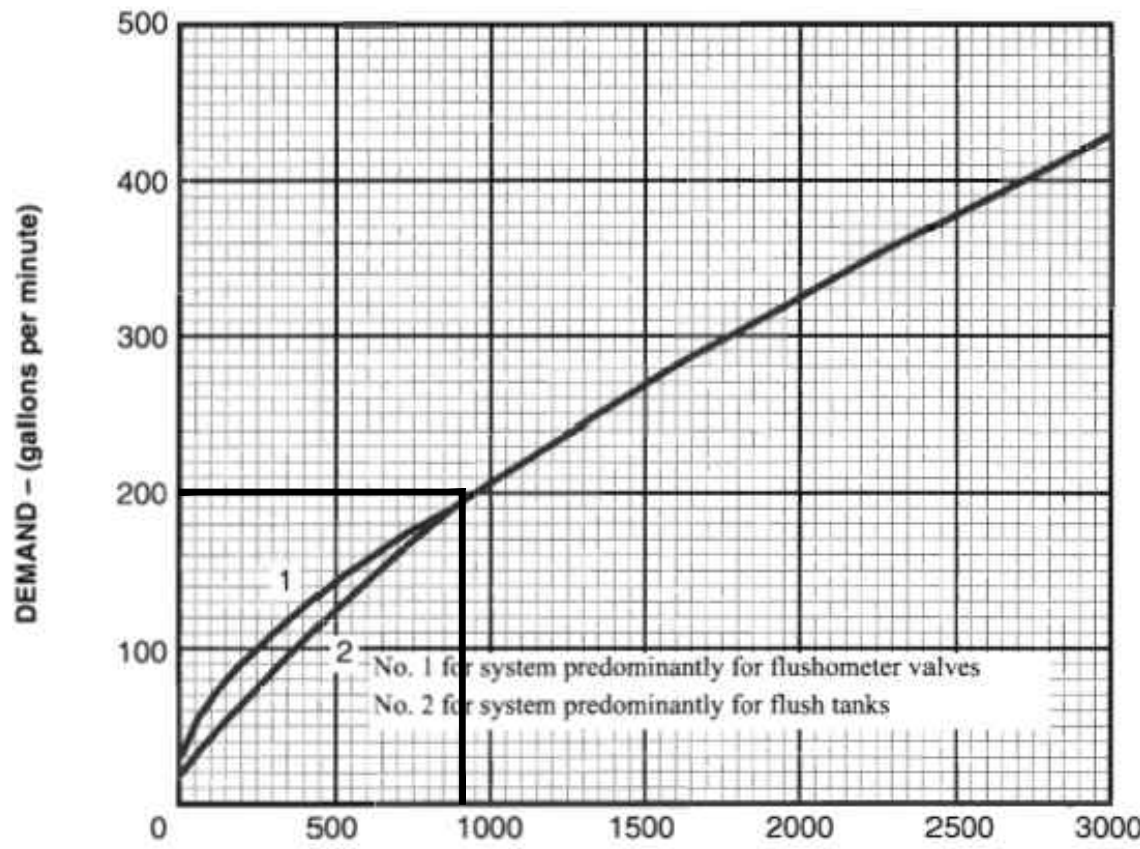
- a) Inflow/Infiltration:
750GPD x 31.417AC = 23,562.7 GPD
- b) Peak Dry Weather Flow (PDWF):
Population=800
F=average dry-weather flow in GPM
F=38.89 GPM
Qpd=150.11 GPM
- c) Peak Wet Weather Flow (PWWF):
Qpw=Qpd+Infiltration=166.47 GPM

WASTEWATER MAIN SIZE DETERMINATION:

- a) Selected size: 8"
Slope: 0.65%
Roughness coeff.: 0.010
Qfull=568.4 GPM
- b) Peak Dry Weather Flow (PDWF):
Qpd/Qfull=0.26
Vpd=3.06 fps
- c) Peak Wet Weather Flow (PWWF):
Qpd/Qfull=0.29
Vpd=3.15 fps

WATER FLOW DETERMINATION:

- a) Domestic Water Demand:
897 WFU (per MEP Engineering design for
LISD ES#30, sheet P2.0B)
Demand=200 GPM
- b) Fire Flow Demand:
BUILDING AREA: 112,980 S.F.
LARGEST FIRE AREA: 45,000 S.F.
TYPE OF CONSTRUCTION: IIB
AUTOMATIC SPRINKLER MEETING 2018 INTERNATIONAL
FIRE CODE/ NATIONAL FIRE PROTECTION ASSOCIATION
13R 903.3.1.2
PER IFC APPENDIX B- 50% REDUCTION - 4 HOUR
FIRE FLOW DURATION
FIRE FLOW: 2,250 GALLONS PER MINUTE
- FIRE HYDRANT FLOW TEST, 9/1/2022, STATIC
PRESSURE 80 PSI, RESIDUAL PRESSURE 73 PSI.
FLOW HYDRANT AT FRONTENACK STREET AND
GUNTERVILLE BEND, RESIDUAL HYDRANT ON
FRONTENACK STREET AND OWASSO DR.



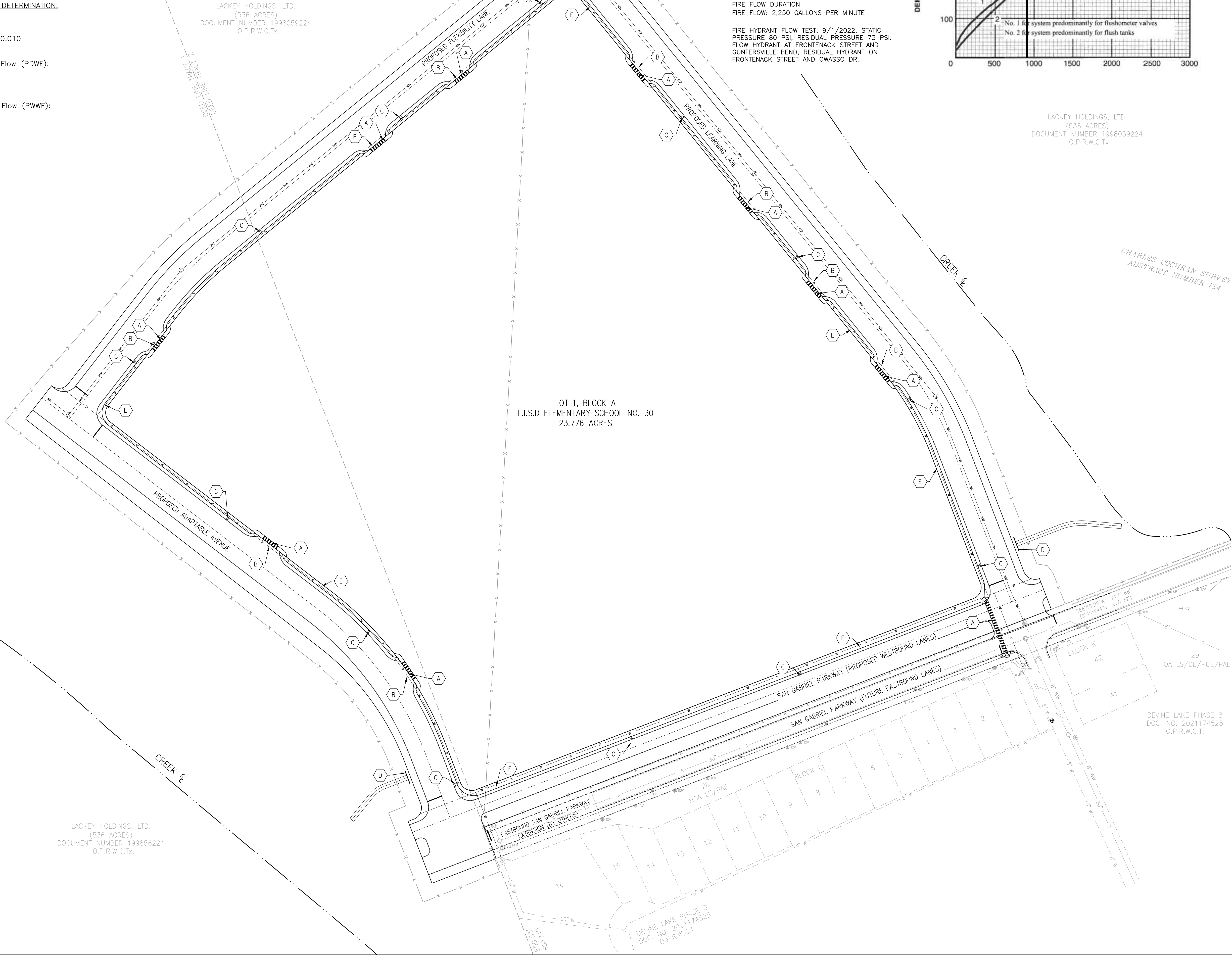
LEGEND:

- — — — — PROPERTY BOUNDARY
- - - - - ACCESSIBLE PATH
— FL — FIRE LANE IDENTIFICATION
PARKING SPACE COUNT
— W — PROPOSED WATER LINE
— 20" W — EXISTING WATER LINE
— IRR — PROPOSED IRRIGATION LINE
— F — PROPOSED FIRE WATER LINE
— WW — PROPOSED WASTEWATER LINE
— 8" WW — EXISTING WASTEWATER LINE
— 18" S — EXISTING STORM SEWER

SITE KEY NOTES:

- A CROSSWALK
B TYPE II DRIVEWAY
C FIRE HYDRANT
D HEADWALL
E 6' WIDE SIDEWALK
F 10' WIDE SIDEWALK

1. LIVING UNIT EQUIVALENT FOR PROPOSED
DEVELOPMENT: 53.3 L.U.E.
— USE: ELEMENTARY SCHOOL
— CAPACITY: 800 STUDENTS
— 15 STUDENTS PER L.U.E.
2. ANY WATER LINE CONSTRUCTED ACROSS
THE EXISTING ROADS AND PAVED
SURFACES WILL BE BORED. OPEN-CUTTING
SHALL NOT BE PERMITTED



Feb 06, 2023 - 1:03pm MEL7452 v0/Project-13/3444/10008237 - LISD Elementary 30 Civil/Drainage/1, 2P & 1P, 15800-PHASE 2/PT, dwg

DESIGNED BY: KM		DRAWN BY: KM		CHECKED BY: KM		APPROVED BY: I		DATE: DECEMBER 13, 2022	
BY		BY		BY		BY		DATE	
NO.		NO.		NO.		NO.		NO.	
REVISION		REVISION		REVISION		REVISION		REVISION	
DATE		DATE		DATE		DATE		DATE	

1801 DOWMAN BOULEVARD SUITE 600
AUSTIN, TEXAS 78759 - (512) 327-6840
TBP REG. NO. F-474

L.I.S.D. ELEMENTARY SCHOOL #30

IMPROVEMENTS - OVERALL

SHEET NO. 5

OF SHEETS

FILE NO. ES#30-PHASE_01

PROJECT NO. 100082377

Feb 06, 2023 - 1:03pm MEL7425 K:\Projects\13444\100082377 - L125 Elementary 30 Civil\Drawings\1. DP & PLS (2)820-30.dwg



LEGEND:

- DRAINAGE AREA BOUNDARY
- EX-# 1.31 DRAINAGE AREA ID AND ACREAGE
- FLOW DIRECTION
- OUT FALL DRAINAGE POINT OF ANALYSIS

NOTES:

- SITE WATERSHED SUMMARY:
 - TURKEY CREEK - BRUSHY CREEK WATERSHED.

DRAINAGE CALCULATIONS BASIS:

- NATURAL RESOURCES CONSERVATION SERVICE METHOD
- 24 HR STORM DURATION
- ATLAS 14 RAINFALL DISTRIBUTION: LEANDER, TX
 - P2=3.92 IN.
 - P10=6.36 IN.
 - P25=8.16 IN.
 - P100=11.5 IN.

EAST WATERSHED:

EX-E1
A=14.55 AC
TC=30.9 MIN
CN=84
Q2=27.65 CFS
Q10=49.86 CFS
Q25=65.11 CFS
Q100=91.01 CFS

WEST WATERSHED:

EX-W1
A=24.36 AC
TC=27.7 MIN
CN=84
Q2=48.92 CFS
Q10=88.78 CFS
Q25=116.16 CFS
Q100=162.62 CFS



DESIGNED BY: KM		DRAWN BY: KM		CHECKED BY: KM		APPROVED BY: KM		DATE: DECEMBER 13, 2022	
NO.		REVISION		BY		DATE			
ATKINS 1001 DOWAN BOULEVARD SUITE 600 AUSTIN, TEXAS 78703-0512 327-6840 TBP REG. NO. F-474									
L.I.S.D. ELEMENTARY SCHOOL #30					EXISTING DRAINAGE AREA MAP				
SHEET NO. 6									
OF SHEETS									
FILE NO. ES#30-DA					PROJECT NO. 100082377				

Feb 06, 2023 - 1:03pm MEL7452 k:\Projects\13444\10008237 - L135 Elementary - 38 Civil\Drawings\1. SP & P\1. ES#30-38.dwg



EAST WATERSHED:

POINT OF ANALYSIS SUMMARY			
STORM EVENT	EXISTING PEAK FLOW	DEVELOPED PEAK FLOW	% CHANGE
[YR]	[CFS]	[CFS]	[-]
2	27.65	27.22	-1.6%
10	49.86	46.10	-7.5%
25	65.11	62.22	-4.4%
100	91.01	90.50	-0.6%



PROPOSED CONDITIONS - MACRO DRAINAGE AREAS - EAST								
DRAINAGE AREA	AREA	CN	Tc	TIME TO PEAK	PEAK FLOW 2-YR	PEAK FLOW 10-YR	PEAK FLOW 25-YR	PEAK FLOW 100-YR
[-]	[AC]	[-]	[MIN.]	[HRS]	[CFS]	[CFS]	[CFS]	[CFS]
P-E1 (EAST POND IN)	13.85	91.0	12.0	12.14	52.36	84.88	106.80	143.97
P-E1 (EAST POND OUT)	-	-	-	-	15.08	24.92	34.89	52.73
P-E2	1.72	87.0	5.0	12.07	7.56	12.91	16.54	22.72
OS-E3	1.90	84.0	19.7	12.22	4.58	8.27	10.79	15.05

- LEGEND:
- DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA ID AND ACREAGE
 - FLOW DIRECTION
 - DRAINAGE POINT OF ANALYSIS

- DRAINAGE CALCULATIONS BASIS:
- NATURAL RESOURCES CONSERVATION SERVICE METHOD
 - 24 HR STORM DURATION
 - ATLAS 14 RAINFALL DISTRIBUTION: LEANDER, TX
 - P2=3.92 IN.
 - P10=6.36 IN.
 - P25=8.16 IN.
 - P100=11.5 IN.

WEST WATERSHED:

POINT OF ANALYSIS SUMMARY			
STORM EVENT	EXISTING PEAK FLOW	DEVELOPED PEAK FLOW	% CHANGE
[YR]	[CFS]	[CFS]	[-]
2	48.92	47.00	-3.9%
10	88.78	87.64	-1.3%
25	116.16	113.42	-2.3%
100	162.62	146.83	-9.7%

PROPOSED CONDITIONS - MACRO DRAINAGE AREAS - WEST								
DRAINAGE AREA	AREA	CN	Tc	TIME TO PEAK	PEAK FLOW 2-YR	PEAK FLOW 10-YR	PEAK FLOW 25-YR	PEAK FLOW 100-YR
[-]	[AC]	[-]	[MIN.]	[HRS]	[CFS]	[CFS]	[CFS]	[CFS]
P-W1 (WEST POND IN)	15.90	91.0	13.2	12.15	57.17	92.81	116.84	157.55
P-W1 (WEST POND OUT)	-	-	-	-	30.49	58.22	75.17	93.60
P-W2	1.76	85.0	5.0	12.07	7.25	12.74	16.50	22.89
OS-W3	3.78	84.0	19.2	12.22	9.26	16.68	21.75	30.34

DESIGNED BY: KM

DRAWN BY: KM

CHECKED BY: KM

APPROVED BY: I

DATE: DECEMBER 13, 2022

NO.

REVISION

BY

DATE

ATKINS

1801 DOWAN BOULEVARD SUITE 650
AUSTIN, TEXAS 78761-6521
TBP REG. NO. F-474

L.I.S.D. ELEMENTARY SCHOOL #30

PROPOSED DRAINAGE AREA MAP

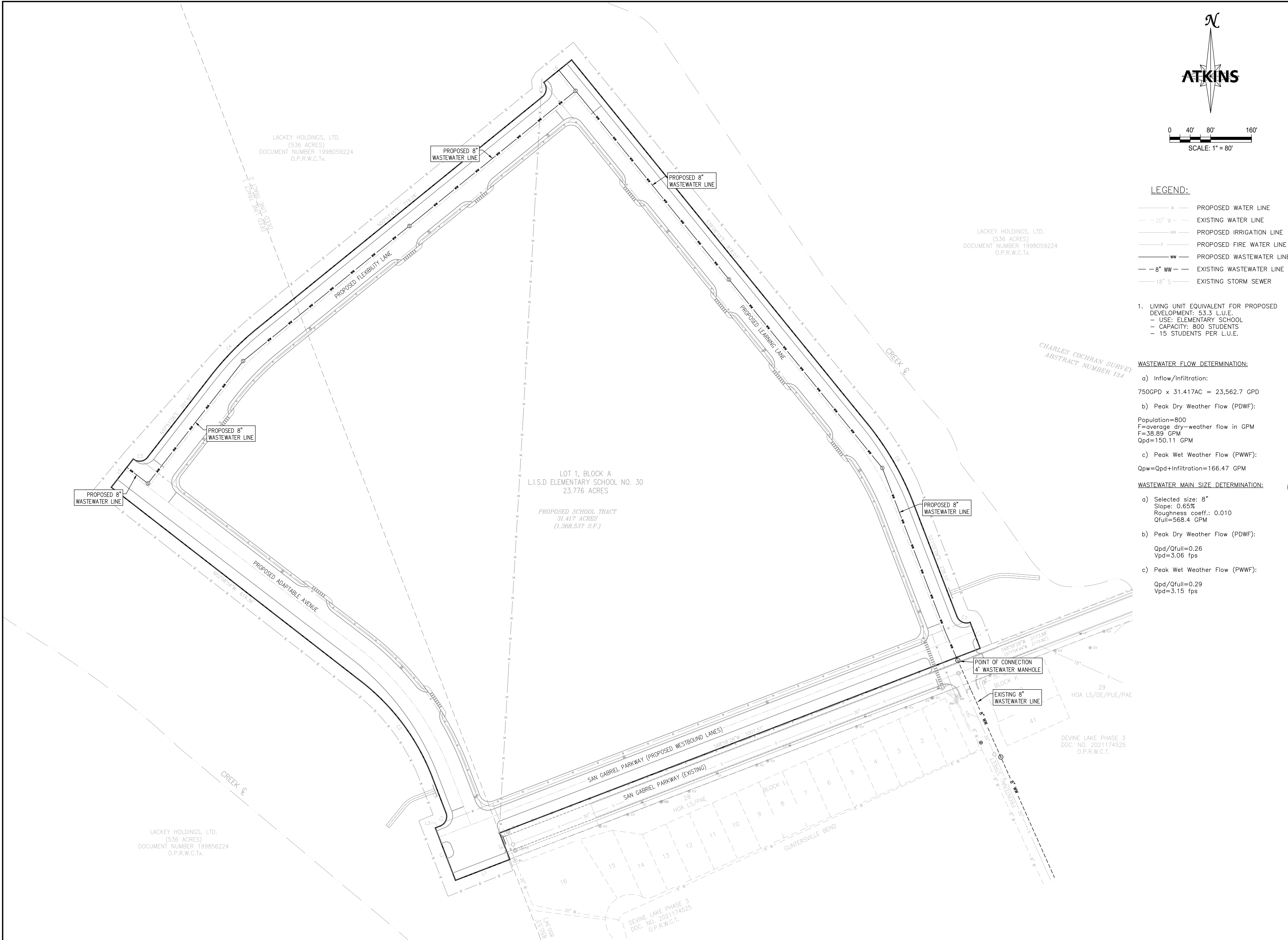
SHEET NO. 7

OF SHEETS

FILE NO. ES#30-DA

PROJECT NO. 100082377

Feb 06, 2023 - 11:25am WEL2428 K:\Projects\13444\100008237 - L.I.S.D. Elementary 30 SanGabrielParkway.dwg PLOT DATE: 02/06/2023



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

LEGEND:

- w — PROPOSED WATER LINE
- 20" W — EXISTING WATER LINE
- IRR — PROPOSED IRRIGATION LINE
- F — PROPOSED FIRE WATER LINE
- ww — PROPOSED WASTEWATER LINE
- 8" WW — EXISTING WASTEWATER LINE
- 18" S — EXISTING STORM SEWER

1. LIVING UNIT EQUIVALENT FOR PROPOSED DEVELOPMENT: 53.3 L.U.E.
— USE: ELEMENTARY SCHOOL
— CAPACITY: 800 STUDENTS
— 15 STUDENTS PER L.U.E.

WASTEWATER FLOW DETERMINATION:

- a) Inflow/Infiltration:
750GPD x 31.417AC = 23,562.7 GPD
- b) Peak Dry Weather Flow (PDWF):
Population=800
F=average dry-weather flow in GPM
F=38.89 GPM
Qpd=150.11 GPM
- c) Peak Wet Weather Flow (PWWF):
Qpw=Qpd+Infiltration=166.47 GPM

WASTEWATER MAIN SIZE DETERMINATION:

- a) Selected size: 8"
Slope: 0.65%
Roughness coeff.: 0.010
Qfull=568.4 GPM
- b) Peak Dry Weather Flow (PDWF):
Qpd/Qfull=0.26
Vpd=3.06 fps
- c) Peak Wet Weather Flow (PWWF):
Qpd/Qfull=0.29
Vpd=3.15 fps

DESIGNED BY: KM	DRAWN BY: KM	CHECKED BY: KM	APPROVED BY: I	DATE: DECEMBER 13, 2022
NO. BY REVISION				

1801 DOWMAN BOULEVARD SUITE 650
AUSTIN, TEXAS 78756 • (512) 327-6840
TBP REG. NO. F-474

L.I.S.D. ELEMENTARY SCHOOL #30

WASTEWATER PLAN

SHEET NO. 10

OF SHEETS

FILE NO. ES#30-UTILITIES
PROJECT NO. 100082377



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

SEC Planning (Mark Baker) on behalf of Ishav Properties, LLC (Sunil Lavani)

RECOMMENDATION:

Staff recommends approval of the Leander Collective Minor PUD.

