



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

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

February 10, 2022 at 7:00 PM



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

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

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 27, 2017 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 20-SFP-012 to approve the Lot 52 & 53 Roundmountain Oaks Short Form Final Plat on one parcel of land approximately 8.133 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 557192; generally located 900 ft. south of the intersection of Honeycomb Ln. and Honeycomb Dr., Leander, Travis County, Texas.
7. Approval of Subdivision Case 21-TOD-FP-004 regarding Bryson Phase 6 Final Plat on six parcels of land approximately 37.08 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R096163, R032194, R032206, R525991, R032103; generally located east of Pleasant Hill Rd north along Mallow Rd., Leander, Williamson County, Texas.
8. Approval of Minutes.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 21-CP-017 to adopt the Greenlight Village Concept Plan on two parcels of land approximately 14.02 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031386, R031387; generally located on the south side of Hero Way West east of N. Bagdad Rd and west of Broade Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case 21-CP-017 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

10. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney]. 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. Was posted on the bulletin board at City Hall in Leander. Texas on the 7th day of February 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
02/10/2022

AGENDA SUBJECT:

Reapproval of Subdivision Case 20-SFP-012 to approve the Lot 52 & 53 Roundmountain Oaks Short Form Final Plat on one parcel of land approximately 8.133 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 557192; generally located 900 ft. south of the intersection of Honeycomb Ln. and Honeycomb Dr., Leander, Travis County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances. This request was previously approved on August 12, 2021. The applicant worked with Travis County and the county has requested an additional right-of-way (ROW) requirement. This updated plat includes the additional ROW.

HISTORY/TIMELINE:

08/12/2021 Planning & Zoning Commission Approval

APPLICANT/AGENT:

Chaparral Professional Land Surveying, Inc., (Bryan D. Newsome) on behalf of Marsha Tomlinson.

RECOMMENDATION:

This short form final plat includes two residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.

PRESENTER:

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

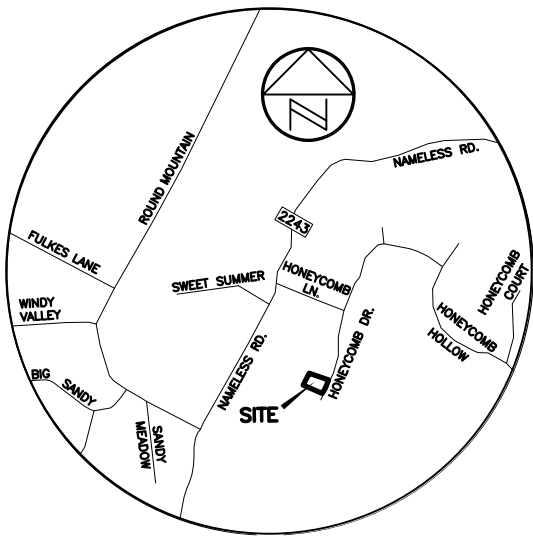
Attachments

1. Short Form Final Plat
2. Location Exhibit

ROUNDMOUNTAIN OAKS, REVISED PLAT OF LOTS 52 AND 53

SHORT FORM FINAL PLAT

A REVISION OF A 8.139 ACRE TRACT (8.133 ACRES MEASURED)
RECORDED IN VOLUME 7540, PAGE 236, REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 52 AND
53, ROUNDMOUNTAIN OAKS, A SUBDIVISION RECORDED IN VOLUME
73, PAGE 86-87, PLAT RECORDS OF TRAVIS COUNTY, TEXAS



LOCATION MAP
N.T.S.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS.

IF YOU ARE BUYING A LOT OR HOME IN THIS
SUBDIVISION, YOU SHOULD DETERMINE WETHER IT
IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS,
LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT
TO FEWER LOCAL GOVERNMENT CONTROLS OVER
THE DEVELOPMENT AND USE OF LAND THAN
INSIDE THE CITY LIMITS, BECAUSE OF THIS, LOCAL
GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE
NATURE OR EXTENT OF DEVELOPMENT NEAR THE
LOT OR HOME NOR PROHIBIT NEARBY LAND USES
THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE
PLACED ON SUBDIVISION PLATS. IT IS NOT A
STATEMENT OR REPRESENTATION OF THE OWNER
OF THE PROPERTY, THE SUBDIVIDER, OR THEIR
REPRESENTATIVES.

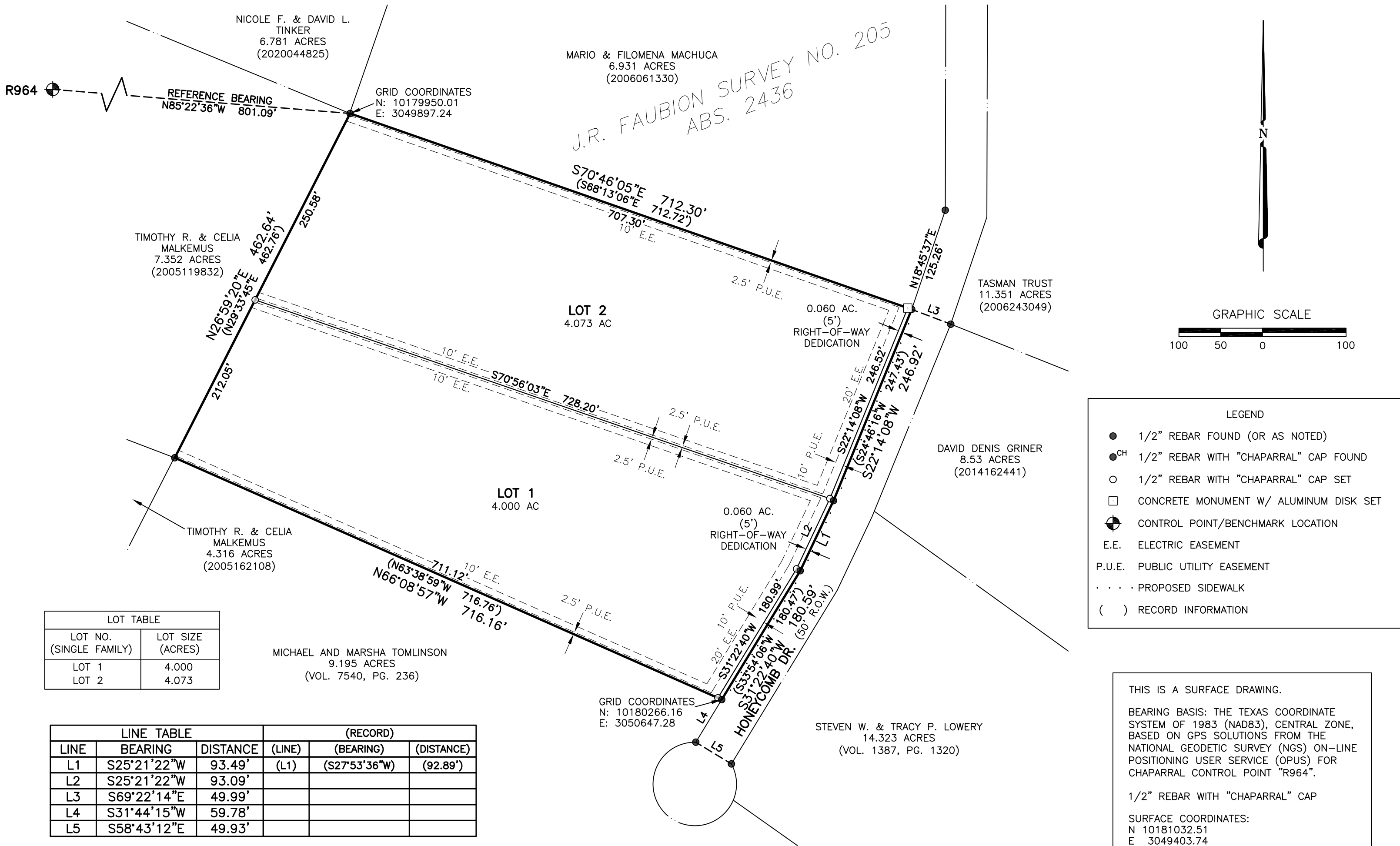
DOCUMENT INDEX:
Sheet 1: Cover Sheet
Sheet 2: Linework Page
Sheet 3: Note Page

