



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

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

November 10, 2022 at 7:00 PM



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

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

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

1. Call to Order.
2. Roll Call.
3. Swearing of Planning and Zoning Commissioners Ron May & Donnie Mahan.
4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the November 3, 2022 meeting.
5. Review of meeting protocol.
6. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

7. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.
8. Approval of Subdivision Case 20-FP-017 regarding Palmera Bluff Section 4 Final Plat on three parcels of land approximately 35.76 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R032201, R032200 and R032109; generally located northwest of the terminus of Logan Del Way and Tarvin Elementary School in Palmera Bluff Phase 11, Leander, Williamson County, Texas.
9. Approval of Subdivision Case 20-FP-027 regarding Palmera Bluff Section 2 Final Plat on one parcel of land approximately 28.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032201; generally located northeast of the intersection of Isaia Drive and Clarissa Lynn Way, and northeast of Tarvin Elementary School in Palmera Bluff Phase 11, Leander, Williamson County, Texas.

10. Approval of Subdivision Case FP-22-0005 regarding Urbana at Hero Way Final Plat on nine parcels of land approximately 18.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R432891, R366161, R032167, R432893, R635406, R432892, R575954, R336502 and R635407; generally located at 13303 Hero Way, Leander, Williamson County, Texas.
11. Approval of Subdivision Case FP-22-0010 regarding Horizon Lake Phase 3 Section 3 Final Plat on one parcel of land approximately 12.870 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031236; generally located west of Horizon Park Blvd. and Leeward Pass, Leander, Williamson County, Texas.
12. Approval of Minutes.

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0019 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured House) to adopt the Horseshoe PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one parcel of land approximately 2.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036462; and more commonly known as 500 Horseshoe Drive, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0019 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
14. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W Crystal Falls Pkwy, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0026 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
15. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0035 to amend the current zoning of LC-2-B (Local Commercial), TF-2-B (Two-Family), SFU-2-B (Single-Family Urban), and Interim SFR-1-B (Single-Family Rural) to GC-3-A (General Commercial) and LC-2-A (Local Commercial) on four parcels of land approximately 14.79 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R491364, R511667, R501146, and R579460; and generally located to the northeast of the intersection of Bagdad Road and W San Gabriel Pkwy, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0035 as described above.

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

REGULAR AGENDA

16. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander, Texas on the 4th day of November 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar, Planning Coordinator



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

BACKGROUND:

The Subdivision Ordinance and Composite Zoning Ordinance require that the Director of Planning presents a submittal schedule for Subdivision, Site Development, and Dry Utility Applications to the Planning & Zoning Commission for approval. This submittal schedule shall be reviewed and approved annually by the Commission. This item is a housekeeping item and the schedule is based on the Commission hearing dates and the scheduling requirements of the ordinance.

The Commission approved the schedule at the October 27, 2022 meeting. This agenda item is an update to the schedule to include additional dates.

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the schedule. This schedule establishes the upcoming dates and corrects a typo in the previous schedule adopted on October 27, 2022.

PRESENTER:

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

Attachments

1. Submittal Schedule

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE

All Applications

SCHEDULE									
FIRST REVIEW					FOLLOW UP REVIEWS, DRY UTILITY, EASEMENTS & REVISIONS				
Filing Date (Tuesday by 5:00 p.m.)	Distribution Date (Wednesday)	Staff Comments Due (Wednesday)	Comments uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Filing Date (Tuesday by 5:00 p.m.)	Distribution Date (Wednesday)	Staff Comments Due (Wednesday)	Comments uploaded to the Dev Hub (Friday)	Business Days from Filing Date
10/18/2022	10/19/2022	11/16/2022	11/18/2022	24	10/18/2022	10/19/2022	11/2/2022	11/4/2022	14
10/25/2022	10/26/2022	11/23/2022	11/25/2022	24	10/25/2022	10/26/2022	11/9/2022	11/11/2022	14
11/1/2022	NO SUBMITTALS	-	-	-	11/1/2022	NO SUBMITTALS	-	-	-
11/8/2022	11/9/2022	12/7/2022	12/9/2022	24	11/8/2022	11/9/2022	11/22/2022	11/23/2022	12
11/15/2022	11/16/2022	12/14/2022	12/16/2022	24	11/15/2022	11/16/2022	12/1/2022	12/1/2022	13
11/22/2022	NO SUBMITTALS	-	-	-	11/22/2022	NO SUBMITTALS	-	-	-
11/29/2022	11/30/2022	12/28/2022	12/30/2022	24	11/29/2022	11/30/2022	12/14/2022	12/16/2022	14
12/6/2022	12/7/2022	1/4/2023	1/6/2023	23	12/6/2022	12/7/2022	12/21/2022	12/22/2022	13
12/13/2022	12/14/2022	1/11/2023	1/13/2023	23	12/13/2022	12/14/2022	12/28/2022	12/30/2022	14
12/20/2022	12/21/2022	1/18/2023	1/20/2023	22	12/20/2022	12/21/2022	1/4/2023	1/6/2023	13
12/27/2022	NO SUBMITTALS	-	-	-	12/27/2022	NO SUBMITTALS	-	-	-
1/3/2023	1/4/2023	2/1/2023	2/3/2023	23	1/3/2023	1/4/2023	1/18/2023	1/20/2023	13
1/10/2023	1/11/2023	2/8/2023	2/10/2023	23	1/10/2023	1/11/2023	1/25/2023	1/27/2023	13
1/17/2023	1/18/2023	2/15/2023	2/17/2023	24	1/17/2023	1/18/2023	2/1/2023	2/3/2023	14
1/24/2023	1/25/2023	2/22/2023	2/24/2023	24	1/24/2023	1/25/2023	2/8/2023	2/10/2023	14
1/31/2023	2/1/2023	3/1/2023	3/3/2023	24	1/31/2023	2/1/2023	2/15/2023	2/17/2023	14
2/7/2023	2/8/2023	3/8/2023	3/10/2023	24	2/7/2023	2/8/2023	2/22/2023	2/24/2023	14
2/14/2023	2/15/2023	3/15/2023	3/17/2023	24	2/14/2023	2/15/2023	3/1/2023	3/3/2023	14
2/21/2023	2/22/2023	3/22/2023	3/24/2023	24	2/21/2023	2/22/2023	3/8/2023	3/10/2023	14
2/28/2023	3/1/2023	3/29/2023	3/31/2023	24	2/28/2023	3/1/2023	3/15/2023	3/17/2023	14
3/7/2023	3/8/2023	4/5/2023	4/7/2023	23	3/7/2023	3/8/2023	3/22/2023	3/24/2023	14
3/14/2023	3/15/2023	4/12/2023	4/14/2023	23	3/14/2023	3/15/2023	3/29/2023	3/31/2023	14
3/21/2023	3/22/2023	4/19/2023	4/21/2023	23	3/21/2023	3/22/2023	4/5/2023	4/6/2023	13
3/28/2023	3/29/2023	4/26/2023	4/28/2023	23	3/28/2023	3/29/2023	4/12/2023	4/14/2023	13
4/4/2023	4/5/2023	5/3/2023	5/5/2023	23	4/4/2023	4/5/2023	4/19/2023	4/21/2023	13
4/11/2023	4/12/2023	5/10/2023	5/12/2023	24	4/11/2023	4/12/2023	4/26/2023	4/28/2023	14
4/18/2023	4/19/2023	5/17/2023	5/19/2023	24	4/18/2023	4/19/2023	5/3/2023	5/5/2023	14
4/25/2023	4/26/2023	5/24/2023	5/26/2023	24	4/25/2023	4/26/2023	5/10/2023	5/12/2023	14
5/2/2023	5/3/2023	5/31/2023	6/2/2023	23	5/2/2023	5/3/2023	5/17/2023	5/19/2023	14
5/9/2023	5/10/2023	6/7/2023	6/9/2023	23	5/9/2023	5/10/2023	5/24/2023	5/26/2023	14
5/16/2023	5/17/2023	6/14/2023	6/16/2023	23	5/16/2023	5/17/2023	5/31/2023	6/2/2023	13
5/23/2023	5/24/2023	6/21/2023	6/23/2023	22	5/23/2023	5/24/2023	6/7/2023	6/9/2023	13
5/30/2023	5/31/2023	6/28/2023	6/30/2023	23	5/30/2023	5/31/2023	6/14/2023	6/16/2023	14
6/6/2023	6/7/2023	7/5/2023	7/7/2023	22	6/6/2023	6/7/2023	6/21/2023	6/23/2023	13
6/13/2023	6/14/2023	7/12/2023	7/14/2023	22	6/13/2023	6/14/2023	6/28/2023	6/30/2023	13
6/20/2023	6/21/2023	7/19/2023	7/21/2023	23	6/20/2023	6/21/2023	7/5/2023	7/7/2023	13
6/27/2023	6/28/2023	7/26/2023	7/28/2023	23	6/27/2023	6/28/2023	7/12/2023	7/14/2023	13
7/3/2023	7/5/2023	8/2/2023	8/4/2023	24	7/4/2023	7/5/2023	7/19/2023	7/21/2023	13
7/11/2023	7/12/2023	8/9/2023	8/11/2023	24	7/11/2023	7/12/2023	7/26/2023	7/28/2023	14
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8/1/2023	8/2/2023	8/30/2023	9/1/2023	24	8/1/2023	8/2/2023	8/16/2023	8/18/2023	14
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8/15/2023	8/16/2023	9/13/2023	9/15/2023	23	8/15/2023	8/16/2023	8/30/2023	9/1/2023	14
8/22/2023	8/23/2023	9/20/2023	9/22/2023	23	8/22/2023	8/23/2023	9/6/2023	9/8/2023	13
8/29/2023	8/30/2023	9/27/2023	9/29/2023	23	8/29/2023	8/30/2023	9/13/2023	9/15/2023	13
9/5/2023	9/6/2023	10/4/2023	10/6/2023	24	9/5/2023	9/6/2023	9/20/2023	9/22/2023	14
9/12/2023	9/13/2023	10/11/2023	10/13/2023	24	9/12/2023	9/13/2023	9/27/2023	9/29/2023	14
9/19/2023	9/20/2023	10/18/2023	10/20/2023	24	9/19/2023	9/20/2023	10/4/2023	10/6/2023	14
9/26/2023	9/27/2023	10/25/2023	10/27/2023	24	9/26/2023	9/27/2023	10/11/2023	10/13/2023	14
10/3/2023	10/4/2023	11/1/2023	11/3/2023	24	10/3/2023	10/4/2023	10/18/2023	10/20/2023	14
10/10/2023	10/11/2023	11/8/2023	11/9/2023	23	10/10/2023	10/11/2023	10/25/2023	10/27/2023	14
10/17/2023	10/18/2023	11/15/2023	11/17/2023	23	10/17/2023	10/18/2023	11/1/2023	11/3/2023	14
10/24/2023	10/25/2023	11/22/2023	11/22/2023	21	10/24/2023	10/25/2023	11/8/2023	11/9/2023	13
10/31/2023	11/1/2023	11/29/2023	12/1/2023	21	10/31/2023	11/1/2023	11/15/2023	11/17/2023	13
11/7/2023	11/8/2023	12/6/2023	12/8/2023	21	11/7/2023	11/8/2023	11/22/2023	11/22/2023	11
11/14/2023	11/15/2023	12/13/2023	12/15/2023	22	11/14/2023	11/15/2023	11/29/2023	12/1/2023	12
11/21/2023	11/22/2023	12/20/2023	12/21/2023	21	11/21/2023	11/22/2023	12/6/2023	12/8/2023	12
11/28/2023	11/29/2023	12/27/2023	12/29/2023	21	11/28/2023	11/29/2023	12/13/2023	12/15/2023	14
12/5/2023	NO SUBMITTALS	-	-	-	12/5/2023	NO SUBMITTALS	-	-	-

- NOTES:
- Applications will be scheduled for review by the Commission and/or Council when all comments are cleared as required.
 - Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
 - Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
 - Submittals may be uploaded to the Development Hub at any time, but will not be processed for review outside of the submittal schedule.
- Red Text = Alternative Date if required date is impacted by a City Holiday



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 20-FP-017 regarding Palmera Bluff Section 4 Final Plat on three parcels of land approximately 35.76 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R032201, R032200 and R032109; generally located northwest of the terminus of Logan Del Way and Tarvin Elementary School in Palmera Bluff Phase 11 , 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:

01/21/2016 – Annexation
03/03/2016 – Zoning

APPLICANT/AGENT:

Randall Jones and Associates Engineering (Israel Ramirez) on behalf of Palmera Bluff Development, INC (Blake Magee).