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 - Leander Collective Minor PUD
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 Z-22-0045 LEANDER COLLECTIVE MINOR PUD

GENERAL INFORMATION

Owner/Agent: SEC Planning (Mark Baker) on behalf of Ishav Properties, LLC (Sunil Lavani).

Current Zoning: GC-3-A (General Commercial)

Proposed Zoning: Minor Planned Unit Development
Base zoning of GC-3-A (General Commercial)

Size and Location: The property is located at 133 Collective Way, including approximately 2.97 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to add the additional land use of a Climate Controlled Self Storage.

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? none.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFU-2-B	School and facilities
EAST	HI-5-D	Industrial
SOUTH	GC-3-C	Commercial
WEST	PUD-TH	Leander Collective Phase 2 Townhomes

SURROUNDING AREA:

This property is located approximately 1,000 feet northeast of the intersection of US 183 and Sonny Drive. The tract sits directly south of Leander Middle School. To the east of the tract, across US 183, is TFR Enterprises and to the south is Jardin Del Rey restaurant. The abutting west area is undeveloped but will be future Phase 2 of Leander Collective and feature townhomes.

PHYSICAL AND NATURAL FEATURES:

This property is entirely within the floodplain and contains sparse tree cover.

MAJOR CORRIDORS:

This property has access onto US 183.

TRANSPORTATION PLAN REQUIREMENTS:

The property is within a previously approved site development plan, project number 18-SD-032. This project will include a 10 foot sidewalk along US 183, ROW and construction of a segment to Collective Way linking US 183 with West Drive, drainage improvements, lift station 2 improvements and TIA fee-in-lieu.

SUBDIVISIONS:

This property is platted as Leander Heights Section 1.

EXISTING UTILITIES:

This property has access to water within ROW of US 183. Sewer service will come from lift station number 2, southeast of the tract.

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 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.

Applicable Future Land Use categories

URBAN MIXED-USE

- The Urban Mixed-Use future development category contains the areas directly adjacent to Leander Central and Old Town and is envisioned to provide a transition from those higher density/intensity uses to the traditional residential developments nearby. These areas are supportive to the transit-oriented environment of the Central area and will be connected to the Central developments through streets, trails and greenways.

Residential uses include small-lot single family, townhouse, low-density multi-family, and urban lofts. Commercial development can be a mix of urban and local retail and office, restaurants and entertainment, hotels, civic, and related uses.

These areas are envisioned to be developed with a semi-urban character, with some areas developing under the form-based code and others through traditional zoning. Typically, buildings are more street-oriented, with build-to lines, on-street parking or periphery parking, pedestrian and bicycle facilities, and short blocks with high street connectivity.

Desired Mix: 40-100% Residential, 0-60% Non-Residential.

This category is compatible with: SFT, CH, MF, LO, TH, LC, GC and PUD.

GREENWAYS

- The Greenways future development category contains active and passive parkland, trails, and open spaces that have been designated for public use. Greenways are linear parks that serve multiple purposes, including connecting the community and managing stormwater impacts. These spaces are also critical to providing green spaces amidst urban development, for the outdoor enjoyment of residents and workers while connecting public (and private) parks and amenities.

A Leander Greenways network is a framework for a regional destination for people looking for trail activities, a cycling loop system, and active transportation routes to employment centers. From a community perspective, greenways are opportunities for placemaking, including art, historical elements, civic spaces, and wildlife viewing.

Development adjacent to the greenway system should primarily be oriented towards the green space, with buildings fronting public paths, parkway streets providing access, and a public relationship between the

greenway corridor and adjacent private development. Trail connections should be made frequently to adjacent developments to provide access.

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 not needed for this submittal.

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

- No significant changes.

NOTIFICATION

03/23/2023 - Public Notice on Hill Country News

03/29/2023 - Mail Notification to Property Owners within 200'

03/29/2023 - Public Hearing Signage Posted on Property

04/13/2023 - Planning and Zoning Commission Public Hearing

05/04/2023 - City Council Public Hearing & First Reading of the Ordinance

05/18/2023 - City Council Second & Final Reading of the Ordinance

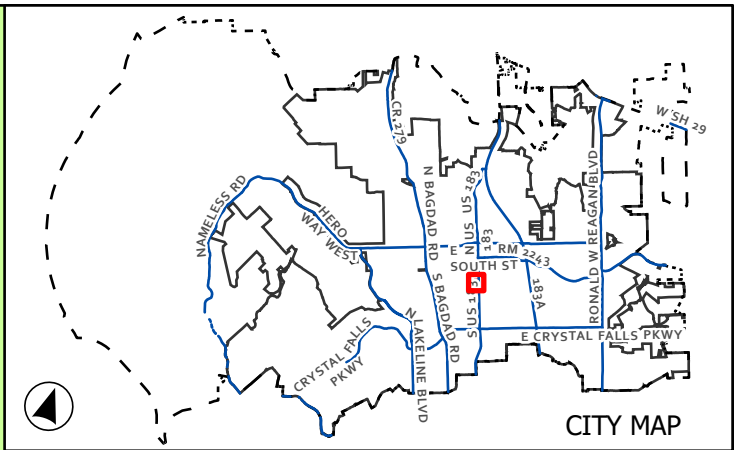
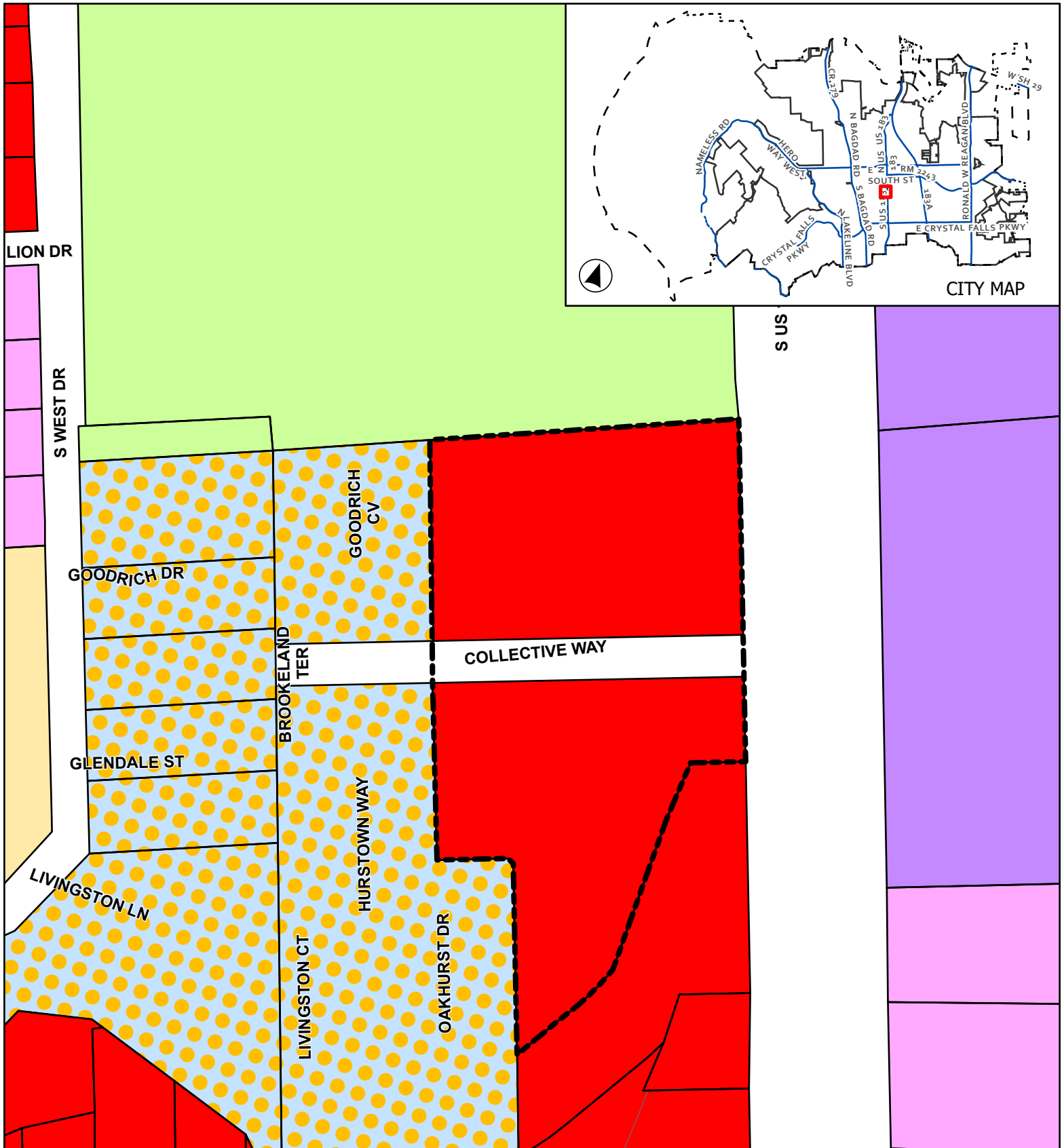
PUBLIC NOTIFICATION:

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 9 in the agenda packet for the Neighborhood Outreach summary of communications, example letter and mailing labels.

APPROVAL CRITERIA:

This developer is proposing a Minor PUD in order to allow for a self-service storage facility use with the base zoning of GC-3-A (General Commercial). This Minor PUD includes a waiver to allow a self-storage use that would normally require the HC (Heavy Commercial) or HI (Heavy Industry) use component. All other items such as the Future Land Use designation and Composite Zoning Ordinance are in compliance, therefore staff recommends approval of the request.



CASE: Z-22-0045

ATTACHMENT 2

LEANDER COLLECTIVE

Current Zoning

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

Leander City Limits

SFU - Single-Family Urban

SFU/MH - Single-Family Urban/Manufactured Home

GC - General Commercial

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Townhomes

Subject Boundary

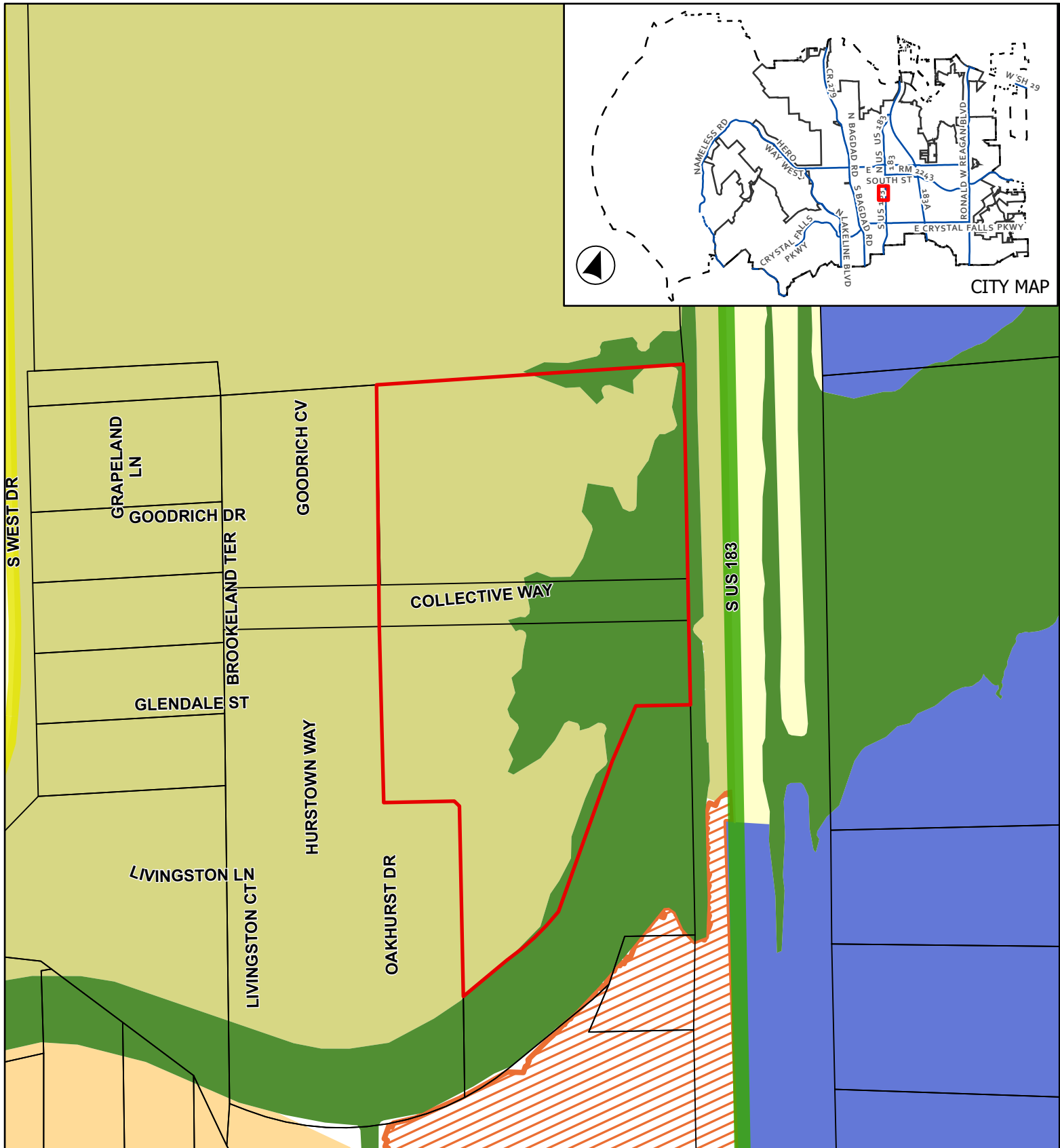
Extra-Territorial Jurisdiction



0 65 130



Feet



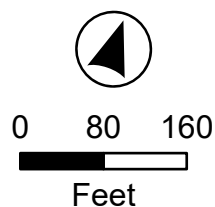
CASE: Z-22-0045

ATTACHMENT 3

LEANDER COLLECTIVE

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.



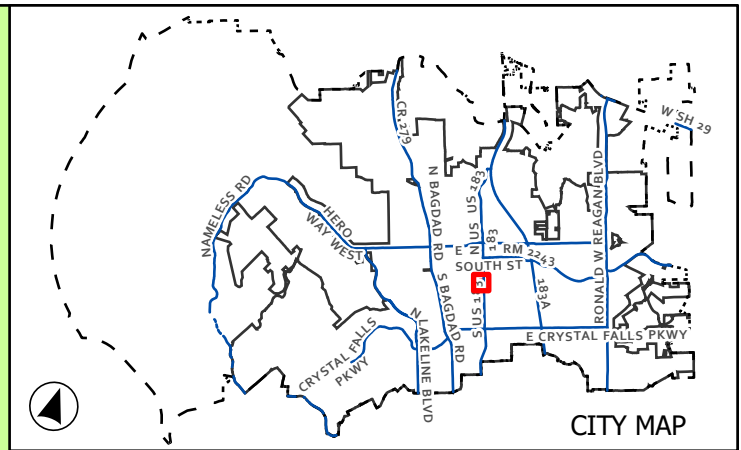
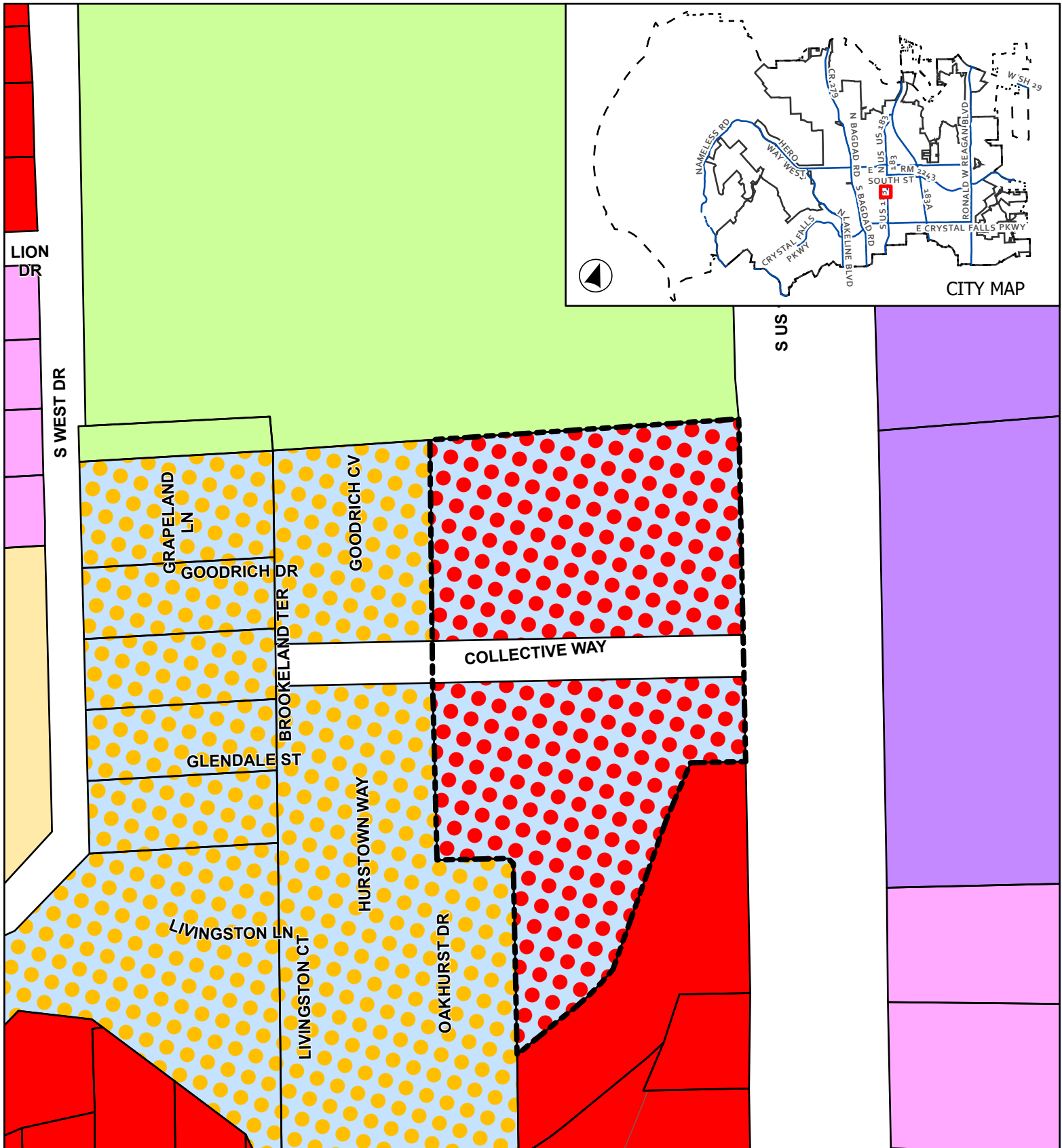
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Arterial 6 Lane, Existing
- Collector, Existing

Future Land Use

- Neighborhood Residential
- Transitional Residential
- Multi-Use Corridor - Priority Corridor
- Industrial
- Urban Mixed Use
- Greenway



CASE: Z-22-0045

ATTACHMENT 5

LEANDER COLLECTIVE

Proposed Zoning

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

Leander City Limits

SFU - Single-Family Urban

SFU/MH - Single-Family Urban/Manufactured Home

GC - General Commercial

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Townhomes

PUD - General Commercial

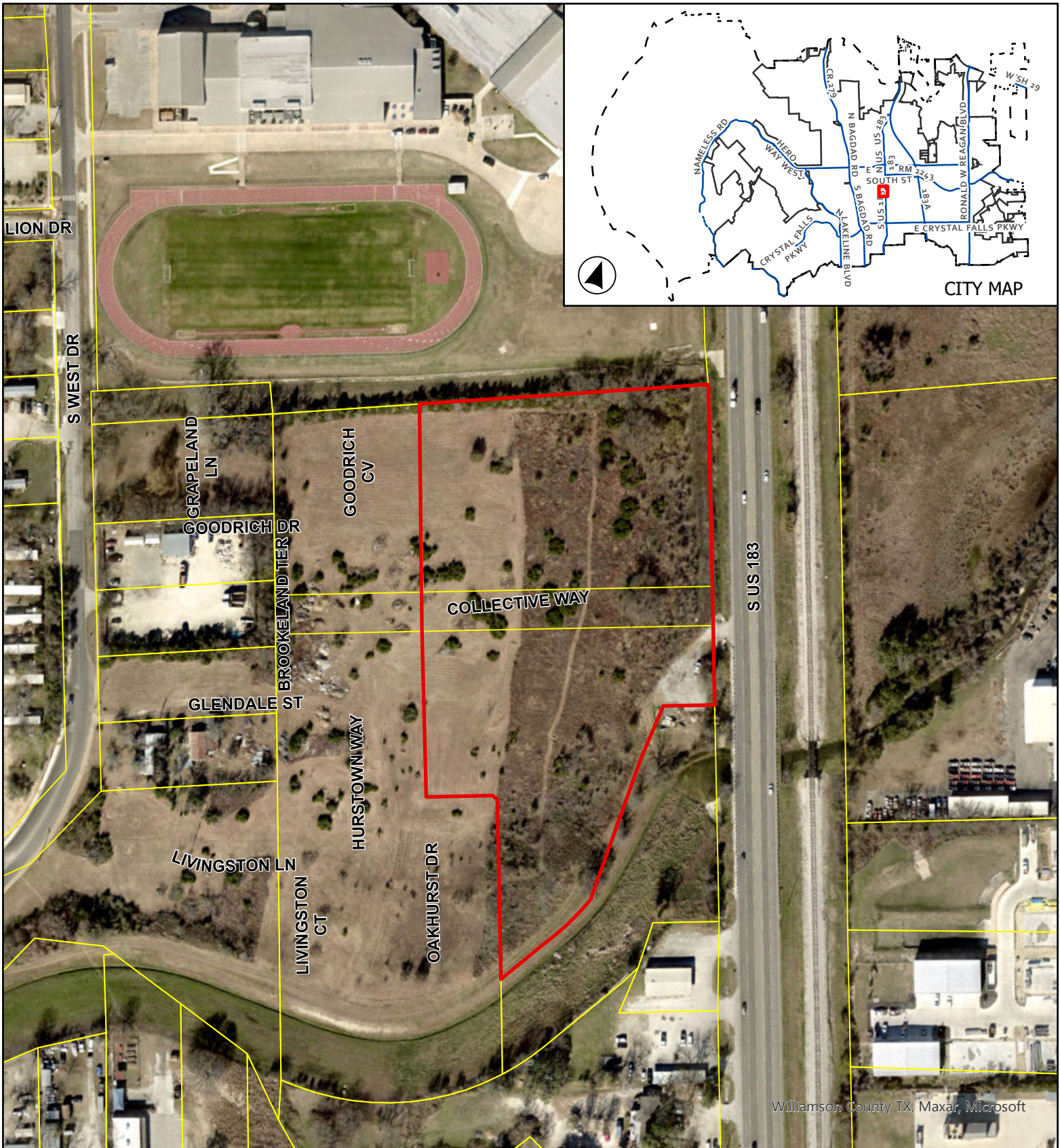
Subject Boundary

Extra-Territorial Jurisdiction



0 65 130

Feet



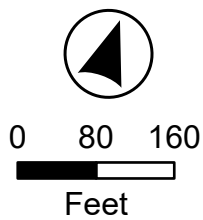
CASE: Z-22-0045

ATTACHMENT 6

LEANDER COLLECTIVE

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
- Subject Boundary

EXHIBIT A

Leander Collective Minor Planned Unit Development

A. Purpose and Intent

1. The Leander Collective PUD is comprised of approximately 2.97 acres, as shown in **Exhibit B.** The development of this property includes Retail and General Commercial uses along US183 with climate controlled self storage units located behind the highway facing commercial.