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1685-001
DRAWING NO.:
1685-001-PL_R
PLOT DATE:
01/12/2022
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
01 OF 03

ROUNDMOUNTAIN OAKS, REVISED PLAT OF LOTS 52 AND 53
SHORT FORM FINAL PLAT

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RECORDED IN VOLUME 7540, PAGE 236, REAL PROPERTY RECORDS
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73, PAGE 86-87, PLAT RECORDS OF TRAVIS COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 8.113 ACRES OF LAND IN THE J.R. FAUBION SURVEY, ABSTRACT 2436, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 52 AND 53, ROUNDMOUNTAIN OAKS, A SUBDIVISION IN TRAVIS COUNTY RECORDED IN BOOK 73, PAGES 86-87, PLAT RECORDS, TRAVIS COUNTY, TEXAS (PRTCT), AND ALSO BEING ALL OF A CALLED 8.139 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A WARRANTY DEED WITH VENDOR'S LIEN TO MICHAEL AND MARSHA TOMLINSON RECORDED IN VOLUME 7540, PAGE 236, DEED RECORDS, TRAVIS COUNTY, TEXAS (DRTCT); SAID 8.133 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found on the westerly right-of-way line of Honeycomb Drive (50' R.O.W.) recorded in Volume 10781, Page 917, Real Property Records, Travis County, Texas (RPRTCT), for the northeast corner of said 8.139 acre tract, same being the southeasterly corner of that certain 6.931 acre tract conveyed to Mario and Filomena Machuca in Document Number 2006061330, Official Public Records, Travis County, Texas (OPRTCT), and from which point a 1/2-inch rebar found for an angle point in the north line of said Honeycomb Drive, for the south line of said 6.931 acre tract bears North 18°45'37" East, a distance of 125.26 feet;

THENCE with the said north line of Honeycomb Drive and south line of said 8.139 acre tract, the following three (3) courses and distances:

- South 22°14'08" West, a distance of 246.92 feet to a 1/2 inch rebar found,
- South 25°21'22" West, a distance of 93.49 feet to a 1/2-inch rebar found, and
- South 31°22'40" West, a distance of 180.59 feet to a 1/2-inch rebar found for the southeast corner of said 8.139 acre tract, also being the northeast corner of a called 9.195 acre tract described as Tract I in the Warranty Deed with Vendor's Lien recorded in said Volume 7540, Page 236, and from which point a 1/2-inch rebar found for a point of curvature for a curve to the left bears a chord bearing and distance of South 31°44'15" West, 59.78 feet.

THENCE North 66°08'57" West, leaving the north line of said Honeycomb Drive, with the common line of said 8.139 acre tract and said 9.195 acre tract, a distance of 716.16 feet to a 1/2-inch rebar found for the southwest corner of said 8.139 acre tract, same being the northwest corner of said 9.195 acre tract, also being the northeast corner of that certain 4.136 acre tract conveyed to Timothy R. and Celia Malkemus in Document Number 2005162108, OPRTCT, and also being the southeast corner of that certain 7.352 acre tract conveyed to Timothy R. and Celia Malkemus in Document Number 2005119832, OPRTCT.

THENCE North 26°59'20" East, with the northwest line of said 8.139 acre tract and southeast line of said 7.352 acre tract, a distance of 462.64 feet to a 1/2-inch rebar found for the northwest corner of said 8.139 acre tract, same being the northeast corner of said 7.352 acre tract, also being the southwest corner of said 6.931 acre tract, and also being the southeast corner of that certain 6.781 acre tract conveyed to Nicole F. and David L. Tinker in Document Number 2020044825, OPRTCT.

THENCE South 70°46'05" East, with the common line of said 8.139 acre tract and said 6.931 acre tract, a distance of 712.30 feet to the POINT OF BEGINNING, containing 8.133 acres of land.

Surveyed on the ground September 08, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

NOTES FOR WATER AVAILABILITY EXCEPTION:

- THE WATER SUPPLY FOR THIS SUBDIVISION WILL BE SERVED BY INDIVIDUALLY-OWNED GROUNDWATER WELLS. WATER WELLS IN THIS AREA HAVE DEMONSTRATED HISTORICALLY THAT WATER MAY OR MAY NOT BE READILY AVAILABLE AT ALL TIMES. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IS AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY GOVERNMENT COUNTY, TEXAS (482.204(C)(25)(D)).
- THE DRILLING OF MORE THAN ONE WELL ON EACH LOT IS PROHIBITED UNLESS APPROVED BY THE COUNTY. THE WELL MUST BE DRILLED AND OPERATIONAL BEFORE PREMISES ARE OCCUPIED. WELLS CANNOT BE COMPLETED IN THE COLORADO RIVER ALLUVIUM;
- A RAINWATER HARVESTING SYSTEM PROVIDING STORAGE OF AT LEAST 2500 GALLONS OF POTABLE OR NON-POTABLE WATER MUST BE INSTALLED ON EACH LOT WHEN A STRUCTURE IS ERRECTED THERE. NOTIFICATION OF INSTALLATION OF THE RAINWATER SYSTEM MUST BE MADE TO THE COUNTY HYDROGEOLOGIST.
- FURTHER SUBDIVISION OF LOTS IS PROHIBITED FIVE YEARS FOLLOWING THE FILING OF THE PLAT; AND
- THE USE OF GROUNDWATER FROM A WELL IN THE SUBDIVISION TO SUPPLY LAND OUTSIDE THE SUBDIVISION IS PROHIBITED, EXCEPT IN THE EVENT OF FIRE OR OTHER EMERGENCY THE COUNTY DETERMINES TO BE TEMPORARY.

