



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

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

January 26, 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
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. Election of Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of Nominees
 - C. Election of Vice Chairman
4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 19, 2023 meeting
5. Review of meeting protocol.
6. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

7. Approval of Subdivision Case FP-22-0008 regarding Monarch Phase 2 Final Plat on two parcels of land approximately 9.04 acres $\pm$ in size, more particularly described by William Central Appraisal District Parcels R616290, R616294 ; generally located at the intersection of Fairway Rd. and US 183, Leander, Williamson County, Texas.
8. Approval of Subdivision Case PP-22-0005 regarding Travisso Phase 5 Section 6, 8, & 10 Preliminary Plat on four parcels of land approximately 284.757 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 796297, 948163, 958216, and 844741; generally located along Osage Dr. north of FM 1431, Leander, Travis County, Texas.

9. Approval of Subdivision Case SFP-22-0012 regarding Pickle Mason Subdivision Short Form Final Plat on one parcel of land approximately 3.562 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031715; generally located 11330 Hero Way West, Leander, Williamson County, Texas.
10. Approval of Minutes.

REGULAR AGENDA

11. Receive a presentation regarding the City's water system.
12. 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 20th day of January 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
01/26/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0008 regarding Monarch Phase 2 Final Plat on two parcels of land approximately 9.04 acres $\pm$ in size, more particularly described by William Central Appraisal District Parcels R616290, R616294 ; generally located at the intersection of Fairway Rd. and US 183, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

08/19/2021 – Concept & Preliminary Plat Approved

APPLICANT/AGENT:

Green Civil Design, LLC (Michael E. Bevilacqua) on behalf of Nakfoor FM 276 Investors LLC (Bruce Nakfoor).

RECOMMENDATION:

This final plat includes 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

MONARCH PHASE II

FINAL PLAT

SHEET INDEX

PROPERTY OWNER:

NAKFOOR FM 276 INVESTORS LLC
1705 LAKESIDE DRIVE
AUSTIN, TX. 78746

ENGINEER:

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

SURVEYOR:

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

DEVELOPER NAME:

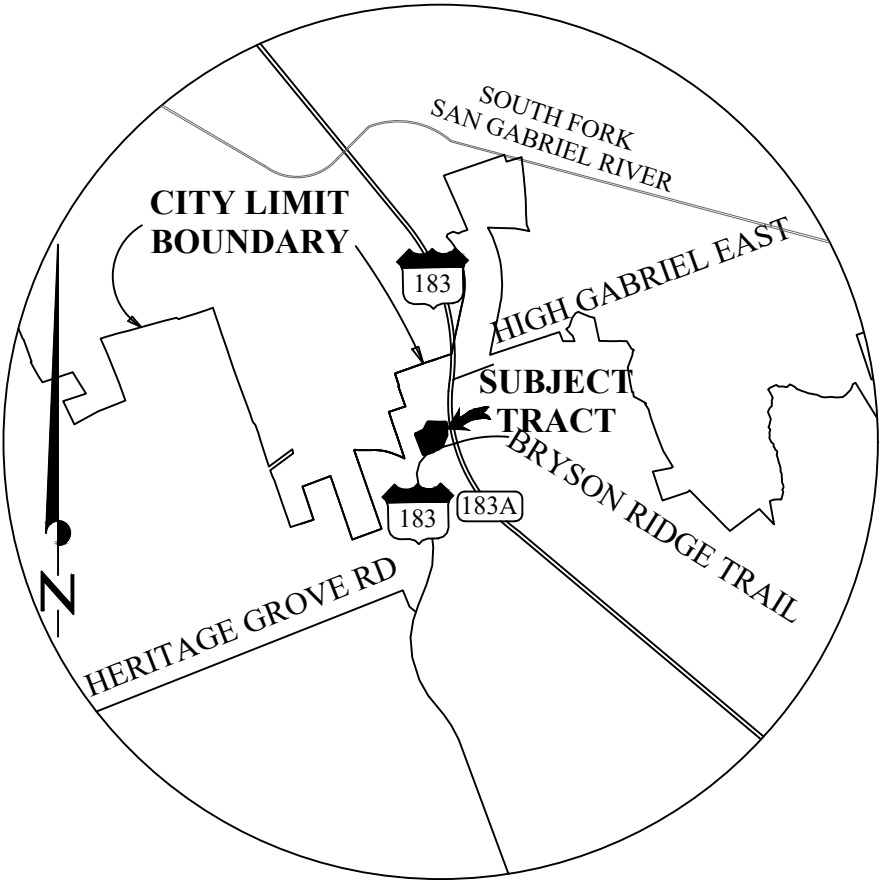
360 CAPITAL PARTNERS
12600 HILL COUNTRY BLVD. SUITE R275
BEE CAVE, TX. 78738
512-947-7966

FILING DATE: 05/10/2022

1.
- COVER SHEET
2.
- PLAT LAYOUT, LINE AND CURVE DATA, SURVEYORS NOTES
3.
- LEGAL DESCRIPTION, NOTES, CERTIFICATIONS AND SIGNATURES

LOCATION MAP

1" = 2000'

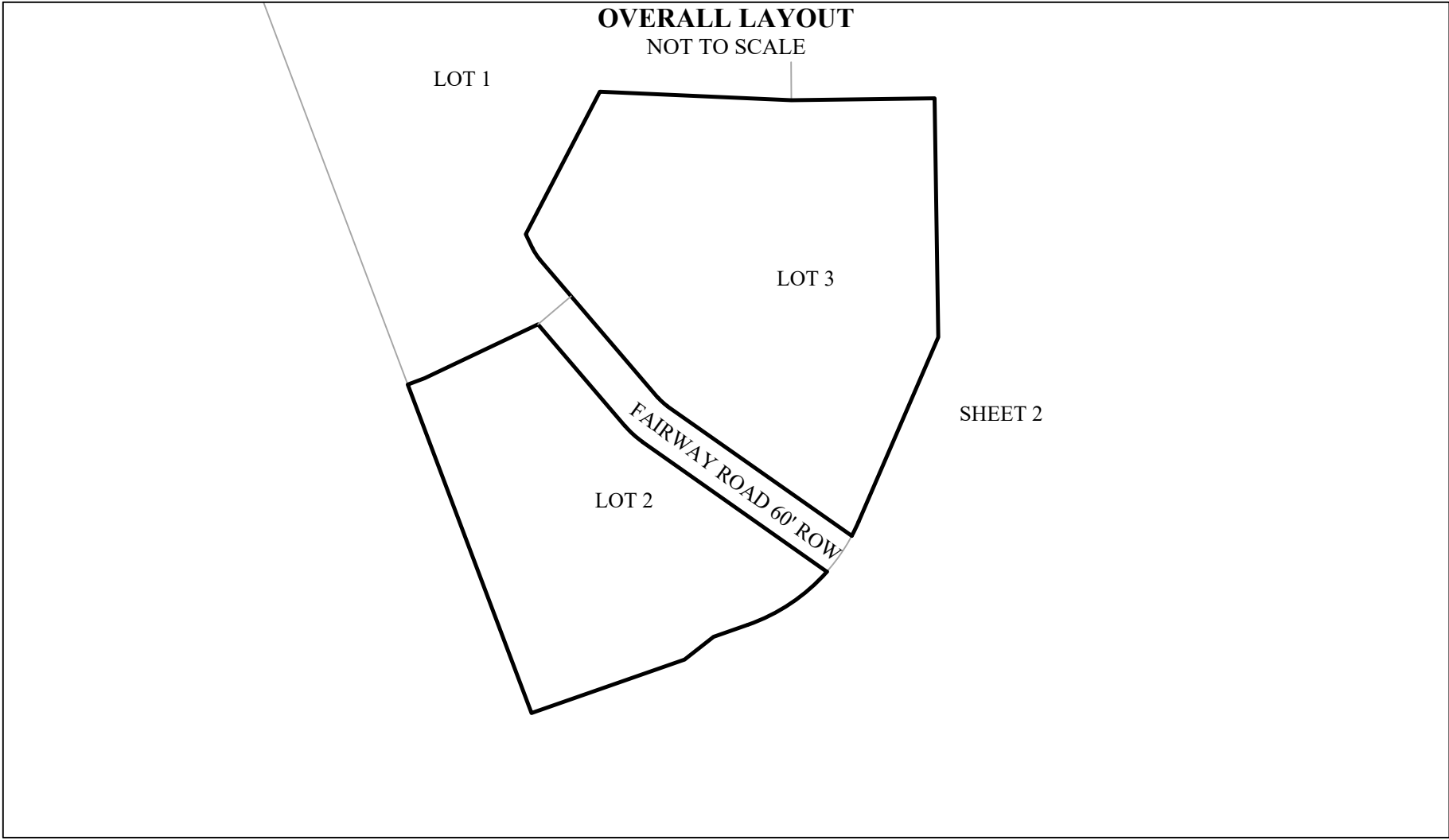


LOT SUMMARY

# OF LOTS	ACREAGE	PROPOSED USE	RESERVATIONS
2	9.04	COMMERCIAL	-

OVERALL LAYOUT

NOT TO SCALE



Delta Survey Group Inc.

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

SURVEYORS NOTES:

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

SURVEY CONTROL MONUMENT

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

LEGEND

- 1/2 INCH IRON ROD WITH "BAKER AIKLEN" CAP FOUND OR AS NOTED
- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- TXDOT TYPE 1 CONCRETE MONUMENT FOUND
- MAG NAIL WITH "DELTA SURVEY" WASHER SET
- COTTON SPINDLE WITH "DELTA SURVEY" WASHER SET
- 10 INCH WOODEN FENCE POST FOUND
- BOAT SPIKE FOUND
- CALCULATED POINT
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.L. PUBLIC UTILITY, ACCESS AND LANDSCAPE EASEMENT
- SIDEWALK

**MONARCH PHASE II
FINAL PLAT**

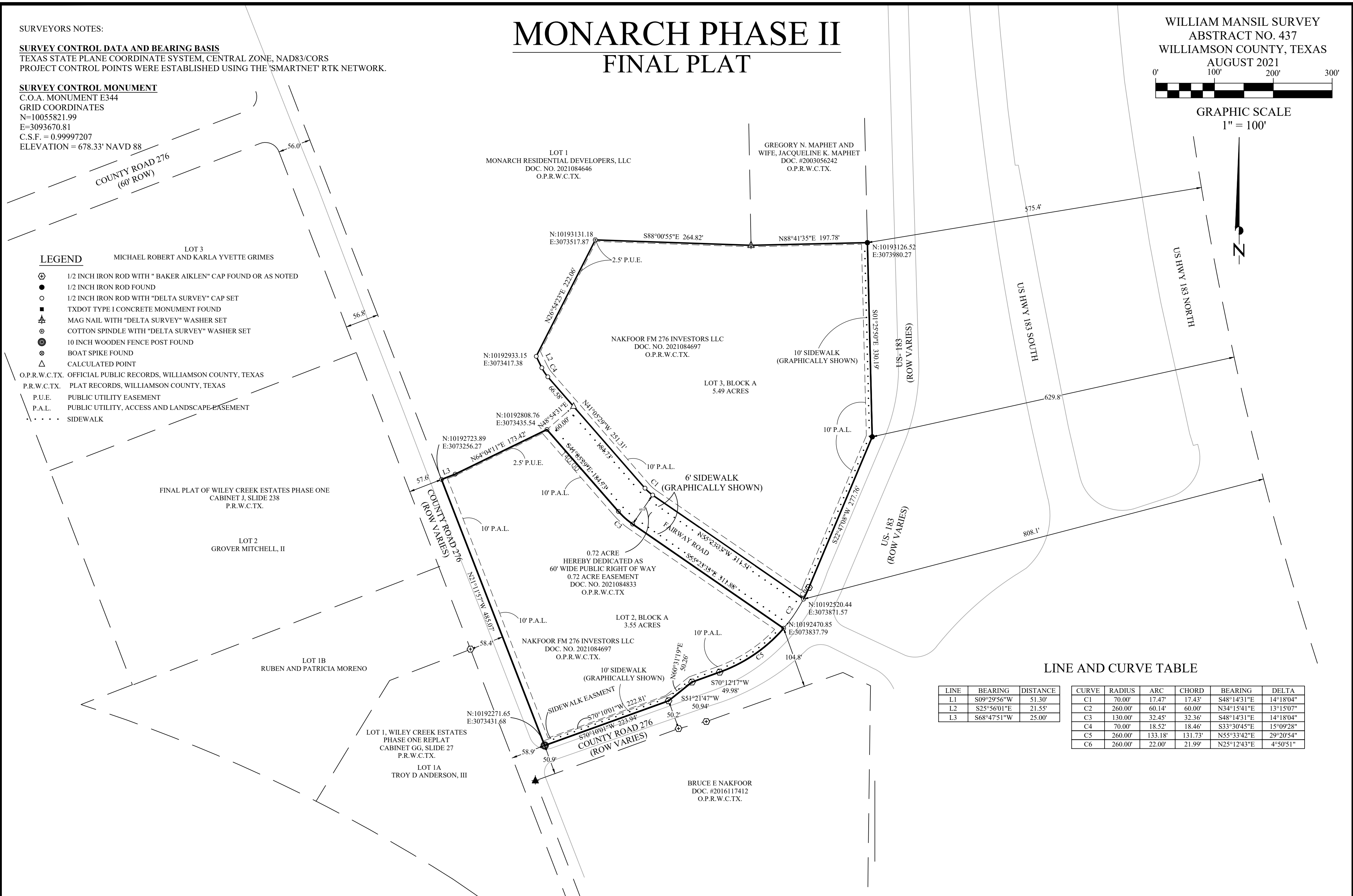
WILLIAM MANSIL SURVEY
ABSTRACT NO. 437
WILLIAMSON COUNTY, TEXAS

AUGUST 2021



GRAPHIC SCALE

1" = 100'



LINE AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	S09°29'56"W	51.30'
L2	S25°56'01"E	21.55'
L3	S68°47'51"W	25.00'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	70.00'	17.47'	17.43'	S48°14'31"E	14°18'04"
C2	260.00'	60.14'	60.00'	N34°15'41"E	13°15'07"
C3	130.00'	32.45'	32.36'	S48°14'31"E	14°18'04"
C4	70.00'	18.52'	18.46'	S33°30'45"E	15°09'28"
C5	260.00'	133.18'	131.73'	N55°33'42"E	29°20'54"
C6	260.00'	22.00'	21.99'	N25°12'43"E	4°50'51"

Delta Survey Group Inc.

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

MONARCH PHASE II

FINAL PLAT

DESCRIPTION OF A 3.55 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC., IN DECEMBER 2020, LOCATED IN THE WILLIAM MANSIL SURVEY ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 49.43 ACRE TRACT (TRACT ONE) CONVEYED TO MJAG PARTNERSHIP, LTD., IN DOCUMENT NUMBER 2007103221, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3.55 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 10 INCH WOOD FENCE POST FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE AND THE EAST ROW LINE OF COUNTY ROAD 276 (ROW VARIES) FOR THE SOUTHWEST CORNER OF SAID TRACT ONE, FOR THE POINT OF BEGINNING;

THENCE WITH THE EAST ROW LINE OF COUNTY ROAD 276, SAME BEING THE WEST LINE OF SAID TRACT ONE, N21°11'57"W, A DISTANCE OF 485.07 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET;

THENCE LEAVING THE EAST ROW LINE OF COUNTY ROAD 276, AND CROSSING SAID TRACT ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N68°47'51"E, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
2. N64°04'11"E, A DISTANCE OF 173.42 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
3. S41°05'29"E, A DISTANCE OF 184.73 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
4. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 32.45 FEET, THROUGH A CENTRAL ANGLE OF 14°18'04", HAVING A RADIUS OF 130.00 FEET, AND WHOSE CHORD BEARS S48°14'31"E, A DISTANCE OF 32.36 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET, AND
5. S55°23'33"E, A DISTANCE OF 311.88 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET IN THE WEST ROW LINE OF U.S. HIGHWAY NO. 183 (ROW VARIES), SAME BEING THE EAST LINE OF SAID TRACT ONE;

THENCE WITH SAID COMMON LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 133.18 FEET, THROUGH A CENTRAL ANGLE OF 29°20'54", HAVING A RADIUS OF 260.00 FEET, AND WHOSE CHORD BEARS S48°14'31"E, A DISTANCE OF 131.73 FEET TO A ½ INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND,
2. S70°12'17"W, A DISTANCE OF 49.98 FEET TO A ½ INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, AND,
3. S51°21'47"W, A DISTANCE OF 50.94 FEET TO A ½ INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND AT THE INTERSECTION OF THE WEST ROW LINE OF U.S. HIGHWAY NO. 183, AND THE NORTH ROW LINE OF COUNTY ROAD 276;

THENCE WITH THE NORTH ROW LINE OF COUNTY ROAD 276, SAME BEING THE SOUTH LINE OF SAID TRACT ONE, S70°10'01"W, A DISTANCE OF 223.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.55 ACRES OF LAND, MORE OR LESS.

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

DESCRIPTION OF A 5.49 ACRE TRACT LOCATED IN THE WILLIAM MANSIL SURVEY ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 49.43 ACRE TRACT (TRACT ONE) CONVEYED TO MJAG PARTNERSHIP, LTD., IN DOCUMENT NUMBER 2007103221, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 5.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY NO. 183 (ROW VARIES) FOR AN EAST CORNER OF SAID TRACT ONE, SAME BEING THE SOUTHEAST CORNER OF A 1.24 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2003056242, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE POINT OF BEGINNING;

THENCE WITH THE WEST ROW LINE OF U.S. HIGHWAY NO. 183, SAME BEING THE EAST LINE OF SAID TRACT ONE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S01°25'50"E, A DISTANCE OF 330.19 FEET TO A ½ INCH IRON ROD FOUND,
2. S22°47'08"W, A DISTANCE OF 277.76 FEET TO A ½ INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, AND
3. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 22.00 FEET, THROUGH A CENTRAL ANGLE OF 04°50'51", HAVING A RADIUS OF 260.00 FEET, AND WHOSE CHORD BEARS S25°12'43"W, A DISTANCE OF 21.99 FEET TO A CALCULATED POINT;

THENCE LEAVING THE WEST ROW LINE OF U.S. HIGHWAY NO. 183, AND CROSSING SAID TRACT ONE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N55°23'33"W, A DISTANCE OF 311.51 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
2. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 17.47 FEET, THROUGH A CENTRAL ANGLE OF 14°18'04", HAVING A RADIUS OF 70.00 FEET, AND WHOSE CHORD BEARS N48°14'31"W, A DISTANCE OF 17.43 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
3. N41°05'29"W, A DISTANCE OF 251.31 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
4. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 18.52 FEET, THROUGH A CENTRAL ANGLE OF 15°09'28", HAVING A RADIUS OF 70.00 FEET, AND WHOSE CHORD BEARS N33°30'45"W, A DISTANCE OF 18.46 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
5. N25°56'01"W, A DISTANCE OF 21.55 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET,
6. N26°54'23"E, A DISTANCE OF 222.06 FEET TO A COTTON SPINDLE WITH "DELTA SURVEY" WASHER SET, AND
7. S88°00'55"E, A DISTANCE OF 264.82 FEET TO A MAG NAIL WITH "DELTA SURVEY" WASHER SET IN WOOD FENCE POST FOR AN EAST CORNER OF SAID TRACT ONE, SAME BEING THE SOUTHWEST CORNER OF SAID 1.24 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID TRACT ONE, SAME BEING THE SOUTH LINE OF SAID 1.24 ACRE TRACT, N88°41'35"E, A DISTANCE OF 197.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.49 ACRES OF LAND, MORE OR LESS.

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

GENERAL PLAT NOTES:

1. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON 8/19/2021.
2. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OR WAIVERS TO ORDINANCE REQUIREMENTS.
3. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
4. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER UNLESS OTHERWISE SPECIFIED IN THE PUD.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE—PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE. IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT OR APPROVED IN THE PUD.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL WATERSHED.
12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
13. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
14. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF FAIRWAY ROAD AND THE SUBDIVISION SIDE OF US HWY 183. 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.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F, FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019.
16. ALL DRIVE LANES, FIRELANES 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.
17. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE 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.

TRAFFIC IMPACT ANALYSIS NOTE:

1. AT THE TIME OF THE SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BLOW 2,000.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT NAKFOOR FM 276 INVESTORS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THOSE CERTAIN 3.55 AND 5.49 ACRE TRACTS OF LAND RECORDED IN DOCUMENT NUMBER 2021084697, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS MONARCH PHASE II SUBDIVISION.

BRUCE NAKFOOR

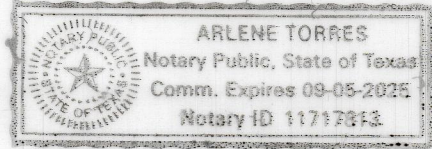
[NAME OF AUTHORIZED OFFICER]
[TITLE OF OFFICER]

THE STATE OF TEXAS §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 9 DAY OF Nov, 2022, PERSONALLY APPEARED, [NAME OF AUTHORIZED OFFICER], [TITLE OF OFFICER], NAKFOOR CENTRAL TEXAS INVESTORS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID BRUCE NAKFOOR, 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 9 DAY OF Nov 2022

ARLENE TORRES
NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: Arlene Torres
MY COMMISSION EXPIRES: 9-6-25



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.

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITHALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GF NO. 202200940, ISSUED 3/1/2022 HAVE BEEN SHOWN OR NOTED HERON.

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

5 - 5 - 22
DATE



STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, MICHAEL E. BEVILACQUA, 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.

MICHAEL E. BEVILACQUA
PROFESSIONAL ENGINEER NO. 124762 - STATE OF TEXAS
GREEN CIVIL DESIGN, LLC.
301 DENALI PASS, SUITE 3
CEDAR PARK, TEXAS 78613
(512) 640-6590 EXT. 1003
TBPE FIRM #F-17563



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF ___, 20__ AD, AT ___ O'CLOCK ___, M, AND DULY RECORDED THIS THE DAY OF ___, 20__ AD, AT ___ O'CLOCK ___, M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET ___, SLIDE ___.

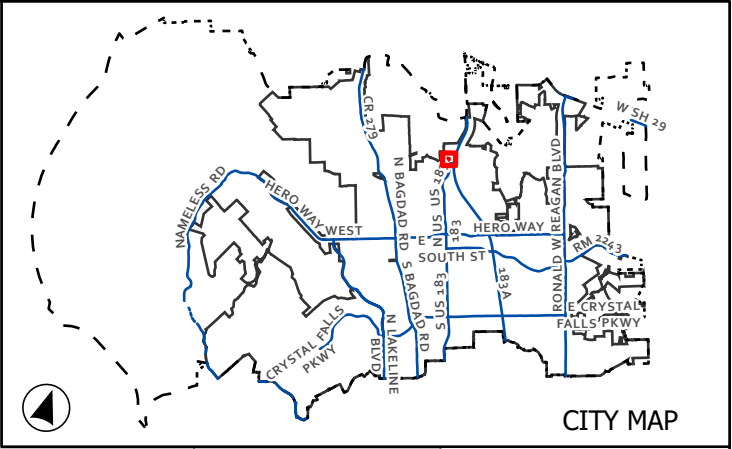
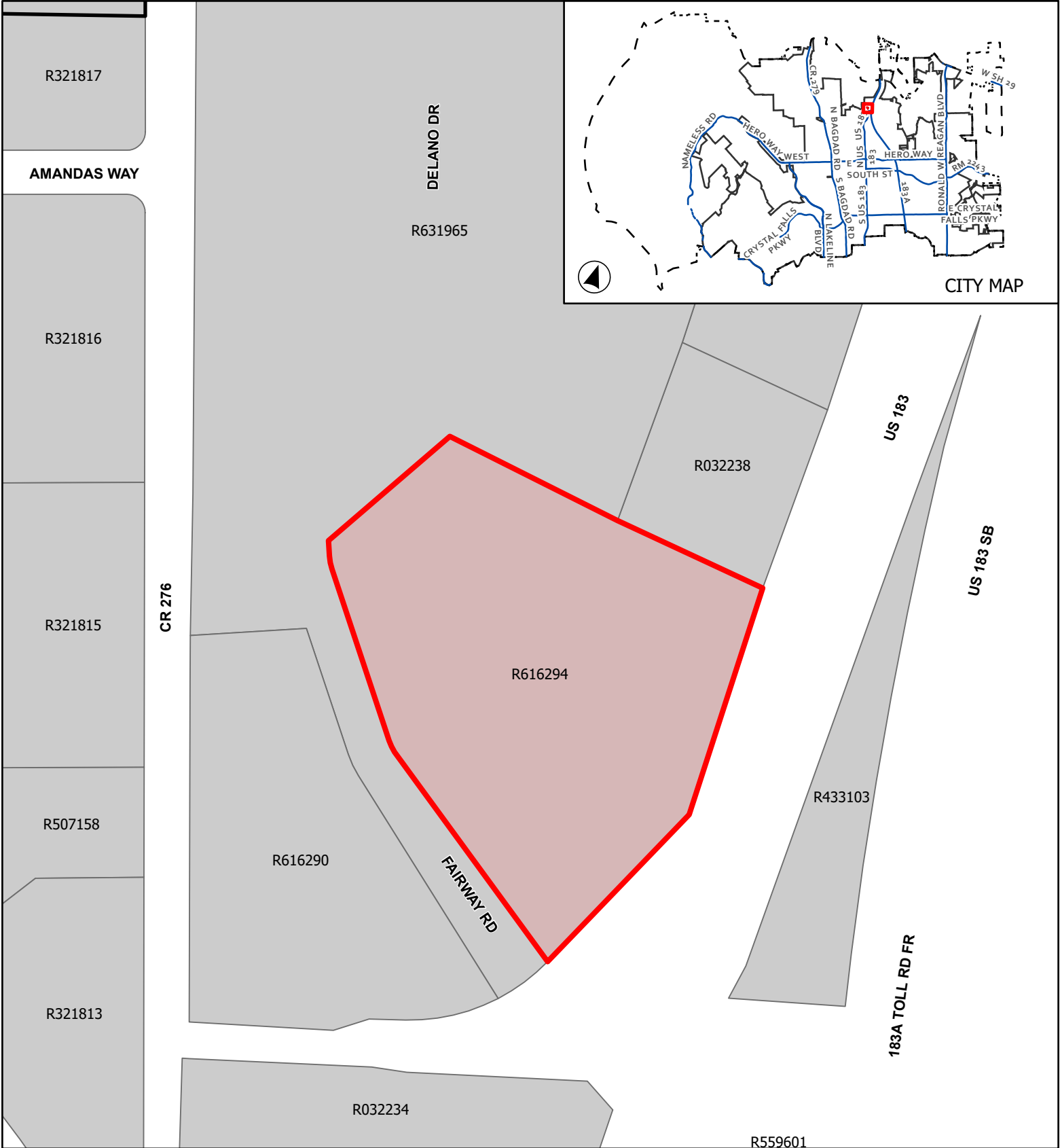
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____DEPUTY

Delta Survey Group Inc.

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



CASE: FP-22-0008 ATTACHMENT 2 MONARCH PH 2

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.

0 80 160

Feet

City Limits

Subject Boundary

ETJ Boundary



EXECUTIVE SUMMARY
01/26/2023

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0005 regarding Travisso Phase 5 Section 6, 8, & 10 Preliminary Plat on four parcels of land approximately 284.757 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 796297, 948163, 958216, and 844741; generally located along Osage Dr. north of FM 1431, Leander, Travis 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:

05/03/2012 – Concept Plan Approved

APPLICANT/AGENT:

Jay Engineering, A Division of GBA (Kelsey Jett) on behalf of Travisso, Ltd. (Mark Berman).

RECOMMENDATION:

This preliminary plat includes 172 Residential lots, 11 Landscape lots, 3 Parkland lots, 8 Parkland and Drainage lots, 4 Drainage lots and 1 lift station lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

G:\14977\Civil 3D\Production Drawings\1497700100.dwg Layout: 1 Cover Sheet and Location Map Monday November 28, 2022, 9:52am Copyright 2022, George Butler Associates, Inc.

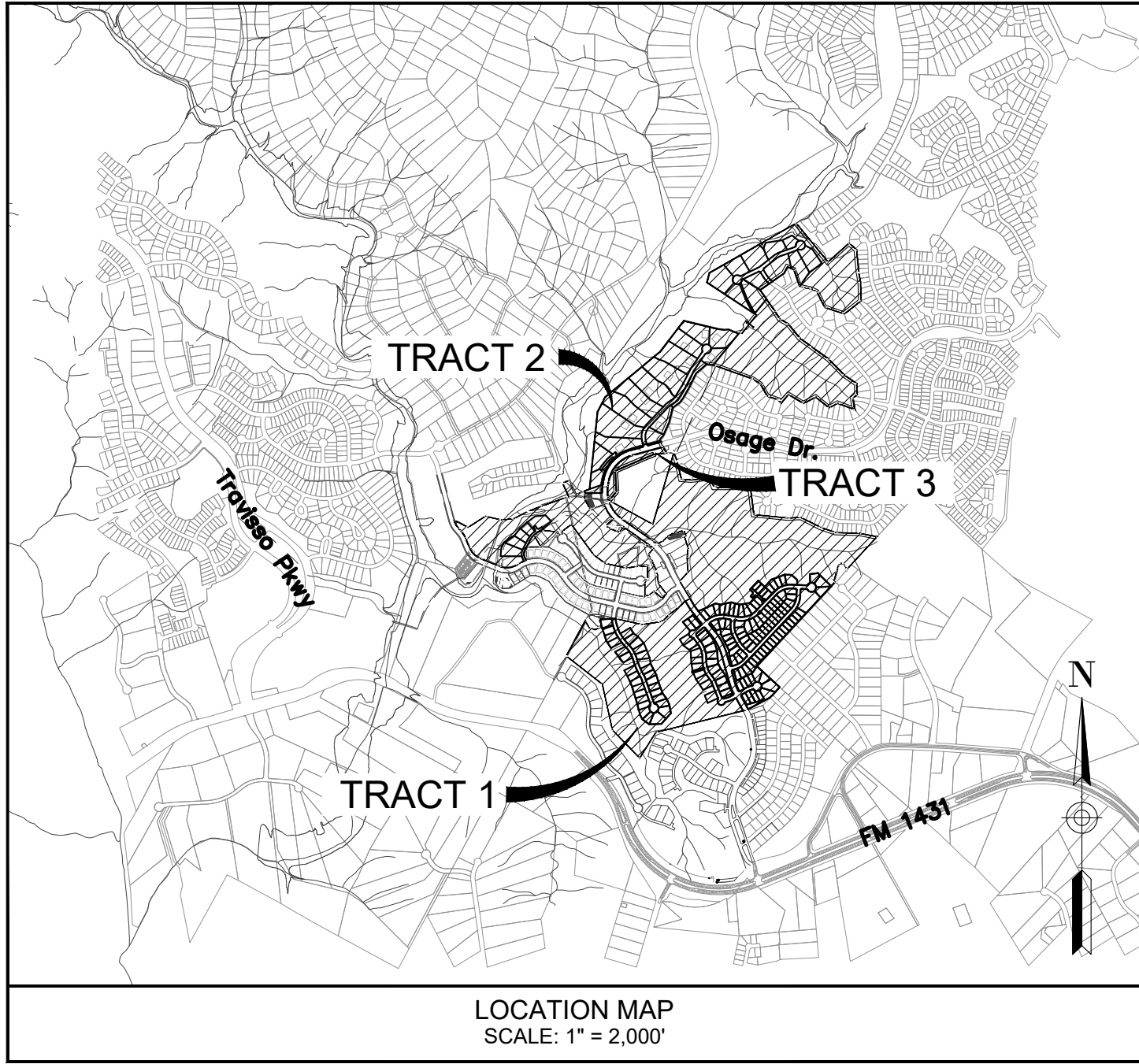
Travisso

Phase 5 - Sections 6, 8, & 10

CITY OF LEANDER, TRAVIS COUNTY, TEXAS

PRELIMINARY PLAT

22-PP-005



LEGAL DESCRIPTION -- Ph. 5

TRACT 1: 157.386 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE B.F. DAVIS SURVEY 73, THE J.H. HARRIS SURVEY 96, THE LUCINDA CARTER SURVEY, THE R.F. HART SURVEY 56 AND THE C.G. SETTLE SURVEY 62, BEING A PORTION OF A 2,144.875 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NUMBER 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: 125.256 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE TOM CATER SURVEY 206, THE C.C. CHAFIN SURVEY 78, THE I.A. HAMPTON SURVEY 613, THE R.F. DAVIS SURVEY 73, THE J.H. HARRIS SURVEY 96 AND THE LUCINDA CARTER SURVEY, BEING A PORTION OF A 2,144.875 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NUMBER 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: 2,114 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE J.H. HARRIS SURVEY 96, BEING A PORTION OF A 2,144.875 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NUMBER 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

	PHASE 5		
	SEC. 6	SEC. 8	SEC. 10
RESIDENTIAL LOTS	119	27	26
ACREAGE	30.25	8.59	47.54
MUD LANDSCAPE LOTS	6	-	5
ACREAGE	1.82	-	1.17
MUD PARKLAND/OPEN SPACE	2	-	1
ACREAGE	1.72	-	2.11
MUD BMP/DE	3	1	-
ACREAGE	1.60	17.84	-
MUD PARKLAND/DE	3	2	3
ACREAGE	113.33	0.68	42.14
HOA PRIVATE DRIVE	2	-	1
ACREAGE	0.63	-	0.24
CITY WATER BOOSTER STATION/WATER ESMT	1	-	-
ACREAGE	0.25	-	-
CITY WW LIFT STATION/WWE	-	1	-
ACREAGE	-	0.28	-

TOTAL ACREAGE = 284.757 ACRES

PROJECT INFORMATION

FILING DATE: FEBRUARY 15, 2022

TOTAL ACREAGE: 284.757 Acres

SITE ADDRESS: North of FM 1431
Leander, Texas

OWNER

NAME: Mark Berman -- Vice President
COMPANY: Travisso, LTD.
ADDRESS: 810 Hesters Crossing Road, Suite 235
Round Rock, TX 78681
PHONE #: (512) 590-0818

DEVELOPER

COMPANY: Travisso, LTD.
ADDRESS: 810 Hesters Crossing Road, Suite 235
Round Rock, TX 78681
CONTACT: Brad Garner
PHONE #: (512) 532-2128

CURRENT ZONING: TRAVISPO PUD -- SFU-2-A, SFE-2-A, SFR-2-A

LEGAL DESCRIPTION: (See Legal Description This Sheet)

FUTURE LAND USE: Neighborhood Residential, Employment Center

ENGINEER

NAME: Clint Loumaster, P.E.
COMPANY: GBA
ADDRESS: 9801 Renner Blvd., Ste. 300
Lenexa, Kansas 66219
PHONE #: (913) 492-0400
FAX #: (913) 577-8312

SURVEYOR

NAME: Phillip L. McLaughlin RPLS
COMPANY: G & R Surveying
ADDRESS: 1805 Ouida Drive
Austin, Texas 78728
PHONE #: (512) 267-7430
FAX #: (512) 836-8385

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- ALL PORTIONS OF THIS TRACT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48453C0095J FOR TRAVIS CO., EFFECTIVE JAN. 22, 2020 ARE DENOTED ON THE PLAT.
- 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 BOTH SIDES OF OSAGE DRIVE AND ONE SIDE OF ALL LOCAL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK K LOTS 6 AND 7, BLOCK L LOTS 13, AND 14, BLOCK M LOTS 12 AND 13, BLOCK N LOTS 1 AND 22, BLOCK P LOT 1, BLOCK Q LOT 22, BLOCK R LOT 11, BLOCK S LOTS 25 AND 29, BLOCK T LOTS 14, 17, 18, 20, 21, 22, AND 23, BLOCK U LOTS 12 AND 13.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL PRIVATE STREETS AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE SAME PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THE SUBDIVISION.
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WILL BE DEDICATED AT THE TIME OF FINAL PLAT FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT (BLOCK L LOTS 13 AND 14, BLOCK M LOT 12, BLOCK N LOT 1, BLOCK P LOT 1, BLOCK R LOT 11, BLOCK T LOTS 14, 20, 21, 22, AND 23), 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 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 LAND ASSOCIATION. THE FOLLOWING MUD LANDSCAPE LOTS REQUIRE A 6" MASONRY WALL BETWEEN OSAGE DRIVE AND HOMES: BLOCK L LOTS 13 AND 14, BLOCK M LOT 12, BLOCK N LOT 1, BLOCK P LOT 1, BLOCK R LOT 11.
- AN UPDATED TIA IS CURRENTLY IN PROGRESS. THE UPDATED TIA SHALL BE REVIEWED TO DETERMINE IF ADDITIONAL INFRASTRUCTURE AND/OR IMPROVEMENTS WILL BE REQUIRED.
- FLOODPLAIN DEVELOPMENT PERMIT SHALL BE FILED DURING THE CONSTRUCTION PLAN APPLICATION.