RECOMMENDATION:

This final plat includes 44 total lots: 37 single-family, 4 HOA landscape, 1 HOA Parkland, 1 HOA Amenity Center and 1 public 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:

Cory Dale, Planning

Attachments

1. Final Plat
2. Location Exhibit

FINAL PLAT OF
PALMERA BLUFF SECTION 4
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

PROJECT INFORMATION

OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703
PHONE (512) 481-0303

DEVELOPER:

PALMERA BLUFF DEVELOPMENT, INC.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703
PHONE (512) 481-0303

ENGINEER:

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS, 78664
PHONE (512) 836-4793
FAX (512) 836-4817
FIRM #9784

SURVEYOR:

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS, 78664
PHONE (512) 836-4793
FAX (512) 836-4817
FIRM #10015400

SUBMITTAL DATE: SEPTEMBER 1, 2020

SITE DATA:

37 SINGLE-FAMILY LOTS
33 60-FOOT LOTS
4 70-FOOT LOTS
4 HOA LANDSCAPE LOTS
1 HOA PARKLAND LOT
1 HOA AMENITY LOT
1 PUBLIC PARKLAND LOT
ACREAGE: 35.757 ACRES
NUMBER OF BLOCKS: 5
TOTAL NUMBER OF LOTS: 44

LAND USE TABLE:

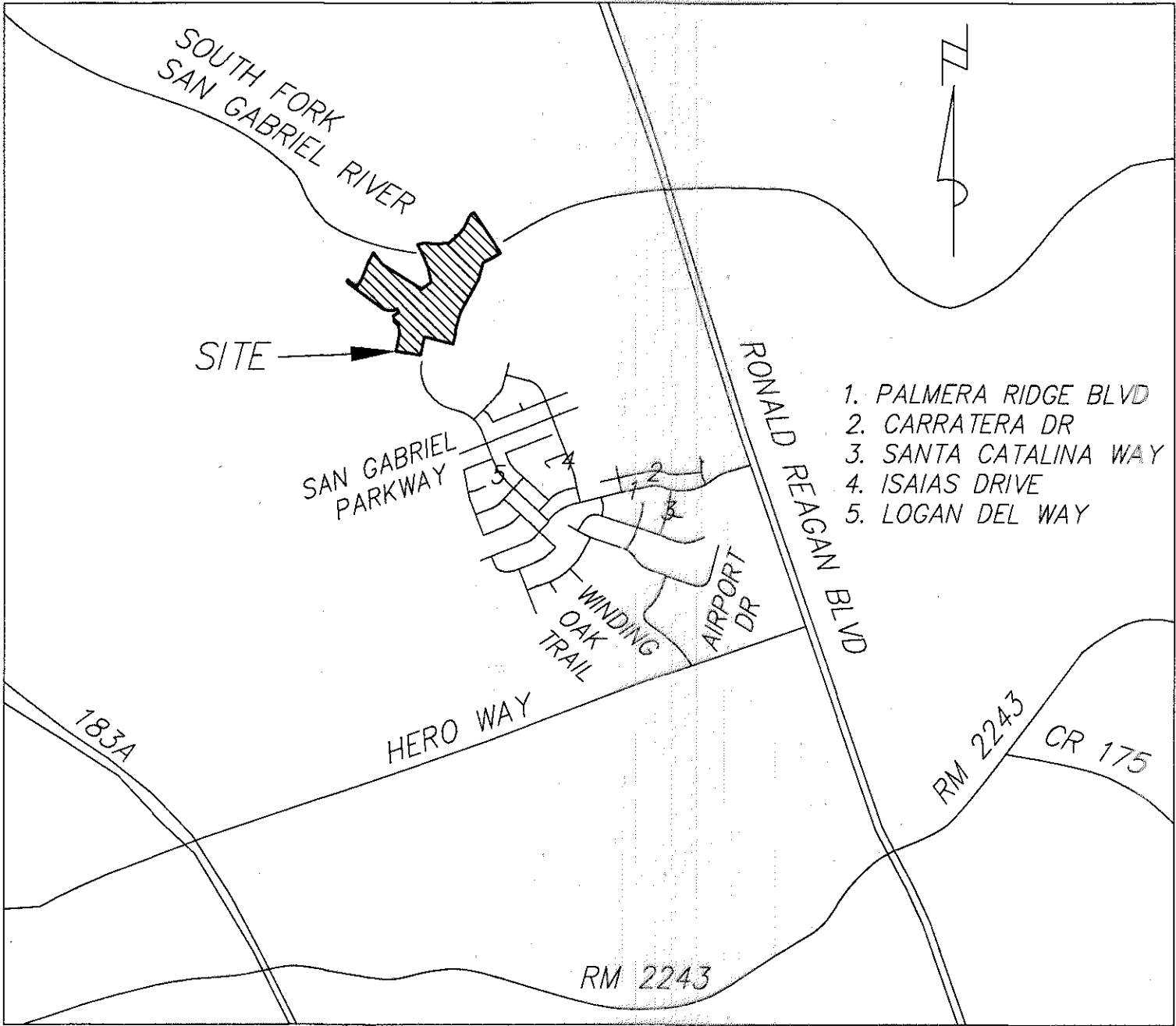
37 SINGLE-FAMILY LOTS	8.058 ACRES
4 HOA LS LOTS	0.415 ACRE
1 PUBLIC PARKLAND LOT	2.765 ACRES
1 HOA PARKLAND LOT	14.154 ACRES
1 HOA AMENITY LOT	7.718 ACRES
RIGHT-OF-WAY	2.647 ACRES

TOTAL 35.757 ACRES

STREETS TABLE:

NAME	LENGTH	ROW WIDTH
BELLISA VISTA DRIVE	372'	50'
FRANCESCA ARDEN WAY	655'	50'
LILLY GRACE BEND	196'	50'
SOL VISTA COVE	233'	50'
LOGAN DEL WAY	607'	64'
TOTAL	2063'	

LOCATION MAP
SCALE: 1" = 2000'



INDEX INFORMATION

1. COVER SHEET
2. LOT/ROW LAYOUT
3. TABLES/NOTES
4. SIGNATURE PAGE

1. PALMERA RIDGE BLVD
2. CARRATERA DR
3. SANTA CATALINA WAY
4. ISAIAS DRIVE
5. LOGAN DEL WAY

SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269
L. B. JOHNSON SURVEY, ABSTRACT NO. 350
DATE: JULY 19, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SCALE: 1"=100'



- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- = FOUND CONCRETE MONUMENT
- △ = CALCULATED POINT
- Ⓐ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- PA = PEDESTRIAN ACCESS
- LS = LANDSCAPE
- ROW = RIGHT-OF-WAY
- HOA = HOMEOWNERS ASSOCIATION
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- = 5' SIDEWALK REQUIRED (UNLESS NOTED OTHERWISE)
- = 10' WIDE ACCESS EASEMENT
- = CITY LIMITS

BWR LAND HOLDINGS 80, LLC
ON BEHALF OF
UNDER MUNICIPAL UTILITY DISTRICT NO. 1
3.567 ACRES (OPEN SPACE TRACT)
DOC. NO. 2019109125 OPRWC

N: 10194611.19
E: 3084952.23

SHEET 3
SHEET 2

HUIE H. AND DOR
10
DOC. NO.

AND DORIS S. LAMB LIVING TRUST
100.16 ACRES
DOC. NO. 2016042314 OPRWC
SEE ALSO
VOLUME 429/PAGE 140 DRWC
VOLUME 429/PAGE 142 DRWC
APPROXIMATE SURVEY LINE
EX. ABSTRACT NO.
TRACT NO.

VOLUME 429/PAGE 1
VOLUME 429/PAGE 1
APPROXIMATE SURVEY LINE
HENRY GARMES SURVEY, ABSTRACT No. 269
JOHNSON SURVEY, ABSTRACT No. 350

W. C. WEDEMEYER
REMAINDER OF 972.33 ACRES
VOLUME 343/PAGE 553 DRWC

LIMITS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD,
AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY
- PANEL MAP NUMBER 48491C0455F, MAP REVISED
DECEMBER 20, 2019.

SOUTH FORK SAN GABRIEL RIVER

LOT 26 (G)
PUBLIC
PARKLAND
2.766 ACRES

CONCRETE MONUMENT
AT HIGH BLUFF

N: 10194069.54
E: 3085313.90

EASEMENT LIST:

1. 6.713 ACRE TEMPORARY WATER & WASTEWATER UTILITY EASEMENT - DOCUMENT NO. 2020159626 OPRWC - AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
2. 0.3454 ACRE PUBLIC UTILITY EASEMENT - DOCUMENT NO. 2020020791 OPRWC - AFFECTS THE SUBJECT PLAT - SHOWN ON PLAT.
3. 12,762 SQUARE FEET TEMPORARY TURNAROUND EASEMENT - DOCUMENT NO. 2021138434 OPRWC - AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
4. ACCESS EASEMENT/DRAINAGE EASEMENT HEREBY DEDICATED BY PLAT. SHOWN ON PLAT.
5. 3,705 SQUARE FEET TEMPORARY TURN AROUND EASEMENT - DOCUMENT NO. 2021194145 OPRWC. ADJOINS SUBJECT PLAT.
6. 15' WIDE DRAINAGE EASEMENT DOCUMENT NO. 2022060359. ADJOINS SUBJECT PLAT.
7. 3,141 SQUARE FEET TEMPORARY DRAINAGE EASEMENT - DOCUMENT NO. 2021194144 OPRWC. ADJOINS SUBJECT PLAT.
8. 15' WIDE DRAINAGE EASEMENT DOCUMENT NO. 2022060358. ADJOINS SUBJECT PLAT.
10. 4.460 ACRES TEMPORARY DRAINAGE EASEMENT - DOCUMENT NO. 2021138435 OPRWC. ADJOINS SUBJECT PLAT.

