



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - December 8, 2022
Briefing Workshop at 6:00 PM
Regular Meeting 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>.

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Discussion regarding the 2021 Comprehensive Plan.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting.
5. Roll Call.
6. Election of Chairman.
 - A. Nomination for position of Chairman.
 - B. Discussion of Nominees.
 - C. Election of Chairman.
7. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman.
 - B. Discussion of Nominees.
 - C. Election of Vice Chairman.
8. Review of meeting protocol.
9. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the December 1, 2022 meeting
10. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

11. Approval of Subdivision Case SFP-22-0007 regarding the Prime Office Warehouse Addition Short Form Final Plat on one parcel of land approximately 8.34 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031220; generally located 500 feet to the south of the intersection of E Crystal Falls Pkwy and Ronald W Reagan Blvd on the west side of Ronald W Reagan Blvd, Leander, Williamson County, Texas.
12. Approval of Subdivision Case 21-FP-028 regarding Cedar Brook Final Plat on one parcel of land approximately 26.227 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032160; generally located east of Lakeline Blvd. and north of Stinnett Dr, Leander, Williamson County, Texas.
13. Approval of the minutes for Joint Workshop held on 11/17/2022 and P & Z meeting held on 11/22/2022.

PUBLIC HEARING: ACTION

14. 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) and GC-2-A (General Commercial) on one parcel of land approximately 51.426 acres $\pm$ 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.

POSTPONED DUE TO NOTIFICATION ERROR

REGULAR AGENDA

15. Discuss and consider action regarding a change to the start time for the Planning & Zoning Commission meeting; Williamson & Travis Counties, Texas.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
16. 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 2 day of December 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
12/08/2022

AGENDA SUBJECT:

Discussion regarding the 2021 Comprehensive Plan.

BACKGROUND:

The City of Leander Charter calls for the Planning & Zoning Commission to:

Monitor and oversee the effectiveness and status of the comprehensive plan and recommend annually to the council any changes in or amendments to the comprehensive plan as may be desired or required;

The purpose in this workshop is to discuss the current Comprehensive Plan and consider making any recommendations to the City Council. The Comprehensive Plan can be found here:

<https://www.leandertx.gov/planning/page/2020-leander-comprehensive-plan>.

HISTORY/TIMELINE:

04/01/2021 Comprehensive Plan Adoption

03/03/2022 Comprehensive Plan Update #1

APPLICANT/AGENT:

City of Leander

PRESENTER:

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



EXECUTIVE SUMMARY
12/08/2022

AGENDA SUBJECT:

Approval of Subdivision Case SFP-22-0007 regarding the Prime Office Warehouse Addition Short Form Final Plat on one parcel of land approximately 8.34 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031220; generally located 500 feet to the south of the intersection of E Crystal Falls Pkwy and Ronald W Reagan Blvd on the west side of Ronald W Reagan Blvd, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

01/08/2009 Zoning Approved

APPLICANT/AGENT:

Kirkman Engineering, LLC (Jeremy B Nelson) on behalf of AR Reddy Spring Creek, LLC (Raju Padigala).

RECOMMENDATION:

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

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

PRESENTER:

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

Attachments

1. Short Final Plat
2. Location Exhibit

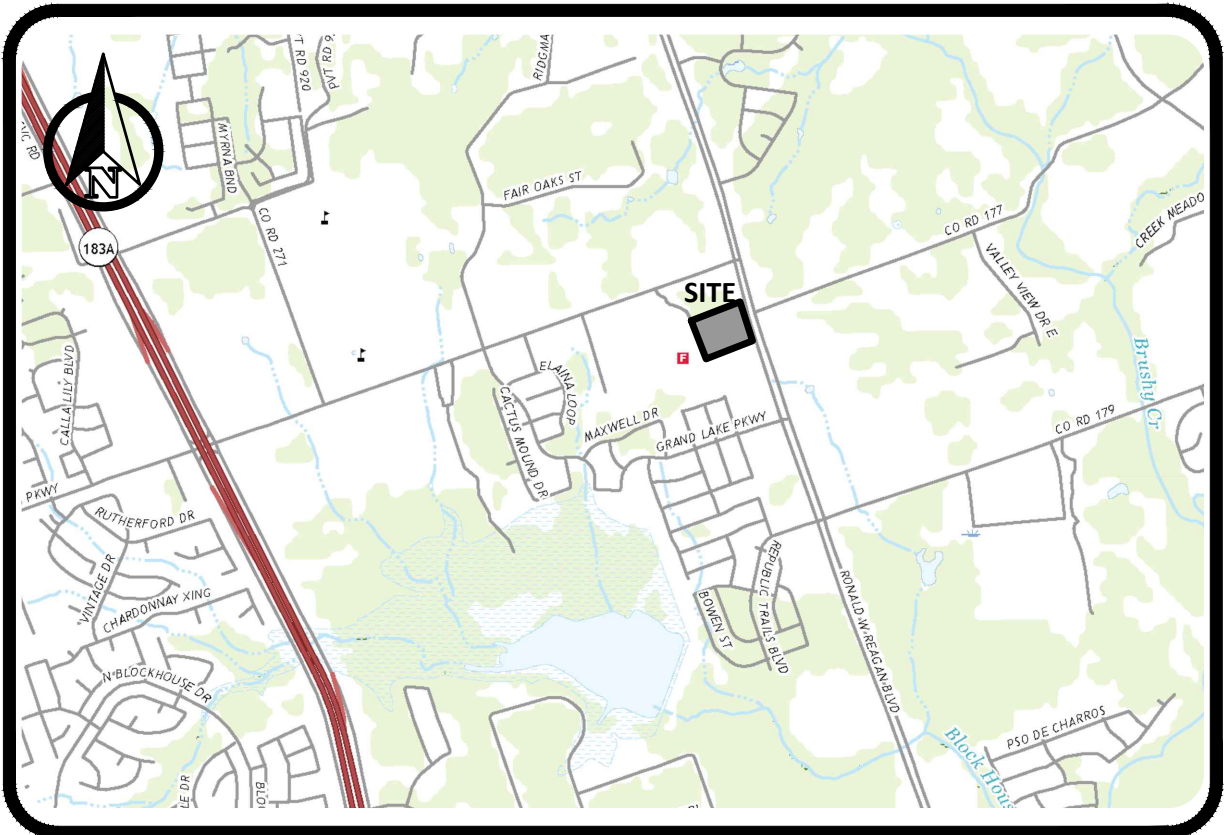
PRIME OFFICE WAREHOUSE ADDITION
SHORT FORM FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER/DEVELOPER:
AR REDDY SPRING CREEK, LLC
6253 CORVARA, FRISCO, TEXAS 75035
RAJU PADIGALA

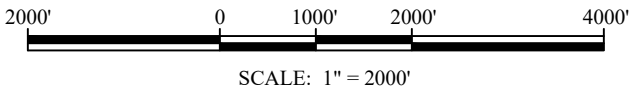
ENGINEER:
KIRKMAN ENGINEERING
SHEA KIRKMAN
5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034
817.488.4960
SHEA.KIRKMAN@TRUSTKE.COM

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

FILING DATE:
6/28/2022



VICINITY MAP



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

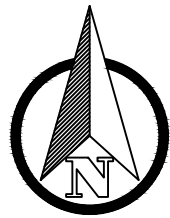
LAND USE:

NUMBER OF LOTS: 1
TOTAL ACREAGE: 8.340 ACRES
PROPOSED LAND USAGE: COMMERCIAL



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

JOB NO.	2021.001.238
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY
SHEET 1 OF 3	

