



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 28, 2023
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice-Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the December 14, 2023 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-23-0034 regarding Crystal Village Phase 3 Preliminary Plat on six (6) parcels of land approximately 24.33 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031201, R080605, R031200, R631050, R328187, and R432786; generally located north of Raider Way, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-22-0017 regarding Hope Alliance Short Form Final Plat on four (4) parcels of land approximately 11.527 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District parcels R031692, R511665, R463160, and R511663; generally located north of W. San Gabriel Parkway and south of Savanna Ranch Section 1, Leander, Williamson County, Texas.
8. Approval of Subdivision Case FP-23-0067 regarding Northline Block N Final Plat on one (1) parcel of land approximately 3.803 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R630829; generally located northwest of the intersection of John Webster Street and Pullman Street, Leander, Williamson County, Texas.

9. Approval of Subdivision Case FP-23-0083 regarding Barksdale Phase 1 Final Plat for one (1) parcel of land approximately 33 acres ± in size, more particularly described by Williamson Central Appraisal District as R031542; generally located just east of Ronald W. Reagan Boulevard on Journey Parkway, Leander, Williamson County, Texas.
10. Approval of Subdivision Case FP-23-0100 regarding Northline Block B, Lots 1 - 6 Final Plat on one (1) parcel of land approximately 6.19 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R458187; generally located northwest of the intersection of Main Street and Northline Street, Leander, Williamson County, Texas.
11. Approval of Subdivision Case FP-23-0075 regarding Shops at Bagdad Square Final Plat on one (1) parcel of land approximately 4.672 acres ± in size, more particularly described by Williamson Central Appraisal District R519003; generally located northeast of the intersection of Municipal Drive and S. Bagdad Road, Leander, Williamson County, Texas.
12. Approval of Minutes

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0093 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Bagdad Plaza Market Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 2.81 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R594078; and legally described as Lot 1, Block A of the Bagdad Plaza LLC Subdivision, Leander Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

14. Discuss and consider action regarding Comprehensive Plan Case CPA-23-0008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map; and to provide for related matters; Williamson & Travis Counties, Texas.
 - a. Staff Presentation
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. Discussion
 - e. Consider Action
15. Adjournment

CERTIFICATION

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 Planning & Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 21st day of December 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Ellen Coufal

Ellen Coufal, Secretary



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Approval of Subdivision Case PP-23-0034 regarding Crystal Village Phase 3 Preliminary Plat on six (6) parcels of land approximately 24.33 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031201, R080605, R031200, R631050, R328187, and R432786; generally located north of Raider Way, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

09/02/2010 – Concept Plan Approved
01/21/2021 – Zoning Approved

APPLICANT/AGENT:

Perspective Design & Development, LLC (Jamie Forbes, III) on behalf of Premas Global Leander I, LLC/Koniag Real Estate, LLC (Ronald W. Unger)

RECOMMENDATION:

This preliminary plat includes one (1) commercial lot. This proposal meets all of the requirements of the Subdivision Ordinance. This proposal also includes the removal of two (2) Heritage Trees totaling 58.5". The project is preserving 93% of existing Heritage Trees on site totaling 331.5". An additional twenty-eight (28) trees are to be removed or 320.5". Per Global Village PUD, mitigation rates are based on the 2016 Composite Zoning Ordinance and no mitigation fee will be required for removal of Heritage Trees. Staff recommends to approve the preliminary plat.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. PP-23-0034 Att 1 Crystal Village Ph 3 Preliminary Plat
2. PP-23-0034 Att 2 Crystal Village Ph 3 - Location Map

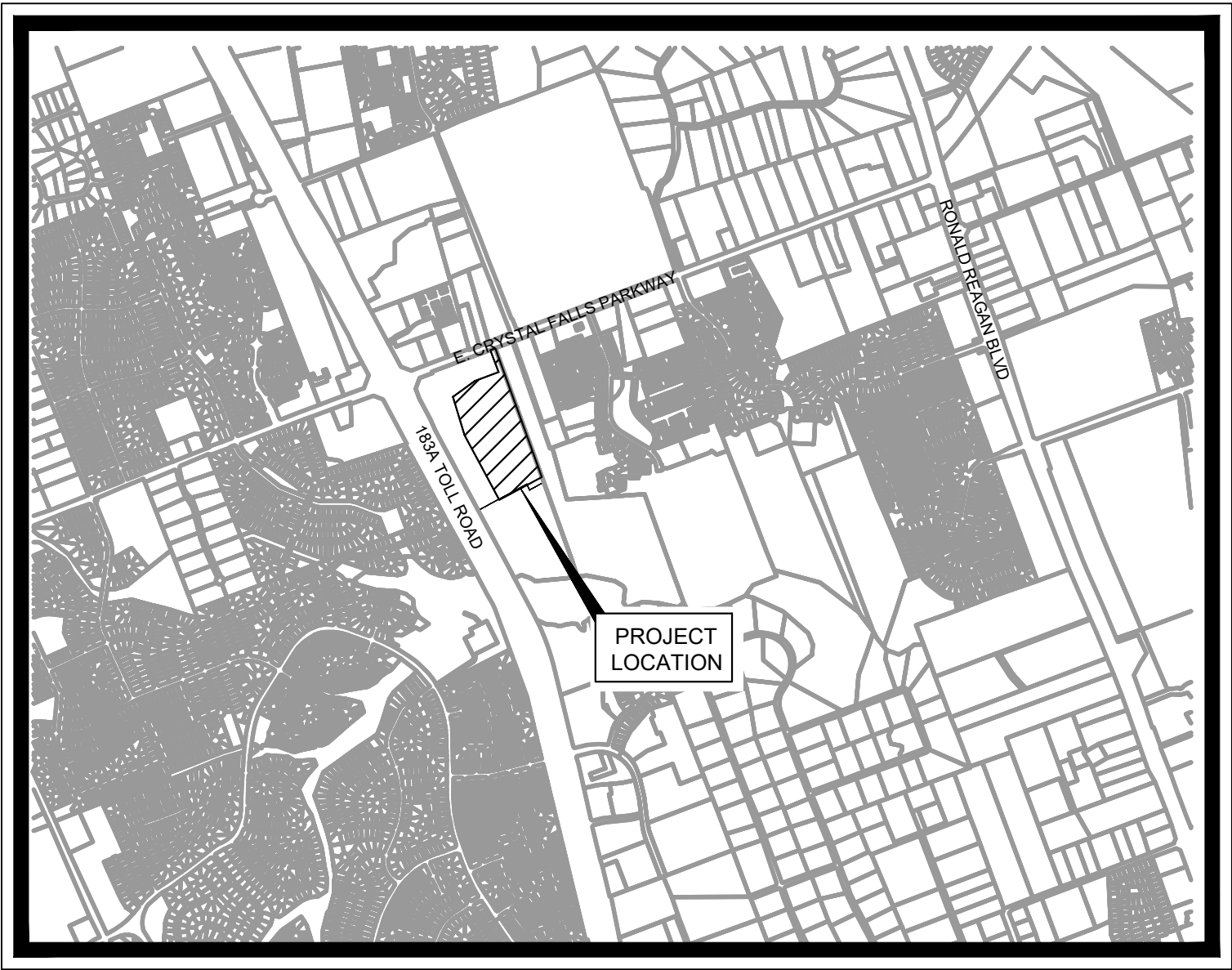
PRELIMINARY PLAT
FOR
CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS
PP-23-0034

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	APPROVED CONCEPT PLAN
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	PRELIMINARY EXISTING DRAINAGE AREA MAP
6	PRELIMINARY PROPOSED DRAINAGE AREA MAP
7	PRELIMINARY WATER PLAN
8	PRELIMINARY OVERALL WASTEWATER PLAN
9	PRELIMINARY STORM PLAN
10	PRELIMINARY TREE PROTECTION PLAN
11	PRELIMINARY TREE PROTECTION PLAN - HERITAGE ONLY
12	TREE TABLE

GENERAL NOTES

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- THIS PROPERTY HAS A BASE ZONING GC-2-A WITH THE PUD (GLOBAL VILLAGE PUD) AND IS SUBJECT TO THE GLOBAL VILLAGE PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 21-009-00.
- 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.
- 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 FOR THIS SUBDIVISION TO INCLUDE THE EXTENSION OF RAIDER WAY. 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.
- APPROVAL OF THIS PRELIMINARY PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- THE PROPERTY MAY BE DEVELOPED IN ACCORDANCE WITH THE APPROVED 'GLOBAL VILLAGE CENTER TRAFFIC IMPACT ANALYSIS' BY ROBERT J. HALL AND ASSOCIATES DATED AUGUST 9, 2010 WITH TRIP GENERATION ADJUSTMENTS AND MITIGATION DESCRIBED IN THE GLOBAL VILLAGE DEVELOPMENT AGREEMENT (16-DA-003).
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.



VICINITY MAP

SCALE: 1" = 2,000'

MARCH 2023

LEGAL DESCRIPTION

24.376 ACRES (APPROXIMATELY 1,061,816 SQ. FT.) IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 45.25 ACRE TRACT AND A PORTION OF A 20.00 ACRE TRACT CONVEYED TO PREMAS GLOBAL LEANDER I, LLC IN A WARRANTY DEED WITH VENDORS LIEN DATED JANUARY 2, 2009 AND RECORDED IN DOCUMENT NO. 2009000970 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WATERSHED STATUS

THIS SITE IS LOCATED IN THE BLOCK HOUSE CREEK WATERSHED.
THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

NO PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION DETERMINED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0462F, AND 48491C0450F, BOTH DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

DISTURBED ACREAGE INFORMATION

CRYSTAL VILLAGE, A LEANDER COMMUNITY, PHASE 3
DISTURBED ACREAGE = 24.38 ACRES

GENERAL NOTES:

- ALL PUBLIC IMPROVEMENTS WITHIN DEDICATED RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE CITY OF LEANDER.
- EACH LOT SHALL BE OBLIGATED TO PROVIDE ONSITE STORM WATER QUALITY TREATMENT.
- THE PROPERTY OWNERS ASSOCIATION SHALL BE ALLOWED TO MOW AND MAINTAIN THE LANDSCAPING IN THE OPEN CHANNELS AND CREEK INUNDATION AREAS.

CRYSTAL VILLAGE PHASE 3 - ZONING AND FUTURE LAND USE				
BLOCK	LOT NUMBER	AREA (AC)	ZONING - BASE DISTRICT	FUTURE LAND USE
C	LOT 1	23.98	PUD - GC-2-A	NEIGHBORHOOD RESIDENTIAL AND MULTI-USE CORRIDOR (COMPREHENSIVE PLAN)

CRYSTAL VILLAGE PHASE 3 - LAND USE SUMMARY TABLE		
LAND USE	NUMBER OF LOTS	ACRES
COMMERCIAL	1	23.98
MULTI-FAMILY	-	-
RIGHT-OF-WAY/EASEMENT	0.35	0.35
TOTAL	1	24.33

ENGINEER/AGENT

Kimley»Horn

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
CONTACT: NICK C. BROWN, P.E.

Tel. No. (512)
Fax No. (512)

OWNER/DEVELOPER

PREMAS GLOBAL LEANDER I, LLC
3800 CENTERPOINT DRIVE, SUITE 502
ANCHORAGE, ALASKA 99503
TEL: 907-561-2668
CONTACT: RONALD W. UNGER

SURVEYOR(S):

TITLE & BOUNDARY BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
CONTACT: JOEY EARLY, R.P.L.S.
TEL: (512) 202 - 8631

TREE SURVEY BY:
TREE MANN SOLUTIONS
2802 WOODEN TOWER RD.
PFLUGERVILLE, TX 78660
CONTACT: MARK MANN, MASTER ARBORIST
TEL: (512) 748 - 3637

FILING DATE: 03/28/2023

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEVATION=943.57'



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn

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TPE Firm No. 928



12/04/2023

KHA PROJECT 069283403	DATE MARCH 2023	SCALE: AS SHOWN	DESIGNED BY: BMW	DRAWN BY: MTD	CHECKED BY: NCB
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COVER SHEET

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

1 OF 12

CRYSTAL VILLAGE - PHASE 3

KHA PROJECT NO. 06983403

PRELIMINARY PLAT



THIS CONCEPT PLAN IS INCLUDED FOR REFERENCE ONLY. THE CONCEPT PLAN WAS INCLUDED AS EXHIBIT G IN THE GLOBAL VILLAGE PUD DATED JUNE 16, 2016.

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE
SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY
±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION
ELEVATION=943.57'



Know what's **below**.
Call before you dig.



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CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 12

APPROVED CONCEPT
PLAN

KHA PROJECT 069283403	DATE MARCH 2023	SCALE: AS SHOWN	DESIGNED BY: BMW	DRAWN BY: MTD	CHECKED BY: NCB
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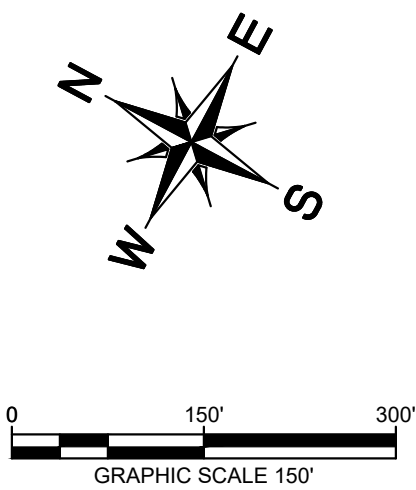
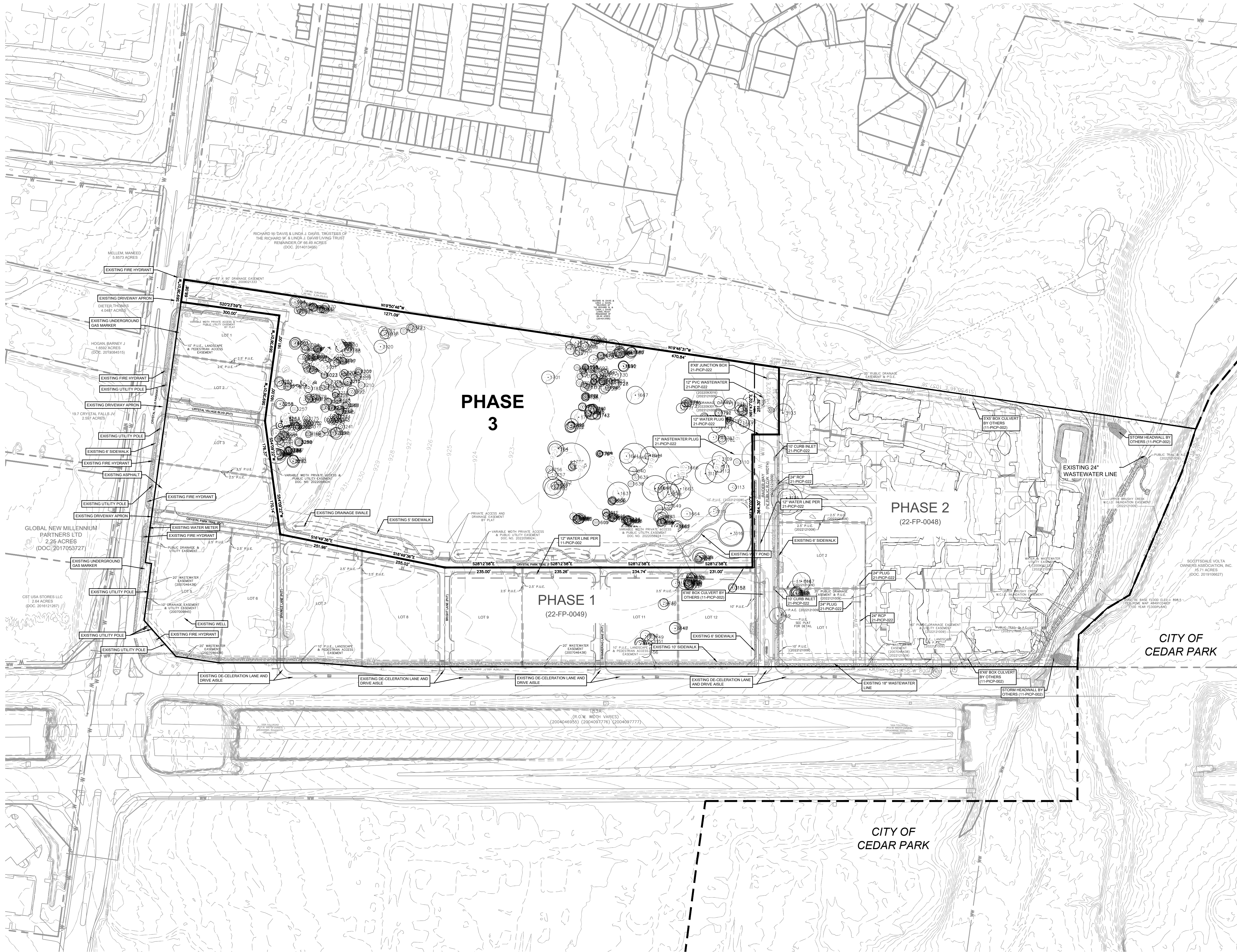
12/04/2023

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Plotted By: Darden, Michaelson Date: December 04, 2023 02:47:21pm File Path: k:\vau-civ\069283403-crystal village phase 3\Cond Plansheets - prelim plat\VC - Existing Conditions and Demo Plan.dwg

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LEGEND

- PROPERTY LINE
- PHASING LINE
- CITY OF LEANDER CITY LIMITS

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEVATION=943.57'

811

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			EXISTING CONDITIONS							
			CRYSTAL VILLAGE PHASE 3 CITY OF LEANDER WILLIAMSON COUNTY, TEXAS							
			SHEET NUMBER 3 OF 12							
						REVISIONS			DATE	BY



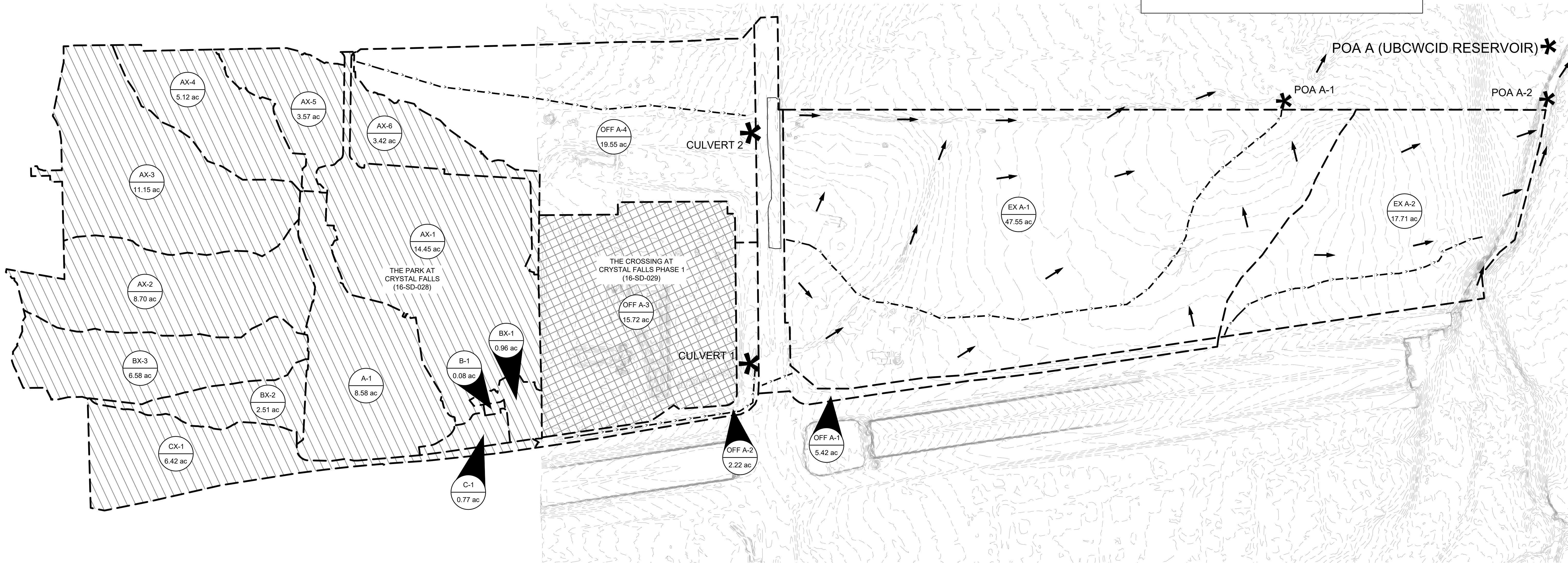
Plotted By: Durdan, Michaelson Date: December 04, 2023 02:47:52pm File Path: K:\Users\civ\069283403-crystal village phase 3\Cad\Drawings - prelim\plan\0 - Existing Drainage Area Map.dwg

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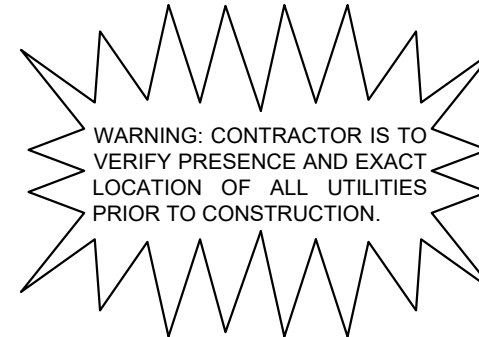
CRYSTAL VILLAGE - EXISTING CONDITIONS
DRAINAGE CALCULATIONS - EXISTING

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW										TOTAL TC* (min)	PEAK FLOW (FT³/S)				HYDROGRAPH VOLUME (FT³)											
						P-2yr24hr				Grass Surface				Channel Flow											2-YR				10-YR				25-YR				100-YR			
						N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)	L (ft)	V (fps)	a (ft⁴/s)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	2-YR	10-YR		25-YR	100-YR	2-YR	10-YR	25-YR	100-YR										
EX A-1	2071236.08	47.55	46523.34	2.2%	77.47	0.15	100.00	0.014	10.21	2429.15	1.79	0.012	22.62	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	32.84	51.16	115.29	164.15	252.45	305278.00	655205.00	935917.00	1479170.00										
EX A-2	771437.68	17.71	0.00	0.0%	77.00	0.15	100.00	0.011	11.24	1069.85	2.24	0.019	7.96	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	19.21	22.69	52.26	75.74	118.19	111400.00	245067.00	345301.00	549084.00										
OFF A-1	236227.93	5.42	117145.00	49.6%	88.93	0.01	100.00	0.021	0.99	0.00	-	-	0.00	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	5.00	14.80	27.35	36.57	52.54	53626.00	100535.00	133990.00	199442.00										
OFF A-2	96636.05	2.22	3626.14	3.7%	80.67	0.15	100.00	0.012	10.86	883.94	1.96	0.015	7.53	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	18.39	3.39	7.28	10.28	15.65	16201.00	33335.00	46718.00	72776.00										
OFF A-3	68385.88	15.70	544282.00	79.5%	94.31	PER THE CROSSING AT CRYSTAL FALLS PHASE 1 (16-SD-029), THE DEVELOPED TC IS LESS THAN 5 MINUTES.																	5.00	49.54	85.28	110.64	156.56	185848.00	325959.00	424507.00	615917.00									
OFF A-4	851241.07	19.54	196867.17	23.1%	81.85	0.15	100.00	0.026	7.97	1499.88	2.16	0.018	11.55	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	19.53	30.51	64.14	90.01	136.01	149281.00	302339.00	421273.00	651929.00										
A-1	373848.75	8.58	241244.08	64.5%	91.64	TIME OF CONCENTRATIONS FOR THESE DRAINAGE AREAS WERE CALCULATED FOR THE PARK AT CRYSTAL FALLS PROJECT (16-SD-028)																	9.51	22.17	40.23	55.28	78.73	92998.00	167533.00	221546.00	326288.00									
AX-1	629597.69	14.45	404377.74	64.2%	91.64																		9.34	37.42	67.87	93.55	133.05	156615.00	282198.00	373133.00	549438.00									
AX-2	378938.98	8.70	15948.73	4.2%	84.59																		23.44	14.27	28.54	39.20	58.10	73730.00	143857.00	197837.00	301426.00									
AX-3	489678.37	11.24	26396.41	5.4%	84.76																		22.16	18.88	37.71	51.62	76.38	95909.00	186537.00	256404.00	390394.00									
AX-4	219108.74	5.03	10752.56	4.8%	84.69																		22.16	8.43	16.85	23.08	34.15	42760.00	83328.00	114578.00	174517.00									
AX-5	155337.39	3.57	12433.76	8.0%	85.12																		16.86	6.55	13.11	18.20	26.97	30796.00	59812.00	81897.00	124638.00									
AX-6	148933.81	3.42	3966.72	2.7%	84.37																		11.07	6.69	13.89	19.59	29.02	28733.00	56607.00	77502.00	118408.00									
B-1	3480.40	0.08	2520.08	72.4%	98.00																		19.28	0.20	0.33	0.44	0.62	1063.00	1763.00	2281.00	3260.00									
BX-1	41719.15	0.96	19687.05	47.2%	91.64																		19.37	2.08	3.77	5.02	7.22	10381.00	18562.00	24674.00	36355.00									
BX-2	108981.91	2.50	0.00	0.0%	84.00																		23.76	4.01	8.07	11.11	16.56	20742.00	40797.00	56281.00	85977.00									
BX-3	286779.07	6.58	61589.13	21.5%	87.01																		23.44	11.74	22.60	30.65	44.85	60881.00	115189.00	156585.00	235618.00									
C-1	33607.80	0.77	0.00	0.0%	84.00																		8.17	1.60	3.28	4.68	6.84	6392.00	12713.00	17386.00	26587.00									
CX-1	279737.20	6.42	0.00	0.0%	84.00																		20.29	10.75	21.80	30.27	45.15	53259.00	104737.00	144467.00	220866.00									

*Per City of Austin Drainage Criteria Manual, minimum Tc = 5 min



		PEAK FLOW (FT ³ /S)			
		2-YR	10-YR	25-YR	100-YR
E X I S T	CULVERT 1	37.19	89.97	132.01	206.97
	CULVERT 2	114.20	229.95	320.69	482.53
	POA A-1	169.74	353.89	494.32	746.78
	POA A-2	50.72	114.58	165.93	262.18
P R O P	POA A	215.93	455.20	641.68	982.59
	CULVERT 1	37.19	89.97	132.01	206.97
	CULVERT 2	114.20	229.95	320.69	482.53
	POA A-1	116.47	234.03	326.11	486.90
	POA A-2	181.92	328.03	448.10	642.38
	POA A	271.54	500.10	679.36	1017.62



12/04/2023

KHA PROJECT
069283403

DATE
MARCH 2023

SCALE: AS SHOWN

DESIGNED BY: BMW

DRAWN BY: MTD

CHECKED BY: NCB

Kimley»Horn

10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-7791 FAX: 512-418-7791
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TBPE Firm No. 928

STATE OF TEXAS
NICHOLAS C. BROWN
107173
LICENSED PROFESSIONAL ENGINEER

12/04/2023

PRELIMINARY
EXISTING DRAINAGE
AREA MAP

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 12

No.