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 district has been selected from the Leander Composite Zoning Ordinance.

- GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include:
 - i) All uses allowed within General Commercial (GC) use component
 - ii) Climate Controlled Self Storage: self-service storage facilities shall be set back at least four hundred (400) feet from the highway. If the exterior surface area of all walls are comprised of one-hundred (100%) percent Masonry and comply with the Type A architectural component, then the self-service storage facility is permitted without the required four hundred (400) foot setback.

EXHIBIT B - Field Notes

Williamson County, Texas
Elijah D. Harmon Survey, Abstract No. 6

2.938 Acres
Page 1 of 4

FIELD NOTES DESCRIPTION

DESCRIPTION OF 2.938 ACRES OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.938 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KBGE" found in the west right-of-way line of South U.S. Highway 183, a variable width right-of-way, at the northeast corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at the southeast corner of a certain called 1.065 acre tract described in the Warranty Deed to Leander Independent School District, of record in Volume 527, Page 323, Official Public Records of Williamson County, Texas, at the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21°09'07" E, with the west right-of-way line of said South U.S. Highway 183, with the east line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the east line of the tract described herein, a distance of 304.15 feet to a 1/2-inch iron rod with a cap stamped "HR GREEN" set for the intersection of the north right-of-way line of Collective Way, a 59-foot right-of-way, as shown on said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, and the west right-of-way line of said South U.S. Highway 183, for the southeast corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "KBGE" found in the west right-of-way line of said South U.S. Highway 183, at the southeast corner of Lot 23C, said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at the northeast corner of Lot 1, Leander Heights Section 1 Resubdivision of Lot 22, Block A, a subdivision according to the plat or map of record in Cabinet J, Slide 279, Plat Records of Williamson County, Texas, bears S 21°09'07" E, a distance of 504.90 feet;

THENCE S 68°50'53" W, leaving the west right-of-way line of said South U.S. Highway 183, with the north right-of-way line of said Collective Way, with the south line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the south line of the tract described herein, a distance of 435.56 feet to a 1/4-inch iron rod with a plastic cap stamped "HR GREEN" set in the south line of said Lot 23A, Resubdivision Plat of the Lot 23, Block A, Leander Heights Section 1, in the east line of a certain called 13.50 acre tract described in the Special Warranty Deed to 603 US Leander Collective LLC, of record in Document No. 2021130714, Official Public Records of Williamson County, Texas, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LJA SURVEYING" found in the south line of Lot 23B, said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the north line of said Lot 23C, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at a re-entrant corner of the said 13.50 acre tract, bears S 21°11'52" E, a distance of 308.50 feet;

THENCE N 21°11'52" W, leaving the north right-of-way line of said Collective Way, crossing said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the east line of the said 13.50 acre tract, same being the west line of the tract described herein, a distance of 283.40 feet to a 1/2-inch iron rod with a plastic cap stamped "LJA SURVEYING" found in the north line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, in the south line of the said 1.065 acre tract, at the northeast corner of the said 13.50 acre tract, for the northwest corner of the tract described herein, from which a 1/2-inch iron rod with an illegible plastic cap found in the south line of the said 1.065 acre tract, in the north line of the said 13.50 acre tract, at the northwest corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the northeast corner of Lot 1, Leander Heights Section One, a subdivision according to the plat or map of record in Cabinet B, Slide 102, Plat Records of Williamson County, Texas, bears S 66°07'22" W, a distance of 221.51 feet;

THENCE N 66°07'22" E, leaving the northeast corner of the said 13.50 acre tract, with the north line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the south line of the said 1.065 acre tract, with the north line of the tract described herein, a distance of 436.28 feet to the **POINT OF BEGINNING** and containing 2.938 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

Williamson County, Texas
Elijah D. Harmon Survey, Abstract No. 6

2.938 Acres
Page 2 of 4

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of January 2021, July 2022, and January 2023.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of January 2023 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LEGEND

●	STAMP	1/2" IRON ROD W/ A PLASTIC CAP FOUND (STAMP NOTED)
○		1/2" IRON ROD W/ A PLASTIC CAP STAMPED "HR GREEN" SET
()		RECORD INFORMATION (PER DOC. NO. 2021058409, O.P.R.W.C.TX.)
(())		RECORD INFORMATION (PER DOC. NO. 2021130714, O.P.R.W.C.TX.)
[]		RECORD INFORMATION (PER VOL.527, PG.323, O.P.R.W.C.TX.)
P.O.B.		POINT OF BEGINNING
O.P.R.W.C.TX.		OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.		PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999863.

FILE No. 1455
PAGE 4 OF 4

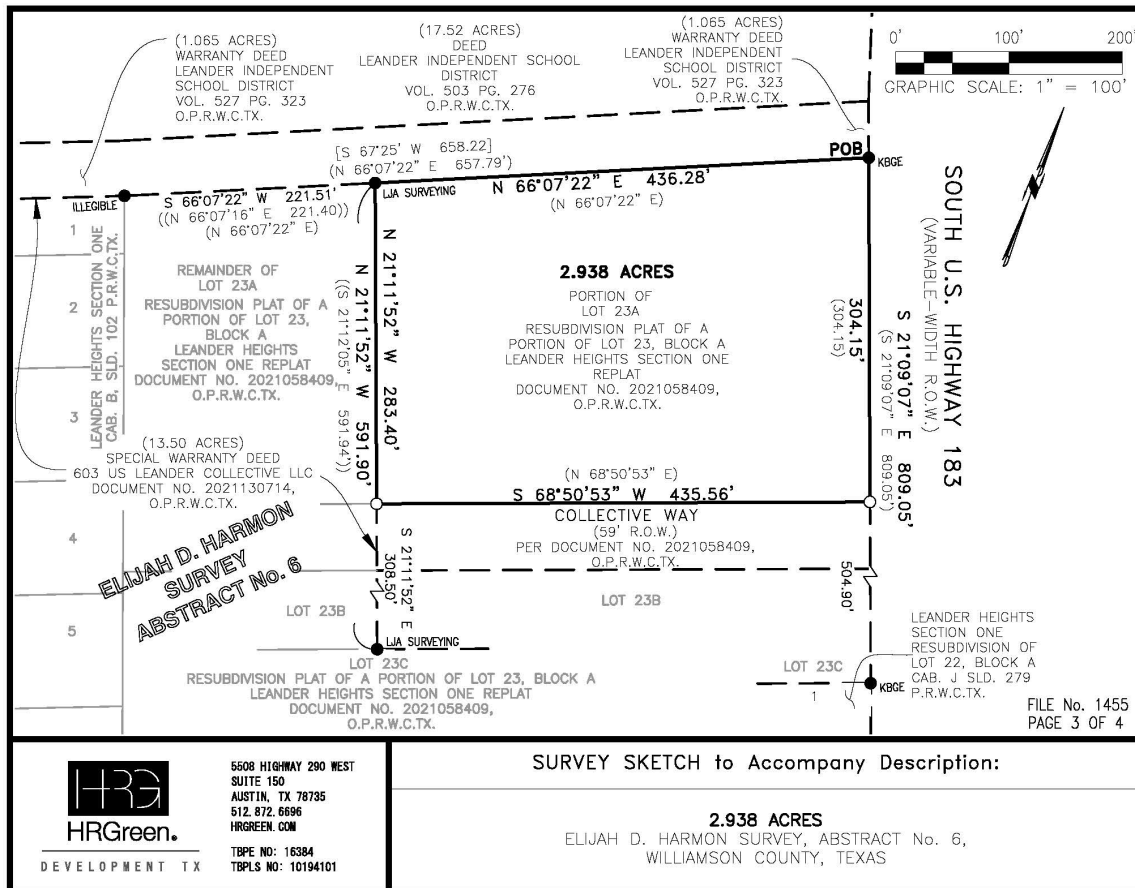


DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HREGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

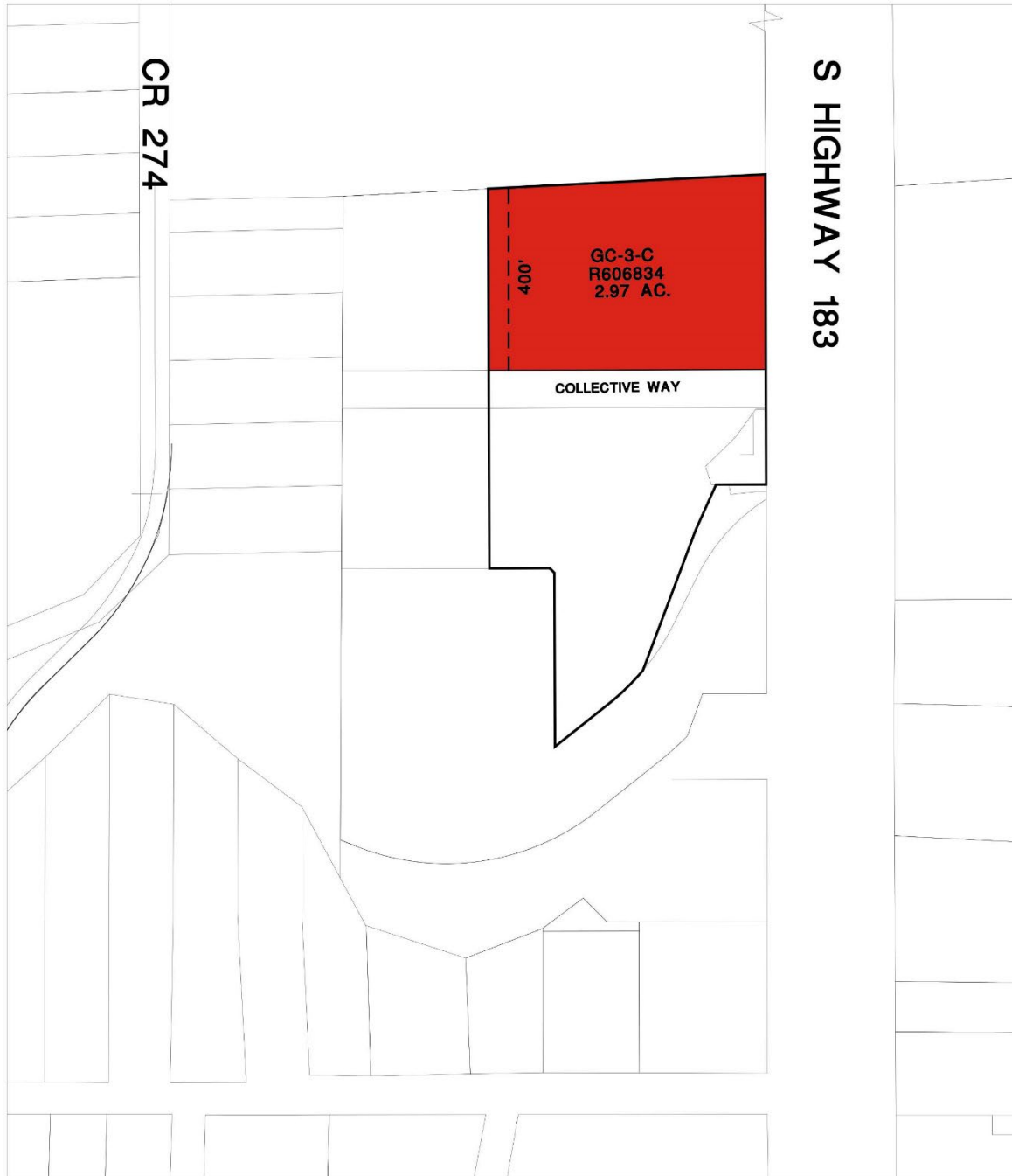
SURVEY SKETCH to Accompany Description:

2.938 ACRES
ELIJAH D. HARMON SURVEY, ABSTRACT No. 6,
WILLIAMSON COUNTY, TEXAS



L:\Projects\1455-Leander Heights Report\600-Survey\607-CADD\TRAC\1455-Leander Collective-Int 23AA Block A-2.938AC.dwg
PLOT DATE: Jun 26, 2023 11:01am

Exhibit C





September 26, 2022

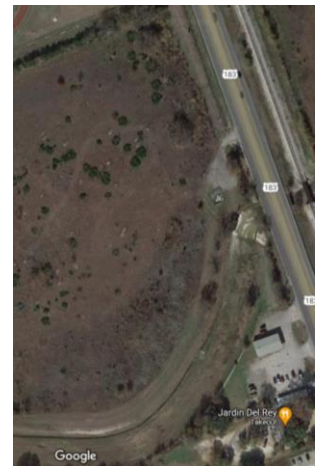
City of Leander Planning Department
104 North Brushy Street
PO Box 319
Leander, Texas 78646-0319

Re: Leander Collective Minor PUD

Please find attached, an application for a Minor PUD Zoning submittal for the Leander Collective Tract located at 133 and 156 Collective Way. The Property to be re-zoned is approximately 5.9 acres in size.

The property has scattered existing trees and is relatively flat in terrain. The southern portion of the property is bound by an existing drainage channel, as seen on the aerial image to the right.

The subject property is currently zoned GC-3-C. The Applicant is requesting a Minor PUD zoning to allow for an additional land use. The base district would remain GC-3-C but would add Climate Controlled Self Storage to the allowable uses. The proposed commercial development would include retail/commercial/restaurant uses along the frontage of US183 with climate controlled self storage located behind the retail building per the conceptual rendering included below.



Waivers or unique standards proposed as part of this Minor PUD include the following:

- Climate Controlled Self Storage as an additional allowable use

Additional information and specific regulations describing the Project are contained within the attached Leander Collective PUD. Thank you for considering this zoning proposal.



Sincerely,

Mark Baker, ASLA
Principal

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.

Please see the attached 500' notifications PDF

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.

The owner directly to the west of the property is the owner of the property being proposed to be rezoned. All other property owners are to be notified via neighborhood communication letter upon application approval.

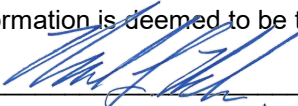
3. What concerns were raised during these communications?

No concerns have been raised.

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

N/A as no concerns were raised.

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

Signature:  Date November 3, 2022



October 3, 2022

Postal Address for neighbors within 500'

Re: Leander Collective Minor PUD

Dear Mr. / Mrs. ????,

This letter is for the purpose of notifying you of a nearby development being proposed at 133 and 156 Collective Way. The property is to be re-zoned to allow for additional land use and the area is approximately 5.9 acres in size.

The subject property is currently zoned GC-3-C. The Applicant is requesting a Minor PUD zoning to allow for an additional land use. The base district would remain GC-3-C but would add Climate Controlled Self Storage to the allowable uses. The proposed commercial development would include retail/commercial/restaurant uses along the frontage of US183 with climate controlled self storage located behind the retail building per the conceptual rendering included below.



If you would like to discuss this project in greater detail or ask any questions related to this submittal to the City of Leander, please contact me at 512-751-5240 or mbaker@secplanning.com

Thank you for your time and for reaching out to discuss any comments or concerns you may have regarding this project.

Sincerely,

Mark Baker
Principal

#	Parcel Number	Owners	Site Address	Owner Address	State	City	Zip
1	R036523	TFR Realty LP	HWY 183, LEANDER, TX 78641	601 Leander Dr ATTN: Julie & Tipton Rowland	Texas	Leander	78641-2026
2	R036522	TFR Realty LP	601 LEANDER DR, LEANDER, TX 78641	601 Leander Dr ATTN: Julie & Tipton Rowland	Texas	Leander	78641-2026
3	R036521	D & R CAPITAL LLC	605 LEANDER DR, LEANDER, TX 78641	12999 Murphy Rd #BLDG J	Texas	Stafford	77477
4	R373147	D & R CAPITAL LLC	LEANDER DR, LEANDER, TX 78641	12999 Murphy Rd #BLDG J	Texas	Stafford	77477
5	R322611	Jaimes, Tanquilino	603 183 HWY S, LEANDER, TX 78641	703 S Hwy 183	Texas	Leander	78641
6	R525562	Jardin Del Rey INC	703 S HWY 183, LEANDER, TX 78641	703 S Hwy 183	Texas	Leander	78641 - 1830
7	R525563	Jardin Del Rey INC	S HWY 183, LEANDER, TX 78641	703 S Hwy 183	Texas	Leander	78641 - 1830
8	R362986	7-ELEVEN	707 183 HWY S, LEANDER, TX 78641	1722 ROUTH ST #STE 1000	Texas	Dallas	75201 - 2506
9	R525567	GOLDEN FIELD ENTERPRISES LLC	105 SONNY DR, LEANDER, TX 78641	PO BOX 993	Texas	Leander	78646-0993
10	R036410	UNITED STATES POSTAL SERVICE	801 S HWY 183, LEANDER, TX 78641	FACILITIES SERVICE OFFICE PO BOX 667180	Texas	Dallas	75266-7180
11	R036230	HILL, BECKY & LARRY	107 SONNY DR, LEANDER, TX 78641	913 E WRINKLER ST	Texas	Kermit	79745-3643
12	R083476	CHURCH OF GOD OF LEANDER	202 SONNY DR, LEANDER, TX 78641	PO BOX 456	Texas	Leander	78646-0456
13	R083473	CHURCH OF GOD OF LEANDER	803 LACY DR, LEANDER, TX 78641	PO BOX 456	Texas	Leander	78646-0456
14	R036409	AUSTINVESTCO LLC	805 LACY DR, LEANDER, TX 78641	609 HORIZON PARK BLVD	Texas	Leander	78641
15	R036372	VOLZ, JAMES	804 GLASS DR, LEANDER, TX 78641	1510 HOUSTON ST	Texas	Laredo	78040-4935
16	R036371	MATUSEK, FRANK J JR & BOBBIE CYLESS	800 GLASS DR, LEANDER, TX 78641	807 HORIZON PARK BLVD	Texas	Leander	78641
17	R036229	MASONIC LODGE #336 NORTON MOSES	201 SONNY DR, LEANDER, TX 78641	PO BOX 586	Texas	Leander	78646-0586
18	R036228	CASTILLO, LUIS M & OLGA BEATRIZ	SONNY DR, LEANDER, TX 78641	15344 ENGLISH RIVER LOOP	Texas	Leander	78641-3316
19	R036227	CASTILLO, LUIS M & OLGA BEATRIZ	SONNY DR, LEANDER, TX 78641	15344 ENGLISH RIVER LOOP	Texas	Leander	78641-3316
20	R036226	CASTILLO, LUIS M & OLGA BEATRIZ	207 SONNY DR, LEANDER, TX 78641	15344 ENGLISH RIVER LOOP	Texas	Leander	78641-3316
21	R036221	603 US 183 Leander Collective LLC	WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
22	R036220	603 US 183 Leander Collective LLC	600 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
23	R036219	603 US 183 Leander Collective LLC	514 S WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
24	R036218	603 US 183 Leander Collective LLC	510 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
25	R036216	603 US 183 Leander Collective LLC	510 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
26	R036215	603 US 183 Leander Collective LLC	506 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
27	R606641	Leander ISD	WEST DR, LEANDER, TX 78641	BOARD OF TRUSTEES PO BOX 218	Texas	Leander	78646-0218
28	R103116	Leander ISD Trustee	300 WEST STREET S, LEANDER, TX 78641	PO BOX 218	Texas	Leander	78646 - 0218



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one parcel of land approximately 12.718 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Pkwy and Main Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0059 as described above.

WITHDRAWN BY APPLICANT

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

June 21, 2018 – approval of Northline PUD and Concept Plan.

November 20, 2019 – administrative approval of Northline Minor PUD Amendment #1

APPLICANT/AGENT:

Northline Leander Development Company, LP (Alex Tynberg).

PRESENTER:

Cory Dale, Planner

Attachments

1. Letter Withdrawing the zoning case



Alex Tynberg, Manager

Northline Leander Development Company, LP

2601 Wooldridge Drive

Austin, Texas 78703

(512) 496-5373

atynberg@tynberg.com

March 29, 2023

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

RE: Northline PUD Amendment #2

Dear Ms. Griffin:

Northline Leander Development Company, LP is withdrawing PUD Amendment #2 to modify Section VI(A)(14) 6.7.1 of the Northline PUD Ordinance.

We thank you for your time and the other City staff's time in reviewing and coordinating this process to this juncture.

Best regards,

Alex Tynberg
Manager
Northline Leander Development Company, LP



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0066 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

02/03/2023 - Annexation

APPLICANT/AGENT:

Southwest Land Services, Inc. (David Singleton) on behalf of B Twisted, LLC (Craig Beaver).

RECOMMENDATION:

This zoning change proposal is compatible with surrounding zonings, land uses, and City of Leander future land use map. Staff recommends approval of the request.

ORDER OF EVENTS:

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

PRESENTER:

Jason Pho, Assistant Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE Z-23-0060 B TWISTED

GENERAL INFORMATION

Owner/Agent: Southwest Land Services, Inc. (David Singleton) on behalf of B Twisted, LLC (Craig Beaver).

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

Proposed Zoning: SFR-2-B (Single-Family Rural)

Size and Location: The property is located to the west of the intersection of CR 281 and N. Bagdad Road, including approximately 12.396 acres.

Staff Contact: Jason Pho
Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property to rezone the property to later subdivide into large 3 acre lots.