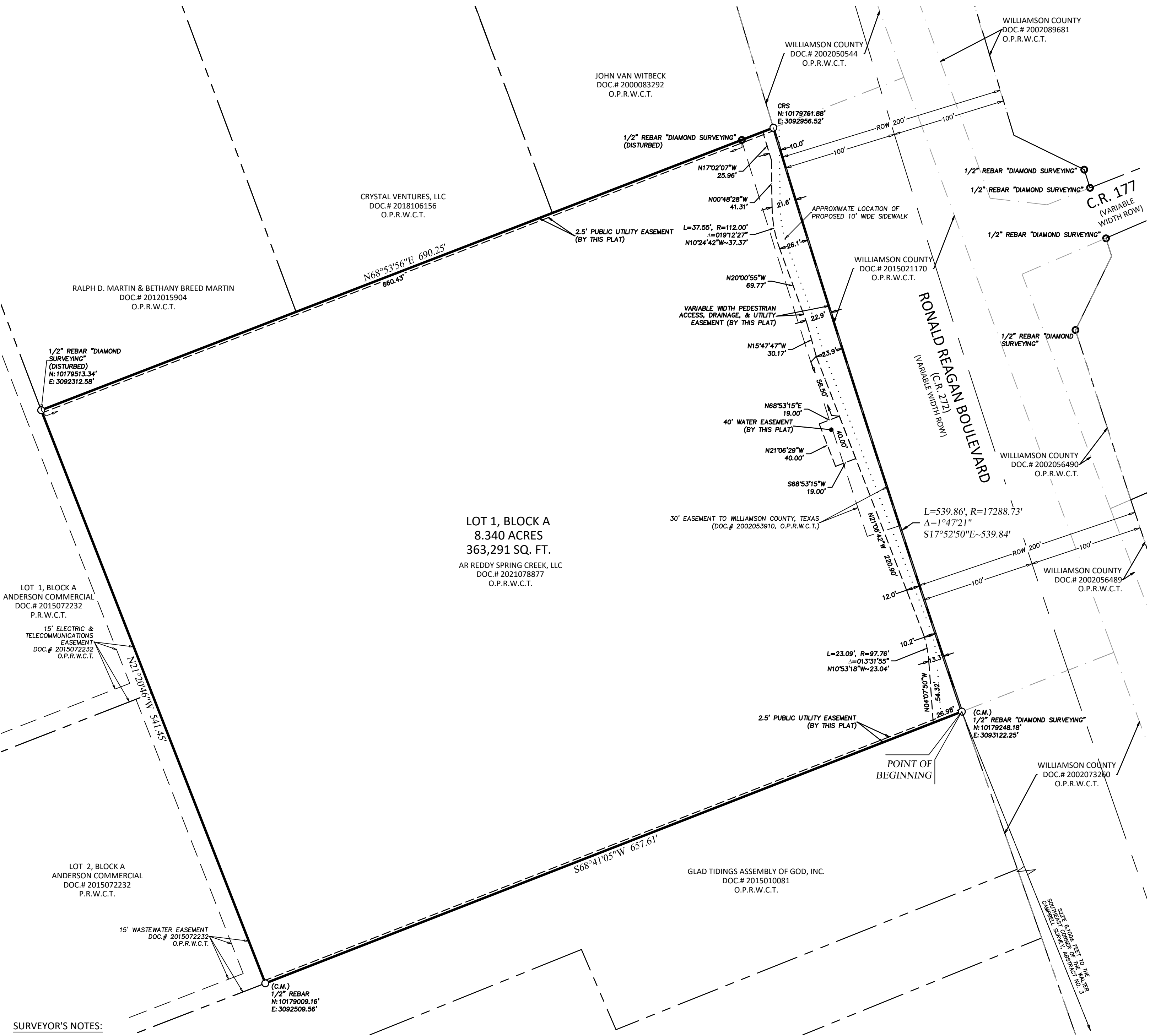


60' 0 30' 60' 120'
SCALE: 1" = 60'

PRIME OFFICE WAREHOUSE ADDITION
SHORT FORM FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LINE TYPE LEGEND

PROPERTY BOUNDARY
ADJOINING BOUNDARY
CENTERLINE
SIDEWALK



SURVEYOR'S NOTES:

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



5200 State Highway 121
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LEGEND OF ABBREVIATIONS

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

JOB NO. 2021.001.238
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET 2 OF 3

PRIME OFFICE WAREHOUSE ADDITION
SHORT FORM FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS

That AR REDDY SPRING CREEK, LLC, a Texas limited liability company, as the owner of that certain 8.340 acre tract of land recorded in Document Number 2021078877, 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 **PRIME OFFICE WAREHOUSE ADDITION, LOT 1, BLOCK A.**

AR REDDY SPRING CREEK, LLC, a Texas limited liability company

Raju Padigala
Member

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____day of _____, 20____, personally appeared, _____, as _____ of AR REDDY SPRING CREEK, LLC, a Texas limited liability company, on behalf of said AR REDDY SPRING CREEK, LLC, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____day of _____, 20____.

Notary Public-State of _____

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF §

That I, John H. Barton, III, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by [Title Resources Guaranty Company, GF No. 2107380-LND issued April 14, 2021, as affected by Nothing Further Certificate (May 20, 2021 - May 31, 2022) (invoice #20220349), prepared by Independence Title Company have been shown or noted heron.

John H. Barton III, RPLS# 6737 Date

STATE OF TEXAS §
COUNTY OF §

That I, Shea O. Kirkman, am authorized under the laws of the State of Texas to practice the profession of engineering, and do hereby state that this plat conforms with the applicable ordinances of the City of Leander, Texas.

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

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

ATTEST:
John Cosgrove, Chairman
Planning and Zoning Commission
City of Leander, Texas
Ellen Coufal, Secretary
Planning and Zoning Commision
City of Leander, Texas

PLAT NOTES:

- The 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 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.
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0470F for Williamson County, effective date of December 20, 2019.
- 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.
- Sidewalks shall be installed on the subdivision side of Ronald W Reagan Blvd. 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.
- 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 TIA for the entire development indicates that average daily trips are estimated below 2,000.

PROPERTY METES AND BOUNDS DESCRIPTION:

WHEREAS AR REDDY SPRING CREEK, LLC, a Texas limited liability company is the owner of that certain 8.340 acre tract of land situated in the Walter Campbell Survey, Abstract Number 3, in the City of Leander, Williamson County, Texas, and being that same tract of land described by deed to AR REDDY SPRING CREEK, LLC as recorded under Document Number 2021078877, Official Public Records of Williamson County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas Central Zone (4203) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "DIAMOND SURVEYING" found for the southeast corner of said AR REDDY tract the herein described tract, same being the southwest corner of a tract of land described by deed to Williamson County as recorded under Document Number 2015021170, (O.P.R.W.C.T.);

THENCE with the perimeter and to the corners of said AR REDDY tract, the following calls:

- South 68 degrees 41 minutes 05 seconds West, a distance of 657.61 feet to a 1/2 inch rebar found;
- North 21 degrees 20 minutes 46 seconds West, a distance of 541.45 feet to a disturbed 1/2 inch rebar with cap stamped, "DIAMOND SURVEYING" found;
- North 68 degrees 53 minutes 56 seconds East, passing at a distance of 660.43 feet a disturbed 1/2 inch rebar with cap stamped, "DIAMOND SURVEYING" found, and continuing for a total distance of 690.25 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set at the beginning of a non-tangent curve to the left, having a radius of 17288.73 feet, with a delta angle of 01 degrees 47 minutes 21 seconds, whose chord bears South 17 degrees 52 minutes 50 seconds East, a distance of 539.84 feet, said point being the northwest corner of said Williamson County tract;
- Along said non-tangent curve to the left, and with the west line of said Williamson County tract, an arc length of 539.86 feet to the **POINT OF BEGINNING** and enclosing 8.340 acres (363,291 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

