



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 11, 2024
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 January 4, 2024 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 FP-23-0090 regarding Edgewood Phase 1, Section 2 Final Plat on one (1) parcel of land approximately 21.509 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R648305; generally located approximately 1,500 feet due east of the intersection of CR 175 and Argyle Road and southeast of Edgewood Phase 1, Section 1, Leander, Williamson County, Texas.
7. Approval of Minutes

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-23-0022 to adopt the 183A RE Investments Concept Plan and Preliminary Plat on one (1) parcel of land approximately 9.614 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R461862; generally located 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0022 as described above.

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

9. Conduct a Public Hearing regarding Subdivision Case CP-23-0025 to adopt the Villas at Speaking Rock Concept Plan and Preliminary Plat on one (1) parcel of land approximately 10.756 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 513825; generally located to the southwest of the intersection of Osage Drive and Painted Sky Bend more commonly known as 1601 Speaking Rock, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0025 as described above.

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

REGULAR AGENDA

10. Adjournment

CERTIFICATION

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 and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 5th day of January 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar



EXECUTIVE SUMMARY
1/11/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0090 regarding Edgewood Phase 1, Section 2 Final Plat on one (1) parcel of land approximately 21.509 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R648305; generally located approximately 1,500 feet due east of the intersection of CR 175 and Argyle Road and southeast of Edgewood Phase 1, 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 final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

10/02/2017 – Zoning Approval

APPLICANT/AGENT:

Kimley-Horn (Alex Granados) on behalf of M/I Homes of Austin, LLC (Kyle Kriegal)

RECOMMENDATION:

This final plat includes sixty-four (64) residential lots and one HOA/Drainage lot for a total of sixty-five (65) 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:

Cory Dale, Planner

Attachments:

1. FP-23-0090 Att 1 Edgewood Ph. 1, Sec. 2 Plat
2. FP-23-0090 Att 2 Location Map

FINAL PLAT

FOR

EDGEWOOD PHASE 1, SECTION 2

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

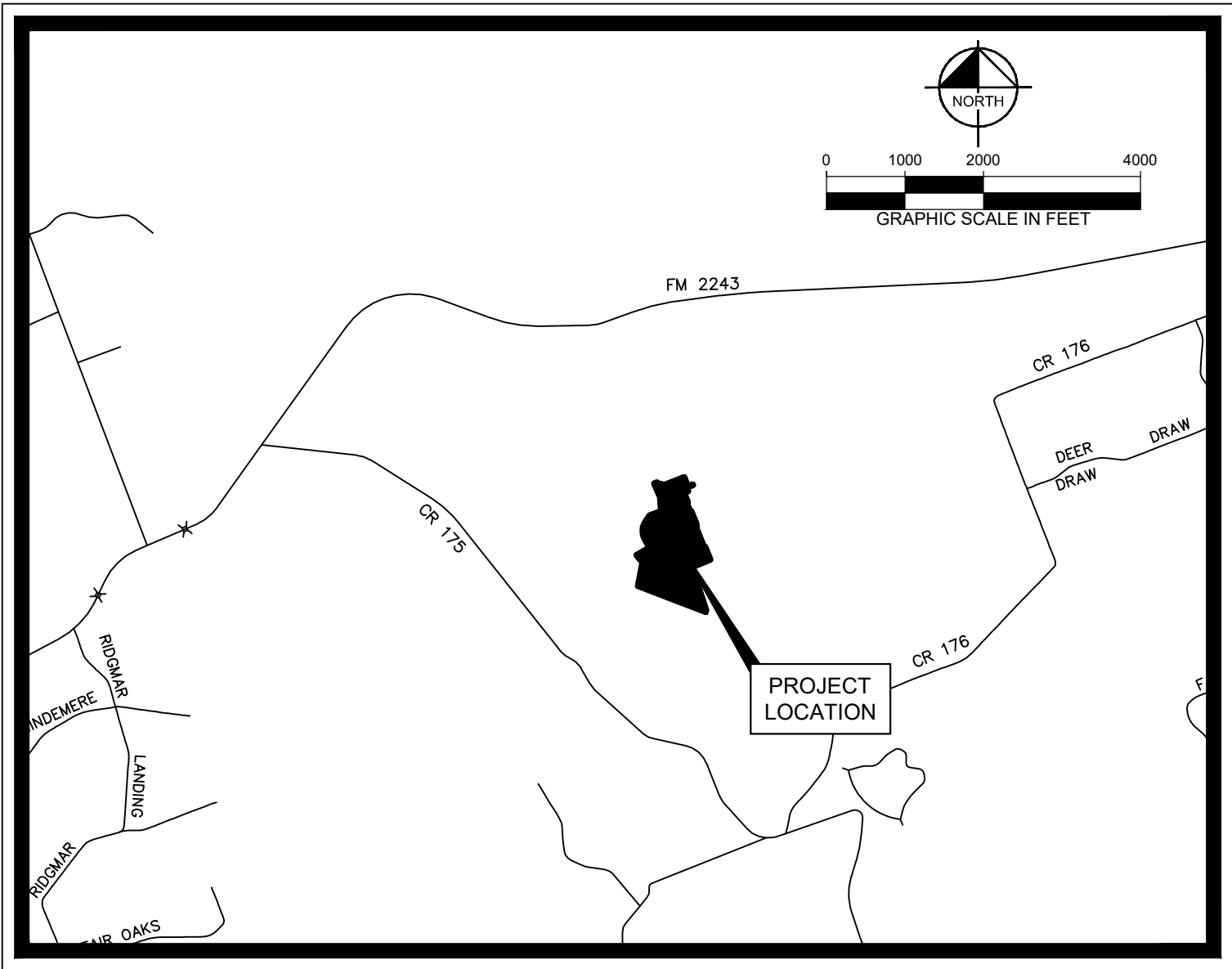
STREET TABLE	
STREET NAME	LINEAR FEET
WAXAHACHIE ROAD	363
FRISCO LANE	789
WACO WAY	171
FULTON DRIVE	955
SEADRIFT COVE	450
DODSON DRIVE	320

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: 06/20/2023

GENERAL INFORMATION:

TOTAL ACREAGE.....	21.509 ACRES
TOTAL LINEAR FEET OF ROW.....	3,048 FEET
ACREAGE OF ROW.....	3.736 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	64
ACREAGE OF SINGLE FAMILY LOTS.....	13.861 ACRES
NUMBER OF HOA DRAINAGE LOTS.....	1
ACREAGE OF HOA DRAINAGE LOTS.....	3.912 ACRES
TOTAL NUMBER OF LOTS.....	65
TOTAL NUMBER OF BLOCKS.....	6



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	PLAT NOTES
4	SIGNATURE SHEET

ENGINEER

Kimley»Horn

501 S. AUSTIN AVE, SUITE 1310
GEORGETOWN, TEXAS
78626

Tel. No. (512) 520-0768
Fax No. (512) 418-1791

CONTACT: ALEX GRANADOS, P.E.

OWNER

MI HOMES OF AUSTIN, LLC
7600 N. CAPITAL OF TEXAS HWY, BLDG. C, SUITE 250
AUSTIN, TEXAS 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

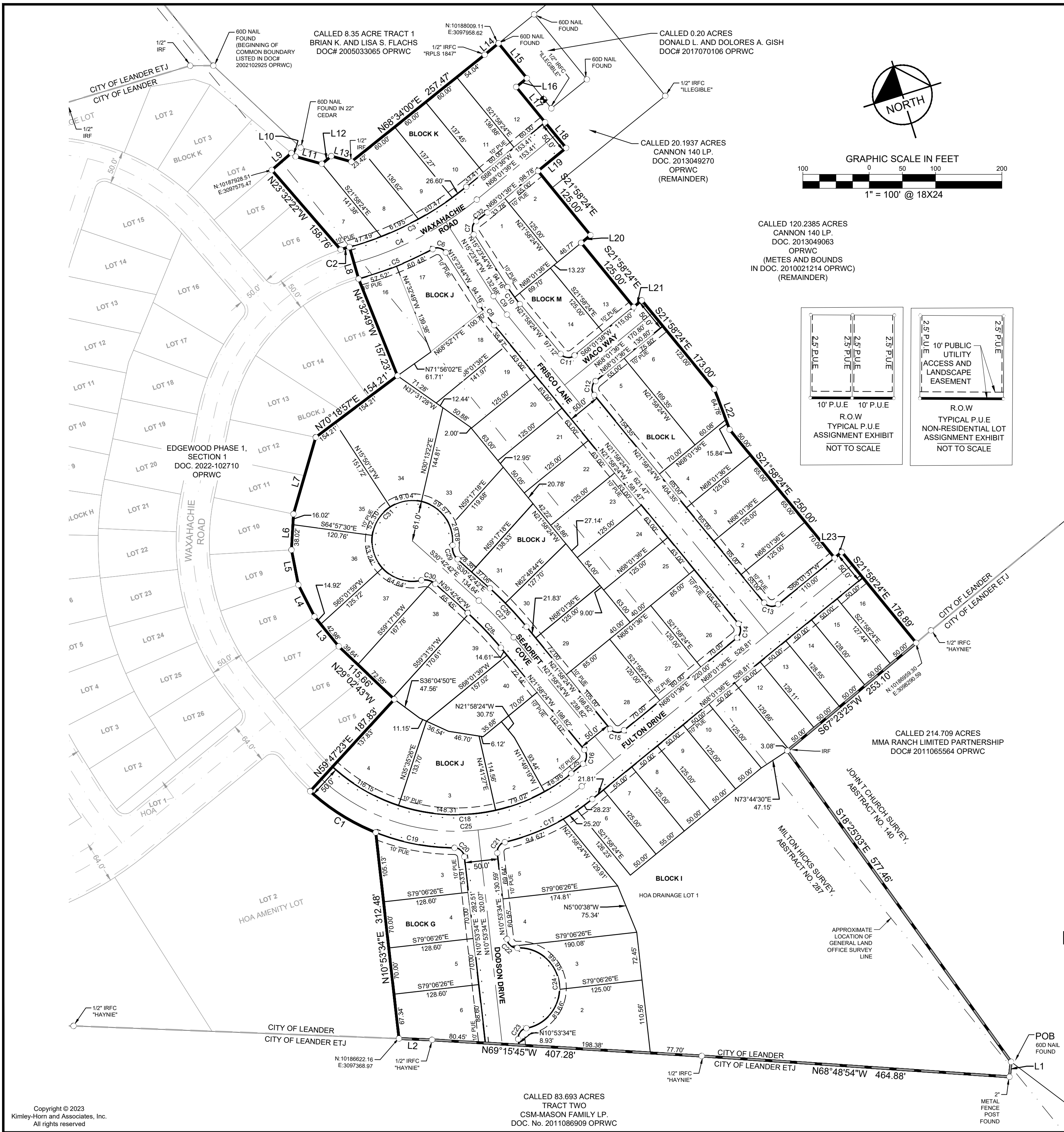
Kimley»Horn

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	Project No.	Sheet No.
	JAB	JGM	8/08/2023	067783138	1 OF 4



LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	5' SIDEWALK UNLESS OTHERWISE NOTED
-----	OVERALL BOUNDARY LINE OF THE EDGEWOOD PHASE 1, SECTION 2 SUBDIVISION
PUE	10' PUBLIC UTILITY EASEMENT

CURVE TABLE						LINE TABLE		
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	BEARING	LENGTH
C1	20°41'35"	325.00'	117.38'	S40°33'25"E	116.74'	L1	S23°26'55"W	22.73'
C2	2°26'01"	325.00'	13.80'	S89°58'06"W	13.80'	L2	N70°27'18"W	49.90'
C3	23°42'12"	475.00'	196.51'	N79°52'42"E	195.11'	L3	N21°55'04"W	57.90'
C4	23°42'12"	500.00'	206.85'	N79°52'42"E	205.38'	L4	N09°40'10"W	53.64'
C5	12°52'39"	525.00'	118.00'	N85°17'28"E	117.75'	L5	N06°17'08"E	53.73'
C6	85°45'07"	15.00'	22.45'	N58°16'18"W	20.41'	L6	N20°27'33"E	54.04'
C7	85°45'07"	15.00'	22.45'	S27°28'49"W	20.41'	L7	N33°31'36"E	120.37'
C8	6°34'40"	325.00'	37.31'	S18°41'04"E	37.29'	L8	N01°11'07"E	50.00'
C9	6°34'40"	300.00'	34.44'	S18°41'04"E	34.42'	L9	N66°27'38"E	39.13'
C10	6°34'40"	275.00'	31.57'	S18°41'04"E	31.55'	L10	S32°38'54"E	8.29'
C11	90°00'00"	15.00'	23.56'	S66°58'24"E	21.21'	L11	S57°13'44"E	41.04'
C12	90°00'00"	15.00'	23.56'	S23°01'36"W	21.21'	L12	N68°01'36"E	18.37'
C13	90°00'00"	15.00'	23.56'	S66°58'24"E	21.21'	L13	S57°13'44"E	31.55'
C14	90°00'00"	15.00'	23.56'	N23°01'36"E	21.21'	L14	N67°41'34"E	27.09'
C15	90°00'00"	15.00'	23.56'	S66°58'24"E	21.21'	L15	S21°46'06"E	67.82'
C16	90°00'00"	15.00'	23.56'	N23°01'36"E	21.21'	L16	S68°13'54"W	20.89'
C17	26°06'36"	325.00'	148.10'	N81°04'53"E	146.83'	L17	S21°58'24"E	68.79'
C18	81°45'47"	275.00'	392.44'	S71°05'31"E	359.97'	L18	S21°58'24"E	50.00'
C19	21°26'51"	325.00'	121.66'	S61°37'38"E	120.95'	L19	S68°01'36"W	54.63'
C20	83°14'37"	15.00'	21.79'	N30°43'45"W	19.93'	L20	S68°01'36"W	18.23'
C21	83°14'37"	15.00'	21.79'	S52°30'52"W	19.93'	L21	N68°01'15"E	15.80'
C22	86°13'40"	15.00'	22.57'	S32°13'16"E	20.50'	L22	S03°14'50"E	64.78'
C23	86°13'40"	15.00'	22.57'	S54°00'24"W	20.50'	L23	N68°01'13"E	14.04'
C24	172°27'20"	61.00'	183.61'	N10°53'34"E	121.74'	L25	N68°01'36"E	22.77'
C25	81°45'47"	300.00'	428.11'	S71°05'31"E	392.70'			
C26	8°44'18"	525.00'	80.07'	N26°20'33"W	79.99'			
C27	8°44'18"	500.00'	76.26'	N26°20'33"W	76.18'			
C28	8°44'18"	475.00'	72.44'	N26°20'33"W	72.37'			
C29	56°47'45"	23.58'	23.38'	S02°16'46"E	22.43'			
C30	54°58'22"	23.50'	22.55'	N58°11'53"W	21.69'			
C31	289°10'35"	61.00'	307.87'	S58°54'13"W	70.69'			
C32	2°19'47"	525.00'	21.35'	N69°11'29"E	21.35'			

EDGEWOOD PHASE 1, SECTION 2
21.509 ACRES
MILTON HICKS SURVEY, ABSTRACT NO. 287
J.T. CHURCH SURVEY, ABSTRACT NO. 140
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	Project No.	Sheet No.
1" = 100'	JAB	JGM	8/08/2023	067783129	2 OF 4

LOT TABLE			
LOT NO. BLOCK	ACRES	SQ. FT.	ZONING CLASIFICATION
3G	0.240	10,438	SFU
4G	0.207	9,002	SFS
5G	0.207	9,002	SFS
6G	0.229	9,985	SFS

LOT TABLE			
LOT NO. BLOCK	ACRES	SQ. FT.	ZONING CLASIFICATION
1I	3.912	170,418	HOA DRAINAGE
2I	0.351	15,291	SFS
3I	0.230	10,027	SFS
4I	0.308	13,395	SFS
5I	0.310	13,520	SFS
6I	0.144	6,262	SFC
7I	0.158	6,875	SFC
8I	0.143	6,250	SFC
9I	0.143	6,250	SFC
10I	0.143	6,250	SFC
11I	0.146	6,375	SFC
12I	0.149	6,469	SFC
13I	0.148	6,441	SFC
14I	0.147	6,414	SFC
15I	0.147	6,386	SFC
16I	0.146	6,358	SFC

LOT TABLE			
LOT NO. BLOCK	ACRES	SQ. FT.	ZONING CLASIFICATION
1J	0.221	9,605	SFU
2J	0.167	7,263	SFU
3J	0.329	14,340	SFU
4J	0.274	11,943	SFU
16J	0.203	8,864	SFU
17J	0.252	10,967	SFU
18J	0.225	9,796	SFS
19J	0.193	8,393	SFS
20J	0.181	7,875	SFS
21J	0.181	7,875	SFS
22J	0.181	7,875	SFS
23J	0.181	7,875	SFS
24J	0.181	7,875	SFS
25J	0.181	7,875	SFS
26J	0.233	10,151	SFS
27J	0.220	9,600	SFS
28J	0.233	10,152	SFS
29J	0.207	9,000	SFS
30J	0.217	9,465	SFS
31J	0.224	9,736	SFS
32J	0.219	9,525	SFS
33J	0.265	11,550	SFS
34J	0.435	18,950	SFS
35J	0.339	14,787	SFS
36J	0.298	13,000	SFS
37J	0.246	10,701	SFS
38J	0.284	12,356	SFS
39J	0.277	12,067	SFS
40J	0.224	9,738	SFS

LOT TABLE			
LOT NO. BLOCK	ACRES	SQ. FT.	ZONING CLASIFICATION
7K	0.231	10,043	SFU
8K	0.187	8,141	SFU
9K	0.185	8,076	SFU
10K	0.190	8,257	SFU
11K	0.189	8,230	SFU
12K	0.221	9,619	SFU

LOT TABLE			
LOT NO. BLOCK	ACRES	SQ. FT.	ZONING CLASIFICATION
1L	0.200	8,702	SFU
2L	0.187	8,125	SFU
3L	0.187	8,125	SFU
4L	0.187	8,163	SFU
5L	0.271	11,807	SFU
6L	0.286	12,472	SFU

LOT TABLE			
LOT NO. BLOCK	ACRES	SQ. FT.	ZONING CLASIFICATION
1M	0.218	9,514	SFU
2M	0.187	8,125	SFU
13M	0.172	7,500	SFU
14M	0.200	8,700	SFU

EDGEWOOD PHASE 1, SECTION 2

21.509 ACRES

MILTON HICKS SURVEY, ABSTRACT NO. 287

J.T. CHURCH SURVEY, ABSTRACT NO. 140

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	JAB	JGM	8/08/2023	067783129	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

THIS TRACT IS NOT 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, 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.

ATTEST: DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
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 M/I HOMES OF AUSTIN, LLC, AS THE OWNER OF THAT CERTAIN 21.509 ACRE TRACT OF LAND SITUATED IN THE MILTON HICKS SURVEY ABSTRACT NO. 287, AND THE JOHN T CHURCH SURVEY ABSTRACT NO. 140, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 120.2385 ACRE TRACT DESCRIBED IN INSTRUMENT TO CANNON 140 LP IN DOCUMENT NO. 2013049063 (METES AND BOUNDS FOUND IN DOCUMENT NO. 2010021214) OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, AND THAT CERTAIN 20.1937 ACRE TRACT DESCRIBED IN INSTRUMENT TO CANNON 140 LP IN DOCUMENT NO. 2013049270 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOW AS EDGEWOOD PHASE 1, SECTION 2.