STAFF CONCLUSIONS

Y N

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

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	OCL (Liberty Hill)	Large lot residential
EAST	ETJ	Undeveloped
SOUTH	SFR-2-B	Undeveloped Subdivision (Sullivan Tract)
WEST	ETJ	Undeveloped

SURROUNDING AREA:

This property is located 1 mile west of the intersection of CR 281 and N. Bagdad Road. The tract is surrounded by undeveloped land to the east, and west. Toward the south is the undeveloped subdivision, Sullivan Tract. To the north and across CR 281 are existing large lot, single-family residences in the city of Liberty Hill.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplains and is currently undeveloped. The lot contains tree cover which will be subject to the City of Leander tree protection requirements and mitigation at the time of site development.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 02/03/2023.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto CR 281.

TRANSPORTATION PLAN REQUIREMENTS:

There are no transportation plan requirements.

SUBDIVISIONS:

This property is currently unplatted.

EXISTING UTILITIES:

Water and wastewater access will come with the proposed Sullivan Tract to the south of the property.



CURRENT LAND USES:

This property is currently undeveloped.

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

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

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

SITE COMPONENT**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

No development meeting was held.

NOTIFICATION

- 03/23/2023 - Public Notice on Hill Country News
- 03/29/2023 - Mail Notification to Property Owners within 200'
- 03/29/2023 - Public Hearing Signage Posted on Property
- 04/13/2023 - Planning and Zoning Commission Public Hearing
- 05/04/2023 - City Council Public Hearing & First Reading of the Ordinance
- 05/18/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood outreach letter was sent on 03/13/2023. Below is a list of comments/concerns that were raised in response:

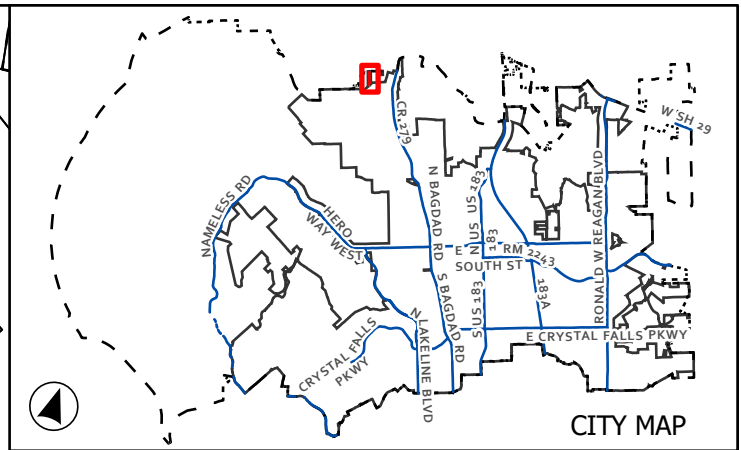
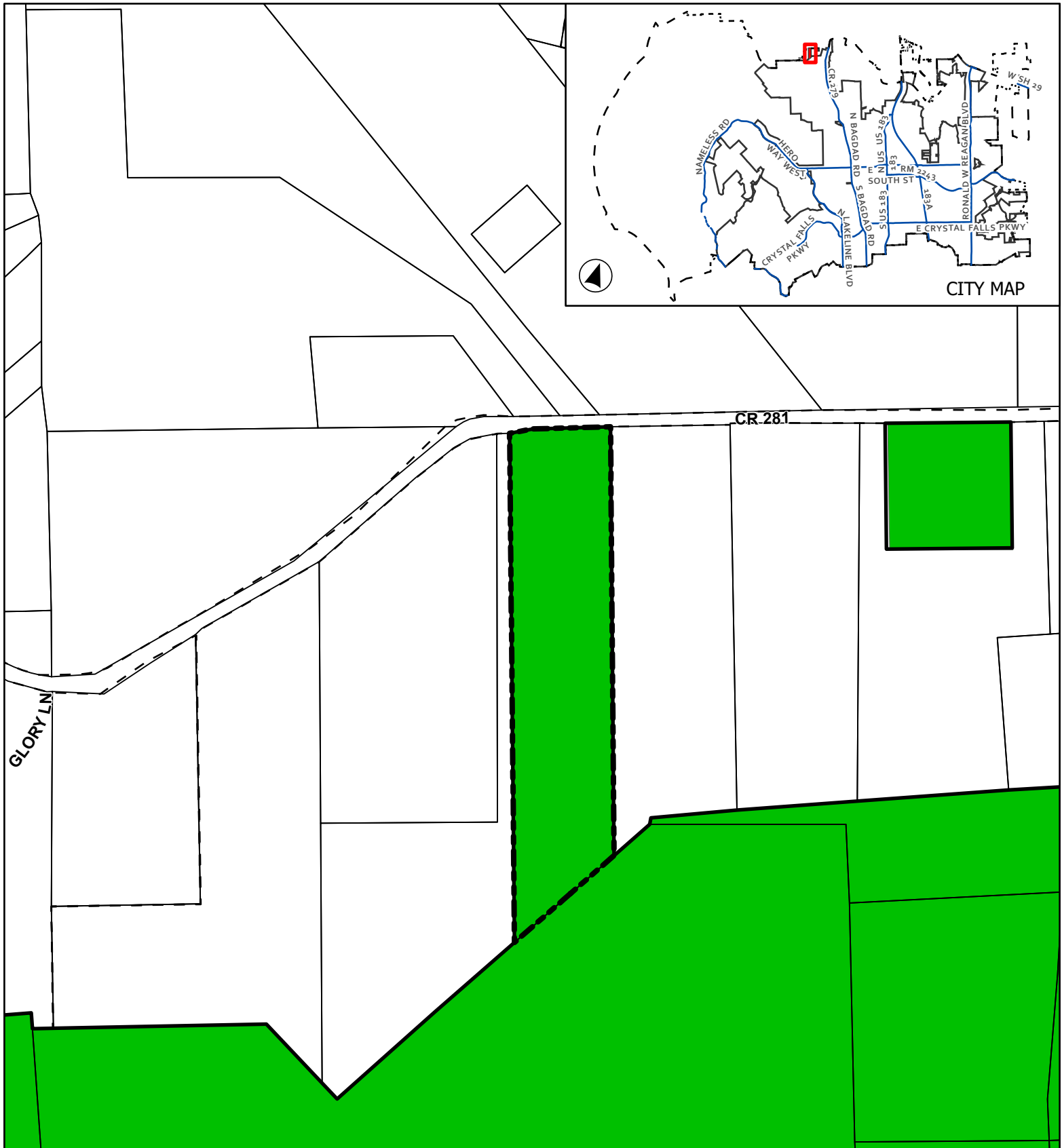
- Opposition to any subdivision and/or development of the land whatsoever.

Please see the full report from the applicant attached.



APPROVAL CRITERIA:

This zoning change proposal is compatible with surrounding zonings, land uses, and City of Leander future land use map. The primary difference between the Type 1 and Type 2 site component is the size of the accessory structure. An example of an accessory structure would be a shed in the backyard.



CASE: Z-23-0060

ATTACHMENT 2

B-TWISTED

Current Zoning

-  Leander City Limits
-  SFR - Single-Family Rural
-  Subject Boundary
-  Extra-Territorial Jurisdiction

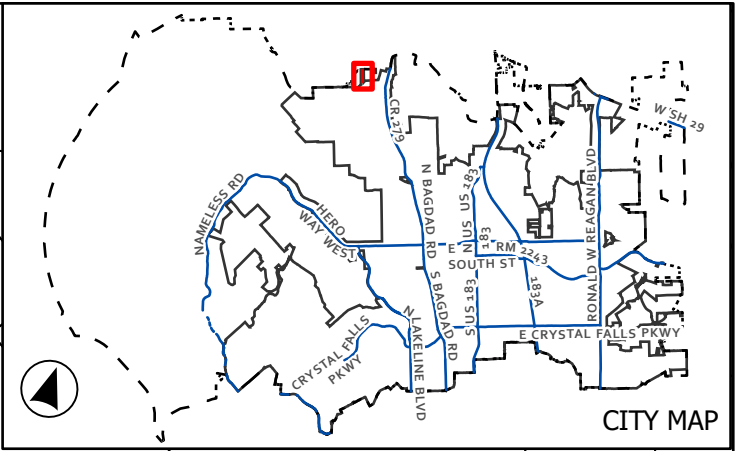
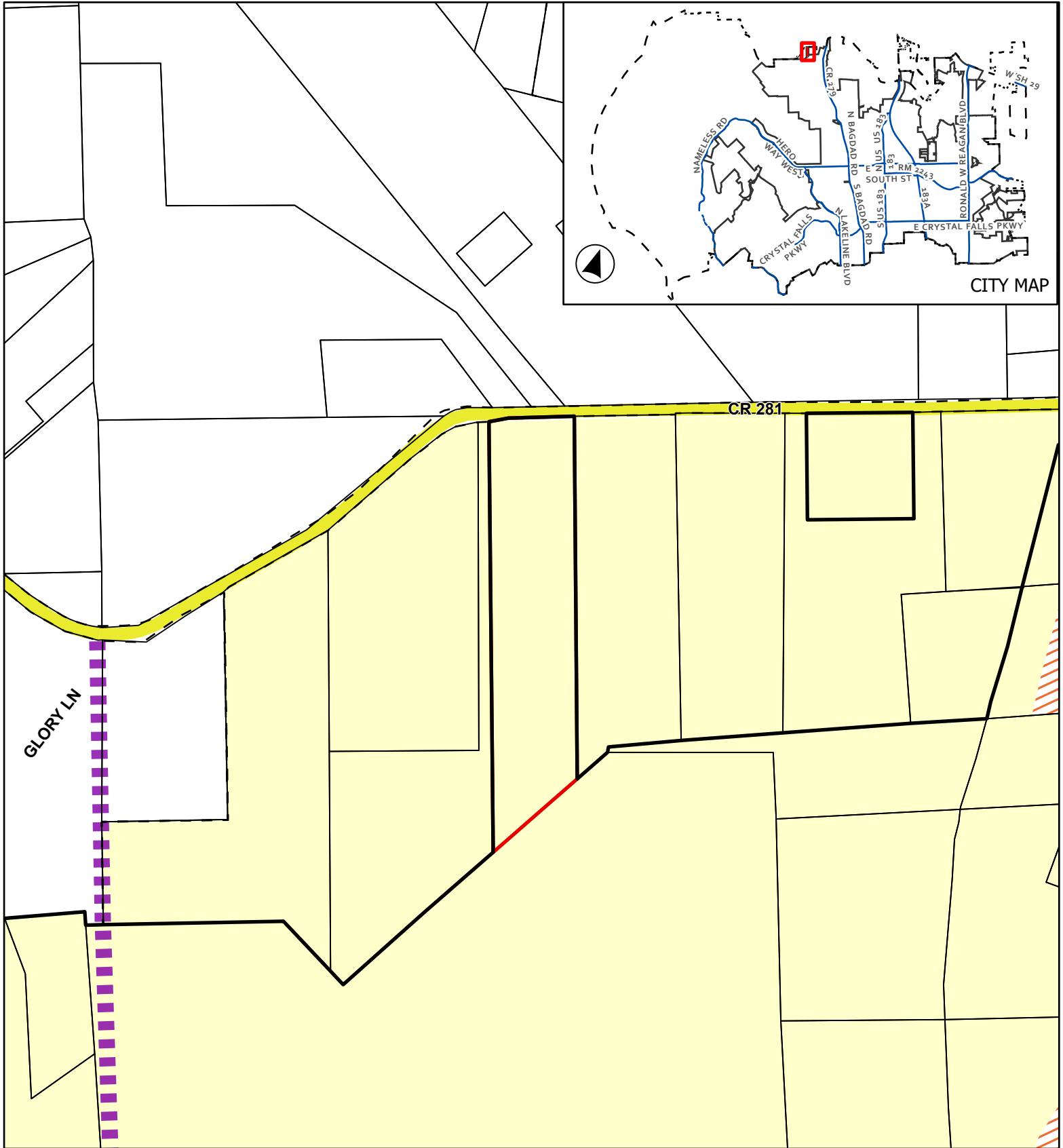
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



0 155 310



Feet



CASE: Z-23-0060

ATTACHMENT 3

B-TWISTED

Future Land Use Map

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0 235 470

Feet

Leander City Limits

ETJ Boundary

Subject Boundary

Thoroughfare Plan

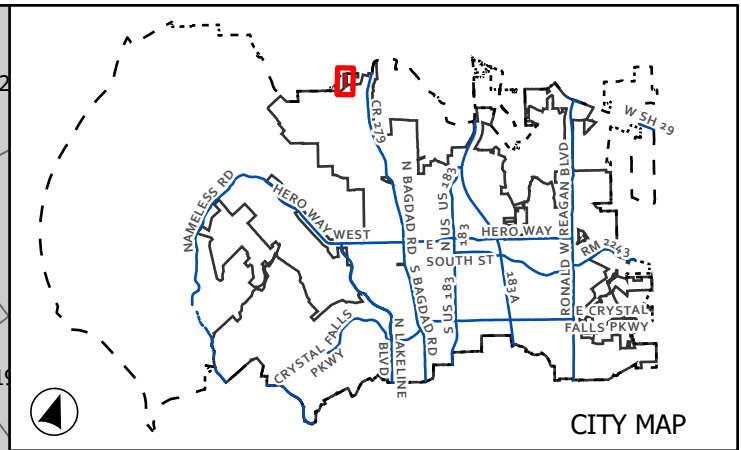
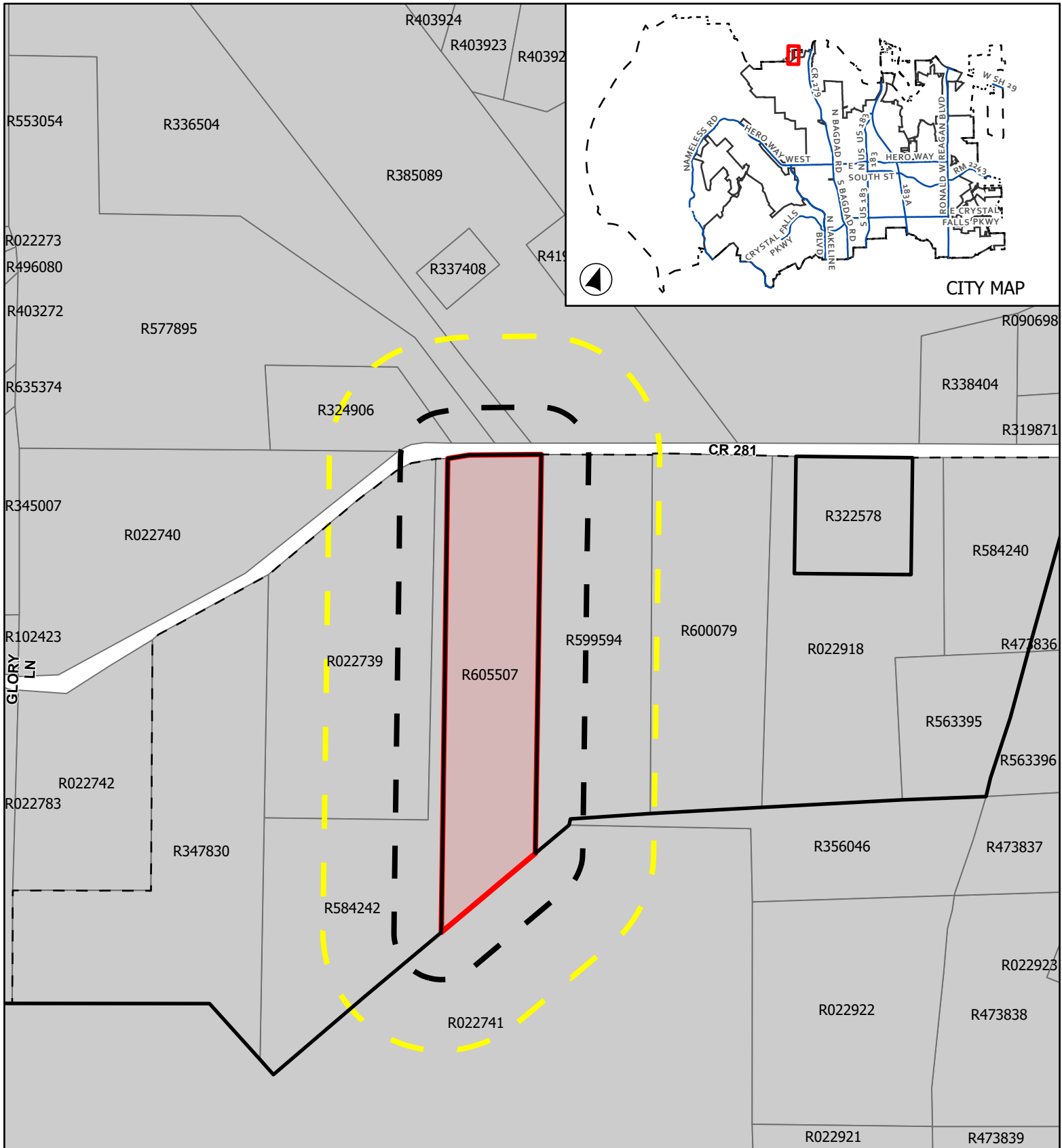
Collector, Existing

Future Land Use

Neighborhood Residential

Multi-Use Corridor

Arterial 4 Lane, Proposed



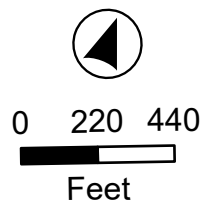
CASE: Z-23-0060

ATTACHMENT 4

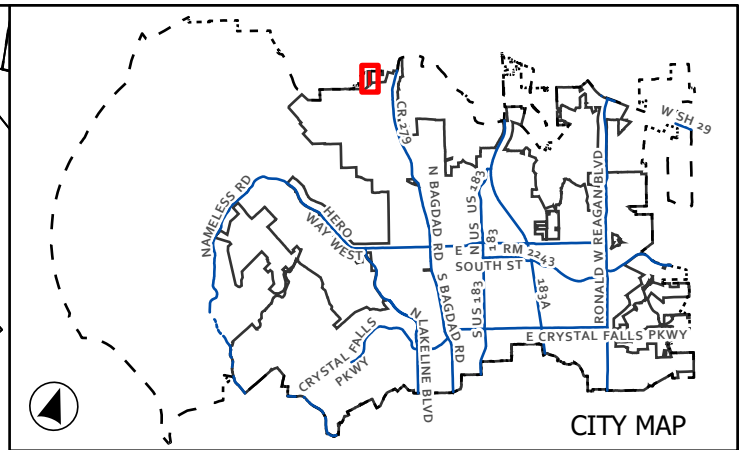
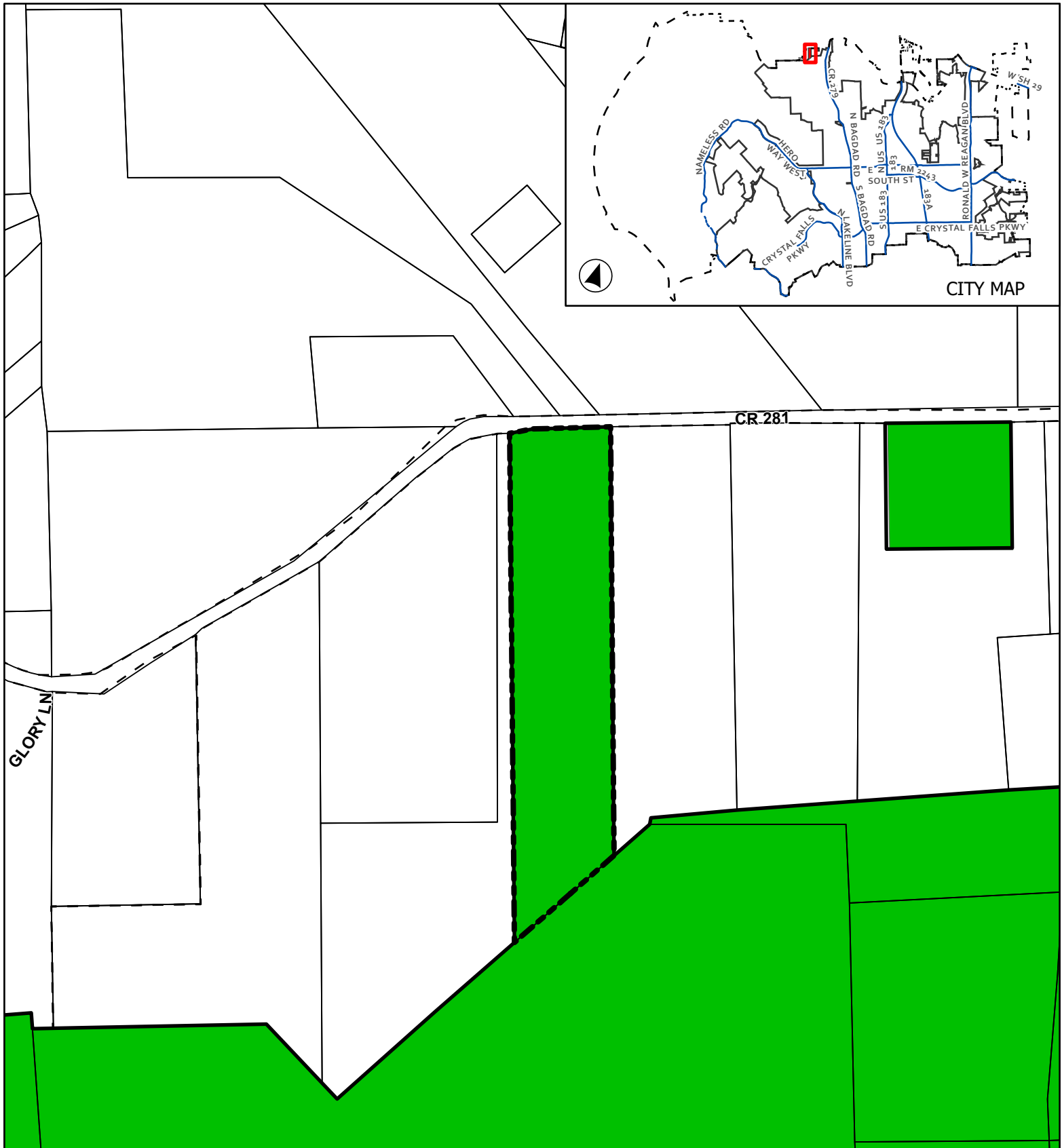
B-TWISTED

Public Notification

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- City Limits
- Subject Boundary
- ETJ Boundary
- Notification Buffer**
 - 200'
 - 500'