DEVELOPER & OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269
L. B. JOHNSON SURVEY, ABSTRACT NO. 350

DATE: JULY 19, 2022

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

E-10015400

SHEET 2 OF 5 SHEETS

s:\CIVIL 3D 2801-2850\2842-Palmera Bluff Section 4\Drawings\2842-PLAT.dwg

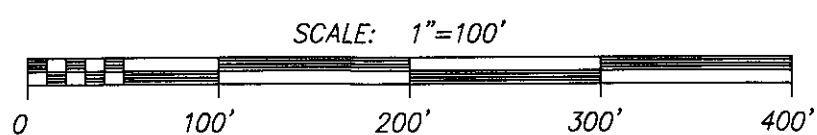
FINAL PLAT OF

PALMERA BLUFF SECTION 4

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LEGEND:

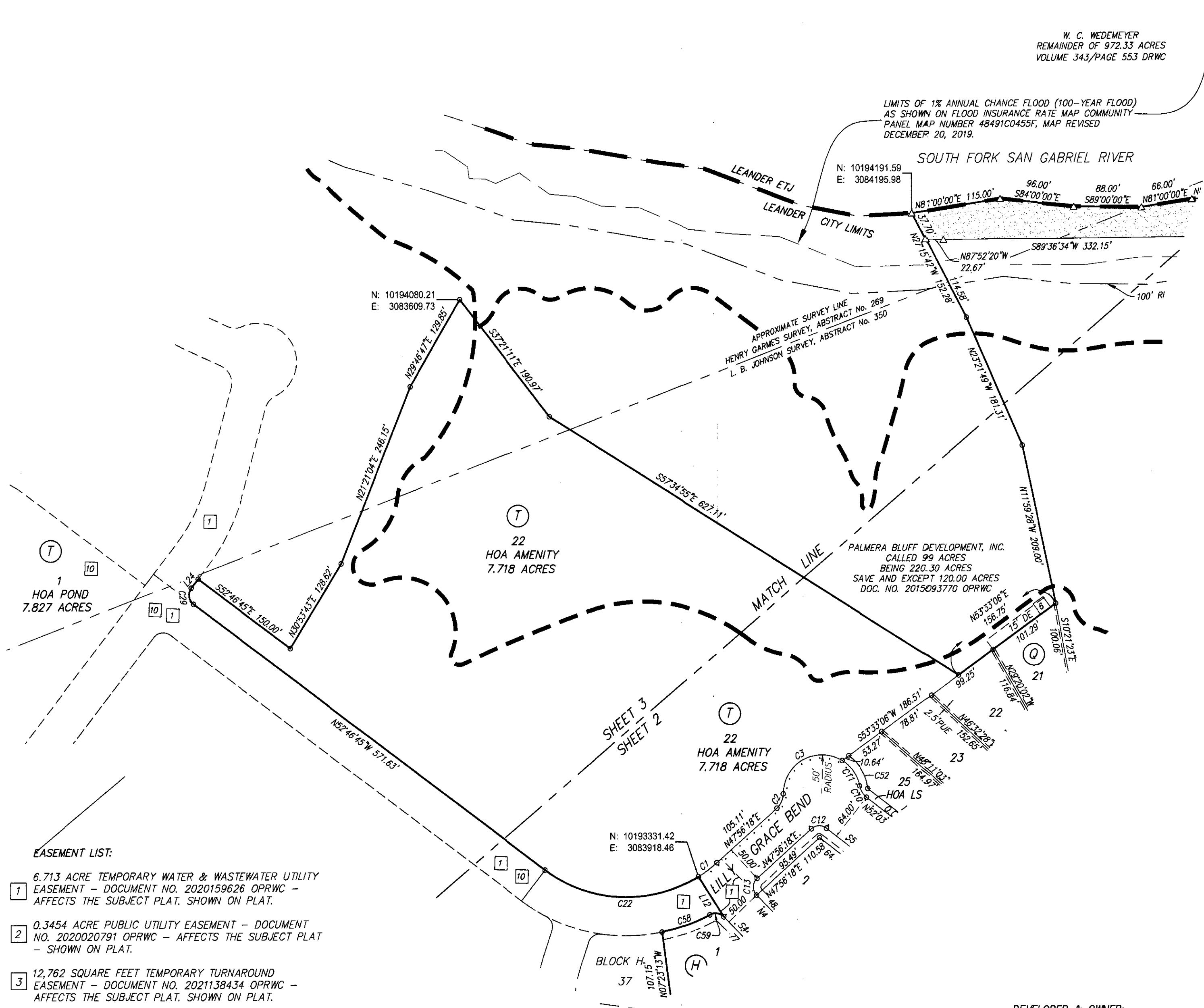
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- = FOUND CONCRETE MONUMENT
- △ = CALCULATED POINT
- Ⓐ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- PA = PEDESTRIAN ACCESS
- LS = LANDSCAPE
- ROW = RIGHT-OF-WAY
- HOA = HOMEOWNERS ASSOCIATION
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- = 5' SIDEWALK REQUIRED (UNLESS NOTED OTHERWISE)
- = 10' WIDE ACCESS EASEMENT
- = CITY LIMITS
- [Hatched Box] = PUBLIC PARKLAND



W. C. WEDEMEYER
REMAINDER OF 972.33 ACRES
VOLUME 343/PAGE 553 DRWC

LIMITS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)
AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY
PANEL MAP NUMBER 48491C0455F, MAP REVISED
DECEMBER 20, 2019.

SOUTH FORK SAN GABRIEL RIVER



EASEMENT LIST:

- 1 6.713 ACRE TEMPORARY WATER & WASTEWATER UTILITY EASEMENT - DOCUMENT NO. 2020159626 OPRWC - AFFECTS THE SUBJECT PLAT, SHOWN ON PLAT.
- 2 0.3454 ACRE PUBLIC UTILITY EASEMENT - DOCUMENT NO. 2020020791 OPRWC - AFFECTS THE SUBJECT PLAT - SHOWN ON PLAT.
- 3 12,762 SQUARE FEET TEMPORARY TURNAROUND EASEMENT - DOCUMENT NO. 2021138434 OPRWC - AFFECTS THE SUBJECT PLAT, SHOWN ON PLAT.
- 4 ACCESS EASEMENT/DRAINAGE EASEMENT HEREBY DEDICATED BY PLAT. SHOWN ON PLAT.
- 5 3,705 SQUARE FEET TEMPORARY TURN AROUND EASEMENT - DOCUMENT NO. 2021194145 OPRWC. ADJOINS SUBJECT PLAT.
- 6 15' WIDE DRAINAGE EASEMENT DOCUMENT NO. 2022060359. ADJOINS SUBJECT PLAT.
- 7 3,141 SQUARE FEET TEMPORARY DRAINAGE EASEMENT - DOCUMENT NO. 2021194144 OPRWC. ADJOINS SUBJECT PLAT.
- 8 15' WIDE DRAINAGE EASEMENT DOCUMENT NO. 2022060358. ADJOINS SUBJECT PLAT.
- 10 4.460 ACRES TEMPORARY DRAINAGE EASEMENT - DOCUMENT NO. 2021138435 OPRWC. ADJOINS SUBJECT TRACT.

DEVELOPER & OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269
L. B. JOHNSON SURVEY, ABSTRACT NO. 350

DATE: JULY 19, 2022 SCALE: 1" = 100'

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LEGAL DESCRIPTION:
A DESCRIPTION OF 35.757 ACRES OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350 AND THE HENRY GARMES SURVEY, ABSTRACT NO. 269 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 120.00 ACRE TRACT OF LAND CONVEYED TO PALMERA BLUFF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015093768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) AND A PART OF THAT CALLED 99 ACRE TRACT (220.30 ACRES SAVE AND EXCEPT 120.00 ACRES) OF LAND CONVEYED TO PALMERA BLUFF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015093770, OPRWC; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF PALMERA BLUFF PHASE 11 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020054362, OPRWC, SAME BEING THE WEST LINE OF LOGAN DEL WAY (64--FOOT WIDE RIGHT-OF--WAY);

THENCE WITH THE WEST LINE OF SAID PALMERA BLUFF PHASE 11, SAME BEING THE WEST RIGHT-OF--WAY LINE OF SAID LOGAN DEL WAY, S11°20'15"W A DISTANCE OF 240.58 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- N78°39'45"W A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD SET;
- S11°20'15"W A DISTANCE OF 7.51 FEET TO A 1/2" IRON ROD SET;
- N78°39'45"W A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD SET;
- S89°55'52"W A DISTANCE OF 51.01 FEET TO A 1/2" IRON ROD SET;
- N78°39'45"W A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID 99 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 120.00 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 99 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 120.00 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- N11°20'15"E A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD SET;
- N07°29'06"W A DISTANCE OF 102.89 FEET TO A 1/2" IRON ROD SET;
- N42°40'08"W A DISTANCE OF 65.10 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 99 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

- N68°03'07"W A DISTANCE OF 16.56 FEET TO A 1/2" IRON ROD SET;
- N07°23'13"W A DISTANCE OF 107.15 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON--TANGENT CURVE TO THE LEFT;
- EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 66.54 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 16°56'40", AND A CHORD BEARING N69°45'45"E, 66.30 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 19.55 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 74°41'11", AND A CHORD BEARING S81°21'59"E, 18.20 FEET TO A 1/2" IRON ROD SET;
- N32°13'01"W A DISTANCE OF 61.48 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON--TANGENT CURVE TO THE RIGHT;
- WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 212.09 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 69°26'16", AND A CHORD BEARING N87°29'53"W, 199.34 FEET TO A 1/2" IRON ROD SET;
- N52°46'45"W A DISTANCE OF 571.63 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.56 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N07°46'45"W, 21.21 FEET TO A 1/2" IRON ROD SET;
- N37°13'15"E A DISTANCE OF 14.69 FEET TO A 1/2" IRON ROD SET;
- S52°46'45"E A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD SET;
- N30°53'43"E A DISTANCE OF 128.62 FEET TO A 1/2" IRON ROD SET;
- N21°21'04"E A DISTANCE OF 246.15 FEET TO A 1/2" IRON ROD SET;
- N29°46'47"E A DISTANCE OF 129.85 FEET TO A 1/2" IRON ROD SET;
- S37°21'11"E A DISTANCE OF 190.97 FEET TO A 1/2" IRON ROD SET;
- S57°34'55"E A DISTANCE OF 627.11 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID 99 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 120.00 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 99 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 120.00 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- N53°33'06"E A DISTANCE OF 156.75 FEET TO A 1/2" IRON ROD SET;
- N11°59'28"W A DISTANCE OF 209.00 FEET TO A 1/2" IRON ROD SET;
- N23°21'49"W A DISTANCE OF 181.31 FEET TO A 1/2" IRON ROD SET;
- N27°15'42"W A DISTANCE OF 152.28 FEET TO THE NORTHEAST CORNER OF SAID 99 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 120.00 ACRE TRACT, SAME BEING ON THE SOUTH LINE OF THAT 972.33 ACRE TRACT CONVEYED TO W.C. WEDEMEYER BY DEED RECORDED IN VOLUME 343, PAGE 553 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC), SAME ALSO BEING THE CENTERLINE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER;

THENCE WITH THE NORTH LINE OF SAID 120.00 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 972.33 ACRE TRACT, SAME ALSO BEING THE CENTERLINE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER, THE FOLLOWING TEN (10) COURSES:

- N81°00'00"E A DISTANCE OF 115.00 FEET;
- S84°00'00"E A DISTANCE OF 96.00 FEET;
- S89°00'00"E A DISTANCE OF 88.00 FEET;
- N81°00'00"E A DISTANCE OF 66.00 FEET;
- N88°00'00"E A DISTANCE OF 61.00 FEET;
- N51°00'00"E A DISTANCE OF 110.00 FEET;
- N43°00'00"E A DISTANCE OF 77.00 FEET;
- N41°00'00"E A DISTANCE OF 102.00 FEET;
- N24°00'00"E A DISTANCE OF 101.00 FEET;
- N21°00'01"E A DISTANCE OF 58.00 FEET TO THE SOUTH LINE OF THAT 3.567 ACRE TRACT CONVEYED TO BWR LAND HOLDINGS 80, LLC ON BEHALF OF LEANDER MUNICIPAL UTILITY DISTRICT NO. 1 BY DEED RECORDED IN DOCUMENT NO. 2019109125, OPRWC;

THENCE WITH THE NORTH LINE OF SAID 120.00 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 3.567 ACRE TRACT, SAME BEING THE CENTERLINE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER, THE FOLLOWING TWO (2) COURSES:

- N45°00'00"E A DISTANCE OF 50.00 FEET;
- N62°00'00"E A DISTANCE OF 35.01 FEET TO THE NORTHWEST CORNER OF THAT 100.16 ACRE TRACT CONVEYED TO THE HUIE H. AND DORIS S. LAMB LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 2016042314, OPRWC (SEE ALSO VOLUME 429, PAGE 140, DRWC), SAME BEING THE NORTHEAST CORNER OF SAID 120.00 ACRE TRACT;

THENCE S33°43'55"E, WITH THE EAST LINE OF SAID 120.00 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 100.16 ACRE TRACT, PASSING AT A DISTANCE OF 455.58 FEET A CONCRETE MONUMENT FOUND ATOP THE HIGH BLUFF OF THE SOUTH FORK OF THE SAN GABRIEL RIVER, CONTINUING FOR A TOTAL DISTANCE OF 651.30 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- S62°39'52"W A DISTANCE OF 271.62 FEET TO A 1/2" IRON ROD SET;
- S15°10'57"W A DISTANCE OF 232.90 FEET TO A 1/2" IRON ROD SET;
- S28°44'16"W A DISTANCE OF 495.65 FEET TO A 1/2" IRON ROD SET;
- S15°09'06"W A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD SET;
- S00°23'22"W A DISTANCE OF 51.65 FEET TO A 1/2" IRON ROD SET;
- S14°23'16"W A DISTANCE OF 142.25 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF SAID PALMERA BLUFF PHASE 11, FROM WHICH THE SOUTHEAST CORNER OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350 BEARS APPROXIMATELY S86°40'45"E A DISTANCE OF 3619 FEET;

THENCE WITH THE NORTH LINE OF SAID PALMERA BLUFF PHASE 11 AND ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- N75°40'55"W A DISTANCE OF 330.01 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF--WAY LINE OF SAID LOGAN DEL WAY;
- N78°39'45"W A DISTANCE OF 64.00 FEET TO THE SAID POINT OF BEGINNING.