M/I HOMES OF AUSTIN, LLC

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 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, 2048133-COM (ISSUE DATE: MAY 15, 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
21.509 ACRE TRACT OF LAND

BEING a 21.509 acre (936,951 square feet) tract of land situated in the Milton Hicks Survey Abstract No. 287, and the John T Church Survey Abstract No. 140, City of Leander, Williamson County, Texas; and being a portion of that certain 120.2385 acre tract described in instrument to Cannon 140 LP in Document No. 2013049063 (metes and bounds found in Document No. 2010021214) of the Official Public Records of Williamson County, and that certain 20.1937 acre tract described in instrument to Cannon 140 LP in Document No. 2013049270 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a 60D Nail found marking the western-most southwest corner of a called 214.709 acre tract described in instrument to MMA Ranch Limited Partnership in Document No. 2011065564 of the Official Public Records of Williamson County and being situated on the northerly boundary of a called 83.693 acre Tract Two described in instrument to CSM-Mason Family LP in Document No. 2011086909 of the Official Public Records of Williamson County;

THENCE, along the northerly boundary of said 83.693 acres the following four (4) courses and distances:
1. South 23°26'55" West, 22.73 feet to a two inch metal post found for corner;
2. North 68°48'54" West, 464.88 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
3. North 69°15'45" West, 407.28 feet to a 1/2 inch iron rod (with plastic cap stamped "Haynie") found for corner;
4. North 70°27'18" West, 49.90 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set marking the southeast corner of Edgewood Phase 1, Section 1, plat of which is recorded in Document No. _____ of the Official Public Records of Williamson County and marking the southwest corner of the herein described tract;

THENCE, along the easterly boundary of said Edgewood Phase 1, Section 1 the following eighteen (18) courses and distances:
1. North 10°53'34" East, 312.48 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
2. in a northwesterly direction along a non-tangent curve to the right, having a radius of 325.00 feet, a chord North 40°33'25" West, 116.74 feet, a central angle of 20°41'35", and an arc length of 117.38 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
3. North 59°47'23" East, 187.83 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
4. North 29°02'43" West, 115.66 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
5. North 21°55'04" West, 57.90 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
6. North 09°40'10" West, 53.64 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
7. North 06°17'08" East, 53.73 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
8. North 20°27'33" East, 54.04 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
9. North 33°31'36" East, 120.37 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
10. North 70°18'57" East, 154.21 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
11. North 04°32'49" West, 157.23 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
12. North 01°11'07" East, 50.00 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
13. in a westerly direction along a non-tangent curve to the left, having a radius of 325.00 feet, a chord South 89°58'06" West, 13.80 feet, a central angle of 02°26'01", and an arc length of 13.80 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
14. North 23°32'22" West, 158.76 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
15. North 66°27'38" East, 39.13 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
16. South 32°38'54" East, 8.29 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
17. South 57°13'44" East, 41.04 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
18. North 68°01'36" East, 18.37 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set on the southerly boundary of a called 8.35 acre Tract 1 described in instrument to Brian K. and Lisa S. Flachs in Document No. 2005033065 of the Official Public Records of Williamson County;

THENCE, along the southerly boundary of said 8.35 acre Tract 1 the following three (3) courses and distances:
1. South 57°13'44" East, 31.55 feet to a 1/2 inch iron rod found for corner;
2. North 68°34'00" East, 257.47 feet to a 1/2 inch iron rod (with plastic cap stamped RPLS 1847) found for corner;
3. North 67°41'34" East, 27.09 feet to a 60D nail found marking the northwest corner of a called 0.20 acres described in instrument to Donald L. and Dolores A. Gish in Document No. 2017070106 of the Official Public Records of Williamson County;

THENCE, South 21°46'06" East, 67.82 feet along the southwesterly and southeasterly lines of said 0.20 acre tract to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;

THENCE, crossing said 20.1937 acre tract the following five (5) courses and distances:

1. South 68°13'54" West, 20.89 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
2. South 21°58'24" East, 68.79 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
3. South 21°58'24" East, 50.00 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
4. South 68°01'36" West, 54.63 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
5. South 21°58'24" East, 125.00 feet crossing into aforesaid 120.2385 acre tract to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;

THENCE, crossing said 120.2385 acre tract the following eight (8) courses and distances:

1. South 68°01'36" West, 18.23 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
2. South 21°58'24" East, 125.00 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
3. North 68°01'15" East, 15.80 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
4. South 21°58'24" East, 173.00 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
5. South 03°14'50" East, 64.78 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
6. South 21°58'24" East, 250.00 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
7. North 68°01'13" East, 14.04 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;
8. South 21°58'24" East, 176.89 feet to a 1/2 inch iron rod (with plastic cap stamped "KHA") set on the northerly boundary of aforesaid 214.709 acre tract;

THENCE, along the northerly and westerly boundary of said 214.709 acre tract the following two (2) courses and distances:
1. South 67°23'25" West, 253.10 feet to a 1/2 inch iron rod found for corner;
2. South 18°25'03" East, 577.46 feet to the POINT OF BEGINNING and containing 21.509 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Surface to Grid scale factor is 0.9998800144. This description was generated on 8/1/2023 at 7:16 AM, based on geometry in the drawing file K:\SNA_Survey\CANNON 140 SPRINGWOOD EDGEWOOD\067783138-EDGEWOOD PHASE 1\DWG\Plats\EDGEWOOD PLAT PHASE 1-2.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

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.

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES INCLUDING NON RESIDENTIAL LOTS. (SEE ASSIGNMENT EXHIBIT).
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460F FOR WILLIAMSON CO., EFFECTIVE 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 FULTON DRIVE, SEADRIFT COVE, DODSON DRIVE, FRISCO LANE, WACO WAY, WAXAHACHIE 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 THE PLANNING & ZONING COMMISSION ON 08/05/2021
- 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 I, LOT 1;
- THE HOA BY LAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2022100341.
- 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.

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, 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

EDGEWOOD PHASE 1, SECTION 2
21.509 ACRES
MILTON HICKS SURVEY, ABSTRACT NO. 287
J.T. CHURCH SURVEY, ABSTRACT NO. 140
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	Project No.	Sheet No.
	JAB	JGM	8/08/2023	067783129	4 OF 4



EXECUTIVE SUMMARY
1/11/2024

AGENDA SUBJECT:

Approval of Minutes

BACKGROUND:

Draft December 28, 2023 P & Z Minutes

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Approval of the draft December 28, 2023 P & Z Minutes

PRESENTER:

Attachments:

1. 12-28-2023 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 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.
The meeting was called to Order at 6:00 p.m.
2. Roll Call.
All Commissioners were present except Commissioner Cosgrove and Commissioner May.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the December 21, 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.]

No one wished to speak.

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 ± 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

Motion: Approve Consent agenda Items 6 through 12.

By: Vice Chair Oliver

Seconded: Commissioner Moss

Yes: Commissioner Mahan, Commissioner Moss, Vice-Chair Oliver, Chair Lantrip, Commissioner Calame

No: None

Abstain: None

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.

Motion: To approve Zoning Case Z-23-0093

By: Vice-Chair Oliver

Seconded: Commissioner Calame

Yes: Commissioner Mahan, Commissioner Moss, Vice-Chair Oliver, Chair Lantrip, Commissioner Calame.

No: None

Abstain: None

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.

Motion: To approve Comprehensive Plan Amendment CPA-23-0008

By: Vice-Chair Oliver

Seconded: Commissioner Moss

Yes: Commissioner Mahan, Commissioner Moss, Vice-Chair Oliver, Chair Lantrip, Commissioner Calame

No: None

Abstain: None

15. Adjournment Meeting adjourned at 6:20 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
1/11/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0022 to adopt the 183A RE Investments Concept Plan and Preliminary Plat on one (1) parcel of land approximately 9.614 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R461862; generally located 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0022 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

08/08/2005 – Annexation

04/21/2023 – Zoning Approved

APPLICANT/AGENT:

DCS Engineering, LLC (Jordan T. Hurta) on behalf of 183A RE Investments, LLC (Shakeel Badarpura)

RECOMMENDATION:

The proposal includes four (4) commercial lots. Staff recommends approval of this request.

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments:

1. Concept Plan and Preliminary Plat
2. Location Map

FILENAME: Z:\Projects 1400-1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final Design\5.1 - Drawings\Sheet Files\Concept Plan Exhibits\Cover Sheet.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RMALDONADO, ON: Dec 05 2023 2:26pm, CFG:

183A RE INVESTMENTS

CONCEPT PLAN AND PRELIMINARY PLAT

PROJECT NUMBER: CP-23-0022

PROJECT INFORMATION:	
OWNERS:	183A RE INVESTMENTS, LLC 11940 JOLLYVILLE RD #STE 110-N AUSTIN, TX 78759 460-221-7689
ENGINEER:	DCS ENGINEERING, LLC 1101 S. CAPITAL OF TEXAS HIGHWAY, BUILDING G-100 AUSTIN, TX 78746 512-614-6171
SURVEYOR:	MANHARD CONSULTING, LLC 6448 E HIGHWAY 290, STE. B-105 AUSTIN, TX. 78723 512-244-3395
PROPERTY ZONING:	183 PLAZA PUD
FUTURE LAND USE CATEGORY:	EMPLOYMENT CENTER
NUMBER OF BLOCKS:	NONE
TOTAL NUMBER OF LOTS:	4
TOTAL ACREAGE:	9.614 AC. (418,778 SQ. FT.)
LOT 1 ZONED: PUD-GC-3-A	2.326 AC. (101,329.87 SQ.FT.)
LOT 2 ZONED: PUD-GC-3-A	4.894 AC. (213,196.01 SQ.FT.)
LOT 3 ZONED: PUD-GC-3-A	1.034 AC. (45,034.09 SQ.FT.)
LOT 4 ZONED: PUD-GC-3-A	1.359 AC. (59,217.94 SQ.FT.)
NEW STREETS:	NONE
FILING DATE:	07/25/2023
SUBMITTAL DATE:	07/14/2023
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS. (INSIDE CITY ONLY)
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION. (INSIDE CITY ONLY)
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
8. 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. (INSIDE CITY ONLY)
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF [N/A] AND THE SUBDIVISION SIDE OF [183A TOLL 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.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON _____ (INSERT APPROVAL DATE)
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

NON-RESIDENTIAL & MULTIFAMILY PLAT NOTES:

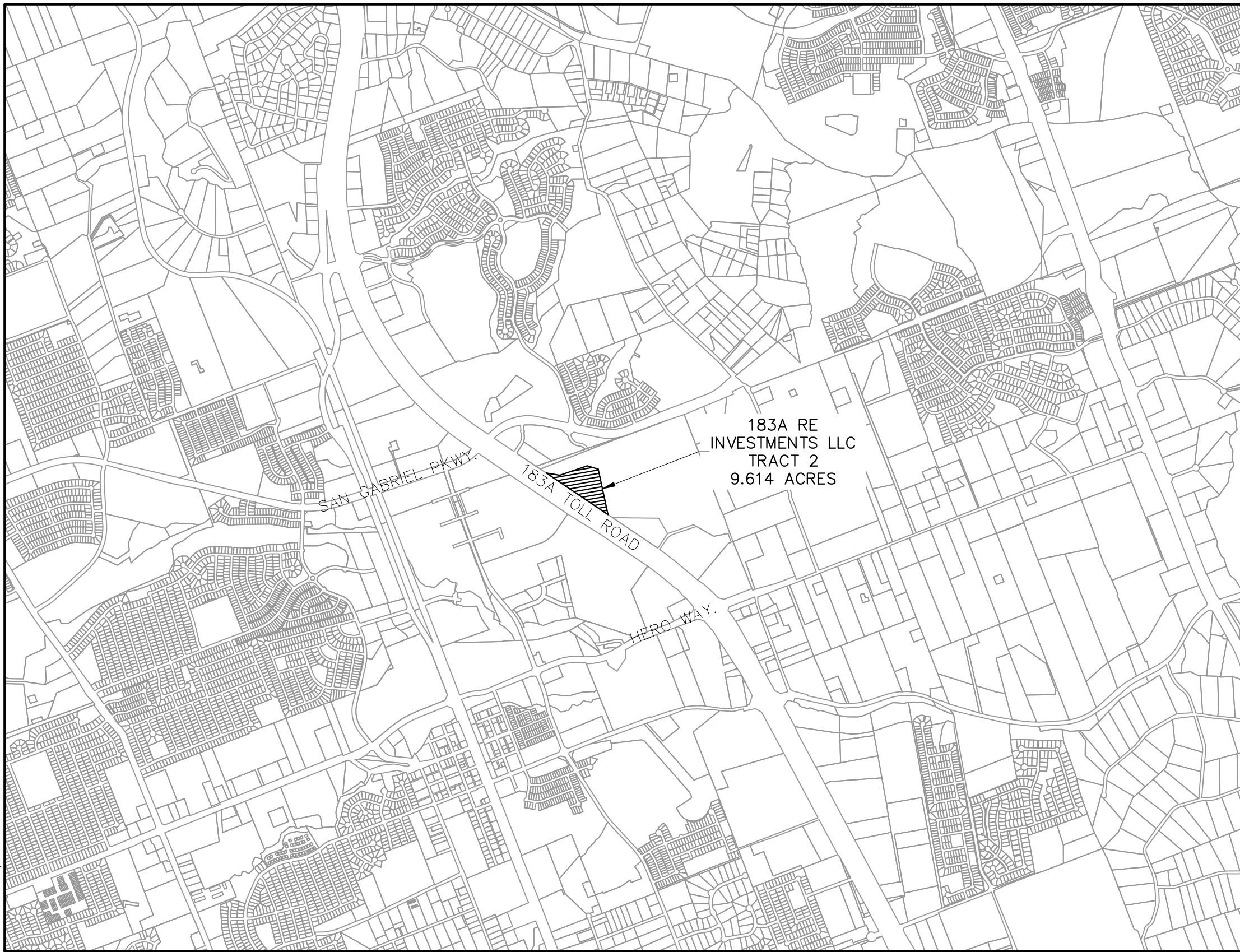
1. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

TRAFFIC IMPACT ANALYSIS NOTE:

1. A TIA FEE-IN-LIEU WILL BE REQUIRED AT SITE DEVELOPMENT BASED ON TRIP GENERATION DATA FROM THE LATEST ITE TRIP GENERATION MANUAL FOR EACH LAND USE.

GENERAL NOTE:

1. 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 THE CITY ENGINEERS.



SITE LOCATION
1" = 2000'

DRAWING INDEX

1. COVER SHEET
2. CONCEPT PLAN
3. EXISTING CONDITIONS & TREE LIST
4. PRELIMINARY PLAT
5. IMPROVEMENTS OVERALL
6. DRAINAGE PLAN
7. DRAINAGE AREA MAP
8. WATER PLAN
9. WASTEWATER PLAN

SUBMITTED FOR APPROVAL BY:

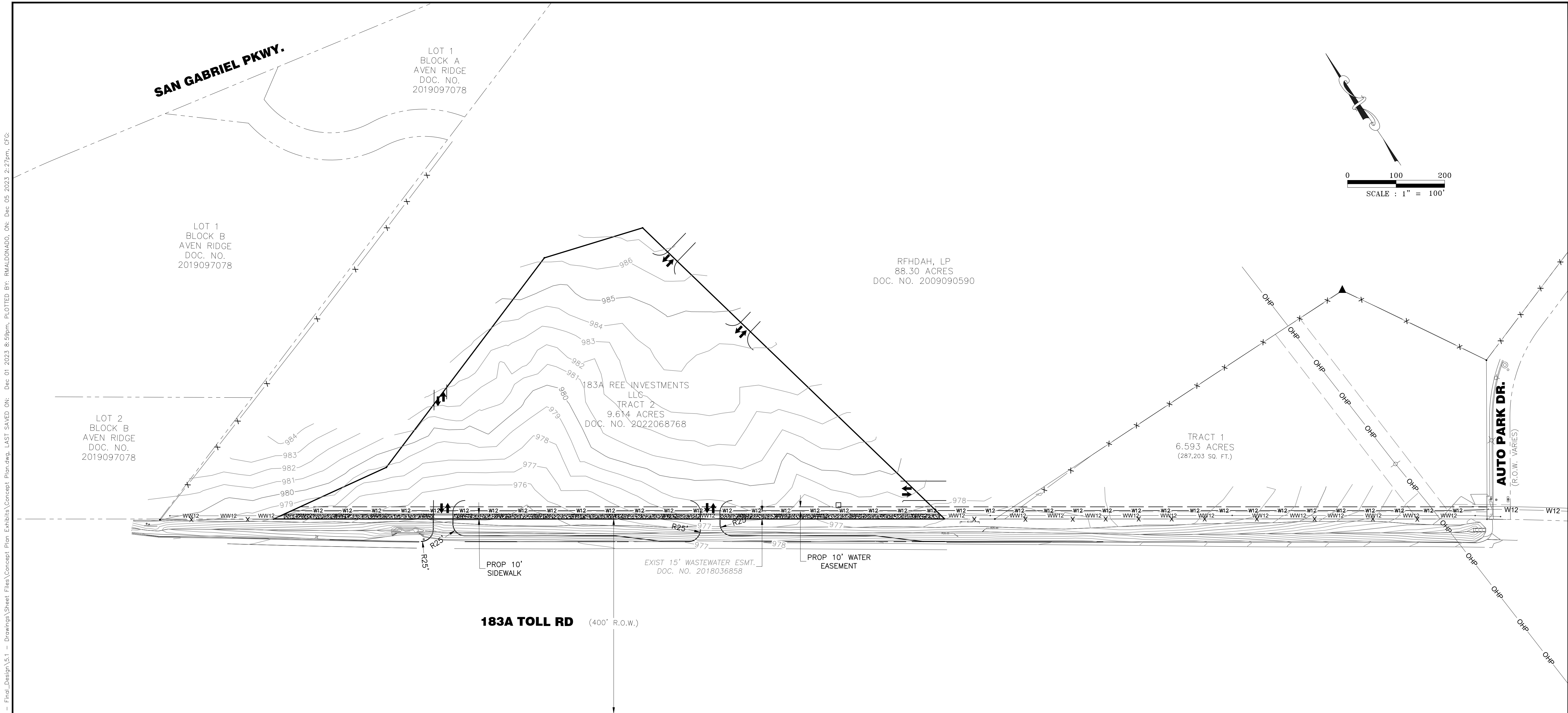
Jordan T. Hurta
JORDAN T. HURTA, P.E.
DCS ENGINEERING, LLC

12/5/2023
DATE



1101 S. Capital of Texas Highway,
Building G-100
Austin, Texas 78746
Phone (512) 614-6171
T.B.P.E. FIRM NO. F-13162

FILENAME: Z:\Projects 1400-1499\1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final Design\5.1 - Drawings\Sheet Files\Concept Plan.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RMALDONADO, ON: Dec 05 2023 2:27pm, CFG:



GENERAL INFORMATION:	
OWNERS:	183A RE INVESTMENTS, LLC 11940 JOLLYVILLE RD #STE 110-N AUSTIN, TX 78759
ENGINEER:	DCS ENGINEERING, LLC 1101 S. CAPITAL OF TEXAS HIGHWAY, BUILDING G-100 AUSTIN, TX 78746
SURVEYOR:	MANHARD CONSULTING, LLC 6448 E HIGHWAY 290, STE. B-105 AUSTIN, TX. 78723
TOTAL NUMBER OF LOTS:	4
TOTAL ACREAGE:	9.614 AC. (418,778 SQ. FT.)
PATENT SURVEY:	WILLIAM CALDWELL SURVEY ABSTRACT 162

SITE BENCHMARK: A
CHISELED SQUARE IN CONCRETE; PLACED IN THE MOST SOUTHERLY CORNER OF A STORM INLET ON THE SOUTH RIGHT-OF-WAY LINE OF AUTOPARK DR.

ELEVATION=969.71' DATUM=NAVD88-GEOID 18

SITE BENCHMARK: B
CHISELED SQUARE IN CONCRETE; PLACED IN THE CENTER OF A HEADWALL ON THE NORTH RIGHT-OF-WAY LINE OF 183-A TOLL ROAD

ELEVATION=975.08' DATUM=NAVD88-GEOID 18

FUTURE LAND USE AND ZONING INFORMATION		
FUTURE LAND USE	ZONING	LUES
EMPLOYMENT CENTER	PUD-GC-3-A	81

- NOTES:**
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.
 - COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.
 - ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18).
 - TOPOGRAPHIC FIELD WORK COMPLETED ON 3/17/2023.
 - BUILDINGS BIGGER THAN 6,000 SF, OR AS OTHERWISE REQUIRED BY THE 2015 FIRE AND BUILDINGS CODES DUE TO USE AND OCCUPANCY, SHALL BE REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM.
 - BUILDINGS WITH HEIGHT GREATER THAN 30-FT, AERIAL APPARATUS IS REQUIRED, REQUIRING AN UNOBSTRUCTED 26-FOOT FIRE LANE TO BE LOCATED WITHIN A MINIMUM 15 FEET AND A MAXIMUM OF 30 FEET.