CASE: Z-23-0060

ATTACHMENT 5

B-TWISTED

Proposed Zoning

-  Leander City Limits
-  SFR - Single-Family Rural
-  Subject Boundary
-  Extra-Territorial Jurisdiction

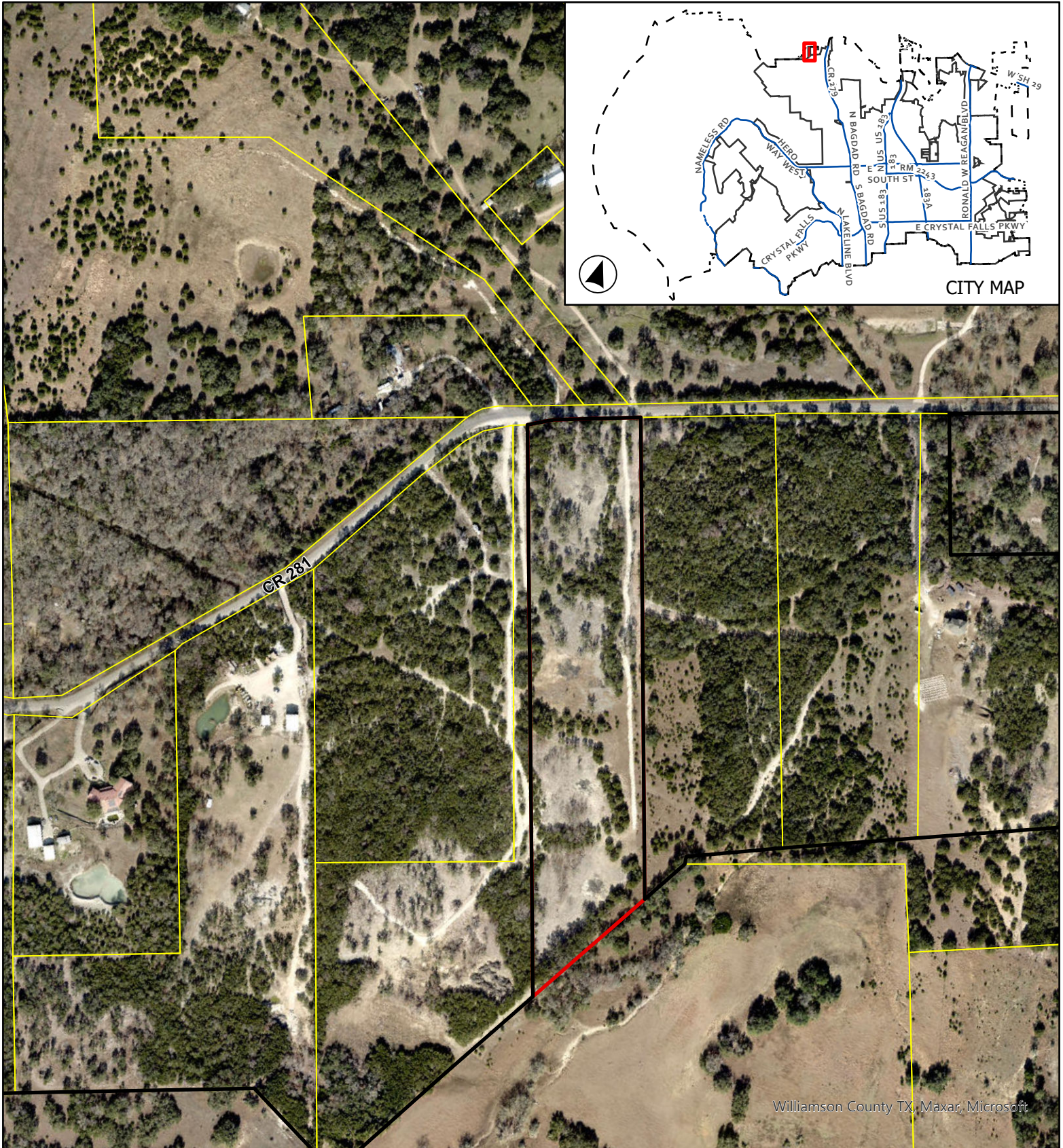
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0 155 310



Feet



CASE: Z-23-0060

ATTACHMENT 6

B-TWISTED

Aerial Map

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0 165 330



Feet

-  Leander City Limits
-  Subject Boundary

SOUTHWEST
LAND SERVICES, INC.

January 10, 2023

Robin Griffin, Director of Planning
City of Leander
200 W. Willis
Leander, TX 78641

RE: Bagdad Road
12.4 acre tract
Rezoning request

Ms. Griffin,

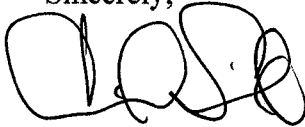
On behalf of B-Twisted, Inc (Applicant), we are submitting the enclosed Zoning Application to rezone the referenced property from IRR (Interim Rural Residential), to Single Family Rural (SFR-2B). This application is in concert with a previously submitted Annexation request and Final Plat for the same tract.

Rezoning the tract will align it with existing uses in the area and afford the Owners the opportunity to pursue large lot (3 plus acre lots) opportunities for the site.

The topography of the site is relatively flat with slopes of less than two percent (2%).

We respectfully solicit Staffs recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'DS', with a stylized flourish at the end.

David Singleton

Delivery address: 300 CR 269 Leander Texas 78641
Mailing address: P.O. Box 984 Leander Texas 78646-0984
facsimile 512.259.9400 512.259.9000

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

A certified letter was mailed to all required parties (a copy of which is attached).

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.

We identified NO HOA's within the notification area.

3. What concerns were raised during these communications?

The only comment we received was via email and was opposed to any subdivision / development of the land whatsoever.

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: David Singleton Date 3-13-2023



EXECUTIVE SUMMARY
04/13/2023

AGENDA SUBJECT:

Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on 4 parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W Reagan Blvd and Gabriel's Horn Rd, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

08/04/2022 – Concept plan approval

APPLICANT/AGENT:

LJA Engineering, Inc. (Charles Hager) on behalf of Reagan Gabriels Real Estate LLC (Samir Maredia).

RECOMMENDATION:

This preliminary plat includes eight commercial lots. This request also includes the removal of 274.5" of significant trees (18" to 26") and three Heritage Trees totaling 120" for storm and pond improvements. The project is preserving 68% of significant trees (18" to 26") on site totaling 601.5" and 47% of Heritage Trees on site totaling 107.5". In total the project is preserving 1,916.5" of trees and removing 901.5" or 32%. This proposal meets all of the requirements of the Subdivision Ordinance. The Heritage Tree removal fee is \$36,000 or \$300 per caliper inch. The Final mitigation fee for tree removal is \$83,812.50. Staff recommends to approve the preliminary plat.

ORDER OF EVENTS:

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

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments

Preliminary Plat
Location Map

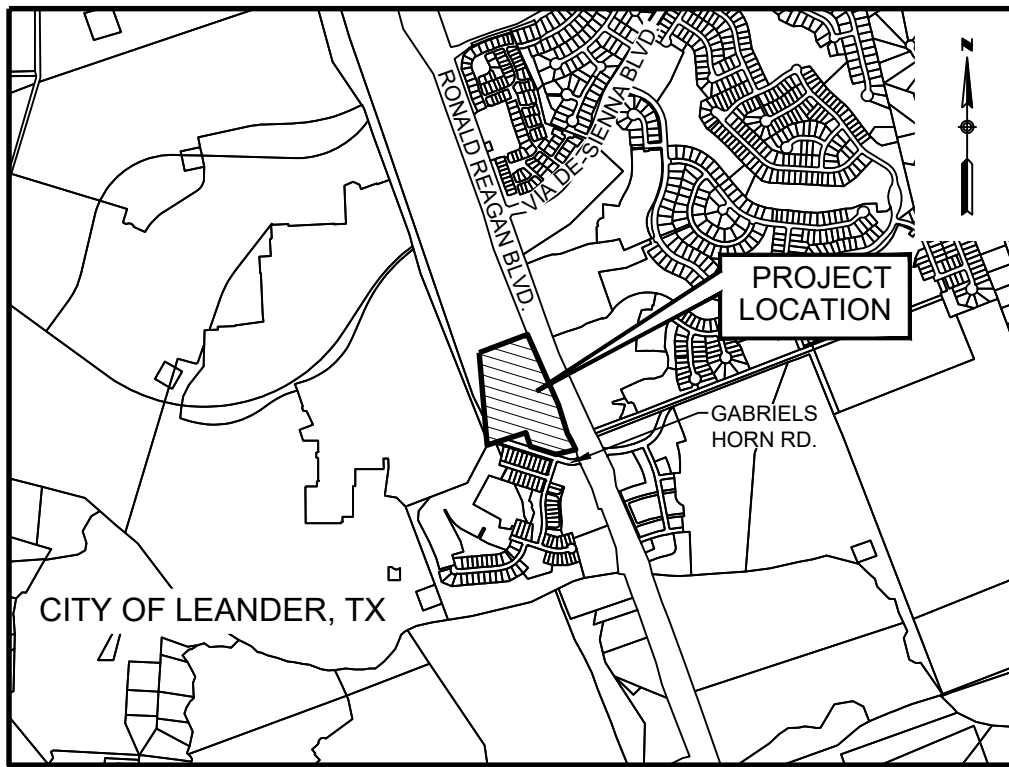
GABRIELS HORN DEVELOPMENT

PRELIMINARY PLAT

CITY OF LEANDER
PROJECT NO. 22-PP-019

GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
A-441-3-001

22-PP-019



LOCATION MAP
1" = 2,000'

FILING DATE: 08/09/2022

TOTAL SITE AREA: 17.82 ACRES

OWNER/DEVELOPER: REAGAN GABRIELS REAL ESTATE LLC
5522 JENOLAN RIDGE LANE
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREIDIA
PHONE: (832) 713-4985

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON: CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN
TAYLOR, TEXAS 76574
CONTACT PERSON: BRUCE L. BRYAN, R.P.L.S.
PHONE: (512) 352-9090

PROJECT AGENT: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN TEXAS 78735
CONTACT PERSON: CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SUBDIVISION ACREAGE		
TOTAL EXISTING SITE AREA	17.82 AC	
R.O.W. DEDICATION (GABRIELS HORN)	0.46 AC	
NET SITE AREA	17.36 AC	
PROPERTY ZONING		
GC-3-C (TRACT 1)	9.62 AC (55.4%)	
LC-2-A (TRACT 2)	7.74 AC (44.6%)	
TOTAL	17.36 AC	

SUBDIVISION ACREAGE SUMMARY		
NET SITE AREA	17.36 AC	
COMMERCIAL	17.36 AC (100%)	

LOT SUMMARY:		
LOT NUMBER	AREA	PERIMETER
LOT 1, BLOCK A	2.56 AC	1,360'
LOT 2, BLOCK A	1.39 AC	992'
LOT 3, BLOCK A	1.06 AC	886'
LOT 4, BLOCK A	1.07 AC	901'
LOT 5, BLOCK A	2.20 AC	1,254'
LOT 6, BLOCK A	2.41 AC	2,300'
LOT 7, BLOCK A	1.97 AC	1,824'
LOT 8, BLOCK A	4.71 AC	1,933'

FUTURE LAND USE
PER FUTURE LAND USE: MULTI-USE CORRIDOR-PRIORITY CORRIDOR

PROPOSED LAND USE
PER CURRENT ZONING: COMMERCIAL

LEGAL DESCRIPTION:
BEING 17.82 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.825 ACRE TRACT OF LAND AS CONVEYED IN A SUBSTITUTE TRUSTEE'S DEED FROM ROBERT E. TESCH TO EQUITY SECURED CAPITAL, L.P., DATED 01-05-2012 AS RECORDED IN DOCUMENT NO. 2012001125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.) AND BEING THAT SAME TRACT OF LAND CONVEYED FROM EQUITY SECURED CAPITAL L.P. TO REAGAN GABRIELS REAL ESTATE, LLC DATED 12-30-2021 AS RECORDED IN DOCUMENT NO. 2022000020 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.)

FLOODPLAIN INFORMATION
NO PORTION OF THE SUBJECT TRACT IS WITHIN THE 100-YEAR FLOODPLAIN. AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

AQUIFER, DRAINAGE, AND SERVICE PROVIDER NOTES

- THIS PROJECT LIES WITHIN THE BOUNDARY OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- DRAINAGE CALCULATIONS AND DRAINAGE FACILITIES SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES. FINAL CONSTRUCTION PLANS FOR THESE IMPROVEMENTS SHALL BE PREPARED, SUBMITTED, AND APPROVED UNDER SEPERATE COVER.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF LEANDER.
- ELECTRIC SERVICE SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELECOMMUNICATION SERVICE MAY BE PROVIDED BY SPECTRUM COMMUNITY SOLUTIONS.
- GAS SERVICE MAY BE SUPPLIED BY ATMOS ENERGY.

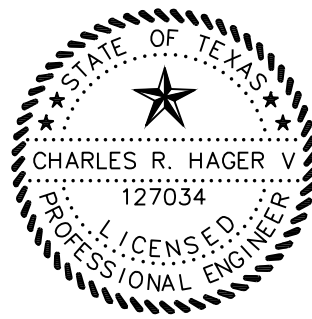
SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

CR Hager

CHARLES R. HAGER V, P.E. #127034
LICENSED PROFESSIONAL ENGINEER

11/01/2022

DATE



TREE MITIGATION AND REMOVAL NOTE:

MITIGATION FOR REMOVED TREES AS PART OF PUBLIC IMPROVEMENTS SHOWN HEREON AS FOLLOWS:

- HERITAGE TREE REMOVAL FEE: FEE OF \$300 PER REMOVED HERITAGE TREE INCH IS REQUIRED. SINCE 120-INCHES OF REMOVAL ARE PROPOSED, THE HERITAGE TREE REMOVAL FEE IS \$36,000 (SUBJECT TO REMOVAL PERMIT APPROVAL). SEE SHEET TP02.
- MITIGATION FEE: FEE OF \$150 PER REMOVED TREE INCH (CALCULATED AT 2:1 FOR SIGNIFICANT TREES & 3:1 FOR HERITAGE TREES) IS REQUIRED. A TOTAL OF 120-INCHES OF HERITAGE TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 360-INCHES). A TOTAL OF 274.5-INCHES OF SIGNIFICANT TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 549-INCHES). THERE IS A PRESERVED TREE CREDIT OF 350.25-INCHES BASED ON A TOTAL OF 1,714.50-INCHES OF TREES 8" - 18" WITH AN ALLOWED REMOVAL OF 857.25-INCHES (50%), AND 507-INCHES PROPOSED AS BEING REMOVED. APPLYING THIS PRESERVED TREE CREDIT TO THE TREE MITIGATION FEE, 558.75-INCHES ARE REQUIRED TO MEET THE MITIGATION FEE OF \$150 PER REMOVED TREE INCH, OR \$83,812.50.

MAINTENANCE NOTE:

ALL IMPROVEMENTS SHOWN HEREON SHALL BE PRIVATELY MAINTAINED BY THE OWNERS OF THE PROPOSED LOTS VIA A P.O.A. EXCEPT FOR UTILITY, DRAINAGE, DRIVEWAY, AND SIDEWALKS PROPOSED WITHIN A PUBLIC R.O.W. AND PUBLIC WATER AND/OR WASTEWATER EASEMENT, WHICH ARE PROPOSED TO BE MAINTAINED BY THE CITY OF LEANDER. THE IMPROVEMENTS PROPOSED TO BE MAINTAINED BY THE CITY OF LEANDER ARE AS FOLLOWS:

- RONALD REAGAN BLVD - 10' CONCRETE SIDEWALKS WITHIN ROW
- RONALD REAGAN BLVD. TURN LANES WITHIN ROW
- EXTENSION OF GABRIELS HORN ROAD & ASSOCIATED IMPROVEMENTS W/IN PROP. ROW
- PUBLIC WATER LINE WITHIN 15' PUBLIC WATER LINE EASEMENT & EX./PROP. ROW
- INTERNAL PUBLIC GRAVITY WASTEWATER LINE FROM LIMITS OF SUBDIVISION WITHIN PUBLIC & 15' WASTEWATER EASEMENT EX./PROP. ROW

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.

Sheet No.	Description	Sheet Title
01	CV01	COVER SHEET
02	CP01	CONCEPT PLAN (22-CP-004)
03	EX01	EXISTING CONDITIONS & DEMOLITION PLAN
04	PP01	PRELIMINARY PLAT
05	UT01	IMPROVEMENTS PLAN
06	WL01	WATER IMPROVEMENT PLAN
07	WW01	WASTEWATER IMPROVEMENT PLAN
08	ST01	STORM IMPROVEMENT PLAN
09	DM01	EXISTING CONDITIONS DRAINAGE AREA MAP
10	DM02	DEVELOPED CONDITIONS DRAINAGE AREA MAP
11	TP01	TREE PROTECTION PLAN
12	TP02	HERITAGE TREE PLAN
13	TP03	TREE LIST

PRELIMINARY PLAT NOTES

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS. 0.28 ACRES AT THE SOUTHWEST CORNER IS ANNEXED BY THE CITY OF LEANDER AS PART OF 22-A-002.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD REAGAN BLVD AND GABRIELS HORN RD. 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.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

TRAFFIC IMPACT ANALYSIS NOTE:

- OWNER / DEVELOPER IS REQUIRED TO PAY A FEE-IN-LIEU OR PROVIDE TIA APPROVAL AT THE TIME OF SITE DEVELOPMENT PER LEANDER CODE OF ORDINANCES BASED ON TRIPS GENERATED BY PROPOSED LAND USES.
- ALL DRIVEWAYS ALONG RONALD REAGAN BOULEVARD REQUIRE DECELERATION / RIGHT TURN LANES MEETING CITY OF LEANDER REQUIREMENTS.
- THE FIRST DEVELOPMENT APPLICATION THAT PROPOSES TO MAKE DRIVEWAY ACCESS TO GABRIELS HORN ROAD IS REQUIRED TO EXTEND THE EXISTING ROADWAY TO COMPLETE THE ROADWAY CONNECTION AS PART OF THAT DEVELOPMENT APPLICATION. THE ROADWAY SHALL MEET CITY OF LEANDER TRANSPORTATION REQUIREMENTS.
- NO MORE THAN ONE (1) ACCESS DRIVEWAY PER TRACT IS PERMITTED ALONG RONALD REAGAN BOULEVARD BASED ON CITY OF LEANDER DRIVEWAY SPACING REQUIREMENTS UNLESS A VARIANCE IS GRANTED OR OWNER OBTAINS APPROVAL FOR ALTERNATIVE ACCESS APPROVAL THROUGH A DEVELOPMENT APPLICATION AND / OR TIA.
- AN INTERNAL SHARED ACCESS DRIVE IS REQUIRED TO CONNECT ALL PROPOSED LOTS MEETING LEANDER FIRE CODE. THE DRIVEWAY REQUIRES A JOINT ACCESS EASEMENT TO ALLOW RECIPROCAL ACCESS BETWEEN LOT OWNER.
- MINIMUM OF 15' WIDE RIGHT OF WAY ALONG GABRIELS HORN ROAD IS REQUIRED TO BE DEDICATED TO THE CITY OF LEANDER BY FINAL PLAT.
- 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.

WASTEWATER APPROVAL NOTE

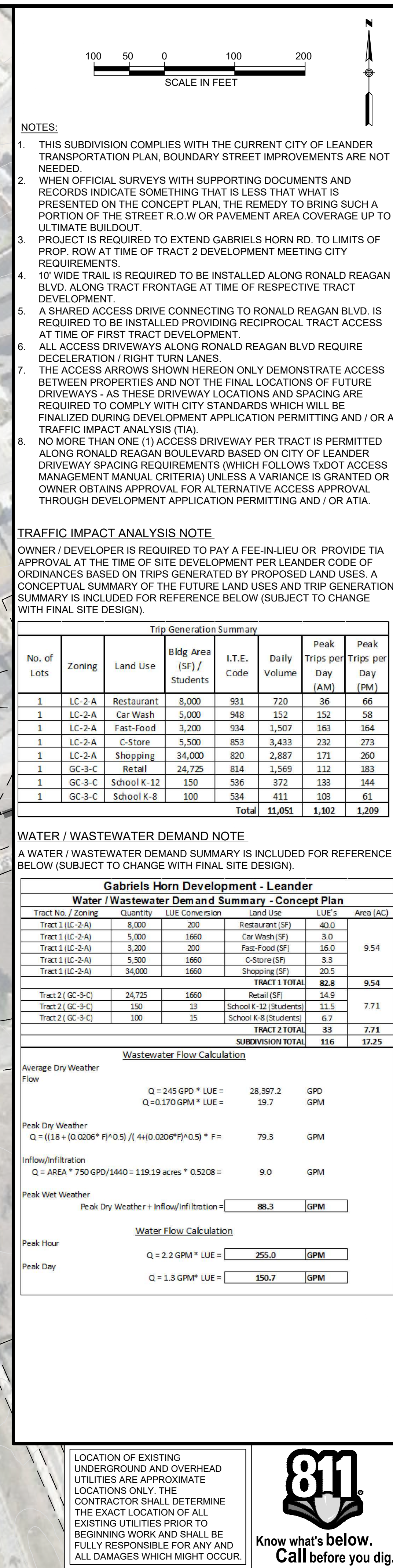
THE BAR W LIFT STATION REQUIRES UPGRADES TO SERVE FUTURE DEVELOPMENT WITHIN THE GABRIELS HORN SUBDIVISION. LIFT STATION UPGRADE CONSTRUCTION PLANS THAT ACCOUNT FOR LUE'S GENERATED BY THE GABRIELS HORN SUBDIVISION SHALL BE APPROVED BY THE CITY OF LEANDER PRIOR TO ISSUANCE OF ANY GABRIELS HORN SUBDIVISION PUBLIC IMPROVEMENT CONSTRUCTION PLAN (PICP) AND/OR SITE DEVELOPMENT (SD) PLAN PERMIT(S). IF THE UPGRADES ARE TO BE BUILT BY OTHERS, THE OWNER(S) AND HIS/HER ASSIGNS WILL BE RESPONSIBLE FOR ENTERING INTO A DEVELOPMENT AGREEMENT TO PARTICIPATE IN THE COSTS ASSOCIATED WITH THE BAR W LIFT STATION UPGRADES BASED ON FINAL LUE'S GENERATED BY THE GABRIELS HORN DEVELOPMENT. BEFORE APPROVAL OF THE GABRIELS HORN PICP OR SD PERMITS, IF THE BAR W LIFT STATION UPGRADES HAVE NOT YET BEEN CONSTRUCTED BY OTHERS, BAR W LIFT STATION IMPROVEMENTS MAY BE REQUIRED TO BE INCLUDED WITH THE GABRIELS HORN SUBDIVISION PUBLIC IMPROVEMENT CONSTRUCTION PLANS - AT THAT TIME, FUTURE DISCUSSIONS WITH CITY OF LEANDER DIRECTORS MAY BE REQUIRED TO DISCUSS AVAILABLE OPTIONS, DEVELOPMENT AGREEMENTS, COST PARTICIPATION, OR OTHER SIMILAR TOPICS.