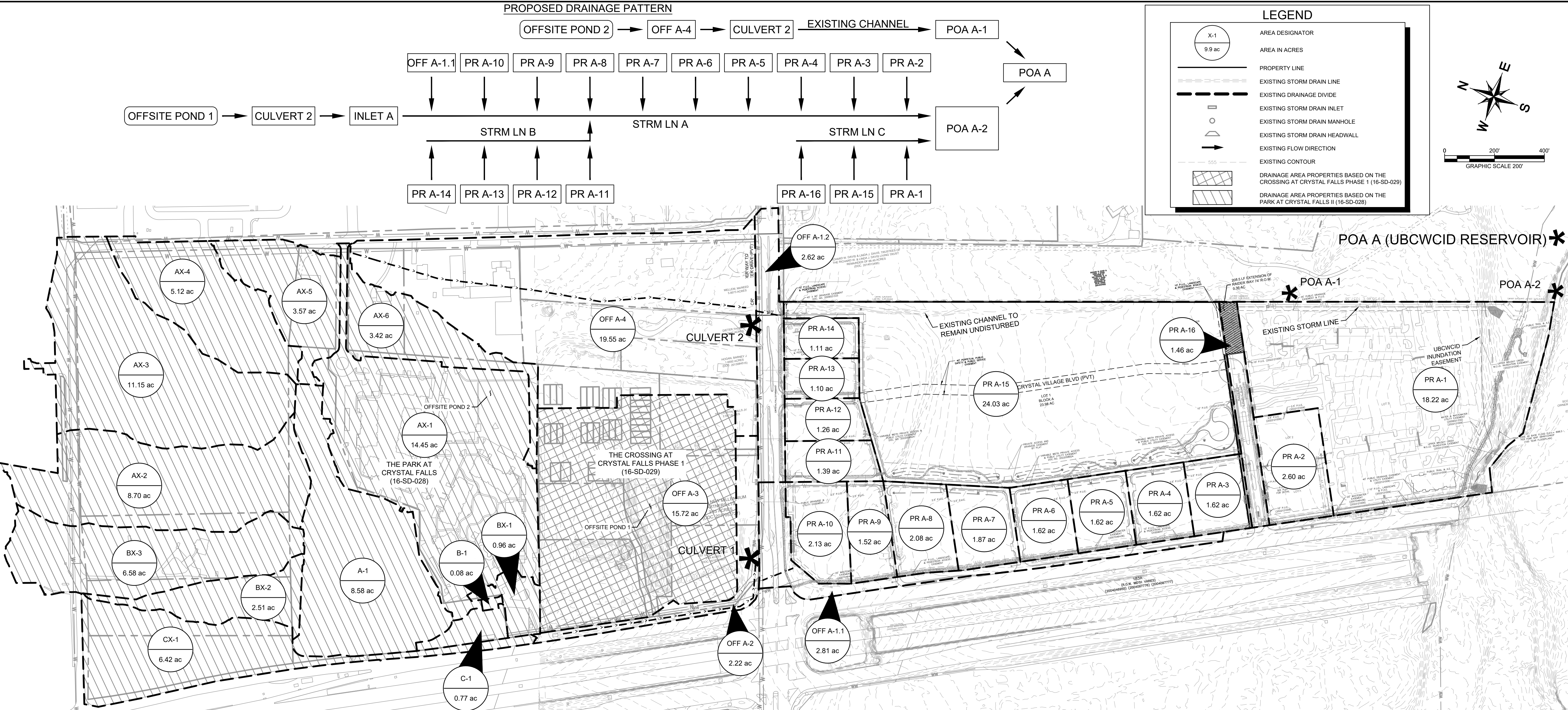
REVISIONS

DATE

BY

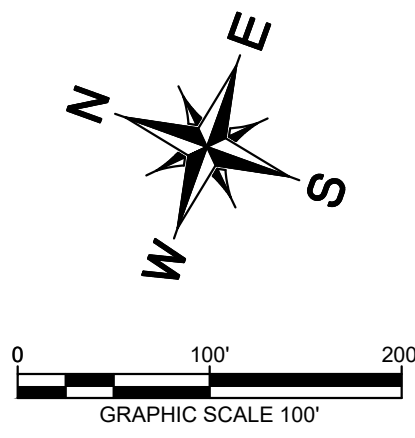
Page 9 of 74

Plotted By: Darden, Michaelson. Date: December 04, 2023. 02:48:12pm. File Path: k:\austin\069283403-crystal_village_phase_3\Crystal_Village_Phase_3\Crystal_Village_Phase_3.dwg. File Path: k:\austin\069283403-crystal_village_phase_3\Crystal_Village_Phase_3.dwg. This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Crystal Village
DRAINAGE CALCULATIONS - PROPOSED

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW										TOTAL Tc* (min)	PEAK FLOW (FT ³ /S)				HYDROGRAPH VOLUME (FT ³)			
						P-2yr24hr		3.92 IN		Grass Surface		Channel Flow								2-YR	10-YR	25-YR	100-YR		2-YR	10-YR	25-YR	100-YR				
						N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)	L (ft)	V (fps)	a (ft ²)	Pw (ft)	r	n										S (ft/ft)	Tt(min)		
PR A-1**	793542.82	18.22	634834.26	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	57.60	99.05	128.45	181.73	216288.00	378931.00	493308.00	715444.00
PR A-2**	113425.00	2.60	90740.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	8.23	14.16	18.36	25.98	30,915.00	54,163.00	70,511.00	102,262.00
PR A-3**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-4**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-5**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-6**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-7**	81283.80	1.87	65027.04	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	5.90	10.15	13.16	18.61	22,155.00	38,815.00	50,530.00	73,284.00
PR A-8**	90460.80	2.08	72368.64	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	6.57	11.29	14.64	20.72	24,656.00	43,197.00	56,235.00	81,558.00
PR A-9**	66139.55	1.52	52911.64	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	4.80	8.26	10.71	15.15	18,027.00	31,583.00	41,116.00	59,630.00
PR A-10**	92955.83	2.13	74364.66	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	6.75	11.60	15.05	21.29	25,336.00	44,388.00	57,786.00	83,807.00
PR A-11**	60617.91	1.39	48494.33	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	4.40	7.57	9.81	13.88	16,522.00	28,946.00	37,683.00	54,652.00
PR A-12**	54992.18	1.26	43993.74	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	3.99	6.86	8.90	12.59	14,989.00	26,260.00	34,186.00	49,580.00
PR A-13**	48000.00	1.10	38400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	3.48	5.99	7.77	10.99	13,083.00	22,921.00	29,839.00	43,276.00
PR A-14**	48563.33	1.11	38850.66	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	3.52	6.06	7.86	11.12	13,236.00	23,190.00	30,190.00	43,784.00
PR A-15**	1046954.55	24.03	837563.64	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	75.99	130.68	169.48	239.77	285,357.00	499,940.00	650,842.00	943,916.00
PR A-16**	63737.99	1.46	50990.39	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION																		5.00	4.63	7.96	10.32	14.60	17,372.00	30,436.00	39,623.00	57,465.00
OFF A-1.1	122187.21	2.81	34918.77	28.6%	85.14	0.01	100.00	0.021	0.99	0.00	-	-	0.00	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	5.00	6.46	11.38	15.00	21.41	32,677.00	56,550.00	74,300.00	107,975.00		
OFF A-1.2	113929.76	2.62	82226.23	72.1%	92.98	0.01	100.00	0.021	0.99	0.00	-	-	0.00	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	5.00	8.27	14.22	18.44	26.09	31,053.00	54,404.00	70,825.00	102,717.00		
OFF A-2	96636.05	2.22	3626.14	3.7%	80.67	0.15	100.00	0.012	10.86	883.94	1.96	0.015	7.53	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	18.39	3.39	7.28	10.28	15.65	16,201.00	33,335.00	46,718.00	72,776.00		
OFF A-3	683855.88	15.70	544282.00	79.5%	94.31	PER THE CROSSING AT CRYSTAL FALLS PHASE 1 (16-SD-029), THE DEVELOPED TC IS LESS THAN 5 MINUTES.																		5.00	49.54	85.28	110.64	156.56	185,848.00	325,959.00	424,507.00	615,917.00
OFF A-4	851241.07	19.54	196867.17	23.1%	81.85	0.15	100.00	0.026	7.97	1499.88	2.16	0.018	11.55	0.00	-	0.00	0.00	-	0.000	0.0000	0.00	19.53	30.51	64.14	90.01	136.01	149,281.00	302,339.00	421,273.00	651,929.00		
A-1	373848.75	8.58	241244.08	64.5%	91.64	TIME OF CONCENTRATIONS FOR THESE DRAINAGE AREAS WERE CALCULATED FOR THE PARK AT CRYSTAL FALLS PROJECT (16-SD-028)																		9.51	22.17	40.23	55.28	78.73	92,998.00	167,533.00	221,546.00	326,288.00
AX-1	629597.69	14.45	404377.74	64.2%	91.64																			9.34	37.42	67.87	93.55	133.05	156,615.00	282,198.00	373,133.00	549,438.00
AX-2	378938.98	8.70	15948.73	4.2%	84.59																			23.44	14.27	28.54	39.20	58.10	73,730.00	143,857.00	197,837.00	301,426.00
AX-3	489678.37	11.24	26396.41	5.4%	84.76																			22.16	18.88	37.71	51.62	76.38	95,809.00	186,537.00	256,404.00	390,394.00
AX-4	219108.74	5.03	10752.56	4.8%	84.69																			22.16	8.43	16.85	23.08	34.15	42,760.00	83,328.00	114,578.00	174,517.00
AX-5	155337.39	3.57	12433.76	8.0%	85.12																			16.86	6.55	13.11	18.20	26.97	30,796.00	59,812.00	81,897.00	124,638.00
AX-6	148933.81	3.42	3966.72	2.7%	84.37																			11.07	6.69	13.89	19.59	29.02	28,733.00	56,607.00	77,502.00	118,408.00
B-1	3480.40	0.08	2520.08	72.4%	98.00																			19.28	0.20	0.33	0.44	0.62	1,063.00	1,763.00	2,281.00	3,260.00
BX-1	41719.15	0.96	19687.05	47.2%	91.64																			19.37	2.08	3.77	5.02	7.22	10,381.00	18,562.00	24,674.00	36,355.00
BX-2	108981.91	2.50	0.00	0.0%	84.00																			23.76	4.01	8.07	11.11	16.56	20,742.00	40,797.00	56,281.00	85,977.00
BX-3	286779.07	6.58	61589.13	21.5%	87.01																			23.44	11.74	22.60	30.65	44.85	60,881.00	115,189.00	156,585.00	235,618.00
C-1	33607.80	0.77	0.00	0.0%	84.00																			8.17	1.60	3.28	4.68	6.84	6,392.00	12,713.00	17,386.00	26,587.00
CX-1	279737.20	6.42	0.00	0.0%	84.00																			20.29	10.75	21.80	30.27	45.15	53,259.00	104,737.00	144,467.00	220,866.00



	PROPERTY LINE
	PHASE LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FLOWWATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE
SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY
±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION.
ELEVATION=943.57'

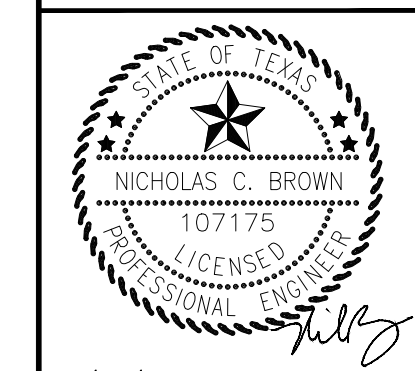


Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

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Kimley»»Horn
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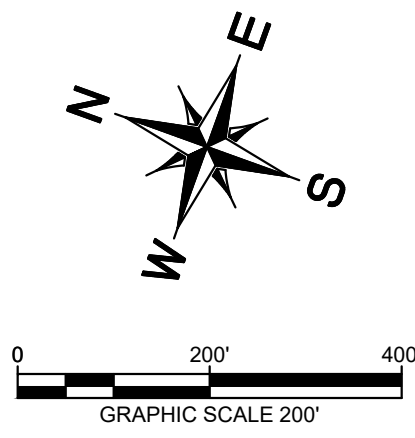


12/04/2023	KHA PROJECT 069283403	DATE MARCH 2023	SCALE: AS SHOWN	DESIGNED BY: BMW	DRAWN BY: MTD	CHECKED BY: NCB
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PRELIMINARY WATER PLAN

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 12



	PROPERTY LINE
	PHASE LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FLOW WATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE
SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY
±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION.
ELEVATION=943.57'

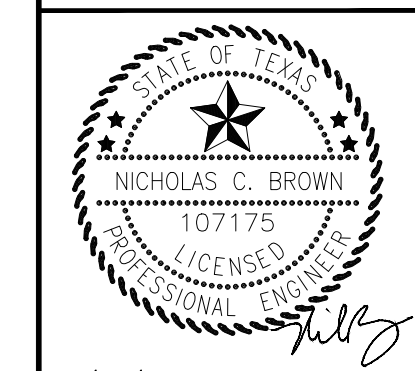


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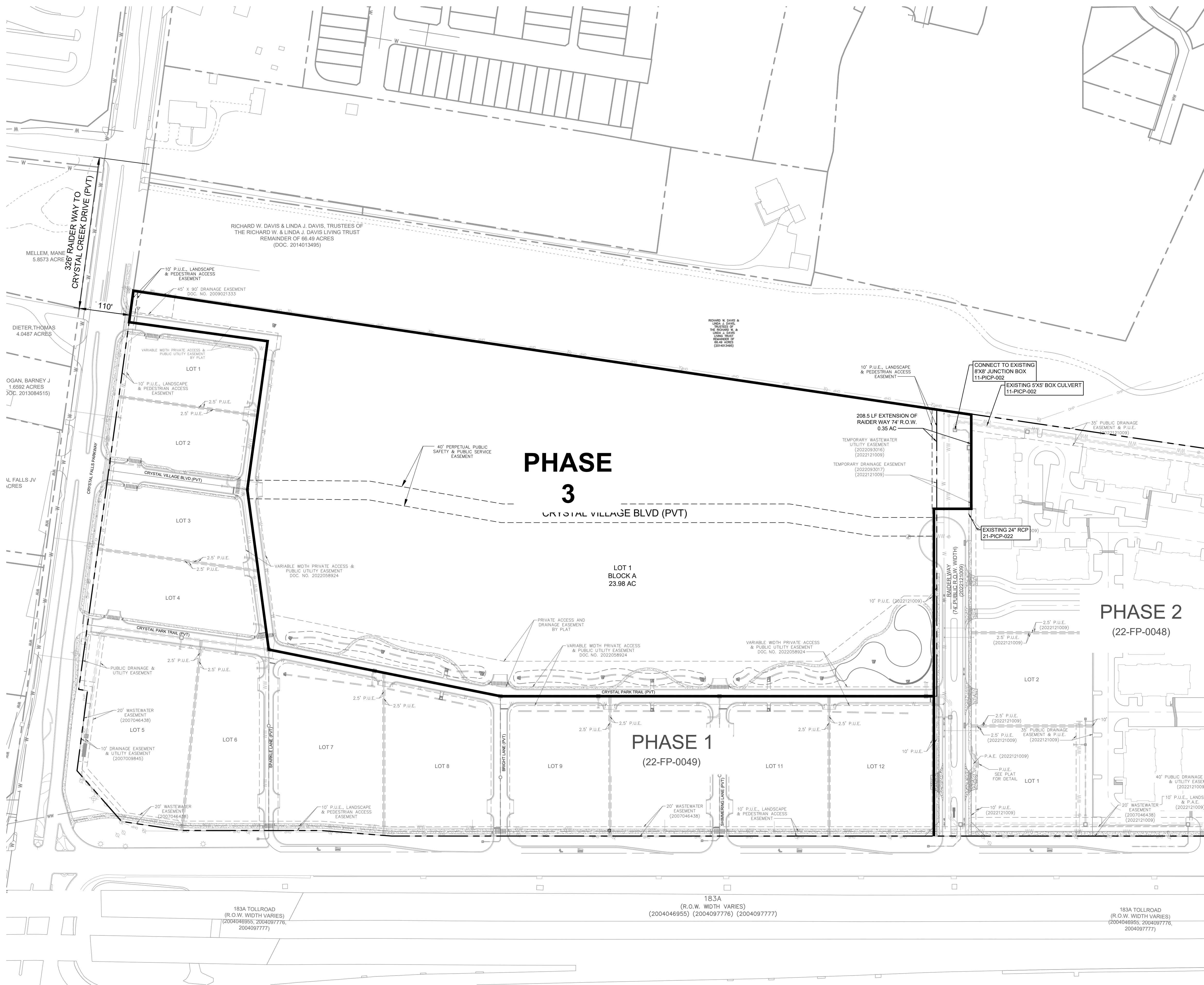
12/04/2023	KHA PROJECT 069283403	DATE MARCH 2023	SCALE: AS SHOWN	DESIGNED BY: BMW	DRAWN BY: MTD	CHECKED BY: NCB
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PRELIMINARY OVERALL WASTEWATER PLAN

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 12

Plotted By: Darden, Michaelann. Date: December 04, 2023. 02:48:54pm. File Path: K:\Users\civ\OneDrive\069283403-crystal village phase 3\Cad\plansheets - prelim\plan3 - Overall Storm Plan.dwg. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER HEADWALL
- PROPOSED FLOW DIRECTION
- EXISTING CONTOUR

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEVATION=943.57

811

Know what's below.
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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 12/04/2023 KHA PROJECT 069283403 DATE MARCH 2023 SCALE: AS SHOWN DESIGNED BY: BMW DRAWN BY: MTD CHECKED BY: NCB	
PRELIMINARY STORM PLAN	
CRYSTAL VILLAGE PHASE 3 CITY OF LEANDER WILLIAMSON COUNTY, TEXAS	
SHEET NUMBER 9 OF 12	

Plotted By:Darden, Michalson Date:December 04, 2023 06:26:05pm File Path:\GIS\AUS_Civil\069283403--Crystal Village-Phase 3\Map\PlanSheets - Prelim\PlotVC - TREE TABLE.dwg
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TREE TABLE								TREE TABLE								TREE TABLE								TREE TABLE								
TREE NO.	TREE TYPE	CALIPER SIZE	SIG. TYPE 1	SIG. TYPE 2	PROTECTED/HERITAGE	REMOVE	REASON FOR REMOVAL	TREE NO.	TREE TYPE	CALIPER SIZE	SIG. TYPE 1	SIG. TYPE 2	PROTECTED/HERITAGE	REMOVE	REASON FOR REMOVAL	TREE NO.	TREE TYPE	CALIPER SIZE	SIG. TYPE 1	SIG. TYPE 2	PROTECTED/HERITAGE	REMOVE	REASON FOR REMOVAL	TREE NO.	TREE TYPE	CALIPER SIZE	SIG. TYPE 1	SIG. TYPE 2	PROTECTED/HERITAGE	REMOVE	REASON FOR REMOVAL	
965	Live Oak	21		X	PROTECTED			1694	Live Oak	8	X		-			3111	Live Oak	16.5	X		-			3228	Live Oak	8	X		-			
966	Live Oak	9	X		-			1695	Live Oak	10	X		-			3112	Live Oak	36			HERITAGE			3229	Live Oak	12	X		-			
967	Live Oak	11	X		-			1696	Live Oak	8	X		-			3113	Cedar Elm	12	X		-			3230	Live Oak	8.5	X		-			
968	Live Oak	12.5	X		-			1697	Live Oak	9.5	X		-			3114	Live Oak	31			HERITAGE			3231	Live Oak	10	X		-			
969	Live Oak	8.5	X		-			1698	Cedar Elm	9	X		-			3115	Live Oak	15	X		-			3232	Live Oak	12.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
970	Live Oak	10.5	X		-			1699	Live Oak	8	X		-			3116	Live Oak	36			HERITAGE			3233	Live Oak	9.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
971	Live Oak	10	X		-			1700	Cedar Elm	9	X		-			3117	Live Oak	13.5	X		-			3234	Live Oak	12.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
972	Live Oak	11.5	X		-			1701	Cedar Elm	19.5			X	PROTECTED		3118	Live Oak	16	X		-			3235	Live Oak	10.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
973	Live Oak	8	X		-			1702	Live Oak	9	X		-			3119	Live Oak	13.5	X		-			3236	Live Oak	8.5	X		-			
974	Live Oak	8.5	X		-			1703	Live Oak	8.5	X		-			3120	Live Oak	20			X	PROTECTED		3237	Live Oak	9	X		-			
975	Live Oak	8	X		-			1704	Live Oak	8.5	X		-			3121	Cedar Elm	10	X		-			3238	Live Oak	10.5	X		-			
976	Live Oak	10.5	X		-			1705	Live Oak	8	X		-			3122	Cedar Elm	9.5	X		-			3239	Live Oak	15.5	X		-			
977	Live Oak	11.5	X		-			1706	Live Oak	8.5	X		-			3123	Cedar Elm	13.5	X		-			3240	Live Oak	18.5			X	PROTECTED		
978	Live Oak	12	X		-			1707	Live Oak	8	X		-			3124	Live Oak	13.5	X		-			3241	Live Oak	13	X		-	X	PUBLIC ROAD IMPROVEMENTS	
979	Live Oak	8.5	X		-			1708	Live Oak	11	X		-			3125	Live Oak	15	X		-			3242	Live Oak	10.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
980	Live Oak	9	X		-			1709	Live Oak	8	X		-			3126	Live Oak	21			X	PROTECTED		3243	Live Oak	14.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
981	Live Oak	8	X		-			1710	Live Oak	12.5	X		-			3127	Live Oak	10.5	X		-			3244	Live Oak	10	X		-	X	PUBLIC ROAD IMPROVEMENTS	
982	Live Oak	8.5	X		-			1711	Live Oak	8.5	X		-			3128	Live Oak	9.5	X		-			3245	Live Oak	10.5	X		-			
983	Live Oak	17	X		-			1712	Live Oak	9	X		-			3129	Live Oak	14	X		-			3246	Live Oak	9	X		-			
984	Live Oak	13	X		-			1713	Live Oak	9	X		-			3130	Live Oak	14.5	X		-			3247	Live Oak	11	X		-			
985	Live Oak	9	X		-			1714	Live Oak	8.5	X		-			3131	Live Oak	11	X		-			3248	Live Oak	13.5	X		-			
986	Live Oak	10	X		-			1715	Live Oak	9	X		-			3132	Live Oak	12.5	X		-			3249	Live Oak	10	X		-			
987	Live Oak	8	X		-			1716	Live Oak	8.5	X		-			3133	Live Oak	13	X		-			3250	Live Oak	8.5	X		-			
988	Live Oak	10.5	X		-			1717	Live Oak	9	X		-			3134	Live Oak	14.5	X		-			3251	Live Oak	11.5	X		-			
1601	Live Oak	15.5	X		-			1718	Live Oak	9	X		-			3135	Live Oak	16.5	X		-			3252	Live Oak	14.5	X		-			
1602	Live Oak	13	X		-			1719	Live Oak	11	X		-			3136	Live Oak	11	X		-			3253	Live Oak	13	X		-			
1603	Live Oak	15.5	X		-			1720	Live Oak	10	X		-			3137	Live Oak	13	X		-			3254	Live Oak	13.5	X		-			
1604	Live Oak	10.5	X		-			1721	Live Oak	10.5	X		-			3138	Live Oak	24.5			X	HERITAGE		3255	Live Oak	11	X		-			
1605	Live Oak	11.5	X		-			1722	Live Oak	14	X		-			3139	Live Oak	13	X		-			3256	Live Oak	10.5	X		-			
1606	Cedar Elm	9	X		-			1723	Live Oak	15	X		-			3140	Live Oak	13	X		-			3257	Live Oak	11.5	X		-			
1607	Live Oak	13	X		-			1724	Live Oak	14	X		-			3141	Live Oak	18			X	PROTECTED		3258	Live Oak	16.5	X		-			
1608	Cedar Elm	11	X		-			1725	Live Oak	8	X		-			3142	Live Oak	15	X		-			3259	Live Oak	12.5	X		-			
1609	Cedar Elm	10	X		-			1726	Live Oak	8.5	X		-			3143	Live Oak	13	X		-			3260	Live Oak	14	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1610	Cedar Elm	9.5	X		-			1727	Live Oak	11	X		-			3144	Cedar Elm	12.5	X		-			3261	Live Oak	11.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1611	Live Oak	10.5	X		-			1728	Live Oak	14	X		-			3145	Live Oak	12.5	X		-			3262	Live Oak	10.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1612	Live Oak	11	X		-			1729	Live Oak	9.8	X		-			3146	Live Oak	16	X		-			3263	Live Oak	13.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1613	Live Oak	10	X		-			1730	Live Oak	17	X		-			3147	Live Oak	18			X	PROTECTED		3264	Live Oak	18			X	PROTECTED	X	PUBLIC ROAD IMPROVEMENTS
1614	Live Oak	11	X		-			1731	Live Oak	10.5	X		-			3148	Live Oak	16.5	X		-			3265	Live Oak	11.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1615	Live Oak	9	X		-			1732	Live Oak	10	X		-			3149	Live Oak	11.5	X		-			3266	Live Oak	12	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1616	Live Oak	11	X		-			1733	Live Oak	10	X		-			3150	Cedar Elm	15.5	X		-			3267	Live Oak	12.5	X		-	X	PUBLIC ROAD IMPROVEMENTS	
1617	Live Oak	11	X		-			1734	Live Oak	12	X		-																			



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0017 regarding Hope Alliance Short Form Final Plat on four (4) parcels of land approximately 11.527 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District parcels R031692, R511665, R463160, and R511663; generally located north of W. San Gabriel Parkway and south of Savanna Ranch Section 1, 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:

APPLICANT/AGENT:

Vickery & Associates, LLC (Eddie Bogard) on behalf of Hope Alliance (Richard Brown).

RECOMMENDATION:

This short form final plat includes three (3) 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:

Jason Pho, Assistant Planner

Attachments:

1. FP-22-0017 Att 1 Hope Alliance Final Plat
2. FP-22-0017 Att 2 Location Map - Hope Alliance

OWNER/DEVELOPER:
WILLIAMSON COUNTY CRISIS CENTER
A.K.A - HOPE ALLIANCE
1011 GATTIS SCHOOL RD # 110
ROUND ROCK, TX 78664

ENGINEER:
EDDIE BOGARD, PE
VICKREY & ASSOCIATES, LLC - FIRM #159
3600 W. PARKER LN, STE 175
AUSTIN, TX 78727
512.904.2523

SURVEYOR:
RICHARD A. GOODWIN, RPLS
6477 FM 311
SPRING BRANCH, TX 78070
830.228.4163

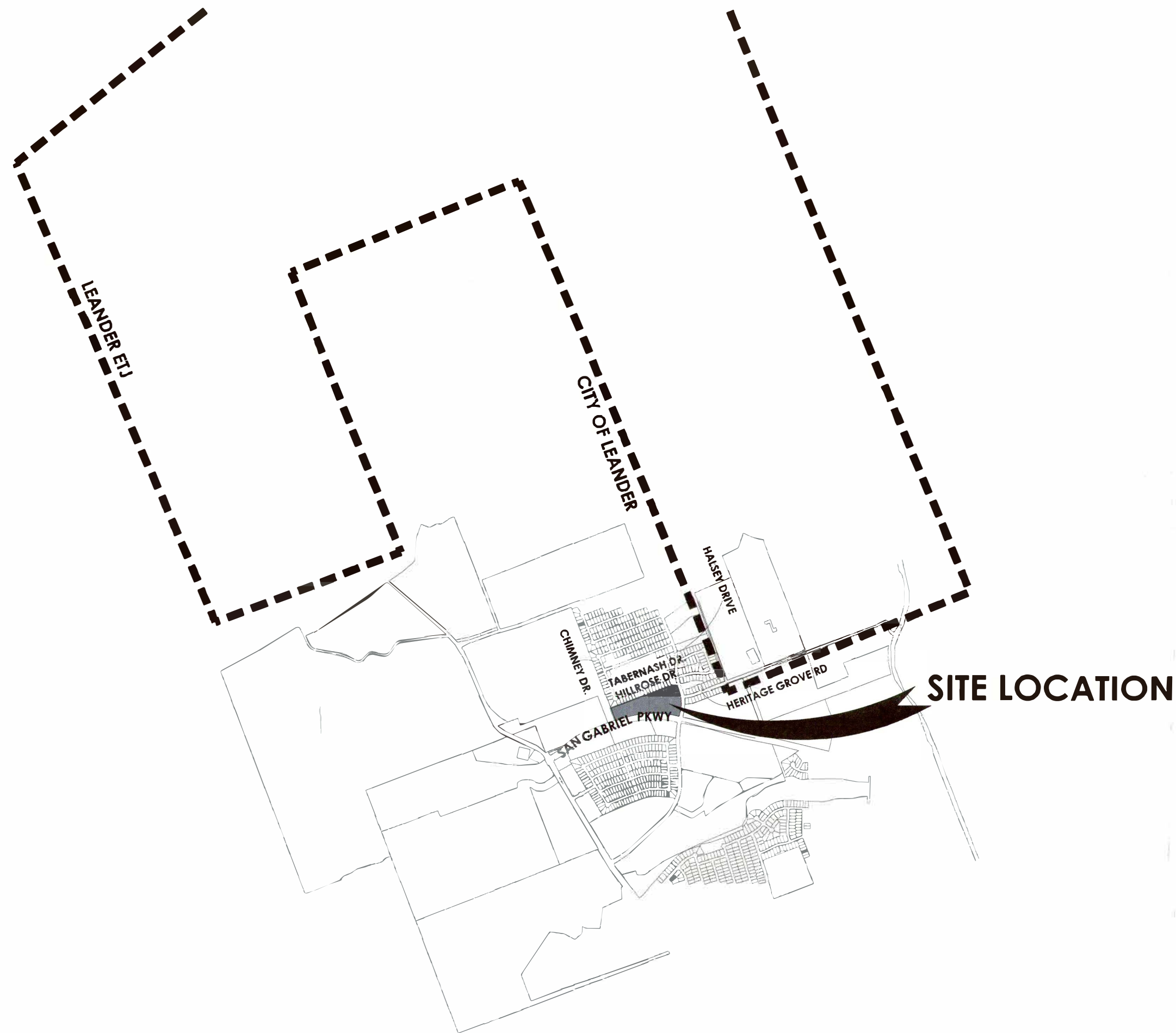
AGENT/APPLICANT:
HEATHER L. STEED
6477 FM 311
SPRING BRANCH, TX 78070
830.228.4163

HOPE ALLIANCE CRISIS CENTER SUBDIVISION SHORT FORM FINAL PLAT

LEGEND

● 1/2" IRON ROD FOUND (UNLESS NOTED)
ROW RIGHT OF WAY

NUMBER OF LOTS: 3
ACREAGE: 11.527
PROPOSED USE: COMMERCIAL
RESERVATIONS: NONE
STREETS: ZERO



LOCATION MAP SCALE: 1"=2000'



OWNER/DEVELOPER:
WILLIAMSON COUNTY CRISIS CENTER
A.K.A - HOPE ALLIANCE
1011 GATTIS SCHOOL RD # 110
ROUND ROCK, TX 78664

SHEET INDEX:
SHEET 1 = COVER PAGE
SHEET 2 = EXHIBIT
SHEET 3 = EASEMENT/NOTES & SIGNATURES

SHEET 1 OF 3
COVER PAGE

FILING DATE: NOVEMBER 8, 2022

BEING 11.527 ACRES OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, WILLAMSON COUNTY, TEXAS, BEING THE SAME 11.527 ACRE TRACT, CONVEYED TO WILLAMSON COUNTY CRISIS CENTER, RECORDED IN DOCUMENT NUMBER 2021153652 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 11.527 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD WITH A CAP STAMPED "RJ SURVEYING" (GRID COORDINATES N:10189532.64 E:3069912.55), BEING THE NORTHWESTERLY CORNER OF A 0.013 ACRE TRACT, CONVEYED TO JSL COMMERCIAL INVESTMENTS, LLC, RECORDED IN DOCUMENT NUMBER 2015001314, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, SAME BEING THE NORTHEASTERLY CORNER OF SAID 11.527 ACRE TRACT, AND THE NORTHEASTERLY CORNER HEREOF;

THENCE, WITH THE EASTERLY LINE OF SAID 11.527 ACRE TRACT, AND CONTINUING WITH THE WESTERLY LINE OF HALSEY DRIVE, THE FOLLOWING COURSES AND DISTANCES:

S 21° 03' 25" E, A DISTANCE OF 110.75 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "ZWA" MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 406.18 FEET, A CENTRAL ANGLE OF 34° 13' 28", A CHORD BEARING OF S 03° 54' 34" E, A DISTANCE OF 400.17 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "ZWA" MARKING THE END OF SAID CURVE;

S 13°13'04" W, A DISTANCE OF 90.92 FEET TO A SET 1/2" IRON ROD WITH A CAP STAMPED "SHERWOOD SURVEYING" MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.28 FEET, A CENTRAL ANGLE OF 85° 05' 43", A CHORD BEARING OF S 54° 35' 21" W, A DISTANCE OF 20.29 FEET TO A SET 1/2" IRON ROD WITH A CAP STAMPED "SHERWOOD SURVEYING" MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY (C.R. 274), AND THE WESTERLY RIGHT-OF-WAY LINE OF HALSEY DRIVE, COMMON WITH THE SOUTHERLY LINE OF SAID 11.527 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY (C.R. 274), COMMON WITH THE SOUTHERLY LINE OF SAID 11.527 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 76° 47' 26" W, A DISTANCE OF 45.70 FEET TO A SET 1/2" IRON ROD WITH A CAP STAMPED "SHERWOOD SURVEYING" MARKING THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1860.00 FEET, AN ARC LENGTH OF 1110.04 FEET, A CENTRAL ANGLE OF 34° 11' 38", A CHORD BEARING OF S 86° 04' 45" W, A DISTANCE OF 1093.64 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "ZWA" MARKING THE END OF SAID CURVE;