PREPARED BY:



Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet and Location Map
2	Concept Plan
3	Existing Conditions
4	Overall Layout
5	Preliminary Plat
6	Preliminary Plat
7	Preliminary Plat
8	Preliminary Plat
9	Preliminary Plat
10	Preliminary Plat
11	Line and Curve Tables
12	Osage Drive Profile
13	Osage Drive Profile
14	Monte Viso Way Profile
15	Monte Viso Loop - Monte Viso Court Profile
16	Varazze Lane - Sesia Court Profile
17	Levanto Lane Profile
18	Vallata Lane Profile
19	Sesia Court - Tanaro Court
20	Cavello Court Profile
21	Cavello Court Profile
22	Long Lasso Court
23	Overall Zoning Map
24	Zoning Map (Section 6)
25	Zoning Map (Section 8)
26	Zoning Map (Section 10)
27	Overall Water Layout
28	Water Distribution Plan
29	Water Distribution Plan
30	Water Distribution Plan
31	Water Distribution Plan
32	Wastewater Collection System
33	Wastewater Collection System
34	Wastewater Collection System
35	Wastewater Collection System
36	Storm Sewer Plan
37	Storm Sewer Plan
38	Storm Sewer Plan
39	Storm Sewer Plan
40	Existing Drainage Plan
41	Proposed Drainage Plan
42	Overall Parks Plan
43	Tree Location Plan
44	Tree Location Plan

PHASE 1, SECTIONS 1-2				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
36	48	46	68	198
PHASE 2, SECTIONS 1A-1M				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
136	78	43	68	325
PHASE 2, SECTIONS 2A-2H				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
25	62	71	114	272
PHASE 3, SECTIONS 1-10				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
243	208	162	145	758
PHASE 4, SECTIONS 1-6				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
74	171	140	190	575
PHASE 5, SECTIONS 1-2				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
0	0	35	55	90
PHASE 4, SECTION 7-10 & PHASE 5, SECTION 3				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
76	64	83	48	271

PHASE 5, SECTIONS 6, 8, 10				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80+ LOTS	
0	94	0	78	172
TOTAL LOTS	590	725	580	2661
ALLOWED PER PUD	20% OR 420-635 MAX	N/A	20% OR 420-635 MIN	25% OR 525-793 MIN
CURRENT %	22%	27%	22%	29%

STREET INFORMATION			
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH
OSAGE DRIVE (COLLECTOR)	1669'	70'	40' F-F
LONG LASSO PASS CONT. (LOCAL)	251'	50'	28' F-F
VALLATA LANE (LOCAL)	1308'	50'	28' F-F
MONTES VISO LOOP (LOCAL)	1427'	50'	28' F-F
SESA COURT (LOCAL)	286'	50'	28' F-F
LEVANTO LANE (LOCAL)	1496'	50'	28' F-F
VARAZZE LANE (LOCAL)	575'	50'	28' F-F
MONTES VISO WAY (LOCAL)	1589'	50'	28' F-F
MONTES VISO COURT (PRIVATE)	275'	30'	26' B-B
TANARO COURT (PRIVATE)	546'	30'	20' B-B
CAVELLO COURT (PUBLIC)	1555'	50'	28' F-F
LONG LASSO COURT (LOCAL)	961'	50'	28' F-F
BRENTA WAY (PRIVATE)	308'	30'	20' B-B

SUBMITTED BY:



GBA
CLINT LOUMASTER, P.E. #125540

12-21-2022

GBA

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

TRAVISPO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION

4/26/22 -- 1st Resubmittal
6/21/22 -- 2nd Resubmittal
7/26/22 -- 3rd Resubmittal
9/6/22 -- 4th Resubmittal
9/27/22 -- 5th Resubmittal
11/29/22 -- 6th Resubmittal
12/21/22 -- Final Documents

PROJECT NUMBER
14977

DATE
2/10/2022

DESIGNED
CEL

DRAWN
KNJ

REVIEWED
CEL

SHEET TITLE

Cover Sheet and
Location Map

SHEET NUMBER

1 of 44



REVISION
4/26/22 – 1st Resubmittal
6/21/22 – 2nd Resubmittal
7/26/22 – 3rd Resubmittal
9/6/22 – 4th Resubmittal
9/27/22 – 5th Resubmittal
11/29/22 – 6th Resubmittal

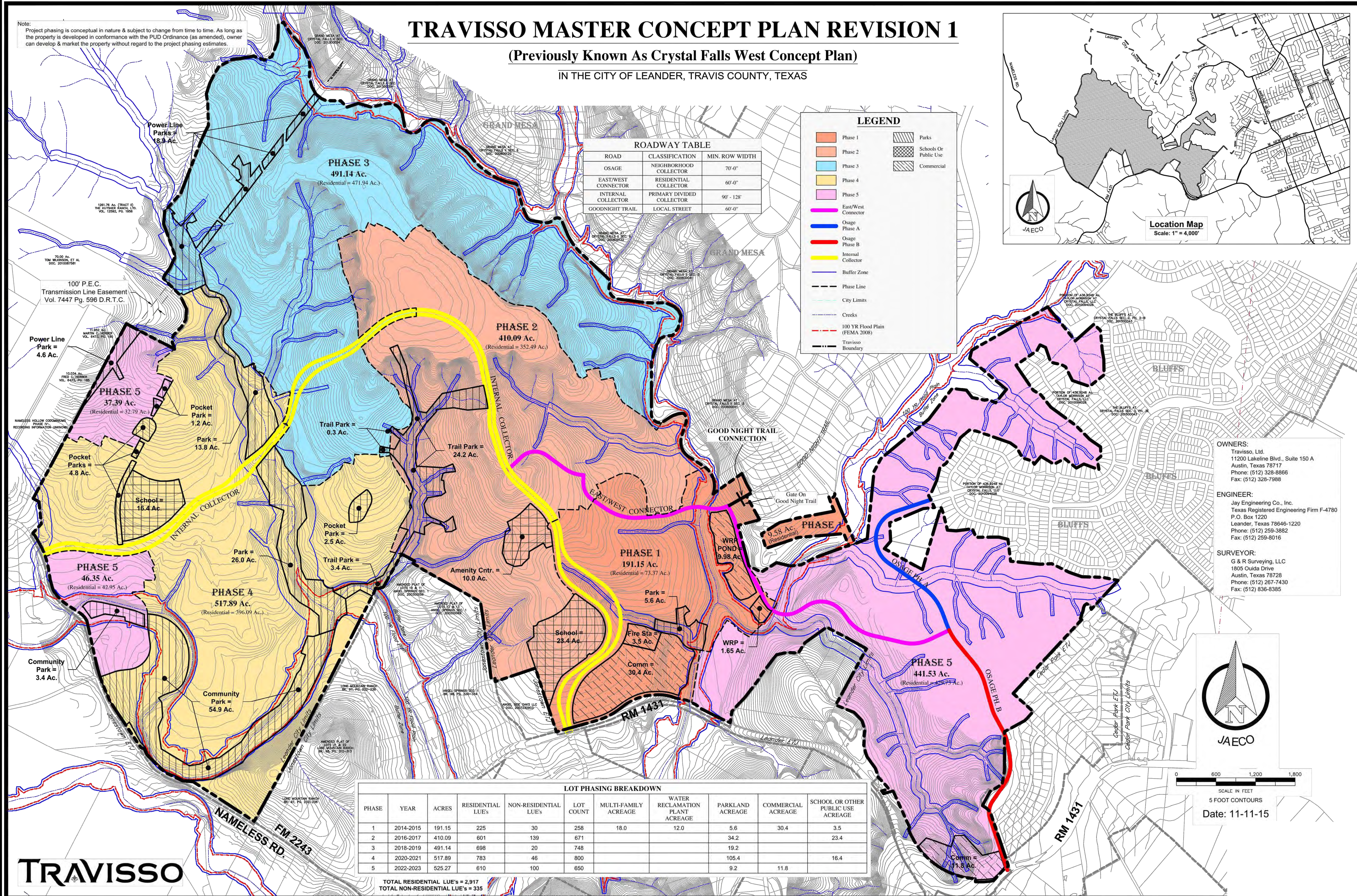
PROJECT NUMBER
14977

DATE
2/10/2022

DESIGNED CEL
DRAWN KNJ
REVIEWED CEL
SHEET TITLE

Concept Plan

SHEET NUMBER
2 of 44



TRAVISSO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION	
4/26/22	1st Resubmittal
6/21/22	2nd Resubmittal
7/26/22	3rd Resubmittal
9/6/22	4th Resubmittal
9/27/22	5th Resubmittal
11/29/22	6th Resubmittal

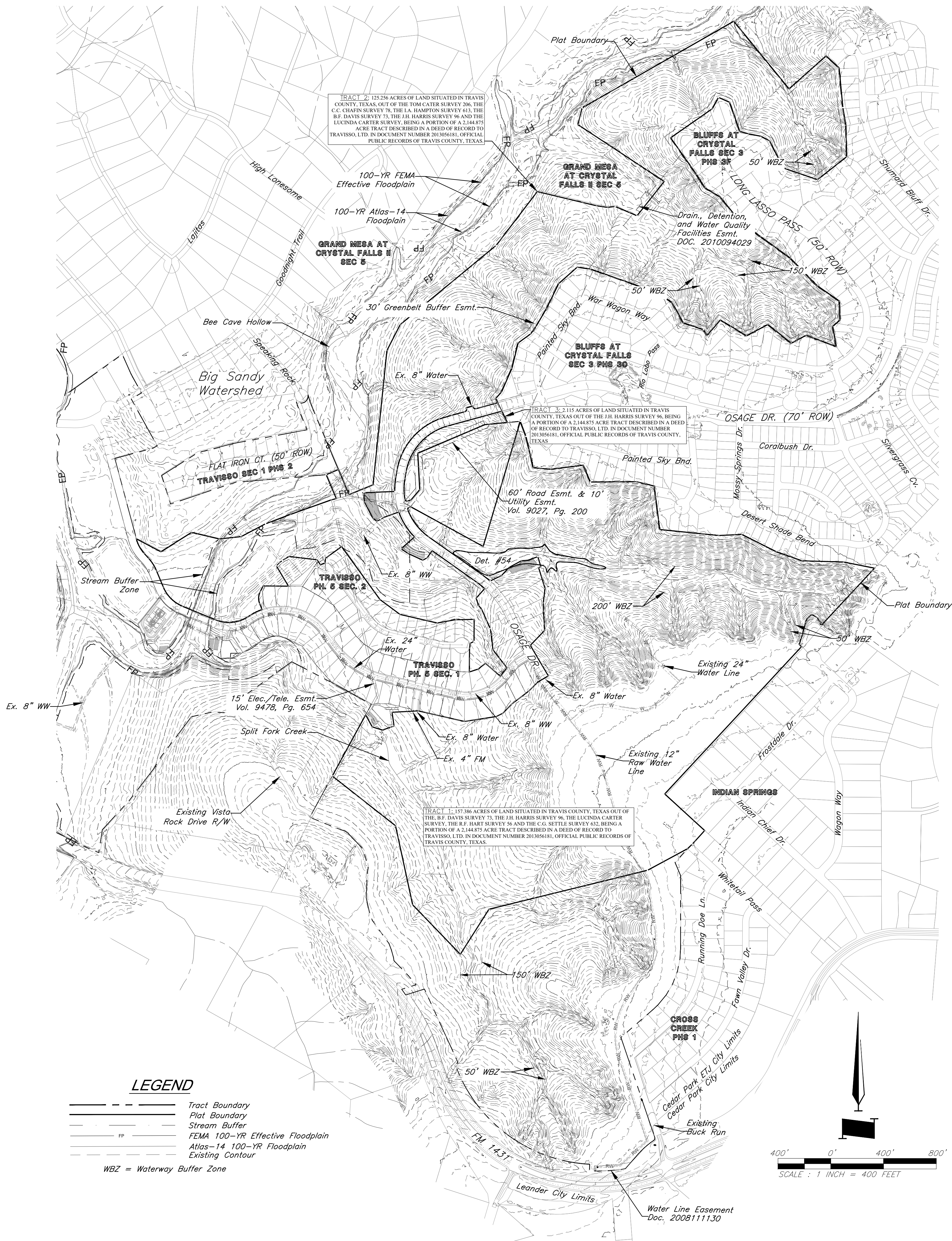
PROJECT NUMBER
14977

DATE
2/10/2022

DESIGNED CEL
DRAWN KNJ
REVIEWED CEL
SHEET TITLE

Existing Conditions

SHEET NUMBER
3 of 44



Travisso Phase 5 - Sections 6, 8, & 10

CITY OF LEANDER, TRAVIS COUNTY, TEXAS
PRELIMINARY PLAT

ZONING DESIGNATION

TRAVISSO PUD - SFU-2-A, SFE-2-A, SFR-2-A

	PHASE 5		
	SEC. 6	SEC. 8	SEC. 10
RESIDENTIAL LOTS	119	27	26
ACREAGE	30.25	8.59	47.54
MUD LANDSCAPE LOTS	6	-	5
ACREAGE	1.82	-	1.17
MUD PARKLAND/OPEN SPACE	2	-	1
ACREAGE	1.72	-	2.11
MUD BMPE/DE	3	1	-
ACREAGE	1.60	17.84	-
MUD PARKLAND/DE	3	2	3
ACREAGE	113.33	0.68	42.14
HOA PRIVATE DRIVE	2	-	1
ACREAGE	0.63	-	0.24
CITY WATER BOOSTER STATION/WATER ESMT	1	-	-
ACREAGE	0.25	-	-
CITY WW LIFT STATION/WWE	-	1	-
ACREAGE	-	0.28	-

STREET INFORMATION			
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH
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OWNER:

Travisso, LTD
810 Hesters Crossing Road, Suite 235
Round Rock, TX 78681
Phone: (512) 590-0818

ENGINEER:

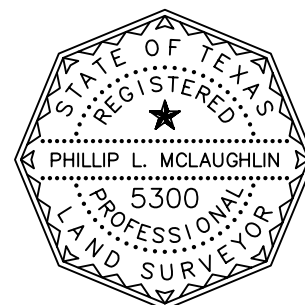
Jay Engineering Co., Inc., A Division of GBA
Texas Registered Engineering Firm F-4780
P.O. Box 1229
Leander, Texas 78646-1220
Phone: (512) 259-3882
Fax: (512) 259-8016

SURVEYOR:

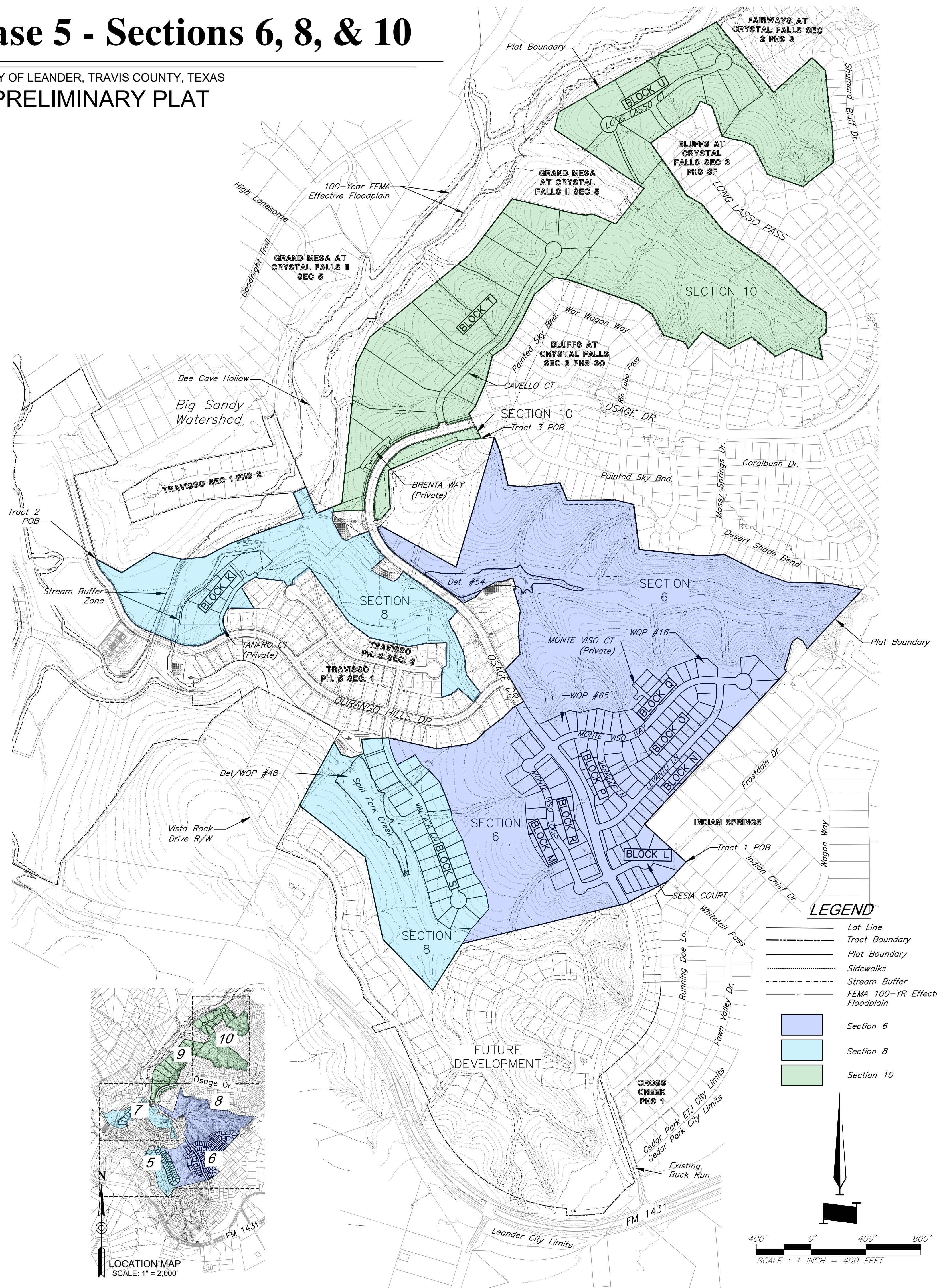
G & R Surveying
1805 Ouida Drive
Austin, Texas 78728
Phone: (512) 267-7430
Fax: (512) 836-8385

I, PHILLIP L. MCLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICIES PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NOS. 2706228-1171, ISSUED JANUARY 6, 2022; 2706242-1171, ISSUED JANUARY 6, 2022; AND 2706265-1171, ISSUED JANUARY 10, 2022, HAVE BEEN SHOWN HEREON.

PHILLIP L. McLAUGHLIN 11-29-2022
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



LOCATION MAP
SCALE: 1" = 2,000'



9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

TRAVISSO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION

4/26/22 – 1st Resubmittal
6/21/22 – 2nd Resubmittal
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9/6/22 – 4th Resubmittal
9/27/22 – 5th Resubmittal
11/29/22 – 6th Resubmittal

PROJECT NUMBER
14977

DATE
2/10/2022

DESIGNED

CEL

DRAWN

KNJ

REVIEWED

CEL

Overall Layout

SHEET NUMBER

4 of 44

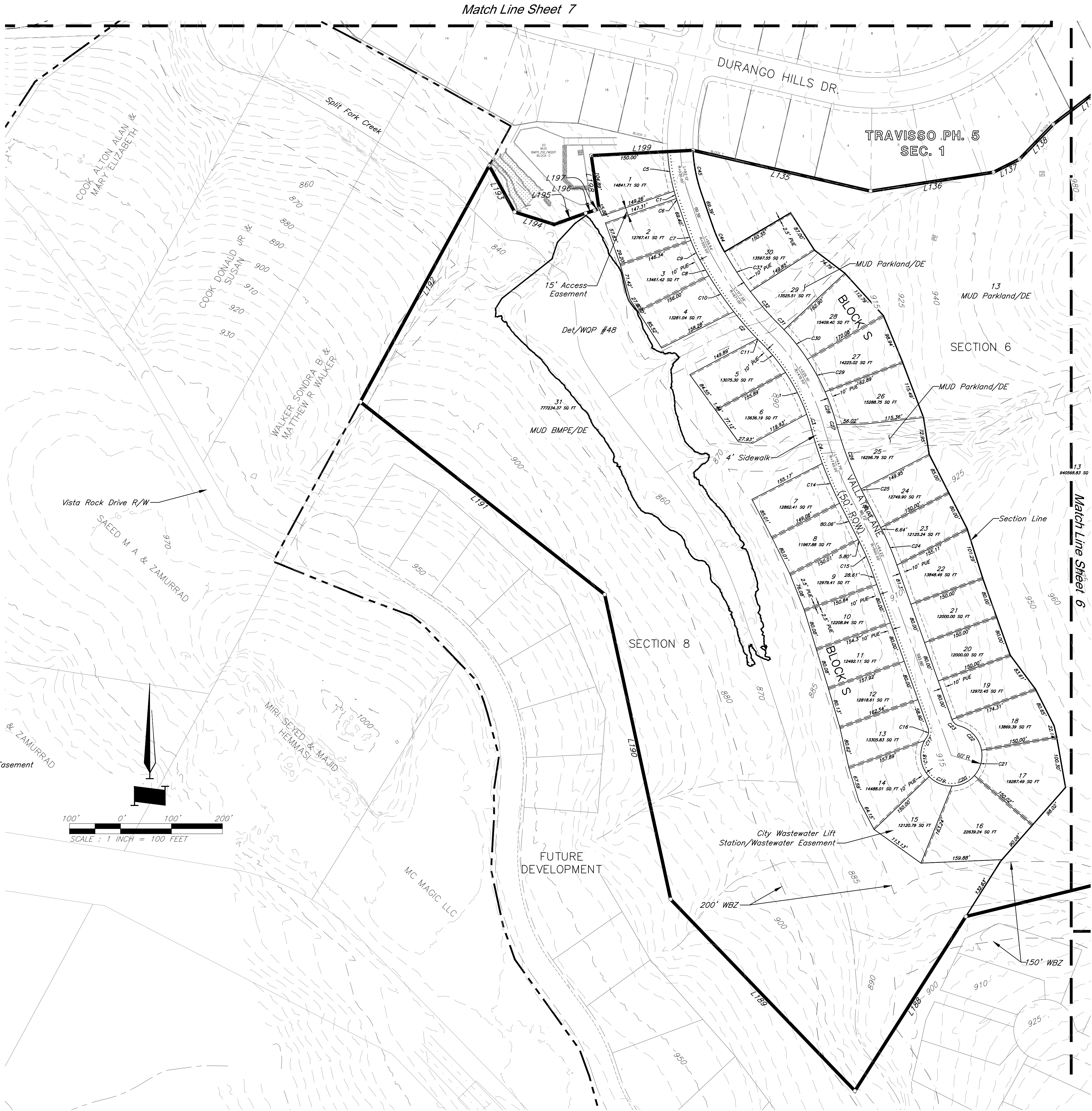
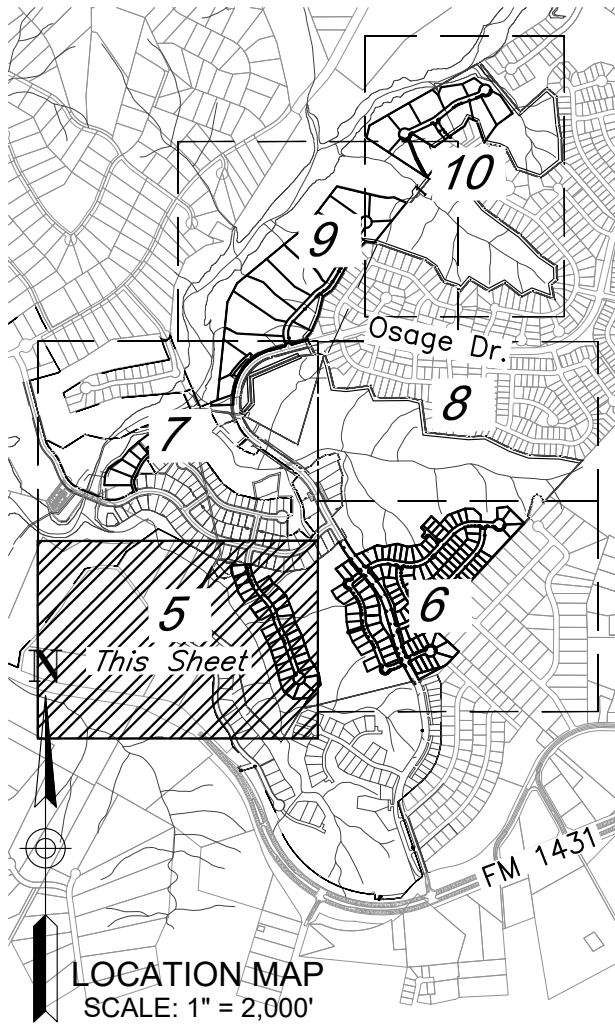
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Engineering COA# F-4242
Architecture COA# BR 1603

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Sec. 8 Block S		
Parcel #	Area	Description
1	14841.71	Residential
2	12767.41	Residential
3	13461.42	Residential
4	13281.04	Residential
5	13075.30	Residential
6	13636.19	Residential
7	12862.41	Residential
8	11967.88	Residential
9	12979.41	Residential
10	12208.94	Residential
11	12492.11	Residential
12	12818.61	Residential
13	13305.83	Residential
14	14488.01	Residential
15	12120.79	City WW Lift Station/WWE
16	22639.24	Residential
17	19287.49	Residential
18	13869.39	Residential
19	12972.45	Residential
20	12000.00	Residential
21	12000.00	Residential
22	13848.46	Residential
23	12125.24	Residential
24	12749.90	Residential
25	16296.79	MUD Parkland/DE
26	15288.75	Residential
27	14225.02	Residential
28	15409.40	Residential
29	13525.51	MUD Parkland/DE
30	13597.55	Residential
31	777234.37	MUD BMPE/DE

LEGEND

—	Lot Line
—	Plat Boundary
—	Sidewalks
—	Stream Buffer
—	FEMA 100-YR Effective Floodplain
—	Tract Boundary
—	Atlas-14 100-YR Floodplain
—	Existing Contour
WBZ	Waterway Buffer Zone
MUD	Municipal Utility District
LL	Landscape Lot
BMPE	Best Management Practice Easement
WQP	Water Quality Pond



GBA

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TRAVISSEO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION

4/26/22	1st Resubmittal
6/21/22	2nd Resubmittal
7/26/22	3rd Resubmittal
9/6/22	4th Resubmittal
9/27/22	5th Resubmittal
11/29/22	6th Resubmittal

PROJECT NUMBER
149377

DATE
2/10/2022

DESIGNED
CEL

DRAWN
KNJ

REVIEWED
CEL

SHEET TITLE

Preliminary Plat

SHEET NUMBER

5 of 44



REVISION	
4/26/22	1st Resubmittal
6/21/22	2nd Resubmittal
7/26/22	3rd Resubmittal
9/6/22	4th Resubmittal
9/27/22	5th Resubmittal
11/29/22	6th Resubmittal

PROJECT NUMBER	
14977	
DATE	
2/10/2022	

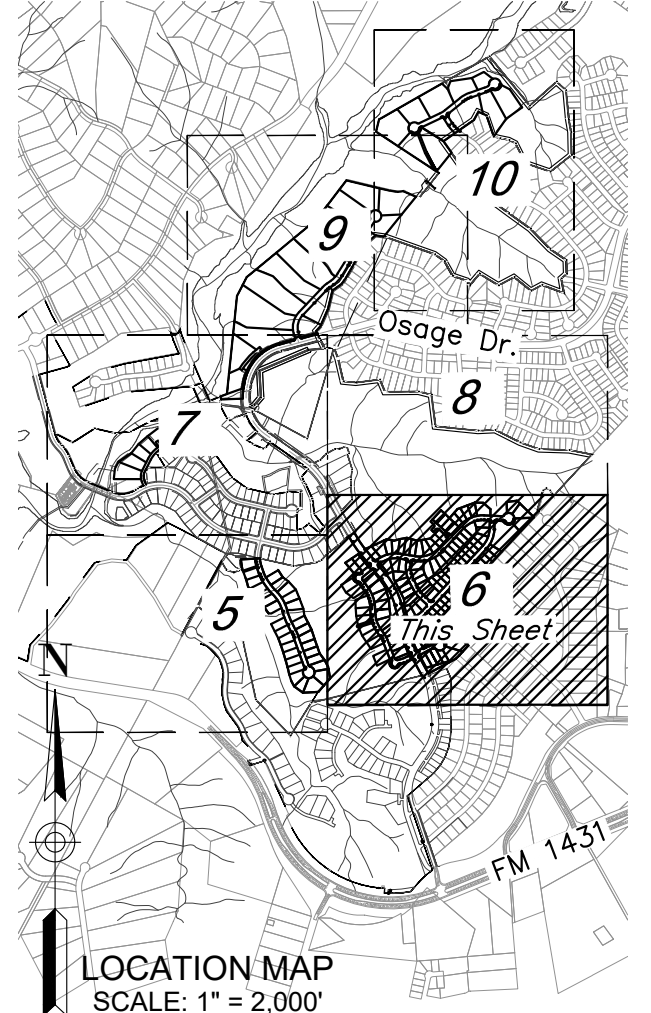
DESIGNED	
CEL	
DRAWN	
KNJ	
REVIEWED	
CEL	
SHEET TITLE	

Preliminary Plat

SHEET NUMBER	
6 of 44	

Sec. 6 Block L		
Parcel #	Area	Description
1	9398.17	Residential
2	8527.77	Residential
3	8835.78	Residential
4	8512.84	Residential
5	16877.45	Residential
6	14131.52	Residential
7	23369.88	Residential
8	17884.55	Residential
9	8486.17	Residential
10	10427.15	Residential
11	10077.14	Residential
12	9288.97	Residential
13	10824.63	MUD Landscape Lot
14	1350.64	MUD Landscape Lot

Sec. 6 Block N		
Parcel #	Area	Description
1	4259.91	MUD Landscape Lot
2	9561.25	Residential
3	9676.19	Residential
4	10318.66	Residential
5	9673.51	Residential
6	8208.59	Residential
7	8135.89	Residential
8	8135.85	Residential
9	8135.81	Residential
10	8135.77	Residential
11	8132.75	Residential
12	8132.71	Residential
13	8135.65	Residential
14	8135.61	Residential
15	8135.57	Residential
16	8135.53	Residential
17	8135.49	Residential
18	8135.45	Residential
19	8135.41	Residential
20	8390.75	Residential
21	9546.18	Residential
22	58742.36	MUD Parkland/Open Space
23	16451.65	Residential
24	18929.04	Residential
25	12890.88	Residential



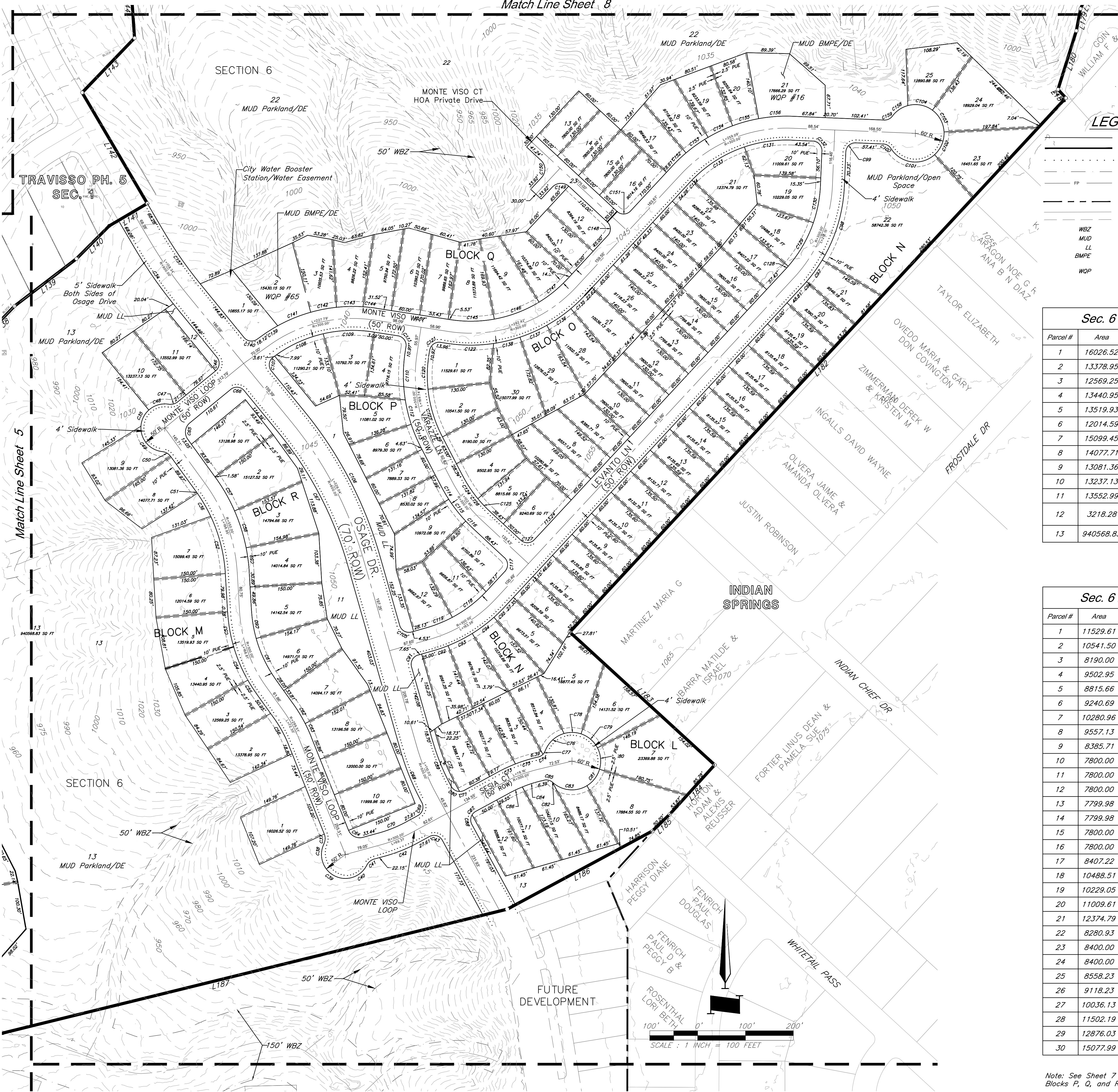
LEGEND

—	Lot Line
—	Plat Boundary
—	Sidewalks
—	Stream Buffer
—	FEMA 100-YR Effective Floodplain
—	Tract Boundary
—	Atlas-14 100-YR Floodplain
—	Existing Contour
—	Waterway Buffer Zone
—	Municipal Utility District
—	Landscape Lot
—	Best Management Practice Easement
—	Water Quality Pond

Sec. 6 Block M		
Parcel #	Area	Description
1	16026.52	Residential
2	13378.95	Residential
3	12569.25	Residential
4	13440.95	Residential
5	13519.93	Residential
6	12014.59	Residential
7	15099.45	Residential
8	14077.71	Residential
9	13081.36	Residential
10	13237.13	Residential
11	13552.99	Residential
12	3218.28	MUD Landscape Lot
13	940568.83	MUD Parkland/DE

Sec. 6 Block O		
Parcel #	Area	Description
1	11529.61	Residential
2	10541.50	Residential
3	8190.00	Residential
4	9502.95	Residential
5	8815.66	Residential
6	9240.69	Residential
7	10280.96	Residential
8	9557.13	Residential
9	8385.71	Residential
10	7800.00	Residential
11	7800.00	Residential
12	7800.00	Residential
13	7799.98	Residential
14	7799.98	Residential
15	7800.00	Residential
16	7800.00	Residential
17	8407.22	Residential
18	10488.51	Residential
19	10229.05	Residential
20	11009.61	Residential
21	12374.79	Residential
22	8280.93	Residential
23	8400.00	Residential
24	8400.00	Residential
25	8558.23	Residential
26	9118.23	Residential
27	10036.13	Residential
28	11502.19	Residential
29	12876.03	Residential
30	15077.99	Residential

Note: See Sheet 7 for block tables for Blocks P, Q, and R.