ESTIMATED TRIPS BASED ON LAND USE CODES					
RETAILS	LAND USE CODES	AM TRIPS	PM TRIPS	WEEKDAY TRIPS	RETAILS Q
GAS STATION, CONVENIENT STORE (14 FUEL PUMPS)	945	442	377	4149	6500
QUICK SERVICE RESTAURANT	934	134	99	1402	3000
AUTO PART SALES	843	32	62	694	12720
SUPER MARKET	850	37	114	1199	12780
PHARMACY DRUG STORE W/ DRIVE THRU	881	37	100	1060	9780
HOTEL (ROOMS = 80)	310	33	31		
TOTAL PEAK HOUR TRIPS		715	783		

LEGEND	
—	= PROPERTY LINE
- - -	= EXIST EASEMENT LINE
●	= FOUND 1/2-INCH IRON ROD
▲	= SET MAG NAIL WITH "MANHARD CONSULTING" STAINLESS STEEL WASHER
⊙	= FOUND IRON PIPE
⊕	= BENCHMARK
—W12—	= PROP 12" WATER LINE
—WW12—	= EXIST WASTEWATER LINE
- - -	= PROP EASEMENT LINE
▨	= SIDEWALK

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	JTH
			DESIGNED BY:	RM
			CHECKED BY:	JTH
			DRAWN BY:	RM
			DCS PROJECT NO:	20101498

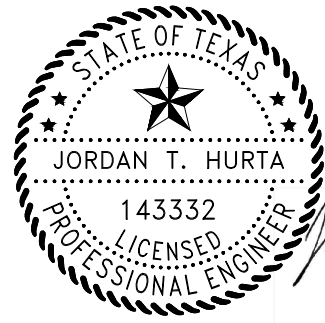


DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
AUSTIN, TX 78746

TEL: (512) 614-6171
T.B.P.E. FIRM NO. F-13162

CITY OF LEANDER

183A RE INVESTMENTS
SITE DEVELOPMENT



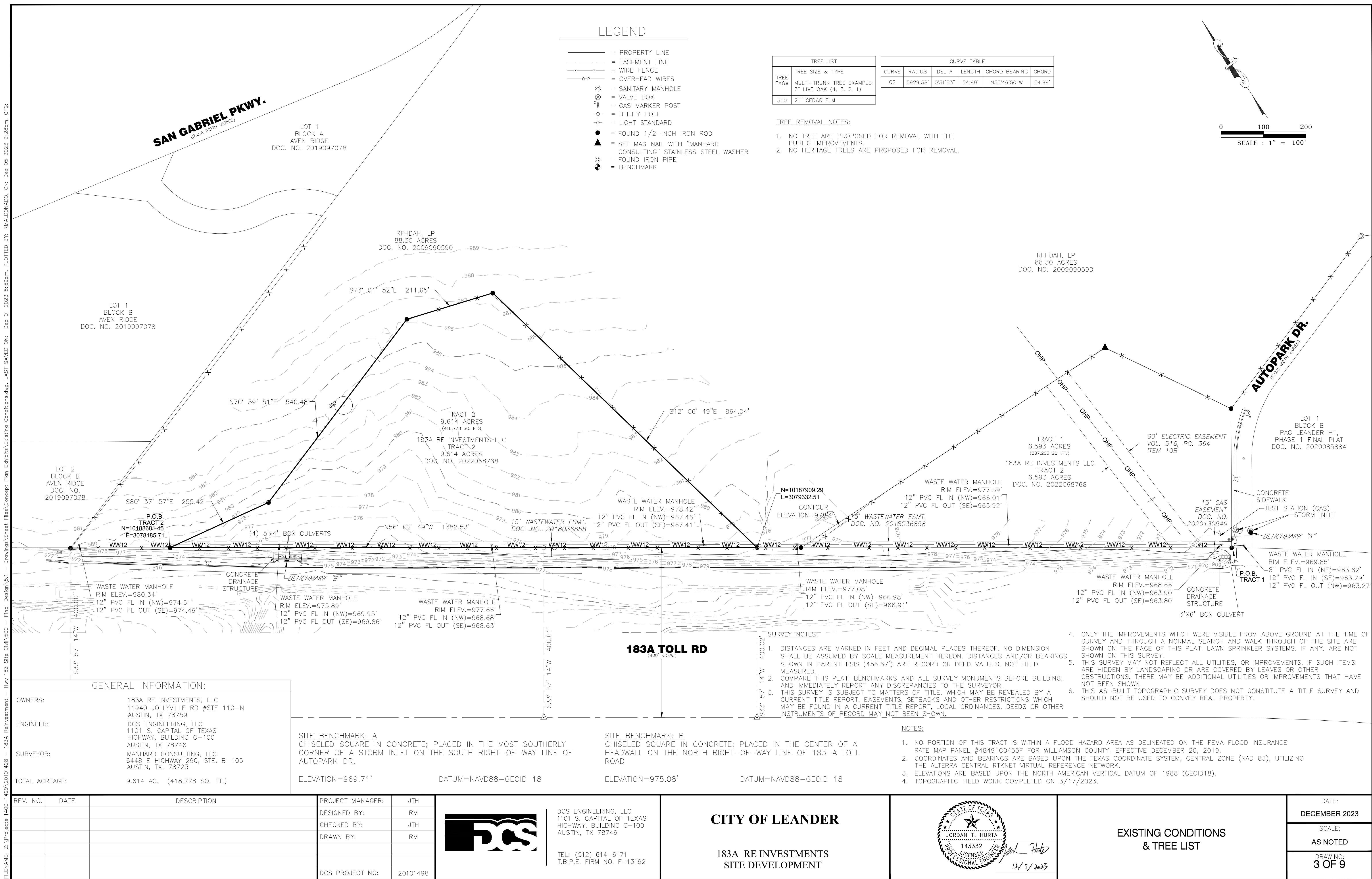
12/5/2023

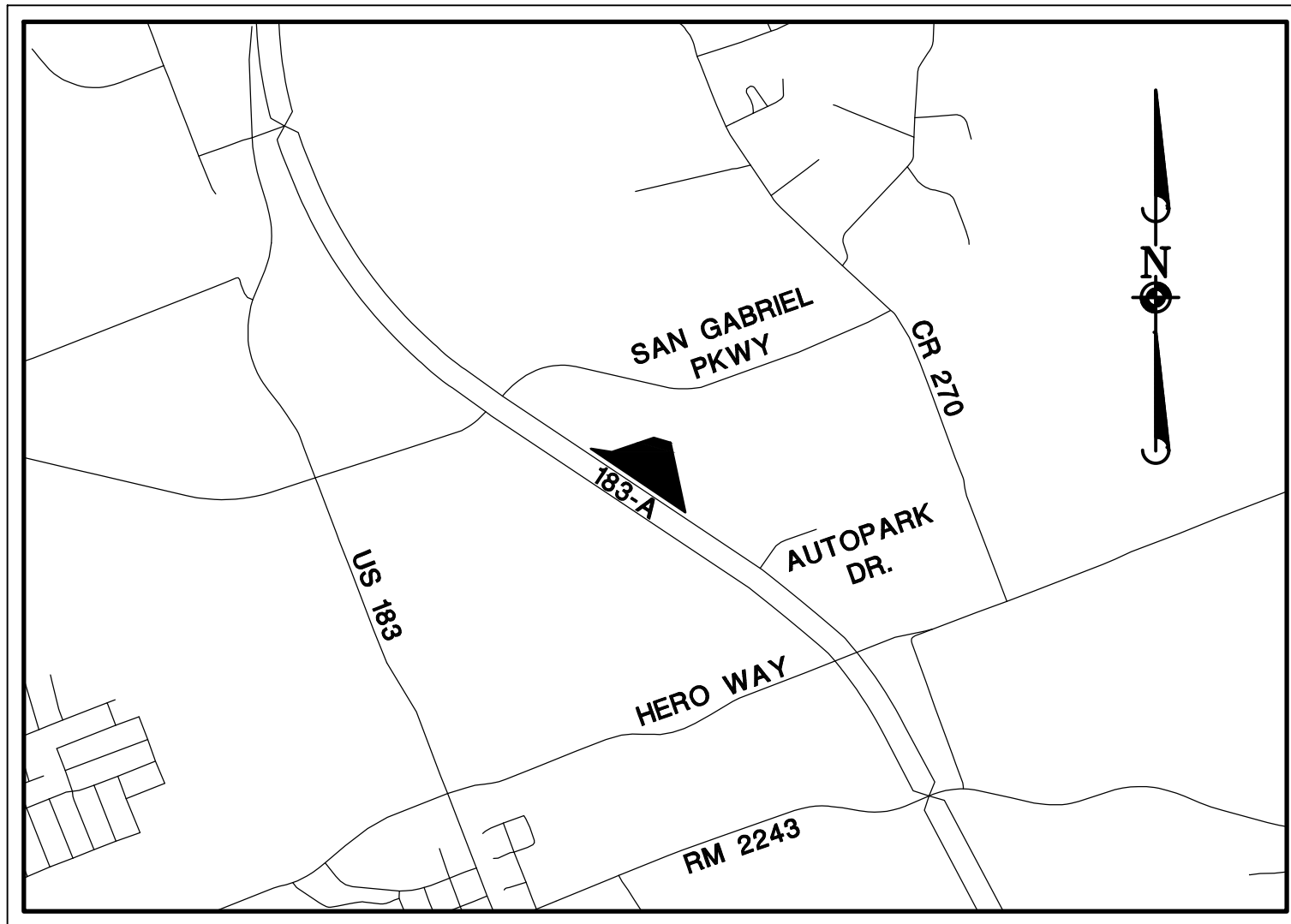
CONCEPT PLAN

DATE:
DECEMBER 2023

SCALE:
AS NOTED

DRAWING:
2 OF 9





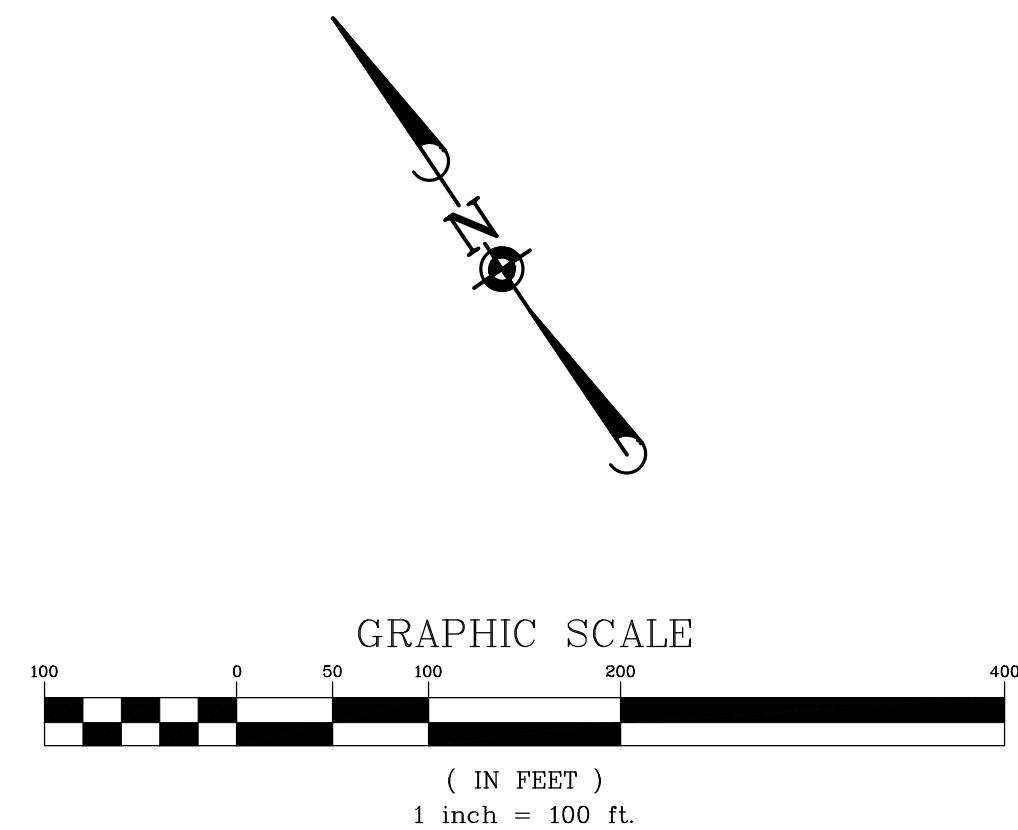
LOCATION MAP

$$1''=2000'$$

PRELIMINARY PLAT
OF
183A RE INVESTMENTS

9.614 ACRES OUT OF THE TALBOT CHAMBERS SURVEY
ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS

Lot Table			
Lot #	Block	Acreage	Square Footage
1	A	1.360	59,218
2	A	1.068	46,550
3	A	4.673	203,540
4	A	2.513	109,469
Total		9.614	418,777



OWNER: 183A RE INVESTMENTS LLC
11940 JOLLYVILLE RD, STE. 110-N
AUSTIN, TX 78759
(480)221-7689

SURVEYOR: ABRAM DASHNER, R.P.L.S.
MANHARD CONSULTING
6448 E. HWY 290 STE. B-105
AUSTIN, TX 78723
(512)244-3395

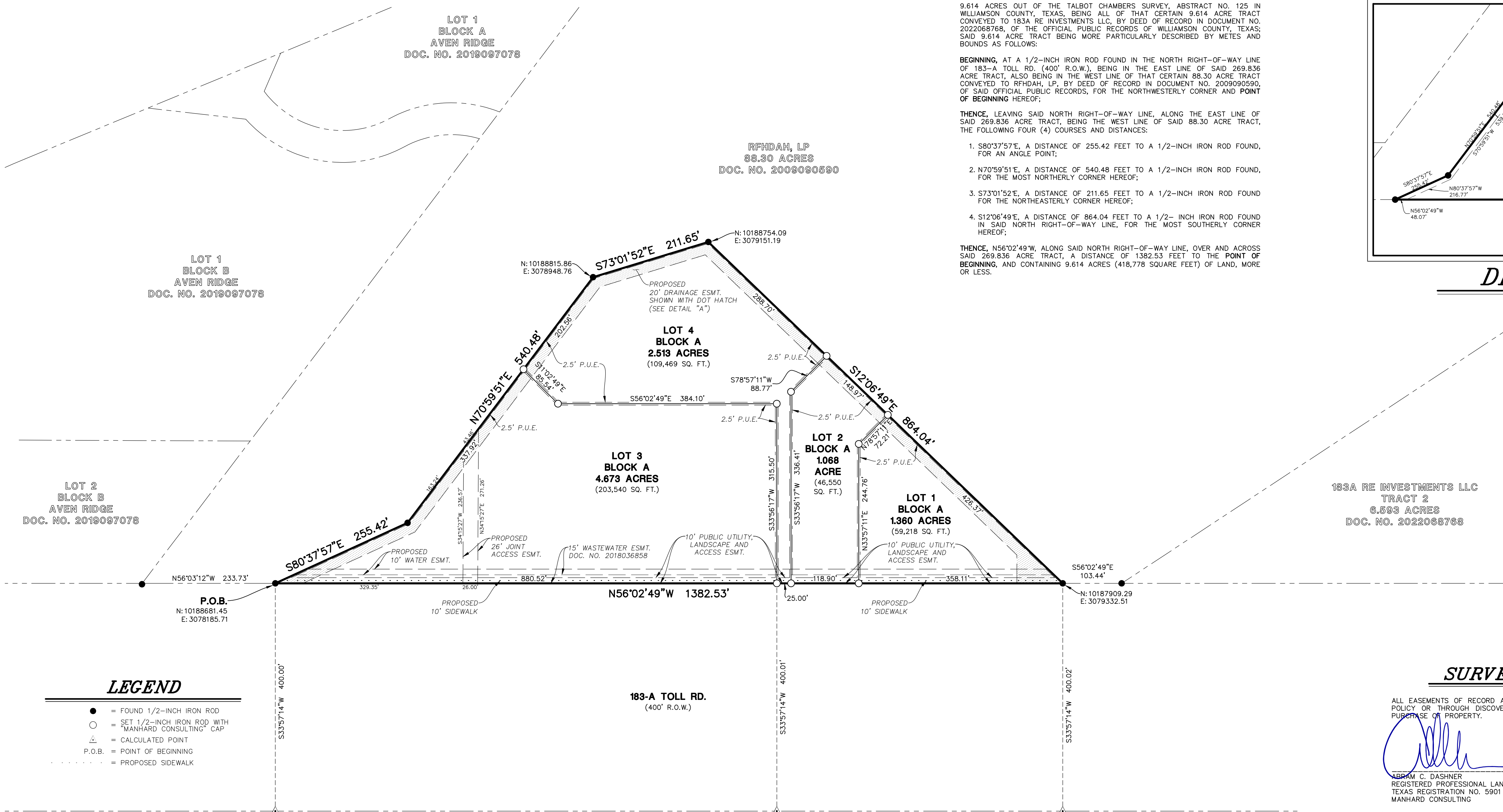
ENGINEER: JORDAN T. HURTA, P.E.
DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS HWY
BUILDING G-100
AUSTIN, TEXAS 78746
(512)614-6171

ACREAGE: 9.614
PATENT SURVEY: TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125
NUMBER OF BLOCKS: 1
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 9.614
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT - 4
PROPERTY ZONING: GC-3-A
FUTURE LAND USE CATEGORY: EMPLOYMENT CENTER
FILING DATE: 07/03/2023

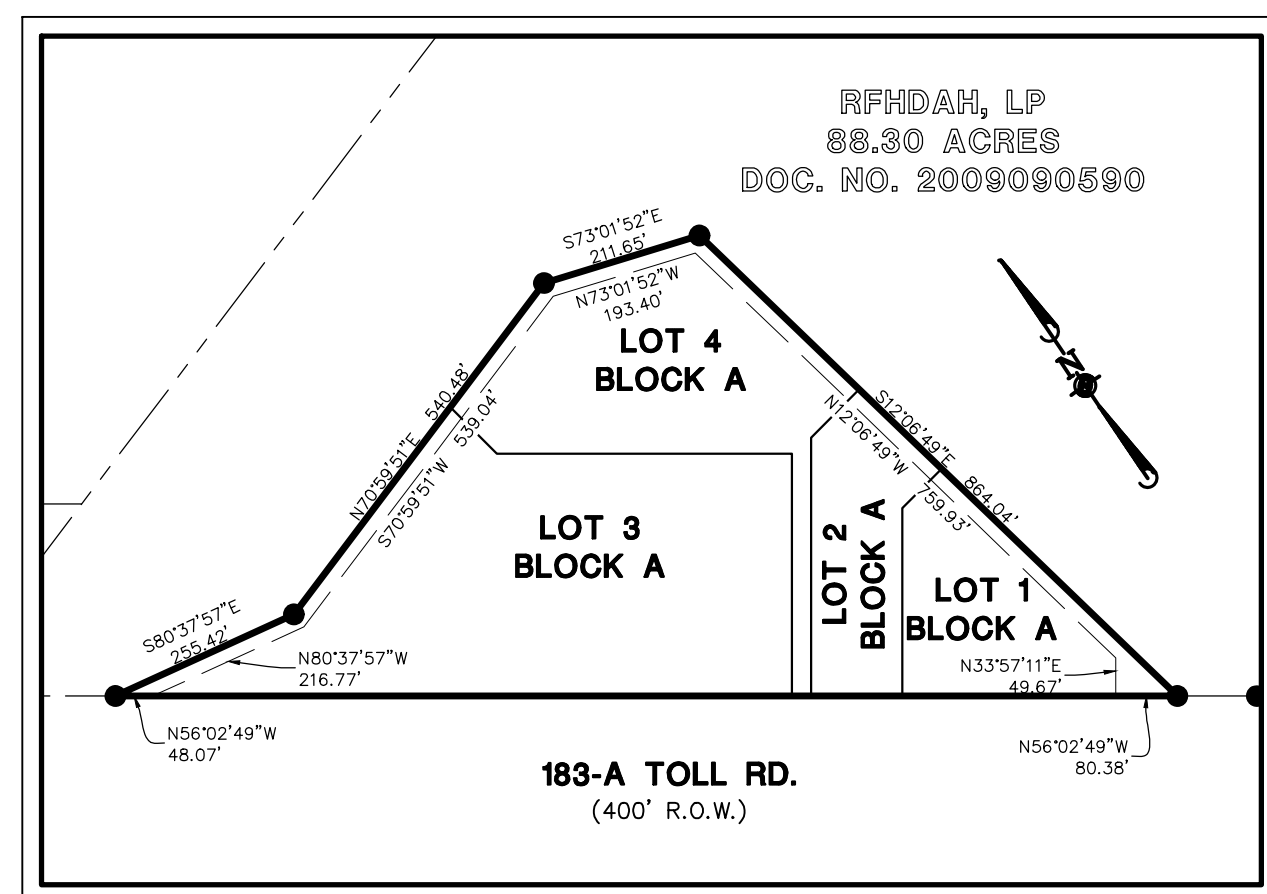
[illegible]

Manhard
CONSULTING

3448 E Highway 290, Ste. B-103, Austin, TX 78733 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Environmental Engineers | Professional Engineers & Land Surveyors (Reg. No. F-1034754-SW) (F-1732, Engr)
Texas Board of Professional Engineers & Land Surveyors



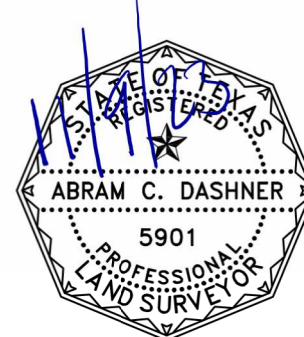
DETAIL "A"

$$1'' = 250'$$


SURVEYORS' STATEMENT

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY OR THROUGH DISCOVERY OF A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

ABRAM C. DASHNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5901
MANHARD CONSULTING



183A RE INVESTMENT

183-A TOLL ROAD, LEANDER, WILLIAMSON COUNTY, TEXAS

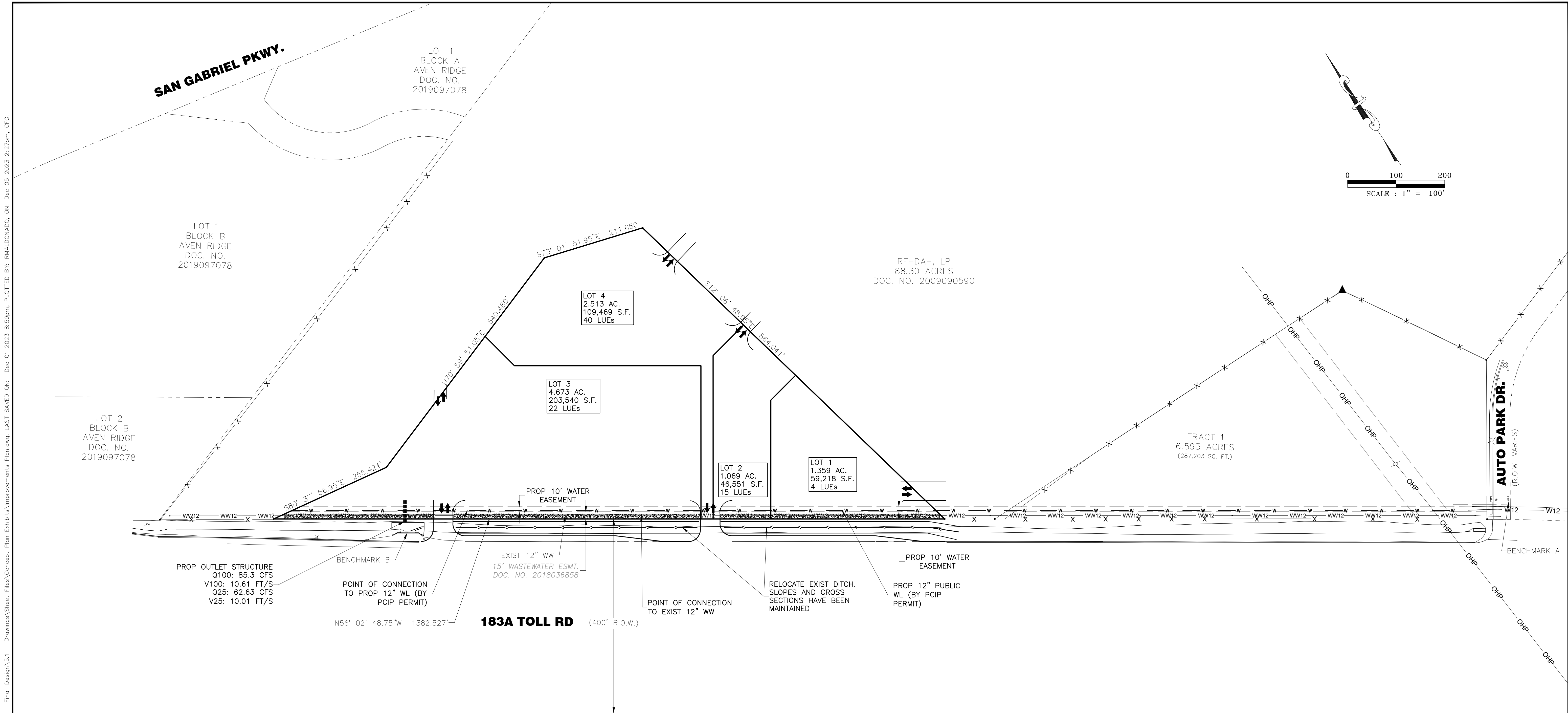
PRELIMINARY PLAT

PROJ. MGR.:	AD
DRAWN BY:	PWP
SURVEY DATE:	03/13/23
ISSUE DATE:	07/03/23
SCALE:	1"=100'

SHEET

4 OF 9

FILENAME: Z:\Projects 1400-1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final Design\5.1 - Drawings\Sheet\Concept Plan Exhibits\Improvements Plan.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RMALDONADO, ON: Dec 05 2023 2:27pm, CFG:



GENERAL INFORMATION:	
OWNERS:	183A RE INVESTMENTS, LLC 11940 JOLLYVILLE RD #STE 110-N AUSTIN, TX 78759
ENGINEER:	DCS ENGINEERING, LLC 1101 S. CAPITAL OF TEXAS HIGHWAY, BUILDING G-100 AUSTIN, TX 78746
SURVEYOR:	MANHARD CONSULTING, LLC 6448 E HIGHWAY 290, STE. B-105 AUSTIN, TX. 78723
TOTAL NUMBER OF LOTS:	4
TOTAL ACREAGE:	9.614 AC. (418,778 SQ. FT.)
PATENT SURVEY:	WILLIAM CALDWELL SURVEY ABSTRACT 162

SITE BENCHMARK: A
CHISELED SQUARE IN CONCRETE; PLACED IN THE MOST
SOUTHERLY CORNER OF A STORM INLET ON THE SOUTH
RIGHT-OF-WAY LINE OF AUTOPARK DR.