S 69° 06' 35" W, A DISTANCE OF 58.78 FEET TO A FOUND 1/2" IRON ROD, FOR A SOUTHEASTERLY CORNER OF LOT 1, BLOCK A, USD BENBROOK RANCH SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015075203 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID 11.527 ACRE TRACT, AND SOUTHWESTERLY CORNER HEREOF;

THENCE, N 21° 24' 30" W, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY (C.R. 274), AND CONTINUING ALONG THE WESTERLY LINE OF SAID 11.527 ACRE TRACT, COMMON WITH AN INTERIOR LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 255.73 FEET TO A SET 1/2" IRON ROD STAMPED "SHERWOOD SURVEYING" MARKING THE SOUTHWESTERLY CORNER OF SAVANNA RANCH, SECTION FOUR, RECORDED IN DOCUMENT NUMBER 2016025900, OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAME BEING THE NORTHWESTERLY CORNER OF SAID 11.527 ACRE TRACT, AND NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF SAID SAVANNA RANCH, SECTION FOUR, COMMON WITH THE NORTHERLY LINE OF SAID 11.527 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 68° 41' 24" E, A DISTANCE OF 1115.02 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "RJ SURVEYING";

N 75° 15' 06" E, A DISTANCE OF 130.20 FEET TO A SET 1/2" IRON WITH A CAP STAMPED "SHERWOOD SURVEYING";

THENCE, N 82° 56' 28" E, A DISTANCE OF 90.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 11.527 ACRES OF LAND, MORE OR LESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	680.00'	406.18'	400.17'	S 03°54'34" E	34°13'28"
C2	15.00'	22.28'	20.29'	S 54°35'21" W	85°05'43"
C3	1860.00'	623.82'	620.90'	N 82°23'56" W	19°12'59"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	1860.00'	486.22'	484.84'	N 76°30'15" E	14°58'39"
C7	1863.00'	12.49'	12.49'	S 84°09'39" W	0°23'04"
C8	1875.50'	155.84'	155.79'	N 79°10'16" W	4°45'39"
C9	673.99'	109.04'	108.92'	N 08°34'05" E	9°16'10"
C10	677.99'	295.30'	292.97'	N 08°32'39" W	24°57'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	1862.99'	220.20'	220.07'	N 72°30'06" E	6°46'20"
C12	1862.99'	259.89'	259.68'	N 79°58'20" E	7°59'34"
C13	1863.00'	458.32'	457.17'	S 88°35'57" E	14°05'44"

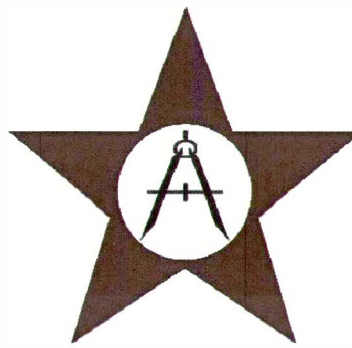
LINE	BEARING	DISTANCE
L1	S 21°03'25" E	110.75'
L2	S 13°13'04" W	90.92'
L3	N 76°47'26" W	45.70'
L4	S 69°06'35" W	58.78'
L5	N 21°24'30" W	255.73'
L6	N 68°41'24" E	1115.02'
L7	N 75°15'06" E	130.20'
L8	N 82°56'28" E	90.11'

LINE	BEARING	DISTANCE
L13	S 69°06'35" W	64.92'
L14	N 08°26'55" E	12.50'
L15	S 76°47'26" E	48.11'
L16	N 58°12'49" E	7.07'
L17	N 13°13'04" E	85.64'
L18	S 86°04'00" E	4.00'
L19	N 68°56'35" E	2.00'

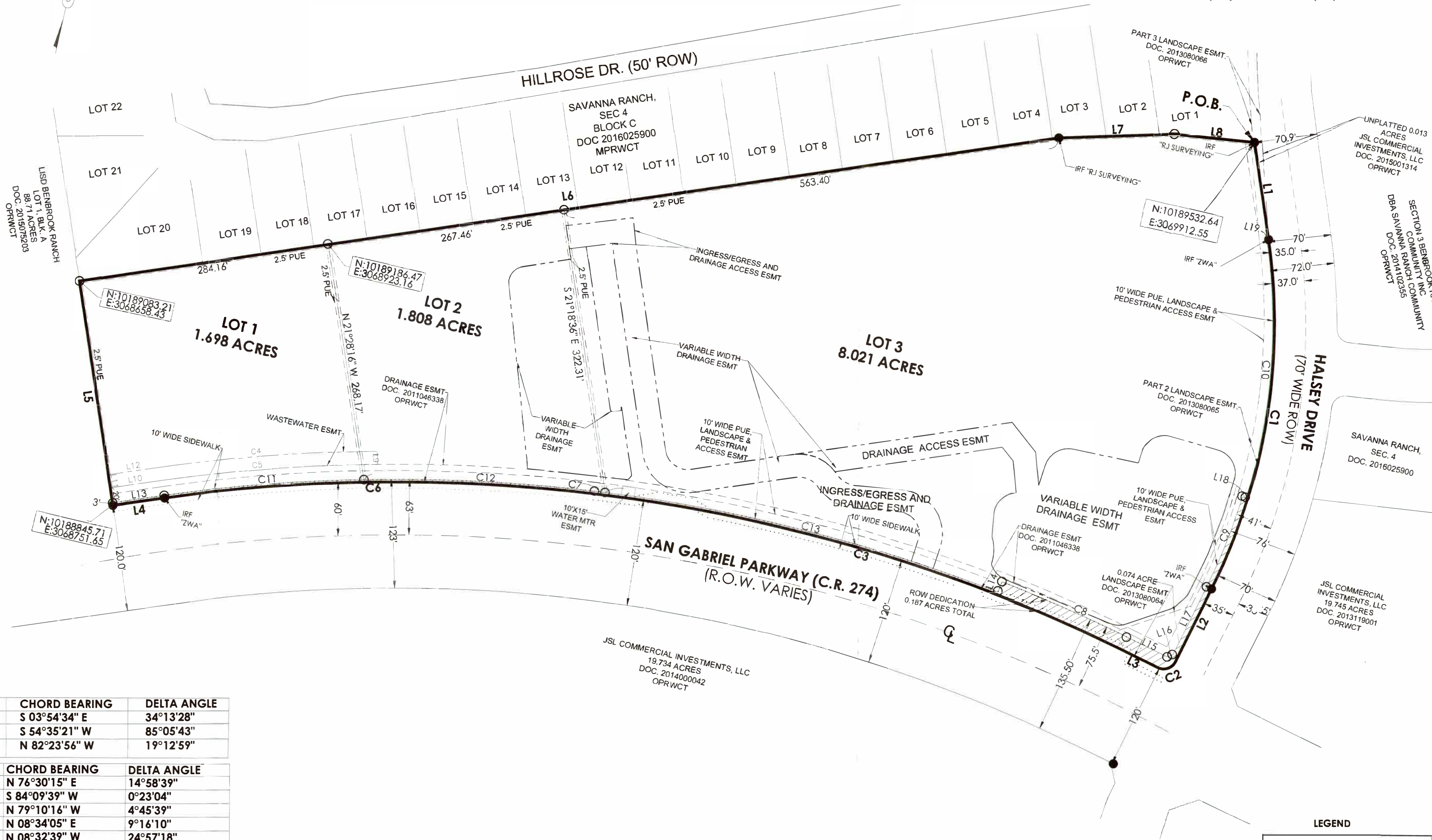
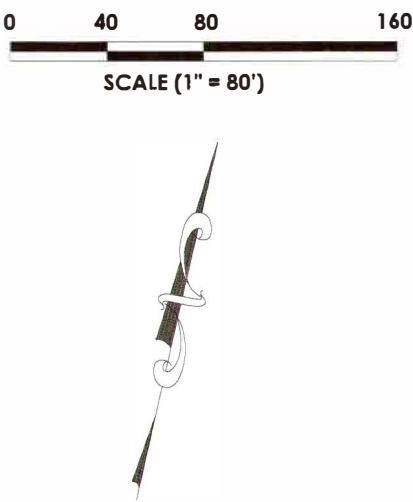
HOPE ALLIANCE CRISIS CENTER SUBDIVISION

SHORT FORM FINAL PLAT

NUMBER OF LOTS: 3
ACREAGE: 11.527
PROPOSED USE: COMMERCIAL



SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 892 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-6788 FAX (830) 885-2170



WASTEWATER EASEMENT

LINE	BEARING	DISTANCE
L9	N 14°26'19" W	15.00'
L10	N 69°01'26" E	59.01'
L11	S 21°35'57" E	15.00'
L12	N 69°01'26" E	59.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	1895.00'	246.08'	245.90'	S 72°44'48" W	7°26'25"
C5	1880.00'	244.13'	243.96'	S 72°44'49" W	7°26'25"

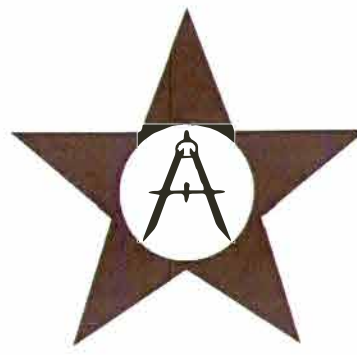
LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	RIGHT OF WAY
OPRWCT	OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
MPRWCT	MAP AND PLAT RECORDS WILLAMSON COUNTY, TEXAS
C.R.	COUNTY ROAD
CL	CENTERLINE
ESMT	EASEMENT
-----	SIDEWALK

JOB #21HA1001

SHEET 2 OF 3

EXHIBIT



SHERWOOD

SURVEYING & S.U.E.

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200

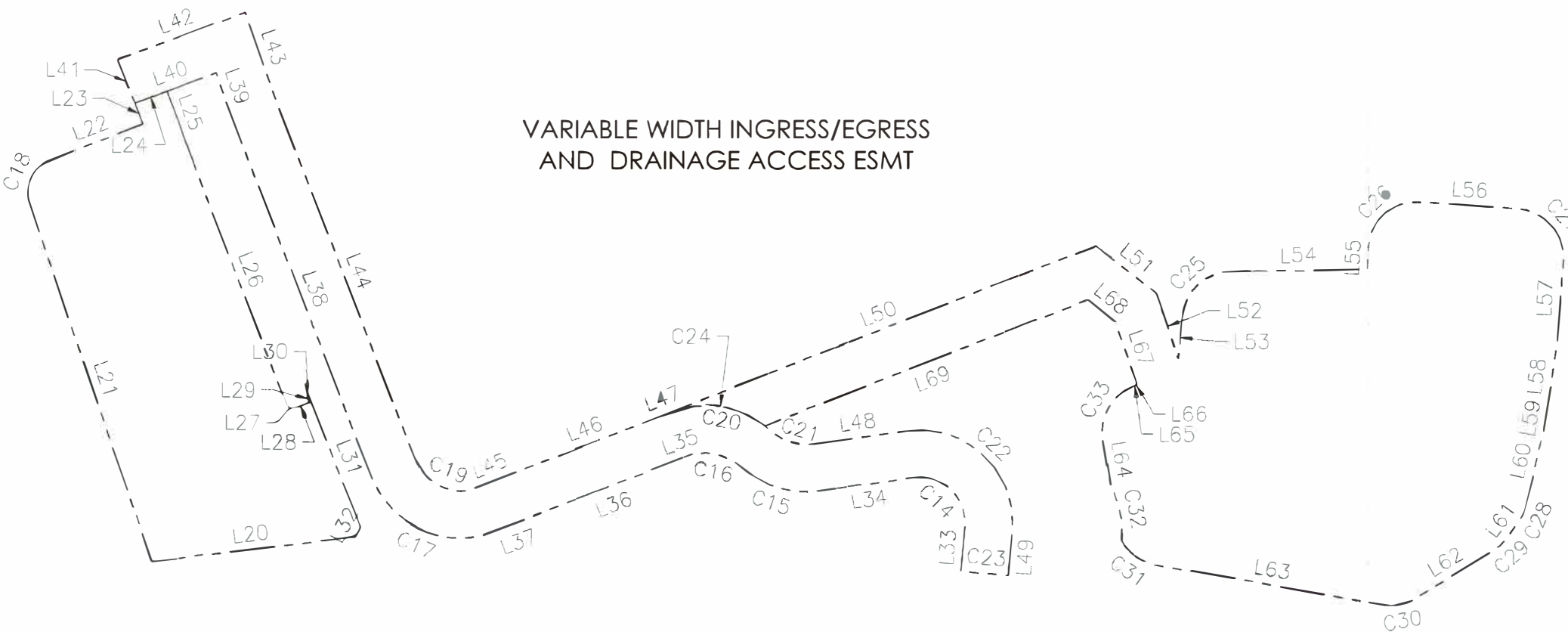
SPRING BRANCH, TEXAS 78070

PHONE (830) 228-5788 FAX (830) 885-2170

HOPE ALLIANCE CRISIS CENTER SUBDIVISION

SHORT FORM FINAL PLAT

- 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 EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT, A PEDESTRIAN ACCESS EASEMENT AND A LANDSCAPE EASEMENT ARE 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 #48491C0435F FOR WILLIAMSON COUNTY, 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.
 - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SAN GABRIEL PARKWAY, AND WILL TIE INTO THE EXISTING SIDEWALK ON HALSEY DR. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF ITS 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.
 - 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 INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.



LINE	BEARING	DISTANCE
L20	S 83°16'02" W	113.97'
L21	N 18°49'46" W	208.05'
L22	N 68°41'22" E	54.88'
L23	N 21°19'18" W	12.40'
L24	N 70°15'34" E	18.97'
L25	S 21°19'18" E	31.47'
L26	S 21°19'12" E	155.19'
L27	S 66°18'38" E	2.83'
L28	N 68°41'22" E	10.10'
L29	N 22°44'36" W	4.00'
L30	N 68°41'22" E	1.00'
L31	S 21°18'38" E	78.38'
L32	S 28°26'20" W	5.98'
L33	N 04°39'08" E	24.81'
L34	S 81°57'16" W	52.02'
L35	S 69°45'31" W	4.24'
L36	S 68°39'31" W	88.27'
L37	S 68°41'24" W	23.50'
L38	N 21°18'36" W	218.13'
L39	N 19°29'48" W	21.58'
L40	S 70°15'34" W	48.70'
L41	N 21°18'36" W	26.01'
L42	N 70°15'34" E	75.68'
L43	S 19°17'46" E	46.87'
L44	S 21°18'36" E	218.13'

LINE	BEARING	DISTANCE
L45	N 68°41'24" E	23.50'
L46	N 68°42'25" E	88.28'
L47	N 68°44'58" E	4.26'
L48	N 81°57'16" E	51.91'
L49	S 04°39'08" W	25.27'
L50	N 68°40'59" E	250.30'
L51	S 51°21'40" E	42.44'
L52	S 18°29'59" E	37.71'
L53	N 05°15'54" E	23.81'
L54	N 88°55'35" E	75.13'
L55	N 03°30'25" E	12.12'
L56	S 86°08'56" E	54.58'
L57	S 03°54'54" W	42.15'
L58	S 08°11'37" W	45.56'
L59	S 10°39'11" W	1.89'
L60	S 13°06'45" W	46.72'
L61	S 35°40'38" W	10.67'
L62	S 58°13'09" W	49.70'
L63	N 80°14'54" W	127.31'
L64	N 08°37'08" W	25.39'
L65	N 68°41'24" E	1.78'
L66	N 38°57'29" E	0.51'
L67	N 18°29'59" W	36.29'
L68	N 51°21'40" W	19.78'
L69	S 68°41'24" W	190.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C14	25.00'	44.81'	39.05'	N 46°41'51" W	102°41'58"
C15	55.00'	49.16'	47.54'	N 72°01'00" W	51°12'59"
C16	25.00'	28.29'	26.81'	N 78°49'44" W	64°50'29"
C17	51.00'	80.11'	72.12'	N 66°18'36" W	90°00'00"
C18	19.00'	29.33'	26.50'	N 24°27'59" E	88°26'46"
C19	25.00'	39.27'	35.36'	S 66°18'36" E	90°00'00"
C20	51.00'	57.72'	54.69'	S 78°49'45" E	64°50'29"
C21	29.00'	25.84'	25.00'	S 71°56'14" E	51°03'28"
C22	51.00'	91.41'	79.66'	S 46°41'50" E	102°41'58"
C23	1863.00'	26.00'	26.00'	N 84°19'11" W	0°47'59"
C24	51.00'	53.95'	51.47'	S 81°00'24" E	60°36'24"
C25	27.00'	39.42'	36.01'	N 47°05'44" E	83°39'40"
C26	27.00'	42.57'	38.30'	N 48°40'45" E	90°20'38"
C27	27.00'	42.42'	38.19'	S 41°08'37" E	90°00'39"
C28	27.00'	10.63'	10.56'	S 24°23'42" W	22°33'53"
C29	27.00'	10.62'	10.55'	S 46°56'54" W	22°32'31"
C30	27.00'	19.55'	19.12'	S 78°57'30" W	41°28'42"
C31	27.00'	24.04'	23.26'	N 54°44'08" W	51°01'33"
C32	55.05'	31.83'	31.39'	N 11°46'22" W	33°07'39"
C33	27.00'	36.43'	33.73'	N 30°02'08" E	77°18'31"

THE STATE OF TEXAS §
COUNTY OF Williamson

THAT WILLIAMSON COUNTY CRISIS CENTER, a Renee A. Petsche, AS THE OWNER OF THAT CERTAIN 11.527 ACRE TRACT OF LAND RECORDED IN DOCUMENT #2021153652, 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 HOPE ALLIANCE SUBDIVISION.

WILLIAMSON COUNTY CRISIS CENTER

Renee A. Petsche, Board President
AUTHORIZED SIGNATURE

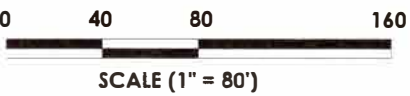
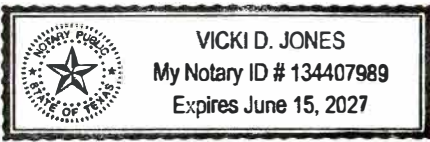
THE STATE OF TEXAS §
COUNTY OF Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE 8th DAY OF December, 2023, personally appeared, Renee A. Petsche as Board President OF WILLIAMSON COUNTY CRISIS CENTER, a _____, ON BEHALF OF SAID COMPANY, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 2023

Vicki D. Jones
NOTARY PUBLIC STATE OF Texas

PRINTED NAME: Vicki D. Jones
MY COMMISSION EXPIRES: 6-15-27



NUMBER OF LOTS: 3
ACREAGE: 11.527
PROPOSED USE: COMMERCIAL
RESERVATIONS: NONE
STREETS: ZERO

FILING DATE: NOVEMBER 8, 2022

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.

DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

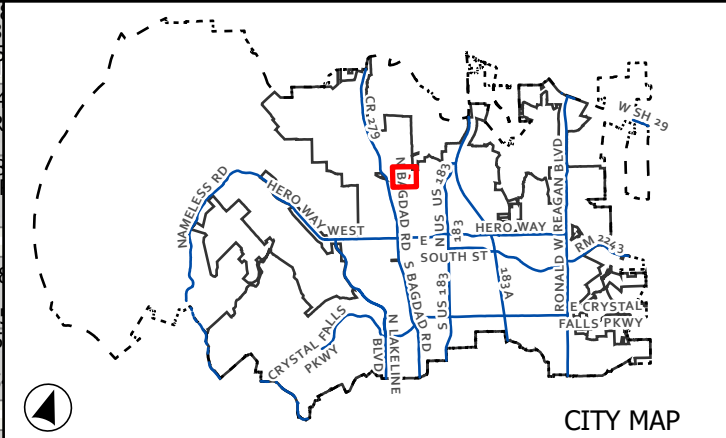
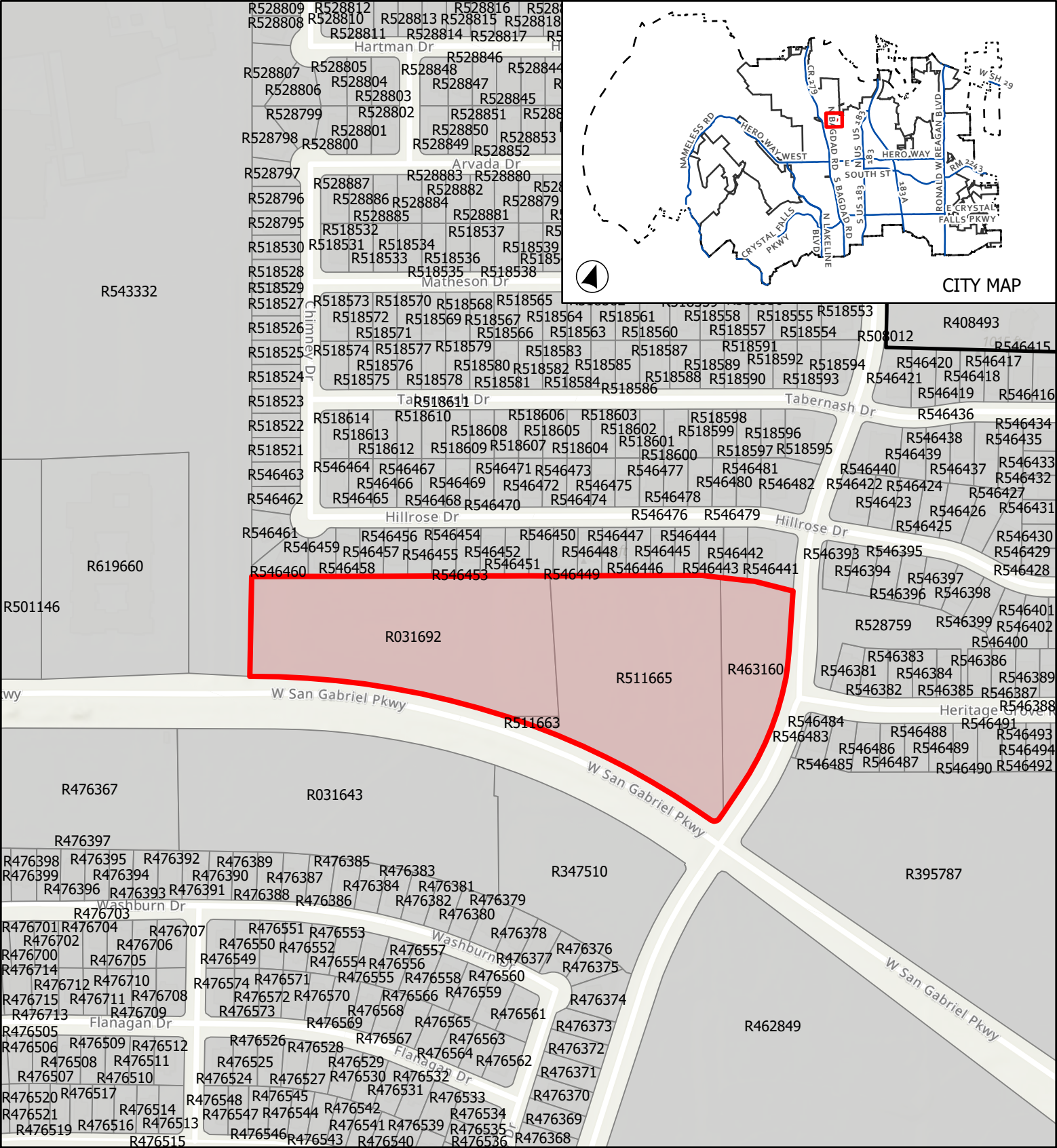
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, **NANCY 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

SHEET 3 OF 3
EASEMENT/NOTES & SIGNATURES



CASE: FP-22-0017 ATTACHMENT 2 HOPE ALLIANCE

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.

0 150 300

Feet

- City Limits
- ETJ Boundary
- Subject Boundary

Page 22 of 74



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0067 regarding Northline Block N Final Plat on one (1) parcel of land approximately 3.803 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R630829; generally located northwest of the intersection of John Webster Street and Pullman Street, 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:

APPLICANT/AGENT:

Kimley-Horn and Associates, LLC (Bradley Wilkins) on behalf of Northline Leander Development, LP (Alex Tynberg)

RECOMMENDATION:

This final plat includes one (1) commercial/residential and/or mixed-use 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:

Cory Dale, Planner

Attachments:

1. FP-23-0067 Att 1 Northline Block N
2. FP-23-0067 Att 2 Location Map

NORTHLINE BLOCK N FINAL PLAT

OWNER:
ALEX TYNBERG, MANAGER
NORTHLINE LEANDER DEVELOPMENT COMPANY, LP
2601 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703
512-496-5373

SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-418-1771

SUBMITTAL DATE: APRIL 11, 2023

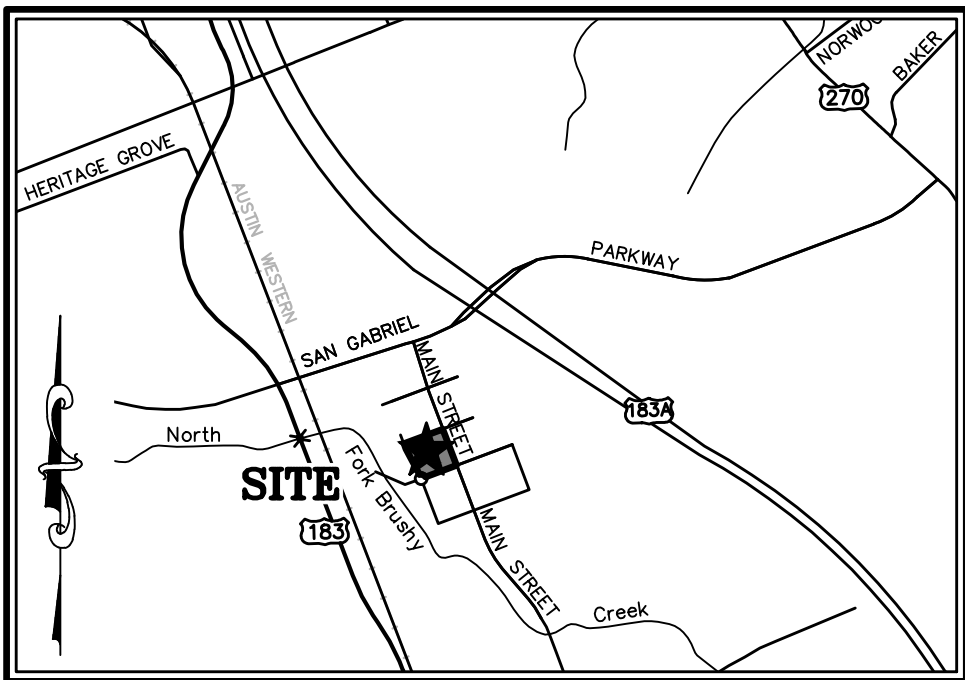
SHEET INDEX:
1. COVER SHEET
2. PLAT
3. NOTES AND SIGNATURES

LOT TABLE:

NUMBER OF BLOCKS: 1

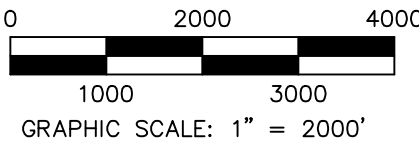
TOTAL NUMBER OF LOTS: 1

TOTAL ACREAGE: 3.7927



VICINITY MAP

SCALE: 1" = 2000'



LOT SUMMARY TABLE

LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
BLOCK N, LOT 1	COMMERCIAL, RESIDENTIAL AND/OR MIXED USE	3.7927 ACRES	165,208 SQ. FT.
TOTAL		3.7927 ACRES	165,208 SQ. FT.