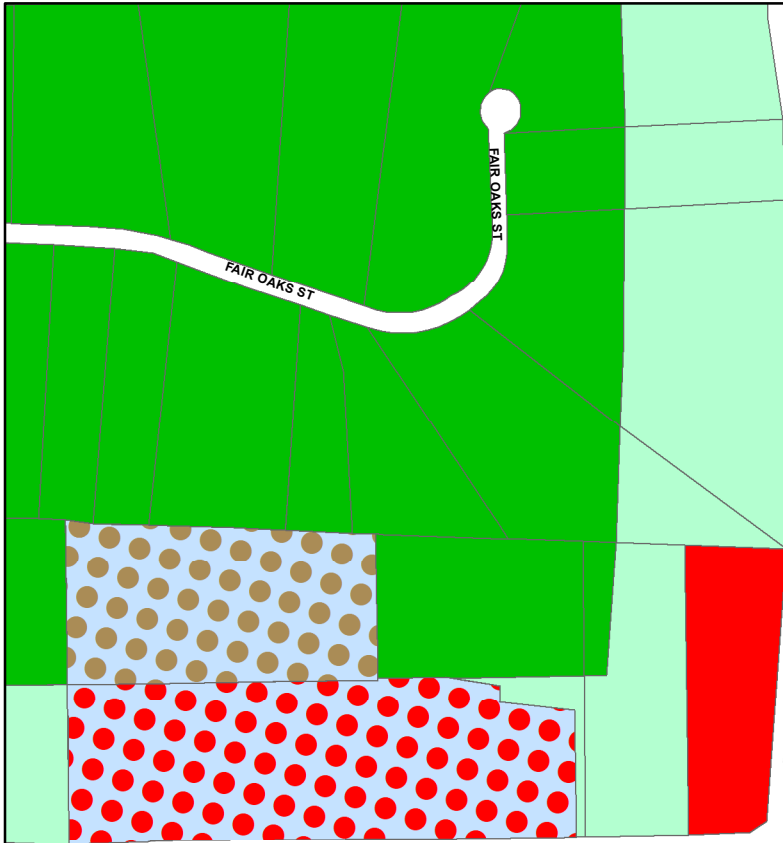
BY: _____ DEPUTY

NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

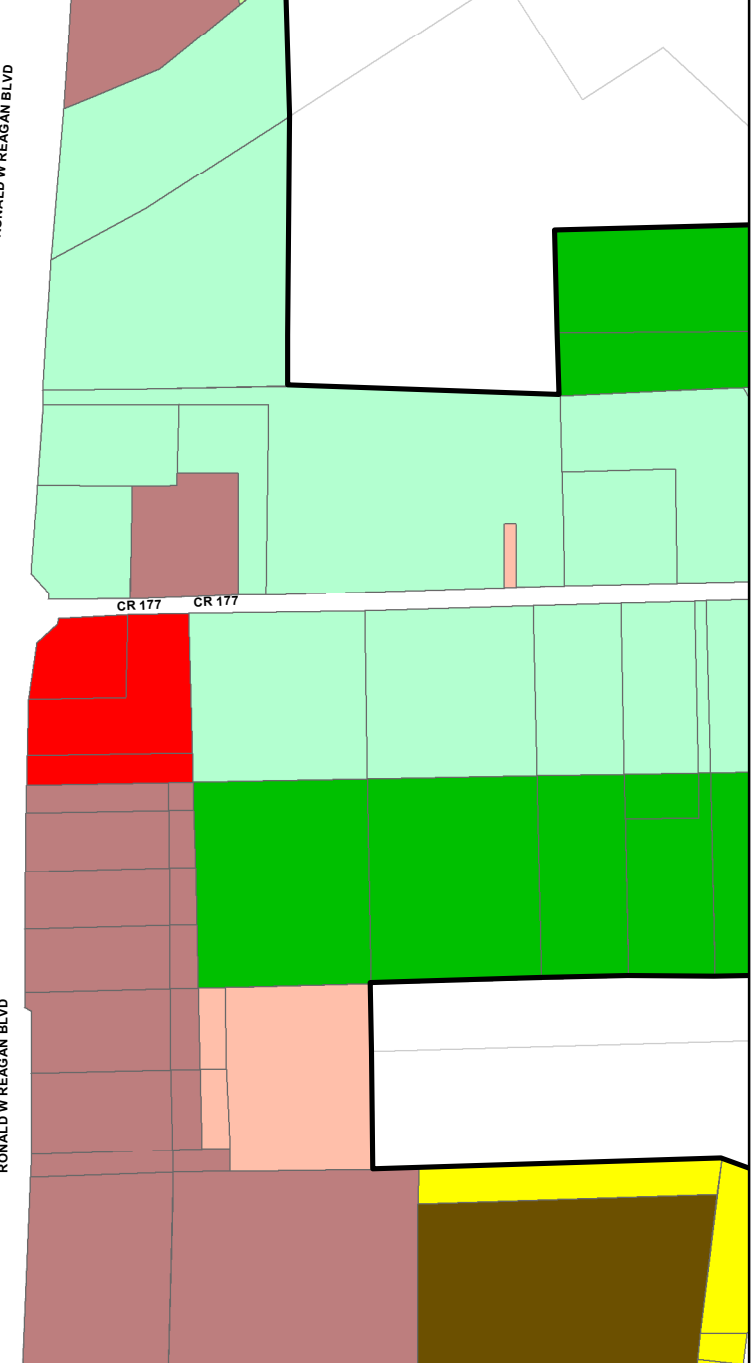
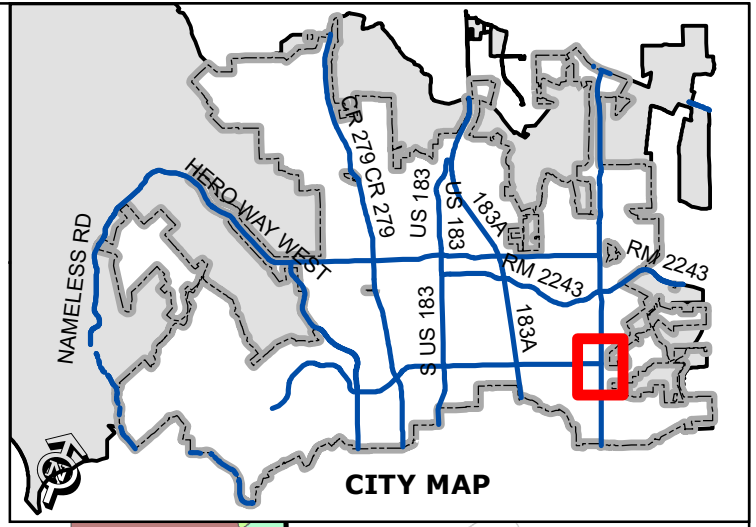
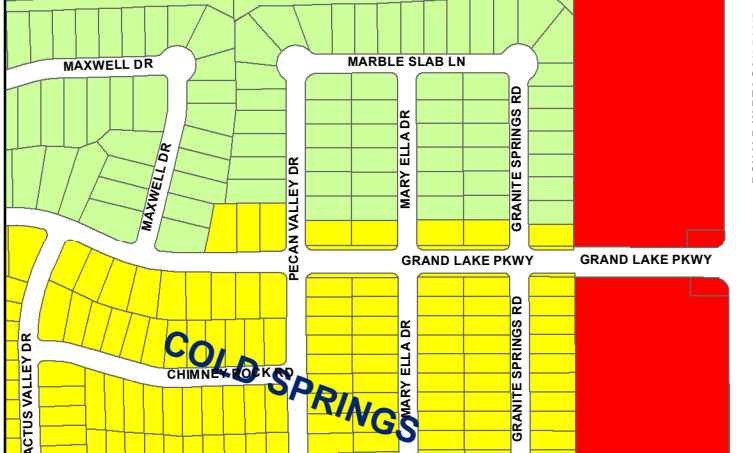
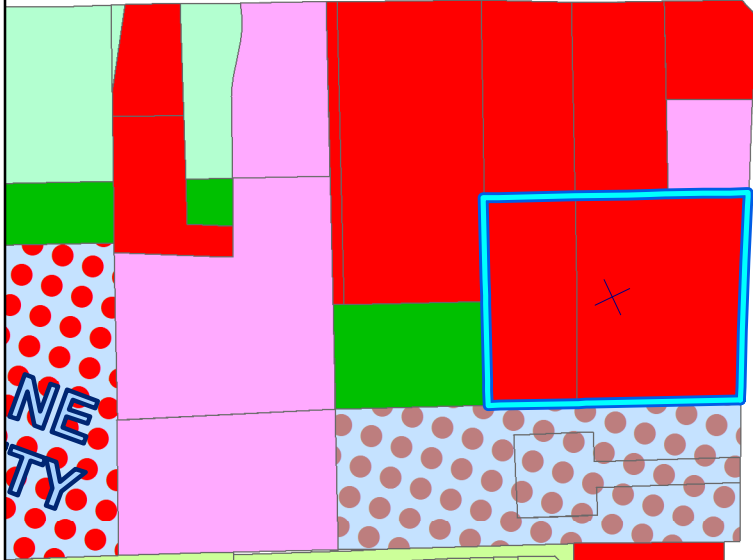
JOB NO.	2021.001.238
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY
SHEET 3 OF 3	



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



E CRYSTAL FALLS PKWY E CRYSTAL FALLS PKWY



SFP-22-0007 Prime Office Warehouse Addition

Attachment # 2 - Location Exhibit



0 200
Feet



EXECUTIVE SUMMARY
12/08/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-028 regarding Cedar Brook Final Plat on one parcel of land approximately 26.227 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032160; generally located east of Lakeline Blvd. and north of Stinnett Dr, 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:

04/21/2020 – Zoning Approved
02/04/2021 – Concept Plan Approved
11/18/2021 – Preliminary Plat Approved

APPLICANT/AGENT:

Atwell, LLC (Mark R. Sabella) on behalf of M/I Homes of Austin, LLC (William G. Peckman).