FINAL PLAT OF

PALMERA BLUFF SECTION 4
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	30.07'	175.00'	009°50'40"	N52°51'38"E	30.03'
C2	21.03'	25.00'	048°11'23"	N23°50'37"E	20.41'
C3	106.40'	50.00'	121°55'22"	N60°42'37"E	87.43'
C4	99.31'	465.00'	012°14'13"	N80°58'22"W	99.12'
C5	109.99'	515.00'	012°14'13"	N80°58'22"W	109.78'
C6	22.62'	15.00'	086°24'12"	S49°42'25"W	20.54'
C7	21.03'	15.00'	080°20'21"	S46°55'18"E	19.35'
C8	296.55'	268.00'	063°23'57"	N20°21'43"W	281.65'
C9	218.90'	332.00'	037°46'39"	N25°38'27"W	214.96'
C10	17.69'	25.00'	040°32'09"	S31°47'37"E	17.32'
C11	40.84'	50.00'	046°48'10"	N34°55'38"W	39.72'
C12	20.94'	15.00'	080°00'00"	S87°56'18"W	19.28'
C13	24.08'	15.00'	091°57'42"	S01°57'28"W	21.57'
C14	222.23'	230.00'	055°21'38"	N16°20'34"W	213.69'
C15	173.92'	180.00'	055°21'38"	N16°20'34"W	167.23'
C16	279.95'	253.00'	063°23'57"	N20°21'43"W	265.89'
C17	23.36'	15.00'	089°12'51"	S00°04'39"W	21.07'
C18	21.03'	25.00'	048°11'23"	S68°46'45"W	20.41'
C19	89.34'	332.00'	015°25'03"	N36°49'15"W	89.07'
C20	62.48'	332.00'	010°46'57"	N23°43'15"W	62.39'
C21	67.09'	332.00'	011°34'39"	N12°32'27"W	66.97'
C22	212.09'	175.00'	069°26'16"	N87°29'53"W	199.34'
C23	80.51'	50.00'	092°15'11"	N46°44'51"E	72.09'
C24	118.69'	50.00'	136°00'28"	S64°29'55"W	92.72'
C25	8.27'	625.00'	000°45'28"	S75°14'00"E	8.27'
C26	46.27'	465.00'	005°42'06"	N77°42'19"W	46.25'
C27	53.04'	465.00'	006°32'07"	N83°49'25"W	53.01'
C28	101.71'	515.00'	011°18'56"	N80°30'44"W	101.54'
C29	23.56'	15.00'	090°00'00"	N07°46'45"W	21.21'
C30	28.00'	332.00'	004°49'56"	N08°55'17"E	27.99'
C31	67.25'	253.00'	015°13'50"	N03°43'20"E	67.06'
C32	99.80'	253.00'	022°36'05"	N15°11'37"W	99.15'
C33	75.38'	253.00'	017°04'14"	N35°01'47"W	75.10'
C34	37.52'	253.00'	008°29'47"	N47°48'48"W	37.48'
C35	23.18'	230.00'	005°46'28"	N41°08'09"W	23.17'
C36	58.96'	230.00'	014°41'16"	N30°54'17"W	58.80'
C37	60.04'	230.00'	014°57'24"	N16°04'57"W	59.87'
C38	55.46'	230.00'	013°48'55"	N01°41'47"W	55.32'
C39	24.59'	230.00'	006°07'34"	N08°16'28"E	24.58'
C40	126.00'	180.00'	040°06'30"	N23°58'08"W	123.45'
C41	47.92'	180.00'	015°15'08"	N03°42'41"E	47.77'
C42	44.28'	347.00'	007°18'40"	N07°40'55"E	44.25'
C43	21.03'	25.00'	048°11'23"	N20°35'23"E	20.41'
C44	21.80'	15.00'	083°15'14"	N86°18'41"E	19.93'
C45	19.37'	25.00'	044°23'40"	S66°52'54"W	18.89'
C46	1.66'	25.00'	003°47'42"	N89°01'24"W	1.66'
C47	76.37'	50.00'	087°30'50"	S88°44'45"W	69.16'
C48	42.32'	50.00'	048°29'39"	S20°44'31"W	41.07'
C49	8.28'	515.00'	000°55'17"	N86°37'50"W	8.28'
C50	18.46'	15.00'	070°31'44"	S87°19'33"E	17.32'
C51	3.33'	15.00'	012°43'31"	N51°02'49"E	3.32'
C52	50.32'	60.00'	048°03'09"	N30°30'53"W	48.86'
C53	18.16'	15.00'	069°21'25"	S09°51'04"E	17.07'
C54	5.20'	15.00'	019°51'26"	S34°45'21"W	5.17'
C55	105.97'	342.00'	017°45'14"	N38°00'18"W	105.55'
C56	26.77'	20.00'	076°42'15"	S61°47'24"E	24.82'
C57	8.01'	12.00'	038°14'17"	S54°56'26"E	7.86'
C58	66.54'	225.00'	016°56'40"	N69°45'45"E	66.30'
C59	19.55'	15.00'	074°41'11"	S81°21'59"E	18.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°23'22"W	51.65'
L2	N78°39'45"W	15.00'
L3	S11°20'15"W	7.51'
L4	S89°55'52"W	51.01'
L5	N68°03'07"W	16.56'
L6	N45°00'00"E	50.00'
L7	N62°00'00"E	35.01'
L8	S87°05'29"E	28.49'
L9	S87°05'29"E	32.73'
L10	S11°20'15"W	86.58'
L11	S77°45'56"E	60.36'
L12	N32°13'01"W	61.48'
L13	N52°03'42"W	126.25'
L14	N79°51'28"E	15.00'
L16	S23°26'17"E	100.22'
L17	N77°45'56"W	60.08'
L18	N74°03'01"W	120.01'
L19	N21°03'02"W	45.71'
L20	S35°49'18"E	82.55'
L21	S29°39'18"E	50.61'
L22	S29°39'18"E	47.37'
L23	S35°49'18"E	125.36'
L24	N37°13'15"E	14.69'
L26	S74°03'35"E	85.93'

CONTAINING 35.757 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
ALL IRON RODS SET HAVE AN "RJ SURVEYING" CAP.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R032109, R032200, R032201 AND R542730.

DATE: JULY 19, 2022 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
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F-9784

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F-10015400

PALMERA BLUFF SECTION 4

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

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 A 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 THE 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 OWNED AND 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 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 PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE 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.
- FIVE (5) FOOT WIDE SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BELLISA VISTA DRIVE, FRANCESCA ARDEN WAY, SOL VISTA COVE AND LILLY GRACE BEND. A MINIMUM OF A FIVE (5) FOOT WIDE SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF LOGAN DEL 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 WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT MINOR REVISION NUMBER 3 APPROVED BY THE CITY OF LEANDER ON JUNE 13, 2022.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK D - LOT 26; BLOCK G - LOT 1; BLOCK Q - LOTS 14, 17 AND 25; BLOCK T - LOT 22.
- THE CITY OF LEANDER WILL OWN AND MAINTAIN THE FOLLOWING LOT: BLOCK Q - LOT 26.
- THE HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015012973.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN HOA LANDSCAPE LOT 26, BLOCK D; LOT 1, BLOCK G; LOTS 17 & 25, BLOCK Q; 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 6' DECORATIVE ROCK WALL WILL BE BUILT ALONG THE REAR OR SIDES OF HOMES BACKING TO ALL COLLECTOR AND ARTERIAL STREETS WITHIN A 25' LANDSCAPED PARKWAY. THE LANDSCAPE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOID12B-GRS80. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

OWNER'S DEDICATION:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT PALMERA BLUFF DEVELOPMENT, INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN 120.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015093768, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS THE OWNER OF THAT CERTAIN 99 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015093770, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, 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 PALMERA BLUFF SECTION 4.

PALMERA BLUFF DEVELOPMENT, INC., A TEXAS CORPORATION

BY: [Signature]
 BLAKE J. MAGEE, PRESIDENT
 PALMERA BLUFF DEVELOPMENT, INC.
 1011 NORTH LAMAR BOULEVARD
 AUSTIN, TEXAS 78703

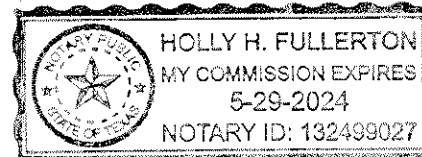
STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 12th DAY OF October, 2022, PERSONALLY APPEARED, BLAKE J. MAGEE, AS PRESIDENT OF PALMERA BLUFF DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID PALMERA BLUFF DEVELOPMENT, INC., 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 12th DAY OF October, 2022 A.D.

BY: [Signature]
 NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Holly H. FullertonMY COMMISSION EXPIRES: 5-29-2024

LIENHOLDER ACKNOWLEDGMENT:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS 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, SECURITY AGREEMENT AND FINANCING STATEMENT DATED OCTOBER 19, 2015, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2015093775, ALSO INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT DATED OCTOBER 19, 2017, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2017101372.

AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK

BY: [Signature]
 PRINTED NAME: Chris C. Crowley

TITLE: SVP

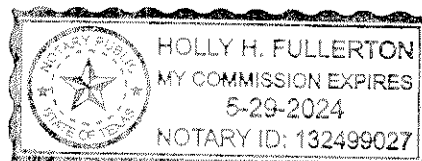
STATE OF TEXAS

COUNTY OF Travis

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 12th DAY OF October, 2022 PERSONALLY APPEARED, Chris Crowley, AS SVP OF AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK, ON BEHALF OF SAID AMERICAN BANK OF COMMERCE, 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 12th DAY OF October, 2022 A.D.

BY: [Signature]
 NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Holly H. FullertonMY COMMISSION EXPIRES: 5-29-2024

SURVEYOR'S CERTIFICATION:

I, JAMES DAVID REDMON, 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NO. AUT14007291, EFFECTIVE DATE JULY 30, 2014 HAVE BEEN SHOWN OR NOTED THERON.