Kimley»Horn

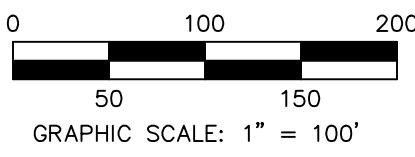
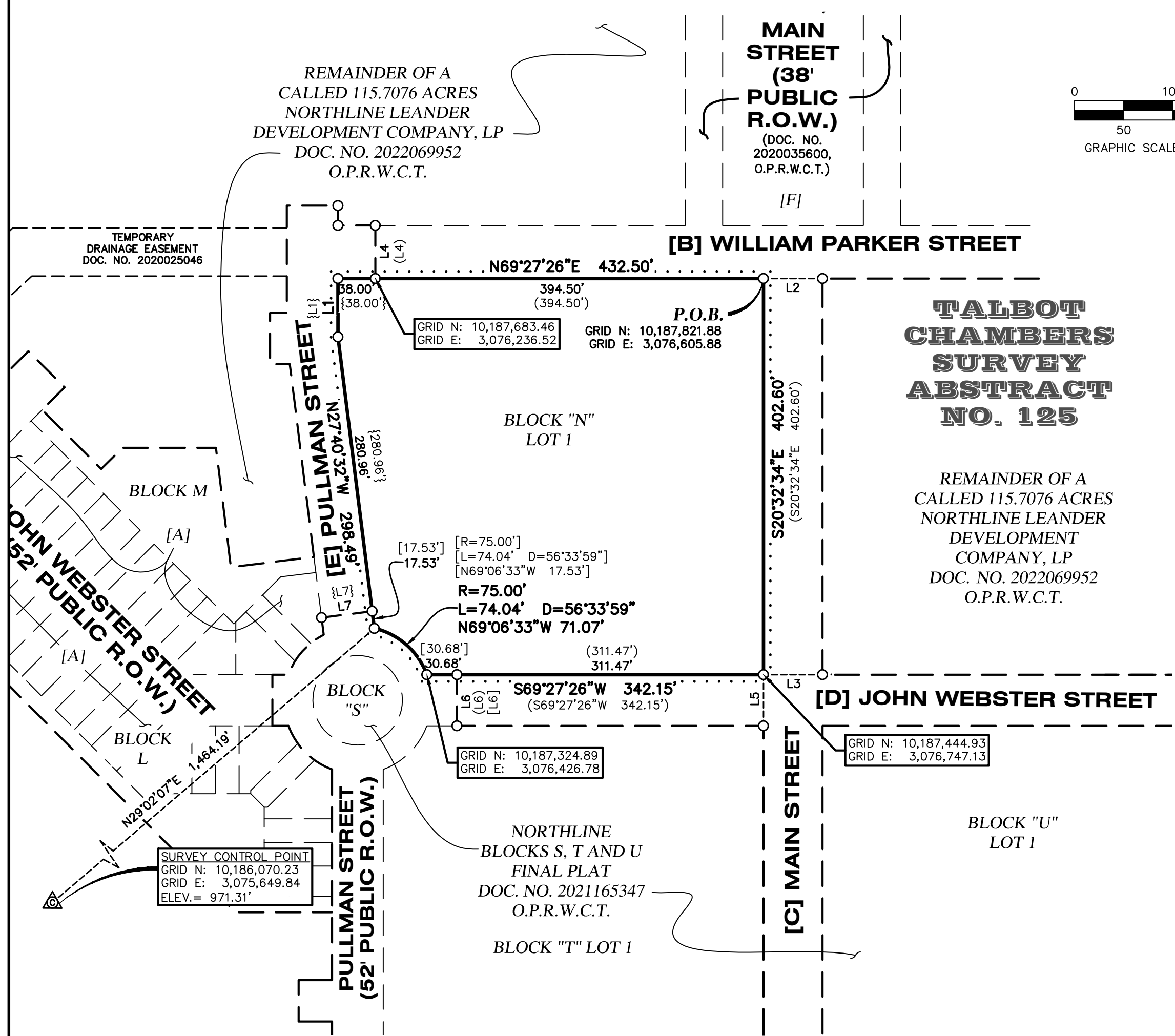
PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/25/2023
Project:	00508
Scale:	1" = 100'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	1 OF 3

NORTHLINE BLOCK N FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	RECORDED PLAT LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK PER PRELIMINARY PLAT NO. 18-TOD-PP-012
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. # 2020035600
[.....]	RECORD INFORMATION PER PLAT DOC. # 2021165347
{.....}	RECORD INFORMATION PER PLAT DOC. # 2022068177

[A]
NORTHLINE LOTS
1-21, BLOCK L AND
LOTS 1-15, BLOCK M FINAL PLAT
DOC. NO. 2022068177
O.P.R.W.C.T.

[B]
WILLIAM PARKER
STREET
(54' PUBLIC R.O.W.)
(DOC. NO. 2020035600 &
2022068117, O.P.R.W.C.T.)

[C]
MAIN STREET
(60' PUBLIC R.O.W.)
(DOC. NO. 2020035600, O.P.R.W.C.T.)

[D]
JOHN WEBSTER
STREET
(52' PUBLIC R.O.W.)
(DOC. NO. 2020035600 &
2021165347, O.P.R.W.C.T.)

[E]
PULLMAN STREET
(52' PUBLIC R.O.W.)
(DOC. NOS. 2022068177 &
2021165347, O.P.R.W.C.T.)

[F]
LOT 1, BLOCK "T"
NORTHLINE FIRST RIGHTS OF
WAY AND LOT 1, BLOCK "T"
FINAL PLAT
DOC. NO. 2020035600
O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°32'34"W	59.38'
L2	N69°27'26"E	60.00'
L3	N69°27'26"E	60.00'
L4	N20°32'34"W	54.00'
L5	S20°32'34"E	52.00'
L6	S20°32'34"E	52.00'
L7	N62°19'28"E	52.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
{L1}	N20°32'34"W	59.38'
{L4}	N20°32'34"W	54.00'
{L4}	N20°32'34"W	54.00'
{L6}	S20°32'34"E	52.00'
{L6}	S20°32'34"E	52.00'
{L7}	N62°19'28"E	52.00'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138805545.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) (GEOID 18 (CONUS)) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE 06-23-2016, 4WARD CONTROL POINT WAS CHECKED TO LCRA, MON AZ53, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10183259.8400, E 3077908.5950, ELEV. 972.29'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. LINE WORK SHOWN WAS GATHERED FROM THE CAPITAL AREA COUNCIL OF GOVERNMENTS GIS DATA.

BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W., ±50' NORTH FROM A STORM SEWER MANHOLE ON A CURB INLET ON THE SOUTH SIDE OF SAN GABRIEL PARKWAY ROAD, AND ±14' FROM A TRAFFIC SIGNAL POLE ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W. GRID NORTHING: 10189097.365, GRID EASTING: 3076865.714, ELEVATION = 981.84'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB INLET ON THE SOUTH SIDE OF WEST METRO ROAD, BEING ±8.5' FROM A STORM SEWER MANHOLE ON THE SAME CURB INLET, ALSO BEING ±69' FROM A FIRE HYDRANT ON THE NORTH SIDE OF WEST METRO ROAD. GRID NORTHING: 10186297.583, GRID EASTING: 3076187.031, ELEVATION = 957.11'.

A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/25/2023
Project:	00508
Scale:	1" = 100'
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Field Crew:	TF/BP
Survey Date:	MAR. 2018
Sheet:	2 OF 3

NORTHLINE BLOCK N FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS
THAT NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 3.7927 ACRE (165,208 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, SAID 3.7927 ACRES BEING A PORTION OF A CALLED 115.7076 ACRES RECORDED IN DOCUMENT NO. 2022069952 (O.P.R.W.C.T.), ALSO BEING A PORTION OF A CALLED 47.5871 ACRES (DESCRIBED AS EXHIBIT A-1) RECORDED IN DOCUMENT NO. 2019058968 (O.P.R.W.C.T.), DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, EASEMENTS 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:

"NORTHLINE BLOCK N FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
BY: NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: TYNBERG LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER

BY:
ALEX, TYNBERG, MANAGER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE DAY OF 20, PERSONALLY APPEARED ALEX TYNBERG, AS MANAGER OF TYNBERG LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC OF

PRINTED NAME:
MY COMMISSION EXPIRES ON:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT, DATED DECEMBER 27, 2019, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT DOCUMENT NO. 2019125629.

LIENHOLDER NAME: VERABANK, N.A.

BY:
NAME: JONATHAN VOIGHT
TITLE: SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE DAY OF 20, PERSONALLY APPEARED, JONATHAN VOIGHT, AS SENIOR VICE PRESIDENT OF VERABANK, N.A., ON BEHALF OF SAID VERABANK, N.A., 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC OF

PRINTED NAME:
MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRADLEY M. WILKINS, 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.

BRADLEY M. WILKINS P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 141652, STATE OF TEXAS

SURVEYOR:
4WARD LAND SURVEYING
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-669-5560

SURVEYOR'S CERTIFICATION:

THAT I, STEVEN M. DUARTE, 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 STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT GF NO. 1700600-ILF (EFFECTIVE 2/15/17), FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 201601696 (EFFECTIVE 7/19/16), FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 201800187 (EFFECTIVE 3/8/18), FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 20-0708-CH (EFFECTIVE 4/7/20), WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5940 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.7927 ACRES (165,208 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 115.7076 ACRES CONVEYED TO NORTHLINE LEANDER DEVELOPMENT COMPANY, LP IN DOCUMENT NO. 2022069952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 3.7927 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILLIAM PARKER STREET (54' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.) AND THE WEST RIGHT-OF-WAY LINE OF MAIN STREET (60' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.), AND BEING AN INTERIOR CORNER OF SAID REMAINDER OF NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT, AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STREET, WITH THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET, S20°32'34"E, A DISTANCE OF 402.60 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER HEREOF, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT-OF-WAY LINE OF JOHN WEBSTER STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET, IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID JOHN WEBSTER STREET, IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID JOHN WEBSTER STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2021165347, S69°27'26"W, PASSING AT A DISTANCE OF 311.47 FEET A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET, IN ALL A DISTANCE OF 342.15 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHWEST CORNER AND POINT OF CURVATURE HEREOF, BEING THE BEGINNING OF A TRANSITION FROM THE NORTH RIGHT-OF-WAY LINE OF SAID JOHN WEBSTER STREET TO THE EAST RIGHT-OF-WAY LINE OF PULLMAN STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2021165347 (O.P.R.W.C.T.);

THENCE, WITH SAID TRANSITION, ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 74.04 FEET AND WHOSE CHORD BEARS N69°08'33"W, A DISTANCE OF 71.07 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE END OF SAID TRANSITION, BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID PULLMAN STREET;

THENCE, LEAVING SAID TRANSITION, IN PART WITH THE EAST RIGHT-OF-WAY OF SAID PULLMAN STREET, IN PART WITH THE EAST RIGHT-OF-WAY LINE OF PULLMAN STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2022068177 (O.P.R.W.C.T.) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1)N27°40'32"W, PASSING AT A DISTANCE OF 17.53 FEET A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET, IN ALL A DISTANCE OF 298.49 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 2) N20°32'34"W, A DISTANCE OF 59.38 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE NORTHWEST CORNER HEREOF, BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID PULLMAN STREET AND THE SOUTH RIGHT-OF-WAY LINE OF WILLIAM PARKER STREET (54' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2022068177 (O.P.R.W.C.T.);

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID PULLMAN STREET, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAM PARKER STRET, N69°27'26"E, PASSING AT A DISTANCE OF 38.00 FEET A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET, IN ALL A DISTANCE OF 432.50 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING 3.7927ACRES (165,208 SQUARE FEET) MORE OR LESS.

NOTES:

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- 5. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE LEANDER SMARTCODE, AS MODIFIED BY THE NORTHLINE PUD ORDINANCE AS AMENDED FROM TIME TO TIME.
- 6. 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.
- 7. THE SURFACE OF ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 8. THIS PLAT CONFORMS TO THE MINOR REVISED PRELIMINARY PLAT APPROVED JULY 8, 2021 AND THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 25, 2019.
- 9. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 10. 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.

11. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED UTILITY LINES CONTAINED IN AN EASEMENT.

12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

13. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20, 2019.

14. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MAIN STREET, JOHN WEBSTER STREET, WILLIAM PARKER STREET AND PULLMAN STREET. 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.

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.

ATTEST:

DONNIE MAHAN, 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 WILLIAMSON {

I, NANCY E. 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 A.D., AT O'CLOCK, M. AND DULY RECORDED THIS THE

DAY OF 20 A.D., AT O'CLOCK, M. IN THE PLAT RECORDS OF SAID 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

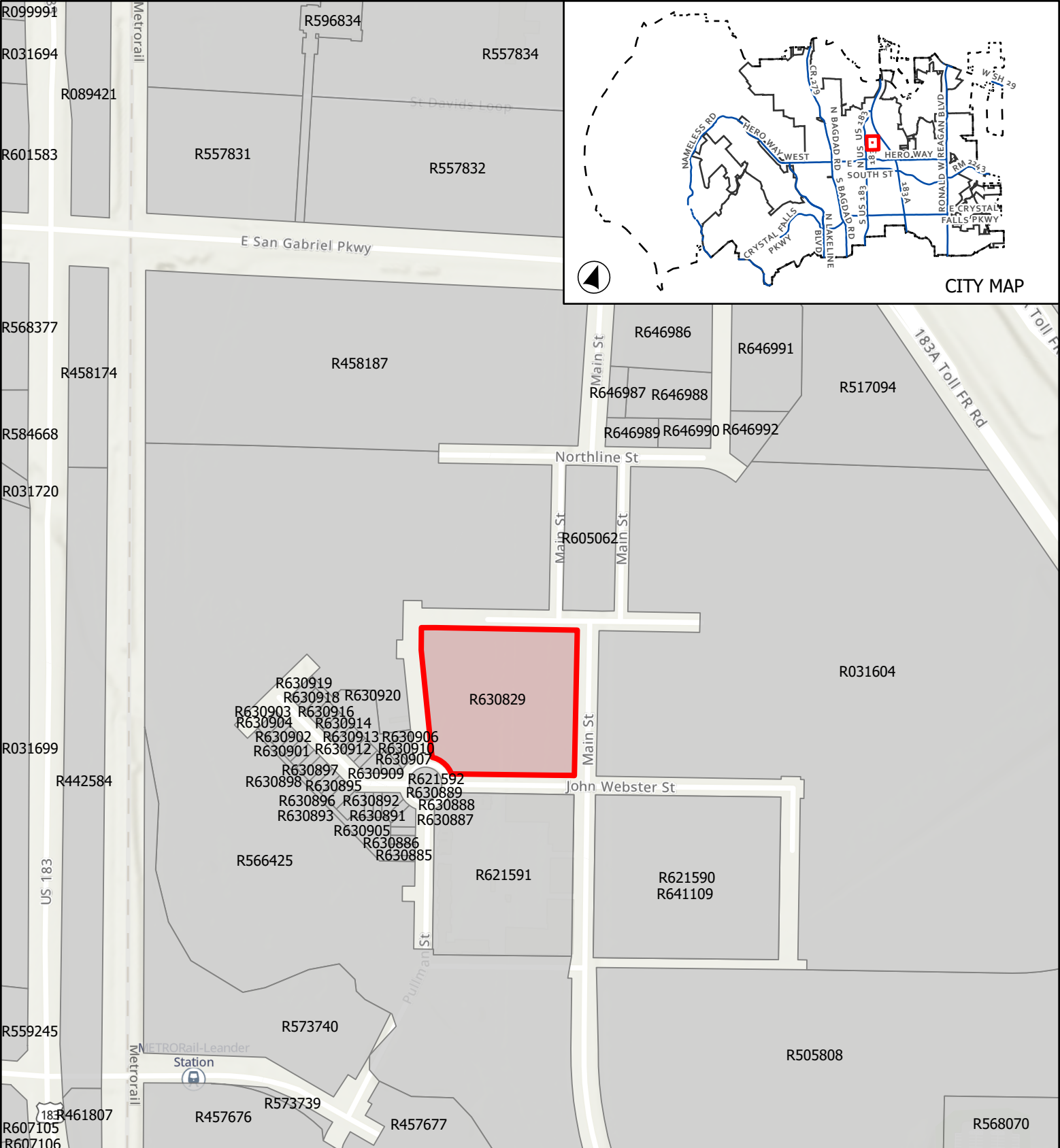
PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012

Kimley»»Horn

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/25/2023
Project: 00508
Scale: 1" = 100'
Reviewer: PRB
Tech: CC
Field Crew: TF/BAP
Survey Date: MAR. 2018
Sheet: 3 OF 3



CASE: FP-23-0067

ATTACHMENT 2

NORTHLINE BLOCK N

Location Map



0 170 340



Feet

-  City Limits
 ETJ Boundary
 Subject Boundary

Page 27 of 74



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0083 regarding Barksdale Phase 1 Final Plat for one (1) parcel of land approximately 33 acres ± in size, more particularly described by Williamson Central Appraisal District as R031542; generally located just east of Ronald W. Reagan Boulevard on Journey Parkway, 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:

12/16/2021 – Zoning Approval
06/14/2022 – Preliminary Plat Approval

APPLICANT/AGENT:

Kimley-Horn and Associates, LLC (Alex Granados) on behalf of M/I Homes of Austin, LLC (Austin Evetts)

RECOMMENDATION:

This final plat includes fifty-six (56) single-family residential lots, and six (6) HOA landscape/drainage/parkland 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:

Michaela Lenn, Assistant Planner

Attachments:

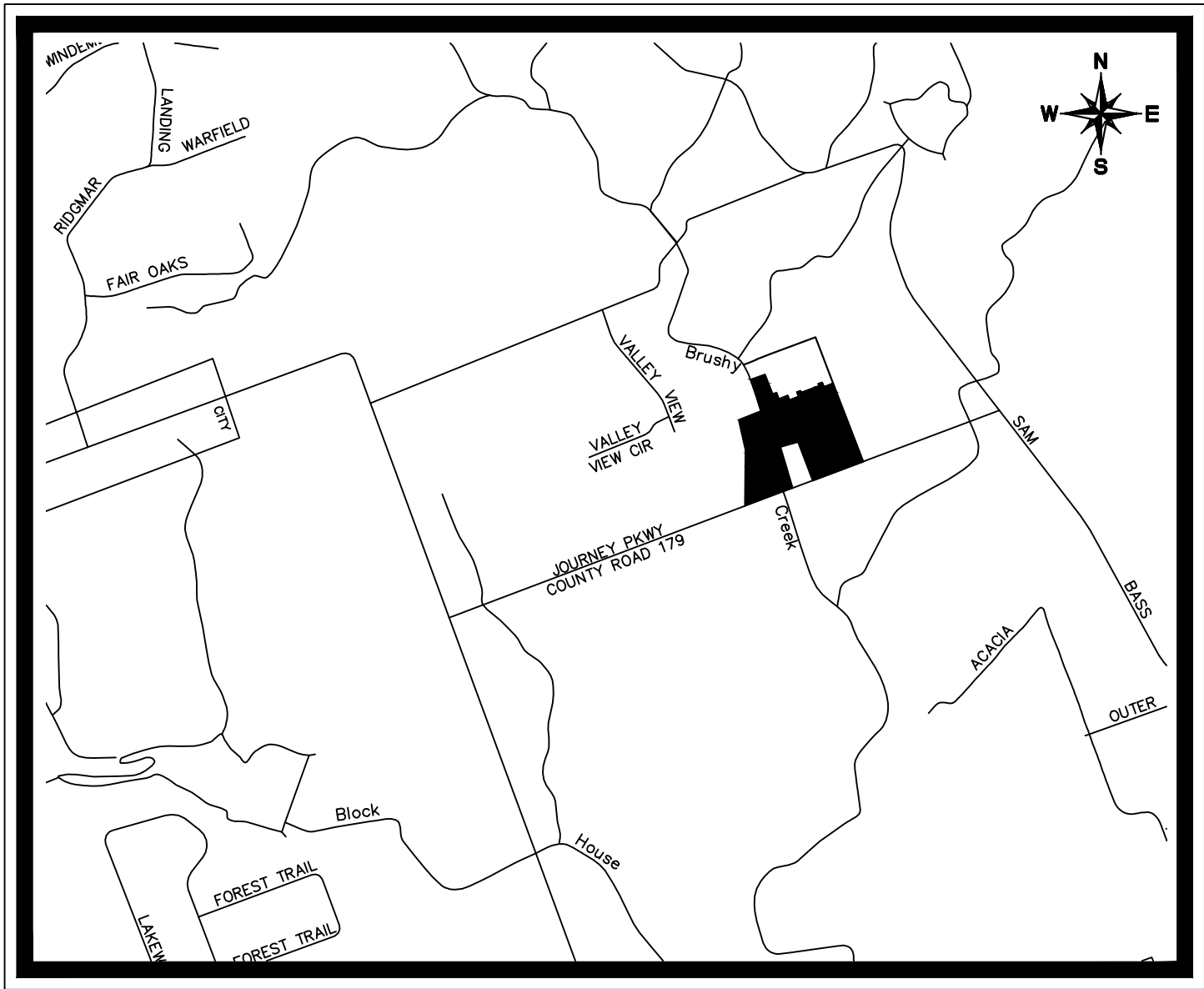
1. BARKSDALE PHASE 1 FINAL PLAT PDF 20231214_v4
2. FP-23-0083 Att 2 Location Map - Barksdale Ph 1

BARKSDALE PHASE 1

FINAL PLAT

GENERAL INFORMATION:

TOTAL ACREAGE.....33.129 ACRES
TOTAL LINEAR FEET OF ROW.....3701'
ACREAGE OF ROW.....5.036 ACRES
NUMBER OF SINGLE FAMILY LOTS.....56
ACREAGE OF SINGLE FAMILY LOTS.....9.651 ACRES
NUMBER OF HOA LANDSCAPE/DRAINAGE LOTS...6
ACREAGE OF HOA LANDSCAPE/DRAINAGE LOTS..18.442 ACRES
TOTAL NUMBER OF LOTS.....62
TOTAL NUMBER OF BLOCKS.....5



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 4	COVER SHEET
2 OF 4	OVERALL PLAT SHEET
3 OF 4	LINE - CURVE DATA AND LOTS TABLES
4 OF 4	PLAT NOTES, SIGNATURE SHEET AND LEGAL DESCRIPTION

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

FILING DATE: MAY 30, 2023

STREET TABLE		
STREET NAME	LINEAR FEET	PUBLIC ROW WIDTH
SACO STREET	1,272	50.0'
BILLINGS WAY	606	50.0'
SCOBIE COURT	290	50.0'
LOLO LANE	386	50.0'
MISSOULA COVE	112	50.0'
PLENTYWOOD LANE	188	50.0'
W PARKSIDE PARKWAY	847	74.0' AND 82'

OWNER/DEVELOPER

M/I HOMES OF AUSTIN, LLC
7600 N. CAPITAL OF TEXAS HWY.
BLDG. C, SUITE 250,
AUSTIN, TX 78731
TEL: 512-770-8503
CONTACT: AUSTIN EVETTS

SURVEYOR

KIMLEY-HORN
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
TEL: 210-541-9166
CONTACT: JOHN GREGORY MOSIER

ENGINEER

KIMLEY-HORN
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TX 78626
TEL: 512-782-0602
CONTACT: ALEX GRANADOS

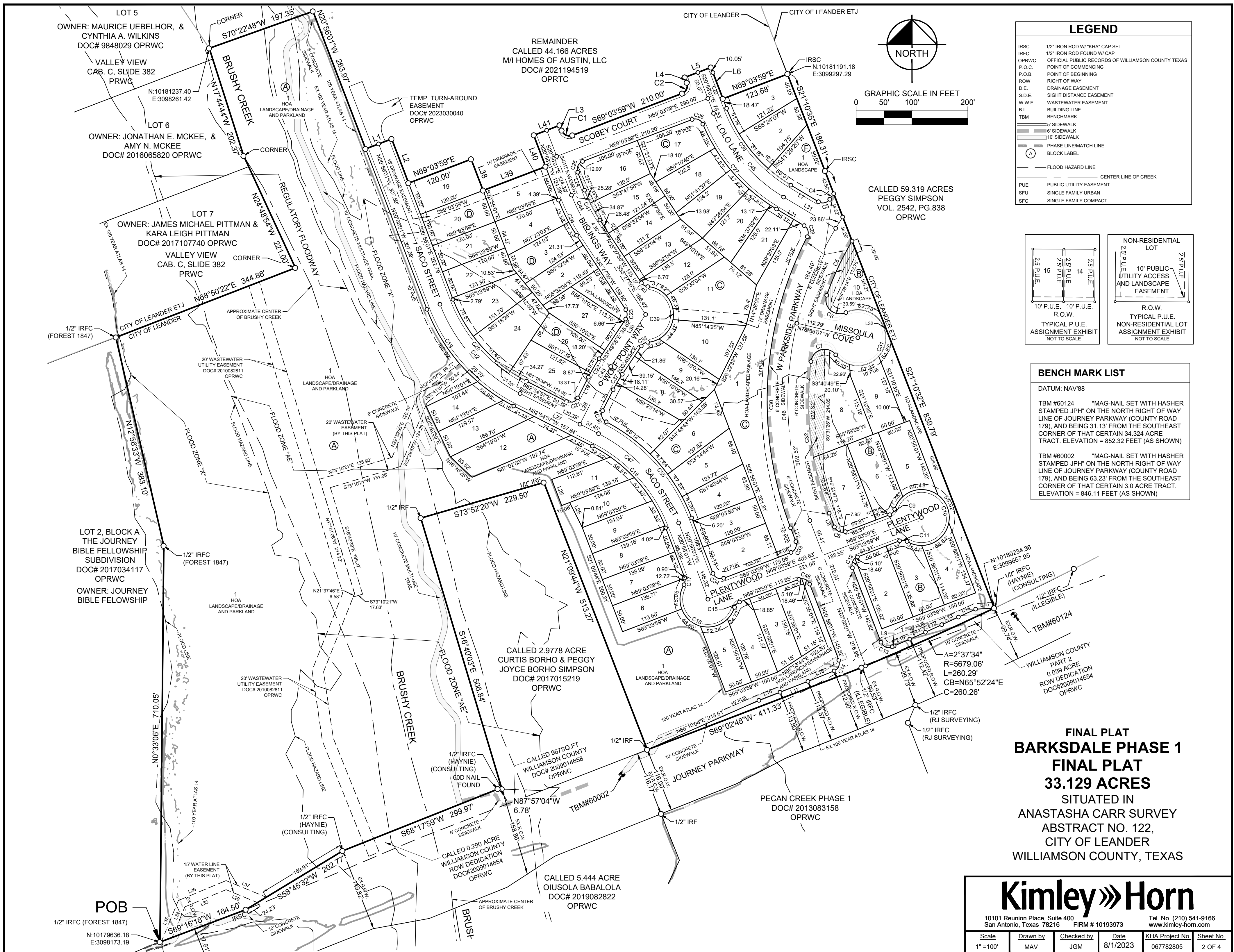
FINAL PLAT
BARKSDALE PHASE 1
FINAL PLAT
33.129 ACRES
SITUATED IN
ANASTASHA CARR SURVEY
ABSTRACT NO. 122,
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
AS SHOWN	MAV	JGM	8/1/2023	067782805	1 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N69°03'59"E	50.00'
L2	S20°56'01"E	84.79'
L3	S20°56'01"E	10.00'
L4	N20°56'01"W	10.07'
L5	N69°03'59"E	50.00'
L6	S20°56'01"E	60.05'
L7	S58°59'33"E	57.88'
L8	N20°56'01"W	26.41'
L9	S66°24'44"W	3.93'
L10	S66°26'38"W	30.78'
L11	S66°06'01"W	30.40'
L12	S65°27'38"W	32.38'
L13	S65°17'42"W	32.73'
L14	S65°19'06"W	34.04'
L15	S87°01'28"W	33.32'
L16	N68°43'34"E	40.62'
L17	N68°48'31"E	53.62'
L18	N68°24'51"E	50.44'
L19	N27°05'03"E	41.78'
L20	S20°56'01"E	68.47'
L21	S58°59'33"E	57.88'
L22	N20°56'01"W	26.41'
L23	S27°05'03"W	41.79'
L24	S20°56'01"E	34.39'
L25	N21°09'44"W	50.00'
L26	N26°52'14"W	49.46'
L27	N62°54'57"W	157.85'
L28	N27°05'03"E	81.82'
L29	N67°37'17"W	60.71'
L30	N33°49'58"E	112.29'
L31	S58°59'33"E	108.65'
L32	N68°49'28"E	2.83'
L33	S67°22'43"W	80.20'
L34	S22°22'43"W	59.25'
L35	N22°22'43"E	79.50'
L36	N67°22'43"E	92.63'
L37	S67°37'17"E	77.97'
L38	S20°56'01"E	60.00'
L39	N69°03'59"E	120.00'
L40	N20°56'01"W	60.00'
L41	N69°03'59"E	50.00'

LOT AREAS			
LOT NO.	ACRES	SQ. FT.	ZONNIG CLASSIFICATION
LOT 2 BLOCK A	0.144	6,268	SFC
LOT 3 BLOCK A	0.156	6,809	SFC
LOT 4 BLOCK A	0.156	6,776	SFC
LOT 5 BLOCK A	0.137	5,951	SFC
LOT 6 BLOCK A	0.142	6,167	SFC
LOT 7 BLOCK A	0.159	6,945	SFC
LOT 8 BLOCK A	0.160	6,955	SFC
LOT 9 BLOCK A	0.158	6,869	SFC
LOT 10 BLOCK A	0.149	6,494	SFC
LOT 11 BLOCK A	0.146	6,350	SFC
LOT 12 BLOCK A	0.222	9,654	SFC
LOT 13 BLOCK A	0.170	7,390	SFC
LOT 14 BLOCK A	0.132	5,753	SFC

HOA LOT AREAS			
LOT NO.	ACRES	SQ. FT.	ZONNIG CLASSIFICATION
LOT 1 BLOCK A	16.802	731,915	HOA LANDSCAPE/DRAINAGE AND PARKLAND
LOT 1 BLOCK B	0.436	18,983	HOA LANDSCAPE/DRAINAGE
LOT 1 BLOCK C	0.773	33,669	HOA LANDSCAPE/DRAINAGE
LOT 1 BLOCK D	0.088	3,845	HOA LANDSCAPE/DRAINAGE
LOT 1 BLOCK F	0.182	7,937	HOA LANDSCAPE/DRAINAGE
LOT 10 BLOCK B	0.161	7,004	HOA LANDSCAPE/DRAINAGE

LOT AREAS			
LOT NO.	ACRES	SQ. FT.	ZONNIG CLASSIFICATION
LOT 2 BLOCK B	0.187	8,151	SFC
LOT 3 BLOCK B	0.179	7,797	SFC
LOT 4 BLOCK B	0.160	6,965	SFC
LOT 5 BLOCK B	0.172	7,501	SFC
LOT 6 BLOCK B	0.191	8,336	SFC
LOT 7 BLOCK B	0.237	10,304	SFC
LOT 8 BLOCK B	0.342	14,908	SFC
LOT 9 BLOCK B	0.171	7,451	SFC

LOT AREAS			
LOT NO.	ACRES	SQ. FT.	ZONNIG CLASSIFICATION
LOT 2 BLOCK C	0.178	7,765	SFC
LOT 3 BLOCK C	0.138	6,000	SFC
LOT 4 BLOCK C	0.155	6,772	SFC
LOT 5 BLOCK C	0.171	7,446	SFC
LOT 6 BLOCK C	0.202	8,781	SFC
LOT 7 BLOCK C	0.206	8,989	SFC
LOT 8 BLOCK C	0.173	7,532	SFC
LOT 9 BLOCK C	0.166	7,249	SFC
LOT 10 BLOCK C	0.211	9,206	SFC
LOT 11 BLOCK C	0.296	12,888	SFC
LOT 12 BLOCK C	0.150	6,537	SFC
LOT 13 BLOCK C	0.147	6,414	SFC
LOT 14 BLOCK C	0.139	6,062	SFC
LOT 15 BLOCK C	0.155	6,741	SFC
LOT 16 BLOCK C	0.190	8,268	SFC
LOT 17 BLOCK C	0.200	8,707	SFC
LOT 18 BLOCK C	0.160	6,964	SFC
LOT 19 BLOCK C	0.161	7,008	SFC
LOT 20 BLOCK C	0.161	7,011	SFC
LOT 21 BLOCK C	0.163	7,103	SFC