Travis County On-Site Wastewater Program Plat Notes:

- No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
- This subdivision is subject to all the terms and conditions of Chapter 448, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.
- Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.
- These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Brandon Couch, D.R. #050029465
On-site Wastewater, Travis County TNR

Date

OWNER AND DEVELOPER:
MICHAEL & MARSHA TOMLINSON
PO BOX 520
CEDAR PARK, TX 78630-0520
(512) 917-4585

ENGINEER:
MIA M. PARTON, P.E.
AEPAMIA ENGINEERING
9101 BURNET RD.
AUSTIN, TX. 78758
PH. 512-575-3024

SURVEYOR: (DEVELOPER AGENT)
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724 x210

SUBMITTAL DATE: December 8, 2020

Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1685-001

DRAWING NO.:
1685-001-PL_R

PLOT DATE:
01/12/2022

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
02 OF 03

ROUNDMOUNTAIN OAKS, REVISED PLAT OF LOTS 52 AND 53

SHORT FORM FINAL PLAT

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73, PAGE 86-87, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: MICHAEL TOMLINSON AND MARSHA TOMLINSON, BEING THE OWNERS OF 8.133 ACRES OF LAND OUT OF THE J.R. FAUBION SURVEY NO. 205, ABS 2436, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MICHAEL TOMLINSON AND MARSHA TOMLINSON RECORDED IN VOLUME 7540, PAGE 236, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 8.133 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212.014 AND 232.041 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS ROUNDMOUNTAIN OAKS, REVISED PLAT OF LOTS 52 AND 53.

MICHAEL TOMLINSON

MARSHA TOMLINSON

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 2022, PERSONALLY APPEARED, MICHAEL TOMLINSON, OWNER, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE ____ DAY OF _____, 2022, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 2022, PERSONALLY APPEARED, MARSHA TOMLINSON, OWNER, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE ____ DAY OF _____, 2022, AD.

NOTARY PUBLIC, STATE OF TEXAS

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS. (ETJ ONLY)

2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

3. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF LEANDER FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

5. 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.

6. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48453C0080J FOR CITY OF LEANDER, EFFECTIVE JANUARY 22, 2020, AND # 481026C0080J TRAVIS COUNTY.

7. PEDERNALES ELECTRIC COOPERATIVE (PEC) NOTE: THERE IS HEREBY DEDICATED A 20' WIDE ELECTRIC UTILITY EASEMENT ADJOINING ALL ROADWAYS, AND A 10' WIDE ELECTRIC UTILITY EASEMENT ADJOINING ALL OTHER LOT LINES.

8. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

9. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF ROUNDMOUNTAIN OAKS, RECORDED AT VOLUME 73, PAGE 86-87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND VOLUME 6192, PAGE 960, VOLUME 7419, PAGE 400, VOLUME 7540, PAGE 236, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 2001000056105 AND 2001000056106, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

10. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING ARTERIAL STREET.

11. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

12. THIS IS A PARTIAL RESUBDIVISION OF LOT 52 AND LOT 53, ROUNDMOUNTAIN OAKS, A SUBDIVISION OF RECORD IN VOLUME 73, PAGES 86-87, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

14. UTILITIES TO BE PROVIDED BY THE FOLLOWING:

ELECTRIC: PEDERNALES ELECTRIC COOP

TELEPHONE: AT&T

GAS: ATMOS ENERGY

WATER: SEE NOTES FOR WATER AVAILABILITY EXCEPTION

WASTEWATER: ON-SITE SEWAGE FACILITY

CABLE TV: SUDDENLINK, GRANDE COMMUNICATIONS, OR SPECTRUM

15. A TRAVIS COUNTY DRIVEWAY PERMIT WILL BE REQUIRED. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

16. THIS SUBDIVISION WILL BE SUBJECT TO THE WATER AVAILABILITY REQUIREMENTS UNDER CHAPTER 482.212.

17. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HONEYCOMB DRIVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

18. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

19. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

20. THE OWNERS OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

21. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

22. BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

23. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

24. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

25. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

26. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.

27. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

28. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE. SEE DOCUMENT _____.

29. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

30. ALL LOTS ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.

STATE OF TEXAS §
COUNTY OF TRAVIS §

SURVEYOR'S CERTIFICATION

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN 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 CHICAGO TITLE INSURANCE COMPANY, GF No. CTA2004116 ISSUED OCTOBER 1, 2020 HAVE BEEN SHOWN OR NOTED HEREON, AND THIS PLAT IS IN COMPLIANCE WITH TRAVIS COUNTY CHAPTER 482.

BRYAN D. NEWSOME, R.P.L.S. 5657

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION

I, MIA M. PARTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, THIS PLAT IS IN COMPLIANCE WITH TRAVIS COUNTY CHAPTER 482, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0080J, DATED JANUARY 22, 2020.

MIA M. PARTON, P.E.

ENGINEERING BY:
AEPARMA ENGINEERING
9101 BURNET RD.
SUITE 220
AUSTIN, TX 78758
512-575-30241

APPROVED THIS THE ____ DAY OF _____, 2022 A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY.

RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES, OR CULVERTS IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS. SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2022, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT. WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE ____ DAY OF _____, 2022, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