ELEVATION=969.71' DATUM=NAVD88-GEOID 18

SITE BENCHMARK: B
CHISELED SQUARE IN CONCRETE; PLACED IN THE CENTER OF
A HEADWALL ON THE NORTH RIGHT-OF-WAY LINE OF 183-A
TOLL ROAD

ELEVATION=975.08' DATUM=NAVD88-GEOID 18

- NOTES:
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.
 - COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.
 - ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18).
 - TOPOGRAPHIC FIELD WORK COMPLETED ON 3/17/2023.

FUTURE LAND USE AND ZONING INFORMATION			
LOT	FUTURE LAND USE	ZONING	STATIC HEAD (PSI)
LOT 1	EMPLOYMENT CENTER	PUD-GC-3-A	93
LOT 2	EMPLOYMENT CENTER	PUD-GC-3-A	94
LOT 3	EMPLOYMENT CENTER	PUD-GC-3-A	94
LOT 4	EMPLOYMENT CENTER	PUD-GC-3-A	93

- LEGEND
- = PROPERTY LINE
 - - - = EASEMENT LINE
 - = FOUND 1/2-INCH IRON ROD
 - ▲ = SET MAG NAIL WITH "MANHARD CONSULTING" STAINLESS STEEL WASHER
 - ⊙ = FOUND IRON PIPE
 - ⊕ = BENCHMARK
 - W — = PROP WATER LINE
 - SD — = PROP STORM PIPE
 - — = PROP WASTEWATER LINE
 - W12 — = WATER LINE (BY PCIP PERMIT)
 - WW12 — = EXIST WASTEWATER LINE

REV. NO.	DATE	DESCRIPTION

PROJECT MANAGER:	JTH
DESIGNED BY:	RM
CHECKED BY:	JTH
DRAWN BY:	RM
DCS PROJECT NO:	20101498

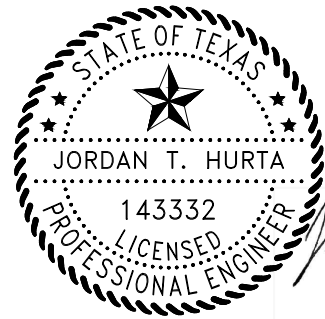


DCS ENGINEERING, LLC
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AUSTIN, TX 78746

TEL: (512) 614-6171
T.B.P.E. FIRM NO. F-13162

CITY OF LEANDER

183A RE INVESTMENTS
SITE DEVELOPMENT



IMPROVEMENTS OVERALL

DATE:
DECEMBER 2023
SCALE:
AS NOTED
DRAWING:
5 OF 9

FILENAME: Z:\Projects 1400-1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final Design\5.1 - Drawings\Sheet Files\Concept Plan Exhibits\Drainage Plan.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RMALDONADO, ON: Dec 05 2023 2:28pm, CFG:

LOT 1
BLOCK B
AVEN RIDGE
DOC. NO. 2019097078

RFHDAH, LP
88.30 ACRES
DOC. NO. 2009090590

0 50 100
SCALE : 1" = 50'

LOT 4
2.513 AC.
109,469 S.F.
40 LUEs

LOT 3
4.673 AC.
203,540 S.F.
22 LUEs

LOT 2
1.068 AC.
46,550 S.F.
15 LUEs

LOT 1
1.360 AC.
59,218 S.F.
4 LUEs

PROP 20' DRAINAGE
EASEMENT

PROP 20' DRAINAGE
EASEMENT

PROP OUTLET STRUCTURE
Q100: 85.3 CFS
V100: 10.61 FT/S
Q25: 62.63 CFS
V25: 10.01 FT/S

EXIST CONCRETE
DRAINAGE STRUCTURE

EXIST 15" WASTEWATER ESMT.
DOC. NO. 2018036858

RELOCATE EXIST DITCH.
SLOPES AND CROSS
SECTIONS HAVE BEEN
MAINTAINED

183A TOLL RD (400' R.O.W.)

FUTURE LAND USE AND ZONING INFORMATION		
LOT	FUTURE LAND USE	ZONING
LOT 1	EMPLOYMENT CENTER	PUD-GC-3-A
LOT 2	EMPLOYMENT CENTER	PUD-GC-3-A
LOT 3	EMPLOYMENT CENTER	PUD-GC-3-A
LOT 4	EMPLOYMENT CENTER	PUD-GC-3-A

LEGEND

- = PROPERTY LINE
- - - = EXIST EASEMENT LINE
- = FOUND 1/2-INCH IRON ROD
- ▲ = SET MAG NAIL WITH "MANHARD CONSULTING" STAINLESS STEEL WASHER
- ⊙ = FOUND IRON PIPE
- ⊕ = BENCHMARK
- W— = PROP WATER LINE
- SD— = PROP STORM PIPE
- WW12— = PROP WASTEWATER LINE
- W12— = PROP 12" WATER LINE
- WW12— = EXIST WASTEWATER LINE
- - - = PROP EASEMENT LINE

LOWEST POINT OF INTEREST					
ID	CONDITION	Q25 (CFS)	V25 (FT/S)	Q100 (CFS)	V100 (FT/S)
J1	EXISTING	207.11	2.59	297.25	3.72
	PROPOSED	206.9	2.59	289.49	3.62

NOTES:

- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.
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- ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18).
- TOPOGRAPHIC FIELD WORK COMPLETED ON 3/17/2023.

REV. NO.	DATE	DESCRIPTION

PROJECT MANAGER:	JTH
DESIGNED BY:	RM
CHECKED BY:	JTH
DRAWN BY:	RM
DCS PROJECT NO:	20101498

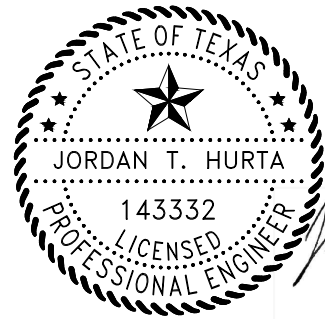


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CITY OF LEANDER

183A RE INVESTMENTS
SITE DEVELOPMENT



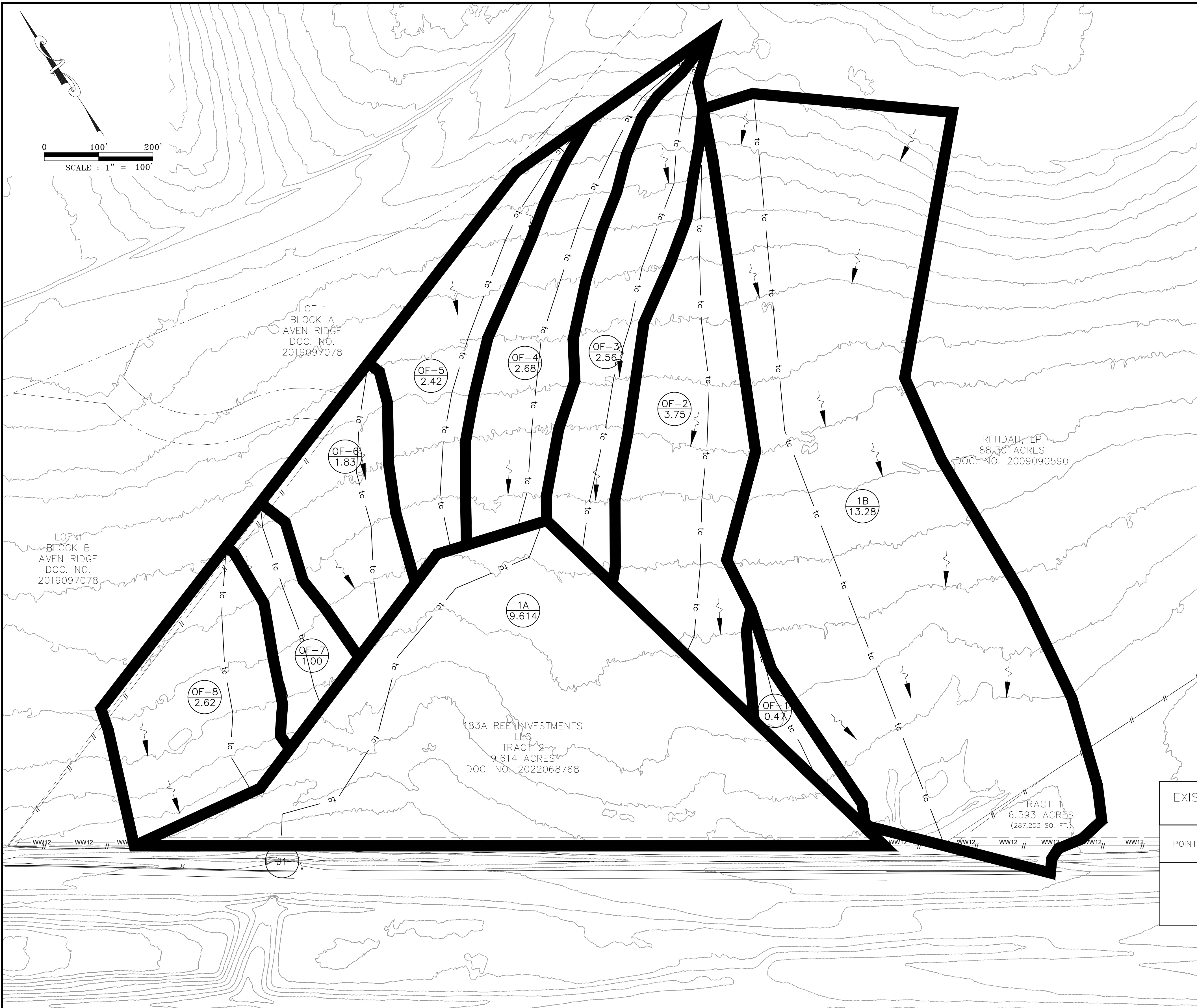
DRAINAGE PLAN

DATE:
DECEMBER 2023

SCALE:
AS NOTED

DRAWING:
6 OF 9

FILENAME: Z:\Projects 1400-1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final\Design\5.1 - Drawings\Sheet Files\Concept Plan Exhibits\Drainage Area Map Proposed.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RWALDONADO, ON: Dec 05 2023 2:28pm, CFG:



CURVE NUMBER SCS METHOD - PROPOSED CONDITIONS				
AREA NAME	DRAINAGE AREA (ac)	IMPERVIOUS AREA (ac)	I.C.(%)	CN
1A	9.614	7.28	75.7	93
1B	13.28	0	0	78
OF-1	0.47	0	0	78
OF-2	3.75	0	0	78
OF-3	2.56	0	0	78
OF-4	2.68	0	0	78
OF-5	2.42	0	0	78
OF-6	1.83	0	0	78
OF-7	1.00	0	0	78
OF-8	2.62	0	0	78

PROPOSED RUNOFF USING SCS METHOD		
AREA NAME	Q25 (CFS)	Q100 (CFS)
1A	88.53	116.3
1B	69.99	100.06
OF-1	2.16	3.33
OF-2	17.19	24.2
OF-3	11.75	16.54
OF-4	12.27	17.28
OF-5	11.07	15.59
OF-6	8.38	11.79
OF-7	4.59	6.46
OF-8	11.99	16.88

CURVE NUMBER SCS METHOD - DEVELOPED CONDITIONS				
AREA NAME	DRAINAGE AREA (ac)	IMPERVIOUS AREA (ac)	I.C.(%)	CN
1A	9.614	7.28	75.7	93
1B	13.28	0	0	78
OF-1	0.47	0.28	60	90
OF-2	3.75	2.25	60	90
OF-3	2.56	1.54	60	90
OF-4	2.68	1.61	60	90
OF-5	2.42	1.45	60	90
OF-6	1.83	1.10	60	90
OF-7	1.00	0.60	60	90
OF-8	2.62	1.57	60	90

DEVELOPED RUNOFF USING SCS METHOD		
AREA NAME	Q25 (CFS)	Q100 (CFS)
1A	88.53	116.3
1B	69.99	100.06
OF-1	3.36	4.66
OF-2	29.39	39.29
OF-3	20.07	26.84
OF-4	20.99	28.06
OF-5	18.63	24.98
OF-6	13.42	18.21
OF-7	7.2	9.82
OF-8	19.13	25.83

EXISTING VS PROPOSED W/ DETENTION POINT OF INTEREST					
POINT OF INTEREST	CONDITION	Q25 (CFS)	V25 (FT/S)	Q100 (CFS)	V100 (FT/S)
J1	PRE	207.11	2.59	297.25	3.72
	POST	206.9	2.59	289.49	3.62
	DEVELOPED	265	3	327.57	4.09

NOTE:
1. DEVELOPED CONDITION TAKES INTO CONSIDERATION A 60% OF THE OFFSITE AREAS AS IMPERVIOUS COVER, AND THE INCREMENTAL OF FLOW AT THIS CONDITION WON'T NEED TO BE DETAINED PER CITY REVIEWER COMMENT. THIS CONDITION IS CONSIDERING FAILURE AT DETENTION OF THE DEVELOPED UPSTREAM AREAS.

DRAINAGE LEGEND

- DRAINAGE AREA LINE
- DRAINAGE AREA IN ACRES
- POINT OF INTEREST

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	JTH
			DESIGNED BY:	RM
			CHECKED BY:	JTH
			DRAWN BY:	RM
			DCS PROJECT NO:	20101498

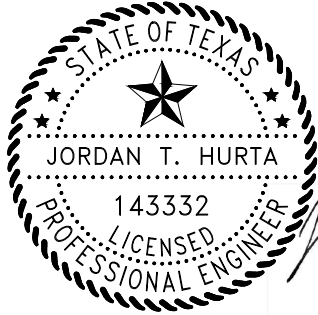


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CITY OF LEANDER

183A RE INVESTMENTS
SITE DEVELOPMENT



DRAINAGE AREA MAP

DATE:	DECEMBER 2023
SCALE:	AS NOTED
DRAWING:	7 OF 9

FILENAME: Z:\Projects 1400-1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final\Design\5.1 - Drawings\Sheet Files\Concept Plan Exhibits\Water Plan.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RWALDONADO, ON: Dec 05 2023 2:29pm, CFG:

WATER MODEL RESULTS		
TOTAL LUES	REQUIREMENT	AVAILABLE
MINIMUM WATER PRESSURE	50 PSI	63 PSI
MAXIMUM WATER PRESSURE	105 PSI	65 PSI
FIRE FLOW	—	1,944 GPM

WATER DEMANDS	
TOTAL LUES	81
AVERAGE DAY	56,700 GPD
PEAK DAY	150,255 GPD
PEAK HOUR	10,631 GPH

FIRE NOTES:

- BUILDINGS BIGGER THAN 6,000 SF, OR AS OTHERWISE REQUIRED BY THE 2015 FIRE AND BUILDINGS CODES DUE TO USE AND OCCUPANCY, SHALL BE REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- BUILDINGS WITH HEIGHT GREATER THAN 30-FT, AERIAL APPARATUS IS REQUIRED, REQUIRING AN UNOBSTRUCTED 26-FOOT FIRE LANE TO BE LOCATED WITHIN A MINIMUM 15 FEET AND A MAXIMUM OF 30 FEET.

FIRE FLOW NOTES:

- PER APPENDIX B OF THE FIRE CODE, THE MINIMUM FIRE FLOW FOR A COMMERCIAL OCCUPANCY IS 1500 GPM.
- CONSTRUCTION TYPES ARE BASED UPON ICC CONSTRUCTION CLASSIFICATION (SEE BUILDING CODE).
- INFORMATION REGARDING HOW TO CALCULATE FLOOR AREA IS OUTLINED IN SECTION B104 OF APPENDIX B OF THE FIRE CODE.
- FIRE FLOWS ARE BASED UPON TABLE B105.1 LOCATED IN APPENDIX B OF FIRE CODE. (SEE LOCAL AMENDMENTS).
- A 50% REDUCTION WILL TYPICALLY BE APPROVED FOR ORDINARY HAZARD OCCUPANCIES WILL BE ADDRESSED ON A CASE-BY CASE BASIS.

NOTES:

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- ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18).
- TOPOGRAPHIC FIELD WORK COMPLETED ON 3/17/2023.