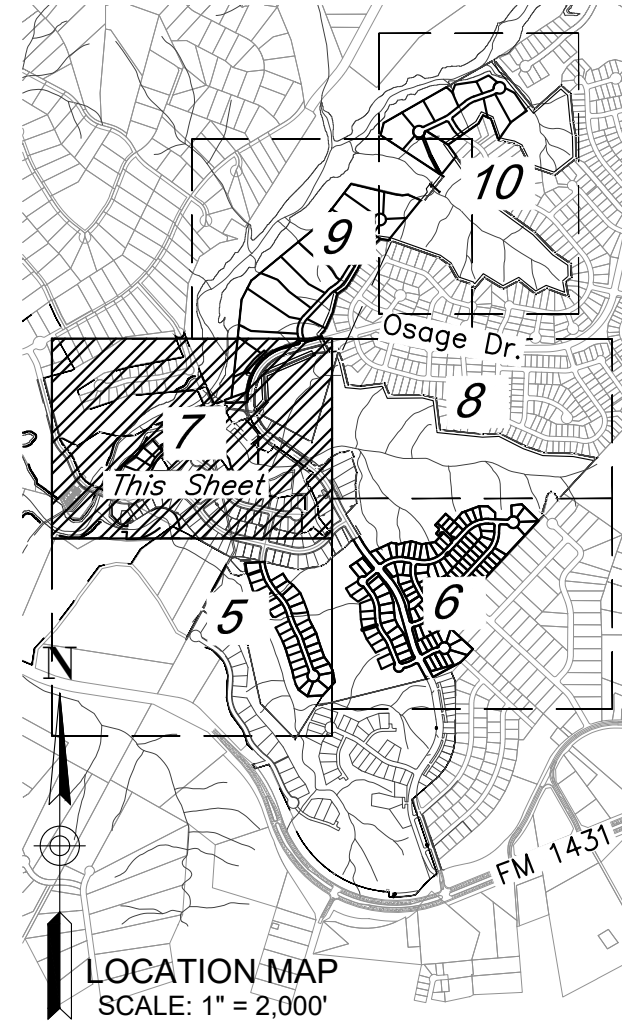


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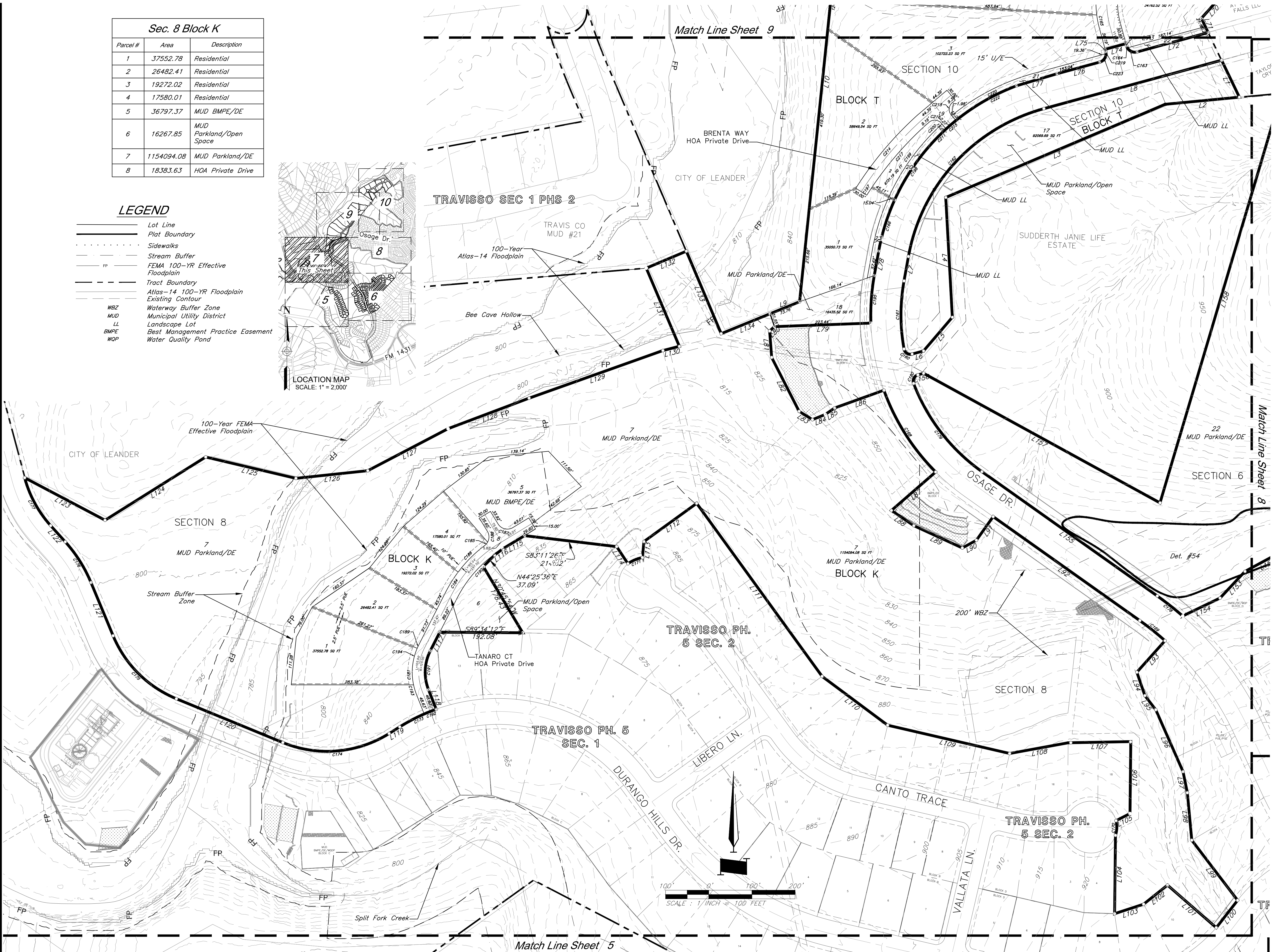
Sec. 8 Block K		
Parcel #	Area	Description
1	37552.78	Residential
2	26482.41	Residential
3	19272.02	Residential
4	17580.01	Residential
5	36797.37	MUD BMPE/DE
6	16267.85	MUD Parkland/Open Space
7	1154094.08	MUD Parkland/DE
8	18383.63	HOA Private Drive

LEGEND

	Lot Line
	Plat Boundary
	Sidewalks
	Stream Buffer
	FEMA 100-YR Effective Floodplain
	Tract Boundary
	Atlas-14 100-YR Floodplain Existing Contour
	Waterway Buffer Zone
	Municipal Utility District
	Landscape Lot
	Best Management Practice Easement
	Water Quality Pond



LOCATION MAP
SCALE: 1" = 2,000'



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Lenexa, KS 66219
913.492.0400
gbteam.com

TRAVISSE PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION	
4/26/22	1st Resubmittal
6/21/22	2nd Resubmittal
7/26/22	3rd Resubmittal
9/6/22	4th Resubmittal
9/27/22	5th Resubmittal
11/29/22	6th Resubmittal

PROJECT NUMBER	14977
DATE	2/10/2022

DESIGNED	CEL
DRAWN	KNJ
REVIEWED	CEL
SHEET TITLE	

Preliminary Plat

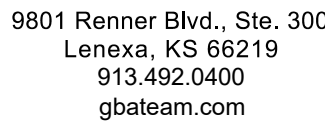
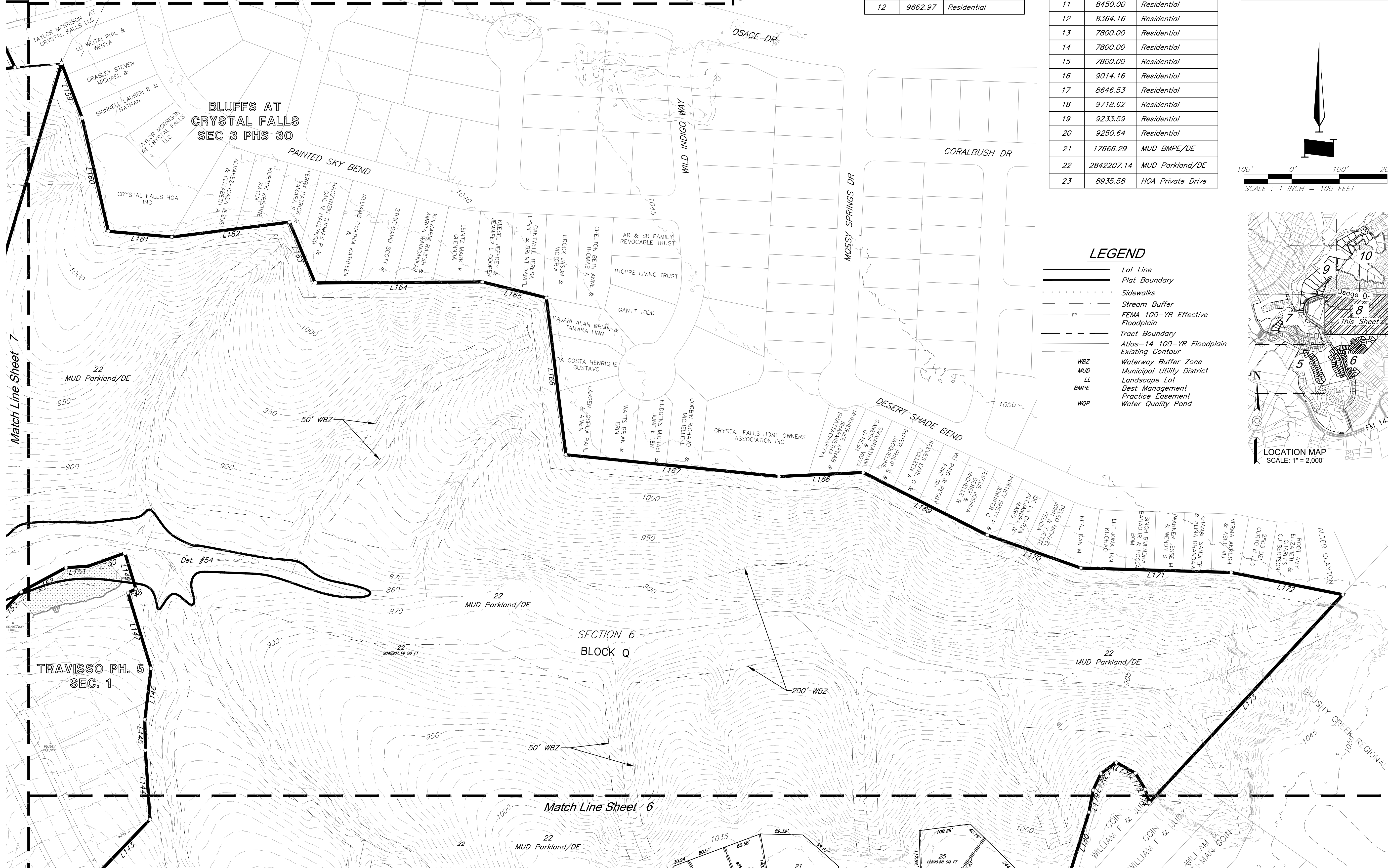
SHEET NUMBER

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<i>Sec. 6 Block P</i>		
<i>Parcel #</i>	<i>Area</i>	<i>Description</i>
<i>1</i>	<i>21475.99</i>	<i>MUD Landscape Lot</i>
<i>2</i>	<i>11290.21</i>	<i>Residential</i>
<i>3</i>	<i>10792.70</i>	<i>Residential</i>
<i>4</i>	<i>9716.15</i>	<i>Residential</i>
<i>5</i>	<i>11081.02</i>	<i>Residential</i>
<i>6</i>	<i>8979.30</i>	<i>Residential</i>
<i>7</i>	<i>7889.33</i>	<i>Residential</i>
<i>8</i>	<i>8530.02</i>	<i>Residential</i>
<i>9</i>	<i>10972.08</i>	<i>Residential</i>
<i>10</i>	<i>9750.86</i>	<i>Residential</i>
<i>11</i>	<i>9656.87</i>	<i>Residential</i>
<i>12</i>	<i>9662.97</i>	<i>Residential</i>

Sec. 6 Block Q		
Parcel #	Area	Description
1	10855.17	City Water Booster Station/Water Easement
2	15430.15	MUD BMFE/DE
3	10605.53	Residential
4	9826.22	Residential
5	9750.94	Residential
6	10390.23	Residential
7	9989.65	Residential
8	11573.89	Residential
9	11694.42	Residential
10	10374.89	Residential
11	8450.00	Residential
12	8364.16	Residential
13	7800.00	Residential
14	7800.00	Residential
15	7800.00	Residential
16	9014.16	Residential
17	8646.53	Residential
18	9718.62	Residential
19	9233.59	Residential
20	9250.64	Residential
21	17666.29	MUD BMFE/DE
22	2842207.14	MUD Parkland/DE
23	8935.58	HOA Private Drive

<i>Sec. 6 Block R</i>		
<i>Parcel #</i>	<i>Area</i>	<i>Description</i>
<i>1</i>	<i>13128.98</i>	<i>Residential</i>
<i>2</i>	<i>15127.52</i>	<i>Residential</i>
<i>3</i>	<i>14794.66</i>	<i>Residential</i>
<i>4</i>	<i>14014.84</i>	<i>Residential</i>
<i>5</i>	<i>14142.54</i>	<i>Residential</i>
<i>6</i>	<i>14971.06</i>	<i>Residential</i>
<i>7</i>	<i>14094.17</i>	<i>Residential</i>
<i>8</i>	<i>13196.56</i>	<i>Residential</i>
<i>9</i>	<i>12000.00</i>	<i>Residential</i>
<i>10</i>	<i>11999.96</i>	<i>Residential</i>
<i>11</i>	<i>38344.94</i>	<i>MUD Landscape Lot</i>



TRAVISSO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION
4/26/22 – 1st Resubmittal
6/21/22 – 2nd Resubmittal
7/26/22 – 3rd Resubmittal
9/6/22 – 4th Resubmittal
9/27/22 – 5th Resubmittal
11/29/22 – 6th Resubmittal

PROJECT NUMBER
14977

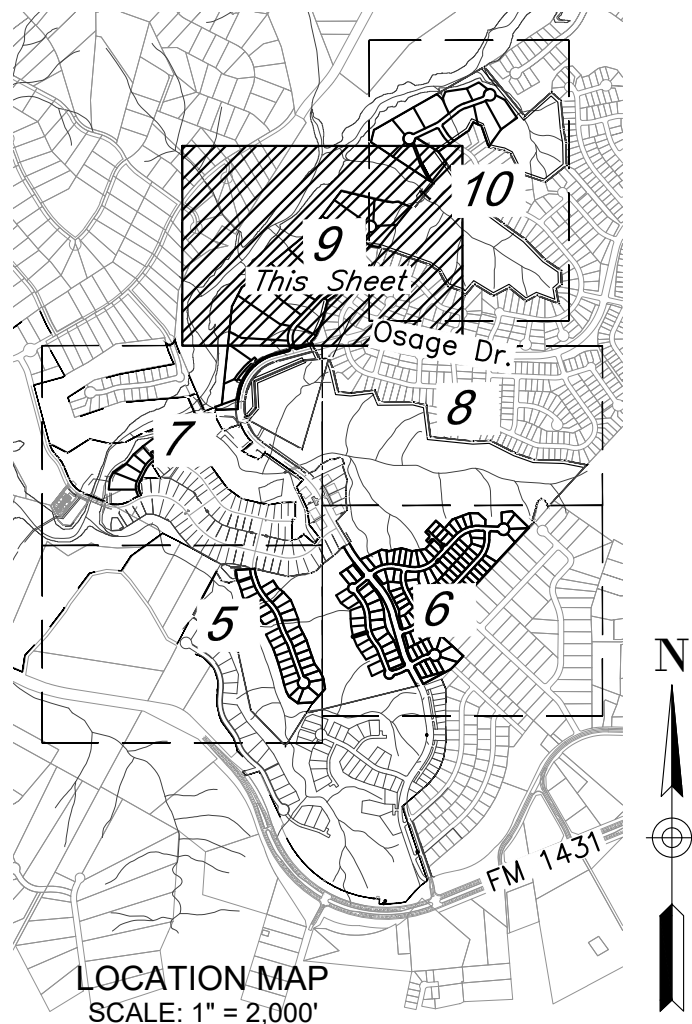
DATE
2/10/2022

DESIGNED CEL
DRAWN KNJ
REVIEWED CEL
SHEET TITLE

Preliminary Plat

SHEET NUMBER

8 of 44

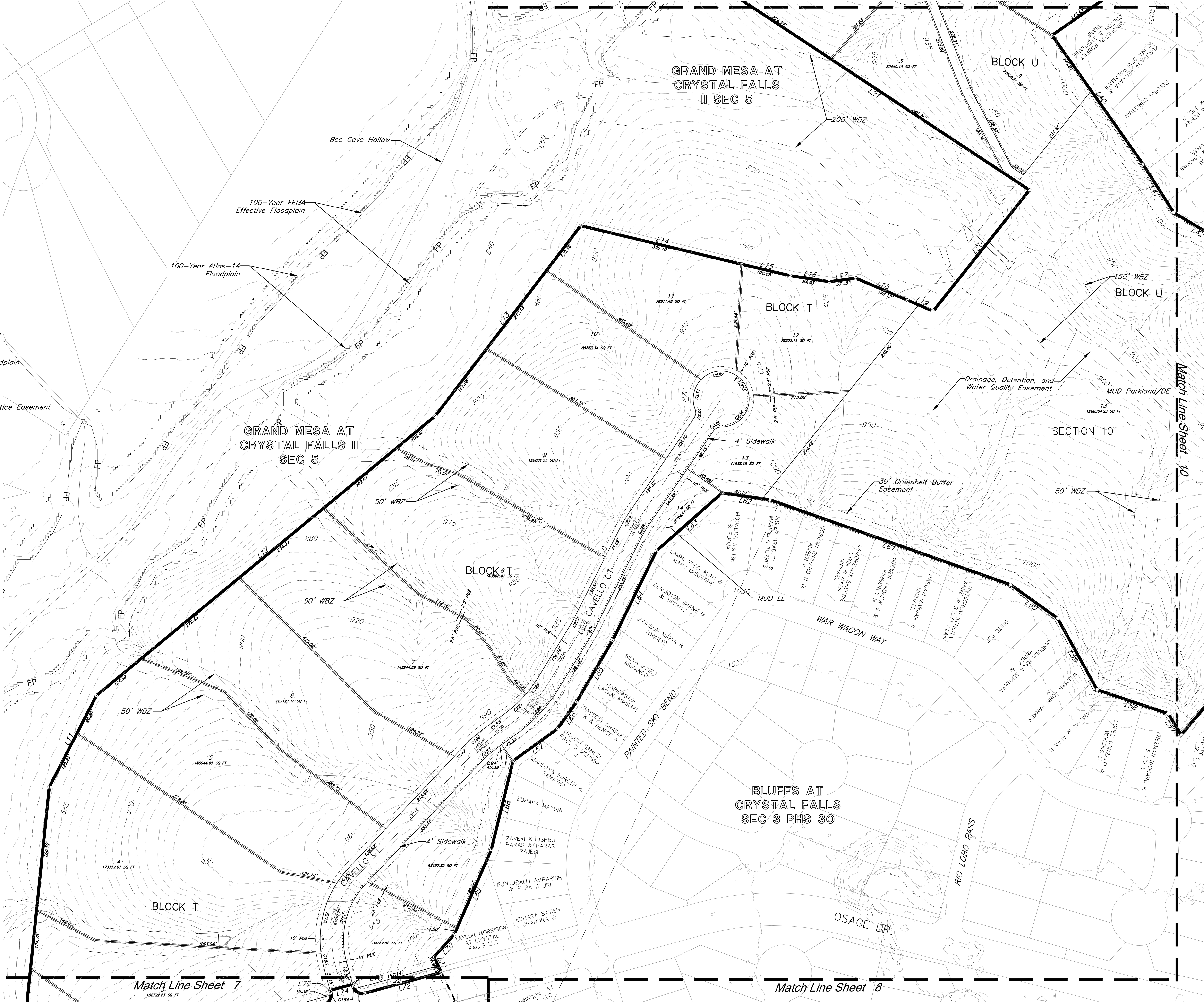


LEGEND

- Lot Line
- Plat Boundary
- Sidewalks
- Stream Buffer
- FEMA 100-YR Effective Floodplain
- Tract Boundary
- Atlas-14 100-YR Floodplain
- Existing Contour
- WBZ
- MUD
- LL
- BMFE
- WQP
- Waterway Buffer Zone
- Municipal Utility District
- Landscape Lot
- Best Management Practice Easement
- Water Quality Pond

Sec. 10 Block T

Parcel #	Area	Description
1	35050.73	Residential
2	65380.74	Residential
3	102722.23	Residential
4	173359.67	Residential
5	140944.95	Residential
6	127121.13	Residential
7	143844.56	Residential
8	143868.41	Residential
9	120601.53	Residential
10	85833.34	Residential
11	78911.42	Residential
12	78302.11	Residential
13	41638.15	Residential
14	36784.44	MUD Landscape Lot
15	53157.39	Residential
16	34762.52	Residential
17	92069.69	MUD Parkland/Open Space
18	16435.52	MUD Parkland/DE
19	10493.89	HOA Private Drive
20	3106.75	MUD Landscape Lot
21	5706.14	MUD Landscape Lot
22	2752.47	MUD Landscape Lot
23	2830.36	MUD Landscape Lot



GBA

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TRAVISSEO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION
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DATE
2/10/2022

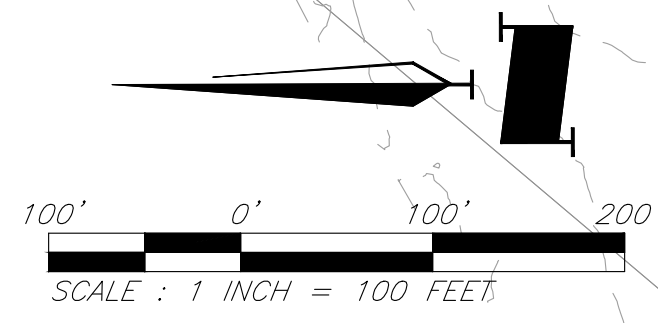
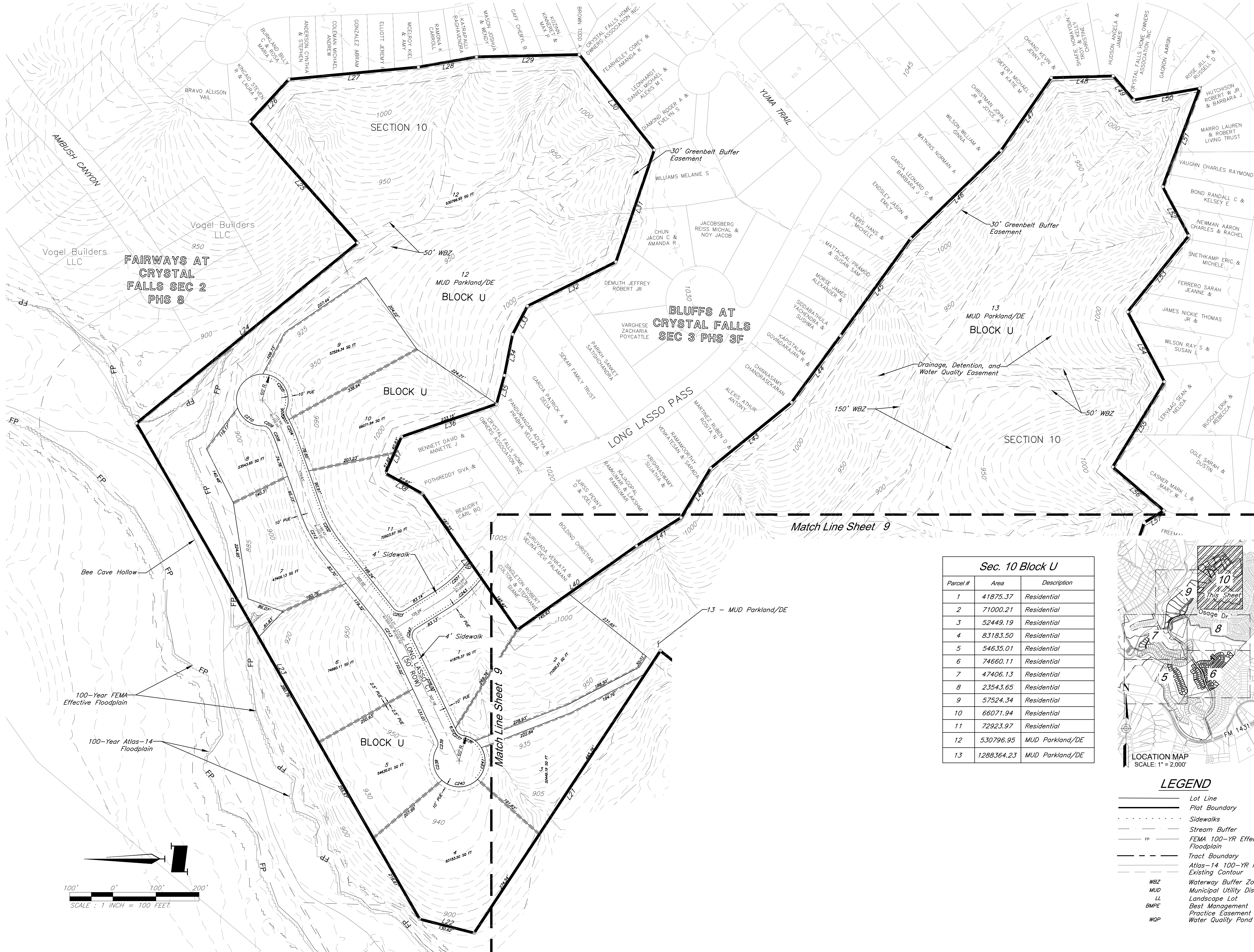
DESIGNED
CEL
DRAWN
KNJ
REVIEWED
CEL
SHEET TITLE

Preliminary Plat

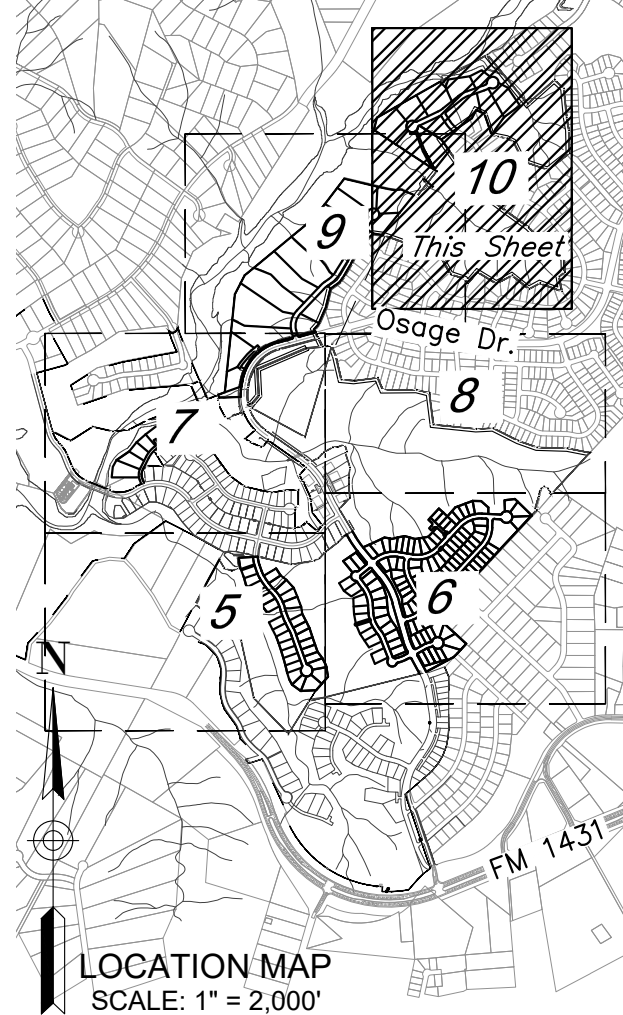
SHEET NUMBER

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Sec. 10 Block U		
Parcel #	Area	Description
1	41875.37	Residential
2	71000.21	Residential
3	52449.19	Residential
4	83183.50	Residential
5	54635.01	Residential
6	74660.11	Residential
7	47406.13	Residential
8	23543.65	Residential
9	57524.34	Residential
10	66071.94	Residential
11	72923.97	Residential
12	530796.95	MUD Parkland/DE
13	1288364.23	MUD Parkland/DE



- LEGEND**
- Lot Line
 - Plat Boundary
 - Sidewalks
 - Stream Buffer
 - FEMA 100-YR Effective Floodplain
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 - Atlas-14 100-YR Floodplain
 - Existing Contour
 - WBZ
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 - Municipal Utility District
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 - Best Management Practice Easement
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PROJECT NUMBER
14977
DATE
2/10/2022

DESIGNED
CEL
DRAWN
KNJ
REVIEWED
CEL
SHEET TITLE

Preliminary Plat

SHEET NUMBER
10 of 44

Parcel Line Table		
Line #	Length	Direction
L1	94.96	S25° 38' 50.39"E
L2	172.62	S84° 30' 50.52"W
L3	552.15	S66° 58' 57.12"W
L4	277.92	S3° 08' 39.97"E
L5	102.56	S40° 31' 19.65"W
L6	27.51	S74° 27' 47.41"W
L7	57.50	N10° 12' 58.10"E
L8	426.67	N74° 45' 18.22"E
L9	73.76	N67° 47' 58.37"E
L10	1026.21	N5° 54' 41.22"E
L11	220.63	N27° 15' 43.11"E
L12	941.56	N50° 29' 15.69"E
L13	513.77	N37° 23' 47.33"E
L14	355.10	S76° 31' 42.85"E
L15	106.68	S76° 41' 58.00"E
L16	84.93	S81° 21' 30.52"E
L17	57.35	N82° 32' 42.72"E
L18	120.30	S66° 56' 35.51"E
L19	59.93	S66° 50' 44.16"E
L20	331.60	N38° 29' 14.39"E
L21	784.21	N56° 34' 42.97"W
L22	130.62	N14° 16' 00.88"E
L23	1324.60	N60° 16' 06.99"E
L24	662.18	S39° 11' 15.88"E
L25	376.45	N48° 17' 59.34"E
L26	133.79	S47° 19' 46.51"E
L27	302.19	S5° 22' 53.49"E
L28	136.54	S9° 58' 17.45"E
L29	238.69	S1° 15' 16.18"E
L30	281.26	S51° 48' 37.94"W
L31	274.59	N71° 04' 30.63"W
L32	229.53	N26° 32' 06.53"W

Parcel Line Table		
Line #	Length	Direction
L33	73.94	N62° 17' 54.33"W
L34	97.11	N78° 45' 34.49"W
L35	68.75	N74° 40' 15.04"W
L36	233.15	N19° 00' 35.76"W
L37	92.52	N66° 04' 44.91"W
L38	97.92	S28° 52' 48.69"W
L39	385.47	S55° 07' 59.68"W
L40	338.34	S35° 12' 05.07"E
L41	122.36	S32° 22' 59.08"E
L42	133.77	S59° 06' 46.06"E
L43	241.74	S39° 04' 19.72"E
L44	191.70	S53° 46' 45.74"E
L45	278.34	S54° 07' 23.50"E
L46	292.34	S44° 14' 26.54"E
L47	205.34	S55° 23' 57.82"E
L48	143.70	S1° 35' 02.67"E
L49	73.12	S49° 33' 11.47"W
L50	155.42	S9° 58' 30.15"E
L51	243.67	N69° 23' 52.26"W
L52	128.84	S61° 54' 46.49"W
L53	226.64	N51° 10' 59.79"W
L54	183.25	S62° 10' 22.21"W
L55	231.41	N58° 42' 28.72"W
L56	155.94	S40° 24' 44.69"W
L57	53.55	N31° 39' 20.12"W
L58	160.74	N71° 24' 42.85"W
L59	174.81	N28° 55' 05.10"W
L60	123.34	N54° 25' 51.13"W
L61	547.68	N70° 32' 34.80"W
L62	103.74	N81° 42' 30.85"W
L63	187.71	S48° 30' 52.07"W
L64	213.64	S26° 08' 43.66"W

Parcel Line Table		
Line #	Length	Direction
L65	152.91	S30° 19' 41.04"W
L66	70.62	S35° 16' 46.77"W
L67	117.63	S54° 13' 43.38"W
L68	196.56	S13° 47' 12.94"W
L69	197.42	S23° 37' 41.09"W
L70	65.40	S41° 43' 40.77"W
L71	36.43	S25° 38' 50.39"E
L72	170.53	S74° 45' 18.22"W
L73	5.31	N15° 14' 40.97"W
L74	50.00	S74° 45' 18.87"W
L75	5.31	S15° 14' 18.53"E
L76	102.54	S74° 45' 18.23"W
L77	97.85	S73° 27' 12.89"W
L78	57.50	S10° 12' 58.10"W
L79	223.41	S87° 54' 20.99"W
L80	15.18	S47° 54' 26.26"W
L81	61.38	S4° 22' 45.22"E
L82	140.15	S26° 57' 18.45"E
L83	36.33	S58° 01' 28.03"E
L84	32.36	N68° 07' 25.67"E
L85	26.18	N55° 01' 34.01"E
L86	121.26	N70° 12' 22.95"E
L87	135.94	S48° 58' 43.51"W
L88	62.77	S55° 52' 02.08"E
L89	123.63	S65° 16' 52.39"E
L90	37.23	N61° 11' 22.81"E
L91	67.07	N35° 20' 57.46"E
L92	416.43	S54° 39' 02.54"E
L93	97.86	S41° 46' 59.64"W
L94	57.42	S18° 53' 51.30"E
L95	41.19	S37° 36' 39.45"E
L96	156.80	S23° 47' 14.02"E