LOT AREAS			
LOT NO.	ACRES	SQ. FT.	ZONNIG CLASSIFICATION
LOT 2 BLOCK D	0.140	6,101	SFC
LOT 3 BLOCK D	0.157	6,832	SFC
LOT 4 BLOCK D	0.156	6,801	SFC
LOT 5 BLOCK D	0.165	7,200	SFC
LOT 19 BLOCK D	0.165	7,200	SFU
LOT 20 BLOCK D	0.165	7,200	SFC
LOT 21 BLOCK D	0.138	6,000	SFC
LOT 22 BLOCK D	0.138	6,017	SFC
LOT 23 BLOCK D	0.180	7,834	SFC
LOT 24 BLOCK D	0.207	9,019	SFC
LOT 25 BLOCK D	0.193	8,406	SFC
LOT 26 BLOCK D	0.147	6,382	SFC
LOT 27 BLOCK D	0.175	7,632	SFC

LOT AREAS			
LOT NO.	ACRES	SQ. FT.	ZONNIG CLASSIFICATION
LOT 2 BLOCK F	0.169	7,353	SFC
LOT 3 BLOCK F	0.165	7,171	SFC

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	S65°56'01"E	21.21'	C25	90°00'00"	15.00'	23.56'	S24°03'59"W	21.21'
C2	90°00'00"	15.00'	23.56'	N24°03'59"E	21.21'	C26	88°03'14"	15.00'	23.05'	N66°54'24"W	20.85'
C3	86°28'58"	15.00'	22.64'	N77°45'58"E	20.55'	C27	36°06'47"	325.00'	204.84'	S40°56'10"E	201.47'
C4	1°06'17"	637.00'	12.28'	S35°04'37"W	12.28'	C28	38°03'33"	275.00'	182.67'	S39°57'47"E	179.33'
C5	10°55'24"	563.00'	107.33'	S25°05'12"W	107.17'	C29	86°28'58"	15.00'	22.64'	N15°45'05"W	20.55'
C6	135°08'37"	25.00'	58.97'	S47°56'49"E	46.22'	C30	48°25'25"	637.00'	538.36'	S03°16'42"W	522.48'
C7	135°08'37"	25.00'	58.97'	S74°44'35"W	46.22'	C31	257°50'01"	50.00'	225.00'	N13°23'53"E	77.81'
C8	90°00'00"	15.00'	23.56'	S65°56'01"E	21.21'	C32	28°06'17"	563.00'	276.16'	S06°52'52"E	273.40'
C9	52°01'12"	15.00'	13.62'	N43°03'23"E	13.16'	C33	90°00'00"	15.00'	23.56'	N24°03'59"E	21.21'
C10	284°02'25"	50.00'	247.87'	N20°56'01"W	61.54'	C34	90°00'00"	15.00'	23.56'	S65°56'01"E	21.21'
C11	52°01'12"	15.00'	13.62'	N84°55'24"W	13.16'	C35	41°33'08"	325.00'	235.70'	N41°42'34"W	230.57'
C12	90°00'00"	15.00'	23.56'	S24°03'59"W	21.21'	C36	89°34'11"	15.00'	23.45'	S17°42'03"E	21.13'
C13	92°39'15"	15.00'	24.26'	S67°15'38"E	21.70'	C37	6°44'55"	275.00'	32.39'	S30°27'30"W	32.37'
C14	89°16'52"	15.00'	23.37'	N23°42'25"E	21.08'	C38	52°01'12"	15.00'	13.62'	S59°50'34"W	13.16'
C15	52°01'12"	15.00'	13.62'	S43°03'23"W	13.16'	C39	171°20'18"	50.00'	149.52'	N00°11'01"E	99.71'
C16	194°02'25"	50.00'	169.33'	S65°56'01"E	99.25'	C40	52°01'12"	15.00'	13.62'	S59°28'32"E	13.16'
C17	52°01'12"	15.00'	13.62'	N05°04'36"E	13.16'	C41	12°31'55"	275.00'	60.15'	S27°11'58"E	60.03'
C18	41°58'57"	275.00'	201.50'	N41°55'29"W	197.02'	C42	41°58'57"	300.00'	219.82'	N41°55'29"W	214.93'
C19	41°58'57"	325.00'	238.14'	S41°55'29"E	232.85'	C43	6°43'57"	300.00'	35.25'	N30°27'30"E	35.23'
C20	41°58'57"	275.00'	201.50'	S41°55'29"E	197.02'	C44	12°31'54"	300.00'	65.62'	S27°11'59"E	65.49'
C21	90°00'00"	15.00'	23.56'	N72°05'03"E	21.21'	C45	38°03'33"	300.00'	199.28'	S39°57'47"E	195.63'
C22	6°44'55"	325.00'	38.28'	S30°27'30"W	38.26'	C46	54°13'09"	600.00'	567.78'	N06°10'34"E	546.83'
C23	67°17'53"	15.00'	17.62'	N00°11'01"E	16.62'	C47	41°58'48"	300.00'	219.81'	N41°55'29"W	214.92'
C24	12°31'55"	325.00'	71.09'	S27°11'58"E	70.94'	C48	90°00'00"	15.00'	23.56'	N65°56'01"W	21.21'

FINAL PLAT
BARKSDALE PHASE 1
FINAL PLAT
33.129 ACRES
SITUATED IN
ANASTASHA CARR SURVEY
ABSTRACT NO. 122,
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
AS SHOWN	MAV	JGM	8/1/2023	067782805	3 OF 4

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ALEJANDRO E. GRANADOS, P.E., 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.

ENGINEERED BY: ALEJANDRO E. GRANADOS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE, SUITE 1310,
GEORGETOWN, TX 78626

A PORTION OF THIS TRACT IS WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48491C0460F DATED DECEMBER 20, 2019.

ALEJANDRO E. GRANADOS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE, SUITE 1310,
GEORGETOWN, TX 78626

DATE

CITY OF LEANDER CERTIFICATION:

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.

DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

FOR CORPORATE ENTITY – IF THERE ARE NO LIEN HOLDERS:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ____, AS THE OWNER OF THAT CERTAIN 44.166 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021194519 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 KNOW AS BARKSDALE PHASE 1.

SIGNATURE: _____

NAME OF AUTHORIZED OFFICER: _____

TITLE OF OFFICER: _____

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, ____, ON BEHALF OF SAID ____, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON:

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE SURFACE TO GRID SCALE FACTOR IS 0.9998800144. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

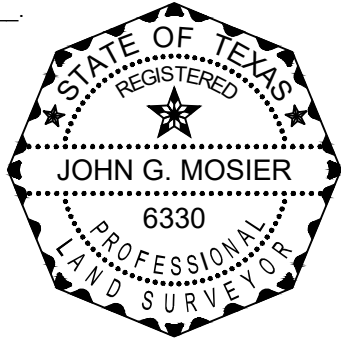
SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOHN G. MOSIER, 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, 2155386-COM (ISSUE DATE: DECEMBER 14, 2021) AND NOTHING FURTHER CERTIFICATE DATED APRIL 27, 2023 HAVE BEEN SHOWN OR NOTED HERON.

WITNESS MY HAND THIS THE ____ DAY OF ____, 20__.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com



A METES AND BOUNDS
DESCRIPTION OF A
33.129 ACRE TRACT OF LAND

BEING a 33.129 acre (1,443,098 square feet) tract of land situated in the Anastasha Carr Survey, Abstract No. 122, Williamson County, Texas; and being a portion of that certain 44.166 acre tract described in instrument to MI HOMES OF AUSTIN, LLC, recorded in Document Number 2021194519 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "FOREST 1847" found on the northwesterly line of Journey Parkway - County Road 179 (variable width public right-of-way), marking the southeast corner of Lot 2, Block A of The Journey Bible Fellowship Subdivision, plat of which is recorded in Document No. 2017034117 of the Official Public Records of Williamson County, and marking the southwest corner of the herein described tract;

THENCE, along the easterly line of said Lot 2, Block A the following two (2) courses and distances:

- North 00°33'06" East, 710.05 feet to a 1/2-inch iron rod with plastic cap stamped "FOREST 1847" found for corner;
- North 12°56'33" West, 383.10 feet to a 1/2-inch iron rod with plastic cap stamped "FOREST 1847" found for corner on the southeasterly line of Lot 7, Valley View, plat of which is recorded in Cabinet C, Slide 382 of the Plat Records of Williamson County;

THENCE, North 68°50'22" East, 344.88 feet along the common line of said Lot 7 and said 25.00 acre tract to a point for an interior corner of the herein described tract, in standing water, on the westerly line of the aforesaid 34.324 acre tract, and being the approximate centerline of Brushy Creek;

THENCE, with the said westerly line of the 34.324 acre tract, same being the approximate center line of said Brushy Creek, the following two (2) courses and distances:

- North 24°48'54" West, 221.00 feet to a point for corner in standing water;
- North 17°44'44" West, 202.37 feet to a point for corner in standing water;

THENCE, crossing said 44.166 acre tract, Creek, the following seventeen (17) courses and distances:

- North 70°22'48" East, 197.35 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 20°56'01" East, 263.97 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 20°56'01" East, 84.79 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 20°56'01" East, 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 20°56'01" West, 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 20°56'01" East, 10.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- in a southeasterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 65°56'01" East, 21.21 feet, a central angle of 90°00'00", and an arc length of 23.56 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 210.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- in a northeasterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 24°03'59" East, 21.21 feet, a central angle of 90°00'00", and an arc length of 23.56 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 20°56'01" West, 10.07 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 20°56'01" East, 60.05 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 69°03'59" East, 123.68 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set on the northeasterly line of said 44.166 acre tract and southwestly line of that certain 59.319 acre tract described in instrument to Peggy Simpson, recorded in Volume 2542, Page 838 of the Official Public Records of Williamson County;

THENCE, along the common boundary of said 34.324 acre and said 59.319 acre tracts the following two (2) courses and distances:

- South 21°10'35" East, 186.31 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 21°10'32" East, 839.79 feet to a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" found for marking the northeast corner of that certain 0.039 acre Tract described in instrument to Williamson County for widening of aforesaid Journey Parkway, and recorded in Document No. 2009014654 of the Official Public Records of Williamson County;

THENCE, along the northwesterly line of said Journey Parkway the following two (2) courses and distances:

- in a southwesterly direction along a non-tangent curve to the right, having a radius of 5679.06 feet, a chord South 65°52'24" West, 260.26 feet, a central angle of 02°37'34", and an arc length of 260.29 feet to a 1/2-inch iron rod with an illegible plastic cap found for corner;
- South 69°02'48" West, 411.33 feet to a 1/2-inch iron rod found for corner;

THENCE, departing said Journey Parkway, and along an interior boundary of said 34.324 acre tract the following three (3) courses and distances:

- North 21°09'44" West, 513.27 feet to a 1/2-inch iron rod found for corner;
- South 73°52'20" West, 229.50 feet to a 1/2-inch iron rod found for corner;
- South 16°40'03" East, 506.84 feet to a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" for marking the northeast corner of that certain 0.290 acre tract described in instrument to Williamson County for widening of aforesaid Journey Parkway, and recorded in Document No. 2001014654 of the Official Public Records of Williamson County;

THENCE, along the northwesterly line of said Journey Parkway the following four (4) courses and distances:

- North 87°57'04" West, 6.78 feet to a 60D-nail found for corner;
- South 68°17'59" West, 299.97 feet to a 1/2-inch iron rod with plastic cap stamped "HAYNIE CONSULTING" found for corner;
- South 58°45'32" West, 202.77 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 69°16'18" West, 164.50 feet to the **POINT OF BEGINNING** and containing 33.129 acres of land in Williamson County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Grid to Surface Scale Factor is 1.0001261998. This description was generated on 11/19/2021 at 8:01 AM, based on geometry in the drawing file K:\SNA_Survey\067783159-BORHO TRACT\DWG\BORHO-LEANDER-BASE SURFACE.dwg, in the office of Kimely-Horn and Associates in San Antonio, Texas.

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, 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. A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG ALL RIGHT-OF-WAY OF NON-RESIDENTIAL LOTS. (SEE ASSIGNMENT EXHIBIT)
- PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT COMPOSITE 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 W PARKSIDE PARKWAY, PLENTYWOOD LANE, SACO STREET, MISSOULA COVE, BILLINGS WAY, SCOBIE COURT, LOLO LANE, WOLF POINT WAY, AND THE NORTHWESTERLY SIDE OF JOURNEY PARKWAY (AS SHOWN). THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 10/13/2022.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

SINGLE-FAMILY & TWO 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 HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A, LOT 1; BLOCK B, LOT 1 AND LOT 10; BLOCK C, LOT 1; BLOCK D, LOT 1; BLOCK F, LOT 1.
- THE HOA BY LAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER ____.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE HOA SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. THE BATCH DETENTION POND WILL BE DEDICATED, OWNED, AND OPERATED BY THE HOA.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK A AND LOT 1, BLOCK B; 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 BY 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 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 PRIVACT 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.
- SIGHT TRIANGLES TO BE FREE OF SIGHT OBSTRUCTIONS SUCH AS PARKED VEHICLES, BUILDINGS, WALLS, HEDGES, BUSHES, LOW GROWING TREES OR GUARDRAIL (IF LOCATED ON A CREST WHERE THE RAIL FORMS A SIGHT RESTRICTION), ABOVE AN ASSUMED DRIVER EYE HEIGHT LINE OF SIGHT TO TARGET.

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 WAS FILED FOR RECORD IN MY OFFICE ON THE DAY ____ OF ____, 20__ A.D. AT ____ O'CLOCK __ M.,

AND DULY RECORDED THIS THE DAY ____ OF ____, 20__ A.D. AT ____ O'CLOCK __ M.,

IN THE PLAT RECORDS OF SAID 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

FINAL PLAT
BARKSDALE PHASE 1
FINAL PLAT
33.129 ACRES

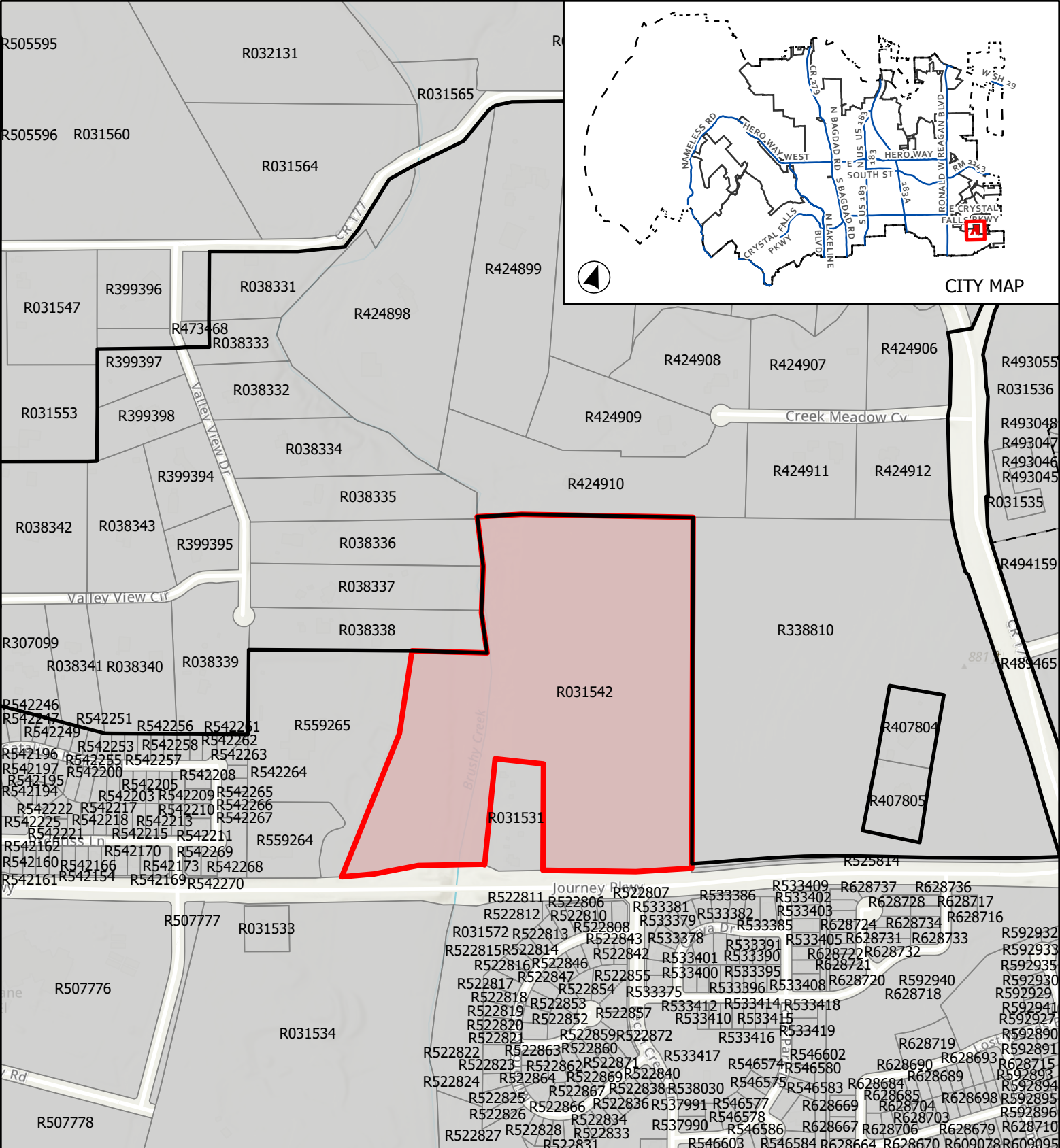
SITUATED IN ANASTASHA CARR SURVEY
ABSTRACT NO. 122, CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
AS SHOWN	MAV	JGM	8/1/2023	067782805	4 OF 4



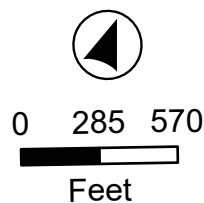
CASE: FP-23-0083

ATTACHMENT 2

BARKSDALE PH 1

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
- ETJ Boundary
- Subject Boundary



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0100 regarding Northline Block B, Lots 1 - 6 Final Plat on one (1) parcel of land approximately 6.19 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R458187; generally located northwest of the intersection of Main Street and Northline Street, 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:

APPLICANT/AGENT:

Kimley-Horn and Associates, LLC (Bradley Wilkins) on behalf of Northline Leander Development, LP (Alex Tynberg)

RECOMMENDATION:

This final plat includes six (6) commercial/residential and/or mixed-use 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:

Cory Dale, Planner

Attachments:

1. FP-23-0100 Att 1 Northline Block B, Lots 1 - 6
2. FP-23-0100 Att 2 Location Map

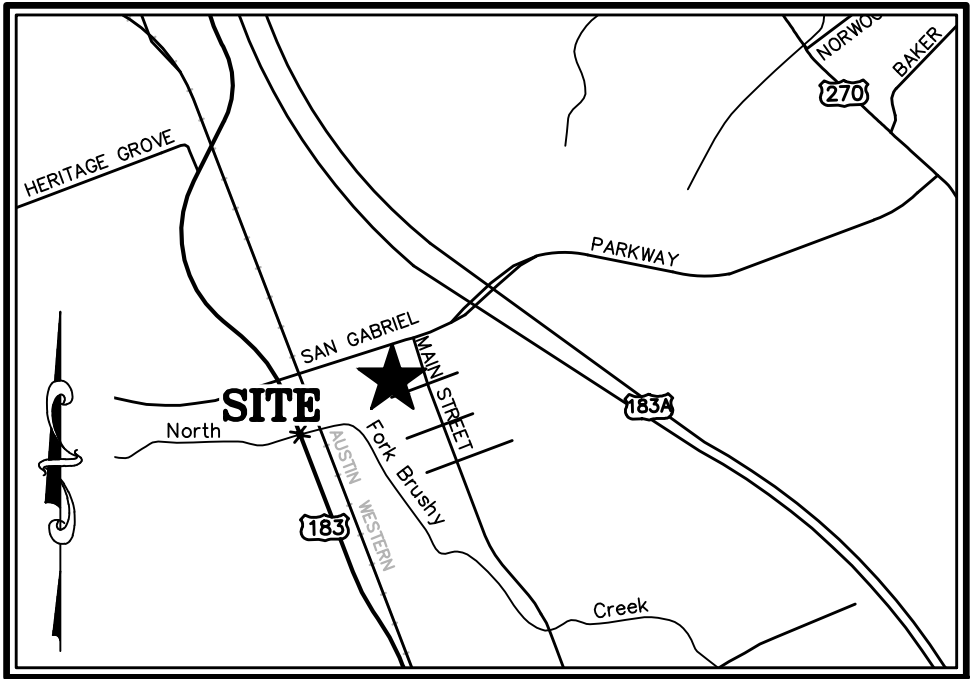
NORTHLINE LOTS 1-6 BLOCK B FINAL PLAT

OWNER:
ALEX TYNBERG, MANAGER
NORTHLINE LEANDER DEVELOPMENT COMPANY, LP
2601 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703
512-496-5373

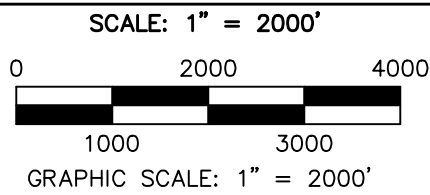
SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-418-1771

SUBMITTAL DATE: AUGUST 1, 2023



VICINITY MAP



- SHEET INDEX:
- 1. COVER SHEET
 - 2. PLAT
 - 3. NOTES AND SIGNATURES

LOT TABLE:

NUMBER OF BLOCKS: 1

NUMBER OF COMMERCIAL, RESIDENTIAL AND/OR MIXED USE LOTS: 6

NUMBER OF PUBLIC CIVIC SPACE LOTS: 0

NUMBER OF PRIVATE ALLEY/COMMON SPACE LOTS: 0

TOTAL NUMBER OF LOTS: 6

TOTAL ACREAGE: 6.1904

LOT SUMMARY TABLE			
LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
BLOCK B, LOT 1	COMMERCIAL AND/OR MIXED USE	1.0730 ACRES	46,740 SQ. FT.
BLOCK B, LOT 2	COMMERCIAL AND/OR MIXED USE	1.5856 ACRES	69,069 SQ. FT.
BLOCK B, LOT 3	COMMERCIAL AND/OR MIXED USE	0.5328 ACRES	23,208 SQ. FT.
BLOCK B, LOT 4	COMMERCIAL AND/OR MIXED USE	1.0858 ACRES	47,299 SQ. FT.
BLOCK B, LOT 5	COMMERCIAL RESIDENTIAL AND/OR MIXED USE	0.8844 ACRES	38,525 SQ. FT.
BLOCK B, LOT 6	COMMERCIAL AND/OR MIXED USE	1.0288 ACRES	44,815 SQ. FT.
TOTAL		6.1904 ACRES	269,656 SQ. FT.

Kimley»Horn

PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/26/2023
Project:	00508
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	1 OF 3

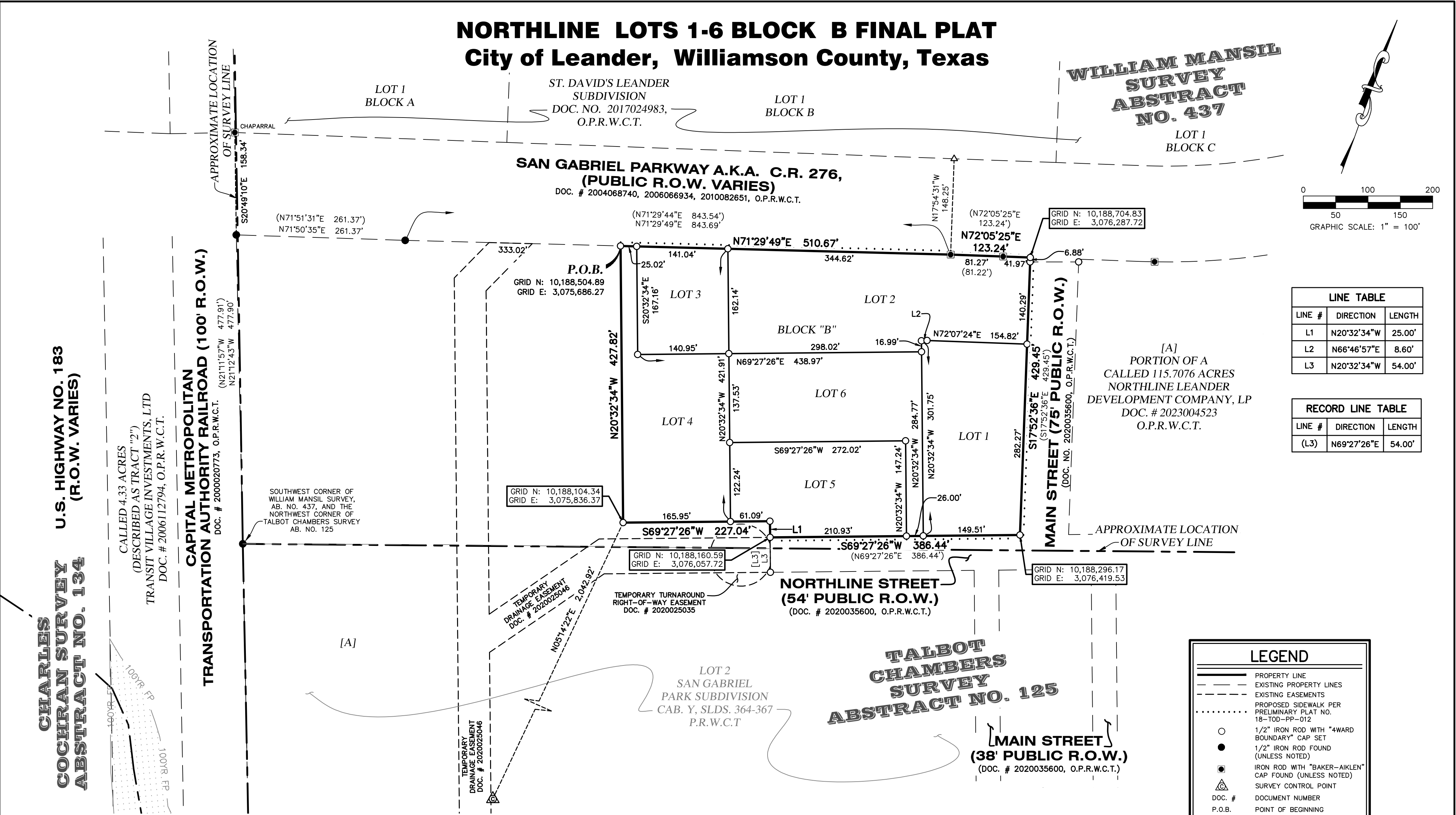
NORTHLINE LOTS 1-6 BLOCK B FINAL PLAT
City of Leander, Williamson County, Texas

**WILLIAM MANSIL
SURVEY
ABSTRACT
NO. 437**



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°32'34"W	25.00'
L2	N66°46'57"E	8.60'
L3	N20°32'34"W	54.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L3)	N69°27'26"E	54.00'



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138805545.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) (GEOID 18 (CONUS)) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE 06-23-2016, 4WARD CONTROL POINT WAS CHECKED TO LCRA, MON AZ53, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10183259.8400, E 3077908.5950, ELEV. 972.29'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. LINE WORK SHOWN WAS GATHERED FROM THE CAPITAL AREA COUNCIL OF GOVERNMENTS GIS DATA.

BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W., ±50' NORTH FROM A STORM SEWER MANHOLE ON A CURB INLET ON THE SOUTH SIDE OF SAN GABRIEL PARKWAY ROAD, AND ±14' FROM A TRAFFIC SIGNAL POLE ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W.
GRID NORTHING: 10189097.365, GRID EASTING: 3076865.714, ELEVATION = 981.84'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB INLET ON THE SOUTH SIDE OF WEST METRO ROAD, BEING ±8.5' FROM A STORM SEWER MANHOLE ON THE SAME CURB INLET, ALSO BEING ±69' FROM A FIRE HYDRANT ON THE NORTH SIDE OF WEST METRO ROAD.
GRID NORTHING: 10186297.583, GRID EASTING: 3076187.031, ELEVATION = 957.11'.

**TALBOT
CHAMBERS
SURVEY
ABSTRACT NO. 125**

**MAIN STREET
(38' PUBLIC R.O.W.)**
(DOC. # 2020035600, O.P.R.W.C.T.)

[A]
PORTION OF A
CALLED 115.7076 ACRES
NORTHLINE LEANDER
DEVELOPMENT COMPANY, LP
DOC. # 2023004523
O.P.R.W.C.T.

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- PROPOSED SIDEWALK PER PRELIMINARY PLAT NO. 18-TOD-PP-012
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "BAKER-AIKLEN" CAP FOUND (UNLESS NOTED)
- SURVEY CONTROL POINT
- DOC. # DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- CAB./SLD. CABINET, SLIDE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DEED DOC. # 2019058968
- [.....] RECORD INFORMATION PER PLAT DOC. # 2020035600

PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012

Kimley»Horn

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/26/2023
Project: 00508
Scale: 1" = 100'
Reviewer: PRB
Tech: BAP
Field Crew: TF/BAP
Survey Date: MAR. 2018
Sheet: 2 OF 3

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS
THAT NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 6.1904 ACRE (269,656 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, SAID 6.1904 ACRES BEING A PORTION OF A CALLED 115.7076 ACRES (DESCRIBED AS EXHIBIT A) RECORDED IN DOCUMENT NO. 2023004523 (O.P.R.W.C.T.), DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, EASEMENTS 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:

"NORTHLINE LOTS 1-6 BLOCK B FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
BY: NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: TYNBERG, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER

BY: _____
ALEX TYNBERG, MANAGER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED ALEX TYNBERG, AS MANAGER OF TYNBERG, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS MANGER OF NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT, DATED DECEMBER 27, 2019, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT DOCUMENT NO. 2019125629.

LIENHOLDER NAME: VERABANK, N.A.

BY: _____
NAME: JONATHAN VOIGHT
TITLE: SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED, JONATHAN VOIGHT, AS SENIOR VICE PRESIDENT OF VERABANK, N.A., ON BEHALF OF SAID VERABANK, N.A., 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: _____

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRADLEY M. WILKINS, 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.