FUTURE LAND USE AND ZONING INFORMATION		
LOT	FUTURE LAND USE	ZONING
LOT 1	EMPLOYMENT CENTER	PUD-GC-3-A
LOT 2	EMPLOYMENT CENTER	PUD-GC-3-A
LOT 3	EMPLOYMENT CENTER	PUD-GC-3-A
LOT 4	EMPLOYMENT CENTER	PUD-GC-3-A

LEGEND

- = PROPERTY LINE
- - - = EXIST EASEMENT LINE
- = FOUND 1/2-INCH IRON ROD
- ▲ = SET MAG NAIL WITH "MANHARD CONSULTING" STAINLESS STEEL WASHER
- ⊙ = FOUND IRON PIPE
- W — = PROP PRIVATE WATER LINE
- SD — = PROP STORM PIPE
- W12 — = PROP WASTEWATER LINE
- WW12 — = PROP PUBLIC 12" WATER LINE
- - - = EXIST WASTEWATER LINE
- - - = PROP EASEMENT LINE
- FIRE LANE — = FIRE LANE
- ⊕ = FIRE DEPARTMENT CONNECTION
- ⊕ = FIRE HYDRANT

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	JTH
			DESIGNED BY:	RM
			CHECKED BY:	JTH
			DRAWN BY:	RM
			DCS PROJECT NO:	20101498

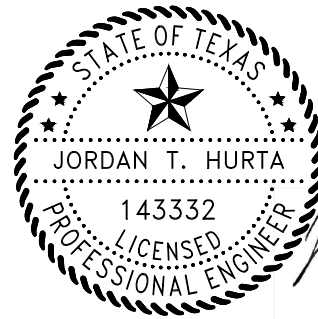


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CITY OF LEANDER

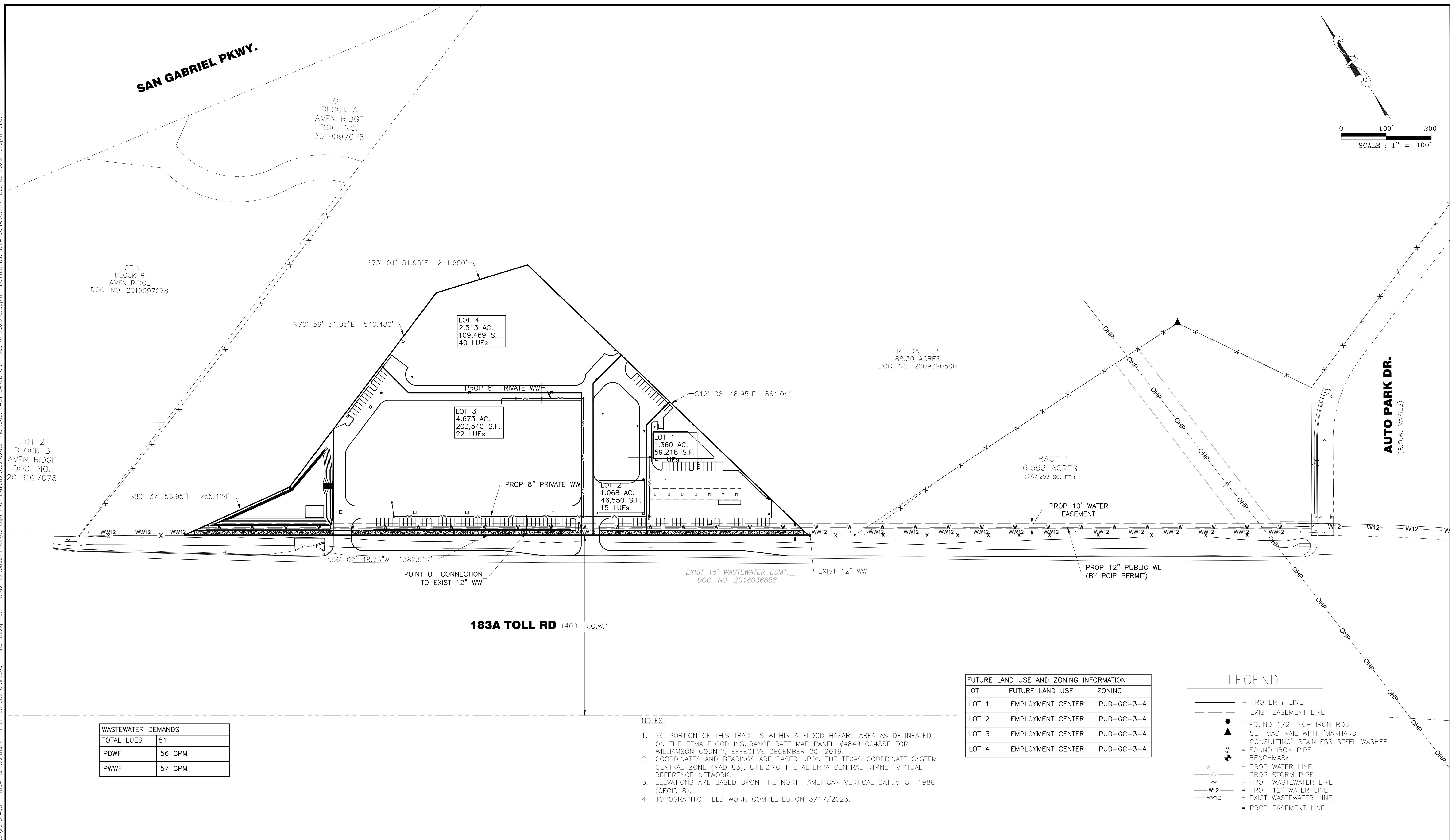
183A RE INVESTMENTS
SITE DEVELOPMENT



WATER PLAN

DATE:	DECEMBER 2023
SCALE:	AS NOTED
DRAWING:	8 OF 9

FILENAME: Z:\Projects 1400-1499\20101498 - 183A Reinvestment - Hwy 183 Site Civil\500 - Final_Design\5.1 - Drawings\Sheet Exhibits\Wastewater Plan.dwg, LAST SAVED ON: Dec 01 2023 8:59pm, PLOTTED BY: RIMALDONADO, ON: Dec 05 2023 2:29pm, CFG:



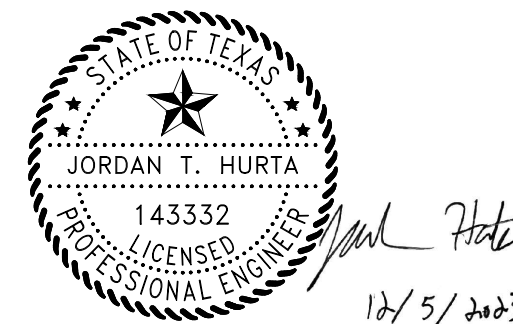
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			DESIGNED BY:	RM
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			DRAWN BY:	RM
			DCS PROJECT NO:	20101498



DCS ENGINEERING, LLC
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AUSTIN, TX 78746

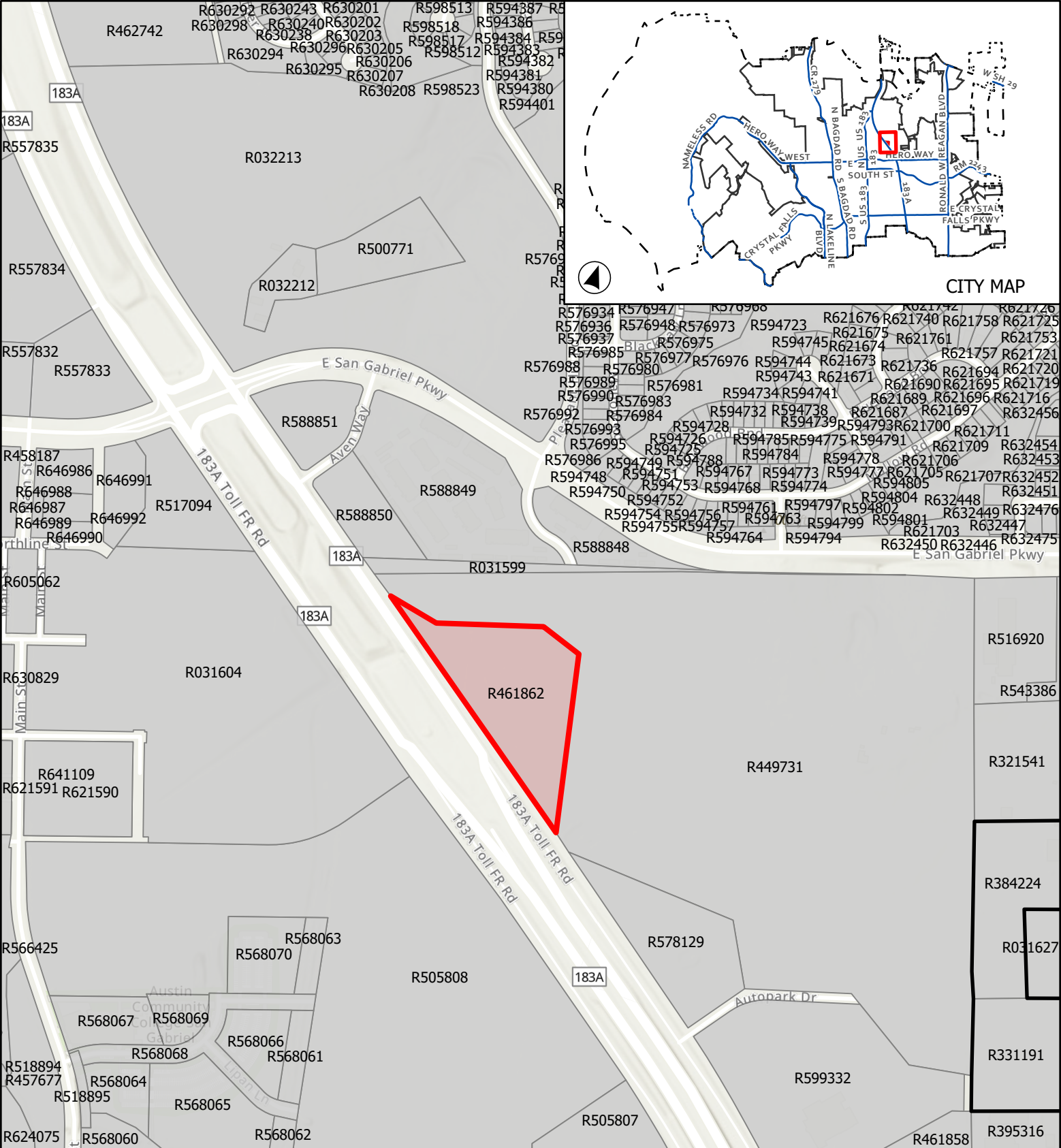
TEL: (512) 614-6171
T.B.P.E. FIRM NO. F-13162

CITY OF LEANDER

183A RE INVESTMENTS
SITE DEVELOPMENT

WASTEWATER PLAN

DATE:	DECEMBER 2023
SCALE:	AS NOTED
DRAWING:	9 OF 9



CASE: CP-23-0022

ATTACHMENT 2

183A RE INVESTMENTS

Location Map



 City Limits
 ETJ Boundary
 Subject Boundary

0 290 580

Feet

Page 23 of 35

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.



EXECUTIVE SUMMARY
1/11/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0025 to adopt the Villas at Speaking Rock Concept Plan and Preliminary Plat on one (1) parcel of land approximately 10.756 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513825; generally located to the southwest of the intersection of Osage Drive and Painted Sky Bend more commonly known as 1601 Speaking Rock, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0025 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

12/20/2006 – Annexation

07/20/2023 – Zoning Approved

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamsetti) on behalf of Speaking Rock Ventures LLC (Naveen Valeti)

RECOMMENDATION:

The proposal includes sixteen (16) single family lots, one (1) landscape lot, one (1) detention pond lot, and one (1) private street ROW lot. Staff recommends approval of this request.

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments:

1. Concept Plan and Preliminary Plat
2. Location Map

VILLAS AT SPEAKING ROCK

CONCEPT PLAN & PRELIMINARY PLAT

PROJECT NUMBER: CP-23-0025

GENERAL NOTE:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITH 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, PUBLIC UTILITY, LANDSCAPE AND ACCESS EASEMENT A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. AND 10 PUBLIC UTILITY, ACCESS AND LANDSCAPE EASEMENT ALONG THE ROW FOR NON-RESIDENTIAL LOTS.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20TH, 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 ONE SIDES OF OF BELLA VITA STREET, CORSO VENEZIA CT, NAPOLI TOSCANO CT. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS 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, STREETS ON OTHER PUBLIC ROADWAYS, 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. AN ADDITIONAL FOOT IS REQUIRED TO BE ADDED TO THE WIDTH OF A SIDEWALK FOR SIDEWALKS OR PORTIONS OF A SIDEWALK ABUTTING A CURB.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

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: -9.16- & 19- IN BLOCK 'A'.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER -N/A-
- 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.

- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 16 , TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

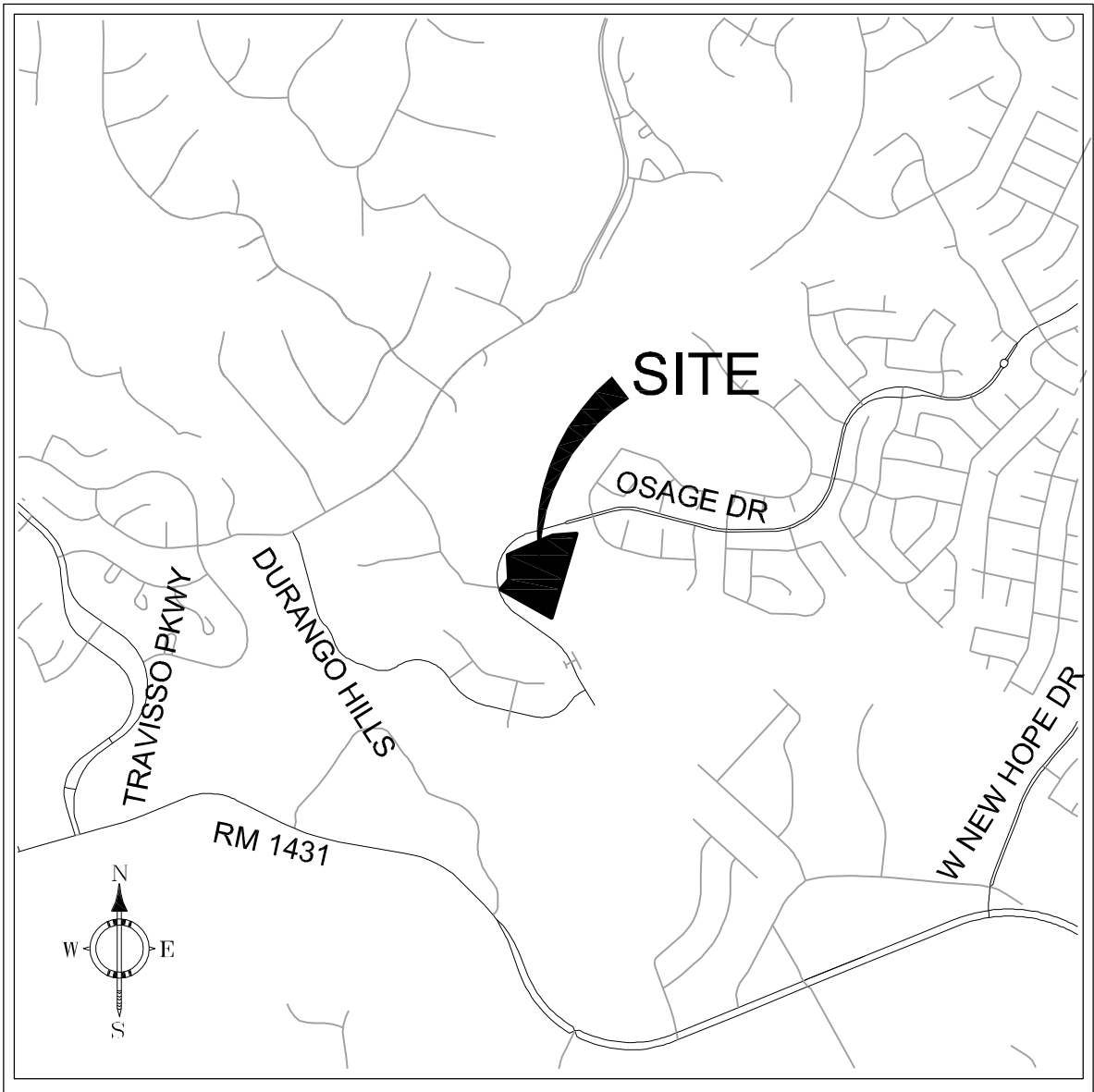
LOT SUMMARY TABLE

LOT NUMBER	ACREAGE	USE
LOT 1	0.71 ACRES	SINGLE FAMILY HOUSING
LOT 2	0.54 ACRES	SINGLE FAMILY HOUSING
LOT 3	0.35 ACRES	SINGLE FAMILY HOUSING
LOT 4	0.41 ACRES	SINGLE FAMILY HOUSING
LOT 5	0.48 ACRES	SINGLE FAMILY HOUSING
LOT 6	0.50 ACRES	SINGLE FAMILY HOUSING
LOT 7	0.58 ACRES	SINGLE FAMILY HOUSING
LOT 8	0.91 ACRES	SINGLE FAMILY HOUSING
LOT 9	0.45 ACRES	DETENTION POND
LOT 10	0.54 ACRES	SINGLE FAMILY HOUSING
LOT 11	0.43 ACRES	SINGLE FAMILY HOUSING
LOT 12	0.57 ACRES	SINGLE FAMILY HOUSING
LOT 13	0.59 ACRES	SINGLE FAMILY HOUSING
LOT 14	0.44 ACRES	SINGLE FAMILY HOUSING
LOT 15	0.43 ACRES	SINGLE FAMILY HOUSING
LOT 16	0.06 ACRES	LANDSCAPE LOT
LOT 17	0.62 ACRES	SINGLE FAMILY HOUSING
LOT 18	0.56 ACRES	SINGLE FAMILY HOUSING
LOT 19	1.54 ACRES	PRIVATE STREET ROW
TOTAL	10.756 ACRES	SINGLE FAMILY HOUSING

STREET TABLE

STREET NAME	LENGTH (LF)
BELLA VITA STREET	930.00
CORSO VENEZIA CT	261.00
NAPOLI TOSCANO CT	159.50

REVISION #	DESCRIPTION	APPROVAL



LOCATION MAP
SCALE : 1" = 2000'

OWNER/DEVELOPER:
SPEAKING ROCK VENTURES LLC
1908 YAUPOIN TRAIL UNIT 203
CEDAR PARK, TX 78613
PHONE: 971-400-4009
PROJECT AGENT/CIVIL ENGINEER:
RAO VASAMSETTI, P.E.
RAO'S CONSULTING ENGINEERS, LLC
P.O. BOX 592991
SAN ANTONIO, TX 78258
PHONE: 210-549-7557
SURVEYOR:
AMIL M. BAKER, JR., RPLS# 1469
RICKMAN LAND SURVEYING LLC
419 BIG BEND
CANYON LAKE, TEXAS 78133
830-935-2457(PHONE)

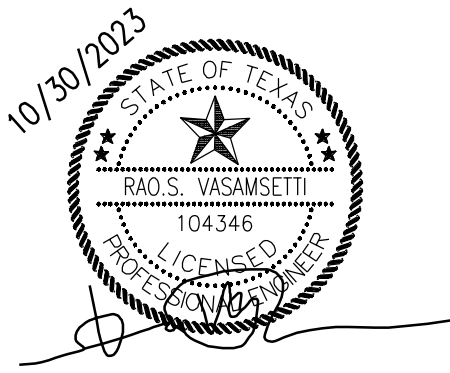
ACRES: 10.756 ACRES
SURVEY: SUR 96 HARRIS J H ABS 2280 SUR 73 DAVIS B F
NUMBER OF LOTS: 17
NUMBER OF BLOCKS: 1

SUBMITTAL DATE: 06/01/2023

LEGAL DESCRIPTION: ABS 2150 SUR 96 HARRIS J H ABS 2280 SUR 73 DAVIS B F

ZONING: PUD (SFE-2-B)

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL



PRIMARY CONTACT PERSON: RAO VASAMSETTI, P.E.

RCE RAO'S CONSULTING
ENGINEERS

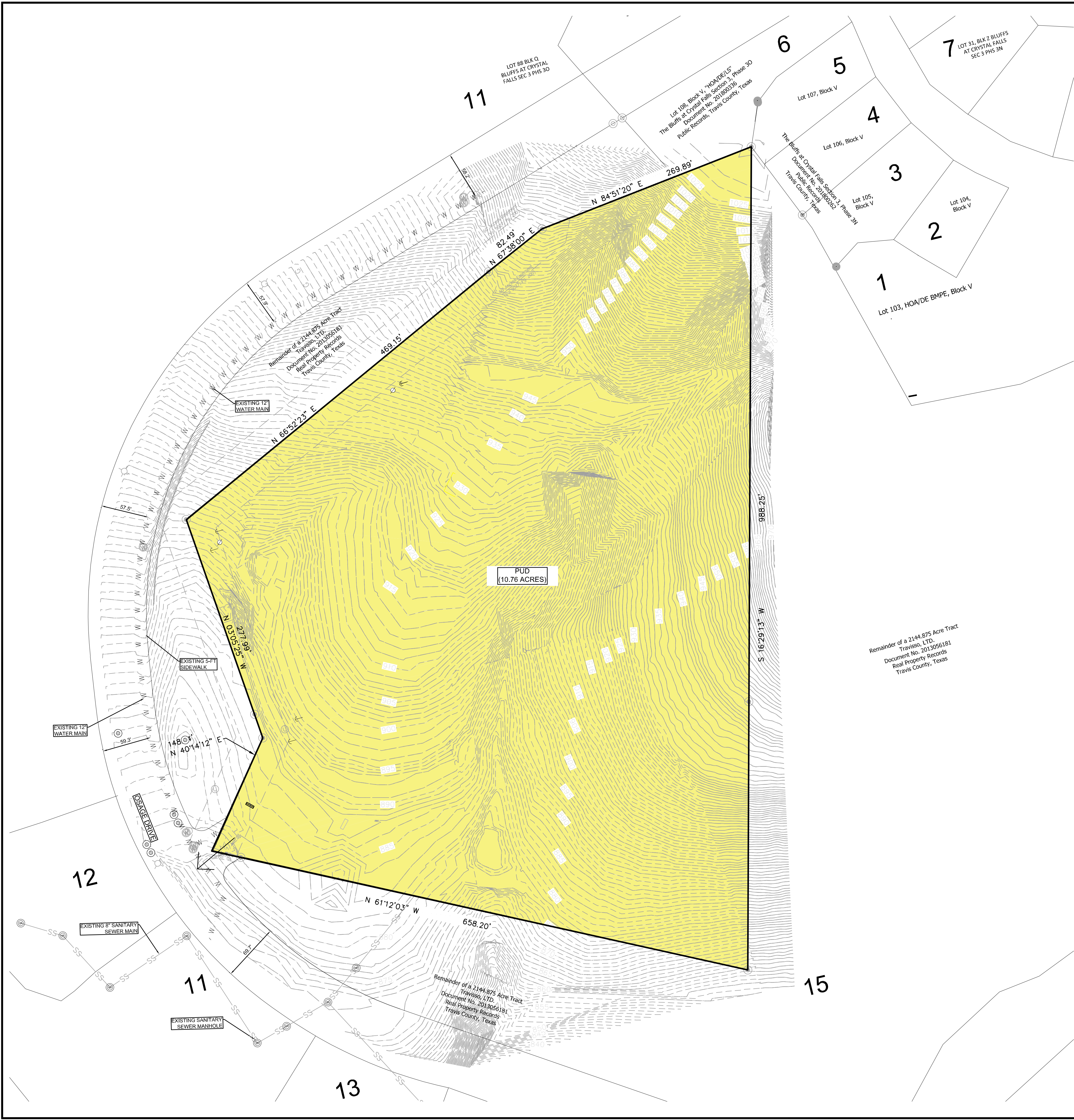
TYPE: PRELIMINARY
P.O. BOX 592991 SAN ANTONIO TX 78258
PHONE: 210 549 7557 FAX: 512 856 4595
www.raosconsulting.com

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CONCEPT PLAN
3	EXISTING CONDITIONS PLAN
4	PRELIMINARY PLAT
5	IMPROVEMENTS - OVERALL
6	DRAINAGE PLAN
7	WATER PLAN
8	WASTEWATER PLAN
9	TREE PROTECTION PLAN
10	PARKS PLAN

NOTE: THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).