Parcel Line Table		
Line #	Length	Direction
L97	49.82	S11° 33' 10.49"E
L98	110.48	S5° 17' 29.33"E
L99	175.14	S37° 19' 36.58"E
L100	80.45	S37° 56' 20.83"W
L101	150.00	N48° 52' 04.81"W
L102	70.77	S51° 19' 21.47"W
L103	70.73	S71° 54' 08.31"W
L104	181.55	N0° 38' 29.88"E
L105	36.39	N63° 02' 13.57"E
L106	166.76	N0° 38' 29.88"E
L107	145.06	S88° 55' 44.81"W
L108	137.87	S79° 38' 46.05"W
L109	290.00	N76° 56' 41.27"W
L110	189.42	N53° 19' 11.02"W
L111	495.00	N35° 55' 18.72"W
L112	150.92	S54° 04' 41.28"W
L113	37.26	S5° 26' 40.65"W
L114	47.43	N33° 25' 04.58"W
L115	59.23	S58° 44' 51.38"W
L116	23.88	S52° 22' 42.01"W
L117	48.26	S26° 57' 40.34"W
L118	48.63	S21° 33' 37.64"E
L119	29.01	S57° 54' 26.08"W
L120	266.63	N67° 37' 50.02"W
L121	133.66	N22° 34' 13.42"W
L122	50.55	N42° 00' 42.23"W
L123	210.59	S62° 08' 32.72"E
L124	275.31	N57° 51' 38.39"E
L125	214.72	S76° 41' 37.61"E
L126	167.39	N83° 56' 22.44"E
L127	209.86	N62° 22' 20.48"E
L128	200.59	N69° 20' 37.53"E

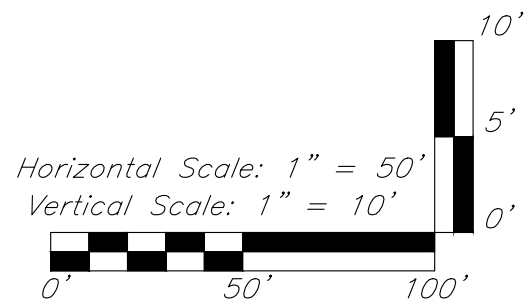
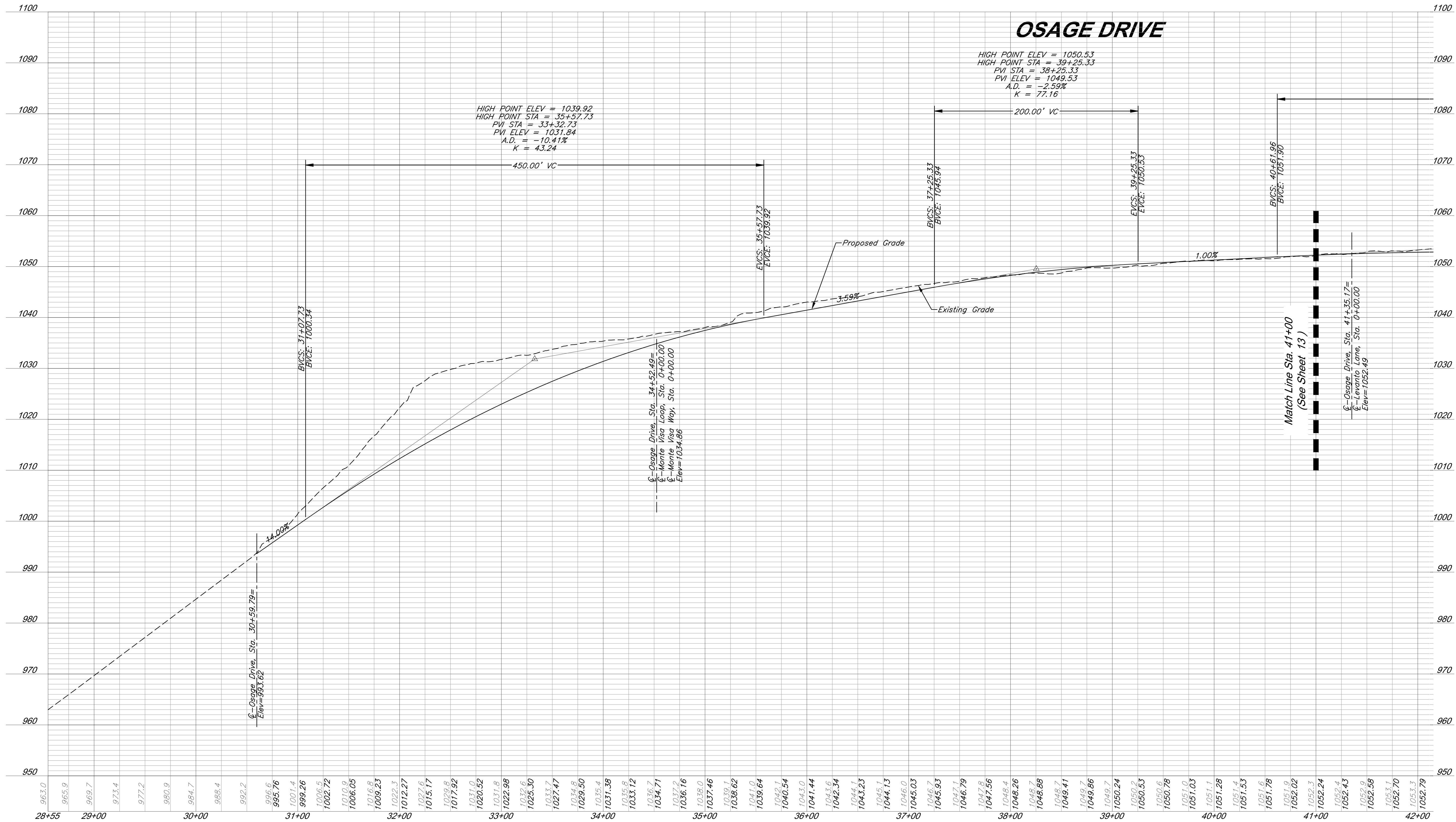
Parcel Line Table		
Line #	Length	Direction
L129	329.01	N70° 24' 28.09"E
L130	39.29	N75° 49' 31.61"E
L131	196.81	N22° 55' 27.93"W
L132	100.86	N67° 03' 27.26"E
L133	207.38	S22° 52' 24.51"E
L134	122.29	N67° 50' 08.69"E
L135	357.34	S77° 03' 29.76"E
L136	244.02	N81° 16' 05.80"E
L137	57.05	N63° 25' 46.98"E
L138	95.42	N44° 01' 29.84"E
L139	162.90	N52° 36' 38.64"E
L140	97.01	N44° 55' 09.64"E
L141	92.37	N59° 32' 59.35"E
L142	268.65	N30° 27' 00.65"W
L143	157.88	N43° 53' 08.03"E
L144	145.11	N3° 54' 11.26"W
L145	63.99	N0° 59' 40.98"W
L146	108.59	N6° 55' 10.26"E
L147	165.58	N16° 59' 30.45"W
L148	18.44	N64° 18' 26.43"E
L149	78.75	N16° 59' 30.45"W
L150	82.07	S70° 17' 01.96"W
L151	46.30	S86° 28' 02.49"W
L152	106.65	S61° 39' 01.68"W
L153	84.59	S43° 08' 49.23"W
L154	95.97	S64° 18' 26.43"W
L155	497.95	N54° 39' 02.54"W
L156	13.65	N74° 27' 47.41"E
L157	624.45	S61° 15' 28.55"E
L158	989.74	N16° 31' 42.02"E
L159	121.99	S20° 36' 04.05"E
L160	244.23	S13° 02' 04.40"E

Parcel Line Table		
Line #	Length	Direction
L161	133.60	S84° 56' 16.64"E
L162	248.48	N82° 48' 27.66"E
L163	138.24	S22° 52' 28.25"E
L164	350.35	N89° 40' 16.49"E
L165	138.32	S76° 09' 26.19"E
L166	331.56	S7° 03' 27.90"E
L167	449.20	S84° 10' 31.85"E
L168	176.66	N87° 18' 12.27"E
L169	290.88	S63° 13' 30.65"E
L170	207.94	S70° 35' 30.78"E
L171	315.30	S88° 18' 47.64"E
L172	238.66	S78° 44' 20.20"E
L173	595.36	S42° 56' 31.34"W
L174	29.13	N17° 12' 35.66"W
L175	39.48	N31° 15' 40.50"W
L176	46.31	N60° 33' 34.60"W
L177	39.64	S53° 43' 49.96"W
L178	38.36	S25° 09' 00.00"W
L179	46.81	S10° 40' 12.66"W
L180	128.45	S17° 21' 55.49"W
L181	24.15	S42° 29' 20.84"E
L182	1522.54	S42° 53' 36.24"W
L183	410.60	S47° 29' 21.71"E
L184	139.65	S42° 18' 22.43"W
L185	50.20	S46° 04' 22.16"W
L186	344.54	S61° 41' 48.70"W
L187	1236.66	S76° 12' 57.31"W
L188	405.54	S32° 28' 10.22"W
L189	521.66	N43° 52' 54.71"W
L190	611.75	N12° 11' 25.27"W
L191	610.56	N51° 46' 26.16"W
L192	528.04	N28° 37' 36.49"E

Parcel Line Table		
Line #	Length	Direction
L193	103.74	S28° 42' 12.15"E
L194	81.17	S72° 33' 06.65"E
L195	65.77	N70° 21' 26.53"E
L196	18.52	N73° 05' 34.46"E
L197	9.09	N65° 37' 47.53"E
L198	104.89	N8° 12' 43.94"W
L199	200.00	N87° 02' 25.06"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.01	355.00	2.42	S16° 53' 27"E	15.01
C2	70.62	696.00	5.81	S40° 59' 18"E	70.59
C3	35.68	385.50	5.30	S17° 19' 29"E	35.66
C4	65.63	765.00	4.92	S17° 55' 27"E	65.61
C5	78.81	355.00	12.72	S9° 19' 10"E	78.65
C6	5.28	355.00	0.85	S18° 31' 42"E	5.28
C7	12.35	325.00	2.18	S20° 02' 36"E	12.35
C8	25.83	696.00	2.13	S29° 57' 03"E	25.83
C9	52.13	325.00	9.19	S25° 43' 37"E	52.07
C10	85.85	696.00	7.07	S34° 32' 52"E	85.80
C11	1.83	696.00	0.15	S43° 58' 14"E	1.83
C12	84.31	385.50	12.53	S39° 55' 02"E	84.14
C13	92.02	385.50	13.68	S26° 48' 50"E	91.80
C14	85.20	765.00	6.38	S23° 34' 20"E	85.15
C15	61.01	475.00	7.36	S23° 20' 14"E	60.97
C16	19.47	20.00	55.77	S8° 13' 40"W	18.71
C17	7.45	60.00	7.12	S32° 33' 15"W	7.45
C18	76.25	60.00	72.81	S7° 24' 43"E	71.22
C19	49.72	60.00	47.48	S67° 33' 26"E	48.31
C20	49.72	60.00	47.48	N64° 57' 59"E	48.31
C21	53.47	60.00	51.06	N15° 41' 54"E	51.72
C22	68.69	60.00	65.60	N42° 37' 49"W	65.00
C23	19.47	20.00	55.77	N47° 32' 36"W	18.71
C24	73.59	632.47	7.92	N23° 01' 45"W	73.53
C25	5.00	715.00	0.40	N26° 28' 54"W	5.00
C26	134.63	715.00	10.79	N20° 53' 13"W	134.43
C27	0.70	435.50	0.09	N14° 46' 02"W	0.70
C28	68.27	435.50	8.98	N19° 18' 15"W	68.20
C29	72.67	435.50	9.56	N28° 34' 31"W	72.58
C30	74.14	435.50	9.75	N38° 13' 56"W	74.05
C31	22.38	435.50	2.94	N44° 34' 54"W	22.38
C32	77.71	646.00	6.89	N40° 31' 17"W	77.66
C33	92.85	646.00	8.24	N32° 57' 11"W	92.87
C34	140.31	935.00	8.60	S34° 44' 57"E	140.17
C35	38.56	50.00	44.18	S25° 57' 43"W	37.61
C36	55.29	316.42	10.01	S30° 06' 58"E	55.21
C37	21.03	48.19	52	S17° 30"W	20.41
C38	33.94	50.00	38.89	S6° 56' 33"W	33.29
C39	73.77	50.00	64.53	S54° 46' 02"E	67.26
C40	49.25	50.00	56.44	N54° 44' 58"E	47.28

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	21.03	25.00	48.19	N50° 37' 36"E	20.41
C42	75.08	325.00	13.24	N68° 06' 12"E	74.91
C43	31.44	19.95	90.29	S73° 30' 53"E	38.28
C44	55.18	270.10	11.70	N24° 45' 29"W	55.08
C45	85.14	305.00	15.99	N10° 57' 25"W	84.87
C46	31.42	20.00	90.00	S5° 44' 35"W	28.28
C47	21.03	25.00	48.19	S74° 50' 16"W	20.41
C48	44.40	50.00	50.88	S73° 29' 34"W	42.96
C49	76.64	50.00	87.82	S40° 02' 24"E	69.35
C50	20.95	25.00	48.01	S59° 56' 39"E	20.34
C51	5.01	325.00	0.88	S35° 29' 48"E	5.01
C52	124.42	325.00	21.93	S14° 20' 26"E	123.66
C53	73.50	325.00	12.96	S9° 50' 55"E	73.34
C54	75.95	325.00	13.39	S23° 01' 22"E	75.78
C55	33.43	325.00	5.89	S32° 38' 51"E	33.41
C56	77.17	262.83	15.63	S29° 41' 07"E	76.93
C57	80.85	375.00	12.35	N29° 45' 11"E	80.70
C58	80.85	375.00	12.35	N17° 24' 29"W	80.70
C59	51.45	375.00	7.86	N18° 18' 02"W	51.41
C60	58.87	275.00	12.27	N9° 30' 10"E	58.76
C61	95.87	275.00	19.97	N25° 37' 23"W	95.39
C62	48.33	322.31	8.59	N31° 22' 23"W	48.28
C63	30.00	322.31	5.33	N24° 24' 40"W	29.99
C64	36.26	25.00	83.10	N63° 43' 40"W	33.16
C65	37.83	25.01	86.68	N7° 23' 27"E	34.32
C66	31.42	20.00	90.00	S84° 15' 25"E	28.28
C67	311.77	765.00	23.35	S27° 34' 14"E	308.62
C68	118.53	535.00	12.69	S22° 15' 12"E	118.29
C69	31.45	20.00	90.01	S16° 26' 33"W	28.31
C70	63.53	275.00	13.24	S68° 06' 12"W	63.39
C71	10.05	20.00	28.79	S75° 52' 46"W	9.94
C72	118.49	455.06	14.92	N23° 21' 57"W	118.16
C73	40.94	325.00	7.22	S65° 05' 39"W	40.91
C74	11.09	20.00	31.76	S60° 31' 46"W	10.95
C75	43.73	325.00	7.71	S72° 33' 26"W	43.70
C76	55.84	20.00	53.32	S47° 18' 02"W	53.84
C77	3.88	20.00	24.01	S32° 38' 40"W	8.32
C78	36.08	60.00	34.45	N88° 48' 45"W	35.54
C79	46.13	60.00	44.05	N49° 33' 39"W	45.00
C80	46.13	60.00	44.05	N5° 30' 44"W	45.00



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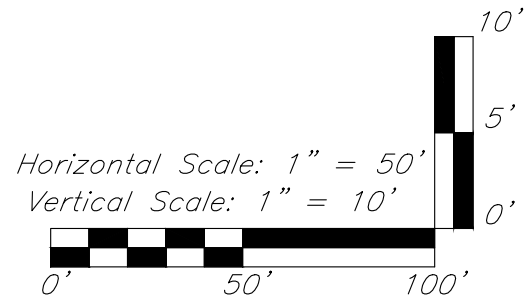
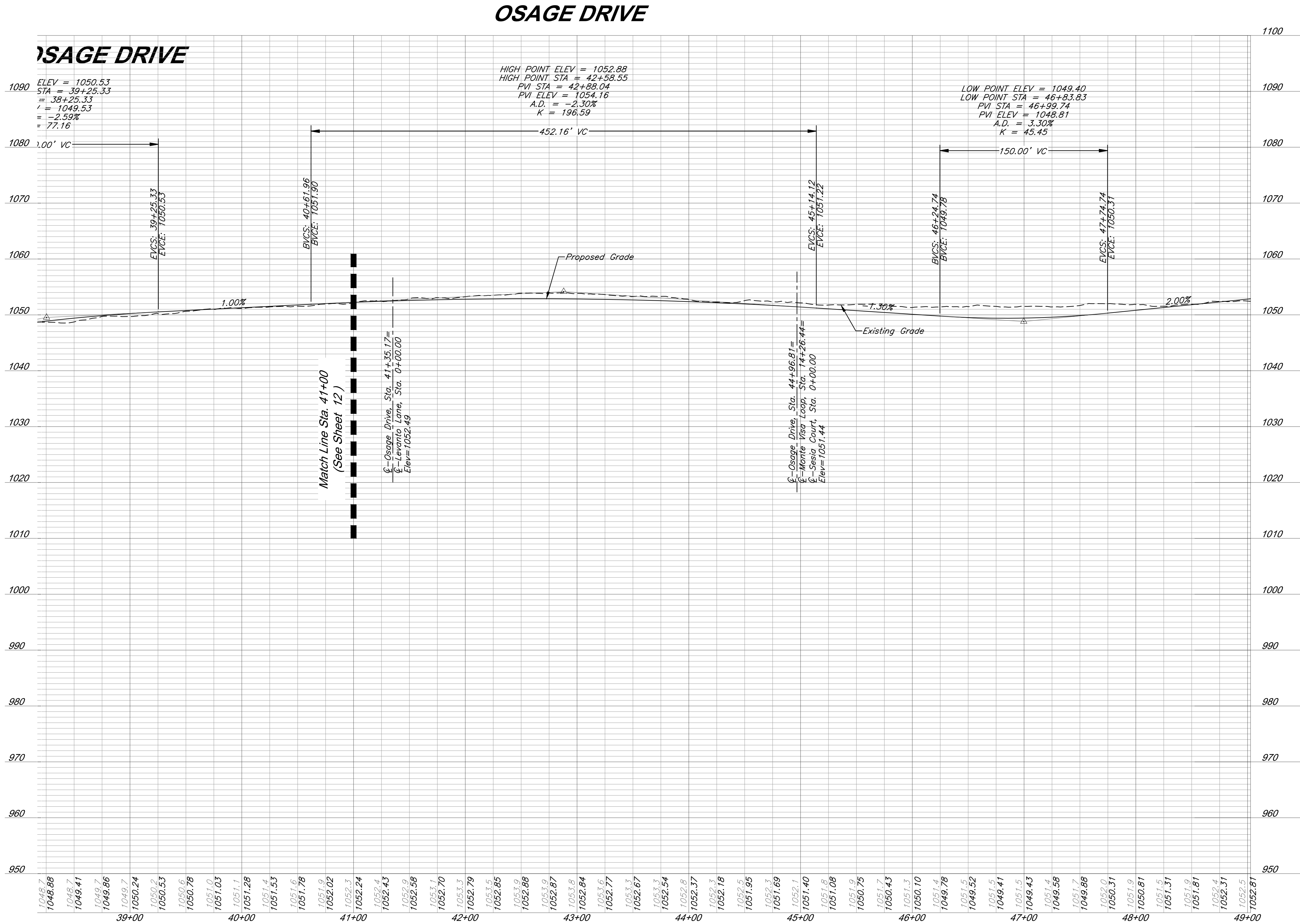
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Osage Drive
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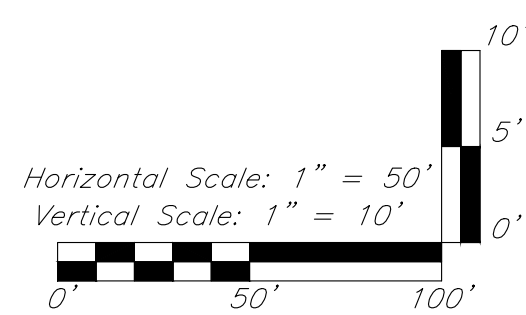
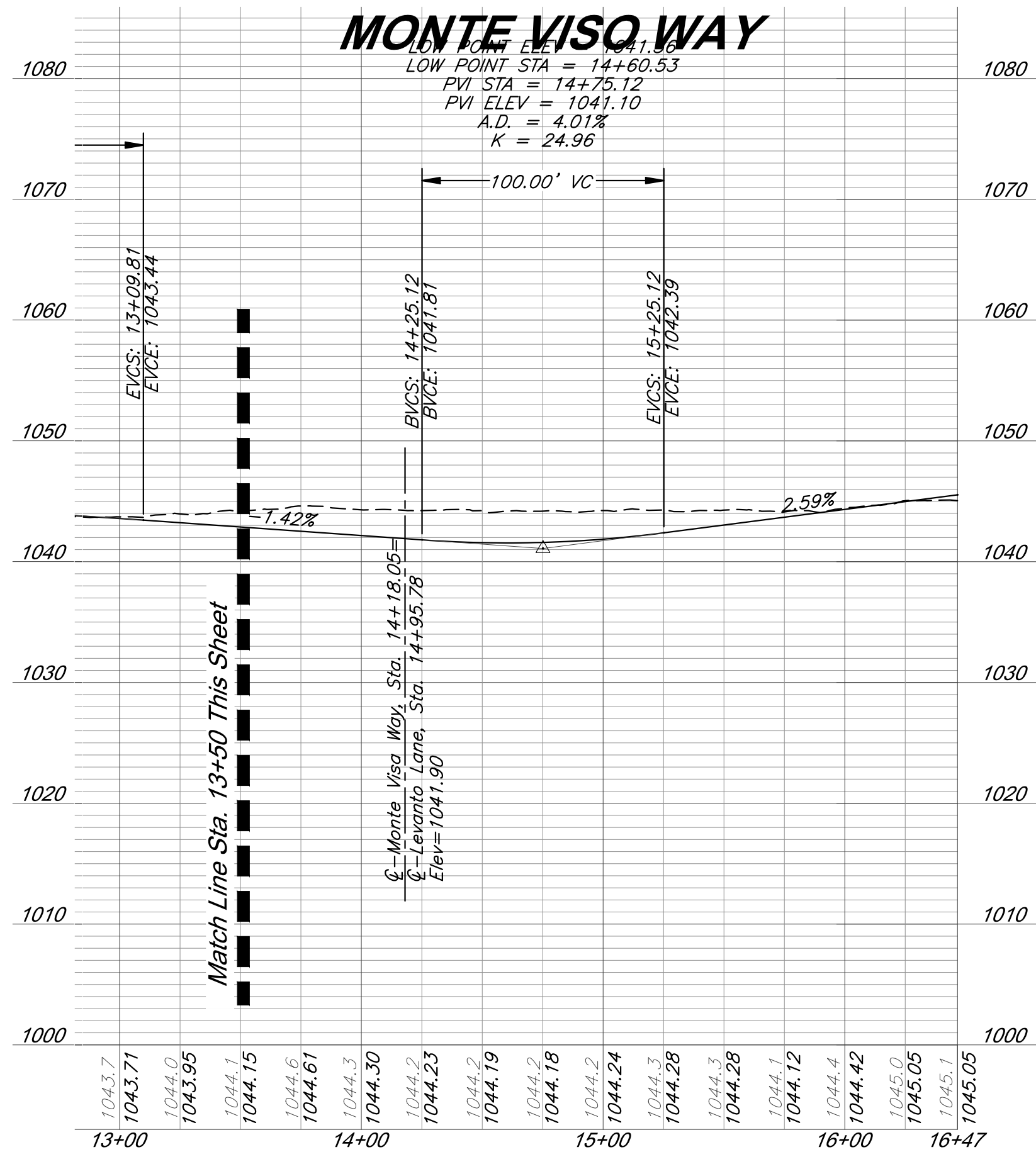
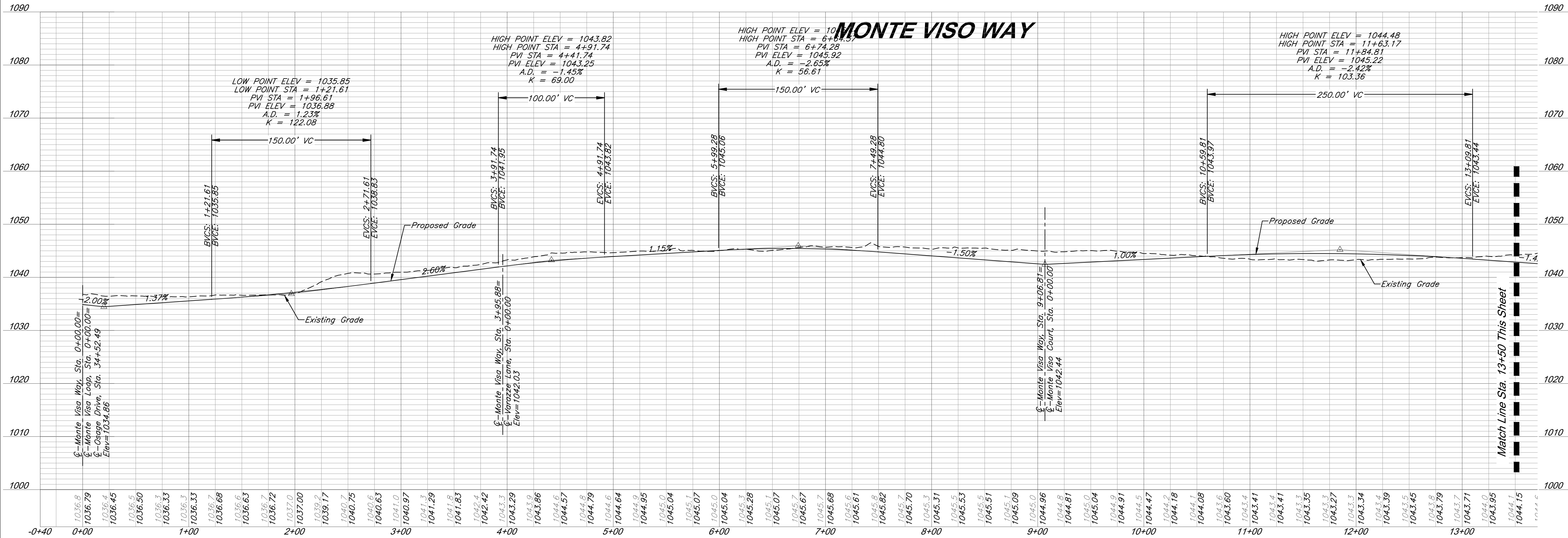