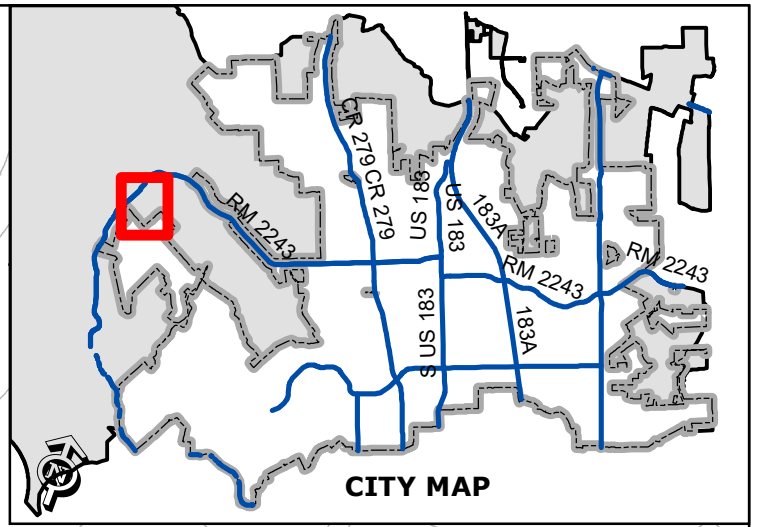
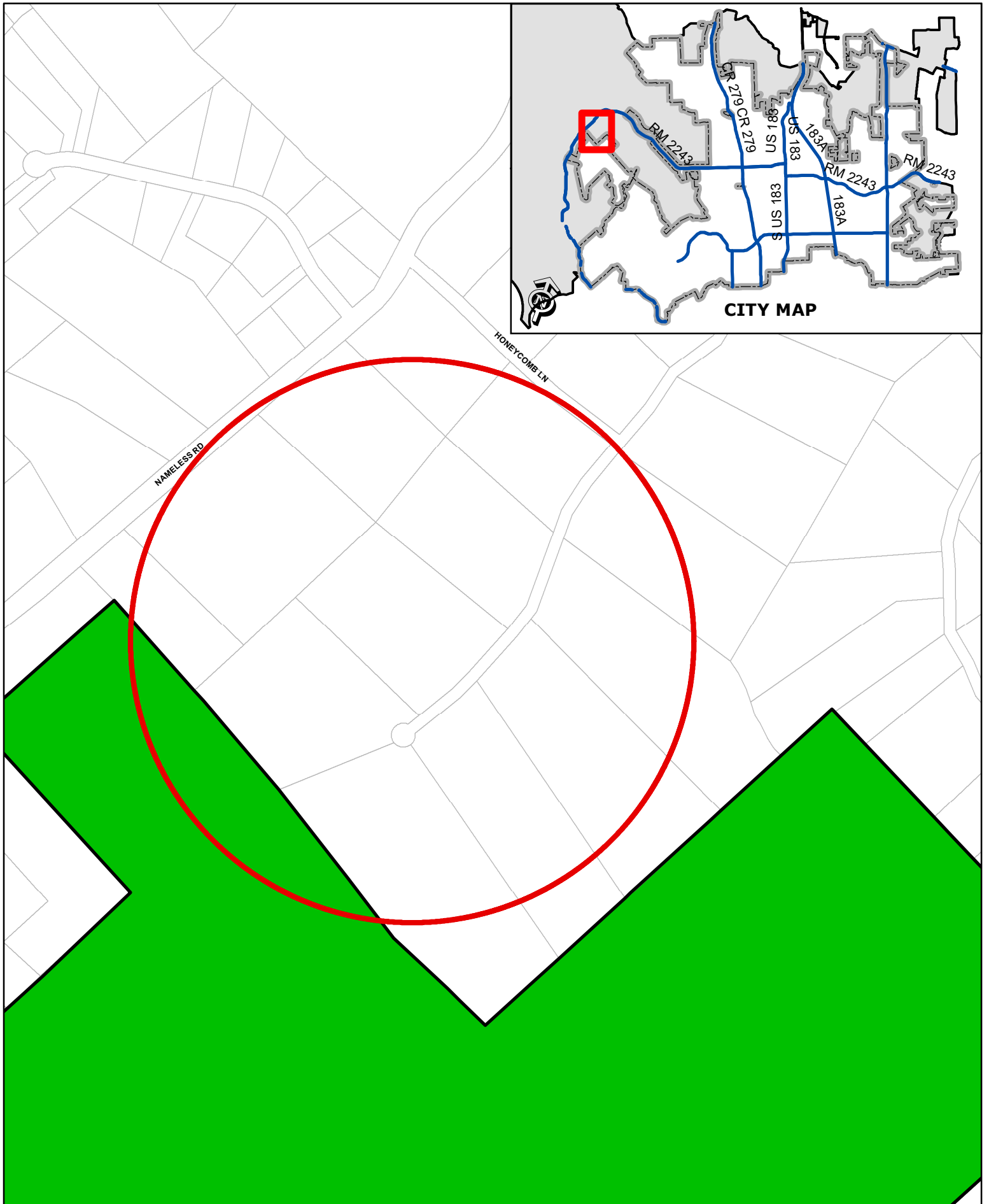
STATE OF TEXAS §
COUNTY OF TRAVIS §
§ KNOW ALL MEN BY THESE PRESENTS

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2022, A.D. AT ____ O'CLOCK ____ M., AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 2022, A.D. AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY:
DANA DEBEAUVOIR,
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1685-001
DRAWING NO.:
1685-001-PL_R
PLOT DATE:
01/12/2022
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
03 OF 03



20-SFP-012 **Lot 52 & 53 Roundmountain Oaks**
Attachment #2 - Location Exhibit



0 200
Feet



EXECUTIVE SUMMARY
02/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-TOD-FP-004 regarding Bryson Phase 6 Final Plat on six parcels of land approximately 37.08 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R096163, R032194, R032206, R525991, R032103; generally located east of Pleasant Hill Rd north along Mallow Rd., Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

11/12/2021 – Preliminary Plat Approved

APPLICANT/AGENT:

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

RECOMMENDATION:

This final plat includes 59 Single-Family lots, 2 HOA Drainage lots, 1 HOA Amenity lot and 1 HOA Landscape lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. TIA Fees in the amount of \$126 (59 X \$7,434)
2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit

ISI LANDSCAPE DESIGN SERVICES INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 7642
TEL: 512.324.2001
FAX: 512.324.2001
TIPPELS FIRM NO. 10001800

BRYSON PHASE 6

FINAL PLAT

SUBMITTAL DATE: FEBRUARY 9, 2021

A map of the area around the proposed site. The map shows several roads: GERMANIER RD. at the top left, CATALPA ST. below it, BRYSON RIDGE TRAIL to the left of the center, PLEASANT HILL ROAD running vertically through the center, and SAN GABRIEL PARKWAY at the bottom. A large black rectangular area is labeled 'SITE' and is located to the right of Pleasant Hill Road. To the left of the site, a road is labeled 'TOLL US 143'. To the right of the site, a road is labeled 'CR 210'. Two points are marked with dots: 'BN 13' is located on Pleasant Hill Road near the top, and 'BN 16' is located to the right of the site. The map also shows some residential lots and a winding path.

SHEET INDEX:

SHEET 1	- COVER SHEET
SHEET 2	- FINAL PLAT
SHEET 3	- LINE AND CURVE TABLES
SHEET 4	- SIGNATURES AND PLAT NOTES

PROJECT NAME: BRYSON TRACT		REVISIONS	
JOB NUMBER: 191-16-5		DATE	DESCRIPTION
DATE: 09/30/2020			
SCALE: 1" = 100'			
DRAWING FILE PATH: K:\C&F CIVIL\BRYSON			
TRAC\DWG\BRYSON PH.BLDWG			
FIELDNOTE FILE PATH:			
N/A			
CLIENT: BRYSON TRACT	DATE: 09/30/2020		
DESIGNED BY: JRM			
CHECKED BY: JRM			
DATE: 09/30/2020			
SCALE: 1" = 100'			
DRAWING FILE PATH: K:\C&F CIVIL\BRYSON			
TRAC\DWG\BRYSON PH.BLDWG			
FIELDNOTE FILE PATH:			
N/A			

DRAWING NAME:
BRYSON PH 6

SHEET
01 of 04

DRAWING PATH: K:\CSE CIVIL\WORKSON TRACTING\WORKSON PM 01.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (11.00 X 24.00 INCHES) LAST SAVED: 1/6/2022 1:47 PM PLOT DATE: 1/6/2022 1:47 PM



GRAPHIC SCALE

LEGEND

- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (OR AS NOTED)
- 1/2" REBAR FOUND (OR AS NOTED)
- ▲ NAIL FOUND (600, OR AS NOTED)
- COTTON SPINDLE FOUND
- 1/2" REBAR WITH CAP STAMPED "LSISURVEY" SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- 4' SIDEWALK

NORTHWEST CORNER
LB JOHNSON SURVEY
N51°23'27"E ±56'

BRYSON MPC HOLDINGS, LLC
TRACT 1C (178.690 ACRES)
DOC. NO. 2019008206
O.P.R.W.C.T.

BRYSON PHASE 4, SECTION 3
FINAL PLAT
DOC. NO. 2020038591
O.P.R.W.C.T.

BRUEGERHOFF
ROAD

10' P.U.E. ACCESS AND LANDSCAPE EASEMENT
PLEASANT HILL ROAD
BRYSON PHASE 4, SECTION 1
DOC. NO. 201807475
O.P.R.W.C.T.

BUTLER FAMILY SHINOAK, LTD.
REMAINDER OF TRACT 5
247.055 ACRES
DOC. NO. 2012079162
O.P.R.W.C.T.