RECOMMENDATION:

This final plat includes 113 Single-Family lots, 3 HOA Landscape Lots, 4 HOA Drainage Lots and 1 HOA Parkland Lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

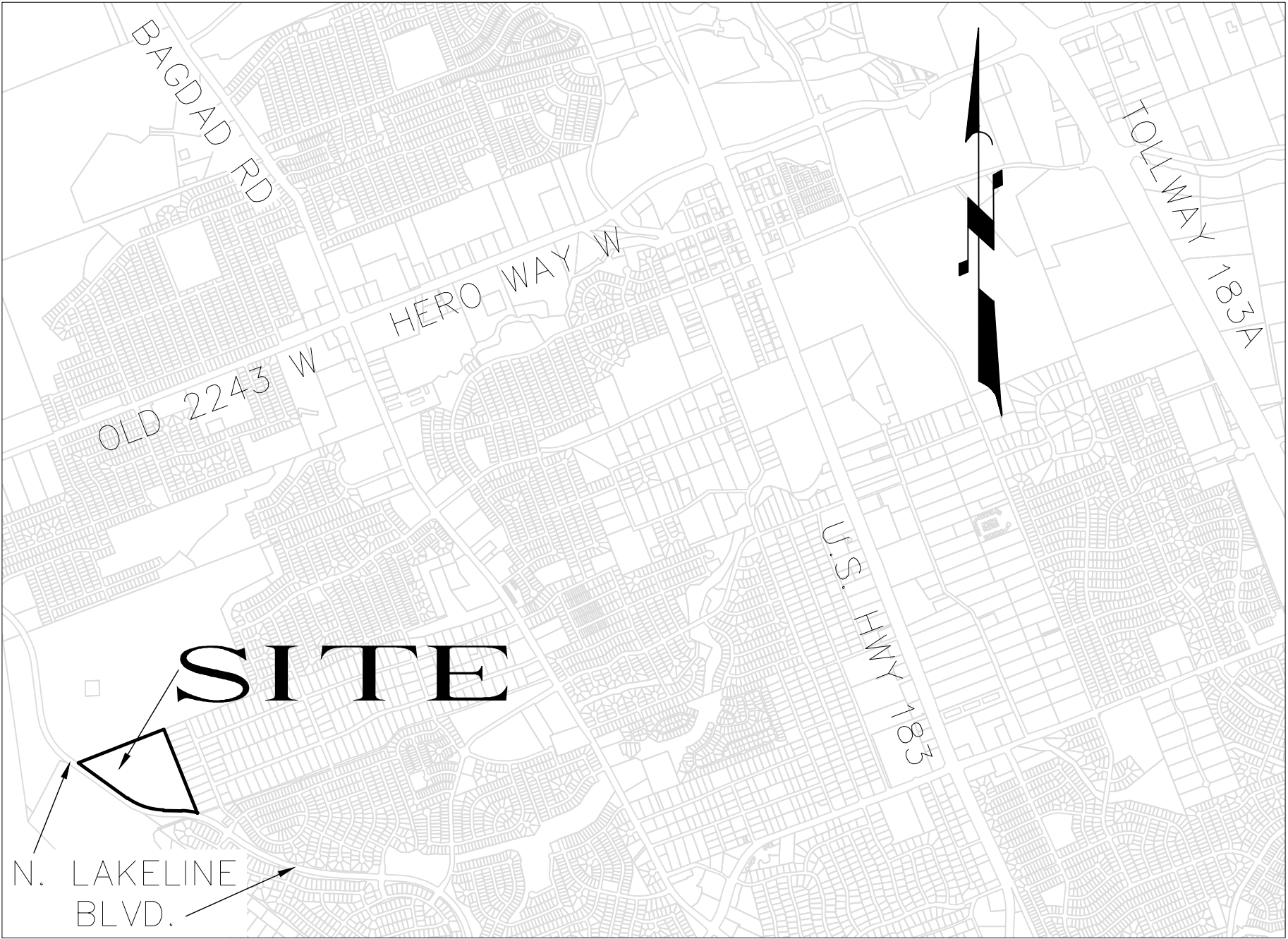
CEDAR BROOK

FINAL PLAT

SURVEYOR: ATWELL LLC, TBPE LS 10193726
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
512-904-0505 ; RGERTSON@ATWELL-GROUP.COM

ENGINEER: ATWELL LLC, TBPE LS 10193726
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
MARK R. SABELLA
REGISTERED PROFESSIONAL ENGINEER NO. 123046
512-904-0505 ; MSABELLA@ATWELL-GROUP.COM

OWNER/ DEVELOPER
AGENT: M/I HOMES OF AUSTIN, LLC
7600 CAPITAL OF TEXAS HIGHWAY BUILDING C. SUITE 250
AUSTIN, TX 78731
AUSTIN EVETTS
512-770-8503 ; AEVETTS@MIHOMES.COM



LOCATION MAP
1" = 2000'

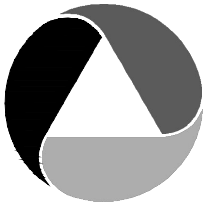
STREET TABLE

STREET NAME	R.O.W. WIDTH (LF)	STREET LENGTH (LF)	CLASSIFICATION
BOZEMAN DRIVE	90'	165'	LOCAL
CORVALLIS DRIVE	50'	1,195	LOCAL
BEAVERTON DRIVE	50'	863'	LOCAL
SPOKANE DRIVE	50'	1,009'	LOCAL
BOISE DRIVE	50'	718'	LOCAL
SPARROW HAWK DRIVE	50'	155'	LOCAL

AREA: 26.227 ACRES
TOTAL NUMBER OF LOTS: 121 LOTS
SINGLE FAMILY LOTS: 113 LOTS (APPROX. 15.82 ACRES)
HOA LANDSCAPE LOTS: 3 LOTS (APPROX. 1.45 ACRES)
HOA PARKLAND LOTS: 1 LOTS (APPROX. 1.15 ACRES)
HOA DRAINAGE LOTS: 4 LOTS (APPROX. 2.80 ACRES)
RIGHT-OF-WAY: 5.01 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT
SHEET 3: CURVE TABLES
SHEET 4: LINE TABLES
SHEET 5: NOTES & SIGNATURES

PROJECT:	Cedar Brook Final Plat
JOB NUMBER:	20002953
SURVEY DATE:	10/06/21
FILING:	NOVEMBER 23, 2021
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY, JBW
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



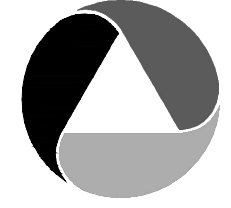
ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

SUBDIVISION PLAT ESTABLISHING
CEDAR BROOK

SHEET
1
OF 05
COVER SHEET



PROJECT:	Cedar Brook
JOB NUMBER:	20002953
SURVEY DATE:	10/06/21
FILING:	NOVEMBER 23, 2021
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY, JBW
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

SUBDIVISION PLAT ESTABLISHING

CEDAR BROOK

k:\20002953\dwg_survey\20002953_cedarbrook_finalplat.dwg Savedate: 3/28/2022 4:28 PM Plotdate: 3/28/2022 4:35 PM