BRADLEY M. WILKINS P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 141652, STATE OF TEXAS

DATE

NORTHLINE LOTS 1-6 BLOCK B FINAL PLAT
City of Leander, Williamson County, Texas

SURVEYOR'S CERTIFICATION:

THAT I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 202103143 (EFFECTIVE 10/29/21), WHICH AFFECT THIS SUBDIVISION IS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5940 STATE OF TEXAS

DATE

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.1904 ACRES (269,656 SQUARE FEET) OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 115.7076 ACRES TRACT CONVEYED TO NORTHLINE LEANDER DEVELOPMENT COMPANY, LP IN DOCUMENT NO. 2023004523 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 6.1904 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY - C.R. 279 (RIGHT-OF-WAY VARIES) AND BEING IN THE NORTH LINE OF SAID NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT, AND BEING THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF; FROM WHICH A 1/2-INCH IRON ROD FOR AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY BEARS S71°29'49"W, A DISTANCE OF 333.02 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY AND THE NORTH LINE OF SAID NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT, N71°29'49"E, A DISTANCE OF 510.67 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND FOR AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY AND NORTH LINE OF SAID NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY AND THE NORTH LINE OF SAID NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT, N72°05'25"E, A DISTANCE OF 123.24 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY AND THE WEST RIGHT-OF-WAY LINE OF MAIN STREET (75' PUBLIC RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.) FOR THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET, S17°52'36"E, A DISTANCE OF 429.45 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTHLINE STREET (54' PUBLIC RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2020035600 (O.P.R.W.C.T.) FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHLINE STREET, S69°27'26"W, A DISTANCE OF 386.44 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE NORTHWEST CORNER OF SAID NORTHLINE STREET FOR THE SOUTH CORNER HEREOF;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, OVER AND ACROSS SAID NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N20°32'34"W, A DISTANCE OF 25.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ELL CORNER HEREOF;
- 2) S69°27'26"W, A DISTANCE OF 227.04 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
- 3) N20°32'34"W, A DISTANCE OF 427.82 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING 6.1904 ACRES (269,656 SQUARE FEET) MORE OR LESS.

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.

5. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE LEANDER SMARTCODE, AS MODIFIED BY THE NORTHLINE PUD ORDINANCE AS AMENDED FROM TIME TO TIME.

6. 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.

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

8. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MAIN STREET AND NORTHLINE STREET. SIDEWALKS WILL BE INSTALLED ON SOUTH SIDE OF SAN GABRIEL PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS) SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

9. THIS PLAT CONFORMS TO THE MINOR REVISED PRELIMINARY PLAT AND THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 25, 2019.

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

11. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

12. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED UTILITY LINES CONTAINED IN AN EASEMENT.

13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

14. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20, 2019.

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.

ATTEST:

DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. 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____, A.D., AT ____ O'CLOCK, ____M. AND DULY RECORDED THIS THE

DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M. IN THE PLAT RECORDS OF SAID 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

SURVEYOR:
4WARD LAND SURVEYING
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD,
BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-418-1771

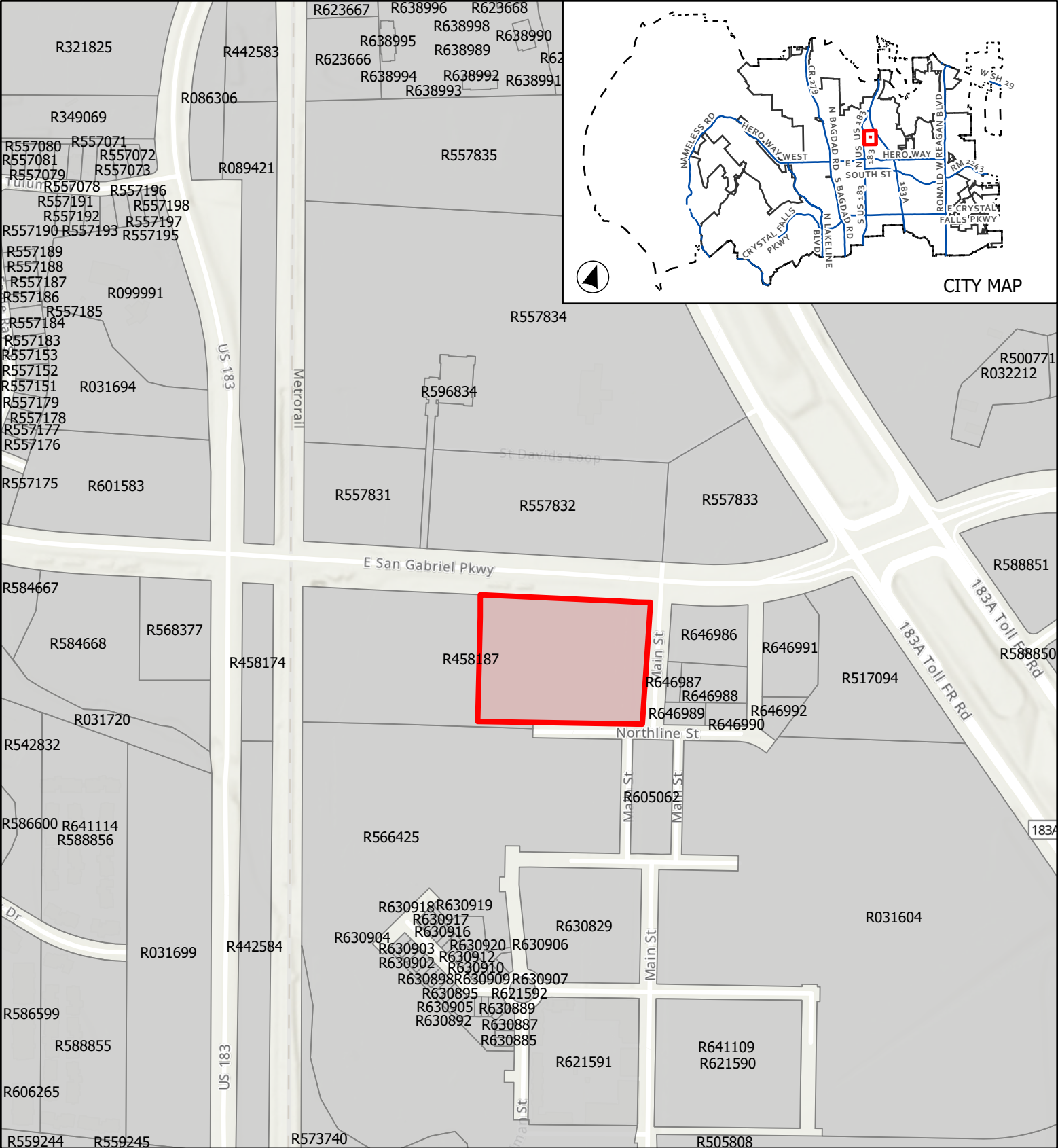
Kimley»Horn

PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/26/2023
Project:	00508
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	3 OF 3



CASE: FP-23-0100

ATTACHMENT 2

NORTHLINE BLOCK B, LOTS 1-6

Location Map

-  City Limits
-  ETJ Boundary
-  Subject Boundary



0 215 430



Feet

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.

FINAL PLAT OF
SHOPS AT BAGDAD SQUARE
4.672 ACRES TRACT OF LAND
DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 2021122871
SITUATED IN THE ELIJAH D HARMOND SURVEY, ABSTRACT NUMBER 6
IN WILLIAMSON COUNTY, TEXAS

OWNER:

BAGDAD RD LEANDER LLC
PRAVEEN GUDURU
3000 POLAR LN SUITE 404
CEDAR PARK, TX 78613
(973) 723-4862

SURVEYOR:

RICHARD G. LANTIS, R.P.L.S.
THE ALTUM GROUP
10421 GULF DALE STREET
SAN ANTONIO, TX 78216
(512) 964-6613

ENGINEER:

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

LAND USE:

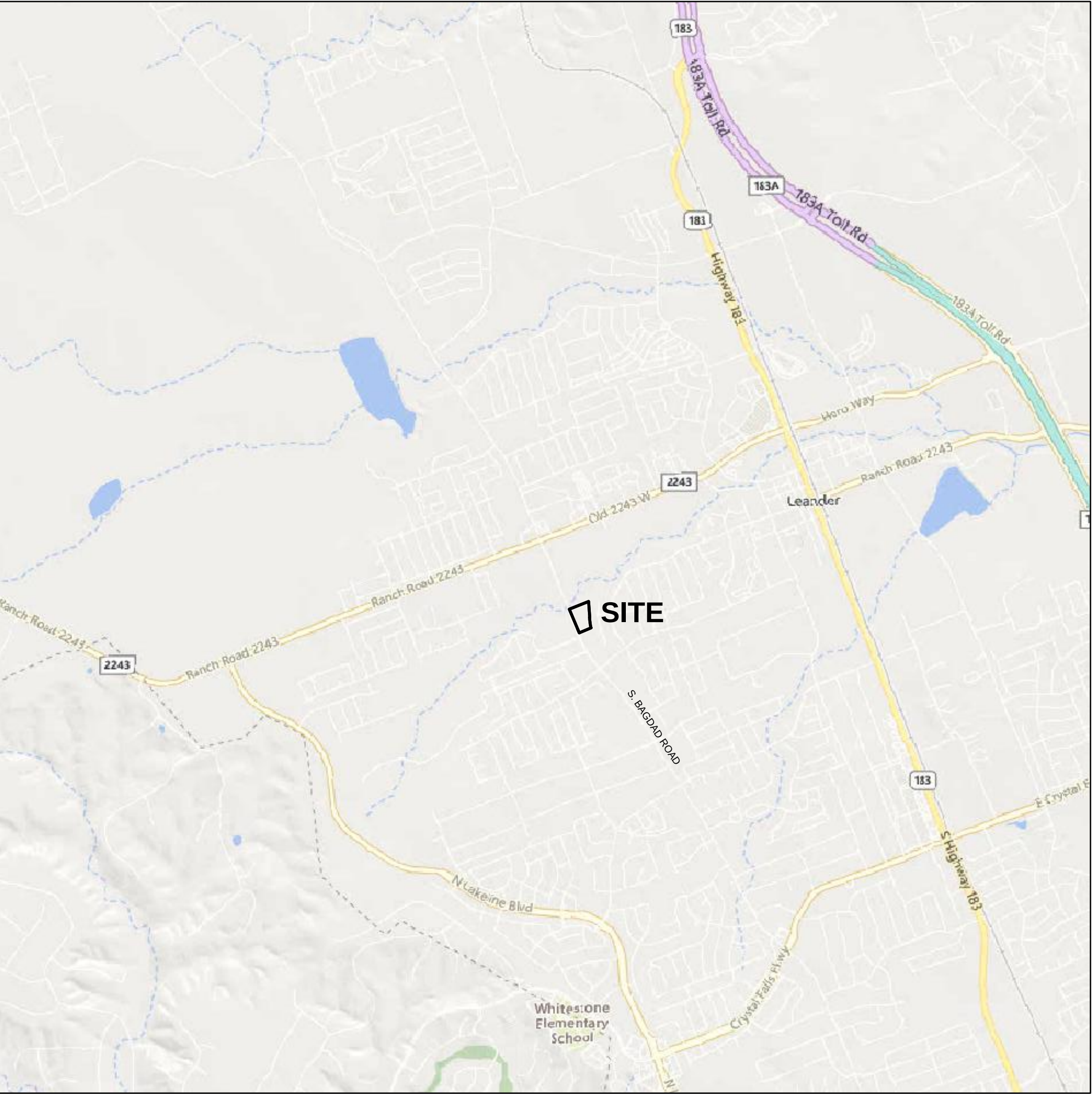
TOTAL ACREAGE: 4.672 AC
TOTAL NUMBER OF BLOCKS: 1
TOTAL COMMERCIAL LOT: 1

SURVEY:

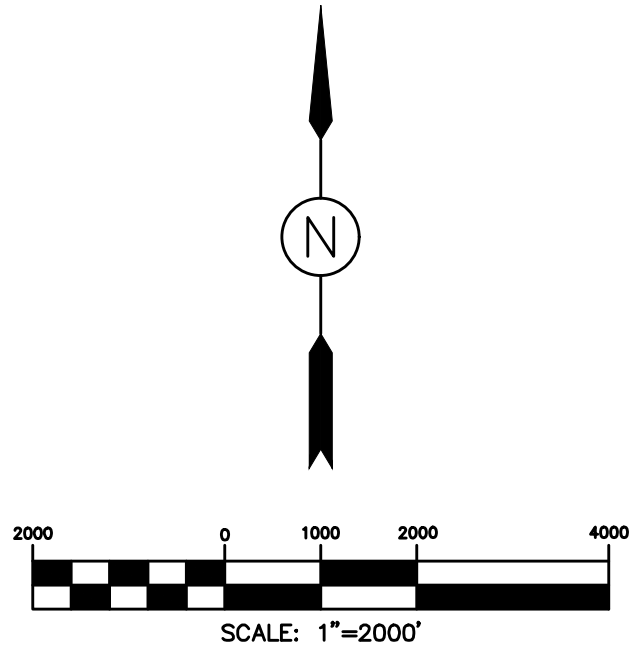
ELIJAH D HARMOND SURVEY,
ABSTRACT NO. 6

FILING DATE:

MAY 16, 2023



INDEX	SHEET
COVER SHEET	1 of 3
FINAL PLAT LAYOUT	2 of 3
NOTES & SIGNATURES	3 of 3





**The
Altum
Group**

10421 Gulfdale Street
San Antonio, TX 78216
t.210.964.4495 f. 760.340.0089
TheAltumGroup.com

ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

TEXAS FIRM NUMBER 10194593

NO.	DATE	REVISIONS	BY

DRAWN BY: VB

SURVEYED BY: KT

DATE: JUNE 21, 2023

APPROVED BY: RGL

PROJECT NO. C1631

SHEET 1 OF 3

FINAL PLAT OF
SHOPS AT BAGDAD SQUARE
4.672 ACRES TRACT OF LAND
DESCRIBED IN DEED RECORDED UNDER
DOCUMENT NUMBER 2021122871
SITUATED IN THE ELIJAH D HARMOND SURVEY,
ABSTRACT NUMBER 6
IN WILLIAMSON COUNTY, TEXAS

LEGEND:

- SET 1/2" IRON ROD SET IRON WITH AN ORANGE PLASTIC CAP STAMPED "TAG 10194593"
- FOUND IRON ROD
- ADJOINER LINE
- ATLAS 14 100 YEAR
- OVERALL BOUNDARY
- EASEMENT LINE
- FLOOD ZONE LINE
- ROAD CENTERLINE
- • • • CENTER LINE OF 10' WIDE SIDEWALK

ABBREVIATIONS:

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

BLANKET EASEMENTS

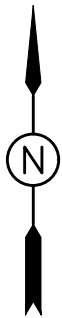
- ELECTRIC UTILITY EASEMENT
PEDERNALES ELECTIC COOPERTIVE, INC.
VOLUME 635, PAGE 323 - O.P.R.W.C.T.
(NOT SHOWN ON PLAT)
- ELECTRIC UTILITY EASEMENT
PEDERNALES ELECTIC COOPERTIVE, INC.
DOCUMENT NUMBER 2008086509 - O.P.R.W.C.T.
(NOT SHOWN ON PLAT)
- WATERLINE EASEMENT
LEANDER WATER SUPPLY CORPORATION
VOLUME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

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.01	N66°15'42"E
L2	250.08	N22°40'29"W
L3	39.00	S67°19'31"W
L4	30.00	N22°40'29"W
L5	65.00	N67°19'31"E
L6	279.60	S22°40'29"E
L7	26.00	S66°15'42"W
L8	9.06	N08°14'45"W
L9	3.03	N81°45'15"E
L10	124.08	N08°05'13"W
L11	192.34	N04°04'25"W
L12	218.48	N08°05'52"W
L13	33.92	N22°07'32"W
L14	29.04	N68°00'10"E
L15	19.96	S22°52'28"W
L16	21.88	S22°07'32"E
L17	177.11	S08°05'52"E

SURVEYOR'S NOTES:

- THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

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



10421 Gulfdale Street
San Antonio, TX 78216
t.210.964.4495 f. 760.340.0089
TheAltumGroup.com

ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
TEXAS FIRM NUMBER 10194593

NO.	DATE	REVISIONS	BY
DRAWN BY: VB		SURVEYED BY: KT	
DATE: JUNE 21, 2023		APPROVED BY: RGL	
PROJECT NO. C1631		SHEET 2 OF 3	

FINAL PLAT OF
SHOPS AT BAGDAD SQUARE

4.672 ACRES TRACT OF LAND

DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 2021122871
SITUATED IN THE ELIJAH D HARMOND SURVEY, ABSTRACT NUMBER 6
IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THE PRESENTS:

THAT PRAVEEN GUDURU AS THE OWNER OF BAGDAD RD LEANDER LLC, BEING THAT CERTAIN 4.672 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021122871 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 SHOPS AT BAGDAD SQUARE.

PRAVEEN GUDURU
3000 POLAR LN SUITE 404
CEDAR PARK, TX 78613

DATE

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, PRAVEEN GUDURU, AS PRESIDENT OF BAGDAD RD LEANDER, A LIMITED LIABILITY COMPANY, ON BEHALF OF SAID BAGDAD RD LEANDER, 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 WILLIAMSON §

THAT I, MICHAEL T. DOGGETT, 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

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

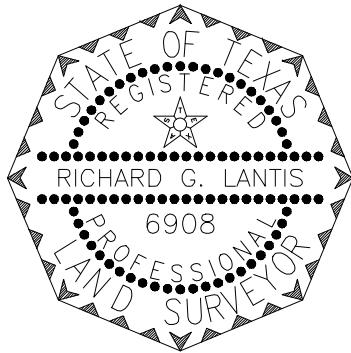
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, RICHARD G. LANTIS, 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 STEWART TITLE GUARANTY COMPANY, FILE NO.1233561 ISSUED APRIL 22, 2021 HAVE BEEN SHOWN OR NOTED HERON AND CONFIRMED BY THE NOTHING FURTHER CERTIFICATE NUMBER AR 2603 ISSUED ON APRIL 3, 2023.

RICHARD G. LANTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6908
10421 GULFDAL STREET
SAN ANTONIO, TX 78216
TEXAS FIRM NO. 10194593

DATE



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.

DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

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, PEDESTRIAN 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, PEDESTRIAN ACCESS AND LANDSCAPE 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 # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALK SHALL BE INSTALLED ON THE EAST SIDE OF BAGDAD ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY CITY COUNCIL ON APRIL 20, 2023.
- 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 INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____.M., AND DULY RECORDED THIS THE DAY OF _____ 20____ A.D., AT _____ O'CLOCK, _____.M., IN THE OFFICIAL PUBLIC 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

METES AND BOUNDS DESCRIPTION
4.672 ACRES
IN THE ELIJAH HAMMOND SURVEY,
ABSTRACT NUMBER 6
WILLIAMSON COUNTY, TEXAS

DESCRIPTION OF A TRACT OR PARCEL OF LAND CONTAINING 4.672 ACRES OR 203,377 SQUARE FEET OF LAND, SITUATE IN THE ELIJAH D. HAMMOND SURVEY, ABSTRACT NUMBER 6 IN WILLIAMSON COUNTY, TEXAS, FURTHER BEING A PART OF THAT 167.02-ACRE TRACT OF LAND DESCRIBED IN DEED E.J. HAWKES AS RECORDED IN VOLUME 2569, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THAT 4.67-ACRE TRACT DESCRIBED IN DEED TO HAWKES INVESTMENTS, LLC AS RECORDED UNDER DOCUMENT NUMBER 201504197 OF SAID O.P.R.W.C.T., SAID 4.672-ACRE TRACT BEING REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARINGS, DISTANCES AND AREAS BEING GRID, BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE IN U.S. SURVEY FEET AS DERIVED FROM A GLOBAL POSITIONING SYSTEM (G.P.S.) SURVEY PERFORMED IN OCTOBER, 2020, AS FOLLOWS:

BEGINNING AT A 1/2-INCH-DIAMETER IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 4.67-ACRE HAWKES INVESTMENTS, LLC TRACT, THE NORTHWEST CORNER OF THAT 3.18-ACRE TRACT OF LAND DESCRIBED IN DEED TO SHERRIE A. MCIVER, ET AL AS RECORDED UNDER DOCUMENT NUMBER 2012108026 OF SAID O.P.R.W.C.T., ON THE EAST LINE OF BAGDAD ROAD, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE N 22° 40' 29" W, WITH THE COMMON LINE BETWEEN SAID 4.67-ACRE TRACT AND THE EAST LINE OF BAGDAD ROAD, AT A DISTANCE OF 563.69 FEET PASSING A 1/2-INCH DIAMETER IRON ROD FOUND MARKING SAID LINE, IN ALL A TOTAL DISTANCE OF 565.53 FEET TO THE SOUTH LINE OF 190 BAGDAD CONDOMINIUMS A SUBDIVISION OF SAID HAMMOND SURVEY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2018042267 OF SAID O.P.R.W.C.T. FOR THE NORTHWEST CORNER OF SAID 4.67-ACRE TRACT AND OF THE ABOVE REFERENCED TRACT OF LAND;

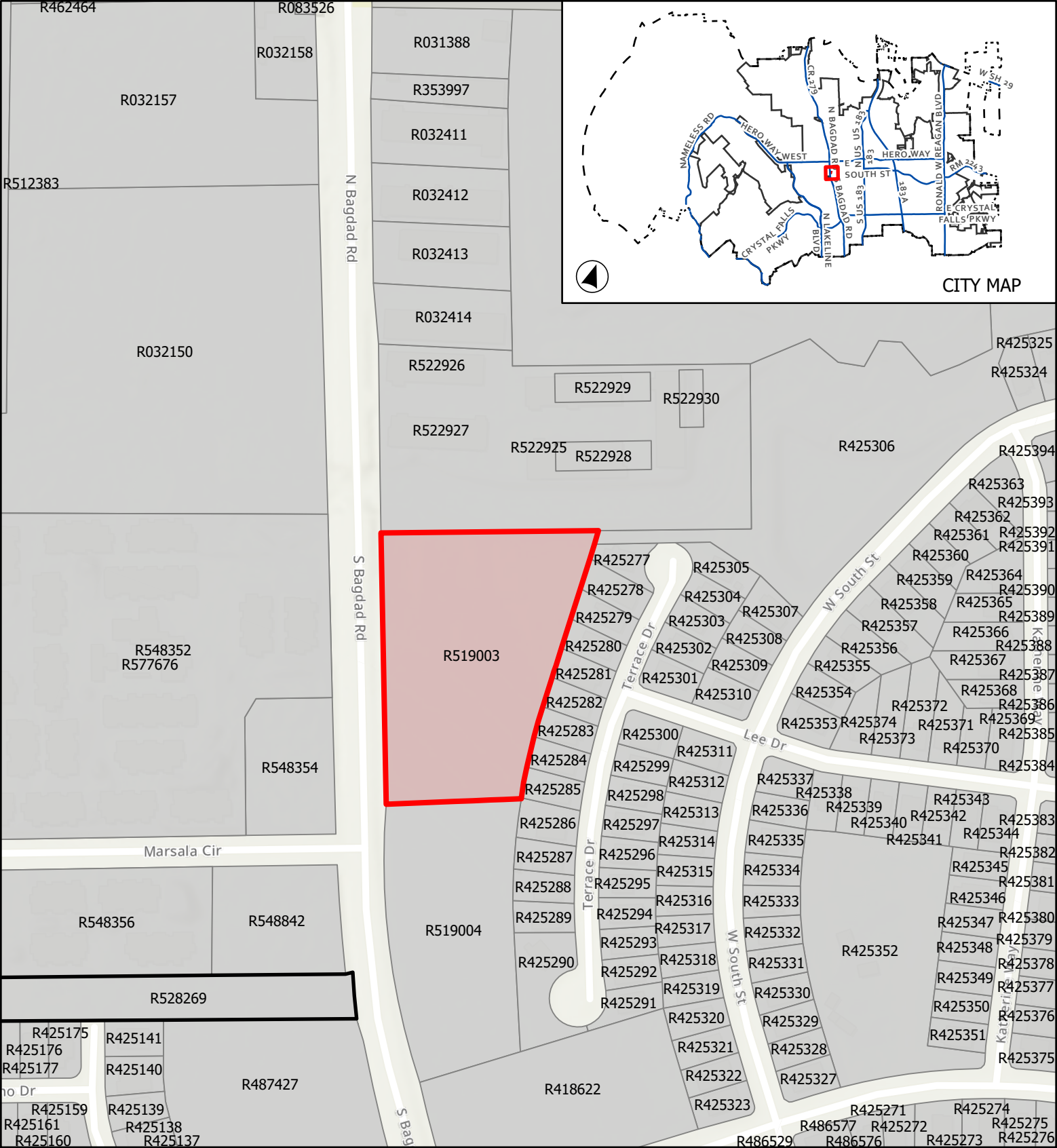
THENCE N 68° 00' 10" E, DEPARTING THE AFORESAID COMMON LINE AND WITH THE COMMON LINE BETWEEN SAID 190 BAGDAD CONDOMINIUMS, SAID 4.67-ACRE TRACT OF LAND AND THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 454.95 FEET TO THE WEST LINE OF WESTVIEW MEADOWS PHASE ONE, A SUBDIVISION OF SAID HAMMOND SURVEY ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED UNDER DOCUMENT NUMBER 2002054671 OF SAID O.P.R.W.C.T.;

THENCE S 4°04' 25" E, WITH THE WEST LINE OF SAID WESTVIEW MEADOWS, PHASE ONE, AT DISTANCES OF 26.00 FEET, 192.78 FEET AND 324.26 FEET PASSING 1/2-INCH DIAMETER IRON RODS FOUND MARKING SAID LINE, IN ALL A TOTAL DISTANCE OF 350.90 FEET TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1325.00 FEET AND A LONG CHORD WHICH BEARS S 7°23' 47" E, A DISTANCE OF 230.49 FEET;

THENCE WITH THE ARC OF SAID CURVE TO THE LEFT, AT ARC DISTANCES OF 38.48 AND 104.61 FEET PASSING 1/2-INCH DIAMETER IRON RODS FOUND MARKING SAID ARC, IN ALL A TOTAL ARC DISTANCE OF 230.78 FEET TO A 1/2-INCH DIAMETER IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 4.67-ACRE TRACT AND THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 3.18-ACRE MCIVER, ET AL TRACT;

THENCE S 66°15' 42" W, WITH THE COMMON LINE BETWEEN SAID 4.67-ACRE TRACT, THE ABOVE REFERENCED TRACT OF LAND AND SAID 3.18-ACRE MCIVER TRACT, A DISTANCE OF 282.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.672 ACRES (203,377 SQUARE FEET) OF LAND, MORE OR LESS.

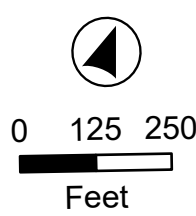
The Altum Group ENGINEERING PLANNING SURVEY ENVIRONMENTAL TEXAS FIRM NUMBER 10194593 10421 Gulfdale Street San Antonio, TX 78216 t.210.964.4495 f. 760.340.0089 TheAltumGroup.com			
NO.	DATE	REVISIONS	BY
DRAWN BY: VB		SURVEYED BY: KT	
DATE: JUNE 21, 2023		APPROVED BY: RGL	
PROJECT NO. C1631		SHEET 3 OF 3	



CASE: FP-23-0075 ATTACHMENT 2 SHOPS AT BAGDAD SQUARE

Location Map

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



- City Limits
- ETJ Boundary
- Subject Boundary



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Approval of Minutes

BACKGROUND:

Draft 12-14-2023 P & Z Minutes attached.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Ellen Coufal

RECOMMENDATION:

Approval of the draft 12-14-2023 P & Z Minutes

PRESENTER:

Attachments:

1. 12-14-2023 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 14, 2023
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, *Vice-Chair*
Place 6 – Laura Lantrip, *Chair*
Place 7 – Scott Calame**

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

Call to Order.

Meeting called to order at 6:00 p.m.

Roll Call.

All commissioners were present except Commissioner Scott Calame.

Director's Report to the Planning & Zoning Commission on actions taken by the City Council at the December 7, 2023 meeting.

Review of meeting protocol.

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion: Approve Consent Agenda Items 1 through 9.

By: John Cosgrove

Seconded: Ron May

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

1. Approval of the minutes for meeting held on November 9, 2023.
2. Approval of Subdivision Case SFP-22-0009 regarding Moon Valley Short Form Final Plat on two (2) parcels of land approximately 8.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; generally located 1,000 feet to the southwest of the

intersection of East Crystal Falls Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

3. Approval of Subdivision Case FP-22-0007 regarding Leander Collective Final Plat on eight (8) parcels of land approximately 11.45 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R036221, R036220, R036219, R036218, R036216, R036215, R619681 and R619682; generally located to the northeast of Horseshoe Drive and South West Drive, Leander, Williamson County, Texas.
4. Approval of Subdivision Case FP-22-0018 regarding Garlock Subdivision Final Plat on one (1) parcel of land approximately 44.628 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R649817; generally located to the south of Gabriel's Horn Road and west of Donetto Drive, Leander, Williamson County, Texas.
5. Approval of Subdivision Case FP-23-0050 regarding Harmony Public School Final Plat on eight (8) parcels of land approximately 24.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R508115, R508114, R508113, R031592, R031591, R031590, R031595 and R031594; generally located on the north side of Hero Way between 183A Toll Road and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
6. Approval of Subdivision Case FP-23-0063 regarding Travisso Phase 3, Section 10 Final Plat on one (1) parcel of land approximately 52.309 acres $\pm$ in size, more particularly described by Travis County Central Appraisal District Parcel 844740; generally located north of Portobello Road and east of Gilded Crest Drive, Leander, Travis County, Texas.
7. Approval of Subdivision Case FP-23-0096 regarding Cantwell Tract Lot 4A & 4B replat on one (1) parcel of land approximately 3.191 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R553028; generally located east of 183A Toll Road and north of E Crystal Falls Parkway, Leander, Williamson County, Texas.
8. Approval of Subdivision Case PP-22-0027 to approve the Bar W Ranch W Phase 8 Preliminary Plat on three (3) parcels of land approximately 80.373 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R523945, R544597 and R652645; generally located at the south east intersection of Bar W Ranch Boulevard and CR 267, Leander, Williamson County, Texas.
9. Approval of Subdivision Case PP-23-0033 regarding Lone Star Landing Phase One Preliminary Plat on one (1) parcel of land approximately 15.37 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located at 610 and 800 County Road 177, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing regarding Subdivision Case CP-23-0023 to adopt the Mac Haik Quick Lane Concept Plan and Preliminary Plat on seven (7) parcels of land approximately 5.725 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R474912, R457903, R031360, R500607, R485578, R474901, and R305748; generally located at the south west corner of Merrill Drive and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0023 as described above.