POINT OF BEGINNING
N:10190651.09'
E:3078340.20'

HENRY GARNES SURVEY
ABSTRACT NO. 269
APPROXIMATE LOCATION OF SURVEY LINE

LB JOHNSON SURVEY
ABSTRACT NO. 350
WILLIAM MANSIL SURVEY
ABSTRACT NO. 437

BRYSON MPC HOLDINGS, LLC
TRACT 1C (178.690 ACRES)
DOC. NO. 2019008206
O.P.R.W.C.T.

DETAIL "A"

N78°39'59"E 1050.38'

MALLOW ROAD

DONNA ROLAND COURT

BRYSON PHASE TEN,
SECTION ONE FINAL PLAT
DOC. NO. 2018111508
O.P.R.W.C.T.

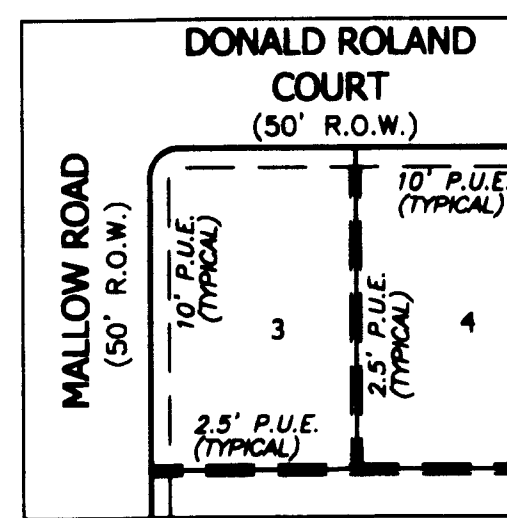
BLACKHAW LANE

WILDRIE COURT

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE
BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH
AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL
ZONE (4283).

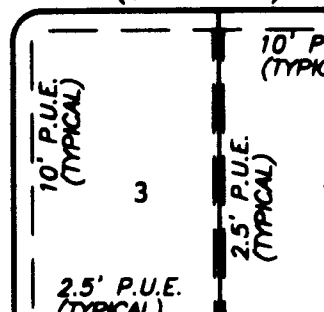
DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED
IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED
ADJUSTMENT FACTOR OF 1.0001353202 AND SCALED FROM AN
ORIGIN POINT OF GRID COORDINATES: N=10193379.98,
E=3077338.67

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988 (GEOID 12A).



TYPICAL SIDE AND FRONT
LOT LINE PUE DETAIL
NOT TO SCALE

DONALD ROLAND
COURT
(50' R.O.W.)



100-YR FULLY
DEVELOPED FLOODPLAIN
(ATLAS-14)

FEMA 100-YR
FLOODPLAIN

N:10191256.46'
E:3079689.01'

BRYSON MPC HOLDINGS, LLC
TRACT 1C (178.690 ACRES)
DOC. NO. 2019008206
O.P.R.W.C.T.

FEDERNALES ELECTRIC COOPERATIVE, INC.
(2.54 ACRES)
DOC. NO. 2002002919, O.P.R.W.C.T.

FEDERNALES ELECTRIC COOPERATIVE, INC.
(2.679 ACRES)
DOC. NO. 2002002918 O.P.R.W.C.T.

PUBLIC UTILITY EASEMENT
(2.790 ACRES)
DOC. NO. 2016001598
O.P.R.W.C.T.

HOA DRAINAGE LOT
7.50 ACRES

HOA LANDSCAPE LOT
0.14 OF ONE ACRE

N:10192027.76'
E:3079599.46'

CITY OF LEANDER - CITY LIMITS

300'±34.34'E 803.96'

HOA DRAINAGE LOT
7.50 ACRES

HOA DRAINAGE LOT
7.50 ACRES

HOA DRAINAGE LOT
7.50 ACRES

HOA DRAINAGE LOT
7.50 ACRES

HOA DRAINAGE LOT
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7.50 ACRES

HOA DRAINAGE LOT
7.50 ACRES

HOA DRAINAGE LOT
7.50 ACRES

HOA DRAINAGE LOT
7.50 ACRES

★
LAND DESIGN
SERVICES INC.
10000 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TIPPELS FIRM NO. 10001800
512-238-7901

BRYSON PHASE 6
FINAL PLAT

REVISIONS	DESCRIPTION	DATE
1	PROJECT NAME: BRYSON TRACT	
2	JOB NUMBER: 191-16-5	
3	DATE: 09/30/2020	
4	SCALE: 1" = 100'	
5	DRAWING FILE PATH: K:\CSF CIVIL\BRYSON	
6	TRACT\BRYSON PH 6.DWG	
7	FELDNOTE FILE PATH:	
8	N/A	
9	CHECKED BY: JST	
10	TECH: JRM	
11	PARTYCHIEF: N/A	
12	FIELDBOOK: N/A	
13	DRAWING NAME:	
14	BRYSON PH 6	
15	SHEET	
16	02 of 04	

DRAWING PATH: K:\CSF CIVIL\BRYSON TRACT\BRYSON PH 6.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 1/4/2022 1:47 PM PLOT DATE: 1/4/2022 1:47 PM