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N9°22'02"W	35.36'
C3	32°36'56"	225.00'	128.08'	N38°03'34"W	126.36'
C4	90°00'00"	25.00'	39.27'	N66°45'06"W	35.36'
C7	53°58'05"	25.00'	23.55'	S32°01'49"W	22.69'
C8	287°56'10"	60.00'	301.53'	N30°59'08"W	70.59'
C9	53°58'05"	25.00'	23.55'	N85°59'54"E	22.69'
C10	9°14'03"	225.00'	36.26'	N63°37'53"E	36.22'
C11	15°20'46"	225.00'	60.26'	N75°55'17"E	60.08'
C12	15°20'46"	175.00'	46.87'	N75°55'17"E	46.73'
C13	11°03'42"	175.00'	33.79'	N62°43'03"E	33.73'
C14	16°03'30"	225.00'	63.06'	N65°12'57"E	62.85'
C15	48°11'23"	25.00'	21.03'	N49°09'01"E	20.41'
C16	176°39'22"	50.00'	154.16'	S66°37'00"E	99.96'
C17	48°11'23"	25.00'	21.03'	S2°23'01"E	20.41'
C18	5°00'12"	1025.00'	89.51'	S23°58'36"E	89.48'
C19	90°00'00"	25.00'	39.27'	S66°28'30"E	35.36'
C20	90°00'00"	25.00'	39.27'	N80°37'58"E	35.36'
C21	34°14'40"	814.92'	487.06'	S71°29'23"E	479.84'
C22	45°45'56"	25.00'	19.97'	S65°43'45"E	19.44'
C23	178°33'19"	50.02'	155.87'	N51°29'30"E	100.03'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C96	39°02'49"	50.00'	34.07'	S75°54'14"E	33.42'
C97	42°39'29"	50.00'	37.23'	S35°03'05"E	36.37'
C98	35°28'38"	50.00'	30.96'	S4°00'59"W	30.47'
C99	1°07'20"	1025.00'	20.08'	S25°55'02"E	20.08'
C100	2°29'39"	1025.00'	44.62'	S24°06'33"E	44.62'
C101	1°23'13"	1025.00'	24.81'	S22°10'07"E	24.81'
C108	9°03'29"	205.00'	32.41'	S16°56'45"E	32.38'
C109	11°48'07"	205.00'	42.23'	S6°30'57"E	42.15'
C110	10°59'59"	205.00'	39.36'	S4°53'06"W	39.30'
C111	23°47'22"	25.00'	10.38'	S1°30'36"E	10.31'
C112	24°17'34"	25.00'	10.60'	S25°33'02"E	10.52'
C113	47°18'25"	50.00'	41.28'	S14°12'19"E	40.12'
C114	73°52'48"	50.00'	64.47'	N46°23'17"E	60.10'
C115	11°44'08"	1064.90'	218.12'	N82°44'39"W	217.74'
C125	57°18'50"	50.13'	50.15'	N67°58'36"W	48.08'
C126	1°00'09"	675.00'	11.81'	N21°58'34"W	11.81'
C153	3°47'05"	764.92'	50.53'	S56°15'35"E	50.52'
C155	33°25'21"	60.00'	35.00'	N11°26'59"E	34.51'
C156	2°46'59"	764.93'	37.15'	N71°24'07"W	37.15'
C159	3°57'21"	764.92'	52.81'	S60°07'48"E	52.80'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C216	180°00'00"	13.50'	42.41'	S54°22'02"E	27.00'
C217	180°00'00"	13.50'	42.41'	N54°22'02"W	27.00'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C24	48°11'23"	25.00'	21.03'	N13°42'36"W	20.41'
C25	31°51'35"	205.00'	113.99'	N5°32'42"W	112.53'
C26	90°00'00"	25.00'	39.27'	N23°31'30"E	35.36'
C27	32°36'56"	175.00'	99.62'	N38°03'34"W	98.28'
C28	90°00'00"	25.00'	39.27'	N23°14'54"E	35.36'
C29	15°20'46"	175.00'	46.87'	N75°55'17"E	46.73'
C30	15°20'46"	225.00'	60.26'	N75°55'17"E	60.08'
C31	85°16'24"	25.00'	37.21'	S69°06'54"E	33.87'
C32	5°00'12"	675.00'	58.94'	S23°58'36"E	58.93'
C33	34°48'24"	155.00'	94.16'	S4°04'18"E	92.72'
C34	93°52'29"	25.00'	40.96'	S60°16'09"W	36.53'
C35	18°25'34"	764.92'	246.00'	N63°34'50"W	244.94'
C36	80°16'36"	25.00'	35.03'	S66°37'00"E	32.23'
C38	4°55'51"	975.00'	83.91'	S23°56'25"E	83.88'
C40	31°51'35"	155.00'	86.19'	S5°32'42"E	85.08'
C42	81°00'12"	25.00'	35.34'	S50°53'11"W	32.47'
C44	8°30'31"	769.76'	114.31'	N84°48'35"W	114.21'
C45	93°52'29"	25.00'	40.96'	N33°36'20"W	36.53'
C47	34°48'24"	205.00'	124.54'	N4°04'18"W	122.63'
C49	5°00'12"	725.00'	63.31'	N23°58'36"W	63.29'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C160	3°56'55"	764.92'	52.71'	S64°04'55"E	52.70'
C161	3°57'15"	764.92'	52.79'	S68°02'00"E	52.78'
C171	0°48'39"	814.92'	11.53'	N88°12'23"W	11.53'
C172	3°07'23"	814.92'	44.42'	N86°14'22"W	44.41'
C173	3°07'52"	814.92'	44.53'	N83°06'44"W	44.53'
C174	3°07'18"	814.92'	44.40'	N79°59'09"W	44.40'
C175	3°07'21"	814.92'	44.41'	N76°51'50"W	44.41'
C176	3°07'12"	814.92'	44.37'	N73°44'33"W	44.37'
C178	3°07'09"	814.92'	44.37'	N67°29'46"W	44.36'
C179	3°07'31"	814.92'	44.45'	N64°22'25"W	44.45'
C180	3°07'43"	814.92'	44.50'	N61°14'48"W	44.49'
C181	3°07'43"	814.92'	44.50'	N58°07'05"W	44.49'
C182	2°11'10"	814.92'	31.09'	S55°27'38"E	31.09'
C186	2°59'36"	975.00'	50.94'	N24°54'33"W	50.93'
C187	1°56'15"	975.00'	32.97'	N22°26'37"W	32.97'
C188	4°40'29"	205.00'	16.73'	S10°59'40"W	16.72'
C189	11°50'05"	205.00'	42.34'	S2°44'24"W	42.27'
C190	11°48'07"	205.00'	42.23'	S9°04'42"E	42.15'
C191	6°29'44"	205.00'	23.24'	S18°13'38"E	23.23'
C193	2°20'36"	725.00'	29.65'	S25°18'24"E	29.65'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C51	83°39'54"	25.00'	36.51'	N15°21'15"E	33.35'
C53	16°03'30"	175.00'	49.05'	N65°12'57"E	48.89'
C74	9°14'03"	175.00'	28.20'	S63°37'53"W	28.17'
C77	4°26'55"	225.00'	17.47'	N52°08'34"W	17.47'
C78	10°46'21"	225.00'	42.30'	N44°31'56"W	42.24'
C79	10°46'16"	225.00'	42.30'	N33°45'37"W	42.24'
C80	6°37'24"	225.00'	26.01'	N25°03'48"W	26.00'
C81	32°07'55"	60.00'	33.65'	S21°03'13"W	33.21'
C82	137°37'08"	60.00'	144.11'	S74°04'16"E	111.89'
C84	33°25'21"	60.00'	35.00'	N44°52'20"E	34.51'
C85	46°00'22"	60.00'	48.18'	N84°35'12"E	46.89'
C86	5°23'34"	60.00'	5.65'	S69°42'50"E	5.65'
C88	8°26'45"	225.00'	33.17'	N63°14'14"E	33.14'
C89	0°47'18"	225.00'	3.10'	N67°51'15"E	3.10'
C90	5°02'27"	225.00'	19.79'	N70°46'07"E	19.79'
C91	10°18'20"	225.00'	40.47'	N78°26'31"E	40.41'
C92	6°02'19"	225.00'	23.71'	N60°12'22"E	23.70'
C93	10°01'11"	225.00'	39.35'	N68°14'07"E	39.30'
C94	8°08'21"	50.00'	7.10'	N29°07'30"E	7.10'
C95	51°22'42"	50.00'	44.84'	N58°53'01"E	43.35'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C194	2°38'48"	728.66'	33.66'	S22°48'18"E	33.66'
C195	0°57'11"	675.00'	11.23'	N26°00'06"W	11.23'
C196	11°06'52"	225.00'	43.65'	S73°48'20"W	43.58'
C197	4°13'54"	225.00'	16.62'	S81°28'43"W	16.61'
C198	3°46'47"	197.09'	13.00'	S23°52'49"E	13.00'
C199	31°51'35"	180.00'	100.09'	S5°32'42"E	98.81'
C202	81°00'12"	50.00'	70.69'	S50°53'11"W	64.95'
C203	34°14'40"	789.92'	472.12'	N71°29'23"W	465.12'
C204	34°48'24"	180.00'	109.35'	S4°04'18"E	107.67'
C205	5°00'12"	700.00'	61.13'	S23°58'36"E	61.11'
C206	5°00'12"	1000.00'	87.33'	S23°58'36"E	87.30'
C207	80°16'36"	50.00'	70.05'	S66°37'00"E	64.46'
C208	16°03'30"	200.00'	56.05'	N65°12'57"E	55.87'
C209	11°03'42"	200.00'	38.61'	N62°43'03"E	38.55'
C210	15°20'46"	200.00'	53.57'	N75°55'17"E	53.41'
C211	15°20'46"	200.00'	53.57'	N75°55'17"E	53.41'
C212	9°14'03"	200.00'	32.23'	N63°37'53"E	32.20'
C213	32°36'56"	200.00'	113.85'	N38°03'34"W	112.32'
C214	3°07'37"	814.92'	44.47'	N70°37'09"W	44.47'
C215	20°51'16"	954.91'	347.57'	S64°47'40"E	345.65'