Motion: Approve Concept Plan CP-23-0023

By: Donnie Mahan

Seconded: Deirdre Moss

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

11. Conduct a Public Hearing regarding Subdivision Case CP-23-0026 to adopt the Highway 29 Commercial Concept Plan on one parcel of land approximately 50.74 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032262; generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0026 as described above.

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

Motion: Approve Concept Plan CP-23-0026

By: James Oliver, Vice Chair

Seconded: Ron May

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

12. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0098 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on one (1) parcel of land approximately 6.314 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031278; and more commonly known as 17451 Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0098 as described above.

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

Motion: Approve Zoning Case Z-23-0098

By: James Oliver, Vice Chair

Seconded: Ron May

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

13. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0008 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

Motion: Approve to postpone CPA-23-0008 until the December 28, 2023, Planning and Zoning meeting, so staff can make the following changes.

1. Update the Urban Mixed Use land use category to reduce the residential the following range: 0% to 50%.
2. Allow for vertical mixed as part of Urban Mixed Use land use category.

By: James Oliver,
Seconded: John Cosgrove

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

REGULAR AGENDA

14. Discuss and consider action on Tree Removal Case TRP-23-0018 regarding removal of ten (10) Heritage Trees and fifteen (15) Significant Trees associated with the Heritage Grove Business Park Site Development Project located at 502 Heritage Grove Road, Leander, Williamson County, Texas.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action

Motion: Approve Tree Removal Case TRP-23-0018

By: Ron May

Seconded: James Oliver, Vice Chair

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

15. Discuss and consider action on updates to the Roadway Impact Fee Service Area Map and the Roadway Impact Fee Study.
- a. Staff Presentation
 - b. Discussion

c. Consider Action

Motion: Approve Roadway Impact Fee Service Area Map Update and the Roadway Impact Fee Study Update.

By: Ron May

Seconded: Deirdre Moss

Yes: Donnie Mahan, John Cosgrove, Ron May, Deirdre Moss, James Oliver, Vice Chair, Laura Lantrip, Chair.

No: None

Abstain: None

16. Adjournment Meeting adjourn at 6:54 p.m.

APPROVED

LAURA LANTRIP, CHAIR

ATTEST:

VERONICA TOVAR, PLANNING COORDINATOR



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0093 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Bagdad Plaza Market Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 2.81 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R594078; and legally described as Lot 1, Block A of the Bagdad Plaza LLC Subdivision, Leander Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Southwest Land Services, Inc. (David Singleton) on behalf of David Nguyen and Emily Dao

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments:

1. Z-23-0093 Att 1 Planning Analysis
2. Z-23-0093 Att 2 Current Zoning - Bagdad Plaza Market Minor PUD
3. Z-23-0093 Att 3 FLU Map - Bagdad Plaza Market Minor PUD
4. Z-23-0093 Att 4 Public Notification - Bagdad Plaza Market Minor PUD
5. Z-23-0093 Att 5 Proposed Zoning - Bagdad Plaza Market Minor PUD
6. Z-23-0093 Att 6 Aerial Map - Bagdad Plaza Market Minor PUD
7. Z-23-0093 Att 7 Bagdad Plaza - PUD Notes
8. Z-23-0093 Att 8 Letter of Intent
9. Z-23-0093 Att 9 Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-23-0093 BAGDAD PLAZA MARKET MINOR PUD

GENERAL INFORMATION

Owner/Agent: Southwest Land Services, Inc. (David Singleton) on behalf of David Nguyen and Emily Dao.

Current Zoning: LC-2-B (Local Commercial)

Proposed Zoning: Bagdad Plaza Market Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial)

Size and Location: The property is located at the northeast corner of S. Bagdad Road and Dexter Drive, including approximately 2.81 acres.

Staff Contact: Michael Chenausky
Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for outdoor fuel sales.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This property is currently zoned for local commercial uses. The developer wishes to build a gas station and retail building at this location. The gas station is required to comply with the required two hundred (200') foot setback from residential properties. In addition, the PUD requires that they construct ten thousand (10,000) square feet of commercial/retail in addition to the convenience store.

Staff does have concerns about the proximity of the gas station to the neighborhood.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	LC-2-B	Undeveloped commercial

EAST	SFC-2-B	Westview Meadows subdivision
SOUTH	LO-2-B & SFC-2-B	Office Condos and Westview Meadows subdivision
WEST	SFU-2-B	Robin Bledsoe Park

SURROUNDING AREA:

This property is located at the northeast corner of S. Bagdad Road and Dexter Drive. This property is adjacent to the Westview Meadows subdivision on the east and developed and undeveloped commercial properties to the north and south along S. Bagdad Road. To the west of the property, across S. Bagdad Road is developed parkland.

PHYSICAL AND NATURAL FEATURES:

There are existing trees onsite which will need to be accounted for at the time of development.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 07/21/1999.

MAJOR CORRIDORS:

This property has access onto S. Bagdad Road.

TRANSPORTATION PLAN REQUIREMENTS:

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bagdad Road	Arterial	Commercial Corridor	126' ROW 6 lanes 10' sidewalk

EXISTING UTILITIES:

This property has access to water and wastewater utilities off Bagdad Rd.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and

which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT

TYPE 2:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

MULTI-USE CORRIDOR

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

NOTIFICATION

- 12/07/2023 - Public Notice on Hill Country News
- 12/13/2023 - Mail Notification to Property Owners within 200'
- 12/13/2023 - Public Hearing Signage Posted on Property
- 12/28/2023 - Planning and Zoning Commission Public Hearing
- 01/18/2023 - City Council Public Hearing & First Reading of the Ordinance
- 02/01/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A virtual neighborhood meeting was held on November 20, 2023. A total of 2 residents/property owners attended the neighborhood meeting a third resident reached out by phone. Please see the Neighborhood Outreach attachment 9 for more detail. Below is a list of comments/concerns that were discussed during the meeting:

- No Concerns.

The following changes were made to address issues discussed.

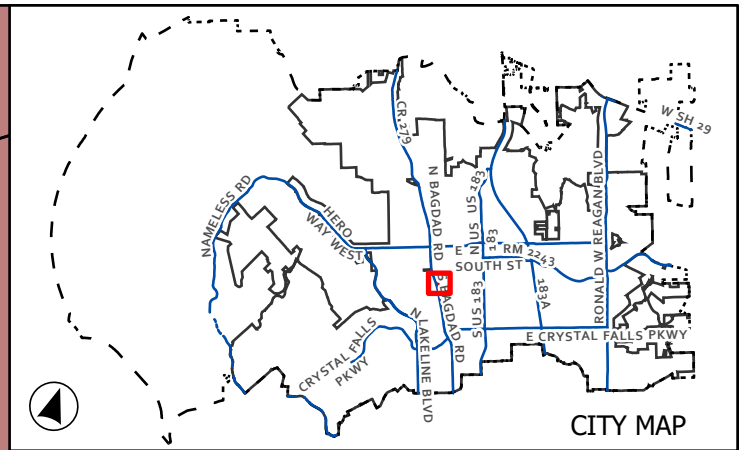
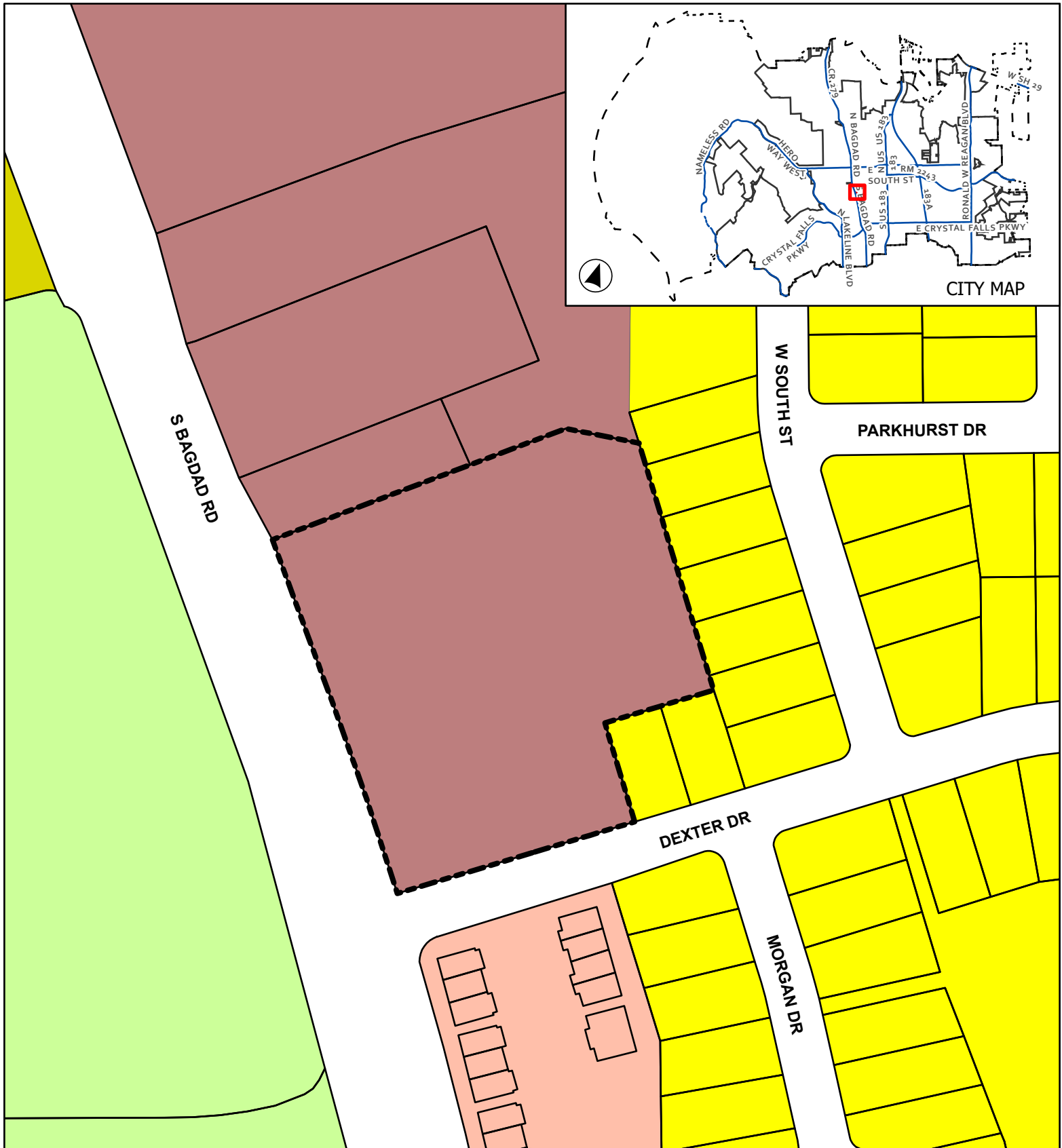
- No Changes.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
Type-A Architectural Standards Minimum of 10,000 SF of commercial/retail to be constructed prior to or concurrently with the fuel station.	Allow commercial fueling to be developed under the Type 2 Site Component.



CASE: Z-23-0093

ATTACHMENT 2

BAGDAD PLAZA MARKET MINOR PUD

Current Zoning

- | | |
|-----------------------------|--------------------------------|
| Leander City Limits | LO - Local Office |
| SFU - Single-Family Urban | LC - Local Commercial |
| SFC - Single-Family Compact | Subject Boundary |
| SFL - Single-Family Limited | Extra-Territorial Jurisdiction |

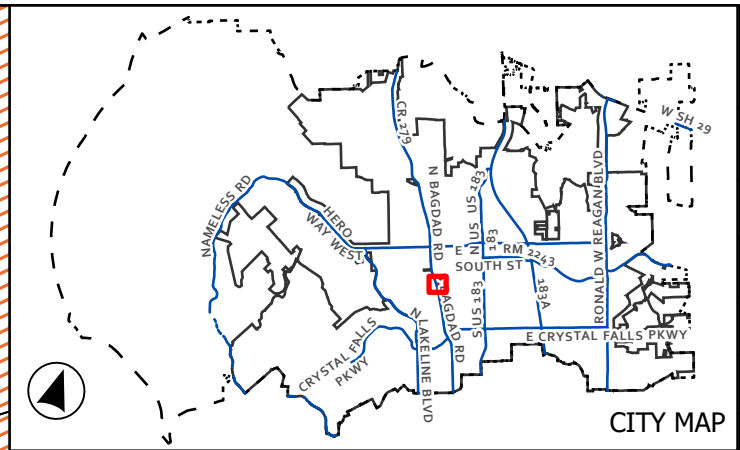
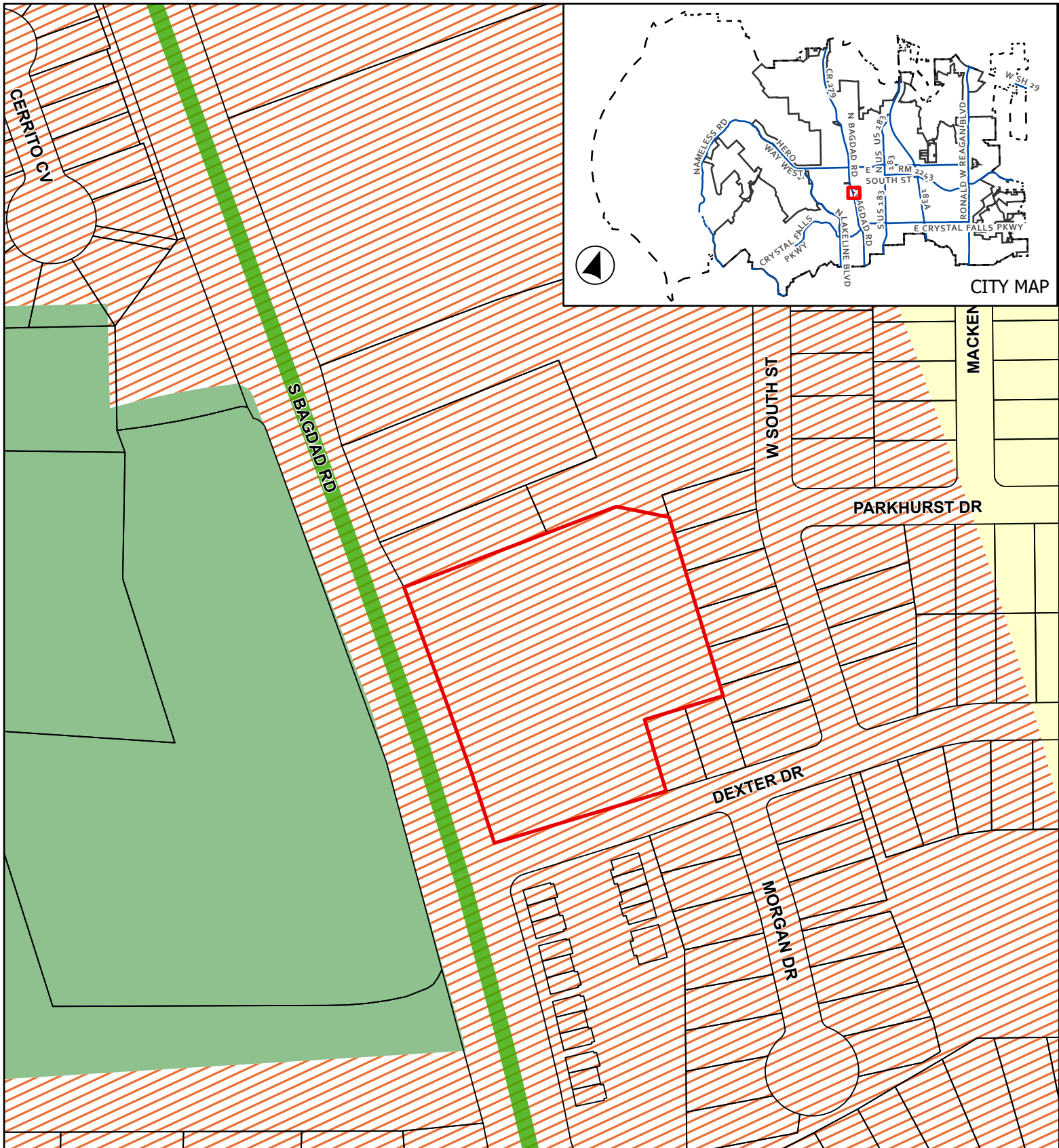
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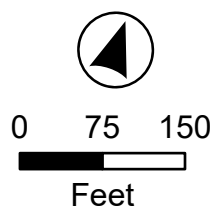
Feet



CASE: Z-23-0093 ATTACHMENT 3 BAGDAD PLAZA MARKET MINOR PUD

Future Land Use Map

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



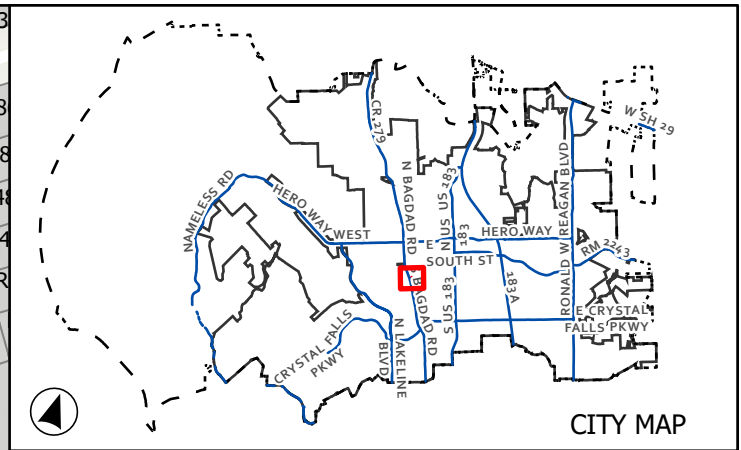
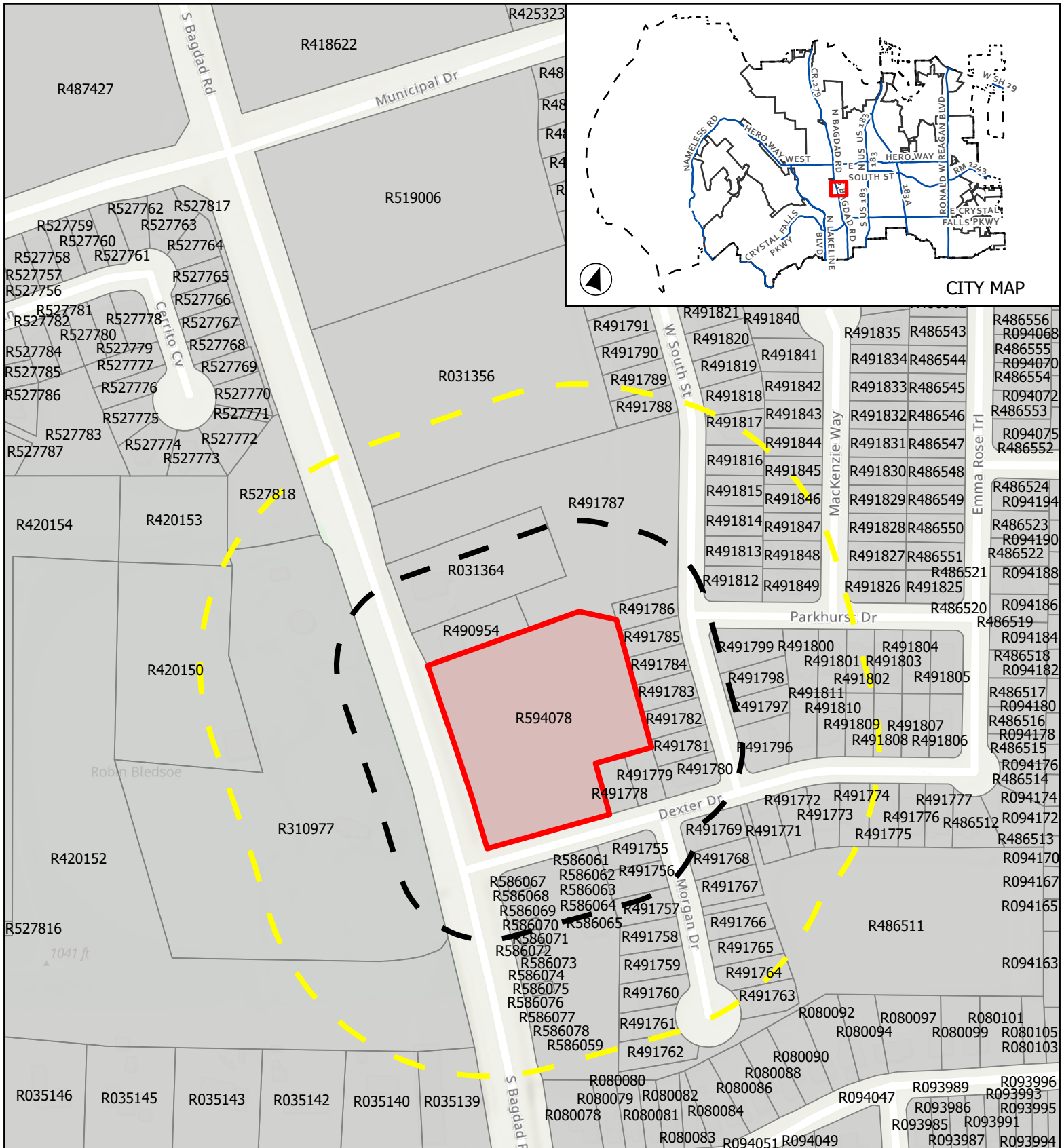
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Arterial 6 Lane, Existing

Future Land Use

- Neighborhood Residential
- Multi-Use Corridor
- Parks and Preserves



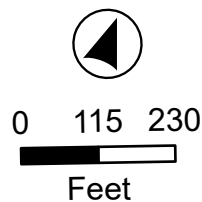
CASE: Z-23-0093

ATTACHMENT 4

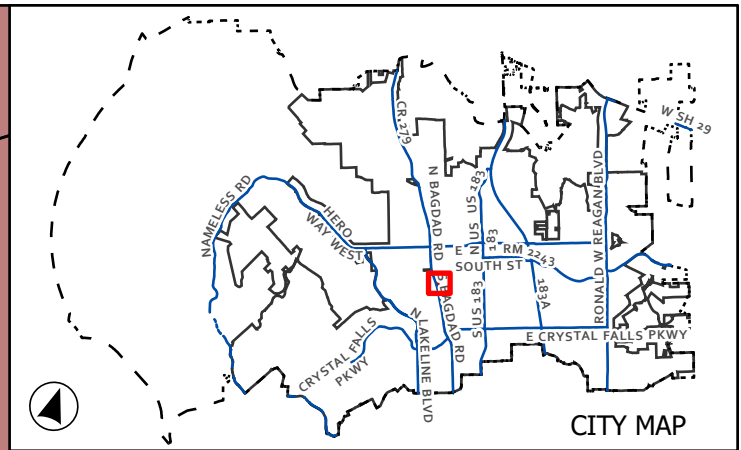
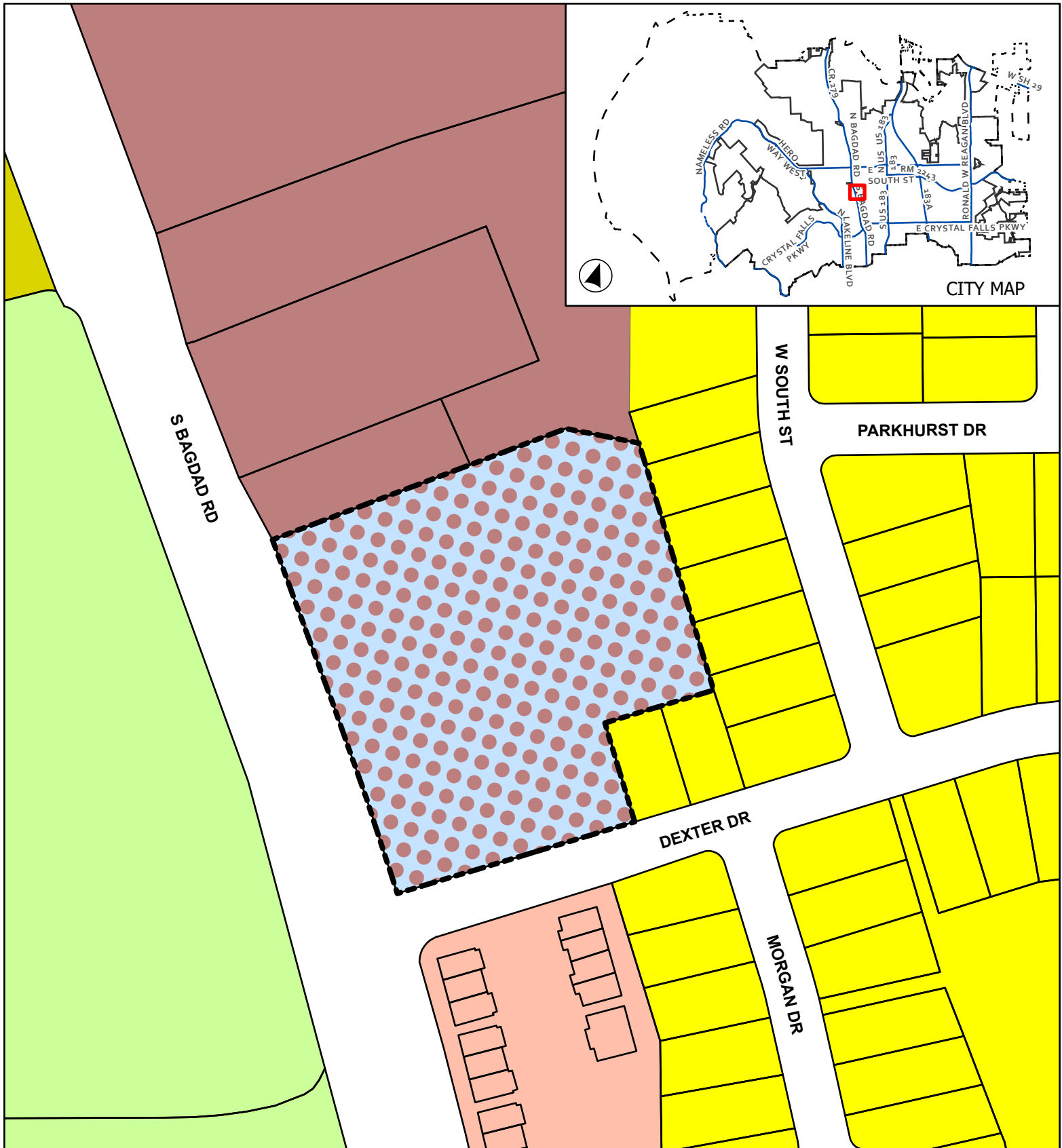
BAGDAD PLAZA MARKET MINOR PUD

Location Map

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



CASE: Z-23-0093

ATTACHMENT 5

BAGDAD PLAZA MARKET MINOR PUD

Proposed Zoning

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- Leander City Limits
- Subject Boundary
- Extra-Territorial Jurisdiction
- SFU - Single-Family Urban
- SFC - Single-Family Compact

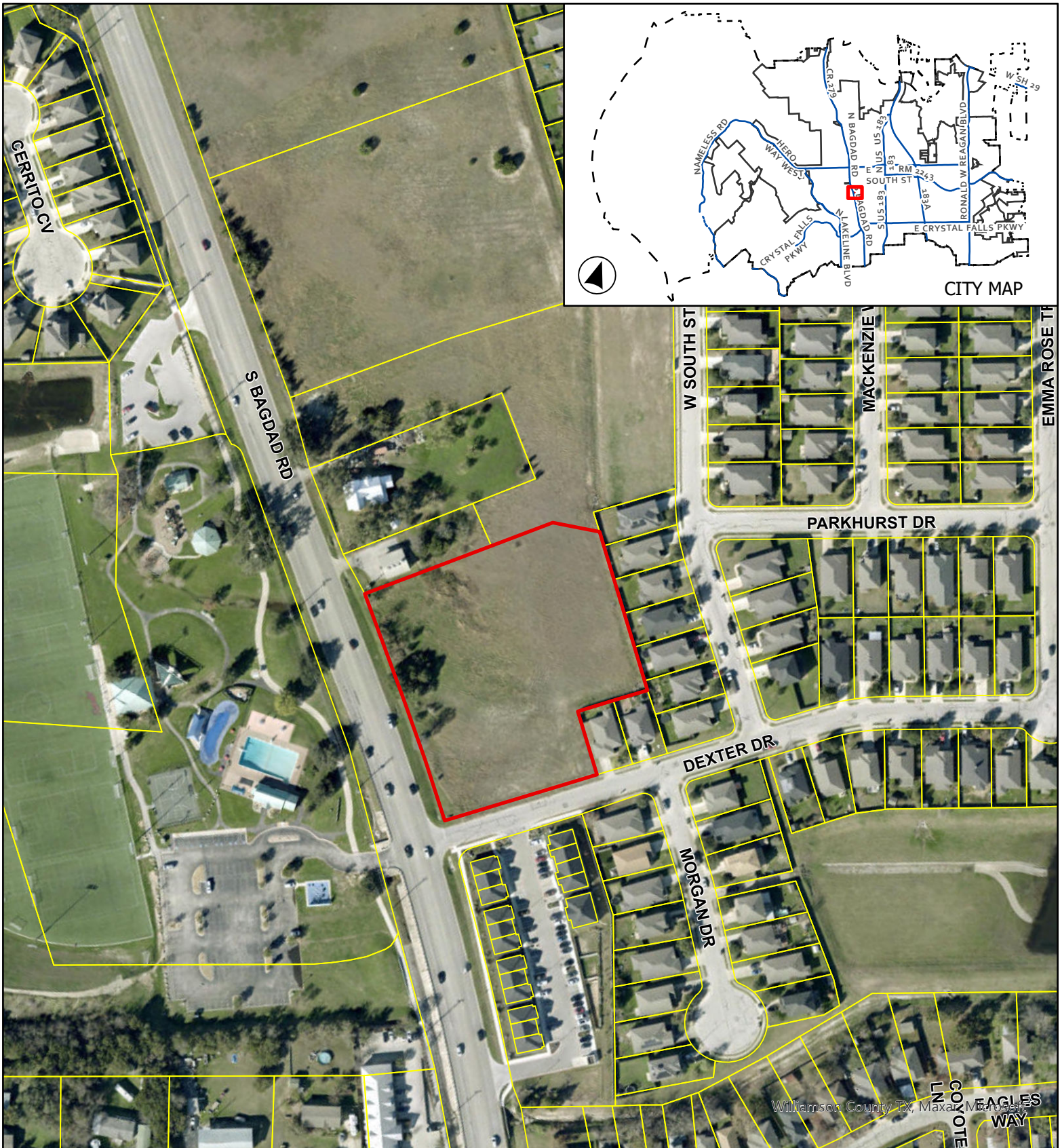
- SFL - Single-Family Limited
- LO - Local Office
- LC - Local Commercial
- PUD - Local Commercial



0 45 90



Feet



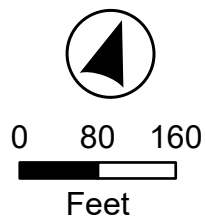
CASE: Z-23-0093

ATTACHMENT 6

BAGDAD PLAZA MARKET MINOR PUD

Aerial Map

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- Leander City Limits
- Subject Boundary

EXHIBIT A

BAGDAD PLAZA MARKET MINOR PLANNED UNIT DEVELOPMENT

A. Purpose and Intent

1. The Bagdad Plaza Market PUD is comprised of approximately 2.80 ac known as Lot 1, Block A, Bagdad Plaza, LLC as shown in Exhibit B.. The development of this property includes a variety of mixed uses including a gas station, retail, restaurant, professional office, and other permitted uses allowed in the LC (Local Commercial) use component.