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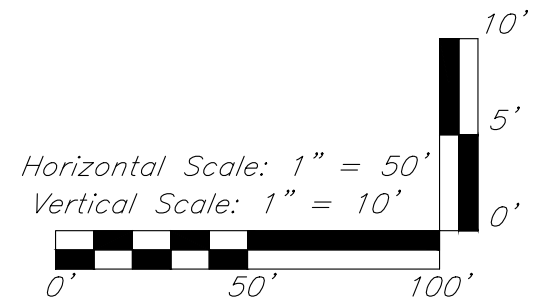
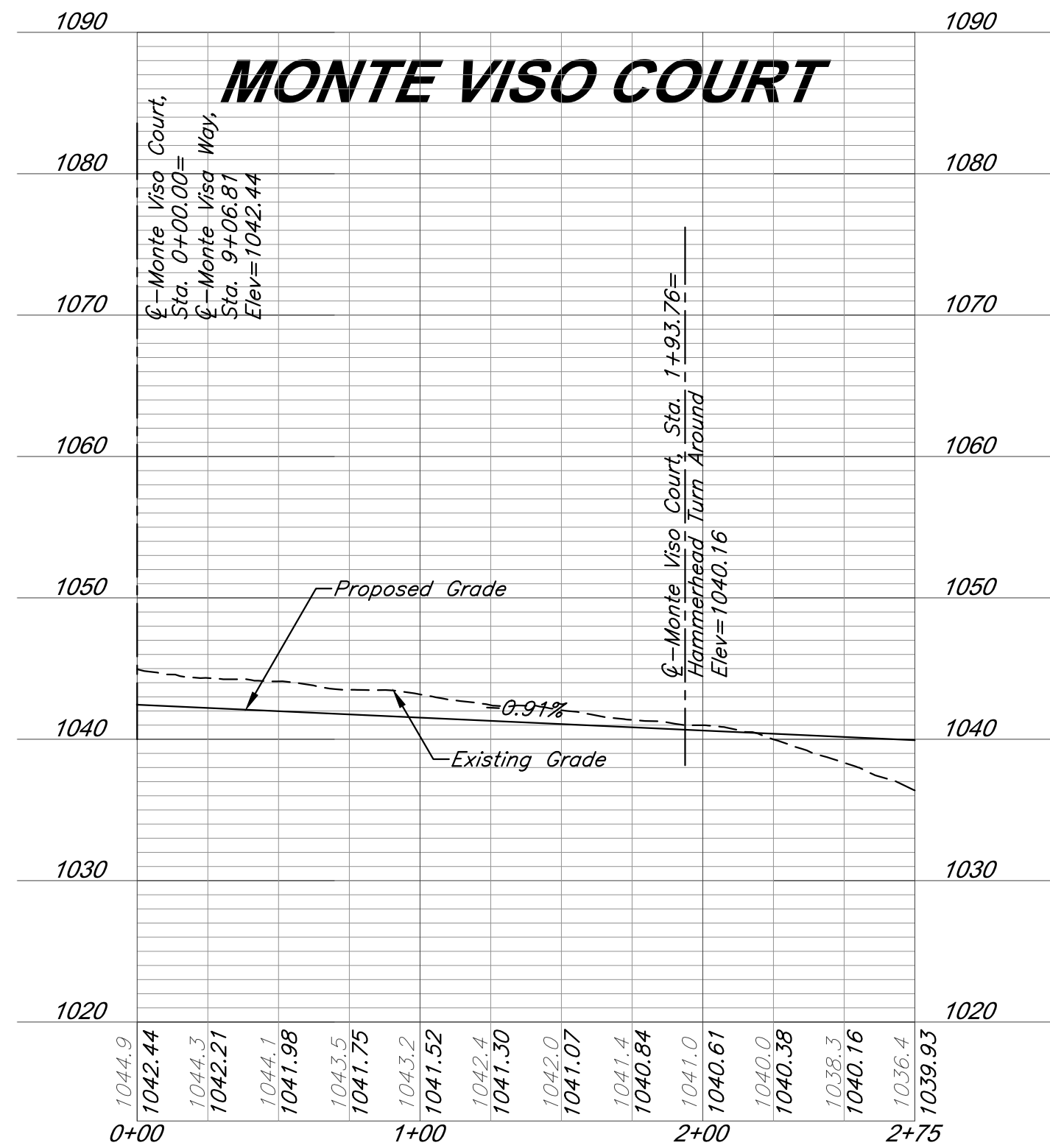
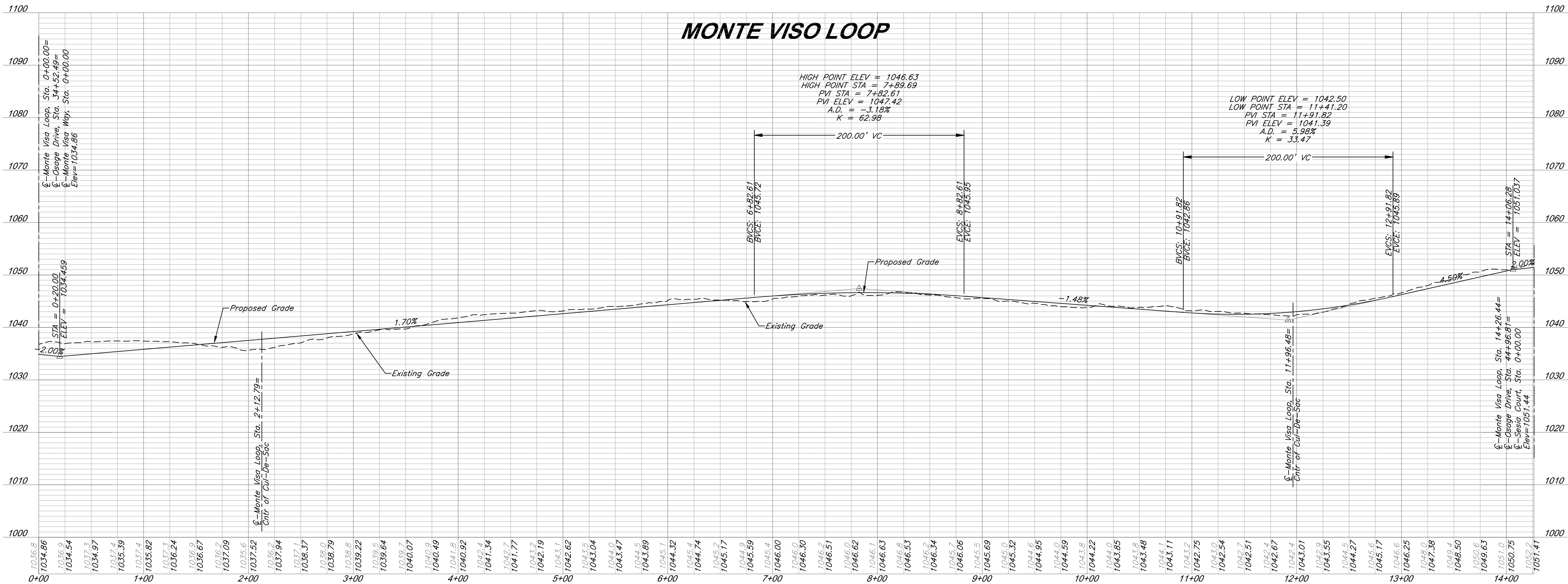
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Monte Viso Way
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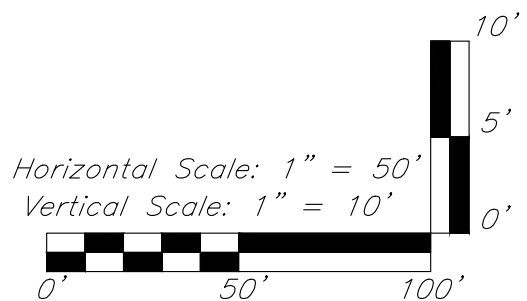
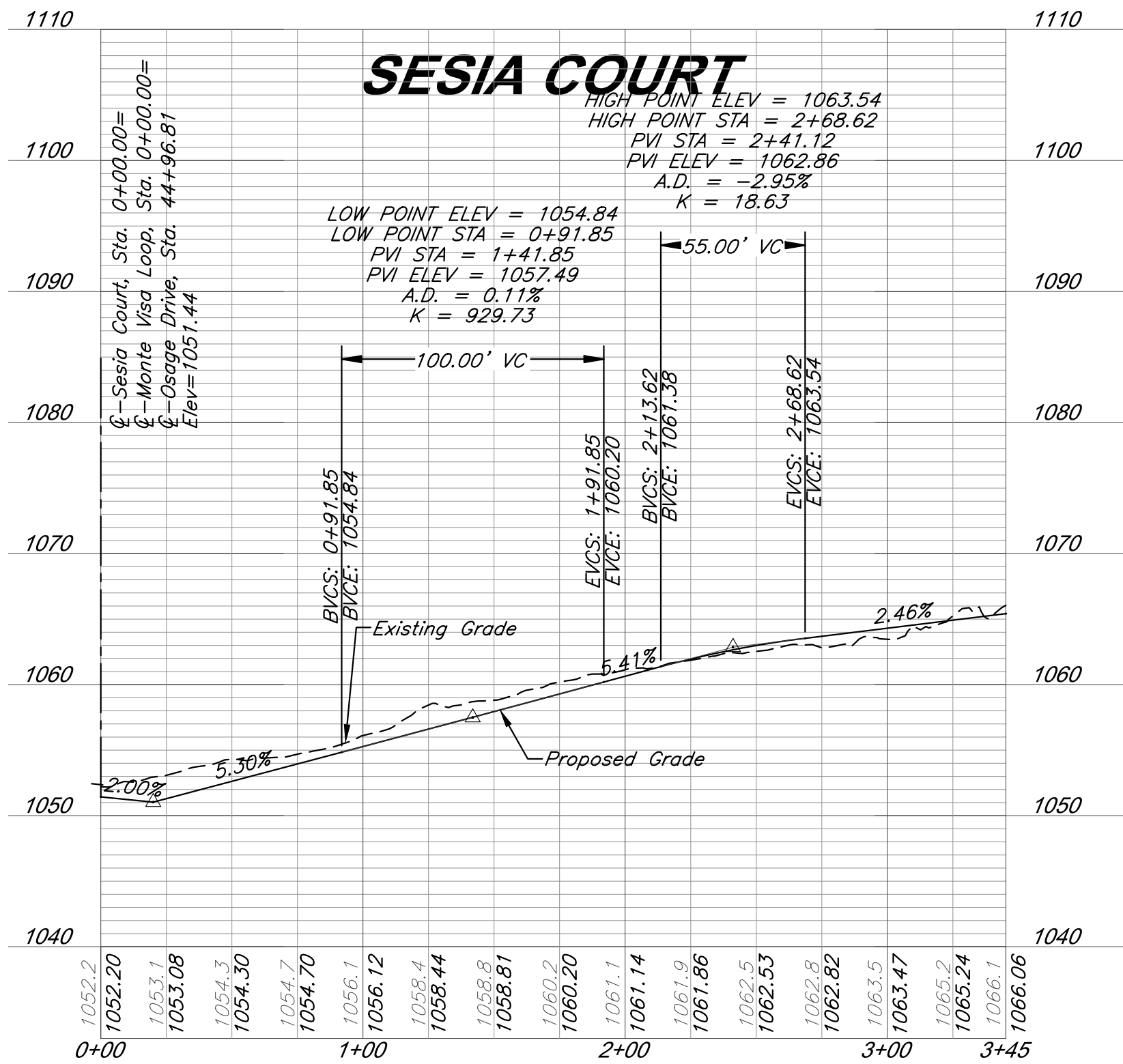
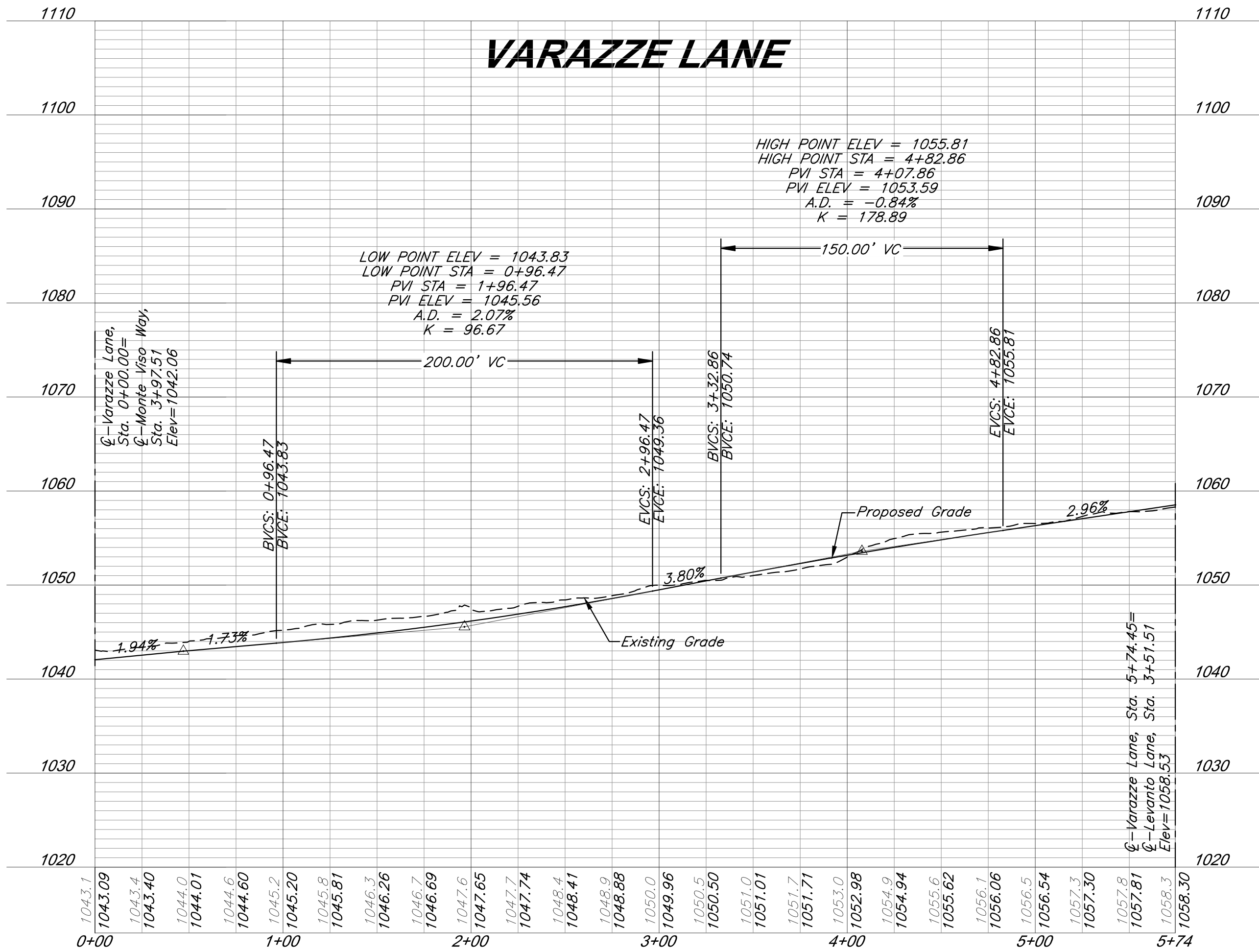
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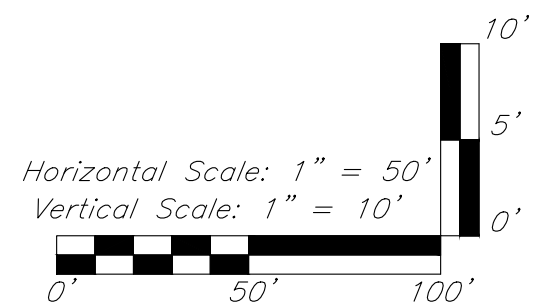
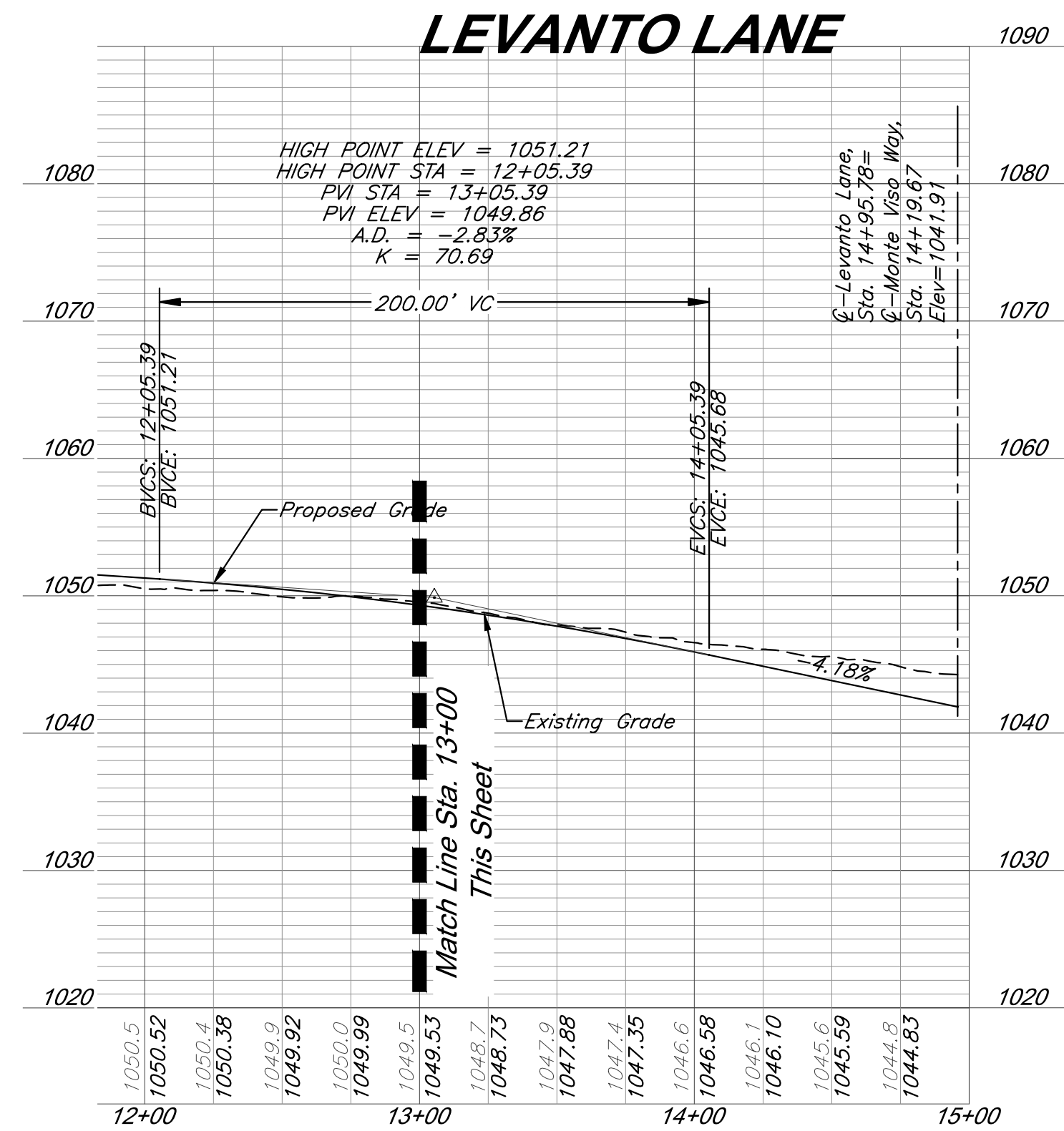
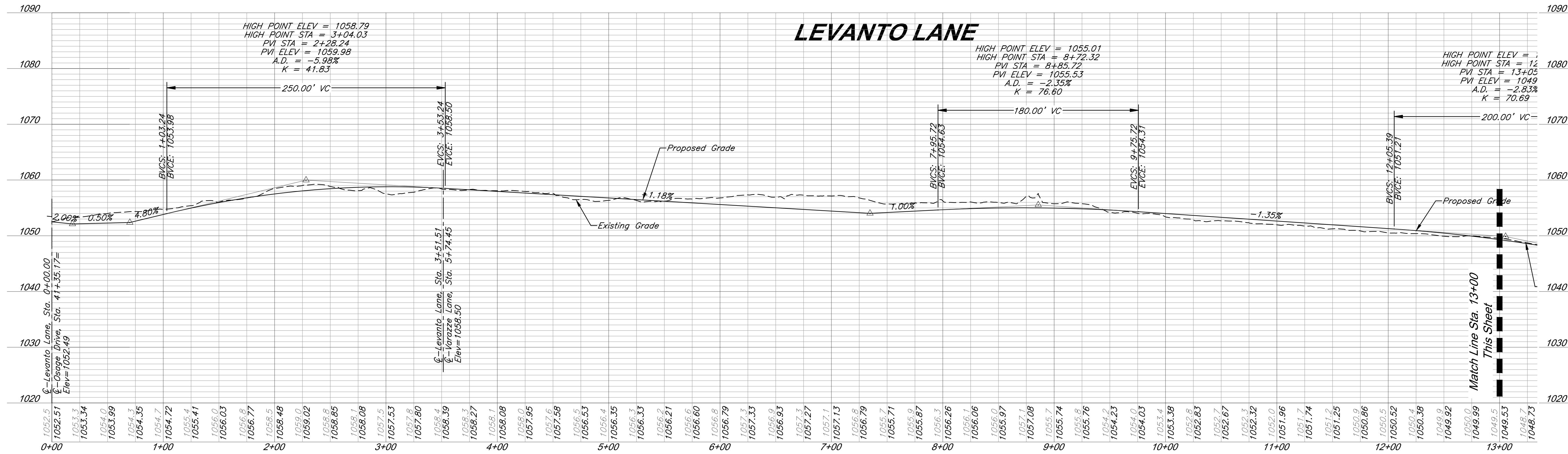
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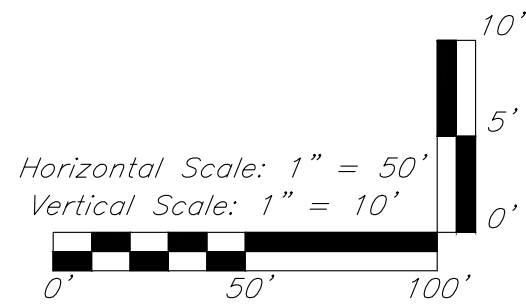
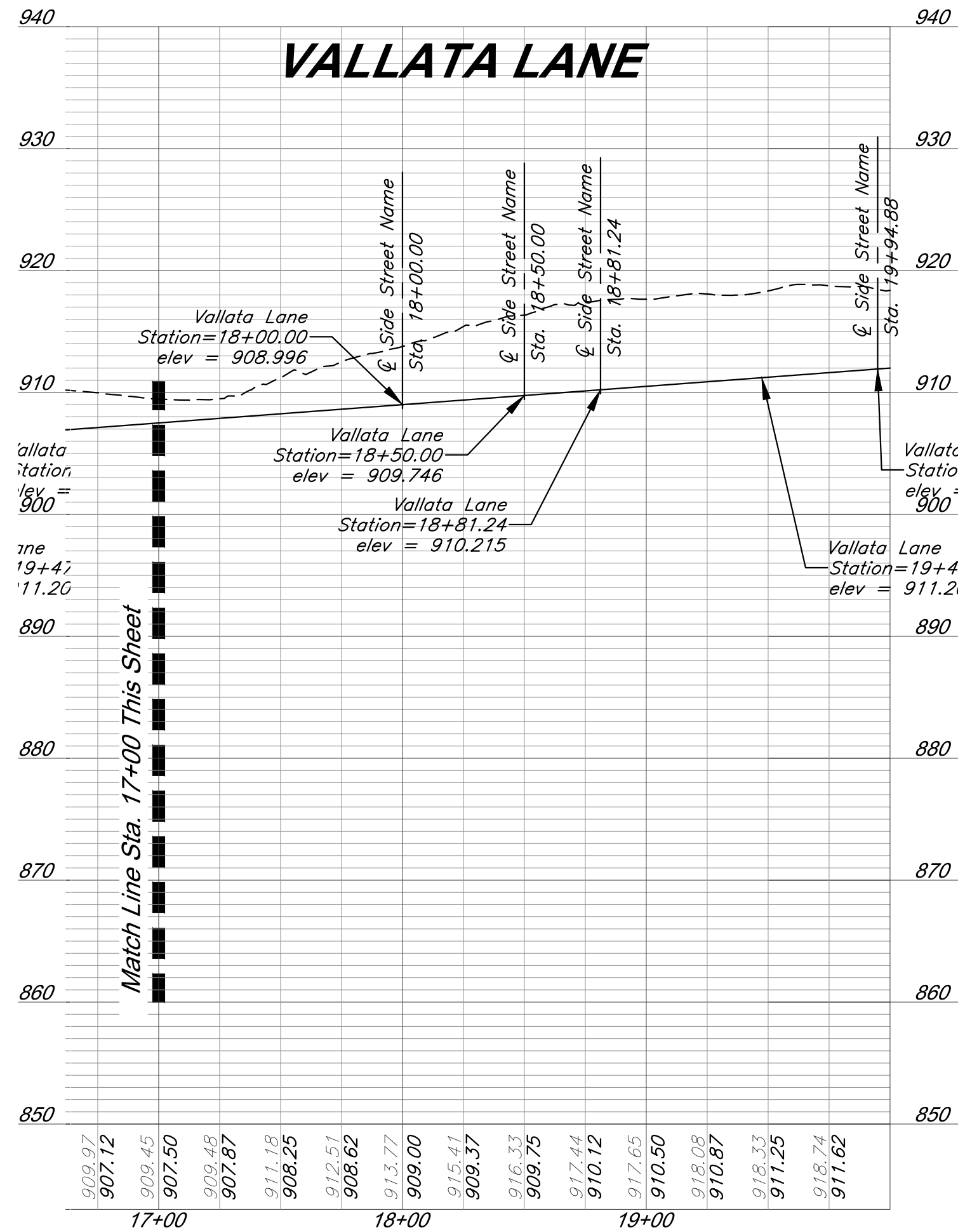
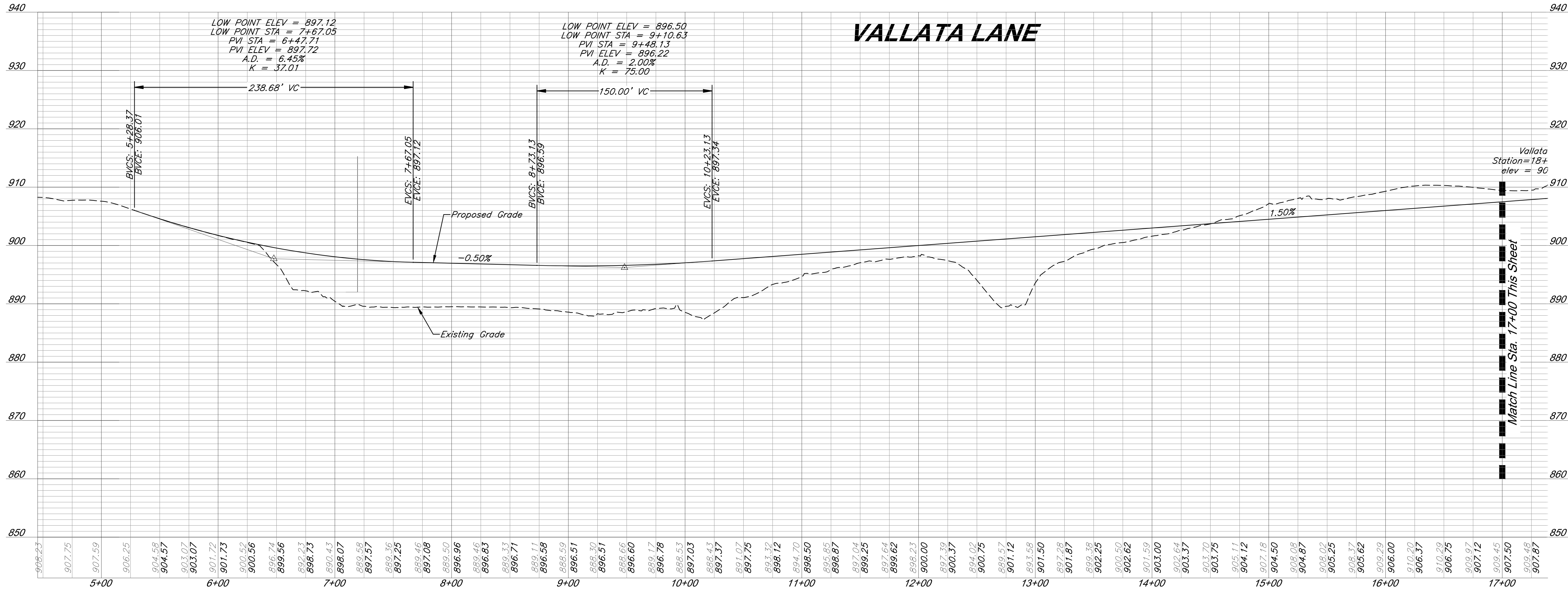
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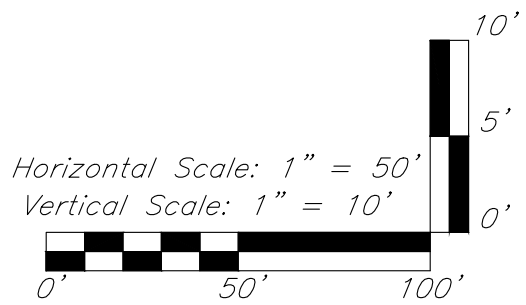
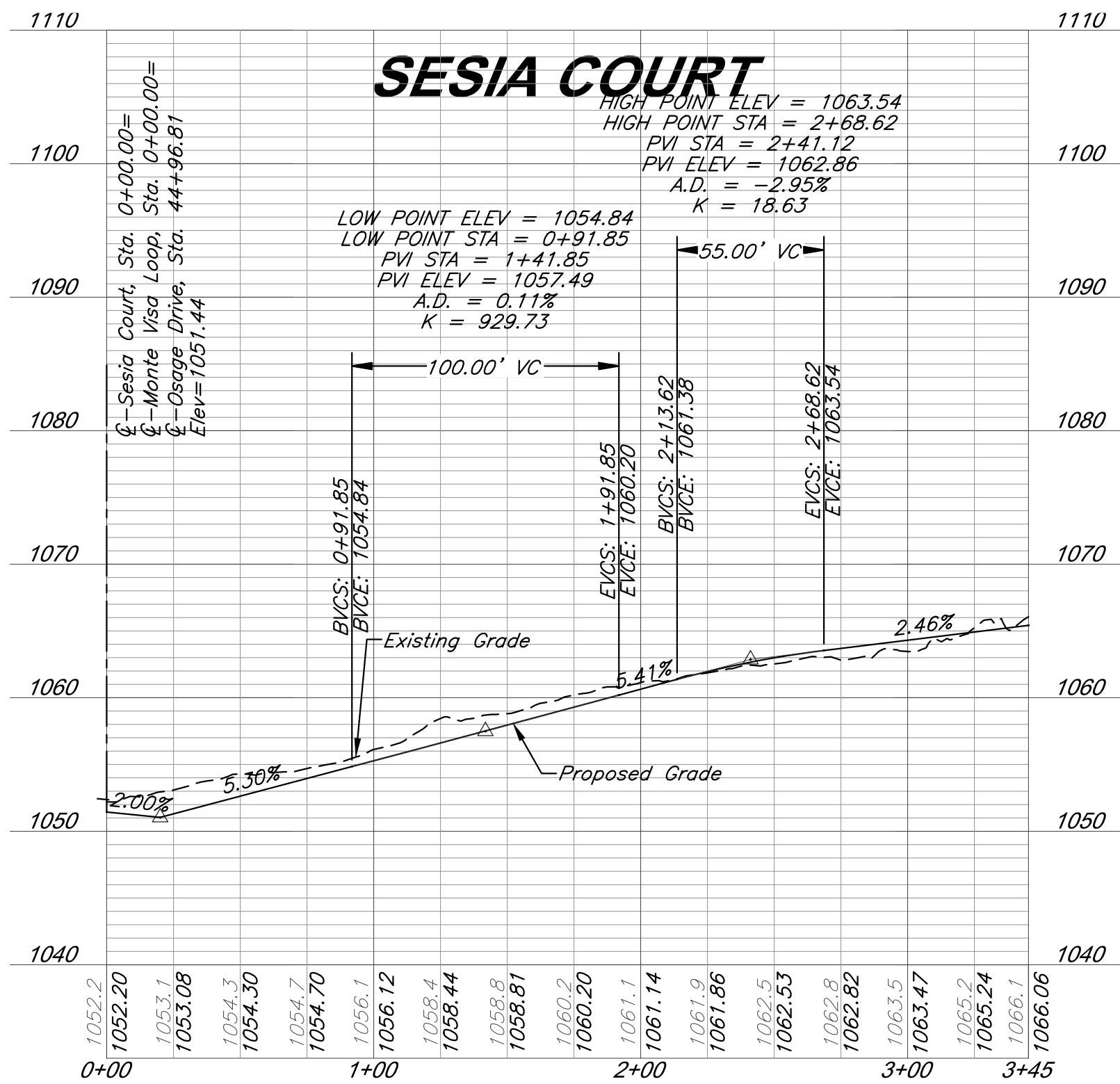
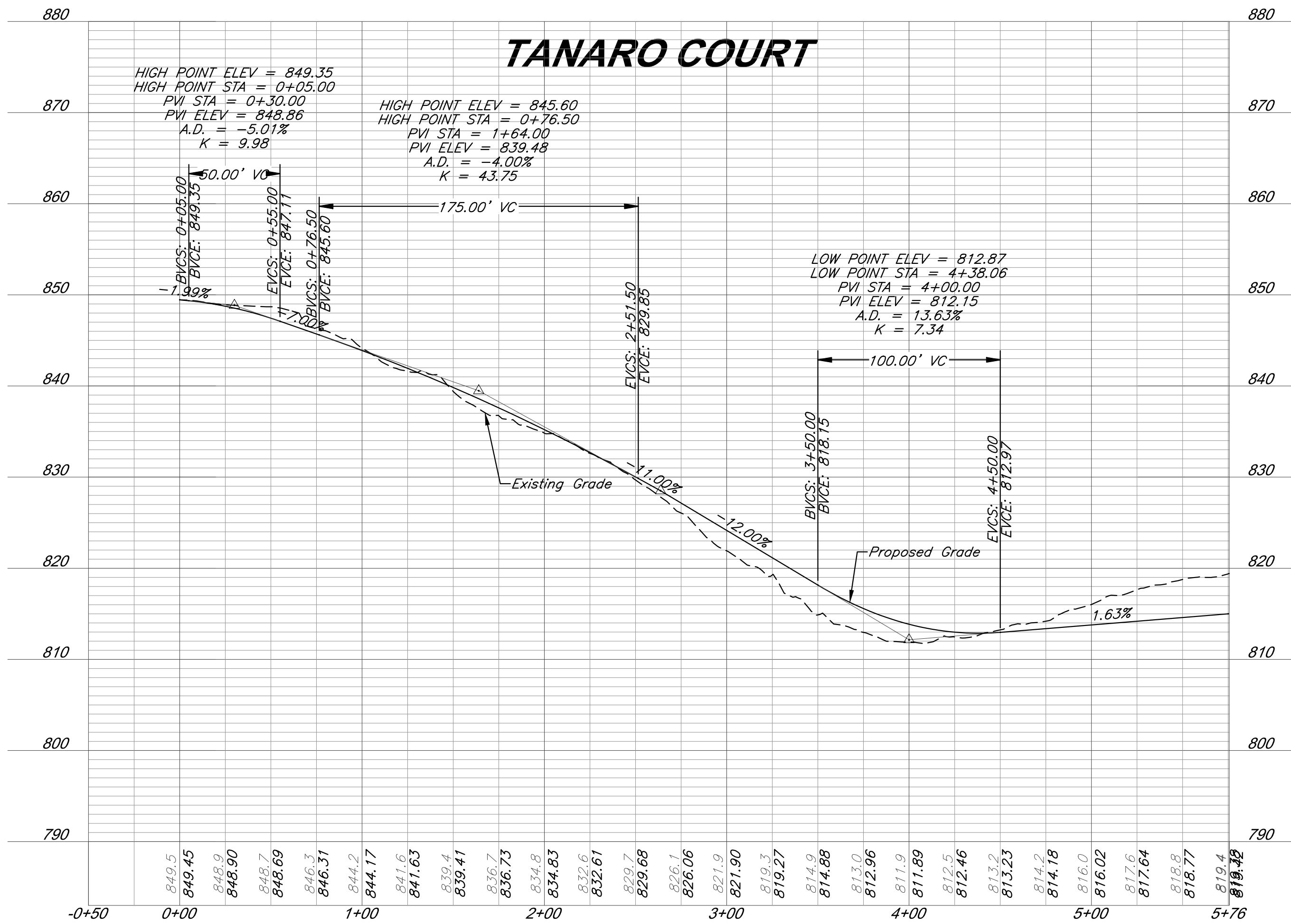
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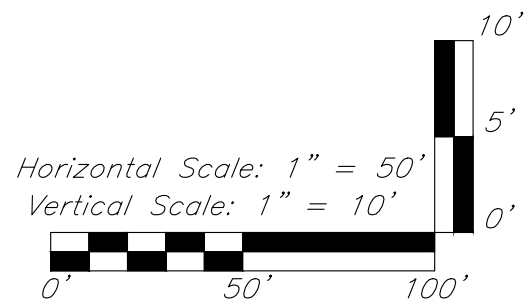
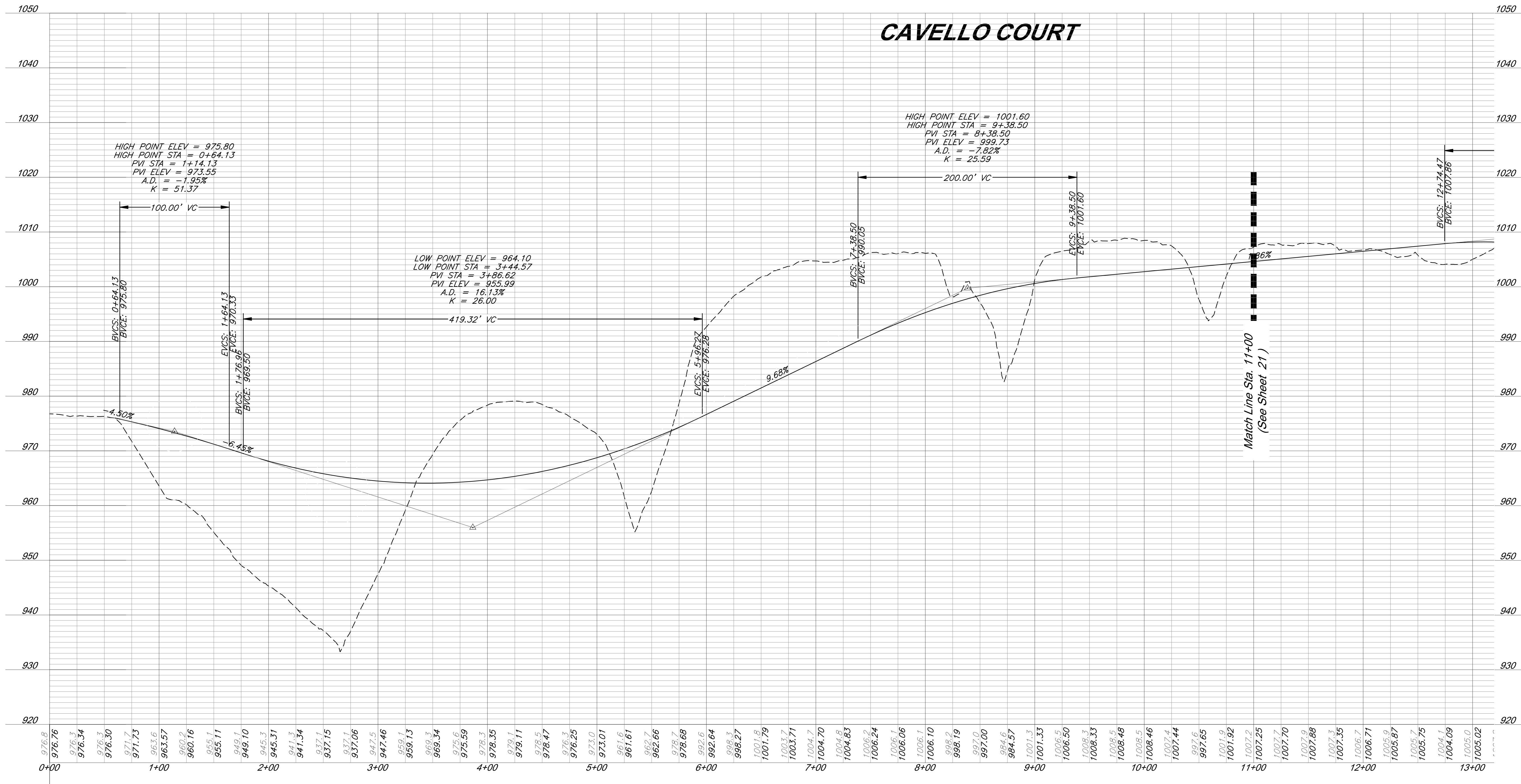
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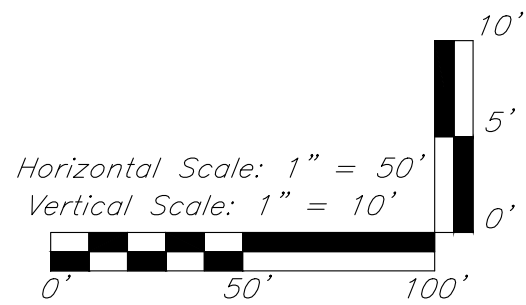
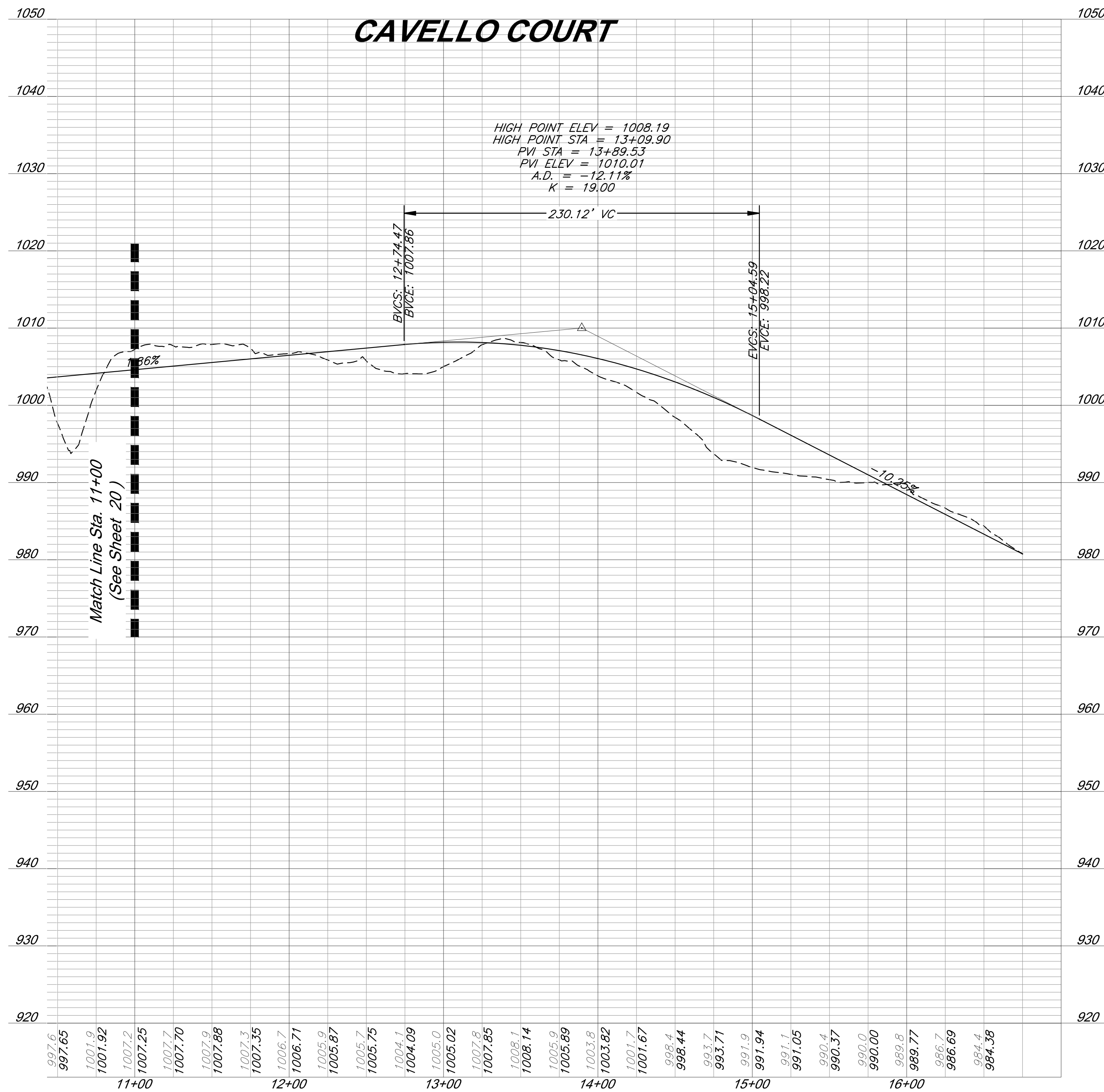
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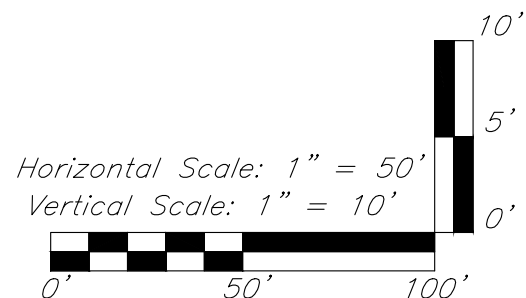
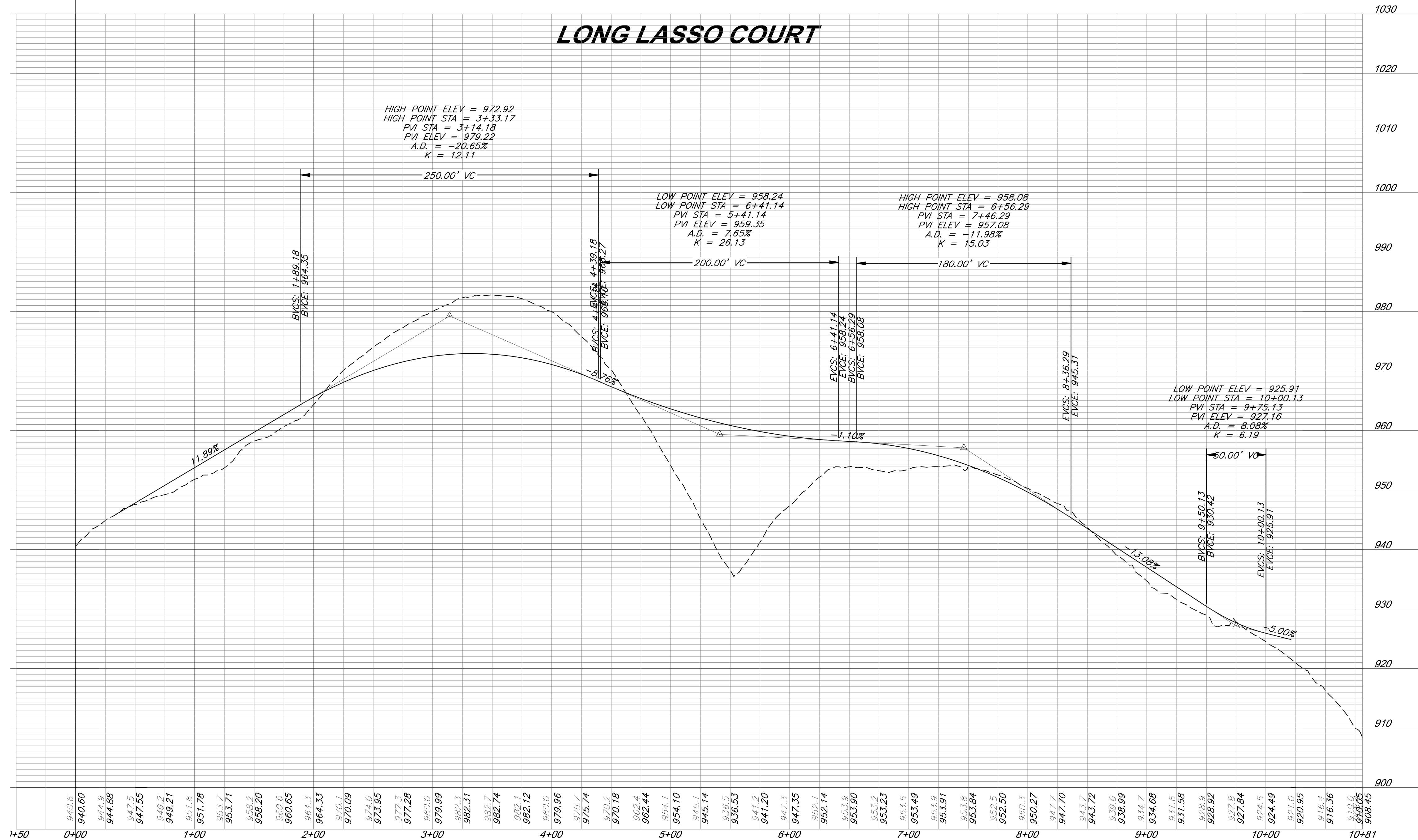
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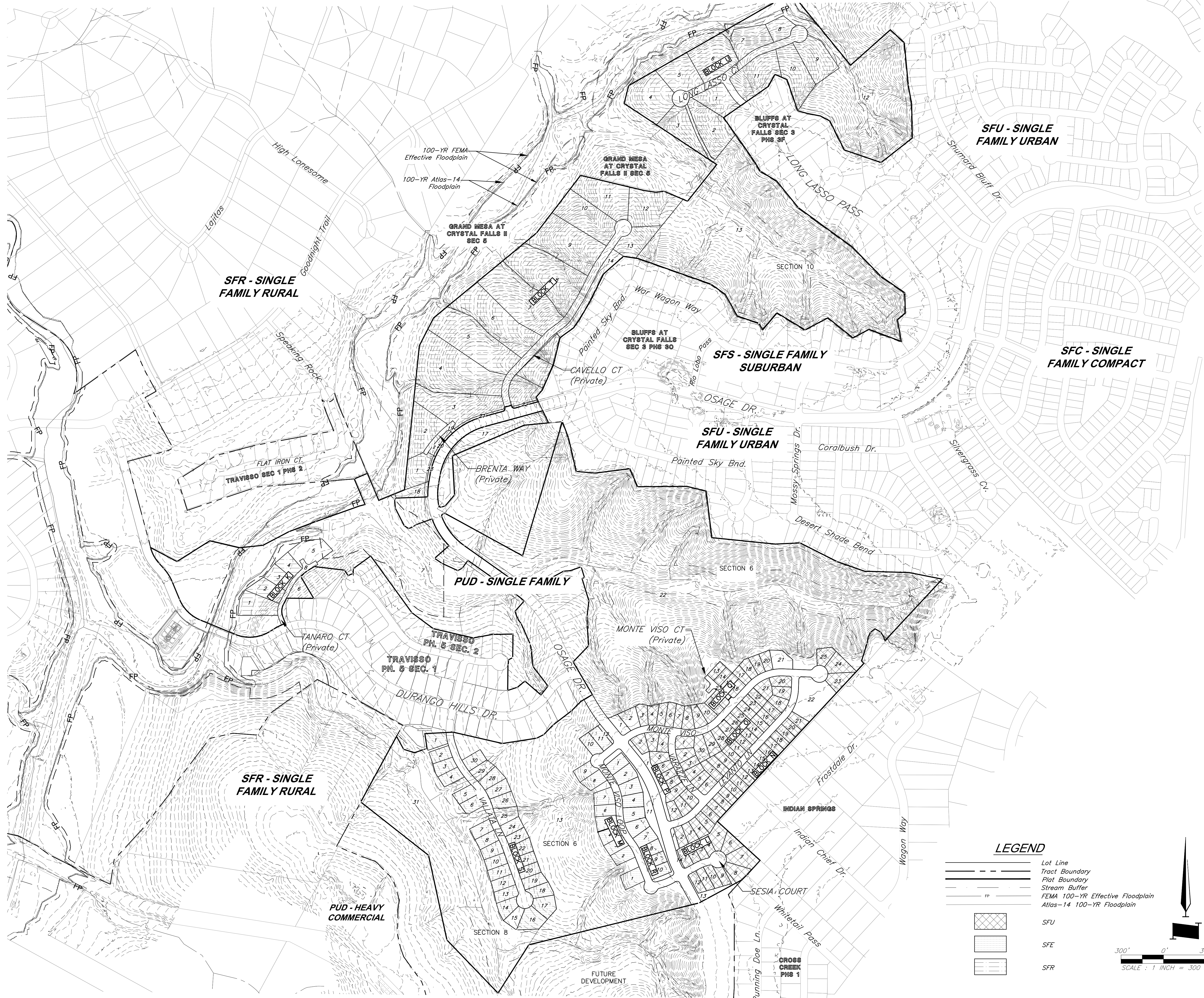
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LEGEND