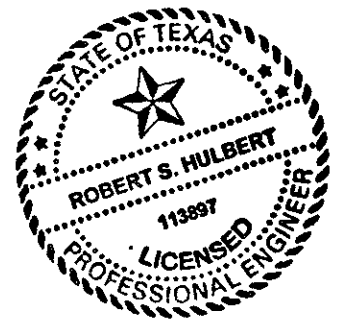
[Signature] 10-17-22
 JAMES DAVID REDMON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5848
 STATE OF TEXAS



ENGINEER'S CERTIFICATION:

I, ROBERT S. HULBERT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE, THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

[Signature] 10/12/2022
 ROBERT S. HULBERT DATE
 LICENSED PROFESSIONAL ENGINEER NO. 113897
 STATE OF TEXAS



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: _____
 RON MAY, CHAIRMAN ELLEN COUFAL, SECRETARY
 PLANNING AND ZONING COMMISSION PLANNING AND ZONING COMMISSION
 CITY OF LEANDER, TEXAS CITY OF LEANDER, TEXAS

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 DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
 OF WILLIAMSON COUNTY, TEXAS

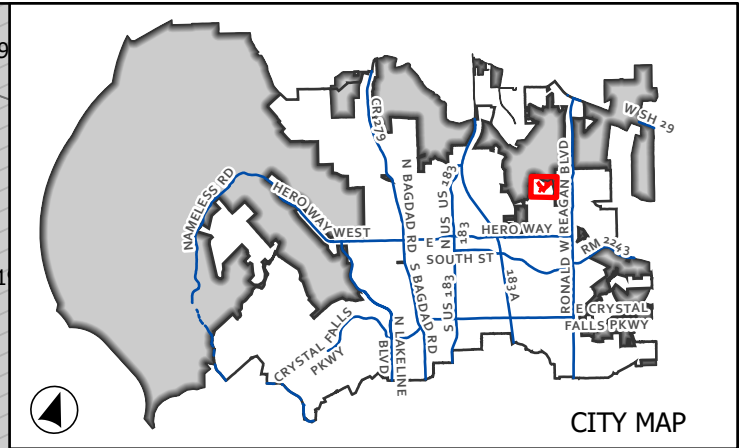
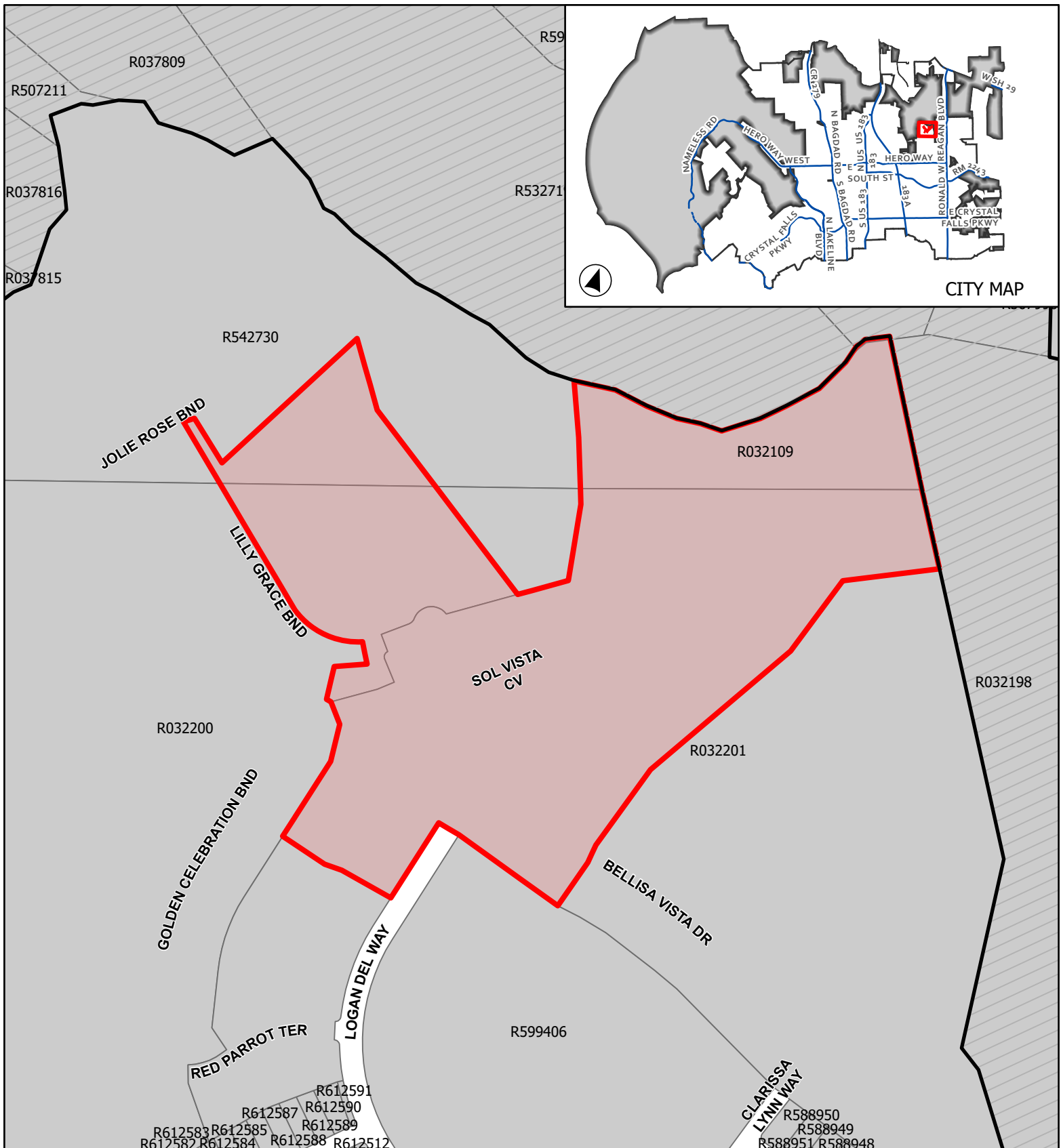
BY: _____
 DEPUTY

DATE: JULY 19, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, LLC
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
 (512) 836-4793 FAX: (512) 836-4817

F-10015400



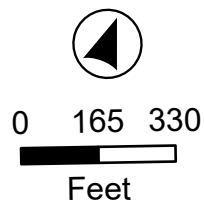
CASE: 20-FP-017

ATTACHMENT 2

PALMERA BLUFF
SEC 4

Location Map

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



- Leander City Limits
- ETJ
- Site Location



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case 20-FP-027 regarding Palmera Bluff Section 2 Final Plat on one parcel of land approximately 28.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032201; generally located northeast of the intersection of Isaias Drive and Clarissa Lynn Way, and northeast of Tarvin Elementary School in Palmera Bluff Phase 11, 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:

01/21/2016 – Annexation
03/03/2016 – Zoning

APPLICANT/AGENT:

Randall Jones and Associates Engineering (Israel Ramirez) on behalf of Palmera Bluff Development, INC (Blake Magee).

RECOMMENDATION:

This final plat includes 49 total lots: 48 single-family and 1 HOA 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:

Cory Dale, Planning

Attachments

1. Final Plat
2. Location Exhibit

FINAL PLAT OF
PALMERA BLUFF SECTION 2
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

PROJECT INFORMATION

OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703
PHONE (512) 481-0303

DEVELOPER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703
PHONE (512) 481-0303

ENGINEER:

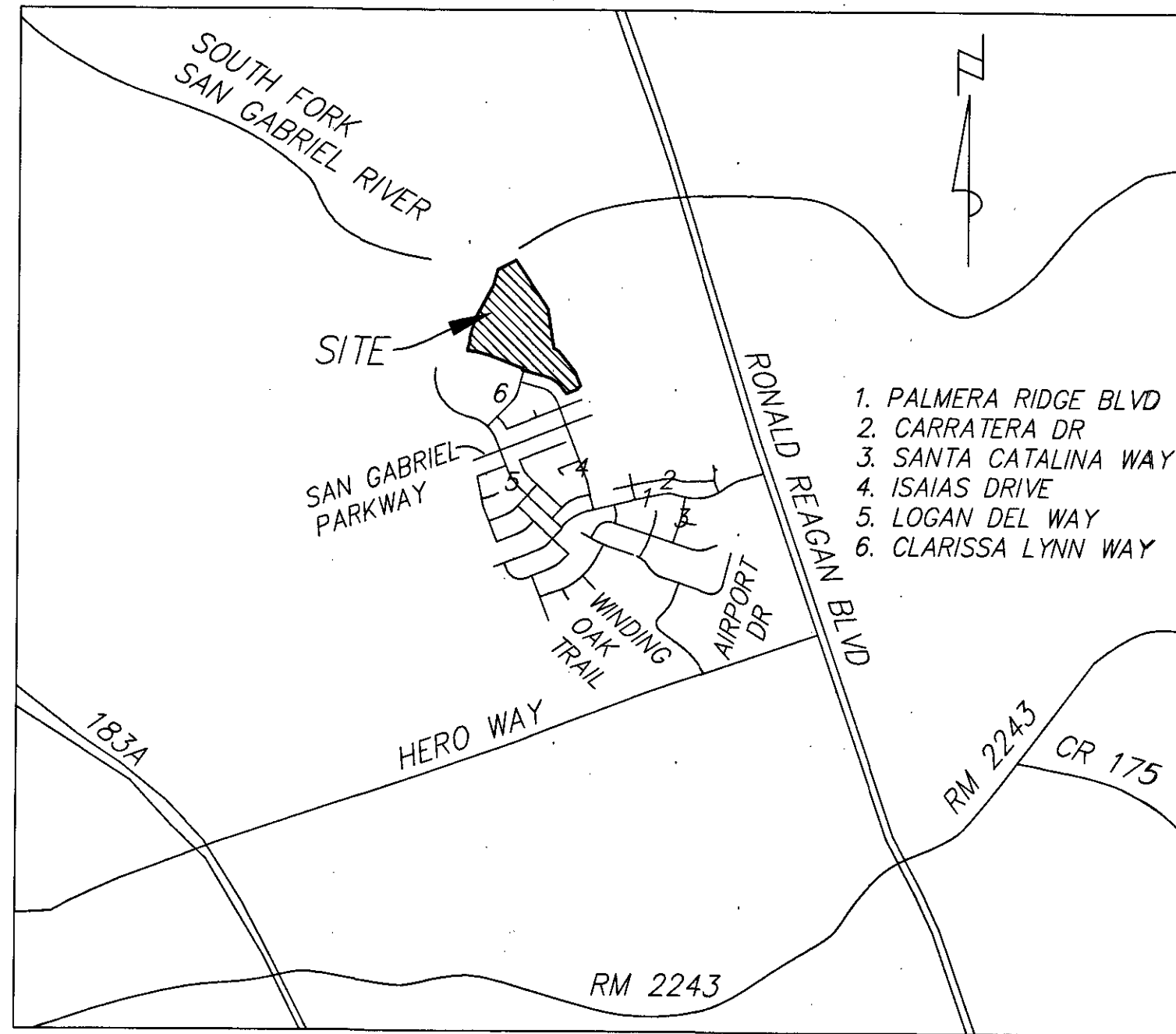
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS, 78664
PHONE (512) 836-4793
FAX (512) 836-4817
FIRM #9784

SURVEYOR:

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS, 78664
PHONE (512) 836-4793
FAX (512) 836-4817
FIRM #10015400

SUBMITTAL DATE: JUNE 6, 2022

LOCATION MAP
SCALE: 1" = 2000'



INDEX INFORMATION

1. COVER SHEET
2. LOT AND ROW LAYOUT
3. TABLES AND NOTES
4. SIGNATURE PAGE

SITE DATA:

TOTAL NO. OF LOTS - 49

48 SINGLE-FAMILY LOTS
2 50-FOOT LOTS
22 60-FOOT LOTS
24 70-FOOT LOTS
1 HOA PARKLAND LOT
ACREAGE: 28.889 ACRES
NUMBER OF BLOCKS: 4

LAND USE TABLE:

48 SINGLE-FAMILY LOTS	11.299 ACRES
1 HOA PARKLAND LOT	15.168 ACRES
RIGHT-OF-WAY	2.422 ACRES
TOTAL	28.889 ACRES

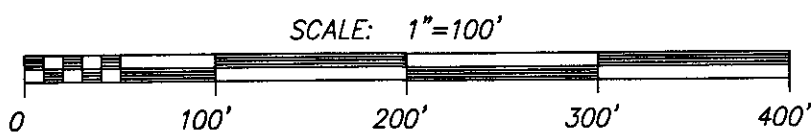
STREETS TABLE:

NAME	LENGTH	ROW WIDTH
ANNA BELLA COURT	260'	50'
BELLISA VISTA DRIVE	1453'	50'
CLARISSA LYNN WAY	183'	50'
TOTAL	1896'	

SURVEY: L. B. JOHNSON SURVEY, ABSTRACT NO. 350
DATE: JULY 19, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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FINAL PLAT OF

PALMERA BLUFF SECTION 2

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
- = FOUND CONCRETE MONUMENT
- Ⓐ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- ROW = RIGHT-OF-WAY
- HOA = HOMEOWNERS ASSOCIATION
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- = 5' SIDEWALK REQUIRED (UNLESS NOTED OTHERWISE)
- = CITY LIMITS

LEANDER CITY LIMITS

PALMERA BLUFF DEVELOPMENT, INC.
120.00 ACRES
DOC. NO. 2015093768 OPRWC

N: 10194069.54
E: 3085313.90

LAND DRAINAGE EASEMENT
0.2584 ACRE
DOC. NO. 2021059552 OPRWC

HUIE H. AND DORIS S. LAMB LIVING TRUST
100.16 ACRES
DOC. NO. 2016042314 OPRWC
SEE ALSO
VOLUME 429, PAGE 140 DRWC
VOLUME 429, PAGE 142 DRWC

20
HOA PARKLAND
15.168 ACRES

APPROXIMATELY S73°12'54"E 264.3'
TO THE SE CORNER OF
L. B. JOHNSON SURVEY,
ABSTRACT No. 350

LEANDER CITY LIMITS

HUIE H. AND DORIS S. LAMB LIVING TRUST
100.16 ACRES
DOC. NO. 2016042314 OPRWC
SEE ALSO
VOLUME 429, PAGE 140 DRWC
VOLUME 429, PAGE 142 DRWC

N: 10192891.08
E: 3085834.93

N: 10193285.44
E: 3084773.31

PALMERA BLUFF DEVELOPMENT, INC.
120.00 ACRES
DOC. NO. 2015093768 OPRWC

DRAINAGE & ACCESS EASEMENT
DEDICATED BY THIS PLAT
3141 SF TEMP DRAINAGE EASEMENT
DOC. NO. 2021194144 OPRWC

POINT OF BEGINNING
N: 10192854.64
E: 3084672.26

LOT 1
PALMERA BLUFF PHASE 11
DOC. NO. 2020054362 OPRWC

EASEMENT LIST:

- 0.2584 ACRE STORM WATER DRAINAGE EASEMENT TO THE CITY OF LEANDER - DOCUMENT NO. 2021059552 OPRWC - SEE ALSO RIGHT OF ENTRY AND EASEMENT ACQUISITION AGREEMENT RECORDED IN DOCUMENT NO. 2021059551 OPRWC
- 3,705 SQUARE FEET TEMPORARY ACCESS EASEMENT FOR HAMMERHEAD TURNAROUND - DOCUMENT NO. 2021194145 OPRWC
- 0.064 ACRE DRAINAGE EASEMENT DEDICATED PER PLAT.
- 3141 SQUARE FEET TEMPORARY DRAINAGE EASEMENT - DOCUMENT NO. 2021194144 OPRWC

DEVELOPER & OWNER:

PALMERA BLUFF DEVELOPMENT, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

SURVEY: L. B. JOHNSON SURVEY, ABSTRACT NO. 350
DATE: JULY 19, 2022 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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FINAL PLAT OF
PALMERA BLUFF SECTION 2
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	18.61'	60.00'	017°46'31"	N31°44'02"W	18.54'
C2	24.81'	325.00'	004°22'26"	N24°01'25"E	24.80'
C3	24.67'	275.00'	005°08'26"	S25°38'13"W	24.67'
C4	11.33'	325.00'	001°59'48"	S27°12'32"W	11.33'
C5	22.30'	15.00'	085°11'36"	S70°48'14"W	20.30'
C6	25.31'	15.00'	096°41'11"	N20°08'09"W	22.41'
C7	93.19'	975.00'	005°28'35"	N71°13'02"W	93.16'
C8	31.98'	275.00'	006°39'46"	N77°17'13"W	31.96'
C9	54.61'	625.00'	005°00'22"	S78°06'55"E	54.59'
C10	57.84'	575.00'	005°45'50"	S77°44'11"E	57.82'
C11	37.79'	325.00'	006°39'46"	N77°17'13"W	37.77'
C12	97.97'	1025.00'	005°28'35"	N71°13'02"W	97.93'
C13	23.56'	15.00'	090°00'00"	N66°31'15"E	21.21'
C14	41.69'	475.00'	005°01'42"	S24°02'06"W	41.67'
C15	19.21'	475.00'	002°19'00"	S22°40'45"W	19.21'
C16	22.48'	475.00'	002°42'42"	S25°11'36"W	22.48'
C17	21.03'	25.00'	048°11'23"	S50°38'38"W	20.41'
C18	241.19'	50.00'	276°22'46"	N63°27'03"W	66.67'
C19	23.56'	15.00'	090°00'00"	S23°28'45"E	21.21'
C20	39.50'	1203.90'	001°52'47"	N67°32'21"W	39.49'
C21	39.59'	275.00'	008°14'56"	S70°43'26"E	39.56'
C22	247.90'	258.19'	055°00'44"	N47°20'32"W	238.48'
C23	12.60'	25.00'	028°52'19"	S34°16'20"E	12.46'
C24	196.96'	60.00'	188°05'11"	N45°20'07"E	119.70'
C25	76.00'	60.00'	072°34'23"	S13°26'26"W	71.02'
C26	35.66'	25.00'	081°43'47"	N08°51'43"E	32.71'
C27	155.68'	208.19'	042°50'44"	N53°25'32"W	152.08'
C28	66.40'	975.00'	003°54'08"	N72°00'16"W	66.39'
C29	26.79'	975.00'	001°34'27"	N69°15'58"W	26.79'
C30	70.10'	1025.00'	003°55'06"	N70°26'18"W	70.08'
C31	27.88'	1025.00'	001°33'29"	N73°10'35"W	27.87'
C32	25.71'	325.00'	004°31'55"	N76°13'18"W	25.70'
C33	12.09'	325.00'	002°07'51"	N79°33'10"W	12.09'
C34	32.12'	50.00'	036°48'23"	N56°20'08"E	31.57'
C35	39.69'	50.00'	045°29'05"	N15°11'24"E	38.66'
C36	39.69'	50.00'	045°29'05"	N30°17'41"W	38.66'
C37	41.15'	50.00'	047°09'23"	S65°07'34"W	40.00'
C38	55.14'	50.00'	063°11'18"	S09°57'13"W	52.39'
C39	21.03'	25.00'	048°11'23"	N02°27'16"E	20.41'
C40	33.39'	50.00'	038°15'31"	N72°09'59"W	32.77'
C41	46.07'	525.00'	005°01'42"	S24°02'06"W	46.06'
C42	13.10'	525.00'	001°25'47"	S25°50'03"W	13.10'
C43	32.97'	525.00'	003°35'55"	S23°19'12"W	32.97'
C44	58.68'	258.19'	013°01'19"	N39°37'24"W	58.55'
C45	66.32'	258.19'	014°43'07"	N53°29'37"W	66.14'
C46	63.07'	258.19'	013°59'44"	N67°51'03"W	62.91'
C47	46.79'	325.00'	008°14'56"	S70°43'26"E	46.75'
C48	36.11'	325.00'	006°21'59"	S69°46'58"E	36.09'
C49	10.68'	325.00'	001°52'57"	S73°54'26"E	10.68'
C50	19.62'	208.19'	005°23'57"	N72°08'56"W	19.61'
C51	69.16'	208.19'	019°02'02"	N59°55'56"W	68.84'
C52	66.90'	208.19'	018°24'45"	N41°12'33"W	66.61'
C53	93.94'	60.00'	089°42'28"	S85°28'32"E	84.64'
C54	51.57'	60.00'	049°15'02"	N25°02'44"E	50.00'
C55	51.45'	60.00'	049°07'42"	N24°08'38"W	49.89'
C56	10.42'	25.00'	023°53'19"	S31°46'50"E	10.35'
C57	2.17'	25.00'	004°59'00"	S46°12'59"E	2.17'
C58	59.83'	258.19'	013°16'35"	N26°28'27"W	59.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N41° 15' 04"E	9.78'
L2	S39° 07' 04"W	16.27'
L3	N00° 23' 22"E	51.65'
L4	N21° 31' 15"E	45.80'
L5	S26° 32' 57"W	74.10'
L6	N63° 54' 15"E	54.03'
L7	N26° 17' 00"E	48.51'
L8	N50° 43' 59"E	13.17'
L9	S61° 01' 54"E	70.08'
L10	S61° 01' 54"E	70.08'
L11	S62° 20' 08"W	141.72'
L12	N14° 21' 32"E	53.80'
L13	N68° 28' 45"W	35.14'
L14	S12° 41' 02"E	109.62'
L15	N74° 51' 16"W	4.89'
L16	N60° 00' 25"E	50.27'
L17	N60° 00' 25"E	44.58'
L18	S79° 20' 53"W	58.89'
L19	S10° 05' 28"E	58.46'
L20	N21° 31' 15"E	45.80'
L21	S26° 32' 57"W	74.10'
L22	N77° 45' 56"W	70.09'
L23	N77° 46' 53"W	70.09'
L24	N27° 23' 10"E	79.16'
L25	N63° 27' 03"W	95.00'
L26	N27° 23' 10"E	31.41'

LEGAL DESCRIPTION:

THAT PART OF THE L. B. JOHNSON SURVEY, ABSTRACT NO. 350, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 120.00 ACRE TRACT OF LAND CONVEYED TO PALMERA BLUFF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015093768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF PALMERA BLUFF PHASE 11 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020054362, OPRWC;

THENCE ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

1. N14°23'16"E A DISTANCE OF 142.25 FEET TO A 1/2" IRON ROD SET;
2. N00°23'22"E A DISTANCE OF 51.65 FEET TO A 1/2" IRON ROD SET;
3. N15°09'06"E A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD SET;
4. N28°44'16"E A DISTANCE OF 495.65 FEET TO A 1/2" IRON ROD SET;
5. N15°10'57"E A DISTANCE OF 232.90 FEET TO A 1/2" IRON ROD SET;
6. N62°39'52"E A DISTANCE OF 271.62 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF THAT 100.16 ACRE TRACT CONVEYED TO HUIE H. AND DORIS S. LAMB LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 2016042314, OPRWC AND DESCRIBED IN VOLUME 129, PAGE 142 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC), SAME BEING THE EAST LINE OF SAID 120.00 ACRE TRACT, FROM WHICH A CONCRETE MONUMENT FOUND ON SAID COMMON LINE AT THE HIGH BLUFF OF SOUTH SAN GABRIEL RIVER BEARS N33°43'55"W, PASSING AT A DISTANCE OF 91.00 FEET A 13" CEDAR TREE, AND CONTINUING FOR A TOTAL DISTANCE OF 195.72 FEET TO A FOUND CONCRETE MONUMENT;

THENCE ALONG SAID COMMON LINE, THE FOLLOWING FIVE (5) COURSES:

1. S33°43'55"E A DISTANCE OF 795.28 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE SOUTHEAST CORNER OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350 BEARS APPROXIMATELY S73°12'54"E A DISTANCE OF 2643 FEET;
2. S08°43'50"E A DISTANCE OF 523.13 FEET TO A 1/2" IRON ROD SET;
3. S59°05'20"E A DISTANCE OF 74.81 FEET TO AN 11" ELM TREE;
4. S38°25'19"E A DISTANCE OF 358.00 FEET TO A 1/2" IRON ROD SET;
5. S21°20'19"E A DISTANCE OF 202.41 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF PALMERA BLUFF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2019107295, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID PALMERA BLUFF SECTION 1, ALONG THE NORTH LINE OF SAID PALMERA BLUFF PHASE 11 AND ACROSS SAID 120.00 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

1. S47°28'10"W A DISTANCE OF 73.04 FEET TO A 1/2" IRON ROD FOUND;
2. S68°31'39"W A DISTANCE OF 142.46 FEET TO A 1/2" IRON ROD FOUND;
3. N38°04'08"W A DISTANCE OF 166.71 FEET TO A 1/2" IRON ROD FOUND;
4. N41°15'04"E A DISTANCE OF 9.78 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
5. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 18.61 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 17°46'31", AND A CHORD BEARING N31°44'02"W, 18.54 FEET TO A 1/2" IRON ROD FOUND;
6. S39°07'04"W A DISTANCE OF 16.27 FEET TO A 1/2" IRON ROD FOUND;
7. N55°44'37"W A DISTANCE OF 111.48 FEET TO A 1/2" IRON ROD FOUND;
8. N72°37'43"W A DISTANCE OF 81.89 FEET TO A 1/2" IRON ROD FOUND;
9. N74°53'17"W A DISTANCE OF 330.84 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
10. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 24.81 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 04°22'26", AND A CHORD BEARING N24°01'25"E, 24.80 FEET TO A 1/2" IRON ROD FOUND;
11. N68°18'35"W A DISTANCE OF 384.89 FEET TO A 1/2" IRON ROD FOUND;
12. N71°29'36"W A DISTANCE OF 79.00 FEET TO A 1/2" IRON ROD FOUND;
13. N73°37'52"W A DISTANCE OF 166.73 FEET TO A 1/2" IRON ROD FOUND;
14. N80°27'37"W A DISTANCE OF 82.33 FEET TO A 1/2" IRON ROD FOUND;
15. N84°16'45"W A DISTANCE OF 67.25 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 28.889 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. ALL IRON RODS SET OR FOUND HAVE AN "RJ SURVEYING" CAP. WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R032201.

DATE: JULY 19, 2022 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

PALMERA BLUFF SECTION 2

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

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 A 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 IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE 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.
- A FIVE (5) FOOT WIDE SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF BELLISA VISTA DRIVE, ANNA BELLA COURT, AND CLARISSA LYNN 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 WITHIN THE SUBDIVISION MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT MINOR REVISION NUMBER 3 APPROVED BY THE CITY JUNE 13, 2022.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE FOLLOWING LOT: LOT 20, BLOCK P.
- THE HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015012973.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

OWNER'S DEDICATION:

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

THAT PALMERA BLUFF DEVELOPMENT, INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN 120.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015093768, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, 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 PALMERA BLUFF SECTION 2.

PALMERA BLUFF DEVELOPMENT, INC.

BY: 
BLAKE J. MAGEE, PRESIDENT
PALMERA BLUFF DEVELOPMENT, INC.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

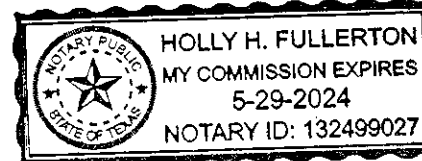
STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 12th DAY OF October, 2022, PERSONALLY APPEARED, BLAKE J. MAGEE, AS PRESIDENT OF PALMERA BLUFF DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID PALMERA BLUFF DEVELOPMENT, INC., 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 12th DAY OF October, 2022 A.D.

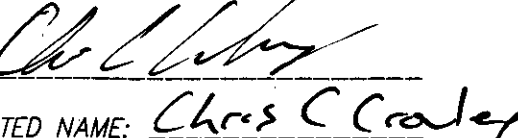
BY: 
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Holly H. FullertonMY COMMISSION EXPIRES: 5-29-2024

LIENHOLDER ACKNOWLEDGMENT:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS 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, SECURITY AGREEMENT AND FINANCING STATEMENT, DATED OCTOBER 19, 2017, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2017101372.

AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK

BY: 
PRINTED NAME: Chris C. Crowley
TITLE: SVP

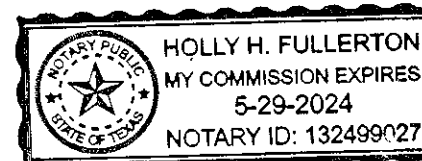
STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 12th DAY OF October, 2022, PERSONALLY APPEARED, Chris Crowley AS SVP OF AMERICAN BANK OF COMMERCE, A TEXAS STATE BANK, ON BEHALF OF SAID AMERICAN BANK OF COMMERCE, 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 12th DAY OF October, 2022 A.D.

BY: 
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Holly H. FullertonMY COMMISSION EXPIRES: 5-29-2024

SURVEYOR'S CERTIFICATION:

THAT I, JAMES DAVID REDMON, 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 IN THE TITLE POLICY PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. AUT14007291, EFFECTIVE DATE JULY 30, 2014 HAVE BEEN SHOWN OR NOTED HEREON.

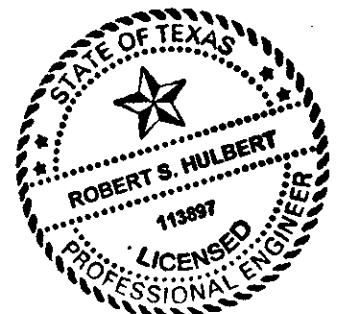
 10-17-2022
JAMES DAVID REDMON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5848
STATE OF TEXAS



ENGINEER'S CERTIFICATION:

I, ROBERT S. HULBERT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE, THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

 10/12/2022
ROBERT S. HULBERT DATE
LICENSED PROFESSIONAL ENGINEER NO. 113897
STATE OF TEXAS



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:
RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS
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 DOCUMENT NO. _____.

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

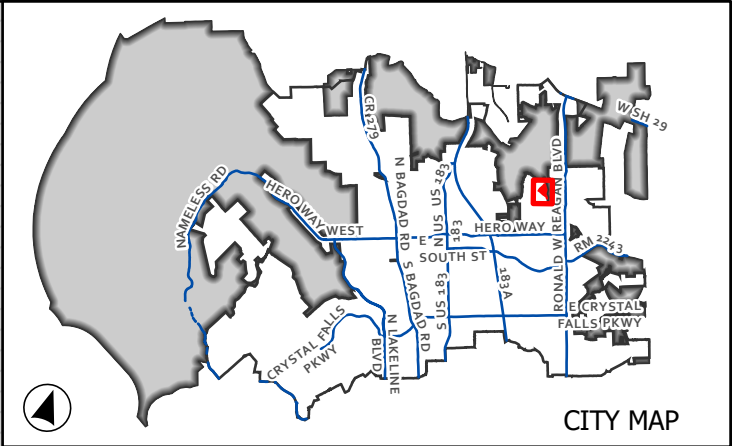
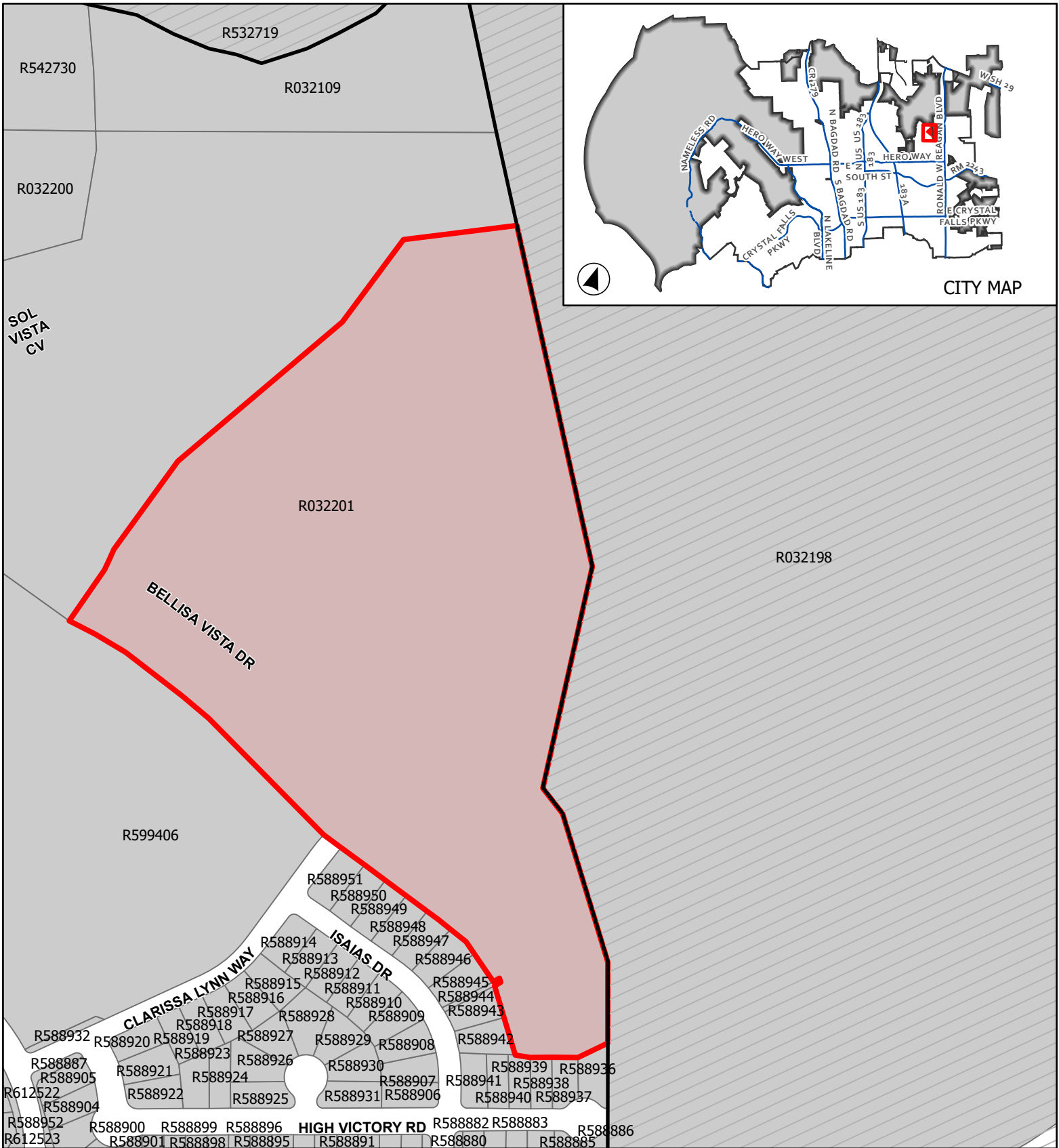
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: JULY 19, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

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2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



CASE: 20-FP-027

ATTACHMENT 2

PALMERA BLUFF
SEC 2

LOCATION MAP

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

0 140 280

Feet

Leander City Limits

ETJ

Site Location



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0005 regarding Urbana at Hero Way Final Plat on nine parcels of land approximately 18.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R432891, R366161, R032167, R432893, R635406, R432892, R575954, R336502 and R635407; generally located at 13303 Hero Way, 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:

09/16/2021 - Zoning

APPLICANT/AGENT:

HR Green Development TX, LLC (Faris Abboushi, P.E.) on behalf of 13303 HW Business Center LP, (Jarrod Gaither), Rick and Carol Edgerly and Atlantic Urbana II Hero Way LLC (Zach Hinman)

RECOMMENDATION:

This final plat includes three total lots: one residential, one open space/drainage/landscape and one commercial. 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.