B. Applicability and Base Zoning

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

LC-2-A (Local Commercial)

C. Allowable / Permitted Uses

1. Commercial fueling is allowed on the property in compliance with the ordinance requirements.
2. Construction of the commercial fueling facilities are not allowed without the concurrent construction of a minimum ten thousand (10,000) square feet of commercial/retail buildings on the property.

October 10, 2023

Robin Griffin, Director of Planning
City of Leander
201 N. Brushy Street
Leander, TX 78641

RE: Bagdad Plaza Market
620 S Bagdad Rd
Minor PUD request

Ms. Griffin,

On behalf of David Nguyen and Emily Dao (Applicants and Owners), we are submitting the enclosed Minor PUD Application to rezone the referenced property approximately 2.81 acres from LC-2-B to PUD with LC-2-B Base Zoning with a limited LC-3-B use restricted to a specific area on the tract. There are no other waivers being requested.

The Owners are proposing one-hundred percent (100%) masonry on the fuel canopy columns and eight-five percent (85%) masonry on all other structures.

The proposed zoning is consistent with the City's Comprehensive Plan and will further the goals established therein by expanding an existing employment base contiguous to existing transportation arterials and provide additional local commercial opportunities within the corporate boundaries of the City.

The topography of the site is relatively flat with slopes of less than two percent (2%). The property has a significant number of trees that will be cataloged during the site plan process in accordance with the City's Tree Ordinance in advance of any further development on the tract.

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

Sincerely,

A handwritten signature in black ink that reads "David Singleton". The signature is written in a cursive, flowing style.

David Singleton

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

A letter was sent to 98 property owners within 500" on November 6th. David Singleton the agent was involved in the communication process. Letter sent and properties notified are attached.

A zoom called was scheduled and conducted on 11/20 with 2 property owners with the project engineer and the agent. A 3rd property owner reached out by phone with similar questions but did not participate in the zoom meeting. Property owners Cody Kennedy(phone), Kevin Leo and Melissa Walsh (Zoom call)

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

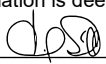
Property owners

3. What concerns were raised during these communications?

No concerns were raised only questions about what was being planned for the site.

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

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

Signature:  Date 11/21/23

SOUTHWEST
LAND SERVICES, INC.

October 31, 2023

Re: Bagdad Plaza Market
620 S Bagdad Road Leander (#R594078)
Proposed Zoning Case

Dear Neighbor,

The purpose of this letter is to notify you of a proposed zoning change in your area. I represent the owners of approximately 2.81 acres located at 620 S Bagdad Road. The owner is proposing to rezone the tract from LC-2-B to PUD with LC-2-A base zoning and a portion of the tract proposed for LC-3-A.

The subject property is located within an area designated as Multi-Use Corridor on the City of Leander's Comprehensive Land Use Plan. This land use designation encourages a mixture of local commercial uses including the uses being proposed for the project. The Comprehensive Plan further identifies Local Commercial (LC) as a suitable zoning category for the corridor.

We are mindful of the recent increase of COVID cases and some may not be comfortable at an in-person meeting, so we are scheduling a Zoom meeting for November 20th 2023 at 7:30 p.m. Please feel free to call, text or email with questions or concerns, or contact our office for the Zoom call login information.

If you would like to discuss this project in greater detail or ask any questions related to this submittal to the City of Leander, please contact me by phone at 512-259-9000 or by email at southwestland@gmail.com. So that we can appropriately represent communications back to the City, please contact us no later than November 20th.

Sincerely,

David Singleton

Mailing address: P.O. Box 984 Leander Texas 78646-0984
Delivery address: 108 Paloma Point, Georgetown Texas 78628
southwestland@gmail.com 512.259.9000



EXECUTIVE SUMMARY
12/28/2023

AGENDA SUBJECT:

Discuss and consider action regarding Comprehensive Plan Case CPA-23-0008 to adopt an updated Comprehensive Plan including the update of the future land use plan and map; and to provide for related matters; Williamson & Travis Counties, Texas.

BACKGROUND:

This request is the first step in the Comprehensive Plan Amendment process. The adoption of the current Comprehensive Plan was on April 01, 2021 with the five year update provided on March 3, 2022. Since adoption of the plan, staff has updated the Future Land Use Map four times as described below.

1. 10/12/2021 – Updated the Activity Center located to the east of Hero Way and Ronald W Reagan Blvd to support large lot residential.
2. 03/03/2022 – City initiated an amendment to add more Employment Center. This amendment also updated the center referenced in the 10/12/2021 amendment to allow for large lot residential when the property is subject to Edwards Recharge Zone Requirements.
3. 04/07/2022 – Updated the Activity Center located to the southwest of the intersection to allow additional residential zoning.
4. 05/19/2022 – Updated the Multi-Use Corridor along Bagdad Road to allow residential zoning.

HISTORY/TIMELINE:

04/01/2021 Adoption of the Comprehensive Plan
10/12/2021 Update to the Future Land Use Map (Hampton Park Estates)
03/03/2022 Update #1 to the Comprehensive Plan
04/07/2022 Update to the Future Land Use Map (M Ranch)
05/19/2022 Update to the Future Land Use Map (Leander Estates)
02/16/2023 Planning & Zoning Commission Provided a review of the Comprehensive Plan
12/14/2023 Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff has received direction from Council to make updates to the Comprehensive Plan with regards to reducing residential zoning permitted in Activity Centers and Employment Centers, update the Comprehensive Plan and Future Land Use Map to address changes to the Transportation Master Plan and provide clarity on some land use categories. This amendment also includes a change to the Future Land Use Map to the southwest of the intersection of 183A Toll Road and Hero Way. During the December 14th Planning and Zoning Commission meeting, staff was additionally directed to make updates to the Comprehensive Plan with regards to a reduction in

desired mix of residential zoning percentage and encourage additional vertical-mixed use projects within the Urban-Mixed Use land use category.

PRESENTER:

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

Attachments:

1. CPA-23-0008 Att 1 Planning Analysis
2. CPA-23-0008 Att 2 FLU Map - Encourage Commercial
3. CPA-23-0008 Att 3 Proposed FLU Map - Encourage Commercial



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CPA-23-0008 PLAN & FUTURE LAND USE MAP UPDATE

GENERAL INFORMATION

Applicant: City of Leander
Staff Contact: Robin M. Griffin, AICP
 Executive Director of Development Services

REQUEST

The purpose in this amendment is to update the Comprehensive Plan with regards to reducing residential zoning permitted in Urban Mixed-Use, Activity Centers and Employment Centers, update the Comprehensive Plan and Future Land Use Map to address changes to the Transportation Master Plan and provide clarity on some land use categories.

COMPREHENSIVE PLAN TEXT UPDATES:

CHAPTER 4: COMMUNITY DIRECTION

ACTIVITY CENTER

CURRENT TEXT



ACTIVITY CENTER

Intent and Character

Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.



Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	In a mixed use development, vertically-integrated mixed use buildings secondary to a non-residential primary use, such as mixed-use urban lofts. Lofts should be integrated into broader development plans, with amenities and walkable connections. Design of the high-density should be in urban and not suburban form. Townhouse-style mid-density is also allowed.
Commercial	Commercial retail, professional offices, personal services, restaurants, grocery stores, big box retail, entertainment, fuel sales, hotels, and similar regional uses.
Industrial	Not appropriate
Institutional	Public recreational uses (e.g., urban plazas and greens); and utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis, assuming an integration with the design character proposed for the Activity Center.

Desired Mix
(Land distribution)

70-100% Non-Residential
0-30% Residential

PROPOSED CHANGES:

1. Update the Appropriate Land Use Types matrix to callout a desired mix of 0% residential and clarify this desired mix percentage for residential shall apply to the first story building footprints. This change is supported by the City Council passed Water Resolution.

- Update the Appropriate Land Use Types matrix residential section to clarify residential (high-density apartments and/or lofts) are only allowed in a vertical mixed-use building or development and in support of commercial uses. This update is further strengthened by the verbiage contained under the Intent and Character Section where “High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.” This would typically be seen as a Planned Unit Development for a portion or whole of a site.



Activity Center illustration of a hypothetical integrated, mixed-use development at a strategic location.

Source: 2015 Destination Leander Plan (LandDesign)

Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- The size of the activity center is intended to be flexible if the proposed development still embodies the intent and character of the activity center classification.
- Development quality (architecture and landscaping) should be of higher quality.
- Although not required, regional detention should be encouraged to serve all parcels in an activity center. This allows for more intensity of use across the rest of the activity center.
- Internal vehicular and pedestrian interconnectivity among uses and parcels is required along with connection to adjacent development.
- Major entrance drives to the activity center should be designed with center planted medians.
- Site development configuration and circulation should account transit stops and accommodations.
- On-site parking should be first accommodated through decreased minimum parking requirements, followed by on-street parking, shared parking, and structured parking placed away from main pedestrian pathways. Individual surface lots for each parcel should not be required.
- Outparcels placed along arterial and collector roads should be developed and connected to serve the internal roads of the activity center.
- Building height and mass should be designed to maximize compatibility with adjacent uses, where the highest intensity is placed at the center of the activity center.
- The make-up of the center that includes the intersection of Ronald W Reagan Blvd and Hero Way may include up to 30% residential. Properties proposed for the SFR (Single-Family Rural) use component and located within the Edward's Aquifer Recharge Zone shall not count against the percentage.

Existing Zoning District Suitability

- Single-family Townhouse (SFT)
- Local Office (LO)
- Local Commercial (LC)
- General Commercial (GC)
- Planned Unit Development (PUD)

Code Assessment Considerations

- Consider Activity Center zoning guidance for development that is likely to be memorialized as a PUD
- Consider creation of a mid-density multifamily district
- Consider including development incentives to signal priorities
- Study regional detention options in partnership with developers
- Access management and turning movement lanes for entry points
- Increase height requirements
- Reduce tree and landscaping requirements, but ensure quality streetscapes
- Reduce parking ratios and incentivized shared parking

PROPOSED CHANGES:

- Update Code Assessment Consideration to remove bullet point #2 – “consider creation of a mid-density multifamily district”. Removal of this item is supported by the spirit and intent of a vibrant, commercial oriented Activity Center.
- Remove bullet point #10 under Guidance and Interpretation. This bullet allows up to 30% residential uses within the hard corner of Ronald Reagan and Hero Way intersection. Primary lots in this area already have a commercial zoning designation and would be better suited for commercial or mixed-use development. Future access-controlled improvements at the intersection of Ronald Reagan at Hero Way would lend itself to more commercial uses.
- Remove Single-Family Townhouse designation under Existing Zoning District Suitability. Townhomes are not supportive of the current Water Resolution and do not align with the spirit and intent of the Activity Center designation.

EMPLOYMENT CENTER**CURRENT TEXT**



EMPLOYMENT CENTER



Intent and Character

The Employment Center future land use category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/ diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	High-density residential may be allowed on a limited or conditional basis, only allowed as part of a mixed use development in vertically-integrated mixed use buildings, secondary to an employment use(s) in a project. Design of the high-density should be in urban and not suburban form. Single-family is not appropriate.
Commercial	Commercial retail, office, personal service, and restaurant uses, including drive-throughs. Retail uses are more appropriate for those types of uses which support the employment center but could be considered otherwise based on location and individual circumstances (e.g., at major intersections).
Industrial	Flexible office/warehouse, logistics and distribution centers, data centers, corporate offices and/or campuses, and light manufacturing.
Institutional	Utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis, assuming integration with the design character for the Employment Center area.

Desired Mix **80-100 Non-Residential**
(Land distribution) **0-20% Residential**

PROPOSED CHANGES:

1. Update the Appropriate Land Use Types matrix to callout a desired mix of 0% residential and clarify this desired mix percentage for residential shall apply to the first story building footprints. This change is supported by the City Council passed Water Resolution.
2. Remove reference to “limited, integrated high-density residential only buildings, with such scenarios being tightly regulated to ensure proper mix” within the Intent and Character section. This statement conflicts with both the Water Resolution and the residential use statement under Appropriate Land Use Types matrix.



Professional Office and Retail Strip



Office



Vertical Mixed-Use with Ground Floor Office/Retail

Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- New non-residential development should be located on and take access from a collector or greater road classification, or an internal road network designed as part of a larger center.
- Areas within this category should adhere to the recommended mix of non-residential and residential, measured by land distribution. This should be interpreted as a broad area distribution and not a project-by-project required mix. Decisions should be made considering broader community goals and market indicators at the time of proposal.
- Landscaping and aesthetic enhancements should be focused along the perimeter, particularly on major streets and highways, to maintain an attractive gateway feeling.
- Heavy commercial and manufacturing uses should not be zoned adjacent to residential-planned or zoned areas. Such commercial users should take access from internal streets, where practical, and separated with transitional zoning districts and substantial buffering from residential.

Existing Zoning Suitability

• Local Office (LO)	• General Commercial (GC)
• Local Commercial (LC)	• Heavy Commercial (HC)
• Planned Unit Development (PUD)	

Code Assessment Considerations

- Create a "Corporate Campus" zoning district to distinguish the desired office complex in this setting—including amenities and limited residential—from the Local Office district.
- Parking lot and bufferyard landscaping should be used to soften auto-oriented uses and create a suburban character.
- Trucking and loading may be likely, as well as noise and lighting, so appropriate screening and distance are required to ensure compatibility with abutting less intense/dense development areas.
- Review height, setback, and lot coverage restrictions to ensure regulations are not too restrictive that they discourage development.

PROPOSED CHANGES:

1. Begin research and development of the "Corporate Campus" zoning district under Code Assessment Consideration.
2. Add definition of Primary Employer:
A primary employer is a business and/or industry that produces goods or services for statewide, national, or international markets. The goods and services are exported to consumers outside of the local region, resulting in a stream of new income for the local economy. Common primary employers are manufacturing, medical and technology mixed-use developments.
3. Add definition of Campus-style Development:
The campus-style development is intended for regional-serving, primary employers in a planned, campus-like environment for office, research, medical, manufacturing, light industrial and heavy commercial uses. This development type would typically be seen as a mixed-use planned development primarily consisting of non-residential uses supported by high-density, multi-story residential in an integrated pattern. Defining aspects of the campus style development would include large green space/buffering areas, collaborative spaces/zones, outdoor amenities for both workers and community and walkable sidewalks/bike lanes.

URBAN-MIXED USE**CURRENT TEXT**



URBAN MIXED-USE

Intent and Character

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

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

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



Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate
Residential	Single-family attached uses, townhouses, low and medium density multi-family and mixed-use urban lofts.
Commercial	Retail, personal service, office, entertainment and restaurant (without drive-throughs) uses and those uses permitted in the Central area, if they meet appropriate design standards and locational and decision-making criteria.
Industrial	Not appropriate
Institutional	Places of public assembly, public recreational uses (e.g., parks, playgrounds, and urban plazas); and utility and service use (e.g., electrical substations, fire stations, etc.).
Other	Other uses could be permitted as limited or conditional basis, assuming they meet the Urban Mixed-Use character and relationship with the streets.

Desired Mix **40-100% Residential**
(Land distribution) **0-60% Non-Residential**

PROPOSED CHANGES:

1. Update the Appropriate Land Use Types matrix to callout a desired mix of 0% residential and clarify this desired mix percentage for residential shall apply to the first story building footprints. This change is supported by the City Council passed Water Resolution.
2. Update the Appropriate Land Use Types Matrix Residential section to include “A Higher-density residential percentage for apartments or lofts may be allowed on a limited or conditional basis, only allowed as part of a mixed-use development in vertically integrated mixed-use buildings, secondary to allowable commercial uses of an Urban Mixed-Use project. Design of the high-density should be urban and not suburban.”
3. Update the Appropriate Land Use Types matrix residential section to clarify residential (high-density apartments and/or lofts) are only allowed in a vertical mixed-use building or development and in support of commercial uses.
4. Increase the desired mix of Commercial to 0 – 70%.



Guidance and Interpretation

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- New development shall follow an integrated street pattern, in the character of the Smartcode street context. Conventional commercial may be appropriate along 183A frontage, without disassociation from the adjacent, transitional development context.
- New development shall be built with an urban character that follows the performance standards indicative to the greater area, including sidewalks and street trees. A variety of residential, community, and commercial uses are appropriate.
- Connectivity to the station and central areas through trails and sidewalks is critical to maintaining access for transportation and recreation.
- New single-family attached uses (i.e., triplexes) and mixed-use urban lofts are permitted if designed to the current urban character of the area.

Existing Zoning Suitability

- Single-Family Townhouse (SFT)
- Cottage Housing (CH)
- Multi-Family (MF)
- Local Office (LO)
- Tiny House (TH)
- Local Commercial (LC)
- General Commercial (GC)
- Planned Unit Development (PUD)
- Transects (T4, T5, Civic, SD)

Code Assessment Considerations

- Create a mid-density zoning district to accommodate medium-density multi-family at a scale and character consistent with the land use
- Review buffers and screening to ensure compatibility (urban scale)
- Ensure subdivision street requirements when conventional district development is permitted, to maintain urban street patterns
- Connectivity and efficient infrastructure requirements to add value
- Review building height and setbacks for consistency
- Green space and shade considerations

PROPOSED CHANGES:

1. Under Code Assessment considerations, remove reference to “creation of a mixed density zoning district to accommodate medium density multi-family”. This change is supported by the City Council passed Water Resolution.

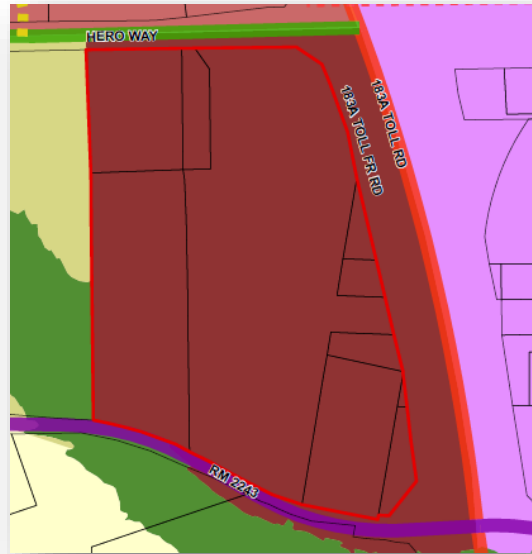
FUTURE LAND USE MAP UPDATES:

The Future Land Use Map update includes a change to the location of different land use categories in response to changes to the Transportation Master Plan, need for more large commercial areas and/or future extensions of roadways.

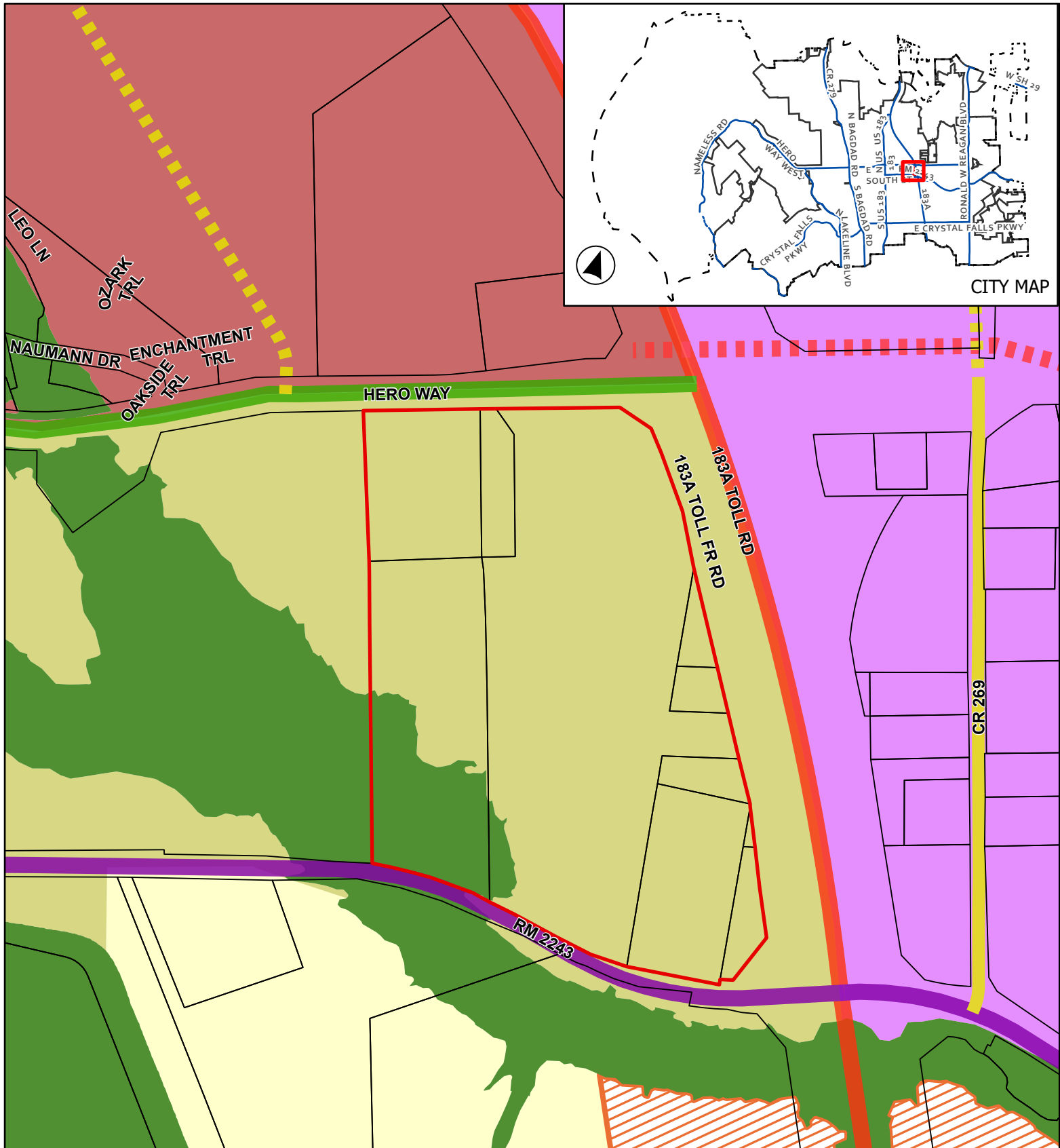
Below, please find a legend for the different land use categories and road types:

Access Controlled, Existing	Access Controlled, Proposed	Rural	Activity Center
Arterial 6 Lane, Existing	ARTERIAL 6, Proposed	Neighborhood Residential	Employment Center
Arterial 4 Lane, Existing	Arterial 4 Lane, Proposed	Transitional	Industrial
Collector, Existing	Collector, Proposed	Neighborhood Center - Solid	Old Town
Rural, Existing	Rural, Proposed	Neighborhood Center	Urban Mixed Use
	Existing School	Multi-Use Corridor	Leander Central
	Future School	Multi-Use Corridor - Priority Corridor	Greenway
	Lakes and Ponds	Neighborhood Center - Priority Corridor	Parks and Preserves
	Streams		

Northwest of the Intersection of 183A Toll Road and RM 2243 – Expands the Activity Center designation to encourage a greater percentage and desired mix of commercial uses along and supportive of 183A Toll Road. The future expansion and accelerated use of 183A Toll Road supports large employers and more commercial uses than residential.

CURRENT:**PROPOSED****PUBLIC HEARING SCHEDULE:****NOTIFICATIONS:**

- 11/22/2023 - Public Notice on Hill Country News
- 12/14/2023 - Planning and Zoning Commission Public Hearing
- 01/04/2023 - City Council Public Hearing & First Reading of the Ordinance



CASE: CPA-23-0008

ATTACHMENT 2

COMPREHENSIVE PLAN UPDATE
ENCOURAGE COMMERCIAL

Future Land Use Map



0 185 370

Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 6 Lane, Existing

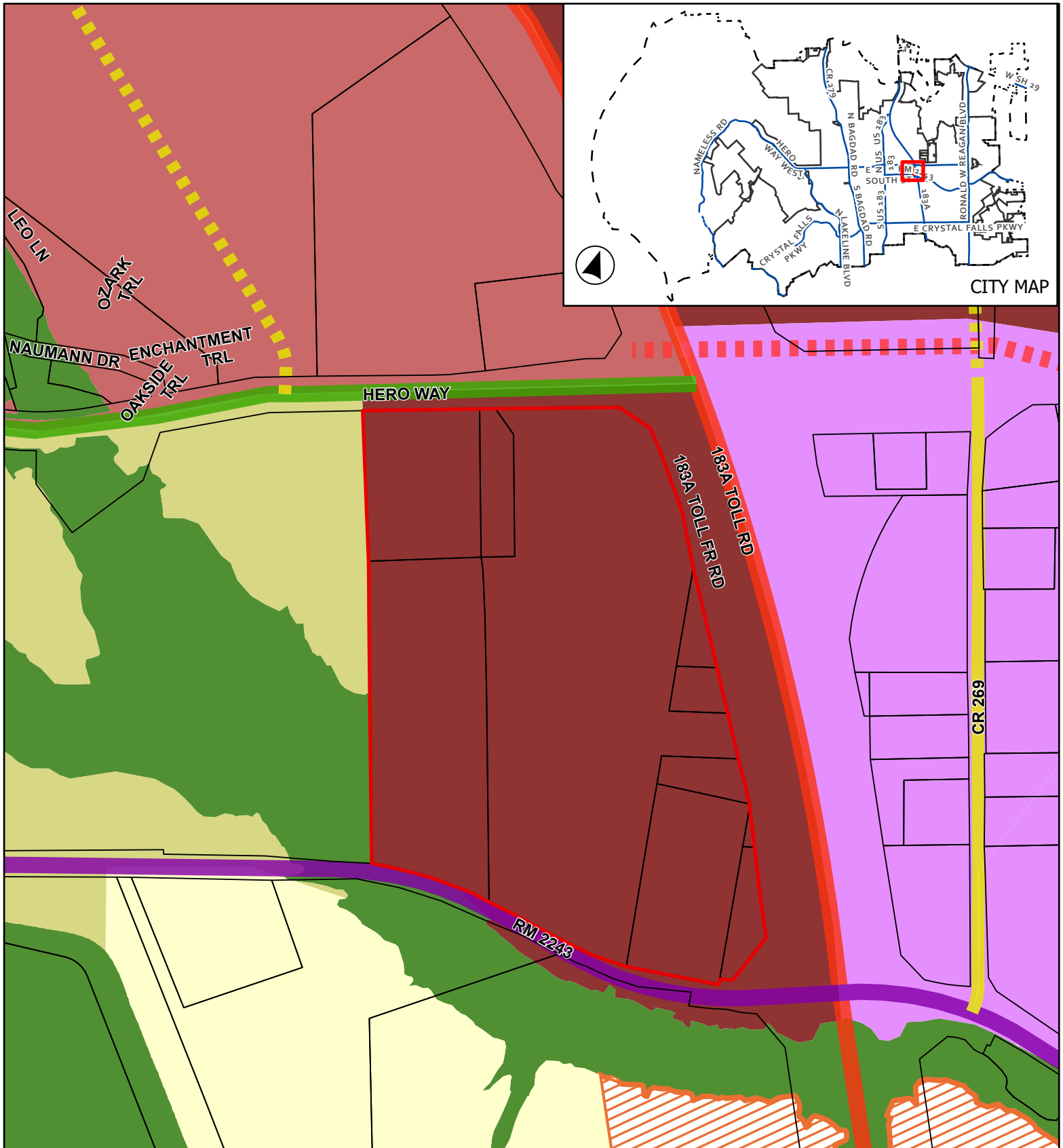
- Arterial 4 Lane, Existing
- Collector, Existing
- Access Controlled, Proposed
- Collector, Proposed

Future Land Use

- Neighborhood Residential

- Multi-Use Corridor - Priority Corridor
- Employment Center
- Urban Mixed Use
- Leander Central
- Greenway

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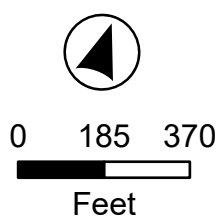
CASE: CPA-23-0008

ATTACHMENT 3

COMPREHENSIVE PLAN UPDATE
ENCOURAGE COMMERCIAL

Proposed Future Land Use Map

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- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Thoroughfare Plan
- Access Controlled, Existing
- Arterial 6 Lane, Existing

- Arterial 4 Lane, Existing
- Collector, Existing
- Access Controlled, Proposed
- Collector, Proposed
- Future Land Use
- Activity Center

- Employment Center
- Greenway
- Leander Central
- Multi-Use Corridor - Priority Corridor
- Neighborhood Residential
- Urban Mixed Use