TITLE:
COVER SHEET

DATE :	10/10/23	JOB NO.	2022-0727
DESIGNED BY :	RV	DRG NO	1 OF 10
DRAWN BY :	MF		
CHECKED BY :	RV		



S.No.	Owner Name & Mailing Address	Situs address	Legal description
01.	CRYSTAL FALLS HOA INC (1792296) PO BOX 203310 AUSTIN TX 78720-3310	PAINTED SKY BND TX 78641	LOT 103 BLK V BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
02.	VASANTHU SANDEEP & GEETH (1954493) 2717 Painted Sky Bnd Leander TX 78641-4237	PAINTED SKY BND TX 78641	LOT 104 BLK V BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
03.	SKINNELL LAUREN B & NATHAN (1822587) 2713 PAINTED SKY BEND LEANDER TX 78641-4237	2713 PAINTED SKY BND TX 78641	LOT 105 BLK V BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
04.	GRASLEY STEVEN MICHAEL & (1818819) 2709 PAINTED SKY BND LEANDER TX 78641-4237	2709 PAINTED SKY BND TX 78641	LOT 106 BLK V BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
05.	LU WEITAI PHIL & WENYA (1836210) 14900 AVERY RANCH BLVD STE C200M213 AUSTIN TX 78717-3951	2705 PAINTED SKY BND TX 78641	LOT 107 BLK V BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
06.	TAYLOR MORRISON AT CRYSTAL FALLS LLC (1484909) 810 HESTERS CROSSING STE 235 ROUND ROCK TX 78681-7846	PAINTED SKY BND TX 78641	LOT 108 BLK V BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3O (HOA/DE/LS)
07.	INTRONA MARCUS & JESSICA GRENIER (1826830) 2712 PAINTED SKY BND LEANDER TX 78641-4237	2712 PAINTED SKY BND TX 78641	LOT 31 BLK Z BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
08.	GARCIA GEORGE M & JIANMIN (1829318) 2704 PAINTED SKY BND LEANDER TX 78641-4237	2704 PAINTED SKY BND TX 78641	LOT 32 BLK Z BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
09.	CRYSTAL FALLS HOA INC (1792296) PO BOX 203310 AUSTIN TX 78720-3310	TRUE GRIT CV TX 78641	LOT 26 BLK Z BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3N
10.	TAYLOR MORRISON AT CRYSTAL FALLS LLC (1484909) 810 HESTERS CROSSING STE 235 ROUND ROCK TX 78681-7846	PAINTED SKY BND TX 78641	LOT 88 BLK Q BLUFFS AT CRYSTAL FALLS SEC 3 PHS 3O
11.	TRAVISSO LTD (1568910) 3937 VENETO CIR LEANDER TX 78641	F M RD 1431 TX	ABS 2150 SUR 96 HARRIS JH ACR 95.9816 (1-D-1W)
12.	TRAVISSO LTD (1568910) 3937 VENETO CIR LEANDER TX 78641	OSAGE DR 78613	TRAVISSO PHS 5 SEC 1 BLK I LOT 6 (MUD/DRAINAGE EASEMENT)
13.	TRAVISSO LTD (1568910) 3937 VENETO CIR LEANDER TX 78641	OSAGE DR 78613	TRAVISSO PHS 5 SEC 1 BLK I LOT 5 (MUD/DRAINAGE EASEMENT)
14.	TRAVISSO LTD (1568910) 3937 VENETO CIR LEANDER TX 78641	OSAGE DR 78613	TRAVISSO PHS 5 SEC 1 BLK H LOT 6
15.	TRAVISSO LTD (1568910) 3937 VENETO CIR LEANDER TX 78641	WHITETAIL PASS TX 78641	ABS 2209 SUR 0 CARTER L & ABS 2280 SUR 73 DAVIS B F & VAR SUR ACR 203.5625 (1-D-1W)

LAND USE SUMMARY

USE	LOTS/UNITS	ACREAGE	DENSITY	LUE'S REQUIRED	TRIPS GENERATED
SINGLE-FAMILY	17	10.756 ACRES	1.58 UNITS/ACRE	17	151
TOTAL		10.756 ACRES	1.58 UNITS/ACRE	17	151

NOTE:

- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE 12/202019.
- THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- PROPOSED DEVELOPMENT WILL COMPLY WITH THE LATEST CITY OF LEANDER TRANSPORTATION MASTER PLAN
- DRAINAGE DESIGN WILL COMPLY WITH CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND CITY OF LEANDER ORDINANCES.
- 17 LUE'S WATER AND WASTEWATER DEMAND FROM THIS DEVELOPMENT.
- FOR ADT GREATER THAN 2000, TRAFFIC IMPACT STUDY SHALL BE CONDUCTED AS PER ROADWAY ADEQUACY STANDARD PER ARTICLE 10.03. TIA FEE-IN-LIEU CAN BE REQUESTED, IF APPROVED BY THE CITY ENGINEER.
- PROPOSED DEVELOPMENT WILL BE DEVELOPED IN PHASES, IN PHASE-I ROADS AND UTILITIES WILL BE DEVELOPED ALONG WITH THE PARKLAND DEDICATION AND HOUSES WILL BE DEVELOPED IN PHASE-II.

PHASE-I - COMPLETION END OF 2024
PHASE-II - COMPLETION END OF 2028

NOTE: THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE

REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP

LEGEND

SS

W

OHE

WM

FH

PP

PP

PP

PP

PP

EXISTING SANITARY SEWER LINE

EXISTING WATER LINE

EXISTING OVERHEAD ELECTRIC

EXISTING WATER METER

EXISTING FIRE HYDRANT

EXISTING POWER POLE

EXISTING LIGHT POLE

EXISTING STORM WATER DRAIN

EXISTING SEWER MANHOLE

10/30/2023

STATE OF TEXAS

RAO S. VASANSETTI

104346

PROFESSIONAL ENGINEER

RC

E

RAO'S CONSULTING

ENGINEERS

FAIRFIRM1155

P.O. BOX 502891 SAN ANTONIO TX 78208

PHONE: 210.548.7557 FAX: 512.856.4595

www.raosconsulting.com

PROJECT DESCRIPTION:

VILLAS AT SPEAKING ROCK

TITLE:

CONCEPT PLAN

DATE :

10/10/23

JOB NO.

2022-0727

DESIGNED BY :

RV

DRG NO

DRAWN BY :

MF

CHECKED BY :

RV

02 OF 10

SURVEYOR'S NOTE:

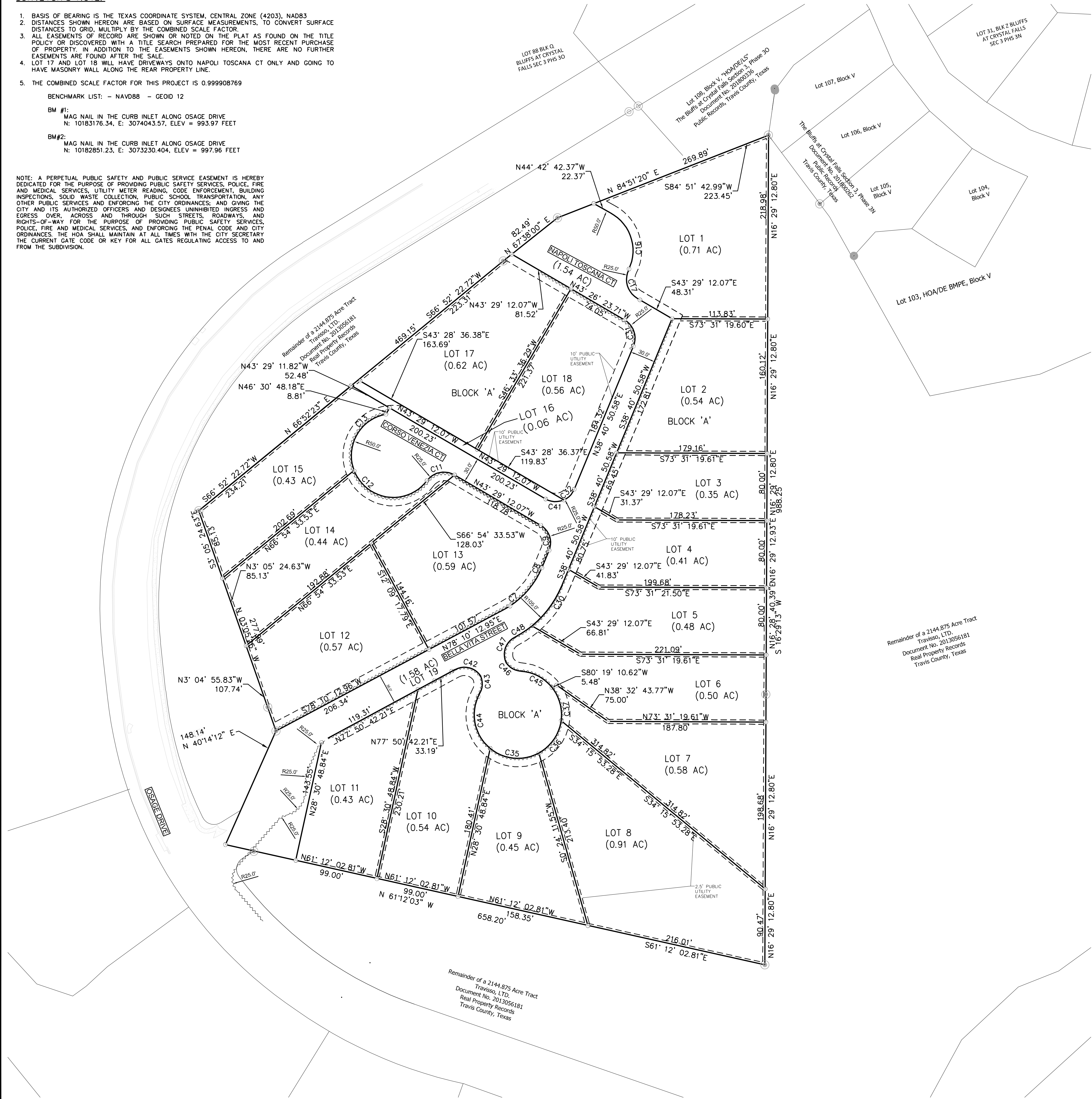
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THERE ARE NO FURTHER EASEMENTS ARE FOUND AFTER THE SALE.
4. LOT 17 AND LOT 18 WILL HAVE DRIVEWAYS ONTO NAPOLI TOSCANA CT ONLY AND GOING TO HAVE MASONRY WALL ALONG THE REAR PROPERTY LINE.
5. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999908769

BENCHMARK LIST: - NAVD88 - GEOD 12

BM #1:
MAG NAIL IN THE CURB INLET ALONG OSAGE DRIVE
N: 10183176.34, E: 3074043.57, ELEV = 993.97 FEET

BM #2:
MAG NAIL IN THE CURB INLET ALONG OSAGE DRIVE
N: 10182851.23, E: 3073230.404, ELEV = 997.96 FEET

NOTE: A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND OWING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	68.23	99.00	39.49	N58° 25' 32"E	66.89
C8	68.23	99.00	39.49	N58° 25' 32"E	66.89
C9	34.42	24.00	82.17	N2° 24' 11"W	31.54
C11	36.53	25.00	83.72	S85° 20' 40"E	33.36
C12	107.12	50.00	122.75	S65° 49' 47"E	87.78
C13	87.62	50.00	100.40	N45° 44' 36"E	76.83
C16	76.65	50.75	86.54	S1° 27' 06"E	518.69
C17	24.55	25.82	54.48	S16° 09' 50"E	325.51
C30	59.37	120.00	28.35	S52° 51' 15"W	58.77
C31	35.85	25.00	82.17	N2° 24' 11"W	32.86
C32	18.23	24.00	43.52	N60° 26' 23"E	17.79
C35	61.80	52.00	68.09	S68° 25' 22"E	58.22
C36	48.42	52.00	53.35	S50° 51' 21"W	516.12
C37	38.77	52.00	42.71	S2° 49' 19"W	37.87
C41	22.75	24.00	54.31	N70° 38' 38"W	21.91
C42	34.41	23.00	85.71	S59° 18' 04"E	31.29
C43	21.47	23.00	53.48	S18° 52' 33"W	20.70
C44	46.64	52.00	51.39	S19° 55' 11"W	333.27
C45	43.03	52.00	47.41	N46° 13' 00"W	41.81
C46	21.48	23.00	53.51	N43° 10' 15"W	20.71
C47	34.84	23.00	86.78	N35° 29' 59"E	31.60
C48	24.84	135.34	10.52	N72° 57' 36"E	24.80

LOT SUMMARY TABLE

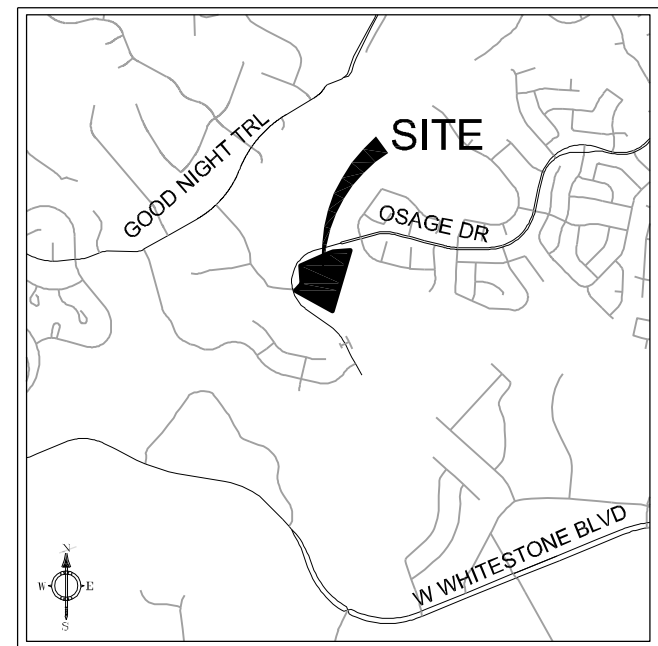
LOT NUMBER	ACREAGE	USE
LOT 1	0.71 ACRES	SINGLE FAMILY HOUSING
LOT 2	0.54 ACRES	SINGLE FAMILY HOUSING
LOT 3	0.35 ACRES	SINGLE FAMILY HOUSING
LOT 4	0.41 ACRES	SINGLE FAMILY HOUSING
LOT 5	0.48 ACRES	SINGLE FAMILY HOUSING
LOT 6	0.50 ACRES	SINGLE FAMILY HOUSING
LOT 7	0.58 ACRES	SINGLE FAMILY HOUSING
LOT 8	0.91 ACRES	SINGLE FAMILY HOUSING
LOT 9	0.45 ACRES	DETENTION POND
LOT 10	0.54 ACRES	SINGLE FAMILY HOUSING
LOT 11	0.43 ACRES	SINGLE FAMILY HOUSING
LOT 12	0.57 ACRES	SINGLE FAMILY HOUSING
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LOT 15	0.43 ACRES	SINGLE FAMILY HOUSING
LOT 16	0.06 ACRES	LANDSCAPE LOT
LOT 17	0.62 ACRES	SINGLE FAMILY HOUSING
LOT 18	0.56 ACRES	SINGLE FAMILY HOUSING
LOT 19	1.54 ACRES	PRIVATE STREET ROW
TOTAL	10.756 ACRES	SINGLE FAMILY HOUSING

STREET TABLE

STREET NAME	LENGTH (LF)
BELLA VITA STREET	930.00
CORSO VENEZIA CT	261.00
NAPAOI TOSCANA CT	159.50

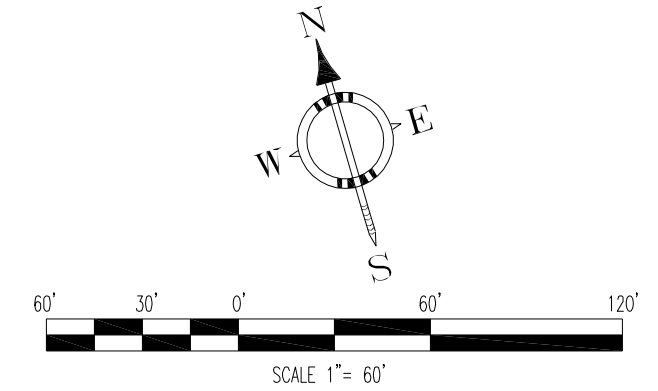
REV. NO.	DESCRIPTION	DATE

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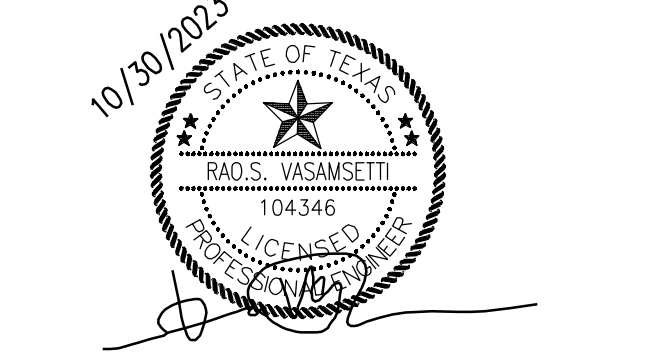