Lot Line
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Plat Boundary
Stream Buffer
FEMA 100-YR Effective Floodplain
Atlas-14 100-YR Floodplain

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SFE
SFR

300' 0' 300' 600'
SCALE : 1 INCH = 300 FEET



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G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\149770203 - Zoning.dwg Layout: Zoning Map (Section 6) -- Tuesday November 22, 2022, 1:19pm -- Copyright 2022, George Butler Associates, Inc.



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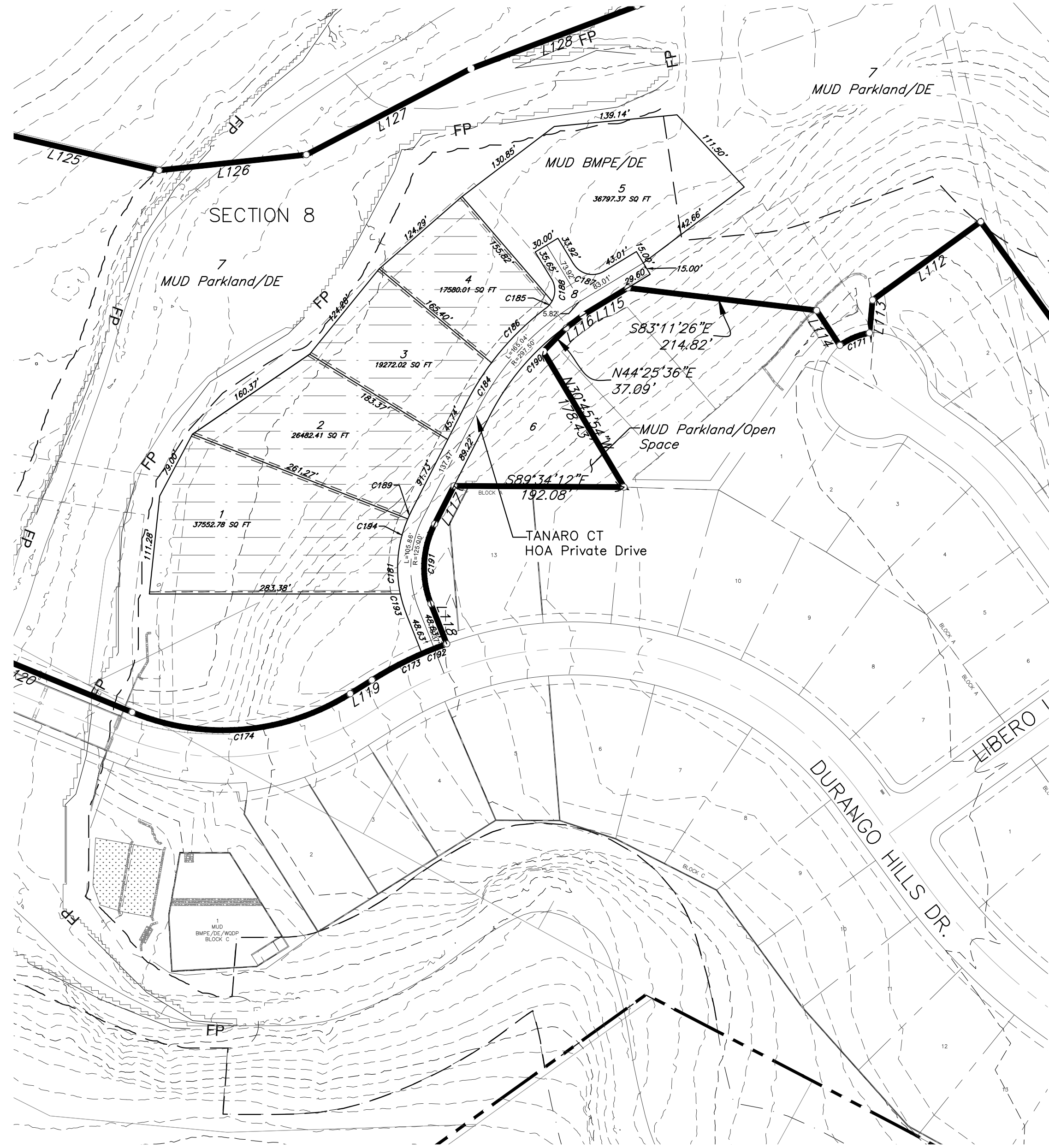
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Zoning Map
(Section 6)

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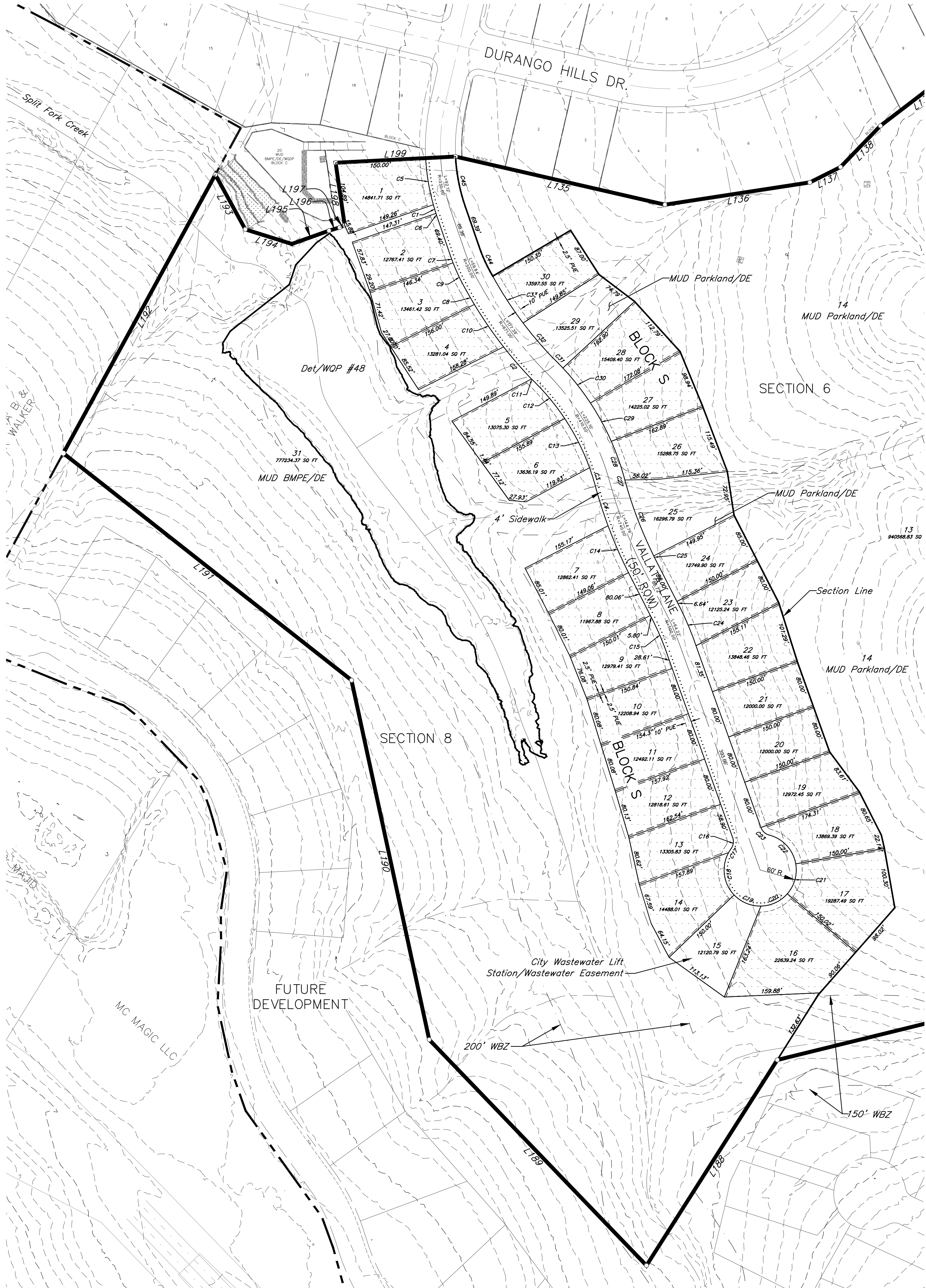
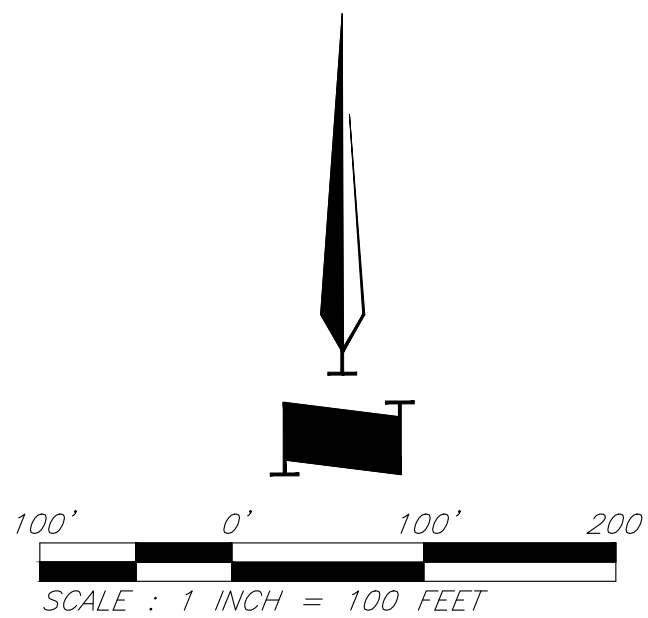
24 of 44

G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\149770203 - Zoning.dwg Layout: 25 Zoning Map (Section 8) --- Tuesday November 22, 2022, 1:20pm --- Copyright 2022, George Butler Associates, Inc.



LEGEND

- Lot Line
- Plat Boundary
- Sidewalks
- Stream Buffer
- FEMA 100-YR Effective Floodplain
- Tract Boundary
- Atlas-14 100-YR Floodplain
- WBZ Waterway Buffer Zone
- SFU
- SFE
- SFR



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TRAVISSEO PHASE 5 - SECTIONS 6, 8, & 10

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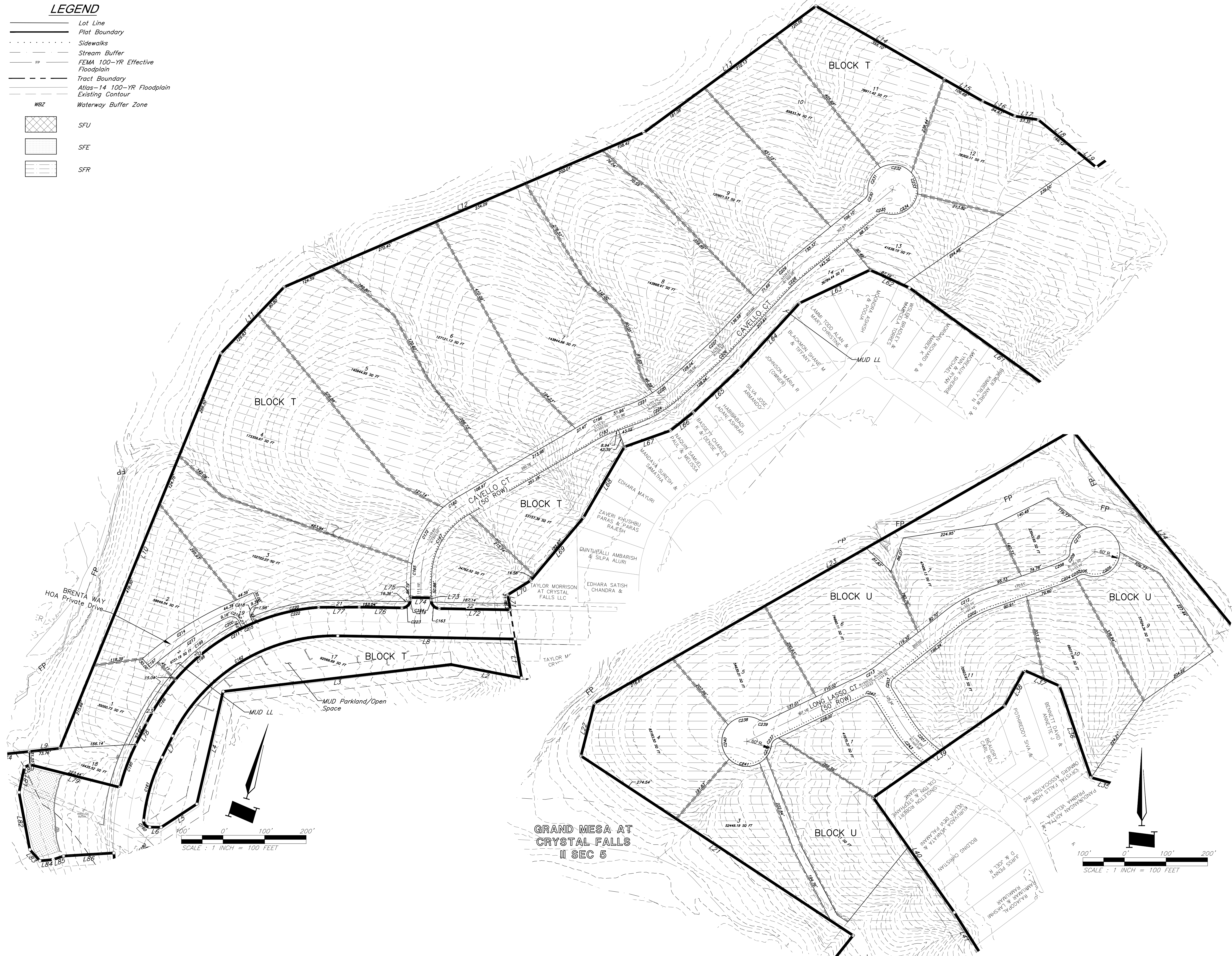
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SHEET TITLE

*Zoning Map
(Section 8)*

SHEET NUMBER

25 of 44

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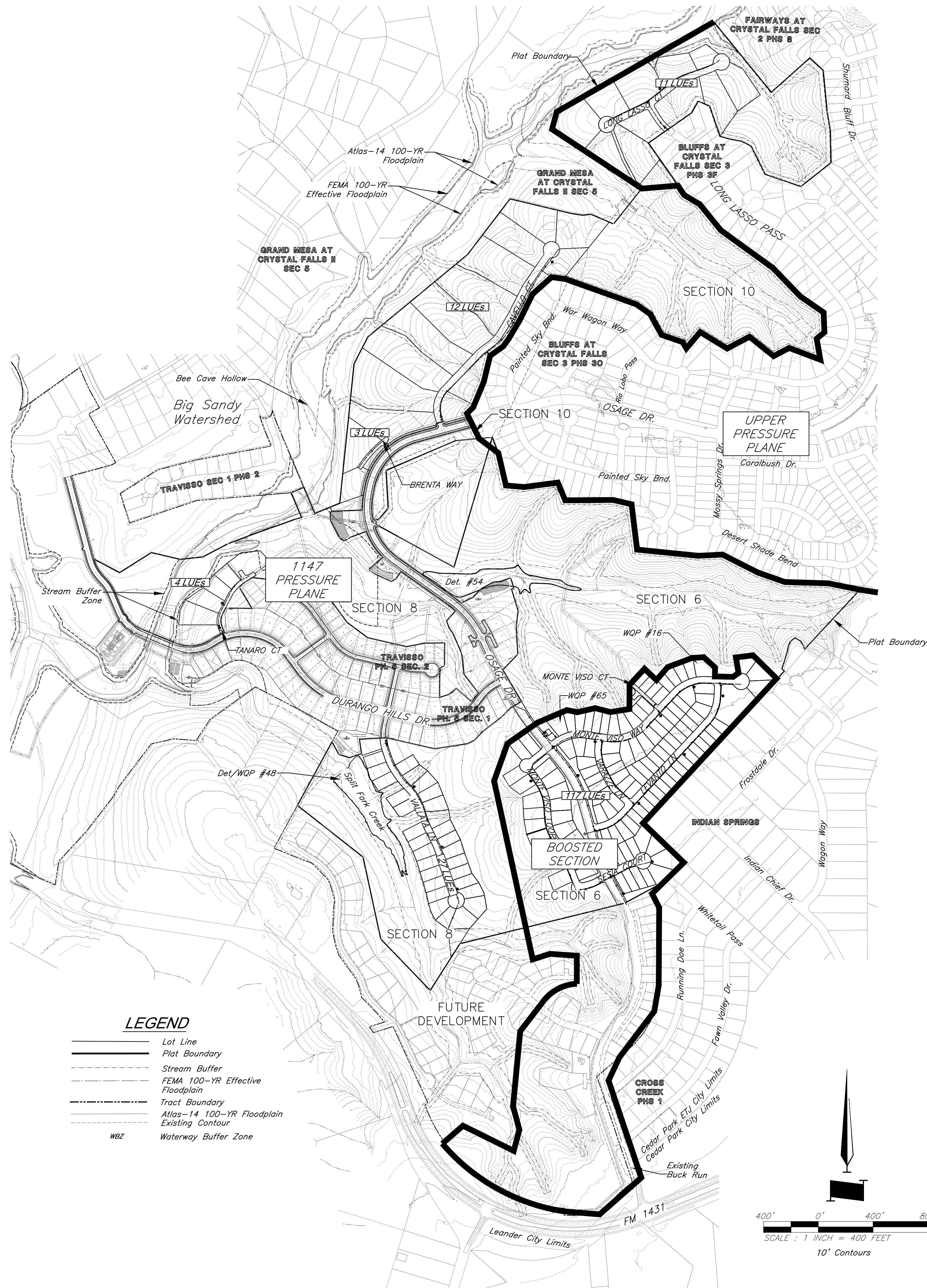
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**Zoning Map
(Section 10)**

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26 of 44

G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\149770200.dwg Layout: 27 Overall Water Layout -- Tuesday November 22, 2022, 1:02pm -- Copyright 2022, George Butler Associates, Inc.



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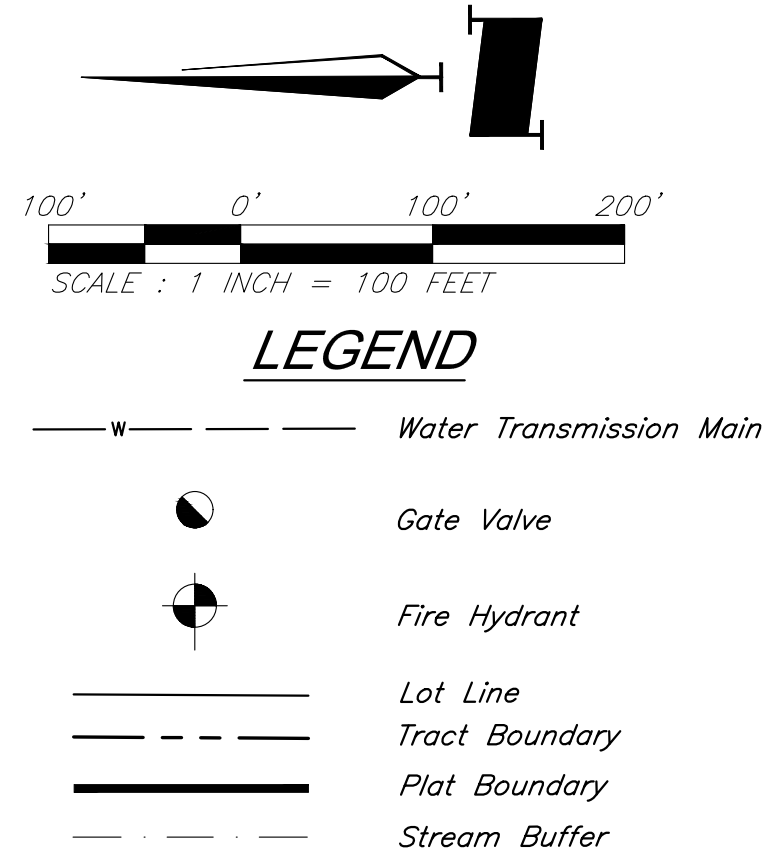
Overall Water
Layout

SHEET NUMBER
27 of 44

G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\14977C0900 - Water.dwg Layout: 28 Water Distribution Plan -- Tuesday November 22, 2022, 2:09pm -- Copyright 2022, George Butler Associates, Inc.



- Notes:
- Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
 - Water line fittings shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.
 - 176 Total LUEs (Section 6 (120), Section 8 (27), Section 10 (29)).



TRAVISSEO PHASE 5 - SECTIONS 6, 8, & 10
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Water Distribution Plan
SHEET NUMBER
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Notes:

- Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
- Water line fittings shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.
- Lot 7, Block "L" - Based on Elevated Storage Tank Mid-Elevation of 1132, Static Pressure = 27 psi. Booster Station proposed to maintain minimum 42 psi.
- 176 Total LUEs (Section 6 (120), Section 8 (27), Section 10 (29)).

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TRAVISSO PHASE 5 - SECTIONS 6, 8, & 10

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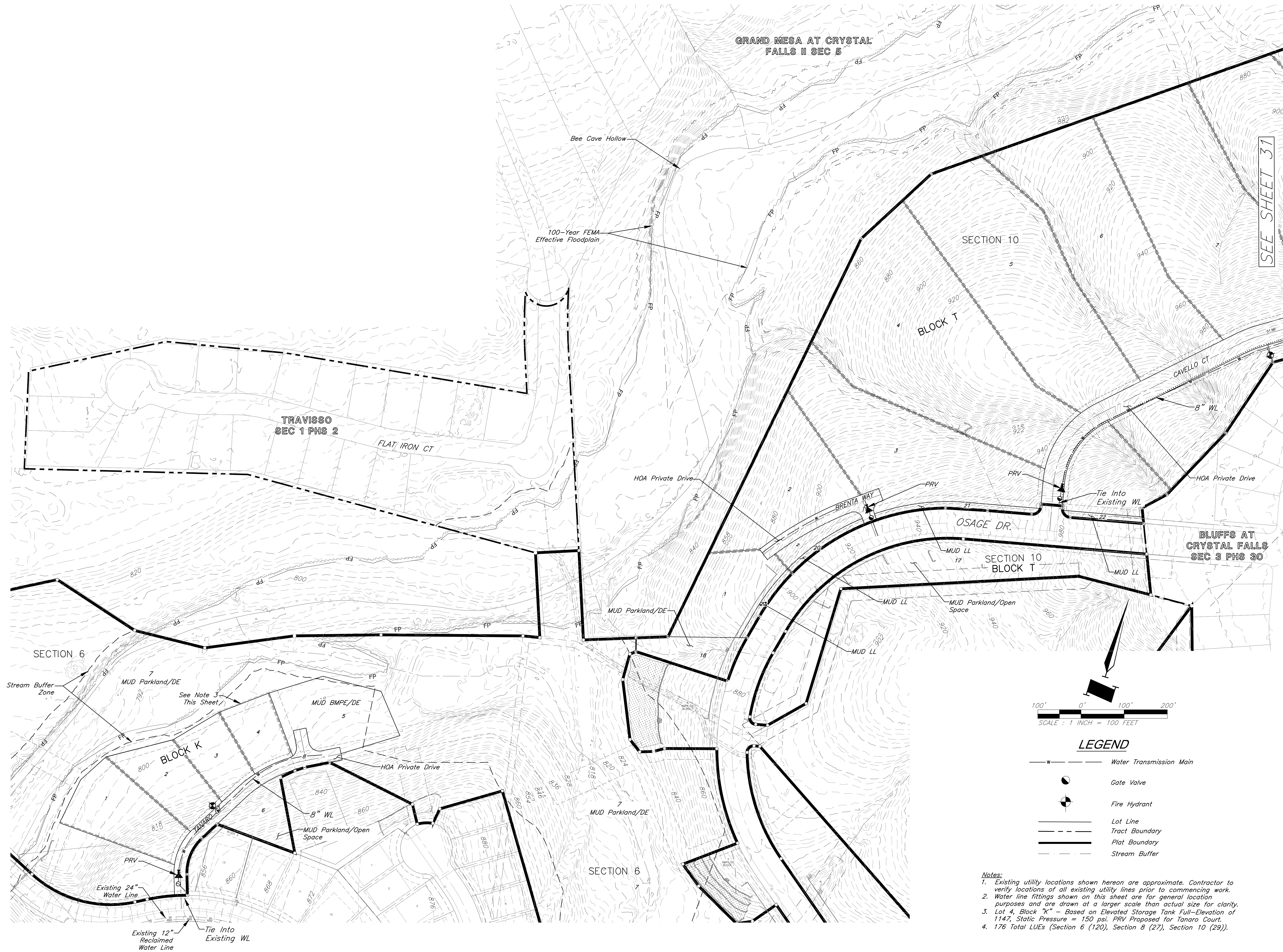
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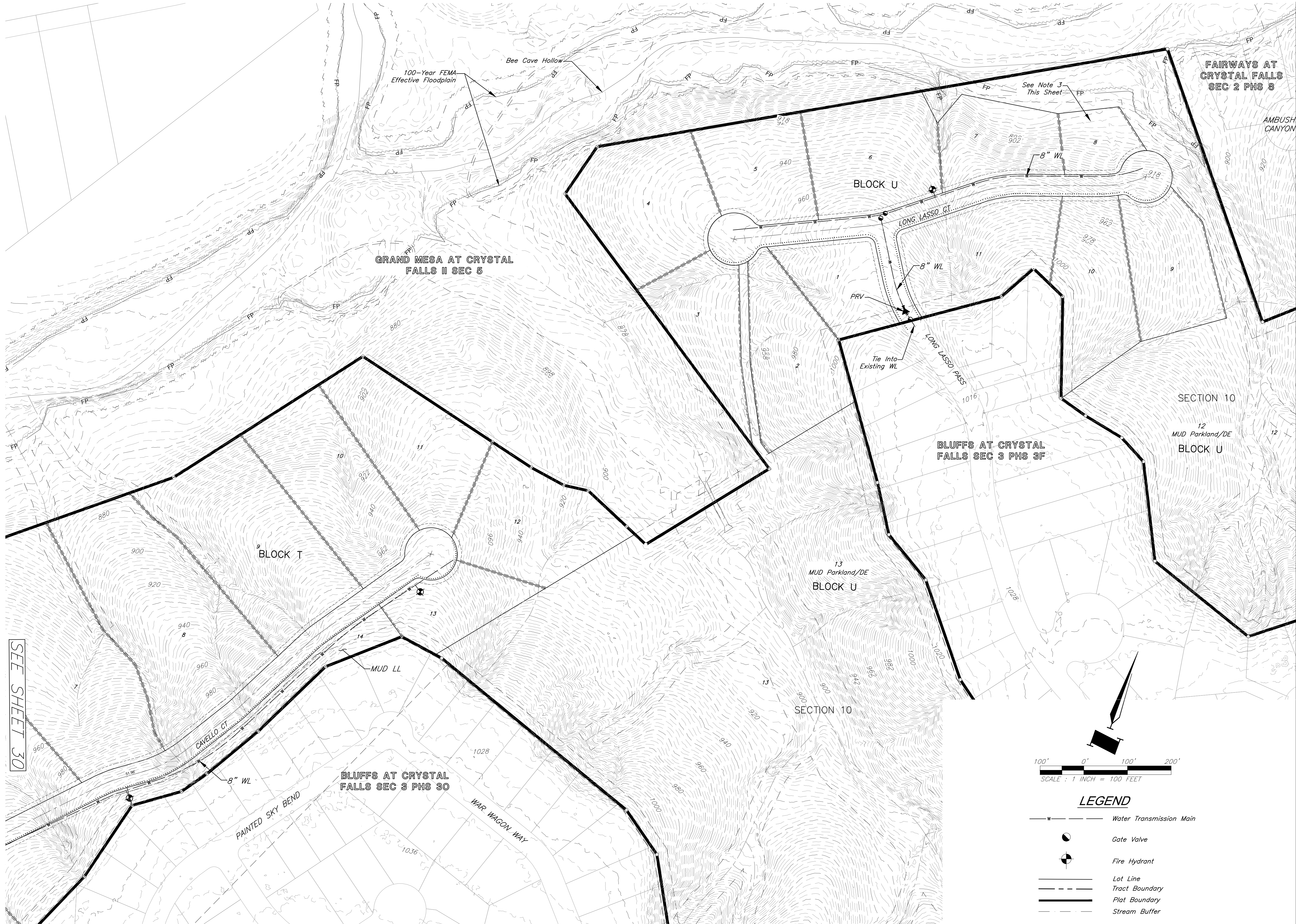
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Water Distribution Plan