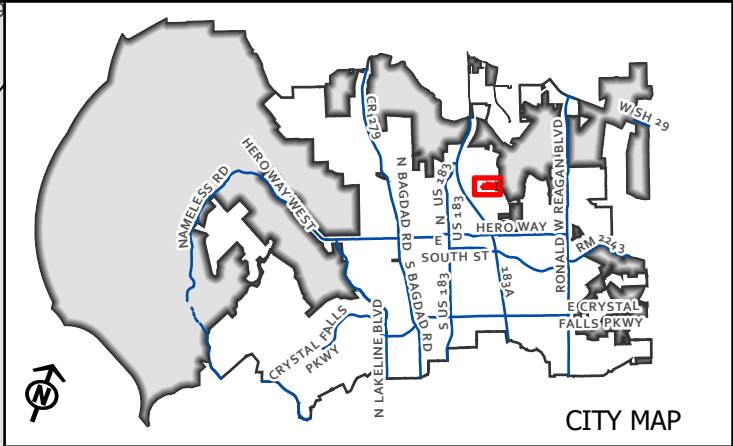
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	625.00'	118.35'	10°50'57"	N49° 17' 06"W	118.17'
C2	225.00'	163.79'	41°42'35"	N03° 15' 41"E	160.20'
C3	205.00'	147.14'	41°07'25"	N44° 40' 41"E	144.00'
C4	325.00'	76.07'	13°24'40"	N71° 56' 43"E	75.90'
C5	25.00'	39.27'	90°00'00"	N33° 39' 03"E	35.36'
C6	15.00'	13.62'	52°01'12"	S37° 21' 33"E	13.16'
C7	50.00'	169.33'	194°02'25"	S33° 39' 03"W	99.25'
C8	15.00'	13.62'	52°01'12"	N75° 20' 20"W	13.16'
C9	275.00'	64.37'	13°24'40"	S71° 56' 44"W	64.22'
C10	155.00'	111.25'	41°07'25"	S44° 40' 41"W	108.88'
C11	15.00'	23.56'	90°00'00"	S20° 53' 02"E	21.21'
C12	155.00'	121.30'	44°50'16"	S88° 18' 10"E	118.23'
C13	15.00'	15.12'	57°46'09"	N40° 23' 38"E	14.49'
C14	60.00'	309.49'	295°32'17"	S20° 43' 18"E	64.00'
C15	15.00'	15.12'	57°46'09"	N81° 50' 14"W	14.49'
C16	205.00'	160.43'	44°50'16"	N88° 18' 10"W	156.36'
C17	15.00'	23.56'	90°00'00"	S69° 06' 58"W	21.21'
C18	175.00'	124.67'	40°49'03"	S03° 42' 27"W	122.05'
C19	375.00'	291.94'	44°36'18"	S01° 48' 49"W	284.82'
C20	355.00'	254.80'	41°07'25"	S44° 40' 41"W	249.36'
C21	375.00'	126.46'	19°19'18"	N10° 49' 41"W	125.86'
C22	225.00'	64.51'	16°25'35"	N09° 22' 49"W	64.29'
C23	375.00'	107.51'	16°25'35"	N07° 02' 46"E	107.14'
C24	225.00'	64.51'	16°25'35"	N07° 02' 46"E	64.29'
C25	375.00'	57.97'	8°51'25"	N19° 41' 16"E	57.91'
C26	225.00'	34.76'	8°51'25"	N19° 41' 16"E	34.75'
C27	355.00'	52.34'	8°26'51"	N28° 20' 24"E	52.29'
C28	205.00'	30.22'	8°26'51"	N28° 20' 24"E	30.20'
C29	355.00'	110.89'	17°53'53"	N41° 30' 46"E	110.44'
C30	205.00'	64.04'	17°53'53"	N41° 30' 46"E	63.78'
C31	355.00'	91.56'	14°46'41"	N57° 51' 03"E	91.31'
C32	205.00'	52.87'	14°46'41"	N57° 51' 03"E	52.73'
C33	325.00'	10.64'	1°52'31"	N66° 10' 39"E	10.64'
C34	325.00'	65.44'	11°32'09"	N72° 52' 59"E	65.32'
C35	15.00'	1.15'	4°24'03"	S13° 32' 58"E	1.15'
C36	15.00'	12.47'	47°37'09"	S39° 33' 35"E	12.11'
C37	50.00'	51.94'	59°31'22"	S33° 36' 28"E	49.64'
C38	50.00'	44.29'	50°45'14"	S21° 31' 50"W	42.86'
C39	50.00'	73.10'	83°45'49"	S88° 47' 21"W	66.76'
C40	275.00'	47.95'	9°59'21"	S73° 39' 24"W	47.88'
C41	275.00'	16.42'	3°25'19"	S66° 57' 03"W	16.42'
C42	155.00'	46.75'	17°16'56"	S56° 35' 54"W	46.58'
C43	155.00'	64.50'	23°50'27"	S36° 02' 12"W	64.03'
C44	60.00'	38.19'	36°27'56"	S29° 44' 32"W	37.55'
C45	60.00'	51.49'	49°10'07"	S72° 33' 33"W	49.92'
C46	60.00'	45.53'	43°28'37"	N61° 07' 05"W	44.44'
C47	60.00'	38.14'	36°25'12"	N21° 10' 10"W	37.50'
C48	60.00'	25.77'	24°36'14"	N09° 20' 33"E	25.57'
C49	60.00'	36.76'	35°07'37"	N39° 12' 29"E	36.21'
C50	60.00'	60.57'	57°50'39"	N85° 41' 37"E	58.03'
C51	60.00'	13.02'	12°25'54"	S59° 10' 07"E	12.99'
C52	205.00'	36.89'	10°18'36"	N74° 26' 00"E	36.84'
C53	205.00'	51.22'	14°18'59"	N86° 44' 47"E	51.09'
C54	205.00'	72.32'	20°12'41"	S75° 59' 22"E	71.94'

Line Table		
Line #	Direction	Length
L1	N73° 39' 18"E	67.07'
L2	N36° 57' 46"W	27.85'
L3	S11° 16' 00"E	19.99'
L4	N78° 44' 00"E	75.05'
L5	S46° 06' 41"W	45.89'
L6	S65° 53' 02"E	26.02'
L7	N65° 53' 02"W	26.02'
L8	S46° 06' 41"W	27.31'
L9	S33° 21' 34"W	59.65'
L10	S53° 36' 19"W	65.31'
L11	N24° 06' 58"E	32.22'
L12	S35° 26' 03"W	60.02'
L14	S67° 56' 14"E	32.14'
L15	S74° 48' 30"E	33.82'
L16	N65° 14' 23"E	60.00'

BRYSON PHASE 6
FINAL PLAT

REVISIONS		DATE	DESCRIPTION
PROJECT NAME: BRYSON TRACT	JOB NUMBER: 191-16-5		
DATE: 08/30/2020		SCALE: 1" = 100'	
DRAWING FILE PATH: K:\CSF CIVIL\BRYSON			
TRACT\DWG\BRYSON PH 6.DWG			
FIELDNOTE FILE PATH:			
N/A			
APPLS: TST	TECH: JRM	PARTY/CHIEF: N/A	
CHECKED BY: TST	FIELDBOOK: N/A		

DRAWING NAME:
BRYSON PH 6



**BRYSON PHASE
6 PLAT**

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

-  Subject Area
 Leander City Limits
 ETJ



EXECUTIVE SUMMARY
02/10/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft 1/27/2022 P & Z Minutes

RECOMMENDATION:

Approval of 1/27/2022 P & Z Minutes

PRESENTER:

Attachments

Draft 1/27/2022 P & Z Minutes



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

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

January 27, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 pm.
2. Roll Call. Reflected all present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 20, 2022 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve Consent agenda items 6-9.

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

7 - 0 Passed

6. Approval of Subdivision Case 21-SFP-001 regarding SJ&A River Addition Short Form Final Plat on two parcels of land approximately 9.412 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R549158 and R032202; generally located west of Ronald W. Reagan Blvd. and east of Arapaho Mountain Pass, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 11-SFP-001 regarding Crystal Village Phase One Short Form Final Plat on portions of four parcels of land approximately 17.315 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R432786, R031200, R080605, and R031201; generally located to the southeast of the intersection of E Crystal Falls Pkwy and 183A Toll Road, Leander, Williamson County, Texas.
8. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
9. Approval of Minutes.

PUBLIC HEARING: ACTION

10. Chair Cosgrove opened a Public Hearing at 7:01 pm and consider action regarding Zoning Case 21-Z-026 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to create the Sky Heights PUD (Planned Unit Development) with a base zoning of SFT-2-B (Single-Family Townhouse) on one parcel of land approximately 2.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036438; legally described as Lot 3, Blk A, Leander Heights Section 2; and more commonly known as 415 Lion Dr, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:07 pm.

- Discuss and consider action regarding Zoning Case 21-Z-026 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss

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

7 - 0 Passed

11. Chair Cosgrove opened a Public Hearing at 7:13 pm and consider action regarding Zoning Case 21-Z-037 to amend the current zoning of LC-2-B (Local Commercial) and SFU/MH-2-B (Single-Family Urban/Manufactured Home) to GC-3-C (General Commercial) and LC-2-A (Local Commercial) on two parcels of land approximately 1.5660 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R035565 and R035563; and addressed as 1007 and 1009 Los Vista Drive, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:18 pm.