PROJECT:	Cedar Brook Final Plat
JOB NUMBER:	20002953
SURVEY DATE:	10/06/21
FILING:	NOVEMBER 23, 2021
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY, JBW
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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SUBDIVISION PLAT ESTABLISHING
CEDAR BROOK

SHEET
3
OF 05
CURVE TABLES

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LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N80°37'58"E	25.00'
L3	S58°30'24"E	16.02'
L4	N54°22'02"W	91.42'
L5	N61°50'20"W	20.69'
L6	S21°45'06"E	105.21'
L7	N56°24'15"W	21.20'
L8	S68°14'54"W	1.19'
L9	N56°24'15"W	17.49'
L10	S59°00'52"W	31.60'
L11	N56°24'15"W	27.54'
L12	S21°28'30"E	24.41'
L13	S21°28'30"E	19.91'
L14	N59°00'52"E	31.60'
L15	S21°28'30"E	45.00'
L16	N68°14'54"E	27.00'
L17	S21°28'30"E	45.00'
L18	S21°28'30"E	45.00'
L19	N68°14'54"E	49.00'
L21	S26°28'42"E	24.89'
L22	S21°28'30"E	10.28'
L23	N59°00'52"E	12.15'
L24	N68°14'54"E	49.00'
L25	N57°11'12"E	45.65'
L26	N57°11'12"E	21.62'
L27	N73°14'42"E	5.78'
L28	N73°14'42"E	21.27'
L29	N73°14'42"E	45.00'
L30	N21°45'06"W	17.56'
L31	N21°45'06"W	52.34'
L33	N68°14'54"E	41.90'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L35	N68°14'54"E	45.00'
L37	N68°14'54"E	49.00'
L38	S60°09'48"E	39.80'
L39	S54°22'02"E	30.00'
L40	S10°23'05"W	3.07'
L41	N54°22'02"W	45.00'
L42	S6°37'44"W	73.55'
L43	N68°14'54"E	25.23'
L44	S10°23'05"W	34.92'
L45	N83°35'40"E	5.42'
L48	N54°22'02"W	26.42'
L50	S9°22'02"E	7.64'
L51	N68°14'54"E	10.95'
L52	N68°31'30"E	10.00'
L56	N68°31'30"E	10.00'
L58	N21°28'30"W	45.00'
L60	N56°10'45"W	44.48'
L61	N60°07'48"W	44.52'
L62	N64°04'55"W	44.44'
L63	N68°02'00"W	39.50'
L64	N21°28'30"W	45.00'
L66	S10°23'05"W	51.18'
L68	N13°19'55"E	13.28'
L70	N21°28'30"W	45.00'
L74	N80°37'58"E	7.07'
L75	S54°22'02"E	35.00'
L76	S9°22'02"E	7.07'
L77	N24°01'19"W	7.19'
L78	N6°37'44"E	57.65'
L79	N80°37'58"E	7.07'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L80	S54°22'02"E	48.26'
L81	S47°58'59"E	65.46'
L82	S33°45'37"E	65.70'
L83	S24°03'38"E	57.98'
L84	S24°03'38"E	32.31'
L85	S6°37'44"W	34.20'
L86	N15°54'43"W	13.26'
L87	S66°45'06"E	7.07'
L88	S21°45'06"E	40.00'
L89	S23°31'30"W	7.05'
L90	N7°16'09"W	67.77'
L91	N5°08'20"E	66.31'
L92	N5°06'38"W	46.70'
L93	N5°06'38"W	41.71'
L94	N47°24'18"E	6.02'
L95	S86°14'22"E	50.95'
L96	S88°29'48"E	46.55'
L97	S83°06'44"E	51.09'
L98	S79°59'09"E	50.93'
L99	S76°51'50"E	50.95'
L100	S73°44'33"E	50.90'
L101	S60°09'48"E	17.02'
L102	N84°44'18"E	31.12'
L103	S21°36'23"E	40.00'
L104	S21°28'30"E	45.01'
L105	S21°28'30"E	40.00'
L106	S66°28'30"E	7.07'
L107	N6°37'44"E	50.10'
L108	S15°54'43"E	45.21'
L109	N15°54'43"W	69.49'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L110	S15°54'43"E	45.21'
L111	N15°54'43"W	7.68'
L112	N21°28'30"W	50.96'
L113	N21°28'30"W	45.00'
L114	N21°28'30"W	45.00'
L115	N21°28'30"W	45.00'
L116	N21°28'30"W	45.00'
L117	N21°28'30"W	45.00'
L118	N21°28'30"W	45.00'
L119	N22°22'57"W	39.53'
L120	N22°22'57"W	10.72'
L121	N25°44'23"W	49.57'
L122	N26°29'46"W	45.00'
L123	N26°29'46"W	45.00'
L124	N26°29'46"W	65.33'
L125	N26°29'46"W	81.36'
L126	S26°29'46"E	45.00'
L127	S26°34'26"E	28.96'
L128	S25°44'23"E	16.04'
L129	S25°44'23"E	33.53'
L130	S21°28'30"E	5.96'
L131	S21°28'30"E	45.00'
L132	S21°28'30"E	45.00'
L133	S21°28'30"E	45.00'
L134	S21°28'30"E	45.00'
L135	S21°28'30"E	45.00'
L136	S21°28'30"E	45.00'
L137	S21°28'30"E	45.00'
L138	S21°28'30"E	30.00'
L139	S26°28'42"E	45.00'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L140	S26°28'42"E	45.00'
L141	N88°36'43"W	27.09'
L142	N88°36'43"W	45.00'
L143	N88°36'43"W	33.31'
L144	S60°09'48"E	45.23'
L145	N60°09'48"W	48.97'
L146	S60°09'48"E	50.35'
L147	S60°09'48"E	50.30'
L148	S60°09'48"E	50.50'
L149	S60°09'48"E	50.96'
L150	S88°36'43"E	45.00'
L151	S54°22'02"E	13.53'
L152	N9°22'02"W	25.00'
L153	S88°36'43"E	45.00'
L154	S88°36'43"E	45.00'
L155	N21°28'30"W	55.00'
L156	N21°28'30"W	45.00'
L157	N21°28'30"W	62.09'
L158	N26°28'42"W	45.00'
L159	N26°28'38"W	45.00'
L160	N21°28'30"W	16.75'
L161	N21°28'30"W	45.00'
L162	N21°28'30"W	45.00'
L163	N21°28'30"W	45.00'
L164	N21°28'30"W	45.00'
L165	N21°28'30"W	45.00'
L166	N21°28'30"W	45.00'
L167	N21°28'30"W	45.00'
L168	N21°28'30"W	45.00'
L169	N21°28'30"W	45.00'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L170	N21°28'30"W	3.44'
L171	N10°23'05"E	4.77'
L172	N21°28'30"W	33.19'
L173	S21°28'30"E	21.12'
L174	S21°28'30"E	45.00'
L175	S21°28'30"E	45.00'
L176	S21°28'30"E	45.00'
L177	S21°28'30"E	45.00'
L178	S21°28'30"E	45.00'
L179	S21°28'30"E	45.00'
L180	S21°28'30"E	10.79'
L181	S26°28'42"E	31.53'
L182	S26°28'42"E	45.00'
L183	S26°28'42"E	45.00'
L184	N26°28'42"W	33.92'
L185	S26°28'42"E	14.80'
L187	N26°28'42"W	97.39'
L188	S68°14'54"W	36.88'
L189	S68°14'54"W	49.00'
L190	S68°14'54"W	49.00'
L191	S68°14'54"W	49.00'
L193	S68°14'54"W	5.63'
L195	S83°35'40"W	34.04'
L196	N21°45'06"W	45.00'
L197	N21°45'06"W	44.92'
L198	S21°45'06"E	37.89'
L199	S21°45'06"E	32.01'
L201	S54°22'02"E	18.05'
L202	S54°22'02"E	1.89'
L203	N68°14'54"E	49.00'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L204	N68°14'54"E	69.83'
L205	N54°22'02"W	45.00'
L206	N54°22'02"W	45.00'
L207	S13°19'55"W	13.28'
L208	S21°28'30"E	30.00'
L209	S21°28'30"E	45.00'
L210	S21°28'30"E	45.00'
L211	S26°28'42"E	40.00'
L212	N68°31'30"E	155.00'
L213	S21°28'30"E	425.19'
L214	S10°23'05"W	51.18'
L215	N88°36'43"W	118.60'
L216	S13°19'55"W	64.97'
L217	S21°28'30"E	301.91'
L218	S26°28'42"E	181.08'
L219	S26°28'42"E	128.77'
L220	N73°14'42"E	85.79'
L221	N57°11'12"E	118.81'
L222	N68°14'54"E	196.81'
L223	N83°35'40"E	78.36'
L224	N68°14'54"E	112.13'
L225	N68°14'54"E	112.13'
L226	N59°00'52"E	147.84'
L227	N21°45'06"W	119.90'
L229	N54°22'02"W	334.94'
L230	N35°37'58"E	165.00'
L231	S70°37'09"E	34.20'
L232	N60°09'48"W	540.23'
L233	N60°55'39"W	70.02'
L234	S54°22'02"E	69.57'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L235	S83°35'40"W	44.32'
L236	S54°22'02"E	197.53'
L238	N35°37'58"E	84.57'
L239	S35°37'58"W	84.57'
L240	N71°34'27"W	32.98'