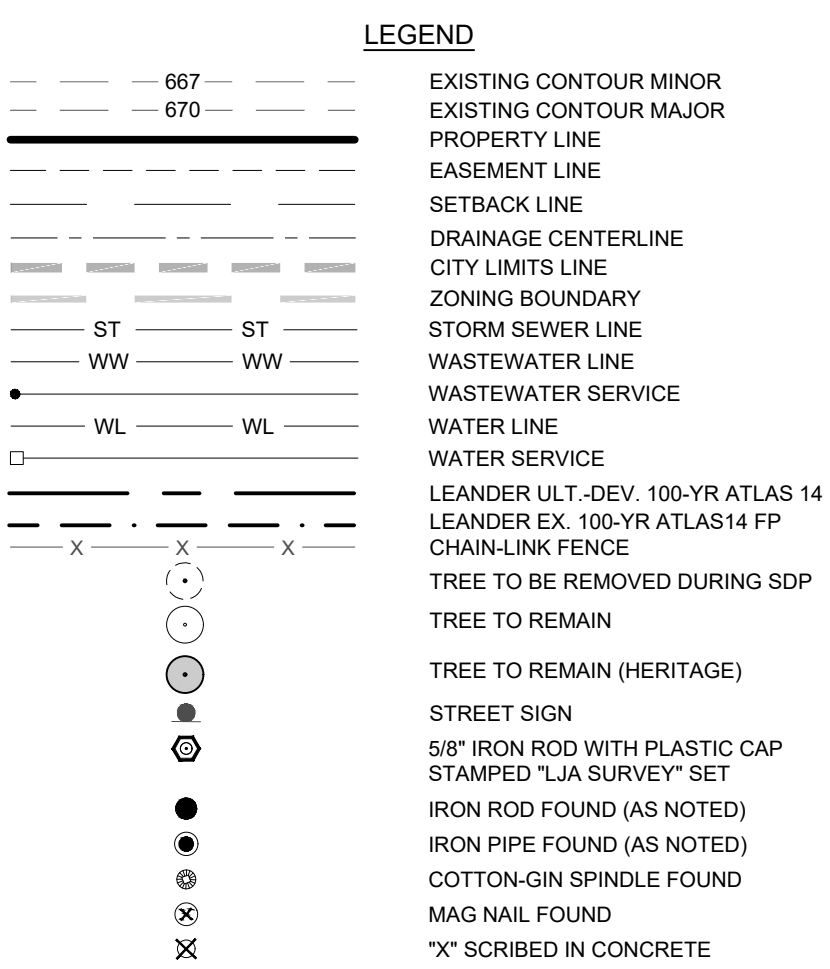
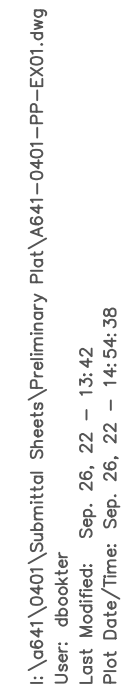
LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386







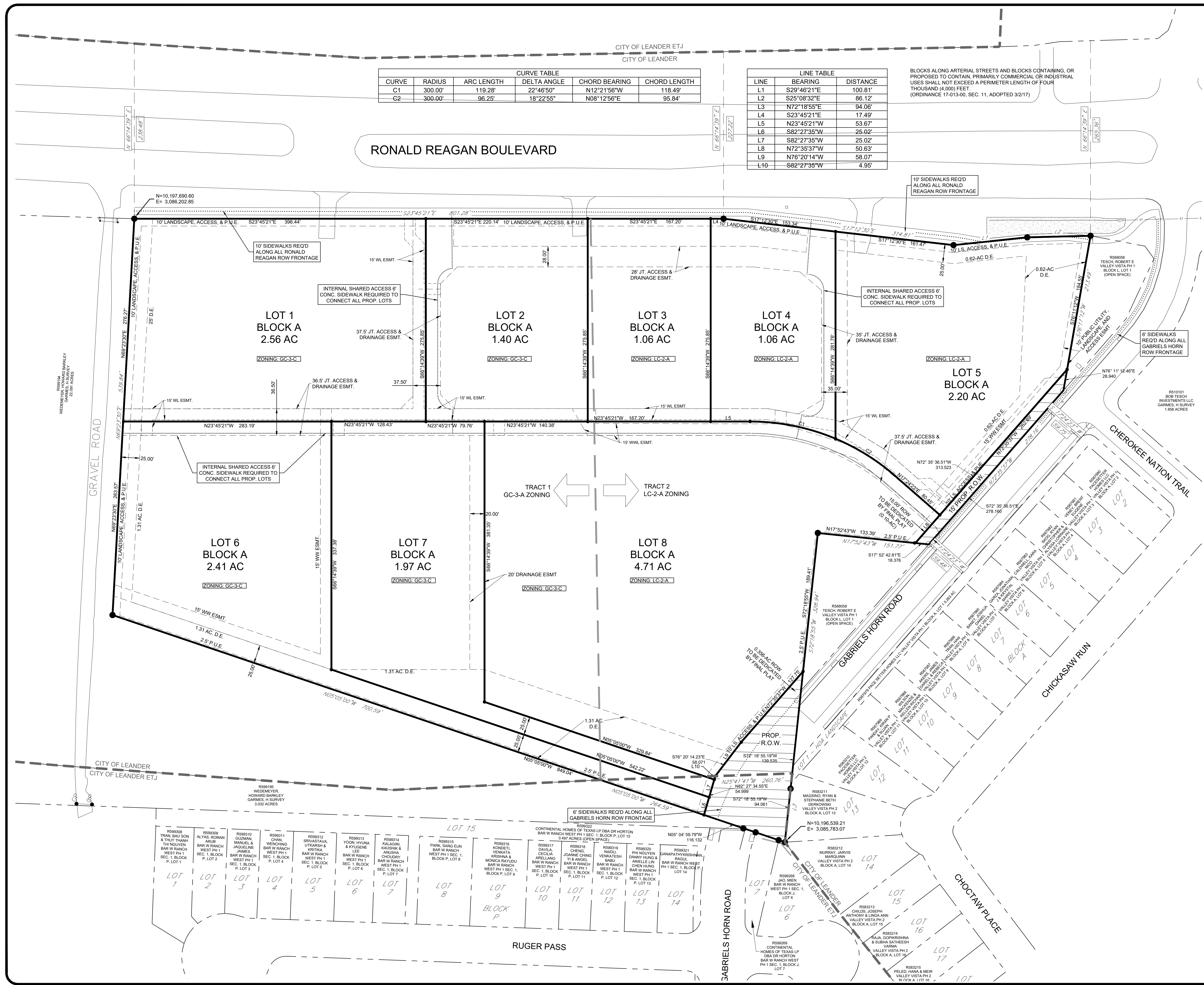
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°46'21"E	100.81'
L2	S25°08'32"E	86.12'
L3	N72°18'55"E	94.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°46'21"E	100.81'
L2	S25°08'32"E	86.12'
L3	N72°18'55"E	94.06'



Know what's below.
Call before you dig.

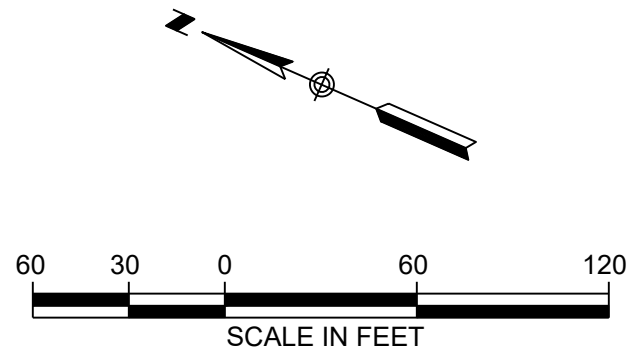
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User: chager
Plot: 25, 22, 15, 12, 9, 6, 3, 0
Plot: 25/22/15/12/9/6/3/0
Date: 11/01/2022



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	300.00'	119.28'	22°46'50"	N12°21'56"W
C2	300.00'	96.25'	18°22'55"	N08°12'56"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°46'21"E	100.81'
L2	S25°08'32"E	86.12'
L3	N72°18'55"E	94.06'
L4	S23°45'21"E	17.49'
L5	N23°45'21"W	53.67'
L6	S82°27'35"W	25.02'
L7	S82°27'35"W	25.02'
L8	N72°35'37"W	50.63'
L9	N76°20'14"W	58.07'
L10	S82°27'35"W	4.95'

BLOCKS ALONG ARTERIAL STREETS AND BLOCKS CONTAINING, OR PROPOSED TO CONTAIN, A PERIMETER LENGTH OF FOUR THOUSAND (4,000) FEET.
(ORDINANCE 17-013-00, SEC. 11, ADOPTED 3/2/17)



- LEGEND**
- PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - DRAINAGE CENTERLINE
 - CITY LIMITS LINE
 - ZONING BOUNDARY
 - WATER QUALITY / BUFFER ZONE
 - STORM SEWER LINE
 - WASTEWATER LINE
 - WASTEWATER SERVICE
 - WATER LINE
 - WATER SERVICE
 - 5/8" IRON ROD WITH PLASTIC CAP
 - STAMPED "LJA SURVEY" SET
 - IRON ROD FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - COTTON-GIN SPINDLE FOUND
 - MAG NAIL FOUND
 - "X" SCRIBED IN CONCRETE
 - IRON ROD SET
 - 10' S/W'S REQ'D - RONALD REAGAN ROW
 - 6' S/W'S REQ'D - INTERNAL/G. HORN ROW

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. COORDINATES GIVEN IN SURFACE.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
NO PORTION OF THE SUBJECT TRACT IS WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0455F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

LEGAL DESCRIPTION:
BEING 17.82 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.825 ACRE TRACT OF LAND AS CONVEYED IN A SUBSTITUTE TRUSTEE'S DEED FROM ROBERT E. TESCH TO EQUITY SECURED CAPITAL LP, DATED 01-05-2012, AS RECORDED IN DOCUMENT NO. 201201125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.) AND BEING THAT SAME TRACT OF LAND CONVEYED FROM EQUITY SECURED CAPITAL LP TO REAGAN GABRIELS REAL ESTATE LLC, DATED 12-30-2021 AS RECORDED IN DOCUMENT NO. 202200020 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.)

OWNERSHIP INFORMATION:
REAGAN GABRIELS REAL ESTATE LLC
5522 JENOLAN RIDGE LANE
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREDDA
PHONE: (822) 713-4985

NOTE: FUTURE APPLICATIONS AND FINAL PLAT SHALL BE PREPARED IN COMPLIANCE WITH AUSTIN TRANSPORTATION CRITERIA MANUAL, STREET DESIGN STANDARDS AND THE CITY OF LEANDER TRANSPORTATION MASTER PLAN.

TRANSPORTATION NOTE:
THIS SUBDIVISION SHALL COMPLY WITH AUSTIN TRANSPORTATION CRITERIA MANUAL, STREET DESIGN STANDARDS AND THE CITY OF LEANDER TRANSPORTATION MASTER PLAN.

LOT SUMMARY:			BLOCK SUMMARY:	
LOT NUMBER	AREA	PERIMETER	BLOCK NUMBER	PERIMETER
LOT 1, BLOCK A	2.56 AC	1,360'	BLOCK A	3,754'
LOT 2, BLOCK A	1.40 AC	992'		
LOT 3, BLOCK A	1.06 AC	886'		
LOT 4, BLOCK A	1.07 AC	901'		
LOT 5, BLOCK A	2.20 AC	1,254'		
LOT 6, BLOCK A	2.41 AC	2,300'		
LOT 7, BLOCK A	1.97 AC	1,824'		
LOT 8, BLOCK A	4.71 AC	1,933'		

BLOCKS ALONG ARTERIAL STREETS AND BLOCKS CONTAINING, OR PROPOSED TO CONTAIN, A PERIMETER LENGTH OF FOUR THOUSAND (4,000) FEET.
(ORDINANCE 17-013-00, SEC. 11, ADOPTED 3/2/17)

SURVEYOR CERTIFICATION
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND (DATED 6/1/2022) AND THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PRELIMINARY PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY (PER TITLE SURVEY DATED 12/27/2021 BY BRYAN TECHNICAL SERVICES, INC.).

REGISTERED PROFESSIONAL LAND SURVEYOR
GORDON N. ANDERSON, RPLS No. 6617
DATE: 11/01/2022



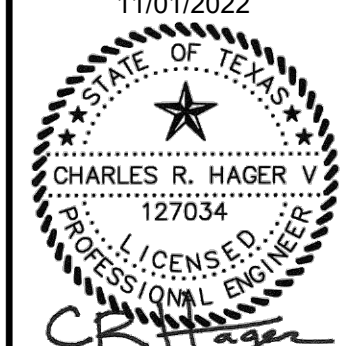
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
PRELIMINARY PLAT

NO.	DATE	REVISIONS
		DESCRIPTION

DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY: CRH
DATE: 11/01/2022



Phone 512.439.4700
Fax 512.439.4716
FRN-LF-1386

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A641-0401

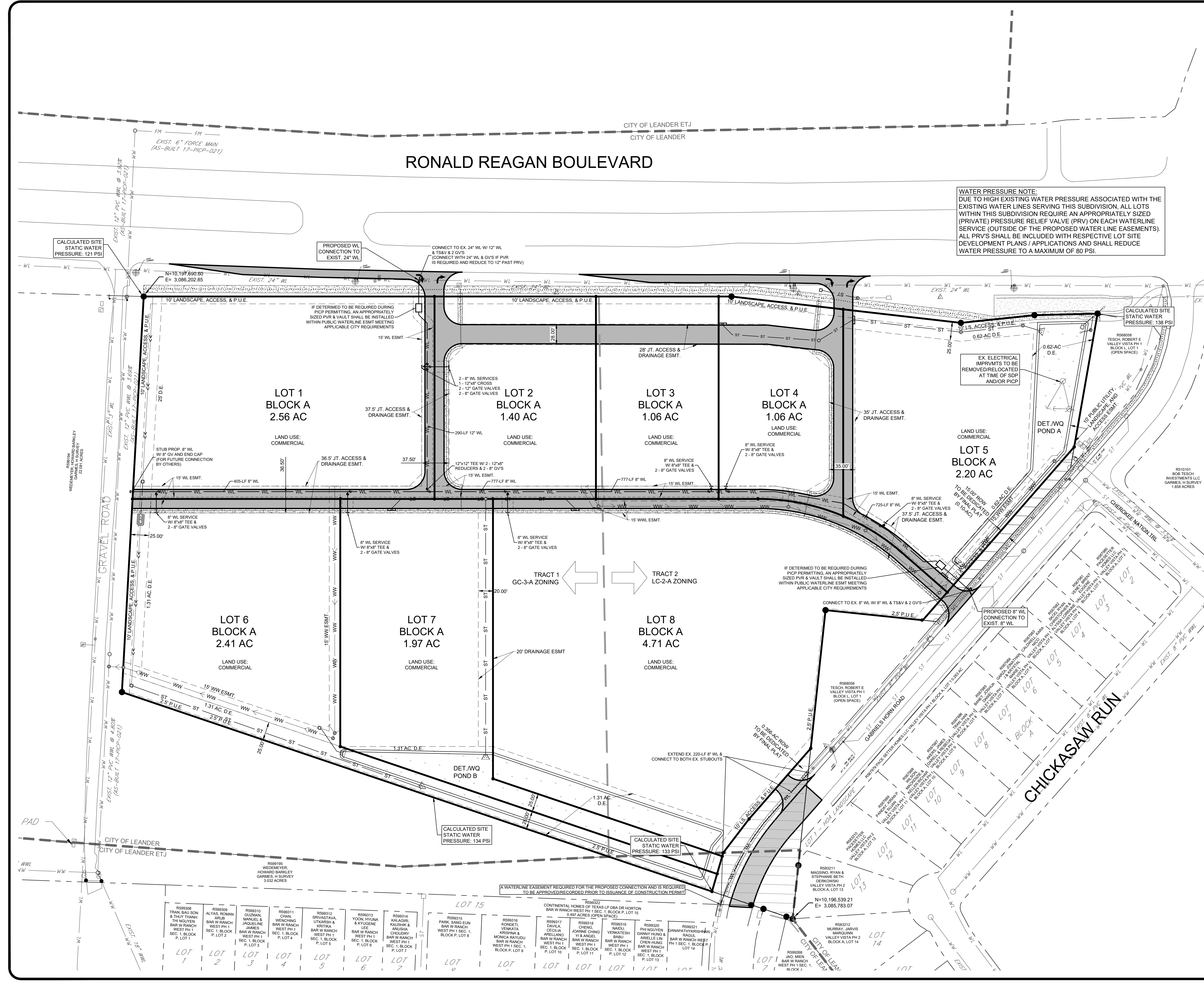
PP01

SHEET NO.

04

OF 13 SHEETS

I:\Users\chgo\OneDrive\Projects\Leander\22-PP-019\22-PP-019.dwg
User: chgo
Date: 11/01/2022
Plot Size: 11.00 x 17.00
Plot Area: 187.00 sq. ft.



WATER PRESSURE NOTE:
DUE TO HIGH EXISTING WATER PRESSURE ASSOCIATED WITH THE EXISTING WATER LINES SERVING THIS SUBDIVISION, ALL LOTS WITHIN THIS SUBDIVISION REQUIRE AN APPROPRIATELY SIZED (PRIVATE) PRESSURE RELIEF VALVE (PRV) ON EACH WATERLINE SERVICE (OUTSIDE OF THE PROPOSED WATER LINE EASEMENTS). ALL PRV'S SHALL BE INCLUDED WITH RESPECTIVE LOT SITE DEVELOPMENT PLANS / APPLICATIONS AND SHALL REDUCE WATER PRESSURE TO A MAXIMUM OF 80 PSI.

LEGEND

---	667	EXISTING CONTOUR MINOR
---	670	EXISTING CONTOUR MAJOR
---		PROPERTY LINE
---		EASEMENT LINE
---		SETBACK LINE
---		DRAINAGE CENTERLINE
---	ST	STORM SEWER LINE
---	WW	WASTEWATER LINE
---	WL	WASTEWATER SERVICE
---	WL	WATER LINE
---	WL	WATER SERVICE
---	WL	PROPOSED R.O.W.

5/8" IRON ROD WITH PLASTIC CAP
STAMPED "LJA SURVEY" SET
IRON ROD FOUND (AS NOTED)
IRON PIPE FOUND (AS NOTED)
COTTON-GIN SPINDLE FOUND
MAG NAIL FOUND
"X" SCRIBED IN CONCRETE
10' S/W'S REOD - RONALD REAGAN ROW
6' S/W'S REOD - INTERNAL/G. HORN ROW

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

INFORMATION SHOWN HEREON IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN. ALL PUBLIC UTILITY AND STORM IMPROVEMENTS ARE LABELED BASED ON ANTICIPATED SIZE AND LOCATIONS ONLY. ALL PROPOSED IMPROVEMENTS SHALL BE PRIVATELY MAINTAINED BY SUBDIVISION OWNERS AND THEIR SUCCESSORS

Gabriels Horn Preliminary Plat - Leander

Water / Wastewater Demand Summary

Description	Quantity	LUE Conversion	Land Use	LUE's	Area (AC)
Lot 1	25,000	1,660	Retail (SF)	15.1	2.56
Lot 2	6,000	1,660	Retail (SF)	3.6	1.40
Lot 3	3,200	200	Restaurant (SF)	16.0	1.06
Lot 4	3,200	200	Restaurant (SF)	16.0	1.06
Lot 5	12,500	200	Restaurant (SF)	62.5	2.20
Lot 6	35,100	1,660	Retail (SF)	21.1	4.71
Lot 7	60	15	School (Students)	4.0	1.97
Lot 8	15	15	School (Students)	6.7	2.41
TOTAL				145	37.37

Wastewater Flow Calculation

Average Dry Weather Flow
 $Q = 245 \text{ GPD} \times \text{LUE} = 35,521.6 \text{ GPD}$
 $Q = 0.170 \text{ GPM} \times \text{LUE} = 24.7 \text{ GPM}$

Peak Dry Weather
 $Q = ((18 + (0.0206 \times F)^{0.5}) / (4 + (0.0206 \times F)^{0.5})) \times F = 98.0 \text{ GPM}$

Inflow/Infiltration
 $Q = \text{AREA} \times 750 \text{ GPD}/1440 = 119.19 \text{ acres} \times 0.5208 = 9.0 \text{ GPM}$

Peak Wet Weather
Peak Dry Weather + Inflow/Infiltration = **107.0 GPM**

Water Flow Calculation

Peak Hour
 $Q = 2.2 \text{ GPM} \times \text{LUE} = 319.0 \text{ GPM}$

Peak Day
 $Q = 1.3 \text{ GPM} \times \text{LUE} = 188.5 \text{ GPM}$

- NOTES**
1. ALL PROPOSED WATER LINES ARE 12" - 6" PVC C-900.
 2. ALL PROPOSED WASTEWATER LINES ARE 8" - 6" PVC SDR-26.
 3. ALL PROPOSED STORM SEWER PIPES SHALL BE RCP.
 4. FIRE HYDRANTS ARE REQUIRED MEETING LFD REQUIREMENTS AND SHALL BE PLACED ON EACH LOT TO MEET FIRE SAFETY REQUIREMENTS. IF PRIVATE HYDRANTS DO NOT MEET PROPER COVERAGE FOR THE PROPOSED SHARED ACCESS DRIVES IN WHICH THE PUBLIC WATER LINE IS PROPOSED, PUBLIC HYDRANTS MAY BE REQUIRED. FINAL HYDRANT PLACEMENT AND APPROVAL IS REQUIRED BY LFD AT TIME OF SITE AND/OR PIP PLAN REVIEW.
 5. PER CO. ORDINANCE: 2015 (FC 507.5.1): A FIRE HYDRANT SHALL BE LOCATED, CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTIONS, WITHIN 400 FEET OF ALL PORTIONS OF THE EXTERIOR OF EACH STRUCTURE, SPACED NO GREATER THAN 500 FEET APART, AS REQUIRED BY THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE (IFC) APPENDICES.