- Discuss and consider action regarding Zoning Case 21-Z-037 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip

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

7 - 0 Passed

12. Chair Costrove opened a Public Hearing at 7:23 pm and consider action regarding Zoning Case 21-Z-040 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office) on eight parcels of land approximately 27.99 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031590, R031591, R031592, R031594, R031595, R508113, R508114, and R508115; and addressed as 3250 Hero Way, Leander, Williamson County, Texas. Denise Lewis, 3336 Hero Way Leander, TX 78641 was opposed to this item. Charles Hoskins, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:29 pm.

- Discuss and consider action regarding Zoning Case 21-Z-040 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Vice Chair Donnie Mahan

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

7 - 0 Passed

13. Chair Cosgrove opened a Public Hearing at 7:37 pm and consider action regarding Zoning Case 21-Z-041 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on two parcels of land approximately 22.039 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031358 and R602142; and addressed as 8622 183A Toll Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The public hearing closed at 7:42 pm.

- Discuss and consider action regarding Zoning Case 21-Z-041 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Laura Lantrip

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

7 - 0 Passed

14. Chair Cosgrove opened a Public Hearing at 7:45 pm and consider action regarding Zoning Case 21-Z-043 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on five parcels of land approximately 33.911 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555235, R555246, R031297, R555247, R031279; and addressed as 2957, 3345, 3549, & 3919 Hero Way, Leander, Williamson County, Texas. Charles Hoskins, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:51 pm.

- Discuss and consider action regarding Zoning Case 21-Z-043 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Ron May

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

7 - 0 Passed

15. Chair Cosgrove opened a Public Hearing at 7:54 pm and consider action regarding Zoning Case 21-Z-045 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on three parcels of land approximately 12.819 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555216, R319481 and R031282; and addressed as 2871 Hero Way, Leander, Williamson County, Texas. Chalres Hosking, 3350 Hero Way Leander, TX 78641 was opposed to this item. The public hearing closed at 7:58 pm.
- Discuss and consider action regarding Zoning Case 21-Z-045 as described above.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss

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

7 - 0 Passed

REGULAR AGENDA

16. Received a presentation from Kimley-Horn & Associates (KHA) regarding the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study.
17. Adjournment at 8:47 pm.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
02/10/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-CP-017 to adopt the Greenlight Village Concept Plan on two parcels of land approximately 14.02 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031386, R031387; generally located on the south side of Hero Way West east of N. Bagdad Rd and west of Broade Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-017 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

06/17/2021 – Approved Zoning Case 21-Z-010 to amend the zoning from SFU-2-B to GC-2-C and SFT-2-B

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamsetti) on behalf of Leander Hero Holdings LLC (Muralidhar Reddy Bandlapalli).

RECOMMENDATION:

The proposal includes 8.44 acres of commercial and 5.58 single-family townhouse (50 units). Staff recommends approval of this request.

ORDER OF EVENTS:

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

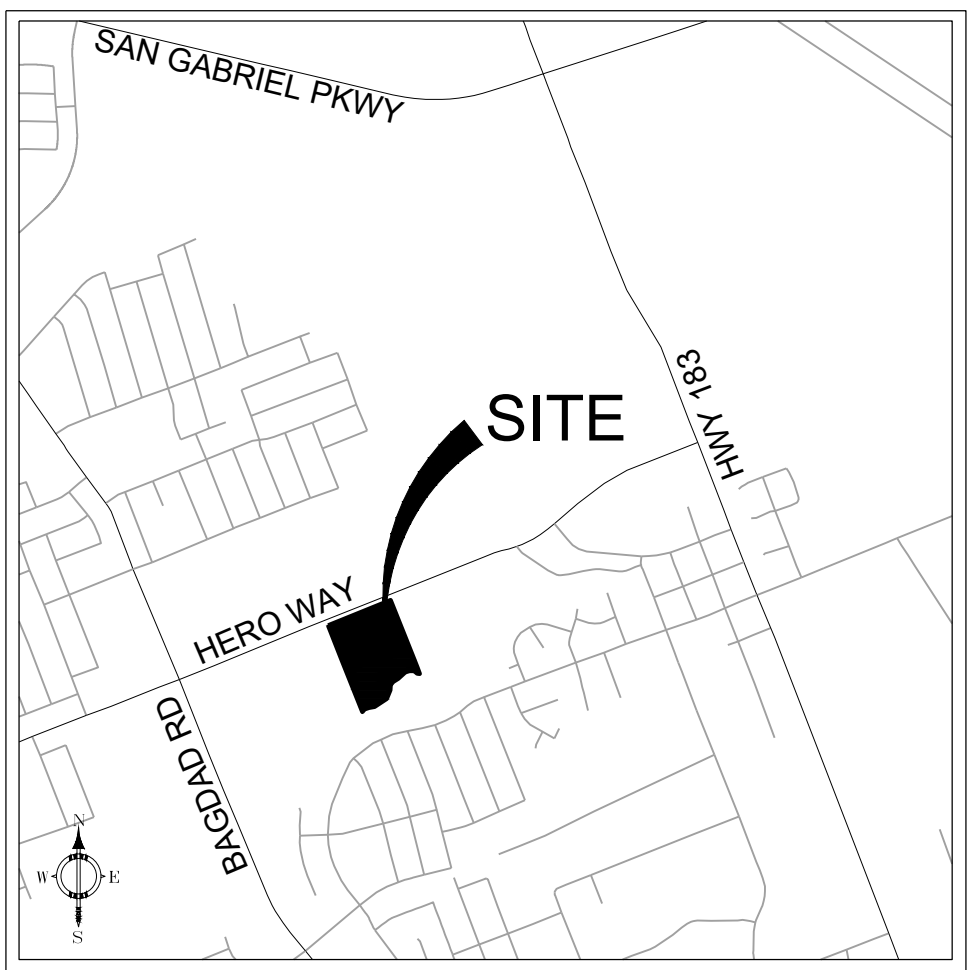
PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Concept Plan
2. Location Exhibit

GREENLIGHT VILLAGE CONCEPT PLAN



LOCATION MAP
SCALE : 1" = 2000'

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CONCEPT PLAN
3	PARK PLAN

OWNER/DEVELOPER:
LEANDER HERO HOLDINGS LLC
7300 FABRON DR
AUSTIN, TEXAS 78759
PHONE: 512-699-1502

CIVIL ENGINEER:
RAO VASAMSETTI, P.E.
RAO'S CONSULTING ENGINEERS, LLC
P.O. BOX 592991
SAN ANTONIO, TX 78258
PHONE: 210-548-7557

SURVEYOR:
AARON V. THOMASON, RPLS# 6214
CARLSON, BRIGANCE AND DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
512-280-5160 512-280-5165 (FAX)

SUBMITTAL DATE: 10/12/2021

FUTURE LAND USE: MULTI-USE CORRIDOR-PRIORITY
CORRIDOR, GREENSPACE & NEIGHBORHOOD RESIDENTIAL

LAND USE SUMMARY

USE	ZONING	UNITS	ACREAGE	DENSITY	LUE'S REQUIRED	TRIPS GENERATED
COMMERCIAL/RETAIL	GC-2-C		8.44 ACRES		59	
TOWNHOMES	SFT-2-B	50	5.58 ACRES	9 UNITS/ACRE	35	
	TOTAL		14.02 ACRES		94	4756