LEGEND

- FIR FOUND 1/2 " IRON ROD
- SIRC SET 1/2" IRON ROD WITH CAP
- ~~~~~ 4-FT SIDEWALK
- - - - EASEMENT LINE



SIGNATURE/SEAL



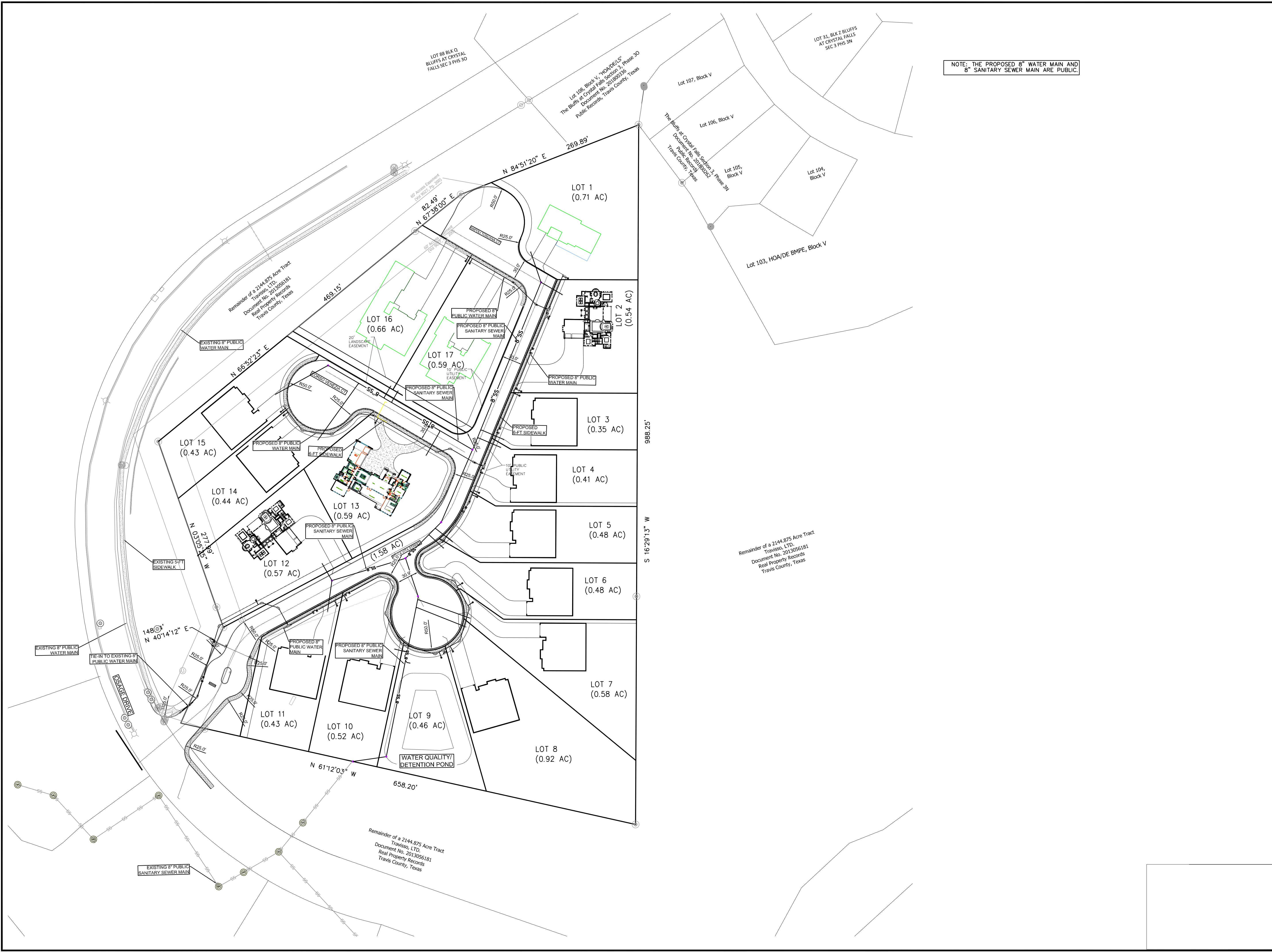
RCE RAO'S CONSULTING ENGINEERS

TXPE 0081755
P.O. BOX 502891 SAN ANTONIO TX 78208
PHONE: 210.548.7551 FAX: 512.858.4895
www.raosconsulting.com

PROJECT DESCRIPTION:
VILLAS AT SPEAKING ROCK

TITLE:
PRELIMINARY PLAT

DATE :	10/10/23	JOB NO.	2022-0727
DESIGNED BY :	RV	DRG NO	
DRAWN BY :	MF		
CHECKED BY :	RV		



NOTE: THE PROPOSED 8" WATER MAIN AND 8" SANITARY SEWER MAIN ARE PUBLIC.

REV. NO.	DESCRIPTION	DATE

Notes:

LOCATION MAP

LEGEND

- SS— EXISTING SANITARY SEWER LINE
- G— EXISTING WATER LINE
- W— EXISTING WATER LINE
- OHE— EXISTING OVERHEAD ELECTRIC
- ⊙ EXISTING WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING STORM WATER DRAIN
- ⊙ EXISTING SEWER MANHOLE
- 8" SS— PROPOSED SANITARY SEWER LINE
- 8" W— PROPOSED WATER LINE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ THRUST BLOCKING
- ⊙ PROPOSED CLEANOUT
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED WATER METER
- ⊙ PROPOSED FIRE HYDRANT

SCALE 1" = 60'

SIGNATURE/SEAL

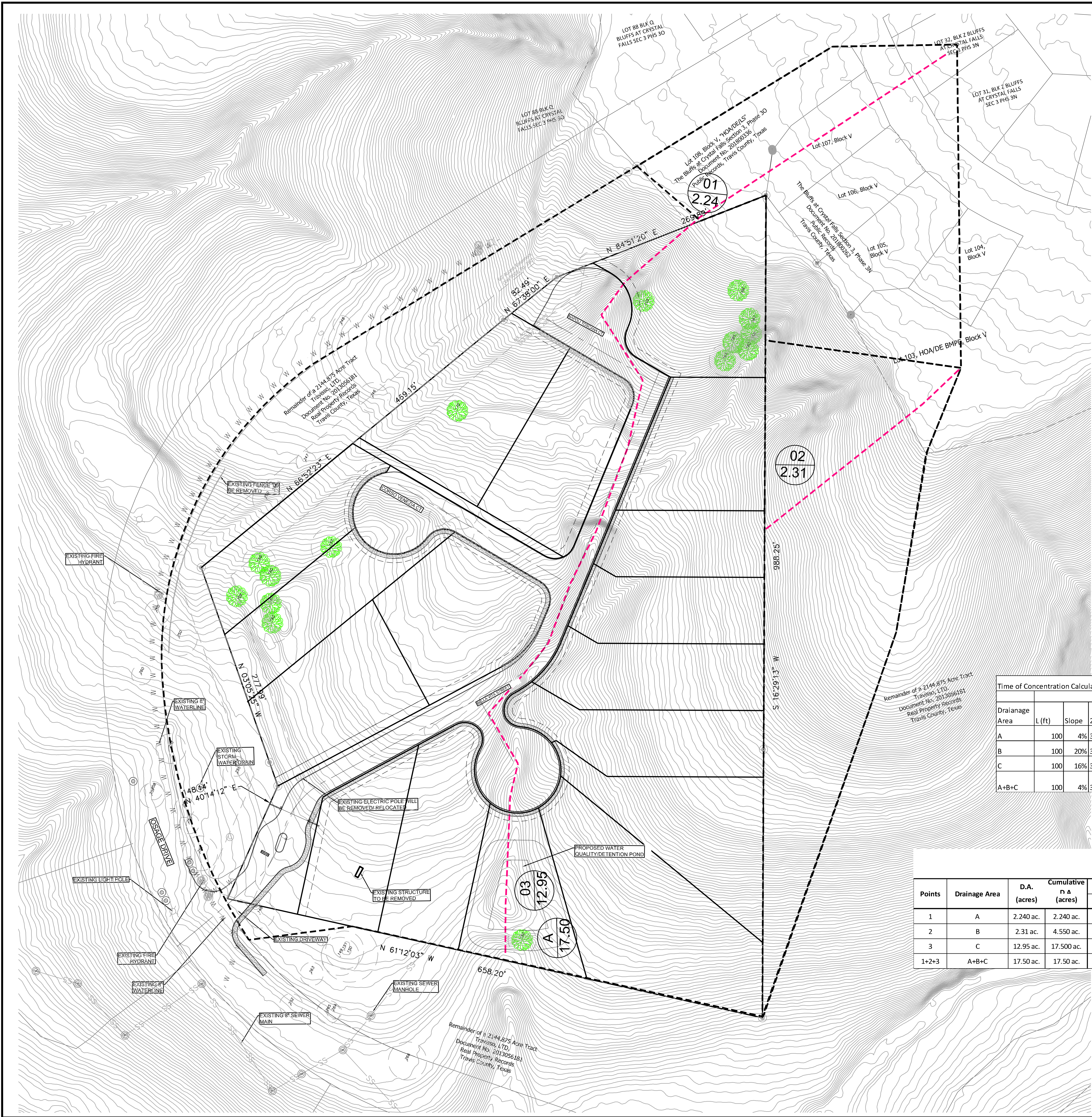
RCERAO'S CONSULTING
ENGINEERS

PROJECT DESCRIPTION:
VILLAS AT SPEAKING ROCK

TITLE:
IMPROVEMENTS PLAN

DATE :	10/10/23	JOB NO.	2022-0727
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MF		
CHECKED BY :	RV		

05 OF 10



Time of Concentration Calculations												
Drainage Area	Sheet					SCF			Channel			
	L (ft)	Slope	2-Year P	n	Tc (min)	L (ft)	Slope	Tc (min.)	L (ft)	V (fps)	Tc (min.)	Total TC min
A	100	4%	3.96"	0.015	1.08	251	3.81%	1.33				2.41
B	100	20%	3.96"	0.13	3.128	200	20.00%	0.46				3.588
C	100	16%	3.96"	0.13	3.39	681	12.00%	1.61	90	6	0.25	5.25
A+B+C	100	4%	3.96"	0.015	1.08	1032	14.00%	2.26	90	6	0.25	3.59

Proposed Coditions (Table - 2)											
Points	Drainage Area	D.A. (acres)	Cumulative n Δ (acres)	Type D				Q2	Q10	Q25	Q100
				IC ac	(Good) Ac	Composite CN	Tc Min.	CFS	CFS	CFS	CFS
1	A	2.240 ac.	2.240 ac.	1.250	1.250	93	2.410	12.60	19.30	24.00	31.90
2	B	2.31 ac.	4.550 ac.	0.000	0.000	83	3.600	8.70	15.80	20.70	28.90
3	C	12.95 ac.	17.500 ac.	5.850	5.850	93	5.250	65.80	101.50	125.90	167.80
1+2+3	A+B+C	17.50 ac.	17.50 ac.	7.070	7.070	84	3.590	86.30	135.40	168.90	226.50

REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP

LEGEND

EXISTING TOP OF CURB AND GUTTER ELEVATIONS

EXISTING SPOT ELEVATION

PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)

EXISTING CONTOUR

PROPOSED RIDGE

DEFINED SWALE

PROPOSED FIN. FLOOR ELEVATION

PROPOSED FOUNDATION BREAKS

OVERLAND FLOW DIRECTION

GRATE

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

DRAINAGE FLOW (EXISTING)

DRAINAGE AREA

DRAINAGE PATH

DRAINAGE RUNOFF - CFS

DRAINAGE AREA - ACRES

ACCUMULATE RUNOFF - CFS

ACCUMULATED AREA - ACRES

10/30/2023

STATE OF TEXAS

RAO S. VASAMSETTI

104346

PROFESSIONAL ENGINEER

EX-12345

RCERAO'S CONSULTING ENGINEERS

104346

PROFESSIONAL ENGINEER

EX-12345

PROJECT DESCRIPTION:

VILLAS AT SPEAKING ROCK

TITLE:

DRAINAGE PLAN

DATE : 10/10/23

JOB NO. 2022-0727

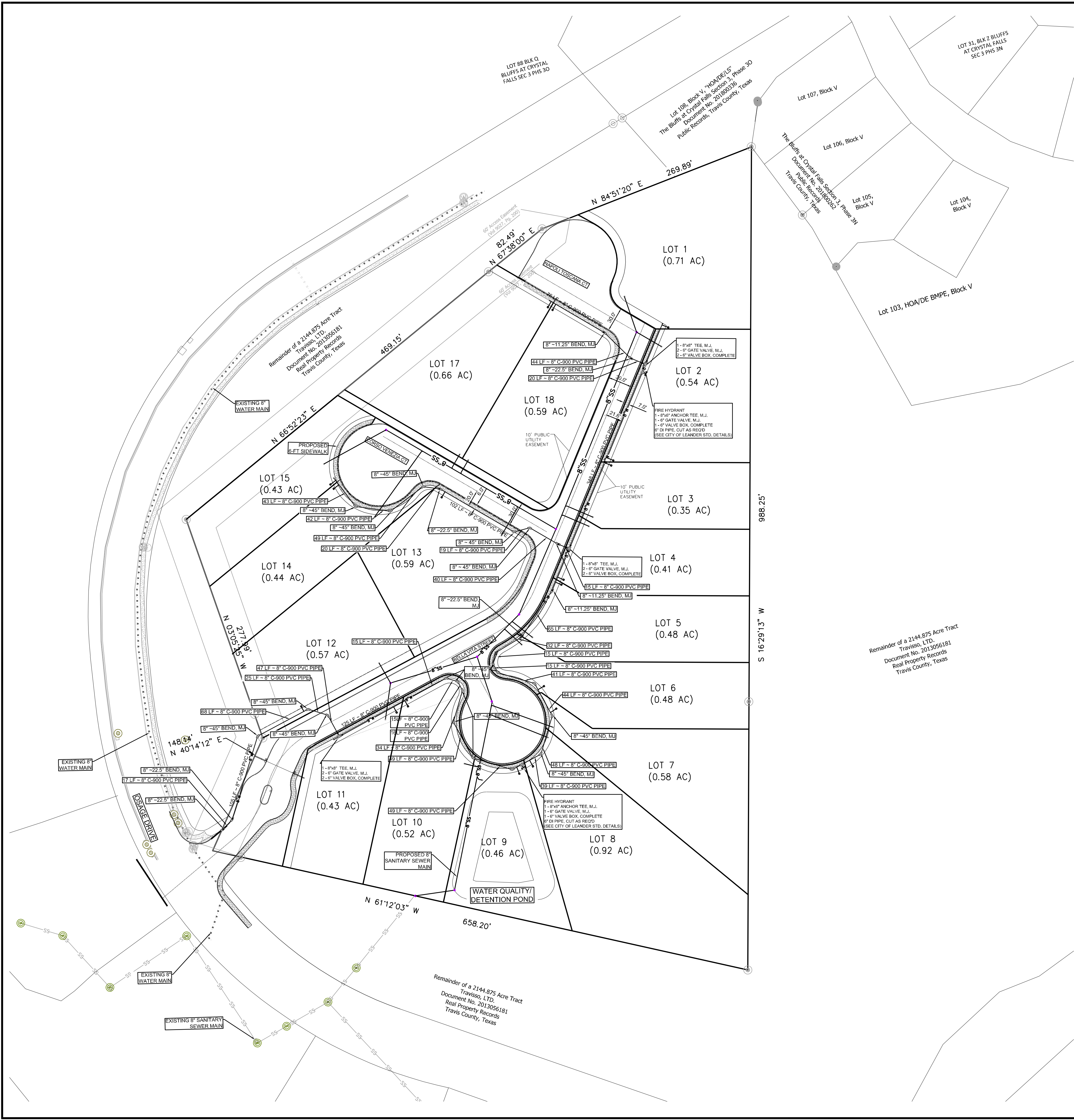
DESIGNED BY : RV

DRG NO

DRAWN BY : MF

CHECKED BY : RV

06 OF 10



CITY OF LEANDER WATER MODELING RESULTS	
MINIMUM PRESSURE	= 52 PSI (1,120 HGL)
MAXIMUM PRESSURE	= 103 PSI (1,137 HGL)
FIRE FLOW AVAILABLE	= 2,339 GPM AT 20 PSI RESIDUAL (LOW ELEVATION)
FIRE FLOW AVAILABLE	= 1,558 GPM AT 20 PSI RESIDUAL (HIGH ELEVATION)

AVERAGE DAY DEMAND

263.50 GAL/PERSON/DAY 3.1 PEOPLE/LUE
16 LUES X 0.18 GPM/LUE = 2.93 GPM

PEAK DAY DEMAND

702.67 GAL/PERSON/DAY 3.1 PEOPLE/LUE
16 LUES X 0.48 GPM/LUE = 7.81 GPM

PEAK HOUR DEMAND

1194.53 GAL/PERSON/DAY 3.1 PEOPLE/LUE
16 LUES X 0.83 GPM/LUE = 13.27 GPM

Fire Flow (Residential
over 3,600 SF) = 1,500 GPM (2 HRS)

NOTE: THE PROPOSED 8" WATER MAIN AND
8" SANITARY SEWER MAIN ARE PUBLIC.

REV. NO.	DESCRIPTION	DATE

Notes:

LOCATION MAP

LEGEND

---SS---	EXISTING SANITARY SEWER LINE
---G---	EXISTING WATER LINE
---W---	EXISTING WATER LINE
---OHE---	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING WATER METER
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING POWER POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING STORM WATER DRAIN
⊙	EXISTING SEWER MAN-HOLE
---8" SS---	PROPOSED SANITARY SEWER LINE
---8" W---	PROPOSED WATER LINE
●	PROPOSED SEWER MAN-HOLE
⊙	THRUST BLOCKING
⊙	PROPOSED CLEANOUT
⊙	PROPOSED WATER VALVE
⊙	PROPOSED WATER METER