PROJECT:	Cedar Brook Final Plat
JOB NUMBER:	20002953
SURVEY DATE:	10/06/21
FILING:	NOVEMBER 23, 2021
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY, JBW
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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512.904.0505
TBPE LS 10193726

SUBDIVISION PLAT ESTABLISHING
CEDAR BROOK

SHEET
4
OF 05

LINE TABLES

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THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT M/I HOMES OF AUSTIN, LLC, A OHIO LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 26.227 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021108168, OF THE OFFICIAL PUBLIC 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 CEDAR BROOK SUBDIVISION.

WILLIAM G. PECKMAN
AREA PRESIDENT, M/I HOMES OF AUSTIN, LLC
THE STATE OF TEXAS §
COUNTY OF §

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____DAY OF _____, 20____, PERSONALLY APPEARED, WILLIAM G. PECKMAN, AS AREA PRESIDENT OF M/I HOMES OF AUSTIN, LLC, A OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID M/I HOMES, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20____.

NOTARY PUBLIC STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES _____

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 _____ COUNTY.

JOHN COSGROVE
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ROBERT J. GERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES; AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GEORGETOWN TITLE COMPANY, GF NO. 200076243, ISSUED AUGUST 31, 2020 HAVE BEEN SHOWN OR NOTED HERON.

ROBERT J. GERTSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6367
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
512-904-0505

DATE _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MARK R. SABELLA, 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.

MARK R. SABELLA
REGISTERED PROFESSIONAL ENGINEER NO. 123046
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
512-904-0505

DATE _____

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. AS SHOWN HEREON: A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY, A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE AND REAR LOT LINES, AND A TEN (10') WIDE PEDESTRIAN ACCESS EASEMENT FROM LAKELINE BLVD TO SPOKANE DRIVE AND ALONG ALL NON RESIDENTIAL LOTS.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0445E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BEAVERTON DRIVE, BOISE DRIVE, BOZEMAN DRIVE, CORVALLIS DRIVE, SPARROW HAWK DRIVE, SPOKANE DRIVE AND THE SUBDIVISION SIDE OF LAKELINE BLVD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON NOVEMBER 18, 2021.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. 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.
15. THE HOA BYLAWS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2022032104.
15. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A LOTS 1, 3, 18, 37; BLOCK B LOTS 9, 27; BLOCK C LOT 1; BLOCK D LOT 1.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
17. THE CITY DOES NOT ACCEPT AND WILL NOT MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT), THIS RESPONSIBILITY FALLS ONTO THE HOMEOWNERS ASSOCIATION.
18. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT , TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
19. ONLY LOW GROWING SHRUBS NOT GREATER THAN TWO (2) FEET (600 MM) IN HEIGHT OR SMALL PLANTS SHALL BE CONSIDERED IN AREAS WITHIN SIGHT TRIANGLE EASEMENTS.

SURVEYOR: ATWELL LLC. TBPE LS 10193726
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
512-904-0505 ; RGERTSON@ATWELL-GROUP.COM

ENGINEER: ATWELL LLC. TBPE LS 10193726
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
MARK R. SABELLA
REGISTERED PROFESSIONAL ENGINEER NO. 123046
512-904-0505 ; MSABELLA@ATWELL-GROUP.COM

OWNER/ DEVELOPER: M/I HOMES OF AUSTIN, LLC
7600 CAPITAL OF TEXAS HIGHWAY BUILDING C. SUITE 250
AUSTIN, TX 78731
AUSTIN EVETTS
512-770-8503 ; AEVETTS@MIHOMES.COM

STATE OF TEXAS §
COUNTY OF WILLIAMSON§

KNOW ALL MEN BY THESE PRESENTS:

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

PROJECT:	Cedar Brook Final Plat
JOB NUMBER:	20002953
SURVEY DATE:	10/06/21
FILING:	NOVEMBER 23, 2021
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY, JBW
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