PUBLIC UTILITY NOTE:
ALL PROPOSED WATER LINES SHOWN HEREON SHALL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF LEANDER.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
Know what's below.
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GABRIELS HORN DEVELOPMENT
PRELIMINARY PLAT
WATER IMPROVEMENTS PLAN

DATE: 11/01/2022
DESIGNED BY: CRH
DRAWN BY: DLB
CHECKED BY: CRH
DRAWING NAME: 22-PP-019.DWG

STATE OF TEXAS
CHARLES R. HAER
127034
Professional Engineer

LJA Engineering, Inc.
Phone 512.439.4700
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
FRL-LF-1386

JOB NUMBER: A641-0401
SHEET NO. **06** OF 13 SHEETS
WL01



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User: dbooker
Date: 9/27/2022
Time: 4:41:22 PM
Plot: 10/10/2022 10:00:00 AM

DM01 - Time of Concentration Calculations - Existing Conditions Offsite & Onsite

Drainage Area	SHEET					SCF					STORM SEWER					Total	Total
	L(ft)	Slope	2-Year P	n	Tc (Min.)	L(ft)	Paved?	Slope	(Min.)	Tc (Min.)	L(ft)	Q (cfs)	Pipe Dia (in)	Velocity (fps)	(Min.)	Tc (Min.)	Tc Lag (Min.)
EX. A	100	10.00%	3.44	0.15	5.0	1125	No	2.95%	6.8	--	--	--	--	--	--	11.7	7.0
EX. B	100	4.75%	4.06	0.15	6.2	909	No	3.33%	5.1	--	--	--	--	--	--	11.3	6.8
EX. C	100	1.55%	4.06	0.15	9.6	122	No	2.00%	0.9	--	--	--	--	--	--	5.0	3.0
EX. D	100	1.25%	4.06	0.15	10.5	448	NO	2.40%	3.0	--	--	--	--	--	--	5.0	3.0

HECHMS

Drainage Area Calculations

Gateway 29 Preliminary Plat, Leander, Williamson County, Texas

NOAA ATLAS 14 HECHMS Rainfall Distribution Precipitation Data for Leander, Williamson County, Texas

Existing Conditions Soils

GeB-Georgetown clay loam, Type D

FaB-Fairlie clay, Type D

GsB-Georgetown stony clay loam, Type D

Existing Ground Cover

Woods, Good Condition (Type D Soils) CN = 77

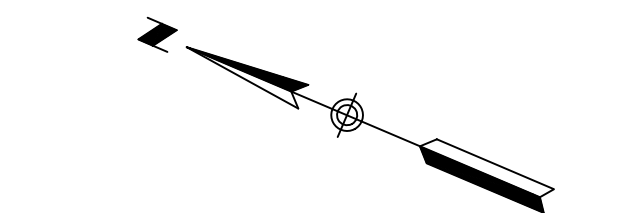
Brush, Good Condition (Type D Soils) CN = 73

Concrete, CN = 98

Grassland, Good Condition (Type D Soils) CN = 80

DM01 - Existing Conditions Drainage Calculations (Per HECHMS Model)

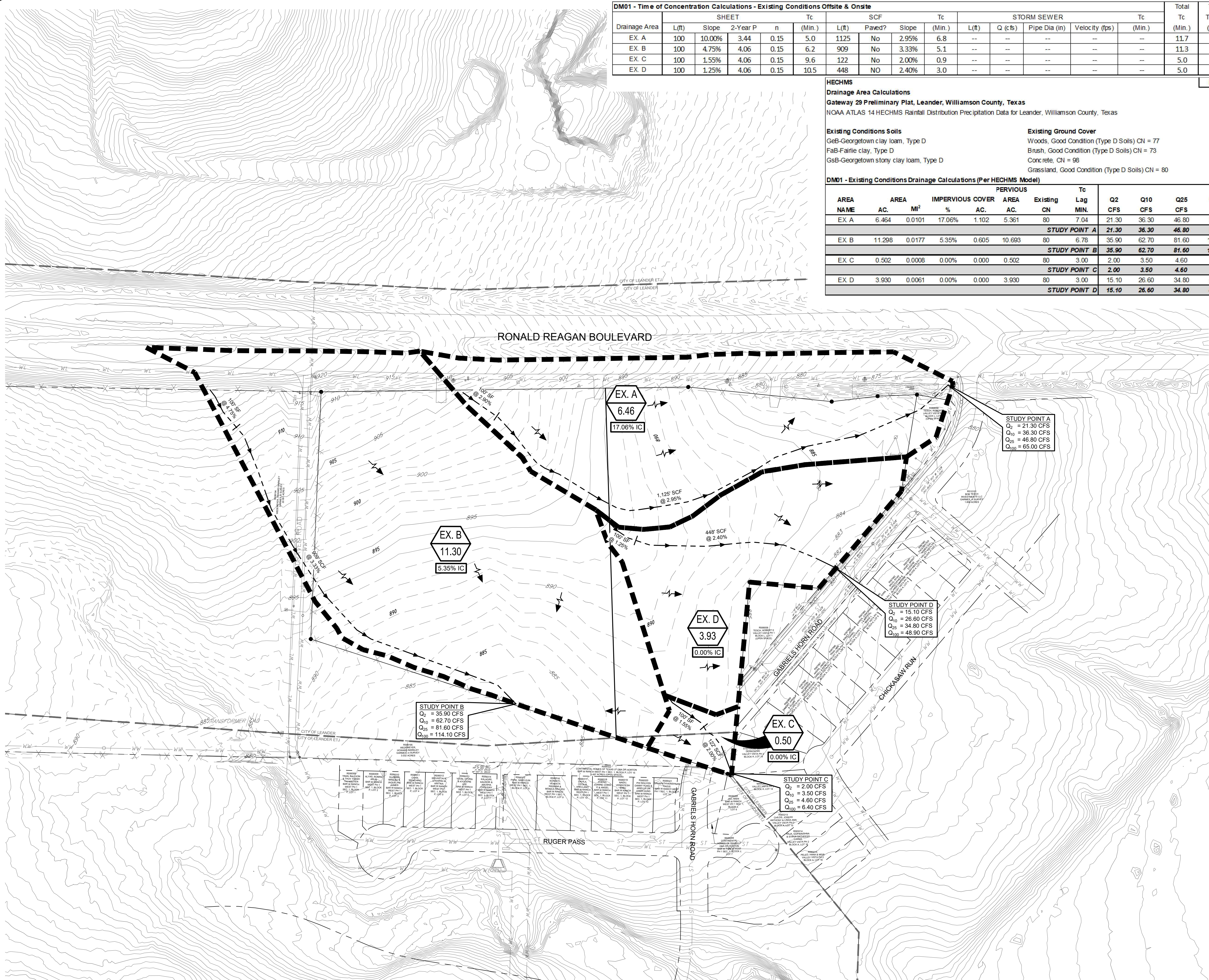
AREA NAME	AREA AC.	AREA MI ²	IMPERVIOUS COVER %	PERVIOUS		Existing CN	Tc MIN.	Q			
				AC.	AREA AC.			Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
EX. A	6.464	0.0101	17.06%	1.102	5.361	80	7.04	21.30	36.30	46.80	65.00
STUDY POINT A								21.30	36.30	46.80	65.00
EX. B	11.298	0.0177	5.35%	0.605	10.693	80	6.78	35.90	62.70	81.60	114.10
STUDY POINT B								35.90	62.70	81.60	114.10
EX. C	0.502	0.0008	0.00%	0.000	0.502	80	3.00	2.00	3.50	4.60	6.40
STUDY POINT C								2.00	3.50	4.60	6.40
EX. D	3.930	0.0061	0.00%	0.000	3.930	80	3.00	15.10	26.60	34.80	48.90
STUDY POINT D								15.10	26.60	34.80	48.90



LEGEND

- Drainage Area Number and Acreage: 7.082, 2.69% IC
- Drainage Area: Thick dashed line
- Property Line: Thin dashed line
- TC Path: Dashed line with arrows
- Sheet Flow: XXX' LF SFY @ X.XX%
- Shallow Concentrated Flow: XXX' LF SCF @ X.XX%
- Flow Direction Arrow: Arrow with crossbar

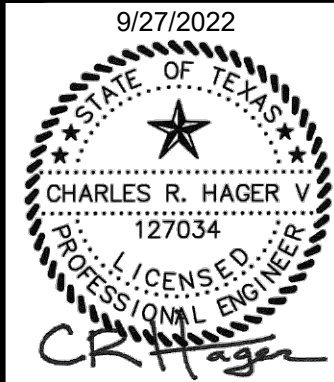
NOTE: DRAINAGE ANALYSIS SHOWN HEREON IS PRELIMINARY AND IS SHOWN FOR REFERENCE ONLY. FINAL DETENTION AND DRAINAGE IMPROVEMENT DESIGN AND ANALYSIS WILL BE PROVIDED DURING DEVELOPMENT STAGE OF PROJECT.



GABRIEL'S HORN
PLANS FOR PRELIMINARY PLAT
EXISTING CONDITIONS DRAINAGE AREA MAP
RONALD REAGAN BLVD & GABRIEL'S HORN ROAD, LEANDER, TEXAS

NO.	REVISIONS DESCRIPTION	DATE	BY	DATE

DATE: 9/27/2022
DESIGNED BY: --
DRAWN BY: --
CHECKED BY: --
DRAWING NAME: A641-0401-PP-DM01.DWG

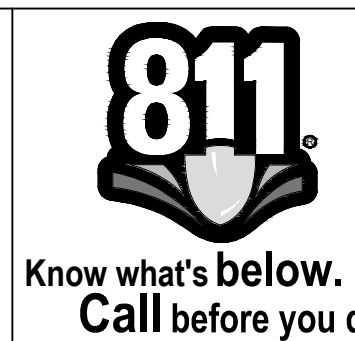


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7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A641-0401

DM01
SHEET NO.
09
OF 13 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



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User: dbooker
Date Modified: Sep 06, 2022 - 12:32
Plot Date/Time: Sep 06, 2022 - 12:28:20

DM02 - Time of Concentration Calculations - Fully-Developed/Undertained Conditions Offsite & Fully-Developed/Detained Conditions Onsite													Total Tc (Min.)	Total Tc Lag (Min.)
SHEET			Tc			SCF			Tc			STORM SEWER		
Drainage Area	L(ft)	Slope	2-Year P	n	(Min.)	L(ft)	Paved?	Slope	(Min.)	L(ft)	Q (cfs)	Pipe Dia (in)	Velocity (fps)	(Min.)
A											5 Minutes Assumed			5.0
B											5 Minutes Assumed			5.0
C											5 Minutes Assumed			5.0
D											5 Minutes Assumed			5.0
OS A											5 Minutes Assumed			5.0
OS B	100	4.80%	4.06	0.15	6.1	501	NO	4.61%	2.4	443	18.85	24	6	1.23
														9.8
														5.9

REACH	JUNCTION	UPSTREAM	DOWNSTREAM	LENGTH (FT)	n	ROUGHNESS	INVERT	UPSTREAM (FT)	DOWNSTREAM (FT)	AV. SLOPE (FT/FT)	PIPE DIAMETER (IN)	AV. SIDE SLOPE (H:V)
REACH 1	J.1.	SP B		400	0.013	24" PIPE	890.00	886.00	0.0100	24.0	20.0	20.0

HECHMS
Drainage Area Calculations
Gateway 29 Preliminary Plat, Leander, Williamson County, Texas
NOAA ATLAS 14 HECHMS Rainfall Distribution Precipitation Data for Leander, Williamson County, Texas

Existing Conditions Soils
FaB-Fairlie clay, Type D
FaA-Fairlie Clay, Type D
GaB-Georgetown stony clay loam, type D

Existing Ground Cover
Woods, Good Condition (Type D Soils) CN = 77
Brush, Good Condition (Type D Soils) CN = 73
Concrete, CN = 98
Grassland, Good Condition (Type D Soils) CN = 80

Developed Ground Cover

DM02 - Developed Conditions Drainage Calculations (Per HECHMS Model)										Tc Lag (Min.)	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
AREA NAME	AREA AC.	AREA MI ²	IMPERVIOUS COVER %	PERVIOUS AREA AC.	Ex. Composite CN	Tc MIN.	POND A (IN)	POND B (IN)	POND C (IN)	POND D (IN)				
A	4.760	0.0074	80.00%	3.808	0.952	80	7.900	13.800	18.100	26.000	25.000	38.500	47.900	64.100
OS A	2.686	0.0042	80.00%	2.148	0.537	80	14.200	21.900	27.200	36.400	19.600	31.700	40.500	56.000
B	12.372	0.0193	80.00%	9.897	2.474	80	65.300	100.400	124.900	167.100	28.500	47.900	61.600	89.300
OS B	2.184	0.0034	12.00%	0.262	1.922	80	7.500	12.800	16.600	23.200	7.500	12.800	16.600	23.200
C	0.350	0.0005	80.00%	0.280	0.070	80	1.700	2.600	3.200	4.300	1.700	2.600	3.200	4.300
D	0.097	0.0002	50.00%	0.049	0.049	80	0.600	1.000	1.200	1.700	0.600	1.000	1.200	1.700

Overall Drainage Study Point Summary		
Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	21.30	19.60
10-Year	36.30	31.70
25-Year	46.80	40.50
100-Year	65.00	56.00

Overall Drainage Study Point Summary		
Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	35.90	35.30
10-Year	62.70	59.80
25-Year	81.60	77.30
100-Year	114.10	111.10

Overall Drainage Study Point Summary		
Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	2.00	1.70
10-Year	3.50	2.60
25-Year	4.60	3.20
100-Year	6.40	4.30

Overall Drainage Study Point Summary		
Storm Event	EXISTING CONDITIONS DM01	DEVELOPED CONDITIONS DM02
2-Year	15.10	0.60
10-Year	26.60	1.00
25-Year	34.80	1.20
100-Year	48.90	1.70

Ex. 30" RCP Capacity (Gabriels Horn Rd Culvert)	
Diameter (in)	30
Slope (ft/ft)	0.026
Manning's n Value	0.013
Length (ft)	155.00
Full Flow Capacity (cfs)	65.88
Existing Flow to Culvert (SP A) (cfs)	65.00
Developed Flow to Culvert (SP A) (cfs)	56.00

Ex. 48" RCP Capacity (Bar W Ranch)	
Diameter (in)	48
Slope (ft/ft)	0.012
Manning's n Value	0.013
Length (ft)	206.00
Full Flow Capacity (cfs)	157.34
Existing Flow to Culvert (SP B) (cfs)	114.10
Developed Flow to Culvert (SP B) (cfs)	111.10

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
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GABRIEL'S HORNE
PLANS FOR PRELIMINARY PLAT
DEVELOPED CONDITIONS DRAINAGE
AREA MAP

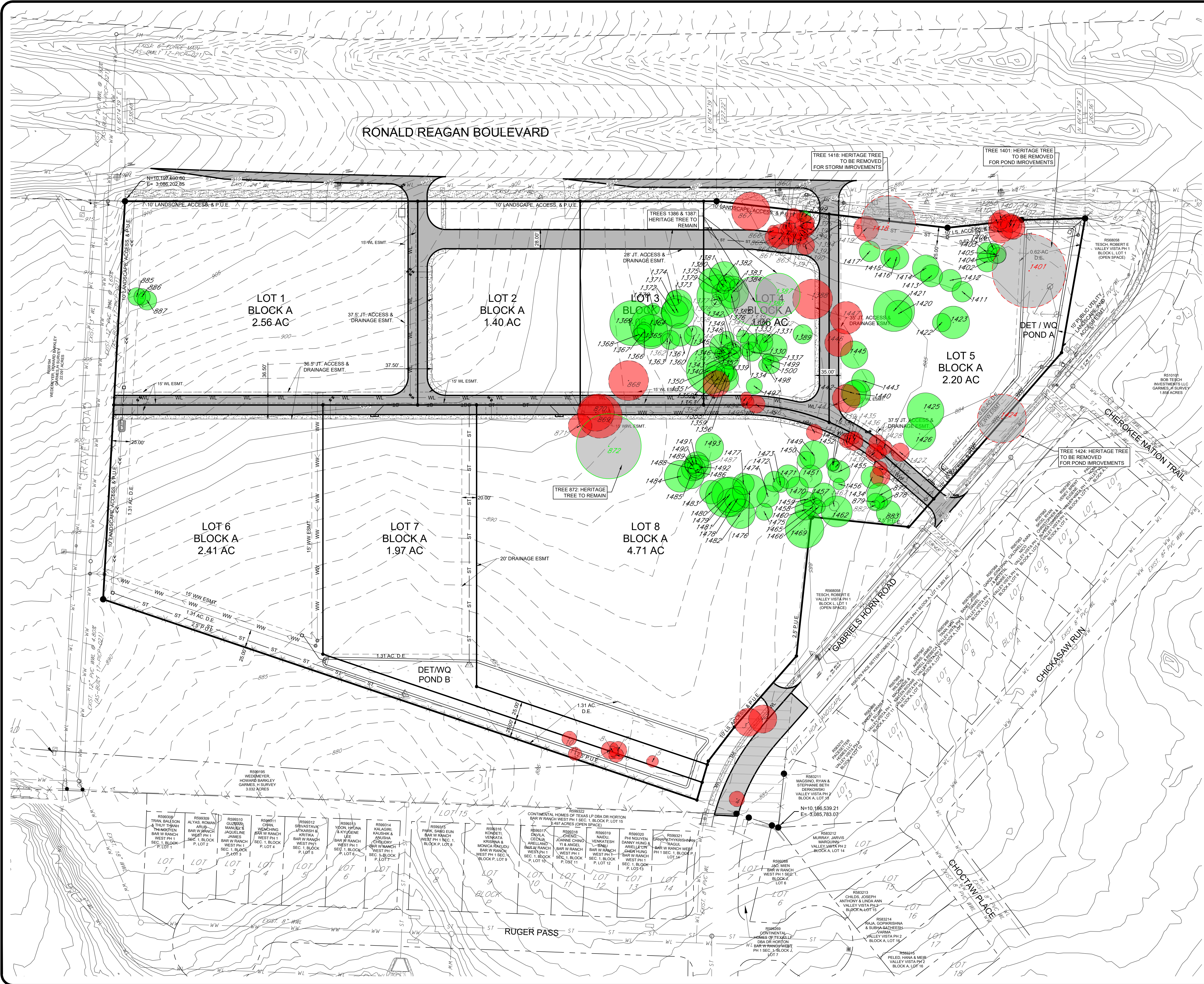
REVISIONS	DATE	DESCRIPTION
NO.	BY	

DATE: 9/27/2022
DESIGNED BY: CRH
DRAWN BY: ADG
CHECKED BY: CRH
DRAWING NAME: A641-0401-PP-DM02.dwg

9/27/2022
STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.339.4700
Fax 512.339.4716
FRN-LF-1386

JOB NUMBER: A641-0401
DM02
SHEET NO. 10
OF 13 SHEETS



LEGEND

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	DRAINAGE CENTERLINE
	PROPOSED R.O.W.
	5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY" SET
	IRON ROD FOUND (AS NOTED)
	IRON PIPE FOUND (AS NOTED)
	COTTON-GIN SPINDLE FOUND
	MAG NAIL FOUND
	"X" SCRIBED IN CONCRETE
	TREE TO REMAIN
	TREE TO BE REMOVED
	HERITAGE TREE TO REMAIN
	HERITAGE TREE TO BE REMOVED

- TREE SURVEY NOTES:**
- TREE SURVEY WAS PERFORMED BY BRUCE L. BRYAN, R.P.L.S. ON DECEMBER 01, 2021.
 - SEE SHEET TP03 FOR TREE LIST / TREE MITIGATION.
 - TREE INVENTORY AND EVALUATION WAS PREPARED BY TREEMAN SOLUTIONS ON 06/17/2022 AND IDENTIFIED HERITAGE TREES THAT ARE IN "POOR" OR DYING CONDITION. THESE HERITAGE TREES REQUIRE NO MITIGATION DUE TO THEIR CONDITION.

GABRIELS HORN DEVELOPMENT

PRELIMINARY PLAT

TREE PROTECTION PLAN

REVISIONS	DESCRIPTION	NO.	DATE

DATE:	10/25/2022
DESIGNED BY:	CRH
DRAWN BY:	DLB
CHECKED BY:	CRH
DRAWING NAME:	_A641-0401-PP-TP01.dwg

LJA Engineering, Inc.