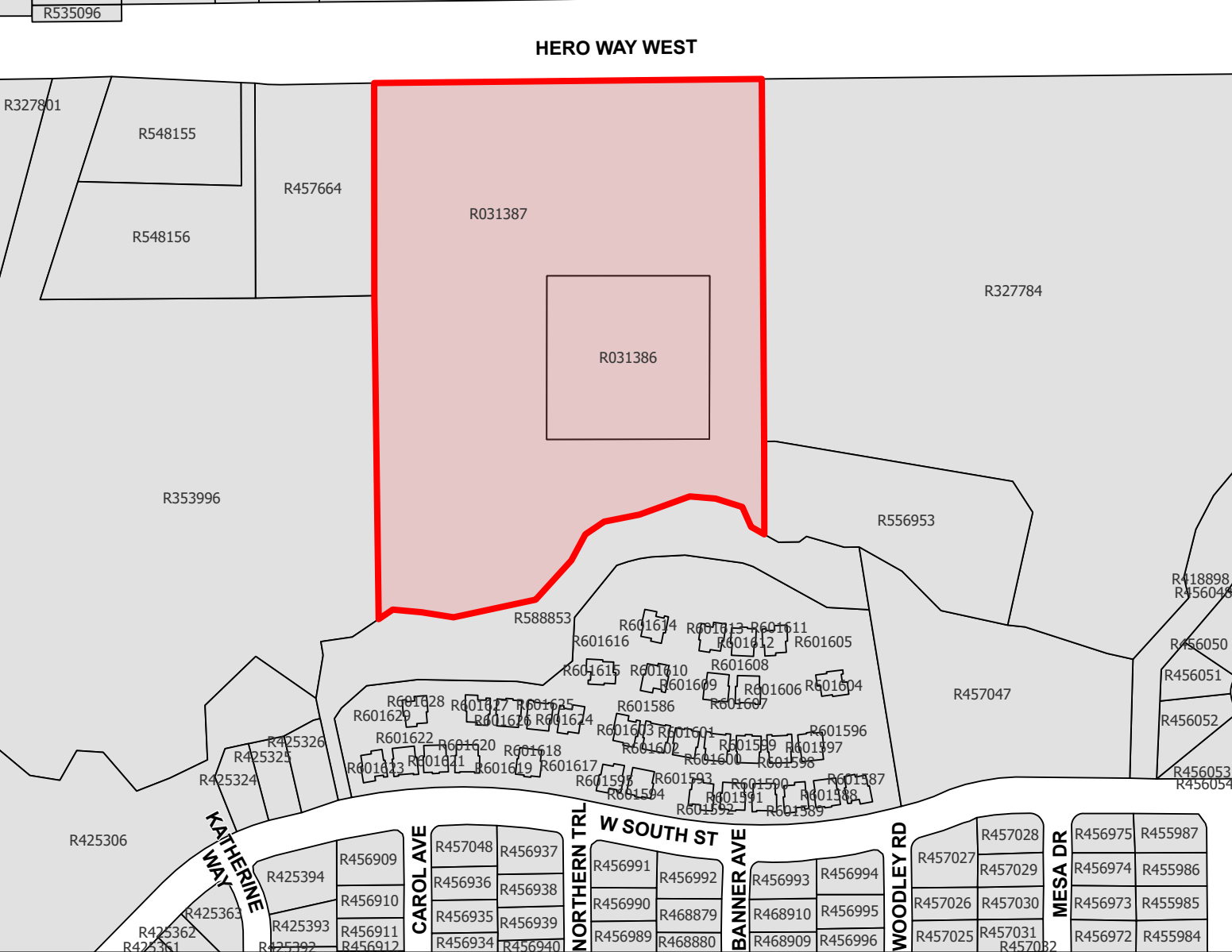
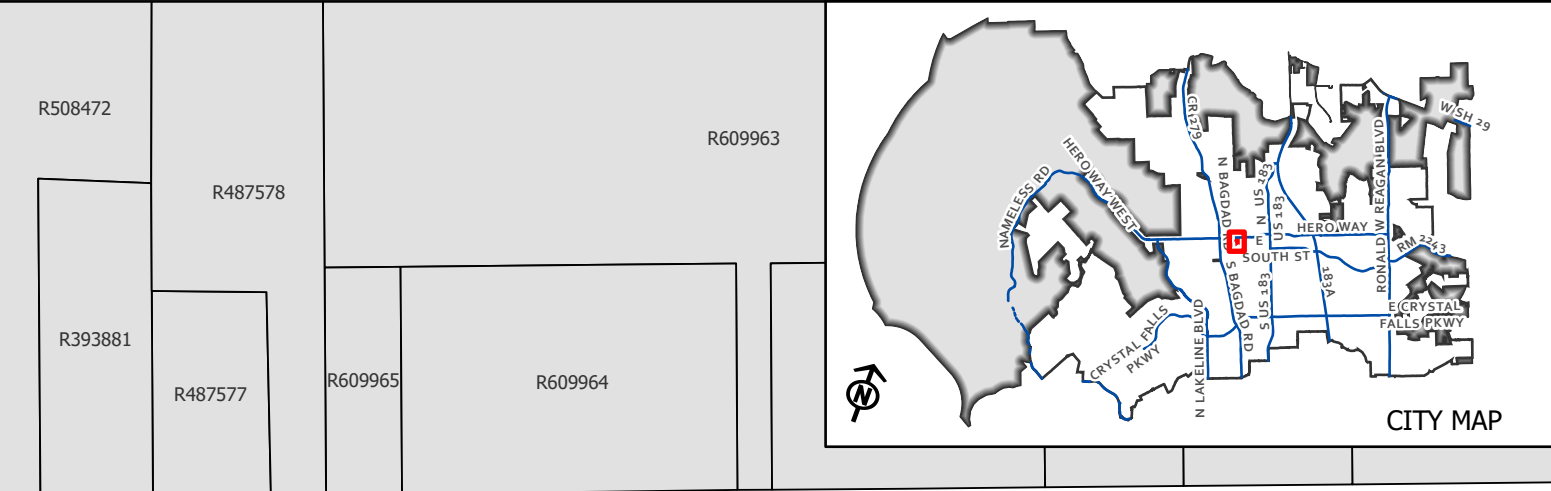
NOTE: THE TOWNHOMES DENSITY IS LIMITED TO 9 UNITS PER ACRE PER ORDINANCE 21-052-00.

PRIMARY CONTACT PERSON: RAO VASAMSETTI, P.E.

RCE **RAO'S CONSULTING
ENGINEERS**

TYPE: FRM011665
P.O. BOX 592991 SAN ANTONIO TX 78258
PHONE: 210-548-7557 FAX: 512-358-4395
WWW.RAOSCONSULTING.COM

TITLE:	
COVER SHEET	
DATE : 10/15/21	JOB NO. 2019-2026
DESIGNED BY : RV	DRG NO
DRAWN BY : MO	1 OF 3
CHECKED BY : RV	



CASE: 21-CP-017

ATTACHMENT #2

GREENLIGHT VILLAGE

Site Location Map

0 130 260
Feet

Subject Area

Leander City Limits

ETJ

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