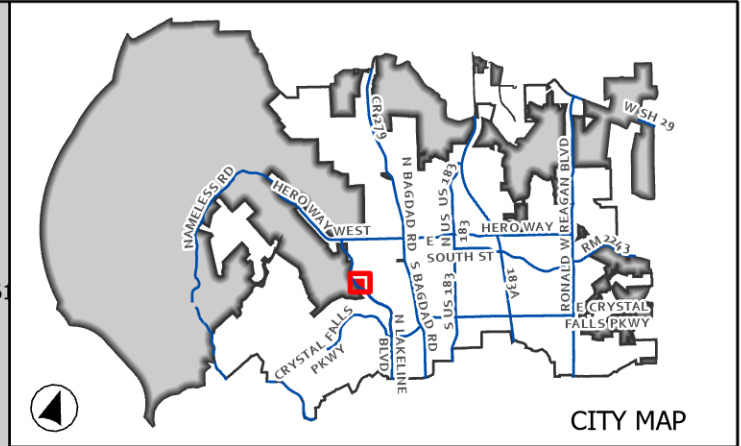
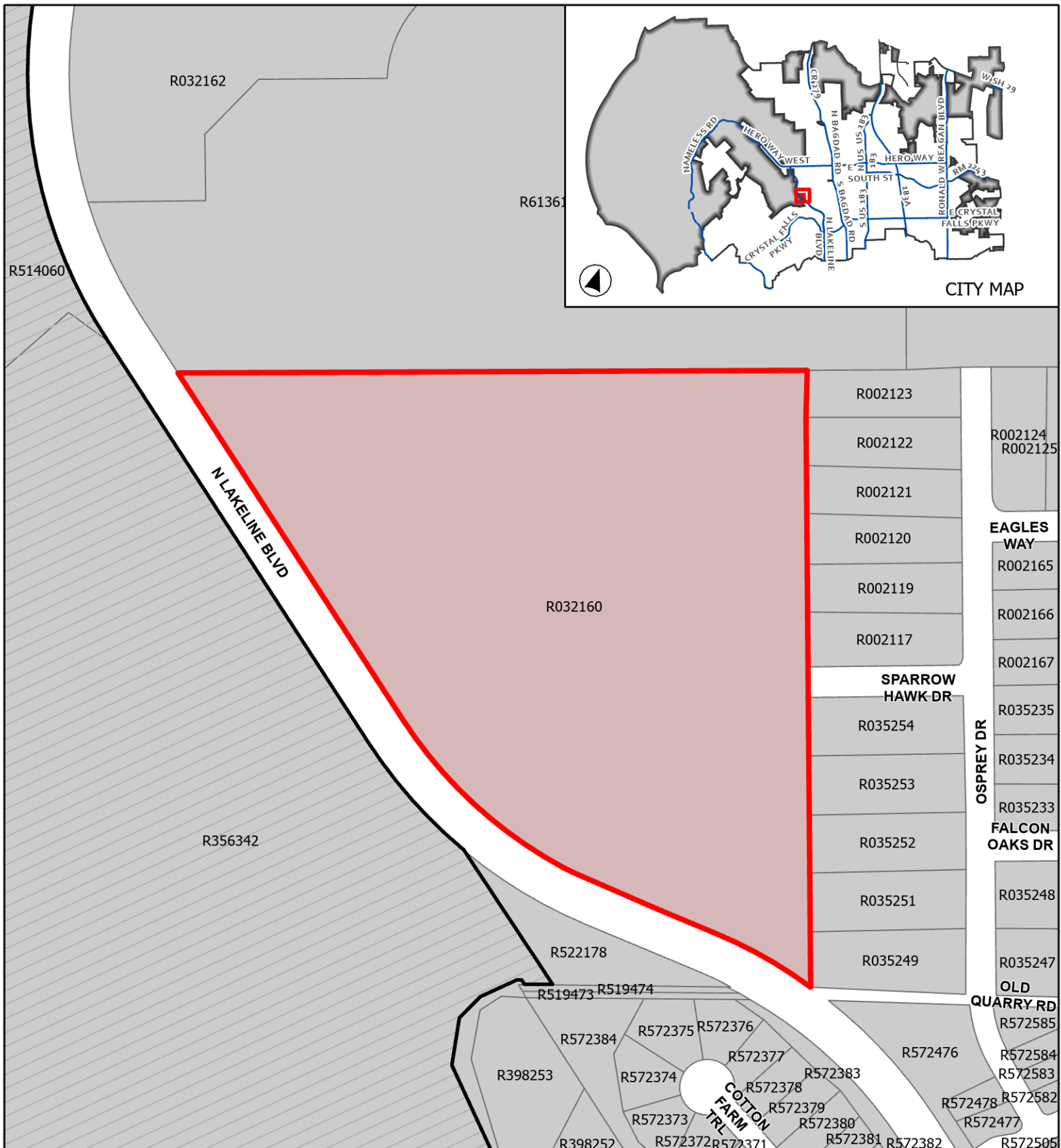


ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
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SUBDIVISION PLAT ESTABLISHING
CEDAR BROOK

SHEET
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NOTES &
SIGNATURES



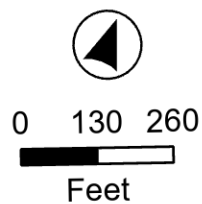
CASE: 21-FP-028

ATTACHMENT 1

CEDAR BROOK

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.



- Leander City Limits
- ETJ
- Site Location



EXECUTIVE SUMMARY
12/08/2022

AGENDA SUBJECT:

Approval of the minutes for Joint Workshop held on 11/17/2022 and P & Z meeting held on 11/22/2022.

BACKGROUND:

Draft Joint Workshop and P & Z minutes attached.

RECOMMENDATION:

Approval of Joint Workshop and P & Z minutes.

PRESENTER:

Attachments

Draft Joint Workshop 11-17-2022

Draft 11-22-2022 P & Z Minutes

DRAFT



JOINT WORKSHOP AGENDA CITY COUNCIL, PLANNING & ZONING COMMISSION CITY OF LEANDER, TEXAS

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

Thursday - November 17, 2022 at 6:00 PM



CITY COUNCIL

Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-Parker
Place 2 – Esme Mattke Longoria
Place 3 – David McDonald
Place 4 – Na'Cole Thompson, *Mayor Pro Tem*
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

PLANNING & ZONING COMMISSION

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

1. Open Workshop at 6:02 p.m.
2. Roll Call.
All Commissioners were present except Chair Cosgrove.
3. Joint discussion with Planning and Zoning Commission regarding comprehensive plan and future plans for the City with regards to water and development. Discussion included: Resolution No. 22-031-00 limiting consideration of zoning requests; concerns resolution would limit large developments; developers desire mixed-use component; multi-use family projects currently in process to be developed; developers can make more per acre with residential development; examples of mixed-use dense with limited residential; multi-family projects timeline approved versus when construction begins; infrastructure maintenance; consider limiting vertical mixed-use component; not targeting high density apartment developments; review number connections to determine 1 to 1; relying on professional data and confirming the information; general and commercial zoning requests directly next to residential neighborhoods; Planning & Zoning recommendations of Comprehensive Plan will be coming in April, potential workshop at that time; desire of better definition of percentages; what would tip scales to need a moratorium; BCRUA deep water intake project; discussion helps to understand intent behind resolution; Planning & Zoning Commission responsibility to look at zoning not water; resolution is another lever to pull along with AMI; if zoned properly can be developed; allows time for commercial to catch up to residential; review at retreats and see if messaging is working and provide additional data; feedback from HBA and other partners; council expectation of Planning & Zoning Commission is not too design projects; consider reviewing roles of Commission; and appreciate all work put in on the Commission and extension of the City Council.
4. Adjournment at 6:48 p.m.

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 10th day of November 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script that reads "Ellen Coufal". The signature is written in dark ink and is positioned above a horizontal line.

Ellen Coufal, Sr. Planning Coordinator

DRAFT



MINUTES PLANNING & ZONING COMMISSION CITY OF LEANDER, TEXAS

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

November 22, 2022 at 7:00 PM



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

Place 5 – 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 are present except Chair Cosgrove and Vice Chair Mahan.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the November 17, 2022, meeting.

4. Review of meeting protocol.

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

CONSENT AGENDA: ACTION

6. Re-approval of Subdivision Case 21-TOD-FP-016 regarding Northline Blocks C & D Final Plat on three parcels of land approximately 5.3108 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R605059, R517094, and R605057; generally located to the southeast of the intersection of Main Street and East San Gabriel Parkway, Leander, Williamson County, Texas.

7. Approval of Minutes.
Motion made by Commissioner May to approve the Consent Agenda items 6 and 7, seconded by Commissioner Carpenter.

5 - 0 Passed

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Zoning Case Z-22-0025 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one parcel of land approximately 21.599 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0025 as described above.

James Pittman, Alexandra Lagmanson and Lena F. Simon spoke against.
No one spoke in favor.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

9. Discuss and consider action regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W Crystal Falls Pkwy, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the zoning case.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Adjournment at 7:35.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
12/08/2022

AGENDA SUBJECT:

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) and GC-2-A (General Commercial) on one parcel of land approximately 51.426 acres $\pm$ 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.

POSTPONED DUE TO NOTIFICATION ERROR

BACKGROUND:

This request is the first step in the zoning process

PRESENTER:

Michael Chenausky AICP, Senior Planner



EXECUTIVE SUMMARY
12/08/2022

AGENDA SUBJECT:

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

BACKGROUND:

Currently, the Planning & Zoning Commission meeting starts at 7:00 p.m. The purpose in this agenda item is to allow for the Commission to discuss changing the start time to 6:00 p.m. If this change is approved, it would take effect on January 12, 2023.

APPLICANT/AGENT:

City of Leander

ORDER OF EVENTS:

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

PRESENTER:

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