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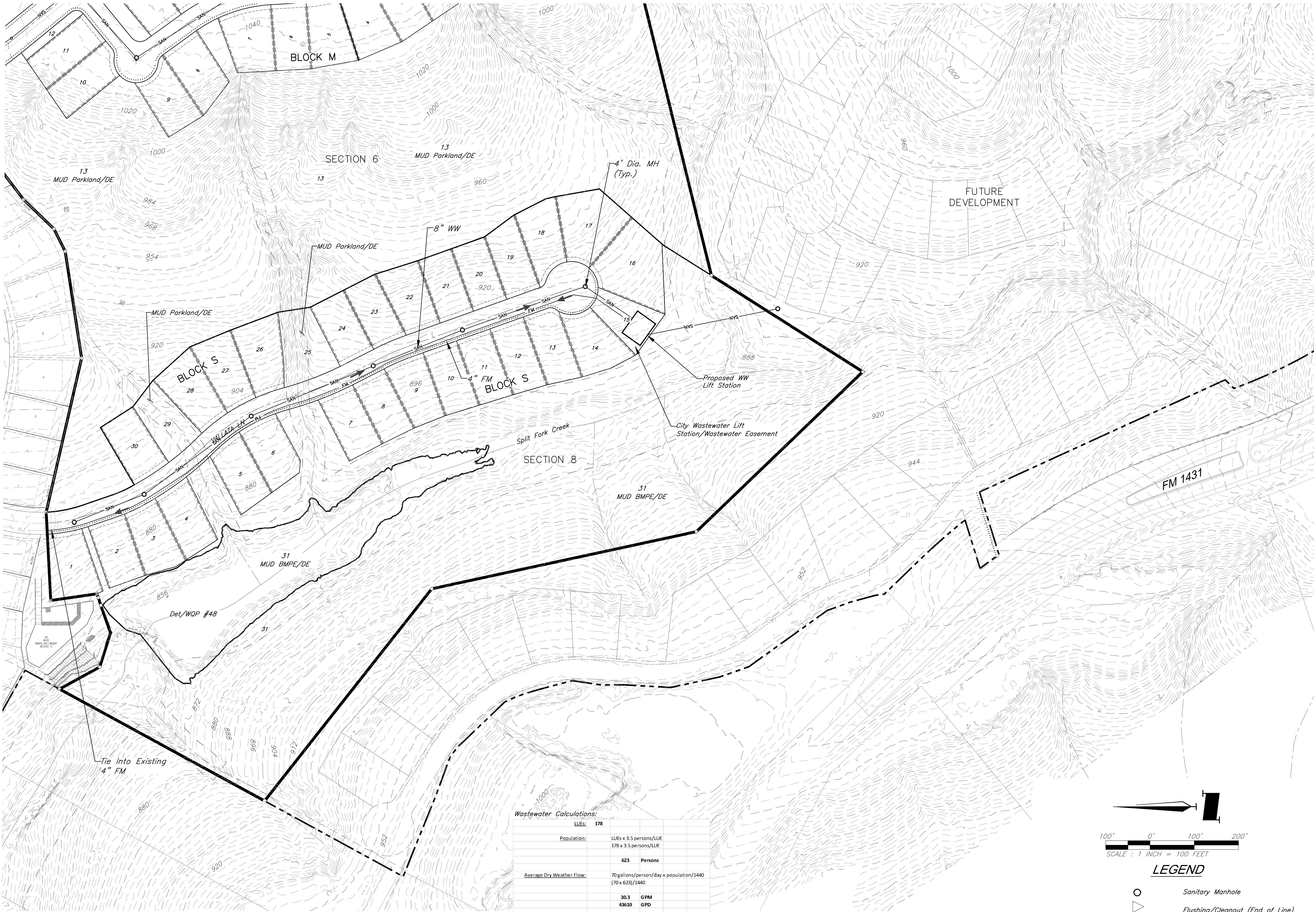
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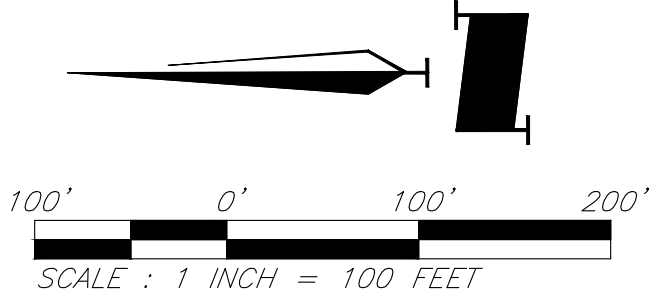


Wastewater Calculations:

LUEs:	178				
Population:	LUEs x 3.5 persons/LUE				
	178 x 3.5 persons/LUE				
	623	Persons			
Average Dry Weather Flow:	70 gallons/person/day x population/1440				
	(70 x 623)/1440				
	30.3	GPM			
	43610	GPD			
F:	3.9				
Peak Dry Weather Flow:	Average Dry Weather Flow x F				
	118.1 GPM				
	170,079	GPD			
Peak Wet Weather Flow:	Peak Dry Weather Flow + I&I				
	185.8 GPM				
	267,579	GPD			

Notes:

- Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
- Wastewater fittings shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.
- Manholes up to 20' are being proposed in this preliminary plat and construction plans shall address designs for deep manholes.
- All lots in Section 10 Blocks T and U will be served by low pressure sewer. All others will be served by gravity sewer.
- Residential lots served by low pressure lines will have a privately owned grinder pump station.



LEGEND

- Sanitary Manhole
- Flushing/Cleanout (End of Line)
- Wastewater Line
- Force Main
- Sanitary Flow Direction
- Lot Line
- Tract Boundary
- Plat Boundary
- Stream Buffer

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Wastewater
Collection System

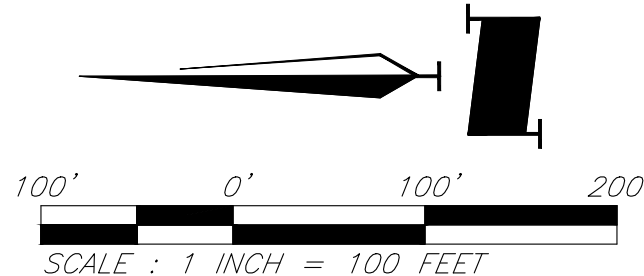
SHEET NUMBER

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- Notes:**
- Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
 - Wastewater fittings shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.
 - Manholes up to 20' are being proposed in this preliminary plat and construction plans shall address designs for deep manholes.
 - All lots in Section 10 Blocks T and U will be served by low pressure sewer. All others will be served by gravity sewer.
 - Residential lots served by low pressure lines will have a privately owned grinder pump station.

	Sanitary Manhole
	Flushing/Cleanout (End of Line)
	Wastewater Line
	Force Main
	Sanitary Flow Direction
	Lot Line
	Tract Boundary
	Plat Boundary
	Stream Buffer



LEGEND

TRAVISSEO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



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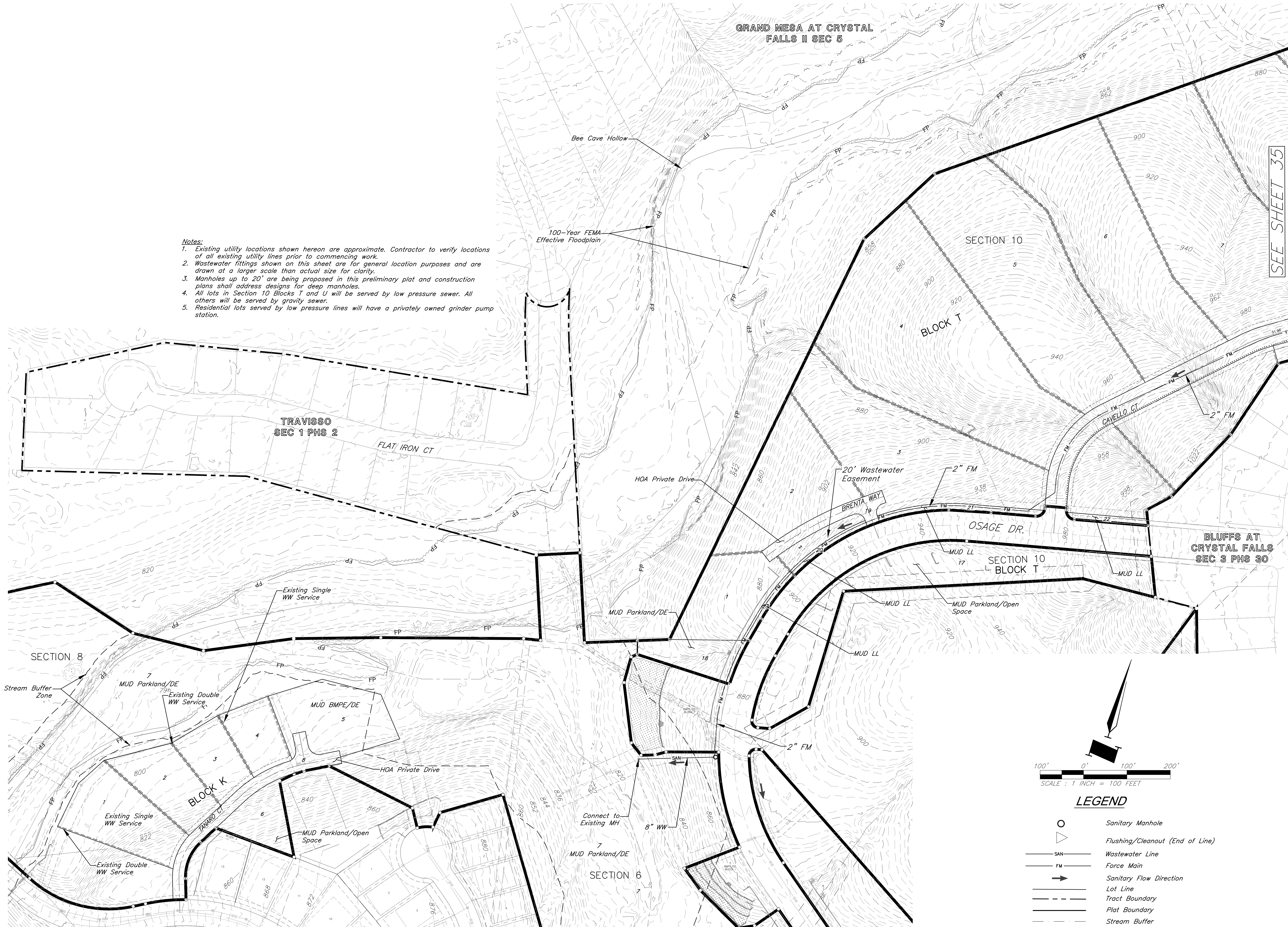
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**Wastewater
Collection System**

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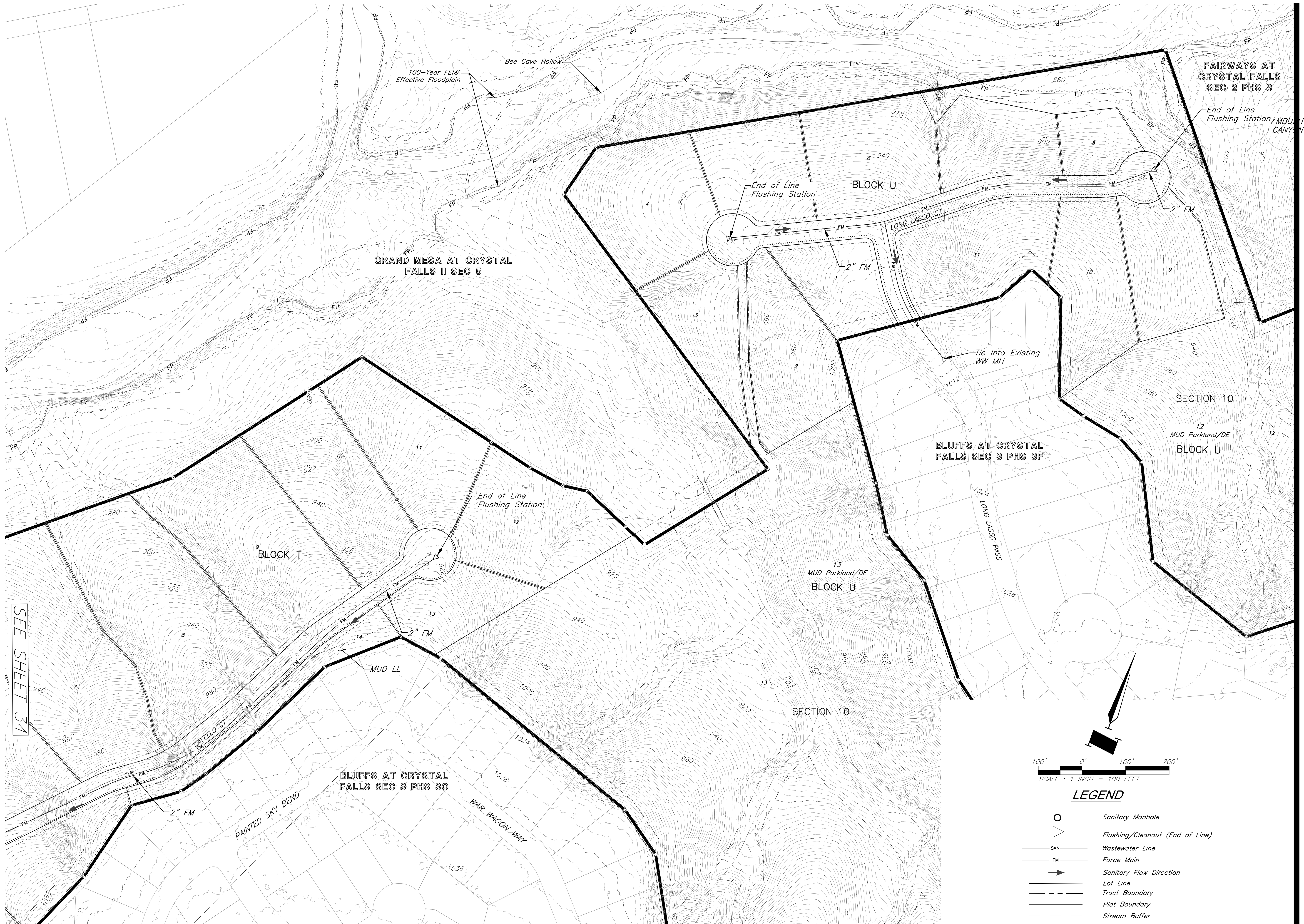


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Wastewater Collection System
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100' 0' 100' 200'
SCALE : 1 INCH = 100 FEET

LEGEND

- Sanitary Manhole
- △ Flushing/Cleanout (End of Line)
- SAN Wastewater Line
- FM Force Main
- Sanitary Flow Direction
- Lot Line
- Tract Boundary
- Plat Boundary
- Stream Buffer

- Notes:**
- Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
 - Wastewater fittings shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.
 - Manholes up to 20' are being proposed in this preliminary plat and construction plans shall address designs for deep manholes.
 - All lots in Section 10 Blocks T and U will be served by low pressure sewer. All others will be served by gravity sewer.
 - Residential lots served by low pressure lines will have a privately owned grinder pump station.

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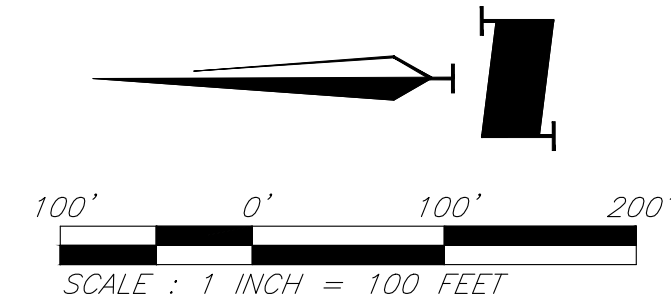
**Wastewater
Collection System**

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G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\14977C0900.dwg Layout: 36 Storm Sewer Plan -- Tuesday November 22, 2022, 2:22pm -- Copyright 2022, George Butler Associates, Inc.



Notes:
1. Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
2. Storm structures shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.



LEGEND	
	Storm Sewer Line
	Curb Inlet
	Storm Manhole
	Outfall
	Lot Line
	Tract Boundary
	Plat Boundary
	Stream Buffer



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Storm Sewer Plan
SHEET NUMBER 36 of 44

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Notes:
1. Existing utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
2. Storm structures shown on this sheet are for general location purposes and are drawn at a larger scale than actual size for clarity.

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PRELIMINARY PLAT
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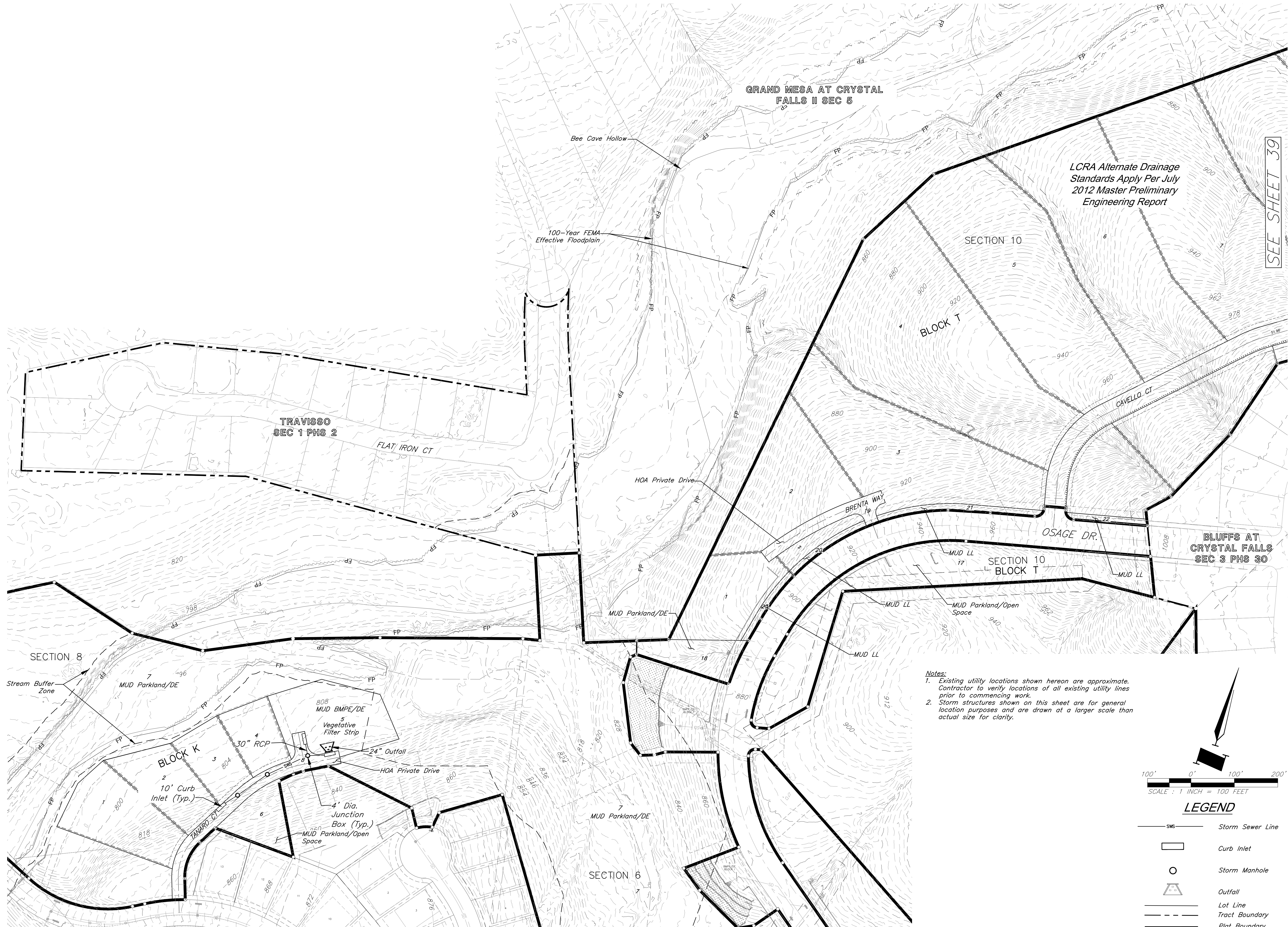
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**Storm Sewer
Plan**

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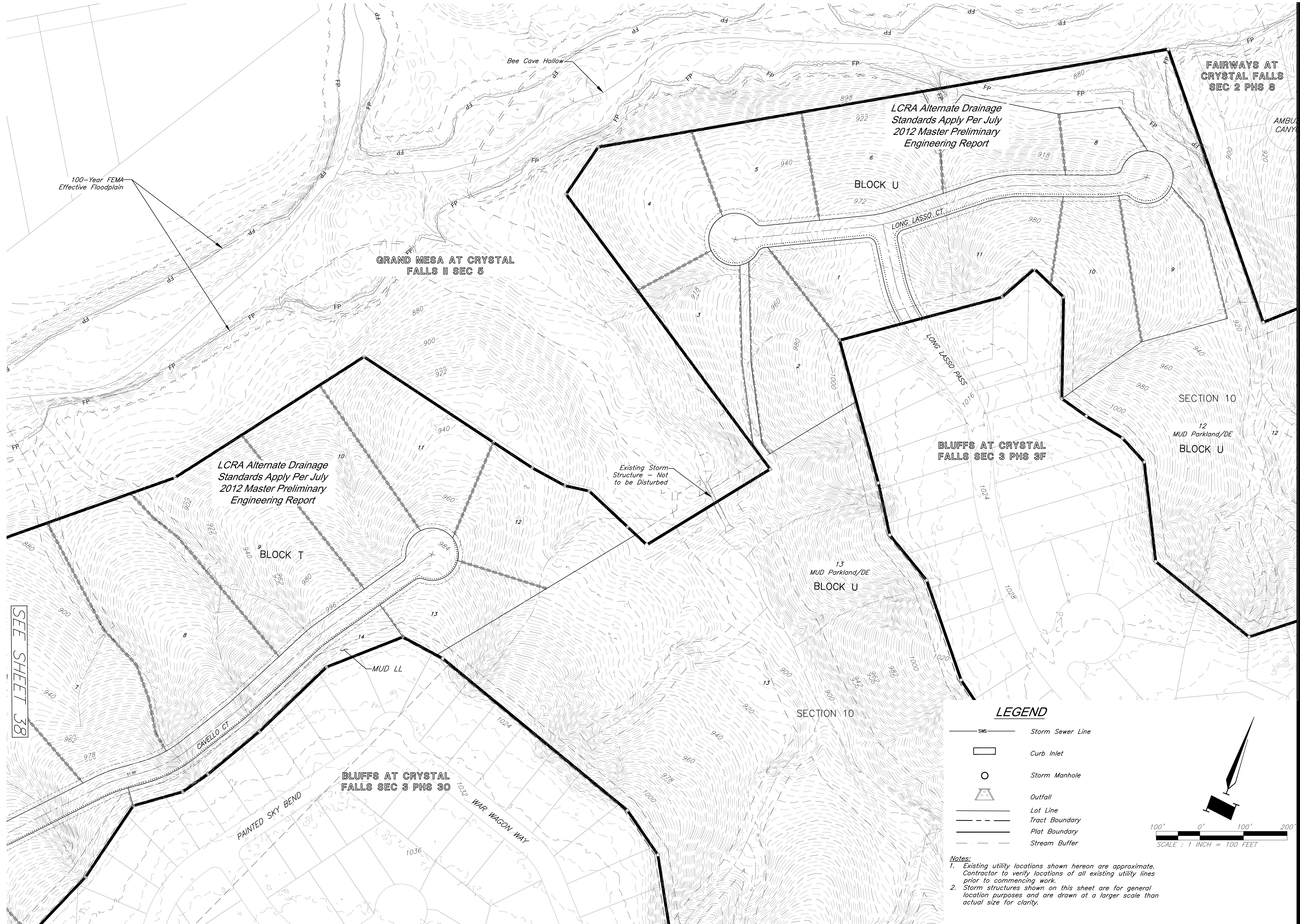
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**Storm Sewer
Plan**

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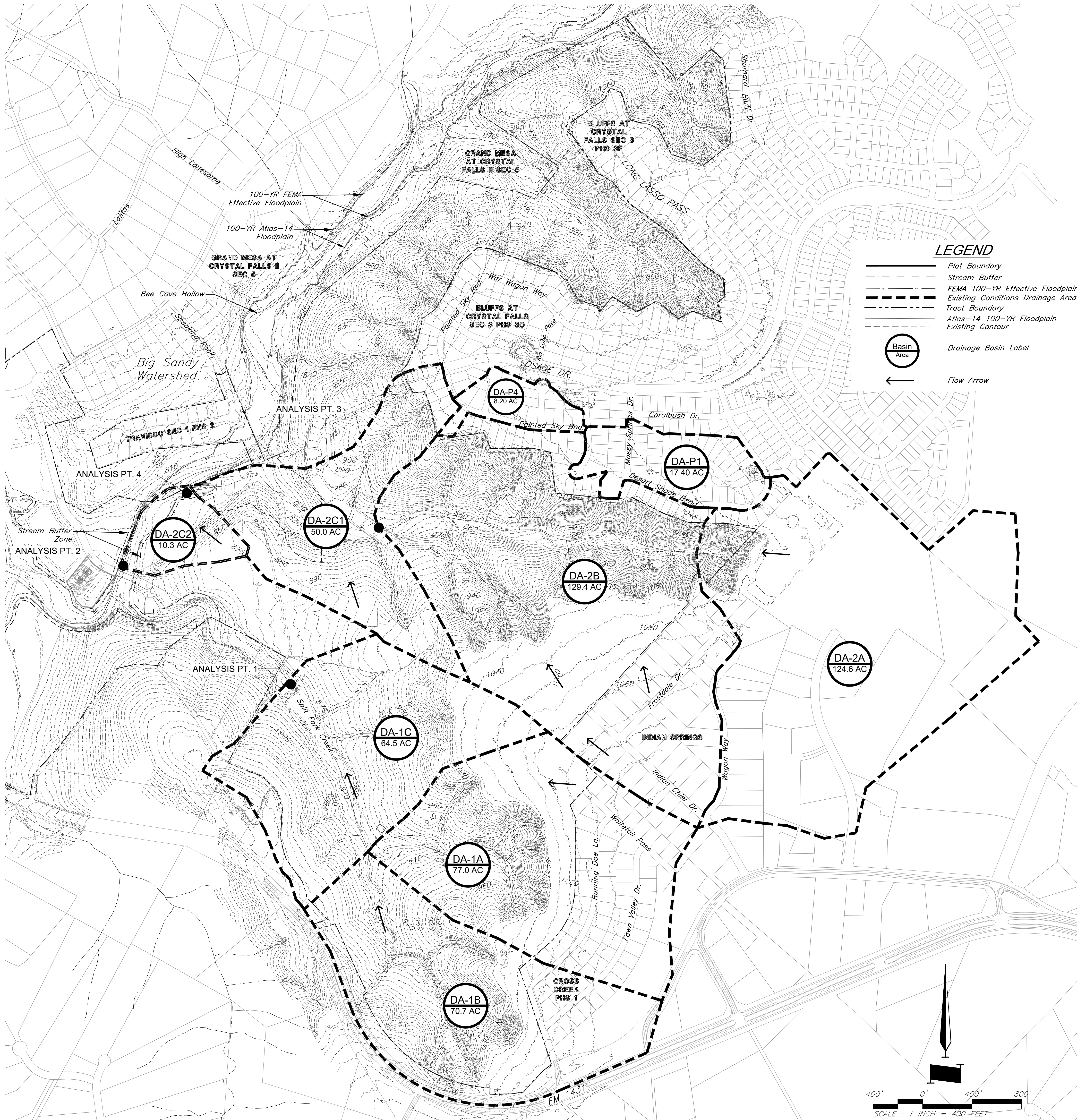
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Storm Sewer
Plan

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G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\14977C2000.dwg Layout: 40 Existing Drainage Plan -- Tuesday November 22, 2022, 2:23pm -- Copyright 2022, George Butler Associates, Inc.

Existing Site									
Drainage Analysis - SCS Method									
DRAINAGE AREA (#)	AREA (Ac.)	AREA (sq. mi)	IMPERVIOUS COVER (%)	SCS CURVE NO. (#)	LAG TIME (min)	PEAK FLOWS			
						Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
DA-1A	77	0.12031	15.90%	70.1	16.8	108.5	225.5	312.4	466.2
DA-1B	70.7	0.11047	8.40%	70	8.7	121.2	265.8	374	565.5
DA-1C	64.5	0.10078	0%	70.2	13.7	79.5	187.5	268.7	413
DA-2A	124.6	0.19469	25%	77	15.4	253.3	463.8	612.9	870
DA-2B	129.4	0.20219	15%	71	19.8	171	353.4	488.6	727.5
DA-2C1	50	0.07813	5%	70	10.3	75.5	170.6	241.8	368
DA-2C2	10.3	0.01609	5%	70	5.2	19.4	44.6	63.4	97.2
DA-P1	17.4	0.02719	0%	83	11.28	42.8	78.3	102.7	144.1
DA-P4	8.2	0.01281	0%	83	19.26	15.5	28.4	37.3	52.6



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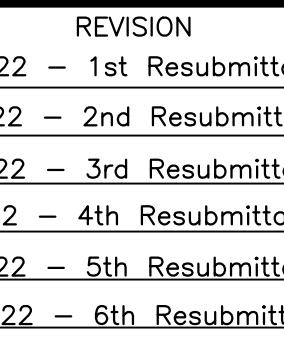
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Existing Drainage Plan

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BMP SUMMARY TABLE				
IMPROVEMENT	WATER QUALITY VOLUME (CF)	REQUIRED BMP VOLUME (CF)	PERMANENT POOL VOLUME (CF)	TOTAL REQUIRED VOLUME (CF)
WQP #16	24,224	25,435	0	25,435
WQDP #48	209,900	220,395	167,920	388,315
WQP #65	33,209	34,869	0	34,869

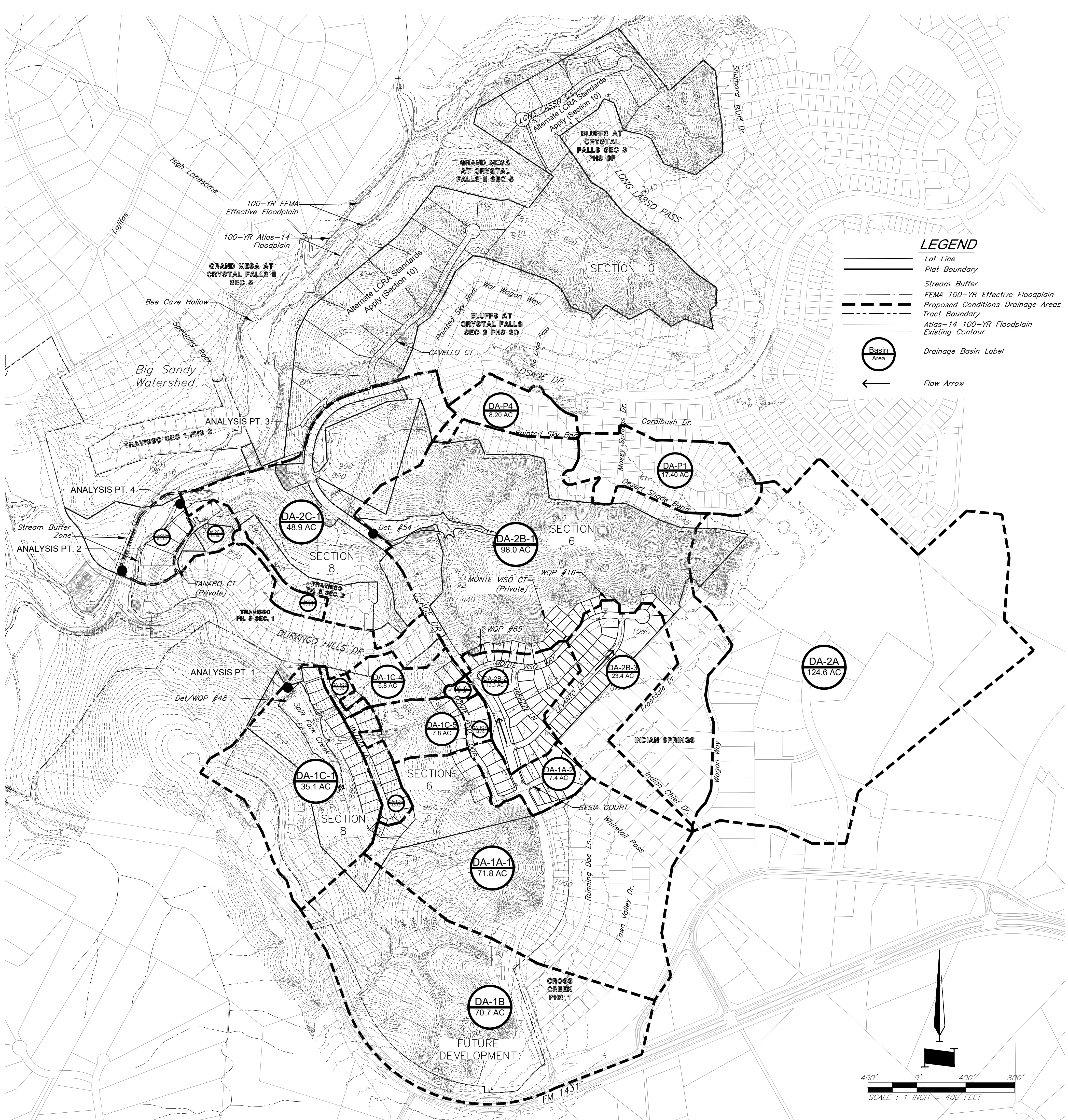
STORM EVENT	EXISTING (cfs)	PROPOSED (cfs)	DIFFERENCE (cfs)
2-Year	285.9	262.7	-23.2
10-Year	630.3	589.2	-41.1
25-Year	888.2	831.5	-56.7
100-Year	1345.2	1259.3	-85.9