Phone 512.439.4700
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
FRN-LF-1386

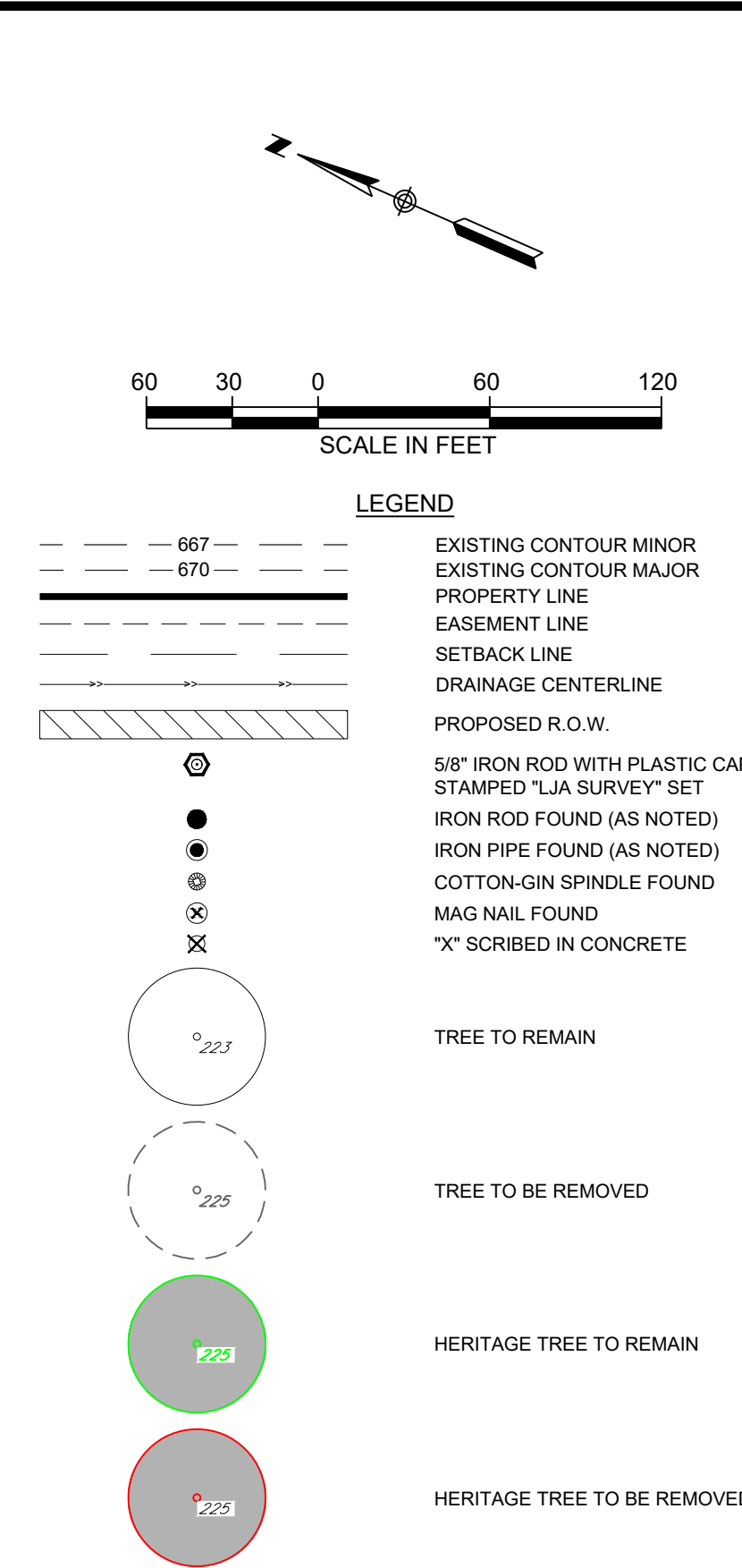
JOB NUMBER:
A641-0401

TP01

SHEET NO.
11
OF 13 SHEETS

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User: chager
Plot Date: 10/25/2022
Plot Time: 11:52:07

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



<u>HERITAGE TREES TO REMAIN</u>		
872	OAK	44" TWIN
1386	OAK	33.5" TWIN
1387	OAK	30"
		<u>107.5" (47.25%) TOTAL</u>

<u>HERITAGE TREES TO BE REMOVED</u>		
1401	OAK	50" TWIN
1418	OAK	37" TWIN
1424	OAK	33"
		<u>120" (52.75%) TOTAL</u>

1. HERITAGE TREE REMOVAL FEE: FEE OF \$300 PER REMOVED HERITAGE TREE INCH IS REQUIRED. SINCE 120-INCHES OF REMOVAL ARE PROPOSED, THE HERITAGE TREE REMOVAL FEE IS \$36,000 (SUBJECT TO REMOVAL PERMIT APPROVAL). SEE SHEET TP02.

2. MITIGATION FEE: FEE OF \$150 PER REMOVED TREE INCH (CALCULATED AT 2:1 FOR SIGNIFICANT TREES & 3:1 FOR HERITAGE TREES) IS REQUIRED. A TOTAL OF 120-INCHES OF HERITAGE TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 360-INCHES), A TOTAL OF 274.5-INCHES OF SIGNIFICANT TREE REMOVAL ARE PROPOSED (FOR A CALCULATED TOTAL OF 549-INCHES). THERE IS A PRESERVED TREE CREDIT OF 350.25-INCHES BASED ON A TOTAL OF 1,714.50-INCHES OF TREES 8" - 18" WITH AN ALLOWED REMOVAL OF 857.25-INCHES (50%), AND 507-INCHES PROPOSED AS BEING REMOVED. APPLYING THIS PRESERVED TREE CREDIT TO THE TREE MITIGATION FEE, 558.75-INCHES ARE REQUIRED TO MEET THE MITIGATION FEE OF \$150 PER REMOVED TREE INCH, OR \$83,812.50.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



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LJA Engineering, Inc. 7500 Riata Boulevard Building II, Suite 100 Austin, Texas 78735 Phone 512.439.4700 Fax 512.439.4716 FRN-F-1386						 <i>C. Hager</i>						DATE: 10/25/2022 DESIGNED BY: CRH DRAWN BY: DLB CHECKED BY: CRH DRAWING NAME: A641-0401.DWG						10/25/2022					
REVISIONS																							
NO.		DESCRIPTION		BY		DATE																	
GABRIELS HORN DEVELOPMENT PRELIMINARY PLAT HERITAGE TREE PLAN																							
GABRIELS HORN RD & RONALD REAGEN BLVD. LEANDER, TEXAS 78641																							

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User: jedgar
Date: 2/22/2024
Time: 10:28:27

TREE LIST

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE
2	OAK	19.00	19.00		
3	OAK	19.00	19.00		
4	OAK	10.50	10.50		
5	OAK	10.00	10.00		
6	OAK	10.00	10.00		
7	OAK	12.00	12.00		
8	OAK	7.00	7.00		
9	OAK	12.00	12.00		
10	ELM	10.00	10.00		
11	ELM	9.00	9.00		
859	OAK	8.00	8.00		
860	OAK	8.50	8.50		
861	OAK	10.50	10.50		
862	OAK	10.00	10.00		
863	OAK	9.00	9.00		
864	OAK	17.00	17.00		
865	OAK	13.50	13.50		
866	OAK	7.50	7.50		
867	OAK	26.00-TWIN	26.00		NO (multi)
868	OAK	27.00-TRP	27.00		NO (multi)
869	OAK	30.00-TRP	30.00		NO (multi)
870	OAK	25.00-TWIN	25.00		
871	OAK	16.00	16.00		
872	OAK	44.00-TWIN		44.00	Y
873	OAK	10.50	10.50		
874	OAK	8.00	8.00		
875	OAK	11.00	11.00		
876	OAK	26.00-QUAD	26.00		NO (multi)
877	OAK	17.00	17.00		
878	OAK	9.00	9.00		
879	OAK	12.00	12.00		
880	OAK	8.50	8.50		
882	OAK	6.50	6.50		
883	OAK	16.50	16.50		
884	BOIS D'ARC	20.00	20.00		
885	OAK	12.00	12.00		
886	OAK	11.00	11.00		
887	OAK	13.00	13.00		
1250	OAK	13.00	13.00		
1330	OAK	19.00-TRP		19.00	
1331	OAK	12.00-TWIN		12.00	
1332	OAK	7.00	7.00		
1333	OAK	14.00-TWIN		14.00	
1334	OAK	11.00-TWIN		11.00	
1335	OAK	7.00	7.00		
1336	OAK	8.50	8.50		
1337	OAK	13.00-TRP		13.00	
1339	OAK	9.00-TWIN		9.00	
1340	OAK	8.00	8.00		
1341	OAK	6.00	6.00		
1342	OAK	9.00-TWIN		9.00	
1343	OAK	13.00-TWIN		13.00	
1344	OAK	8.50	8.50		
1345	OAK	7.00	7.00		
1346	OAK	9.50-TWIN		9.50	
1347	OAK	7.00	7.00		
1348	OAK	15.00-TRP		15.00	
1349	OAK	10.00-TWIN		10.00	
1350	OAK	32.00-TRP		32.00	NO (multi)
1351	OAK	13.00		13.00	
1352	OAK	12.50-TWIN		12.50	
1353	OAK	10.00		10.00	
1354	OAK	18.00-TRP	18.00		
1355	OAK	13.00-TWIN		13.00	
1356	OAK	11.00		11.00	
1357	OAK	14.00-TRP		14.00	
1358	OAK	7.00		7.00	
1359	OAK	17.50		17.50	
1360	OAK	13.50-TWIN		13.50	
1361	OAK	15.50		15.50	
1362	OAK	7.00		7.00	
1363	OAK	13.00		13.00	
1364	OAK	28.00-FIVE		28.00	NO (multi)
1365	OAK	23.00-TRP		23.00	
1366	OAK	10.00-TWIN		10.00	
1367	OAK	11.50		11.50	
1368	OAK	9.00		9.00	
1369	OAK	30.50-QUAD		30.50	NO (multi)
1370	OAK	8.00		8.00	
1371	OAK	22.00-TWIN		22.00	
1372	OAK	18.50-TRP		18.50	
1373	OAK	18.00-TWIN		18.00	
1374	OAK	10.00		10.00	
1375	OAK	17.00-TWIN		17.00	
1376	OAK	29.00-QUAD		29.00	NO (multi)
1377	OAK	7.00		7.00	
1378	OAK	7.00		7.00	
1379	OAK	11.50-TWIN		11.50	
1380	OAK	9.00		9.00	
1381	OAK	11.00		11.00	
1382	OAK	20.00-TWIN		20.00	
1383	OAK	8.50		8.50	
1384	OAK	22.00-TWIN		22.00	
1385	OAK	10.00		10.00	
1386	OAK	33.50-TWIN		33.50	Y
1387	OAK	30.00		30.00	Y
1388	OAK	27.00-TRP	27.00		NO (multi)
1389	OAK	13.00		13.00	
1390	OAK	12.50		12.50	

TREE LIST

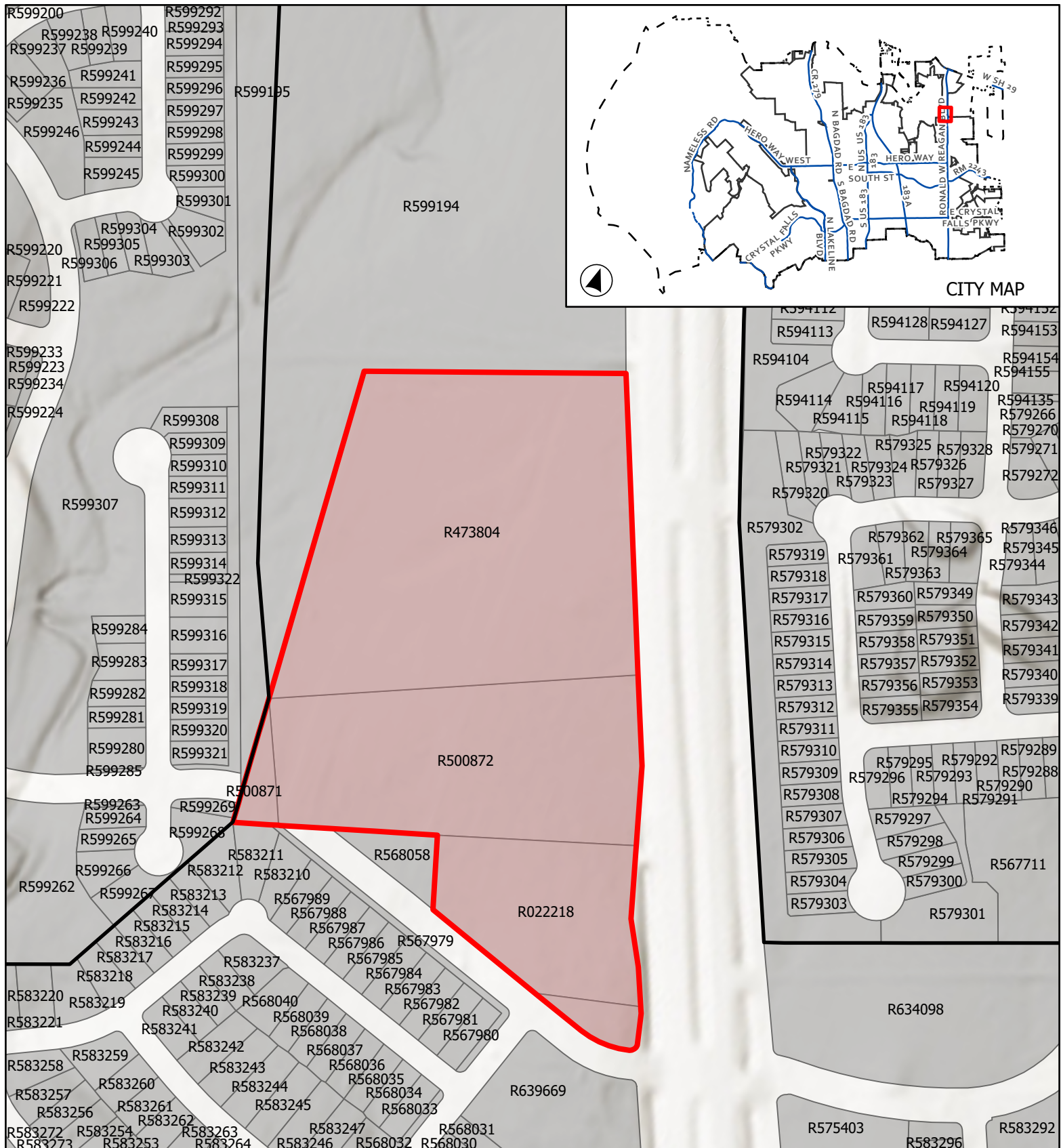
TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE
1391	OAK	9.00	9.00		
1392	OAK	10.00	10.00		
1393	OAK	18.50-TRP	18.50		
1394	OAK	7.00	7.00		
1395	OAK	8.00	8.00		
1396	OAK	9.50	9.50		
1397	OAK	9.00	9.00		
1398	OAK	8.00		8.00	
1399	OAK	6.50	6.50		
1400	OAK	10.50	10.50		
1401	OAK	50.00-TWIN	50.00		Y
1402	OAK	14.50		14.50	
1403	OAK	13.50		13.50	
1404	OAK	10.50		10.50	
1405	OAK	13.00-TWIN		13.00	
1406	OAK	8.00		8.00	
1407	OAK	16.50	16.50		
1408	OAK	16.00	16.00		
1409	OAK	13.00	13.00		
1410	OAK	13.00	13.00		
1411	OAK	14.00		14.00	
1412	OAK	15.00		15.00	
1413	OAK	15.00		15.00	
1414	OAK	18.00		18.00	
1415	OAK	13.00		13.00	
1416	OAK	16.50		16.50	
1417	OAK	14.00		14.00	
1418	OAK	37.00-TWIN	37.00		Y
1419	OAK	17.00-TWIN	17.00		
1420	OAK	18.00		18.00	
1421	OAK	28.00-TRP		28.00	NO (multi)
1422	OAK	12.50		12.50	
1423	OAK	22.00-TWIN		22.00	
1424	OAK	33.00	33.00		Y
1425	ELM	25.00		25.00	
1426	OAK	22.00-TWIN		22.00	
1427	OAK	12.50	12.50		
1428	OAK	10.00	10.00		
1429	OAK	11.00	11.00		
1430	OAK	12.00	12.00		
1431	OAK	9.00	9.00		
1432	OAK	10.00	10.00		
1433	OAK	13.50	13.50		
1434	OAK	15.00		15.00	
1435	OAK	8.50	8.50		
1436	OAK	13.00	13.00		
1437	OAK	7.00	7.00		
1438	OAK	10.00-TWIN	10.00		
1439	OAK	7.50	7.50		
1440	OAK	19.00		19.00	
1441	OAK	19.00-TWIN	19.00		
1442	OAK	17.00		17.00	
1443	OAK	15.50		15.50	
1445	OAK	18.50		18.50	
1446	OAK	19.00-TRP	19.00		
1447	OAK	22.00-TRP	22.00		
1448	OAK	11.00	11.00		
1449	OAK	19.50		19.50	
1450	OAK	12.00		12.00	
1451	OAK	15.50		15.50	
1452	OAK	9.00		9.00	
1453	OAK	8.00		8.00	
1454	OAK	7.50		7.50	
1455	OAK	15.00-TWIN		15.00	
1456	OAK	8.00		8.00	
1457	OAK	16.00-TRP		16.00	
1458	OAK	8.00		8.00	
1459	OAK	10.00		10.00	
1460	OAK	14.00-TWIN		14.00	
1462	OAK	21.00-TRP		21.00	
1465	OAK	13.00-TWIN		13.00	
1466	OAK	9.00		9.00	
1467	OAK	6.50		6.50	
1469	OAK	26.00-QUAD		26.00	NO (multi)
1470	OAK	15.00		15.00	
1471	OAK	16.00		16.00	
1472	OAK	14.00		14.00	
1473	OAK	10.50		10.50	
1474	OAK	15.00-TWIN		15.00	
1475	OAK	11.50		11.50	
1476	OAK	23.00-QUAD	23		
1477	OAK	14.50		14.50	
1478	OAK	17.00		17.00	
1479	OAK	24.00		24.00	
1480	OAK	27.00-TWIN		27.00	NO (multi)
1481	OAK	19.00-TWIN		19.00	
1482	OAK	20.00-TWIN		20.00	
1483	OAK	16.00		16.00	
1484	OAK	21.50		21.50	
1485	OAK	18.00		18.00	
1486	OAK	11.00		11.00	
1487	HACKBERRY	9.00		9.00	
1488	OAK	16.00-TWIN		16.00	
1489	OAK	11.00		11.00	
1490	OAK	12.00		12.00	
1491	OAK	17.00		17.00	
1407-A	OAK	16.50	16.50		

TREE LIST

TREE NUMBER	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE
1492	OAK	16.00		16	
1493	OAK	19.00		19.00	
1494	OAK	8.00-TWIN	8.00		
1495	OAK	9.00	9.00		
1496	OAK	12.00-TWIN	12.00		
1497	OAK	11.00		11.00	
1498	OAK	9.00		9.00	
1499	OAK	8.00		8.00	
1500	OAK	12.00		12.00	

TREE MITIGATION SUMMARY

REE NO.	TREE TYPE	REMOVED INCHES	PROTECTED INCHES	HERITAGE INCHES	REASON FOR REMOVAL	MITIGATION	TOTAL MITIGATION INCHES REQUIRED
2	OAK	19.00	19.00		WL/Access Drive	2 : 1	38.00
3	OAK	19.00	19.00		WL/Access Drive	2 : 1	38.00
4	OAK	10.50	10.50		Access Drive	1 : 1	10.50
5	OAK	10.00	10.00		SW Improvements	1 : 1	10.00
6	OAK	10.00	10.00		SW Improvements	1 : 1	10.00
7	OAK	12.00	12.00		SW Improvements	1 : 1	12.00
9	OAK	12.00	12.00		SW Improvements	1 : 1	12.00
10	ELM	10.00	10.00		SW Improvements	1 : 1	10.00
11	ELM	9.00	9.00		SW Improvements	1 : 1	9.00
859	OAK	8.00	8.00		Grading	1 : 1	8.00
860	OAK	8.50	8.50		Access Drive	1 : 1	8.50
861	OAK	10.50	10.50		Access Drive	1 : 1	10.50
862	OAK	10.00	10.00		SW/ Access Drive	1 : 1	10.00
863	OAK	9.00	9.00		SW/ Access Drive	1 : 1	9.00
864	OAK	17.00-TRP	17.00		SW/ Access Drive	1 : 1	17.00
865	OAK	13.50	13.50		SW/ Access Drive	1 : 1	13.50
867	OAK	26.00-TWIN	26.00		Grading / Access Drive	2 : 1	52.00
868	OAK	27.00-TRP	27.00		WL/Access Drive	2 : 1	54.00
869	OAK	30.00-TRP	30.00		WWL/Access Drive	2 : 1	60.00
870	OAK	25.00-TWIN	25.00		Access Drive	2 : 1	50.00
871	OAK	16.00	16.00		Access Drive	1 : 1	16.00
1250	OAK	13.00	13.00		SW Improvements	1 : 1	13.00
1354	OAK	18.00-TRP	18.00		Access Drive	1 : 1	18.00
1388	OAK	27.00-TRP	27.00		Access Drive	2 : 1	54.00
1390	OAK	12.50	12.50		SW/ Access Drive	1 : 1	12.50
1391	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1392	OAK	10.00	10.00		Access Drive	1 : 1	10.00
1393	OAK	18.50-TRP	18.50		Access Drive	2 : 1	37.00
1395	OAK	8.00	8.00		Access Drive	1 : 1	8.00
1396	OAK	9.50	9.50		Access Drive	1 : 1	9.50
1397	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1400	OAK	10.50	10.50		Grading	1 : 1	10.50
1401	OAK	50.00-TWIN	50.00	50.00	SW Improvements	3 : 1	150.00
1407	OAK	16.50	16.50		SW Improvements	1 : 1	16.50
1408	OAK	16.00	16.00		SW Improvements	1 : 1	16.00
1409	OAK	13.00	13.00		SW Improvements	1 : 1	13.00
1410	OAK	13.00	13.00		SW Improvements	1 : 1	13.00
1418	OAK	37.00-TWIN	37.00	37.00	SW Improvements	3 : 1	111.00
1419	OAK	17.00-TWIN	17.00		SW Improvements	1 : 1	17.00
1424	OAK	33.00	33.00	33.00	SW Improvements	3 : 1	99.00
1427	OAK	12.50	12.50		WL/Access Drive	1 : 1	12.50
1428	OAK	10.00	10.00		WL/Access Drive	1 : 1	10.00
1429	OAK	11.00	11.00		WL/Access Drive	1 : 1	11.00
1430	OAK	12.00	12.00		WWL/Access Drive	1 : 1	12.00
1431	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1432	OAK	10.00	10.00		SW/ Access Drive	1 : 1	10.00
1433	OAK	13.50	13.50		SW/ Access Drive	1 : 1	13.50
1435	OAK	8.50	8.50		WWL/Access Drive	1 : 1	8.50
1436	OAK	13.00	13.00		WWL/Access Drive	1 : 1	13.00
1438	OAK	10.00-TWIN	10.00		WWL/Access Drive	1 : 1	10.00
1441	OAK	19.00-TWIN	19.00		Access Drive	2 : 1	38.00
1446	OAK	19.00-TRP	19.00		Access Drive	2 : 1	38.00
1447	OAK	22.00-TRP	22.00		Access Drive	2 : 1	44.00
1448	OAK	11.00	11.00		SW/ Access Drive	1 : 1	11.00
1476	OAK	23.00-QUAD	23.00		SW Improvements	2 : 1	46.00
1494	OAK	8.00-TWIN	8.00		Access Drive	1 : 1	8.00
1495	OAK	9.00	9.00		Access Drive	1 : 1	9.00
1496	OAK	12.00-TWIN	12.00		Access Drive	1 : 1	12.00
1407-A	OAK	16.50	16.50		SW Improvements	1 : 1	16.50
Sub Total							1416.00
Less Allowed Removal of 50% Trees 8" - 18"							857.25
Total							558.75



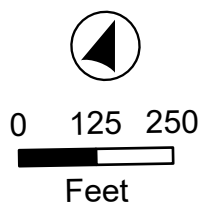
CASE: PP-22-0019

ATTACHMENT 2

GABRIEL'S HORN

Location Map

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



-  City Limits
 Subject Boundary
 ETJ Boundary