⊙	PROPOSED FIRE HYDRANT

SCALE 1" = 60'

SIGNATURE/SEAL

10/30/2023

PROJECT DESCRIPTION:

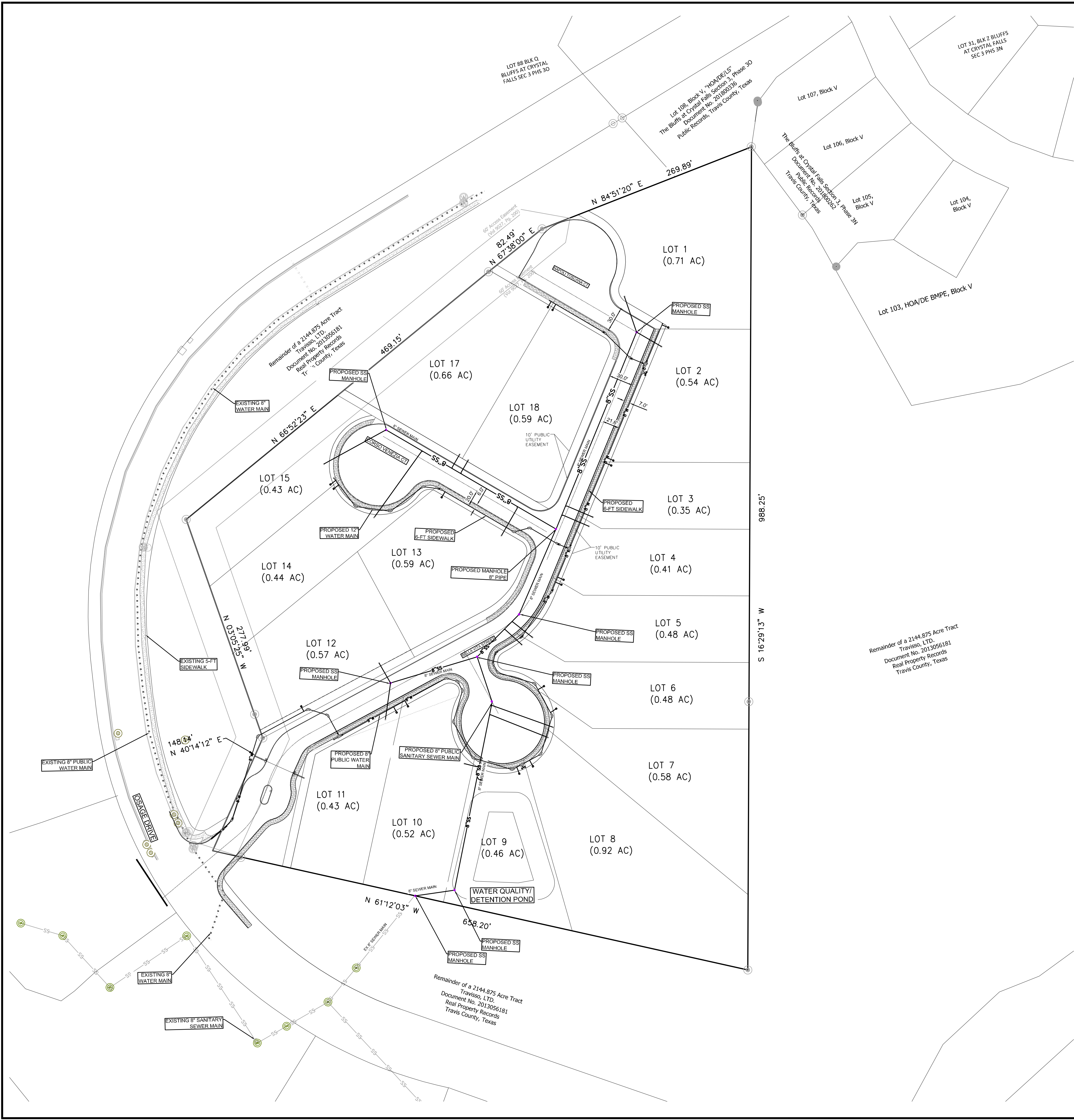
VILLAS AT SPEAKING ROCK

TITLE:

WATER PLAN

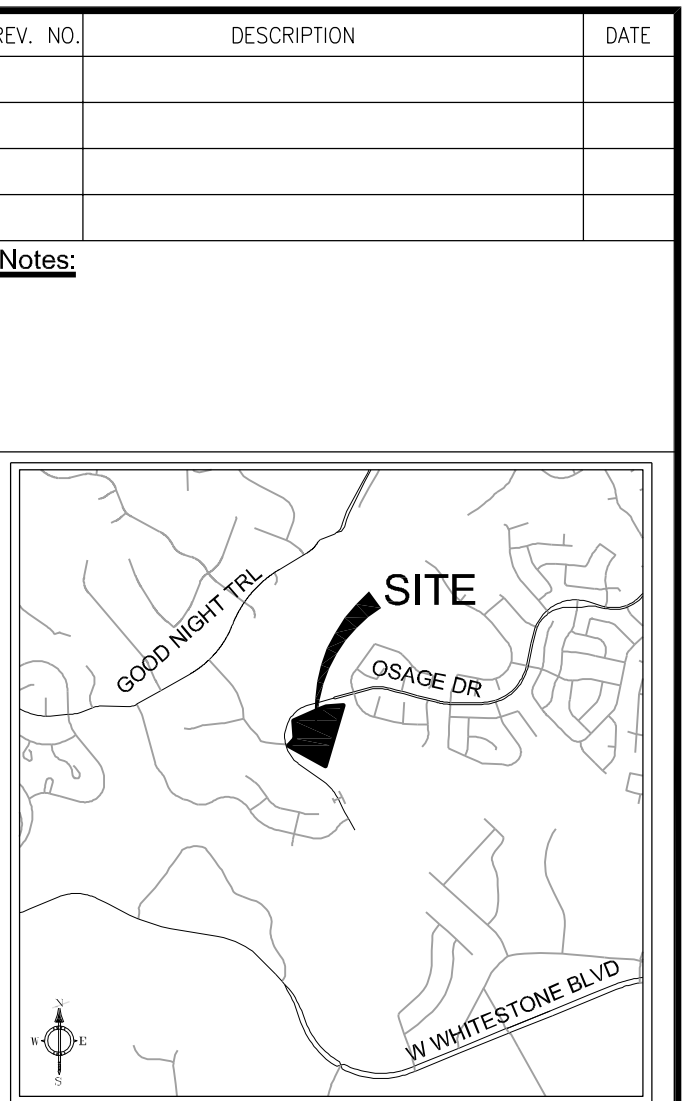
DATE :	10/10/23	JOB NO.	2022-0727
DESIGNED BY :	RV	DRG NO	
DRAWN BY :	MF		
CHECKED BY :	RV		

07 OF 10



NOTE: THE PROPOSED 8" WATER MAIN AND 8" SANITARY SEWER MAIN ARE PUBLIC.

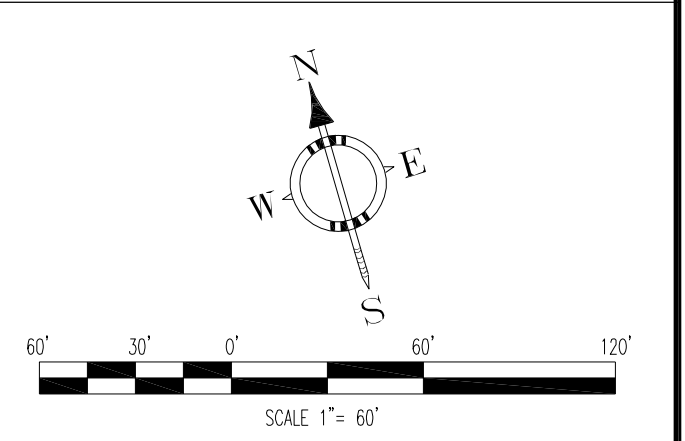
DEVELOPMENT	LUE'S	ADWF	PF	PDWF	I/I AREA	I/I	PWWF
SINGLE FAMILY		gpm		gpm	ac		gpm
	16	2.73	4.31	11.77	10.81	5.65	17.42



LOCATION MAP

LEGEND

—SS—	EXISTING SANITARY SEWER LINE
—G—	EXISTING WATER LINE
—W—	EXISTING WATER LINE
—OHE—	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING WATER METER
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING POWER POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING STORM WATER DRAIN
⊙	EXISTING SEWER MANHOLE
—8" SS—	PROPOSED SANITARY SEWER LINE
—	PROPOSED WATER LINE
●	PROPOSED SEWER MANHOLE
—	THRUST BLOCKING
○	PROPOSED CLEANOUT
⊙	PROPOSED WATER VALVE
⊙	PROPOSED WATER METER
⊙	PROPOSED FIRE HYDRANT



SIGNATURE/SEAL

10/30/2023

STATE OF TEXAS

RAD S. VASAWSETTI

104346

PROFESSIONAL ENGINEER

RCERAO'S CONSULTING ENGINEERS

104346

P.O. BOX 50281 SAN ANTONIO TX 78208

PHONE: 210.548.7557 FAX: 512.856.4595

www.rceraoconsulting.com

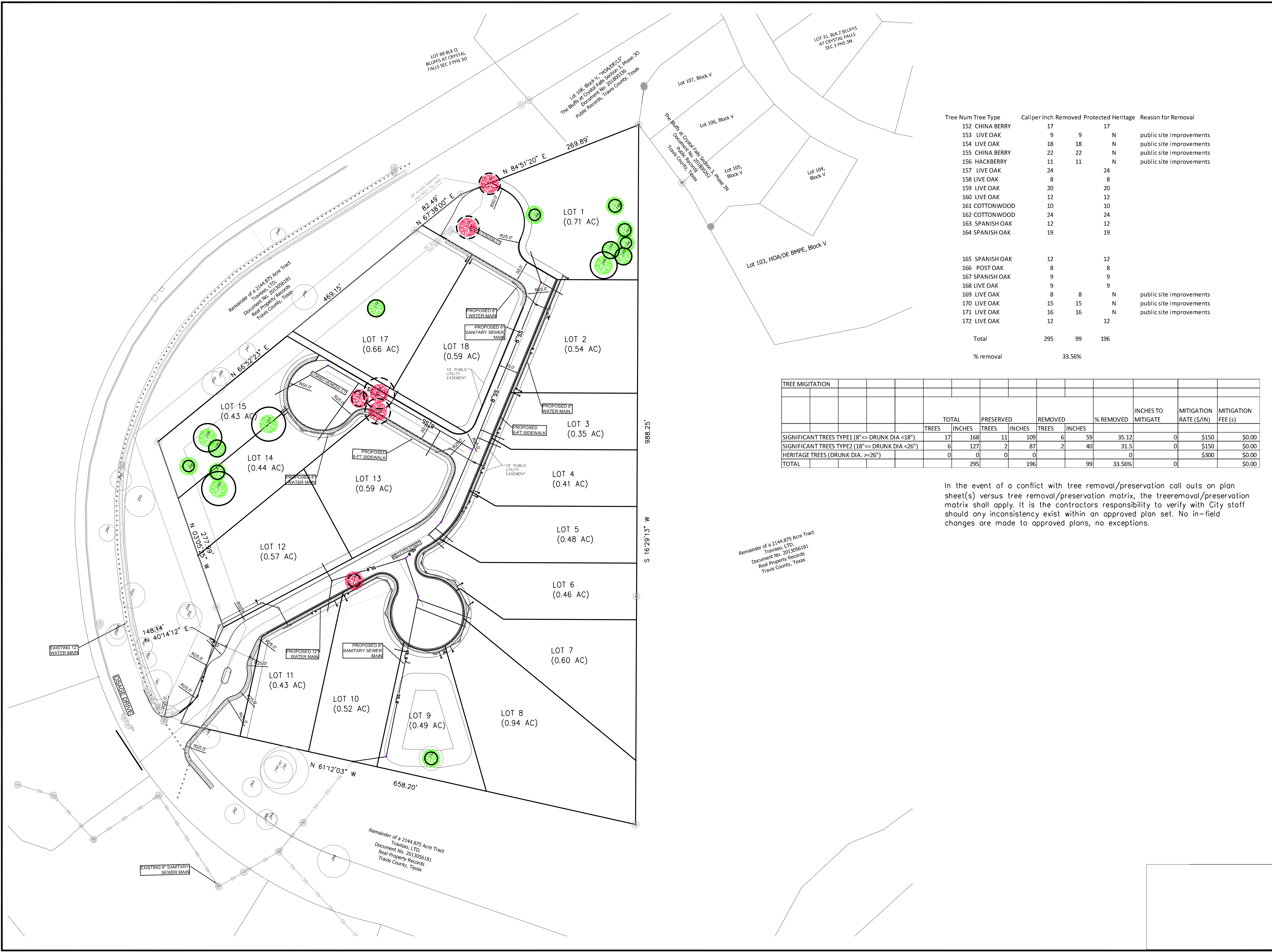
PROJECT DESCRIPTION:

VILLAS AT SPEAKING ROCK

TITLE:

WASTE WATER PLAN

DATE :	10/10/23	JOB NO.	2022-0727
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MF		
CHECKED BY :	RV		



Tree Num	Tree Type	Caliper Inch	Removed	Protected Heritage	Reason for Removal
152	CHINA BERRY	17		17	
153	LIVE OAK	9	9	N	public site improvements
154	LIVE OAK	18	18	N	public site improvements
155	CHINA BERRY	22	22	N	public site improvements
156	HACKBERRY	11	11	N	public site improvements
157	LIVE OAK	24		24	
158	LIVE OAK	8		8	
159	LIVE OAK	20		20	
160	LIVE OAK	12		12	
161	COTTONWOOD	10		10	
162	COTTONWOOD	24		24	
163	SPANISH OAK	12		12	
164	SPANISH OAK	19		19	
165	SPANISH OAK	12		12	
166	POST OAK	8		8	
167	SPANISH OAK	9		9	
168	LIVE OAK	9		9	
169	LIVE OAK	8	8	N	public site improvements
170	LIVE OAK	15	15	N	public site improvements
171	LIVE OAK	16	16	N	public site improvements
172	LIVE OAK	12		12	
Total		295	99	196	
% removal			33.56%		

TREE MIGRATION											
TOTAL				PRESERVED		REMOVED		% REMOVED	INCHES TO MITIGATE	MITIGATION RATE (\$/IN)	MITIGATION FEE (\$)
TREES	INCHES	TREES	INCHES	TREES	INCHES						
SIGNIFICANT TREES TYPE1 (8" <= DRUNK DIA < 18")	17	168	11	109	6	59	35.12	0		\$150	\$0.00
SIGNIFICANT TREES TYPE2 (18" <= DRUNK DIA < 26")	6	127	2	87	2	40	31.5	0		\$150	\$0.00
HERITAGE TREES (DRUNK DIA. >= 26")	0	0	0	0			0			\$300	\$0.00
TOTAL		295		196		99	33.56%	0			\$0.00

In the event of a conflict with tree removal/preservation call outs on plan sheet(s) versus tree removal/preservation matrix, the treeremoval/preservation matrix shall apply. It is the contractors responsibility to verify with City staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved plans, no exceptions.

REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP

LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

10/30/2023

STATE OF TEXAS

RAD S. VASANSETTI

104346

PROFESSIONAL ENGINEER

RCE

RAO'S CONSULTING ENGINEERS

104346

PROFESSIONAL ENGINEER

104346

PROFESSIONAL ENGINEER

PROJECT DESCRIPTION:

VILLAS AT SPEAKING ROCK

TITLE:

TREE PROTECTION PLAN

DATE : 10/10/23

JOB NO. 2022-0727

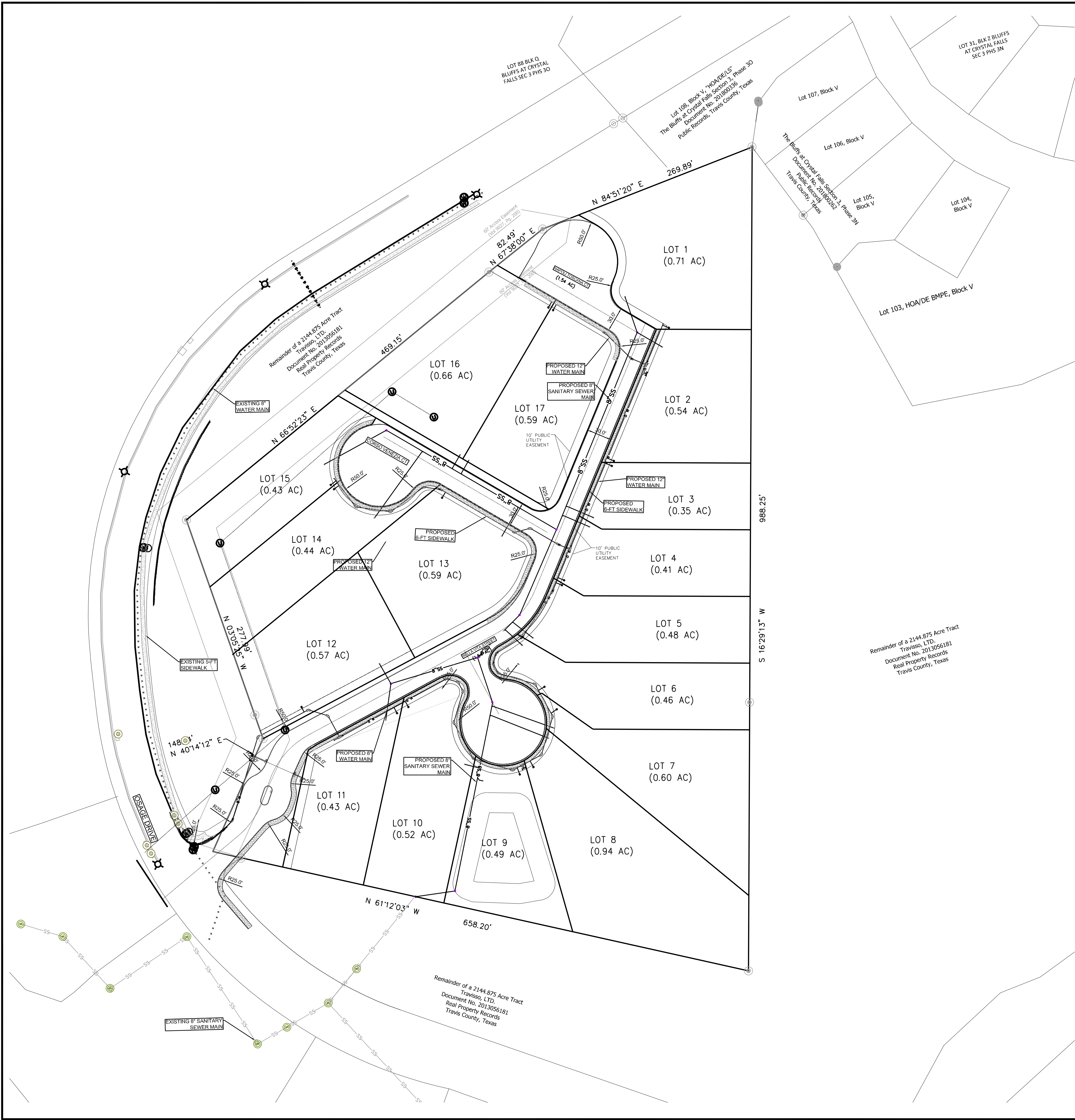
DESIGNED BY : RV

DRG NO

DRAWN BY : MF

CHECKED BY : RV

09 OF 10



PARK PLAN:
PARK LAND REQUIRED : 16 / 100 * 3.5 = 0.56 ACRES
PROVIDED: 0 ACRES
ALTERNATIVE PARK LAND DEDICATION : 16 * \$1,050 = \$16,800
RECREATION IMPROVEMENTS FEE : 16 * \$400 = \$6,400

REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP

LEGEND

10/30/2023

STATE OF TEXAS

RAD S. VASAWSETTI

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ENGINEERS

PAVE PERMITS

P.O. BOX 502891 SAN ANTONIO TX 78208

PHONE: 210.548.7557 FAX: 512.856.4595

www.raosconsulting.com

PROJECT DESCRIPTION:

VILLAS AT SPEAKING ROCK

TITLE:

PARKS PLAN

DATE :

10/10/23

JOB NO.

2022-0727

DESIGNED BY :

RV

DRG NO

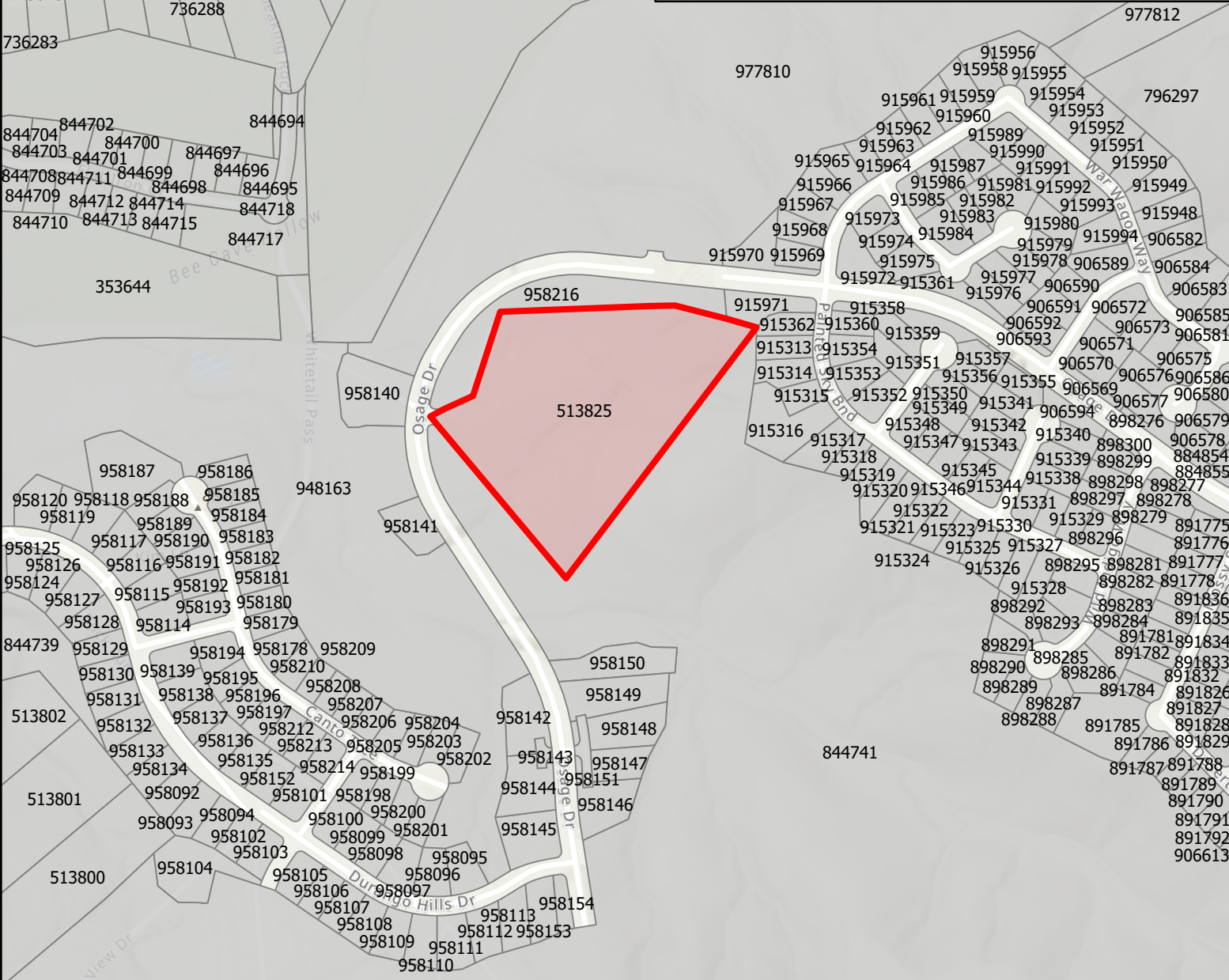
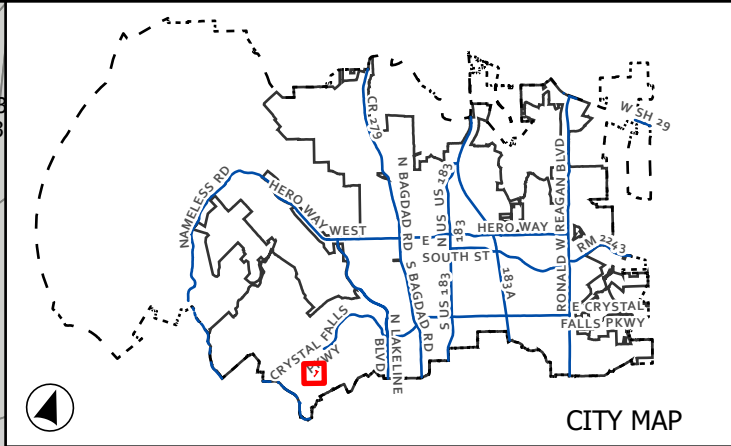
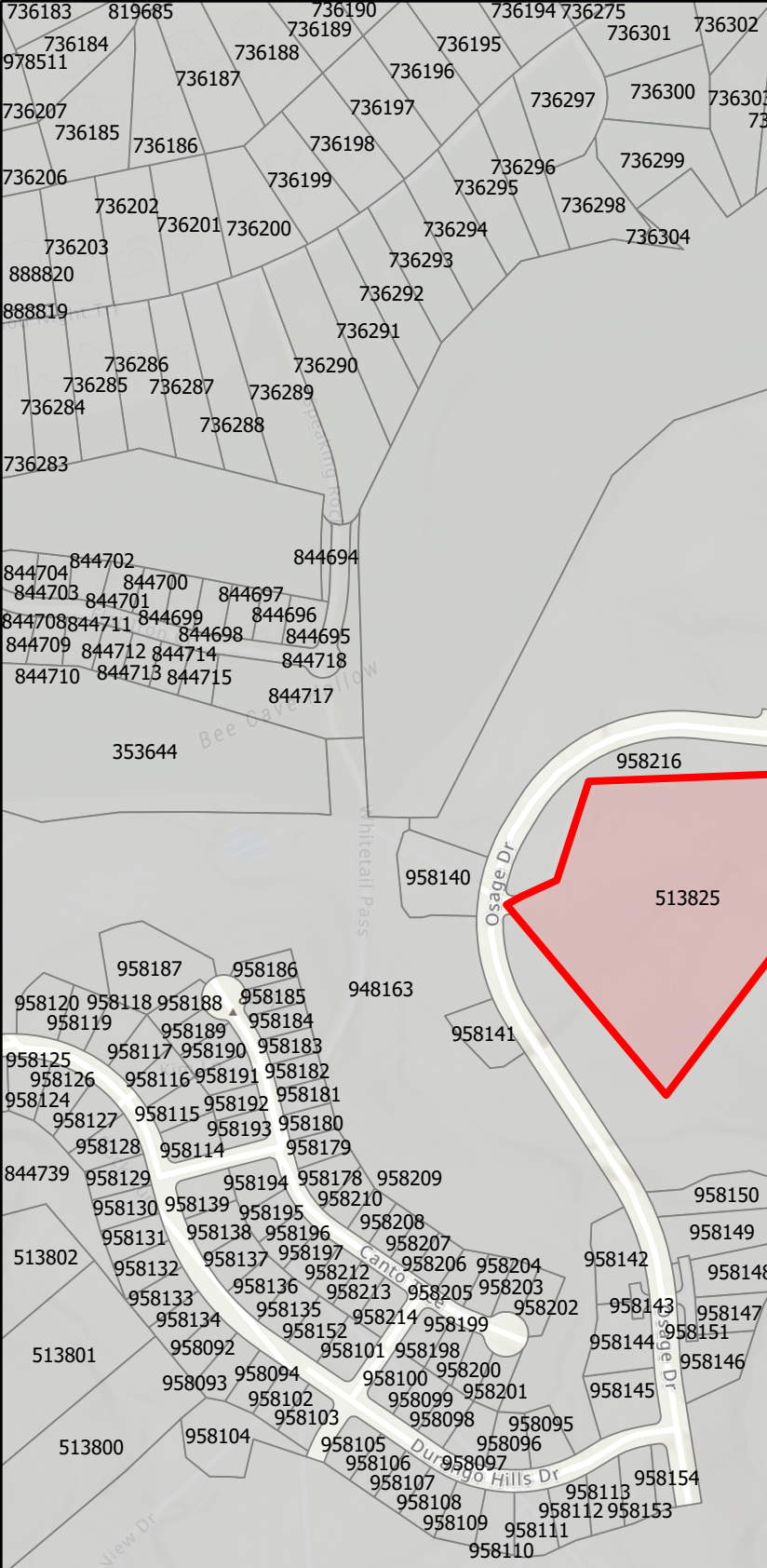
DRAWN BY :

MF

10 OF 10

CHECKED BY :

RV



CASE: CP-23-0025

ATTACHMENT 2

VILLAS AT SPEAKING ROCK