STORM EVENT	EXISTING (cfs)	PROPOSED (cfs)	DIFFERENCE (cfs)
2-Year	510.3	522.8	12.5
10-Year	990.4	994.6	4.2
25-Year	1338.2	1293.3	-44.9
100-Year	1951.3	1687.5	-263.8

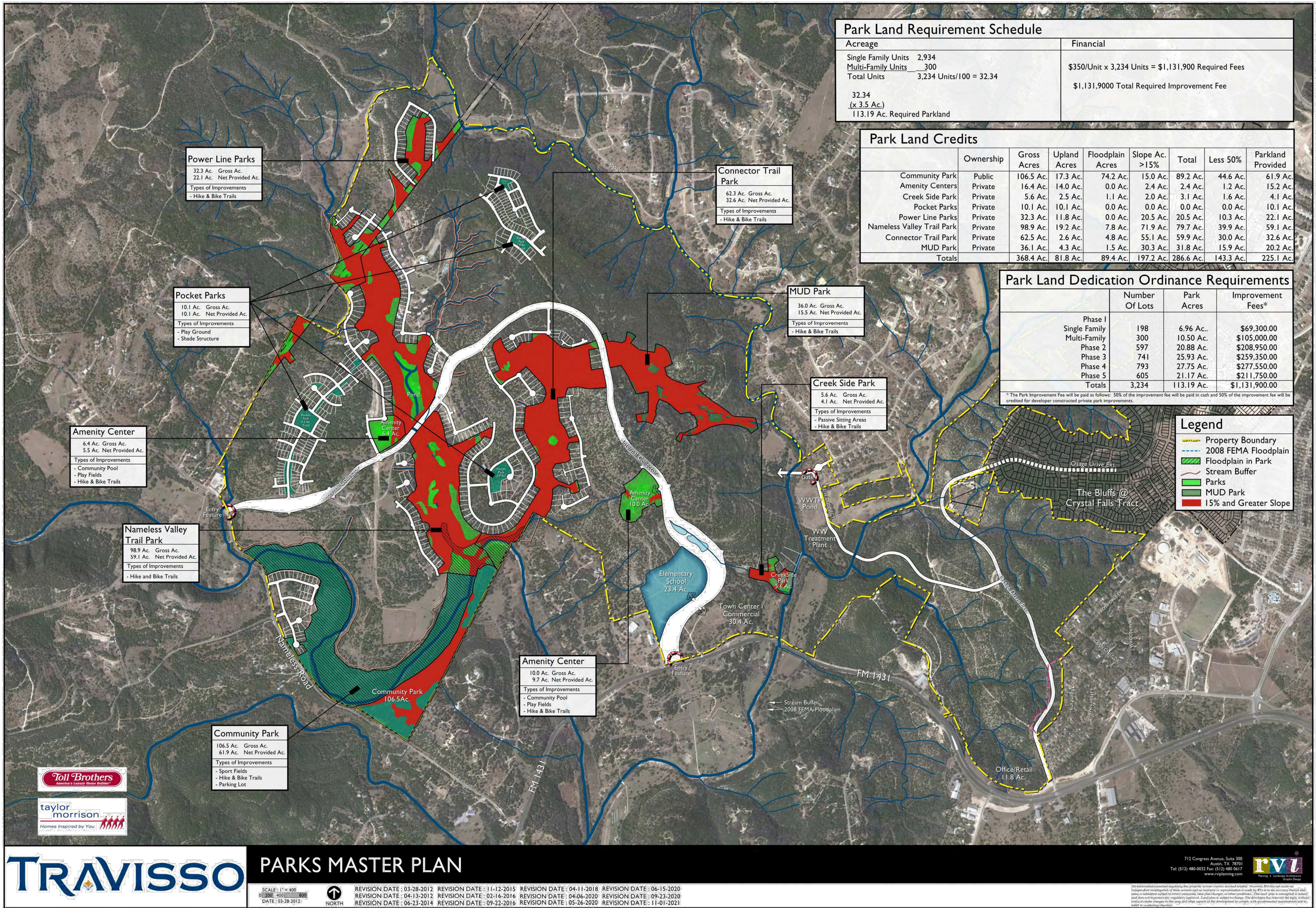
STORM EVENT	EXISTING (cfs)	PROPOSED (cfs)	DIFFERENCE (cfs)
2-Year	466.7	475.4	8.7
10-Year	897	903.5	6.5
25-Year	1207.7	1178.5	-29.2
100-Year	1757.3	1540.8	-216.5

STORM EVENT	EXISTING (cfs)	PROPOSED (cfs)	DIFFERENCE (cfs)
2-Year	505.6	519.7	14.1
10-Year	980.9	988.9	8
25-Year	1325	1285.9	-39.1
100-Year	1932	1676.7	-255.3

Section 10 - LCRA Alternate Standards Apply			
Rational Method Summary			
STORM EVENT	EXISTING (cfs)	PROPOSED (cfs)	DIFFERENCE (cfs)
2-Year	144.7	152.8	8.1
10-Year	219.1	231.1	12
25-Year	273.3	287.5	14.2
100-Year	380.3	397.8	17.5



G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\14977C2800.dwg Layout: 42 Overall Parks Plan Tuesday November 22, 2022, 1:50pm Copyright 2022, George Butler Associates, Inc.



TRAVISSEO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAN
LEANDER, TRAVIS COUNTY, TEXAS



REVISION
4/26/22 - 1st Resubmittal
6/21/22 - 2nd Resubmittal
7/26/22 - 3rd Resubmittal
9/6/22 - 4th Resubmittal
9/27/22 - 5th Resubmittal
11/29/22 - 6th Resubmittal

PROJECT NUMBER
14977

DATE
2/10/2022

DESIGNED
CEL

DRAWN
KNJ

REVIEWED
CEL

SHEET TITLE

Overall Parks
Plan

SHEET NUMBER
42 of 44

G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\14977C2800.dwg Layout: 43 Tree Location Plan -- Tuesday November 22, 2022, 1:51pm -- Copyright 2022, George Butler Associates, Inc.



GBA

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

TRAVISSO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



REVISION
4/26/22 - 1st Resubmittal
6/21/22 - 2nd Resubmittal
7/26/22 - 3rd Resubmittal
9/6/22 - 4th Resubmittal
9/27/22 - 5th Resubmittal
11/29/22 - 6th Resubmittal

PROJECT NUMBER
14977

DATE
2/10/2022

DESIGNED
CEL

DRAWN
KNJ

REVIEWED
CEL

SHEET TITLE

*Tree Location
Plan*

SHEET NUMBER
43 of 44

G:\14977\Civil 3D\Production Drawings\Preliminary Site Plans\14977C2800.dwg Layout: 44 Tree Location Plan -- Tuesday November 22, 2022, 1:51pm -- Copyright 2022, George Butler Associates, Inc.



GBA

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

TRAVISSO PHASE 5 - SECTIONS 6, 8, & 10

PRELIMINARY PLAT
LEANDER, TRAVIS COUNTY, TEXAS



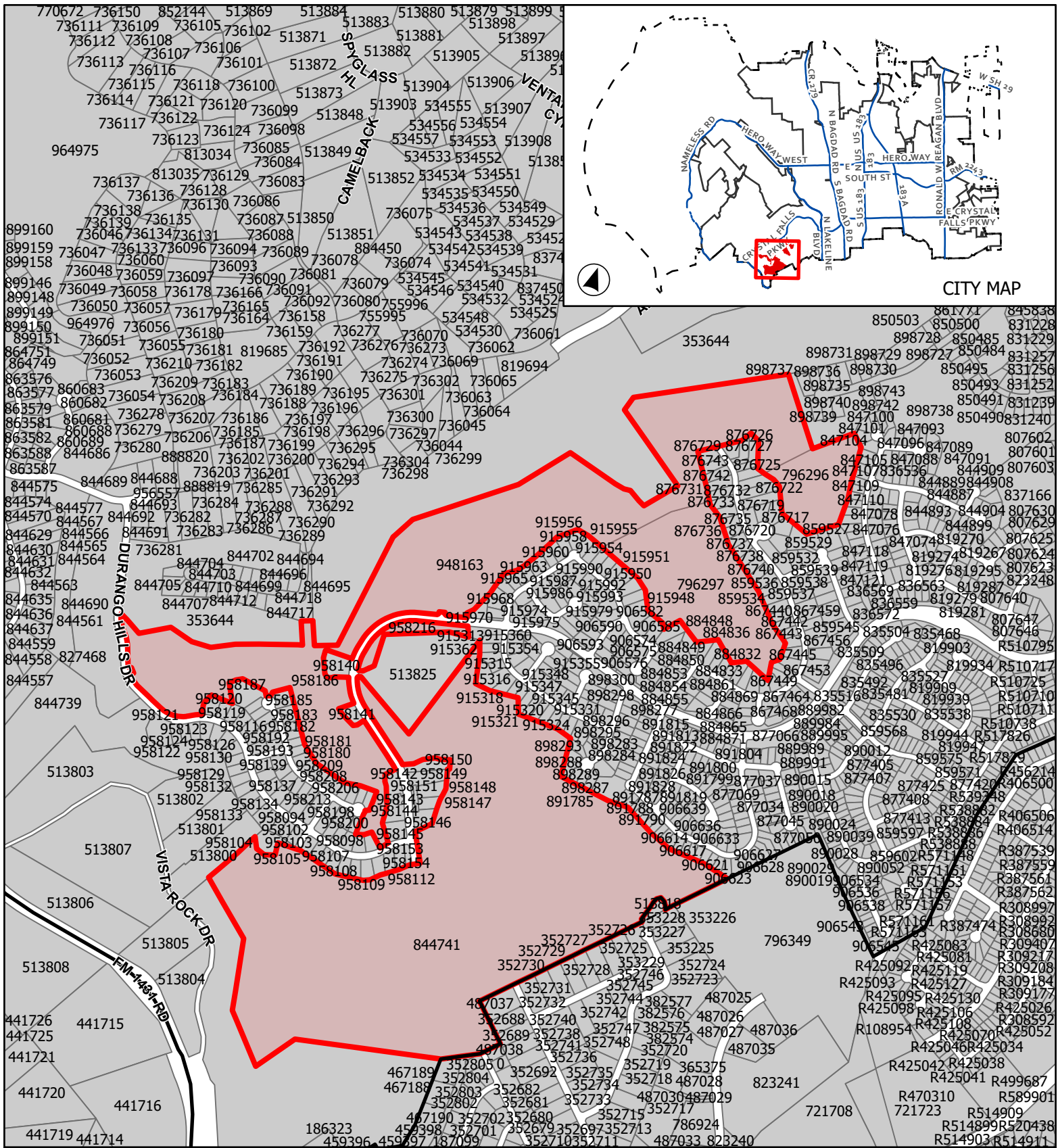
REVISION
4/26/22 - 1st Resubmittal
6/21/22 - 2nd Resubmittal
7/26/22 - 3rd Resubmittal
9/6/22 - 4th Resubmittal
9/27/22 - 5th Resubmittal
11/29/22 - 6th Resubmittal

PROJECT NUMBER
14977
DATE
2/10/2022

DESIGNED
CEL
DRAWN
KNJ
REVIEWED
CEL
SHEET TITLE

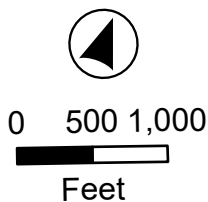
*Tree Location
Plan*

SHEET NUMBER
44 of 44



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



EXECUTIVE SUMMARY
01/26/2023

AGENDA SUBJECT:

Approval of Subdivision Case SFP-22-0012 regarding Pickle Mason Subdivision Short Form Final Plat on one parcel of land approximately 3.562 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031715; generally located 11330 Hero Way West, 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:

Katherine Ruth Howell

RECOMMENDATION:

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

PRESENTER:

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

Attachments

1. Final Plat
2. Location Exhibit

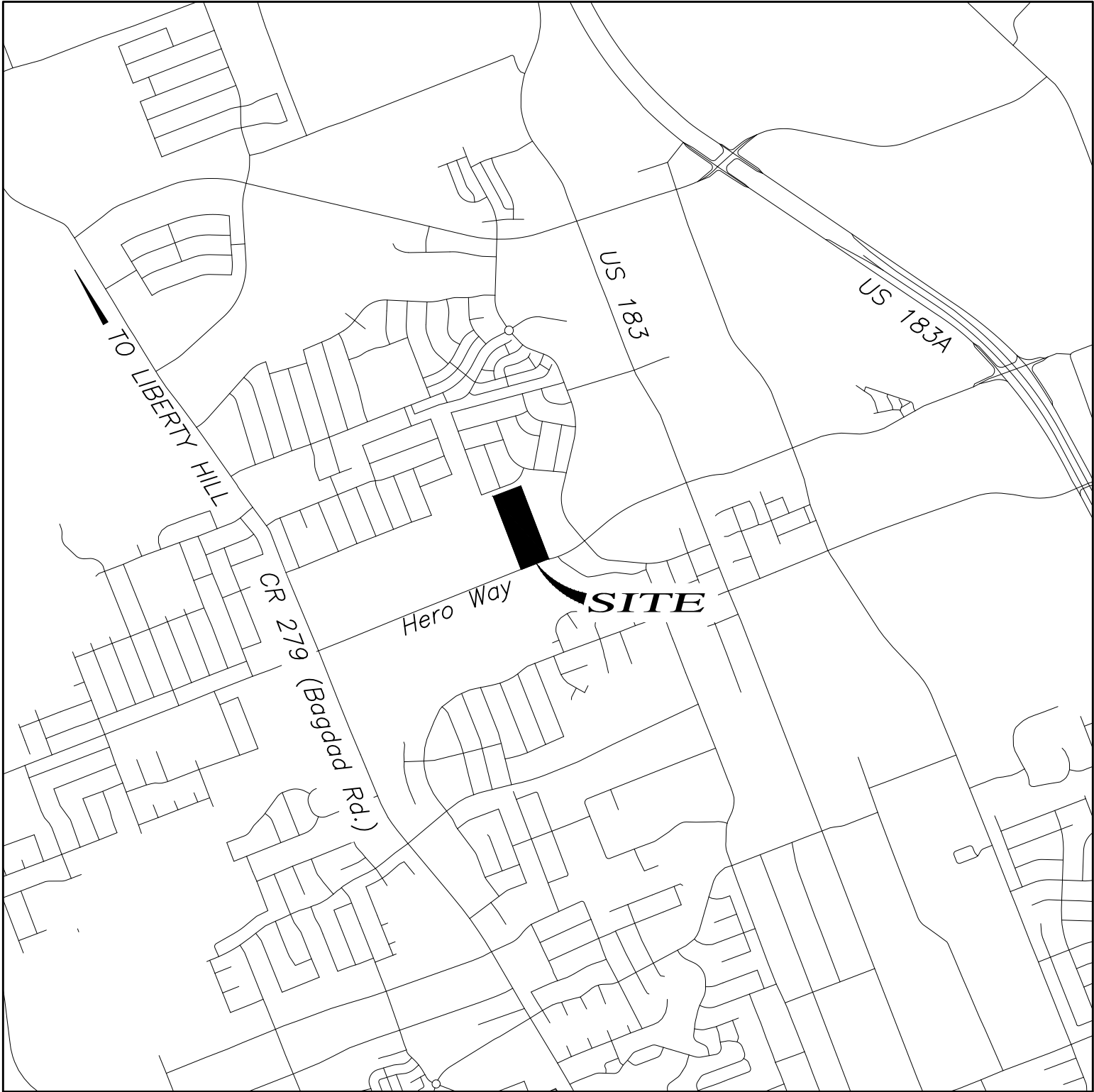
PICKLE MASON SUBDIVISION
SHORT FORM FINAL PLAT

OWNER(S)/DEVELOPERS: KATHERINE RUTH HOWELL
11330 HERO WAY WEST
LEANDER, TEXAS 78641
512 923 4111

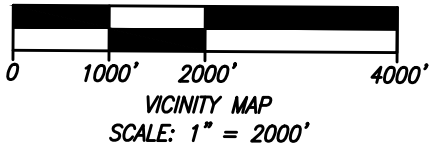
SURVEYOR: SURVTEX, LLC
600 W. WHITESTONE BLVD
CEDAR PARK, TEXAS 78613
512-249-8875

SINGLE FAMILY LOTS: 2
TOTAL AREA OF THIS SUBDIVISION: 3.562 ACRES
LINEAR FEET OF NEW STREET: 0
SUBMITTAL DATE: JULY 26, 2022

BENCHMARK:
ELEV. = 990.40
1/2" IRON ROD WITH ALUMINUM CAP STAMPED "C.O.L. R.O.W." FOUND
IN THE EASTERLY LINE OF SAID 3.65 ACRE TRACT, SAME BEING THE
SOUTHWEST CORNER OF LOT 2, REPLAT OF THE RESUBDIVISION OF LOT
1, BLOCK A, HEB LEANDER SUBDIVISION ACCORDING TO THE MAP OR
PLAT RECORDED IN DOCUMENT NUMBER 20150322639, O.P.R.W.C.T.,
SAME BEING THE NORTHWEST CORNER OF A 0.392 ACRE CITY OF
LEANDER TRACT RECORDED IN DOCUMENT NUMBER 2016073006,
O.P.R.W.C.T. (SEE SHEET 2)



SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT
SHEET 3: NOTES AND SIGNATURES



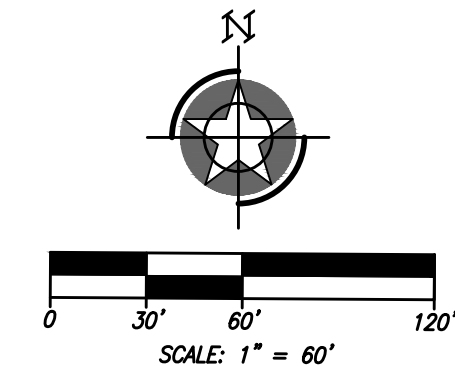
VICINITY MAP
SCALE: 1" = 2000'

DATE: 06/02/2022
DRAWN BY: A. LOPEZ
CHECKED BY: J. McCOWN
PROJ. NO.: 2022-0042
FILE NAME: 2022-0042_PLAT.DWG

SURVOTEX LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES

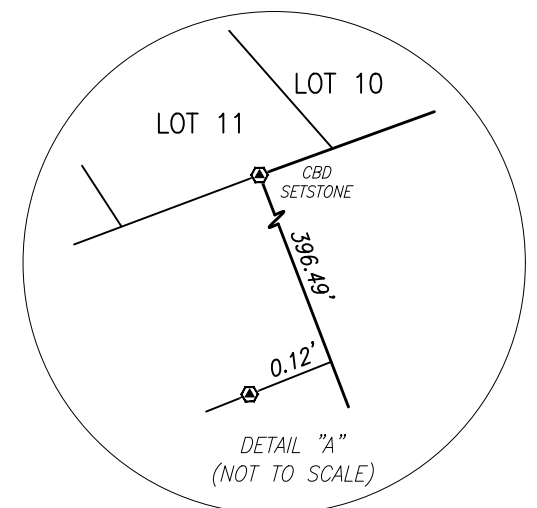
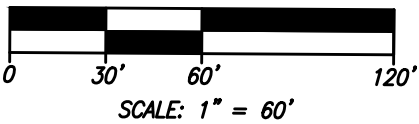
600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8875
TBPELS Firm No. 10084600

PICKLE MASON SUBDIVISION
SHORT FORM FINAL PLAT



BEARINGS BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, NORTH AMERICAN
DATUM OF 1983, CENTRAL ZONE.

- LEGEND**
UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET
 - ⊗ 1/2" IRON ROD WITH PLASTIC CAP FOUND
 - P.R.W.C.T. PLAT 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
 - R.O.W. RIGHT-OF-WAY
 - [] RECORD INFORMATION PER DOC. NO. 2022011565 O.P.R.W.C.T.
 - { } RECORD INFORMATION PER DOC. NO. 2015071817 O.P.R.W.C.T.
 - ** ** RECORD INFORMATION PER VOL. 799, PG. 45 D.R.W.C.T.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - E.E. ELECTRIC EASEMENT
 - C.O.L. CITY OF LEANDER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 68°13'19" E	25.00'
{RECORD LINE TABLE}		
LINE	BEARING	DISTANCE
L1	N 68°13'19" E	-----

BEING A 3.562 ACRE TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 3.65 ACRE TRACT AS CONVEYED TO KATHERINE RUTH HOWELL BY DEED RECORDED IN DOCUMENT NO. 2005091464, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND IN DOCUMENT NO. 2022011565, O.P.R.W.C.T., SAID 3.562 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 3.65 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, SAME MARKING THE NORTHWEST CORNER OF LOT 2, BLOCK B, REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, HEB LEANDER SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2015032639, O.P.R.W.C.T., AND LYING IN THE SOUTHERLY LINE OF LOT 6, BLOCK F, NORTHSIDE MEADOW, PHASE 1B, A SUBDIVISION RECORDED IN DOCUMENT NO. 2013112648, O.P.R.W.C.T.;

1. THENCE SOUTH 20°57'32" EAST, WITH THE COMMON LINE OF SAID 3.65 ACRE TRACT AND SAID LOT 2 (HEB), AT A DISTANCE OF 1016.29 FEET PASSING A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "C.O.L. ROW" FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.392 ACRE TRACT CONVEYED TO THE CITY OF LEANDER, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2016073006, O.P.R.W.C.T., CONTINUING WITH THE COMMON LINE OF SAID 3.65 ACRE TRACT AND SAID 0.392 ACRE TRACT FOR A TOTAL DISTANCE OF 1033.29 FEET TO A "MAG" NAIL WITH WASHER STAMPED "SURVEX" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.083 ACRE TRACT CONVEYED TO THE CITY OF LEANDER, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2015071817, O.P.R.W.C.T.;

2. THENCE SOUTH 68°14'40" WEST, THROUGH THE INTERIOR OF SAID 3.65 ACRE TRACT WITH THE NORTH LINE OF SAID 0.083 ACRE TRACT, SAME BEING THE NORTH LINE OF HERO WAY, A VARIABLE WIDTH ROADWAY, FOR A DISTANCE OF 149.66 FEET TO A "MAG" NAIL WITH WASHER STAMPED "SURVEX" SET MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 0.083 ACRE TRACT, AND LYING IN THE WEST LINE OF SAID 3.65 ACRE TRACT, SAME BEING THE EAST LINE OF A CALLED 20-FOOT WIDE ROADWAY DEDICATION BY PLAT RECORDED IN CABINET S, SLIDES 1-4, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

3. THENCE NORTH 20°58'32" WEST, WITH THE COMMON LINE OF SAID 3.65 ACRE TRACT AND SAID ROADWAY DEDICATION, AT A DISTANCE OF 39.81 FEET PASS A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ALL POINTS" FOUND MARKING THE NORTHEAST CORNER OF A CALLED 0.168 ACRE TRACT RECORDED IN DOCUMENT NO. 2004090231, O.P.R.W.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK A, AMENDED PLAT OF LOTS 1-3, BLOCK A, REPLAT OF LOTS 1-9, BLOCK A, LEANDER 2243 SUBDIVISION, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 184 AND 185, P.R.W.C.T., CONTINUING FOR A DISTANCE OF 601.82 FEET, PASS 0.25 FEET NORTHEAST OF A 1/2 -INCH IRON ROD WITH PLASTIC CAP STAMPED "ALL POINTS" FOUND MARKING THE COMMON EAST CORNER OF SAID LOT 2 AND LOT 1, BOTH OF SAID BLOCK A, AMENDED PLAT OF LOTS 1-3, BLOCK A, LEANDER 2243 SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 1038.12 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CBD SETSTONE" FOUND MARKING THE COMMON NORTH CORNER OF SAID 3.65 ACRE TRACT, AND SAID LOT 1 (AMENDED REPLAT LEANDER 2243), SAME LYING IN THE SOUTHEAST LINE OF LOT 11, BLOCK F, NORTHSIDE MEADOW, PHASE 4, A SUBDIVISION RECORDED IN DOCUMENT 2019097454, O.P.R.W.C.T.;

4. THENCE NORTH 70°05'20" EAST, WITH THE COMMON LINE OF SAID 3.65 ACRE TRACT, AND SAID BLOCK F, FOR A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.562 ACRES OF LAND, MORE OR LESS.

DATE: 06/02/2022
DRAWN BY: A. LOPEZ
CHECKED BY: J. MCCOWN
PROJ. NO.: 2022-0042
FILE NAME: 2022-0042_PLAT.DWG



600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8875
TBPELS Firm No. 10084600

PICKLE MASON SUBDIVISION
SHORT FORM FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, KATHERINE RUTH HOWELL, OWNER OF 3.562 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NUMBER 134 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINING PORTION OF THAT CERTAIN 3.65 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2005091464 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 3.65 ACRES AS SHOWN HEREON TO BE KNOWN AS "PICKLE-MASON SUBDIVISION" AND DO DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND.

KATHERINE RUTH HOWELL
11330 HERO WAY WEST
LEANDER, TEXAS 78641

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KATHERINE RUTH HOWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022 A.D.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME

EXPIRATION DATE

GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY 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 AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460F FOR WILLIAMSON CO., EFFECTIVE 12-20-2019.
- 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.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- 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 PROPOSED INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2000.

SINGLE FAMILY PLAT NOTES:

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

CITY APPROVAL:

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.

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 §

THAT I, JOHN W. MCCOWN, 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 HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENT OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED ISSUED SEPTEMBER 1, 2020-STEWART TITLE GUARANTY COMPANY FILE # 661363 AND HAVE BEEN SHOWN OR NOTED HEREON.

PRELIMINARY

JOHN M. MCCOWN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5135 - STATE OF TEXAS
SURVTX, LLC
600 W. WHITESTONE BLVD
CEDAR PARK, TEXAS, 78613

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

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

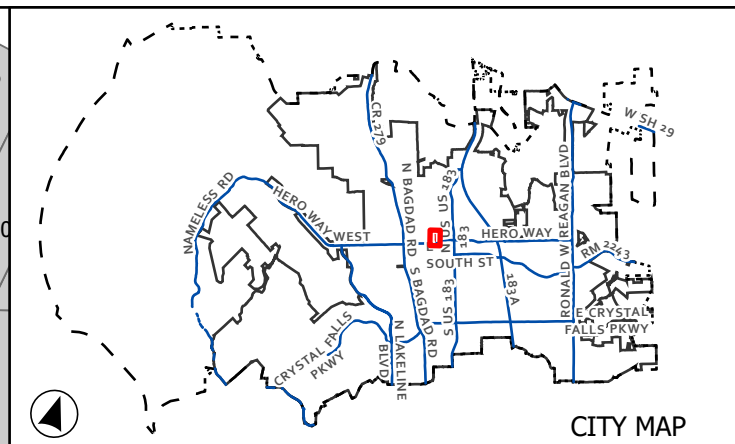
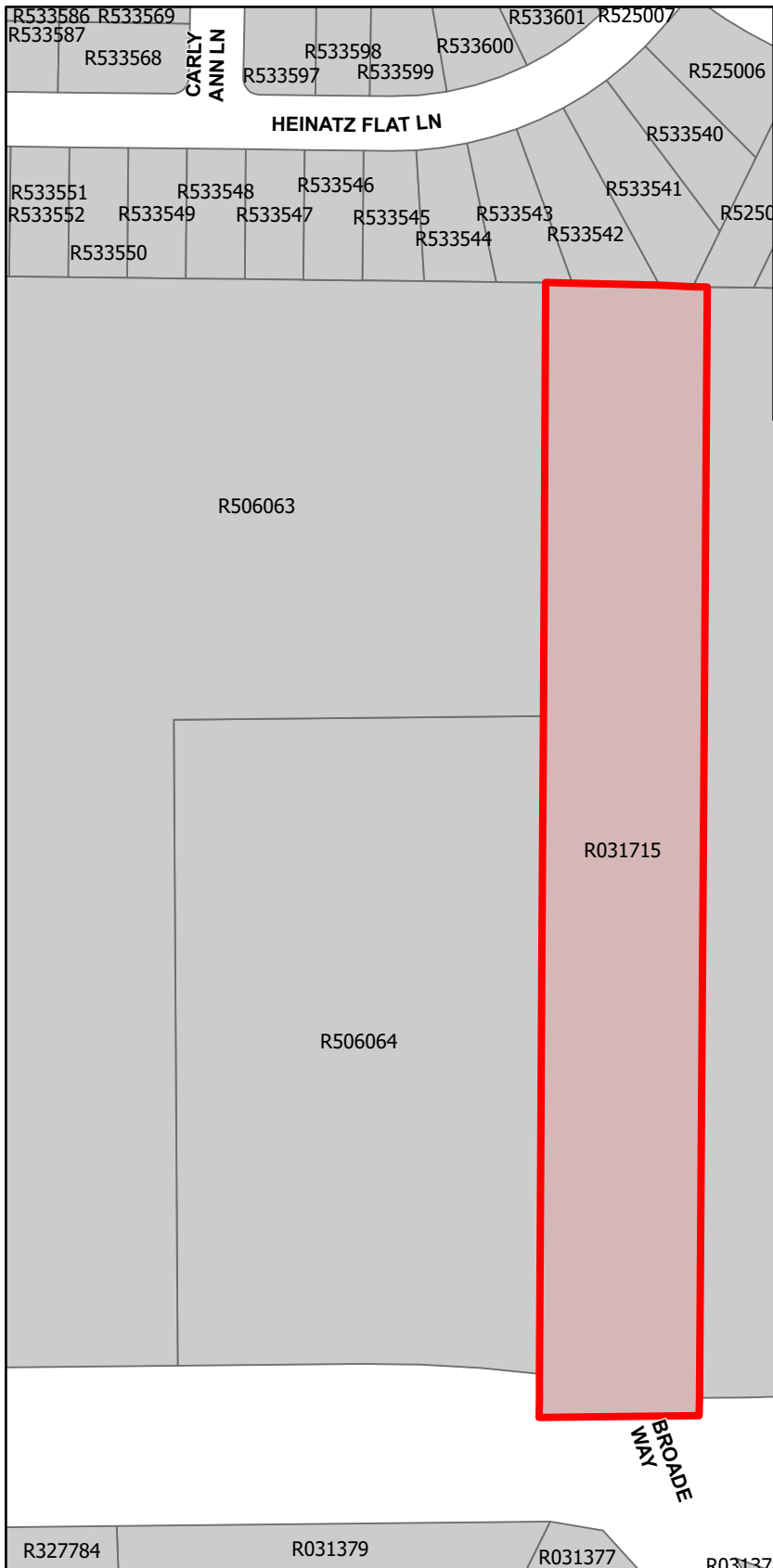
BY: _____ DEPUTY

DATE: 06/02/2022
DRAWN BY: A. LOPEZ
CHECKED BY: J. MCCOWN
PROJ. NO.: 2022-0042
FILE NAME: 2022-0042_PLAT.DWG

SURVTX LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8875
TBPELS Firm No. 10084600

SHEET: 3 OF 3



CASE: SFP-22-0012 **ATTACHMENT 2** **PICKLE MASON SUBDIVISION**

Location Map

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0

150

Feet

- City Limits
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
01/26/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

See attached Draft 1-12-2023 P & Z Minutes.

RECOMMENDATION:

Approval of Draft 1-12-2023 P & Z Minutes

PRESENTER:

Attachments

Draft 1-12-2023 P & Z Minutes



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

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

January 12, 2023 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 – James Oliver
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.
2. Roll Call
All commissioners were present.
3. Election of Chairman.
 - A. Nomination for position of Chairman.
 - B. Discussion of Nominees.
 - C. Election of Chairman.

Motion made by Chair Cosgrove to nominate Vice Chair Mahan for Chairman, seconded by Commissioner Oliver.

4 - 3 Passed

Motion made by Commissioner Carpenter to nominate Commissioner Lantrip, seconded by Commissioner Moss.

3 - 4 Failed

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

CONSENT AGENDA: ACTION

7. Approval of Subdivision Case PP-22-0008 regarding Messina Office and Retail Preliminary Plat on one parcel of land approximately 15.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R462742; generally approximately 1,700 feet to the north of the intersection of San Gabriel Pkwy and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
8. Approval of Subdivision Case FP-21-0013 regarding Travisso, Phase 4, Section 6A Final Plat on a portion of one parcel of land approximately 47.137 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the intersection of Travisso Pkwy and Alasio Drive, Leander, Travis County, Texas.
9. Approval of Minutes.

Motion made by Commissioner Carpenter to approve the consent agenda items 7 through 9, seconded by Commissioner May.

7 - 0 Passed

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-22-0005 to amend the Transportation Master Plan to remove the proposed collector roadway located to the south of the terminus of Republic Trails and to the west of Ronald W Reagan Blvd, Leander, Williamson County, Texas. Discuss and consider action regarding Comprehensive Plan Case CPA-22-0005 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Ron May to approve the Comprehensive Plan Amendment.

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

7 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0018 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Winding Oak PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) and Subdivision Case CP-22-0010 to adopt the Winding Oak Concept Plan on two parcel of land approximately 12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R430300 and R538852; and commonly known as 100 Winding Oak Drive, Williamson County, Texas
 - Discuss and consider action regarding Zoning Case Z-22-0018 as described above.
 - Discuss and consider action regarding Subdivision Case CP-22-0010 as described above.

Melissa Farnsley, Shane Painter, David Slack, Steve Oberg spoke against.

Sanket Sirsikar did not wish to speak but was against.

No one was for this item.

Motion made by Chair Donnie Mahan, seconded by Commissioner Ron May to deny the zoning request.

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

7 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0021 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch East Commercial PUD (Planned Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse), MF-2-A (Multi-Family), and GC-2-A (General Commercial) on one parcel of land approximately 51.426 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R021711; and generally located to the southeast of the intersection of Kauffman Loop and Ronald W Reagan Blvd., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0021 as described above.

Melissa Farnley spoke against.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the Zoning case with the following conditions:

1. Update the driveway request to only request driveways that line up with the two HEB driveways.
2. Reduce the residential height maximum to 55 feet.

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

7 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on Tree Removal Case 22-TRP-0007 regarding removal of a Significant and Heritage Trees associated with the Hero Way Substation Site Development Project located at 13151 Hero Way West, Leander, Williamson County, Texas.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner James Oliver to approve the Tree Removal Permit.

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

7 - 0 Passed

14. Discuss and consider action on Tree Removal Case TRP-22-0009 regarding removal of two Significant Trees associated with the 3219 Lakeline Boulevard Site Development Project located at 3219 North Lakeline Blvd., Leander, Williamson County, Texas.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Deirdre Moss to approve the Tree Removal Permit.

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

7 - 0 Passed

15. Discuss and consider action regarding a change to the start time for the Planning & Zoning Commission meeting; Williamson & Travis Counties, Texas.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Laura Lantrip to approve the time change for the Planning & Zoning Meetings from 7:00 p.m. to 6:00 p.m.

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

7 - 0 Passed

16. Adjournment at 9:18 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
SR. PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
01/26/2023

AGENDA SUBJECT:

Receive a presentation regarding the City's water system.

BACKGROUND:

PRESENTER:

Dan Grimsbo, Executive Director of Infrastructure