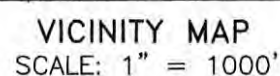
PRESENTER:

Cory Dale, Planner

Attachments

1. Final Plat
2. Location Exhibit

18.120 ACRES OF LAND OUT OF THE
MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292,
WILLIAMSON COUNTY, TEXAS



SHEET INDEX:
SHEET 1 - COVER SHEET
SHEET 2 - FINAL PLAT SHEET
SHEET 3 - NOTES & SIGNATURES

FINAL PLAT
URBANA AT HERO WAY
MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292,
WILLIAMSON COUNTY, TEXAS

FINAL PLAT URBANA AT HERO WAY

18.120 ACRES OF LAND OUT OF THE
MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292,
WILLIAMSON COUNTY, TEXAS

REMAINDER OF
[245 ACRES]
JESSE THOMAS WATTS &
LORENA ELIZABETH WATTS
VOL. 465, PG. 326
D.R.W.C.TX.

REMAINDER OF
[TRACT 1: 245 ACRES]
[TRACT 2: 12.75 ACRES]

DISTRIBUTION DEED
THE WATTS FAMILY TRUST,
LORENA E. WATTS, TRUSTEE
DOC. NO. 2014019067
O.P.R.W.C.TX.

[0.139 ACRE]
DEDICATION OF RIGHT-OF-WAY
THE CITY OF LEANDER, TEXAS
SPECIAL WARRANTY DEED
DOC. NO. 2015017403
O.P.R.W.C.TX.

REMAINDER OF
[123 ACRES]
JESSE THOMAS WATTS &
LORENA ELIZABETH WATTS
VOL. 435, PG. 257
D.R.W.C.TX.

[2.435 ACRES]
QUITCLAIM
STATE OF TEXAS
VOL. 499, PG. 534
D.R.W.C.TX.

[0.343 ACRES]
DEDICATION OF RIGHT-OF-WAY
THE CITY OF LEANDER, TEXAS
SPECIAL WARRANTY DEED
DOC. NO. 2015011815
O.P.R.W.C.TX.

TRACT 2:
ACCESS EASEMENT
[0.0730 ACRES]
GREG VASSAUR
DOC. NO. 2018094677
O.P.R.W.C.TX.

GRID COORDINATES:
N=10,179,720.67'
E=3,065,305.23'
BM 1409_9
ELEV. 1070.81'

[S 68°45'04" W 278.47']
[S 68°40'55" W 278.54']
[N 68°45'04" E 278.20']

HERO WAY WEST

CALCULATED CORNER ON
5.6' X 3.8' AT&T CONCRETE
UTILITY VAULT W/ STEEL ACCESS LID
L2

[0.006 ACRES]
PUBLIC UTILITY EASEMENT
CITY OF LEANDER
DOC. NO. 2015011816
O.P.R.W.C.TX.

[27.81']

DETAIL
NTS

[TRACT 2-0.0275 AC.]
LIFT STATION EASEMENT
DOC. NO. 2022100004,
O.P.R.W.C.TX.

CALLLED 5.01 ACRES
GENERAL WARRANTY DEED
PEDERNALES ELECTRIC COOPERATIVE, INC.
DOC. NO. 2020023317,
O.P.R.W.C.TX.

CALLLED 37.06 ACRES
NANCY L. ROSENBUSCH GILPIN
& JOHN GILPIN
TRUSTEE'S DEED
VOL. 1703, PG. 544
D.R.W.C.TX.

APPROX. LOCATION CITY LIMITS LINE AS
SCALED FROM CITY OF LEANDER GIS MAP
DATED SEPTEMBER 17, 2021

CITY OF LEANDER, 3-1/2
MILE AND VOLUNTARY ETJ,
WITH FUTURE ANNEXATION
PER DEVELOPMENT
AGREEMENT

100 FOOT WIDE [1.26 ACRES]
EASEMENT AND RIGHT-OF-WAY FOR
ELECTRIC TRANSMISSION AND
ELECTRIC DISTRIBUTION LINES
VOL. 736, PG. 888
VOL. 736, D.R.W.C.TX.

GRID COORDINATES:
N=10,179,501.77'
E=3,064,771.15'

[S 68°45'04" W 443.49']
[S 68°45'51" W 443.55']

[N 21°02'41" W 3.00']
[S 21°03'27" E {3.00'}
(N 21°06'07" W) (3.00')]

[N 68°45'51" E 27.82']
[S 68°45'04" W {27.82'}
(N 68°42'24" E) (27.67')]

[N 68°42'41" E 49.81']

LOT 1
14.762 ACRES
BLOCK "A"

[TRACT 1-0.1067 AC.]
WASTEWATER LINE EASEMENT
DOC. NO. 2022100004,
O.P.R.W.C.TX.

[EXHIBIT D-0.0952 AC.]
DRAINAGE EASEMENT
DOC. NO. 2022100005,
O.P.R.W.C.TX.

[EXHIBIT C-0.3728 AC.]
ACCESS EASEMENT
DOC. NO. 2022100006,
O.P.R.W.C.TX.

[EXHIBIT C-1.241 AC.]
DRAINAGE POND EASEMENT
DOC. NO. 2022100005,
O.P.R.W.C.TX.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°02'41" W	3.00'
	{S 21°03'27" E {3.00'} (N 21°06'07" W) (3.00')}	
L2	N 68°45'51" E	27.82'
	{S 68°45'04" W {27.82'} (N 68°42'24" E) (27.67')}	
L3	N 68°42'41" E	49.81'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	325.00'	194.55'	S 51°40'03" W	191.66'
C2	275.00'	195.85'	S 48°24'51" W	191.74'
C3	300.00'	194.88'	S 50°12'27" W	191.47'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ROW 1/2" IRON ROD W/ALUMINUM CAP STAMPED "COL ROW" FOUND
- LD 1/2" IRON ROD W/PLASTIC CAP STAMPED "LAND DESIGN" FOUND
- J DOOD 1/2" IRON ROD W/PLASTIC CAP STAMPED "J DOOD" FOUND
- ⊗ MAG-NAIL W/WASHER STAMPED "LANDDEV" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
- HRG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
- △ CALCULATED POINT
- ⊕ BENCHMARK
- () RECORD INFORMATION PER DOC. NO. 2017102035, O.P.R.W.C.TX.
- { } RECORD INFORMATION PER DOC. NO'S. 2015011815, 2015017403 & 2015029582, O.P.R.W.C.TX.
- [] ADJOINER INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- PROPOSED SIDEWALK

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9998625.
- COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID VALUES.

CITY PROJECT NUMBER 22-FP-005

PLAT PREPARATION DATE: DECEMBER 17, 2021			
APPLICATION SUBMITTAL DATE: MARCH 22, 2022			
1	COMMENTS ADDRESSED	EN	04/26/22
2	COMMENTS ADDRESSED AND NEW D.E. LINEWORK AND LABELING	KM	06/20/22
3	COMMENTS ADDRESSED	KM	06/21/22
4	3RD ROUND CITY COMMENTS ADDRESSED	KM	08/15/22
No:	REVISION:	BY:	DATE:



DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
URBANA AT HERO WAY
MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292,
WILLIAMSON COUNTY, TEXAS

FILE 1409
SHEET 2 OF 3

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT RICK J. EDGERLY AND CAROL R. EDGERLY, AS OWNER OF A CERTAIN CALLED 0.2560 OF ONE ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022105476 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ATLANTIC URBANA II HERO WAY LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING THROUGH JIM CAMPBELL, AS OWNER OF A CERTAIN CALLED 12.824 ACRE TRACT OF LAND AND A CERTAIN CALLED 3.788 ACRE TRACT OF LAND, BOTH DESCRIBED AND RECORDED IN DOCUMENT NO. 2022100002 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 13303 HW BUSINESS CENTER, LP, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE REMAINDER OF A CERTAIN CALLED 17.864 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017102035 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, DO 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 URBANA AT HERO WAY SUBDIVISION.

BY: Rick J. Edgerly
RICK J. EDGERLY

BY: Carol R. Edgerly
CAROL R. EDGERLY

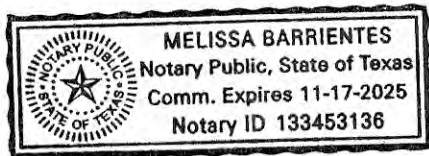
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 14th DAY OF October, 2022, PERSONALLY APPEARED, RICK J. EDGERLY, 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 14th DAY OF October, 2022.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME:
MY COMMISSION EXPIRES: 11-17-2025



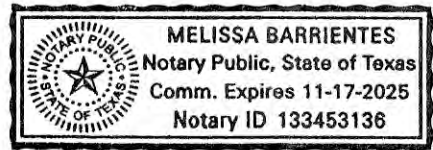
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 14th DAY OF October, 2022, PERSONALLY APPEARED, CAROL R. EDGERLY, 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 14th DAY OF October, 2022.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME:
MY COMMISSION EXPIRES: 11-17-2025



ATLANTIC URBANA II HERO WAY LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Jim Campbell, Manager
JIM CAMPBELL, MANAGER

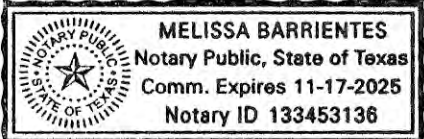
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 14th DAY OF October, 2022, PERSONALLY APPEARED, JIM CAMPBELL, AS MANAGER OF ATLANTIC URBANA II HERO WAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ATLANTIC URBANA II HERO WAY 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 14th DAY OF October, 2022.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME:
MY COMMISSION EXPIRES: 11-17-2025



13303 HW BUSINESS CENTER, LP

BY: Jarrold Gaither, Manager
JARROLD GAITHER, MANAGER

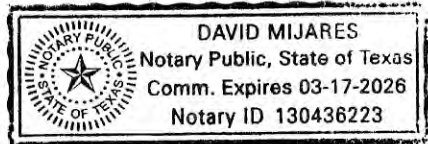
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 14th DAY OF October, 2022, PERSONALLY APPEARED, JARROLD GAITHER AS MANAGER OF 13303 HW BUSINESS CENTER, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID 13303 HW BUSINESS CENTER, LP, 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 14th DAY OF October, 2022.

NOTARY PUBLIC-STATE OF TEXAS

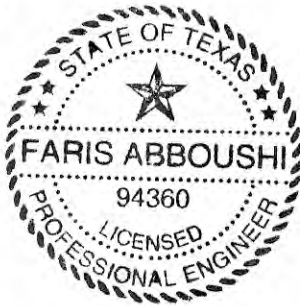
PRINTED NAME: David
MY COMMISSION EXPIRES: 3-17-26



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, FARIS ABBOUSHI, 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.

FARIS ABBOUSHI
REGISTERED PROFESSIONAL ENGINEER
NO. 94360 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
(512) 872-6696
faris.abboushi@hrgreen.com
TBPE FIRM NO. F-16384



10/14/2022
DATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ERNESTO NAVARRETE, 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'S COMMITMENT FOR TITLE INSURANCE T-7, FILE NO. 644586, EFFECTIVE DATE SEPTEMBER 24, 2021 AND ISSUED OCTOBER 11, 2021 HAVE BEEN SHOWN OR NOTED HEREON.

ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
(512) 872-6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM NO. 10194101



10/17/2022
DATE

CITY PROJECT NUMBER 22-FP-005

PLAT PREPARATION DATE: DECEMBER 17, 2021			
APPLICATION SUBMITTAL DATE: MARCH 22, 2022			
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2	COMMENTS ADDRESSED AND NEW D.E. LINEWORK AND LABELING	KM	06/20/22
3	COMMENTS ADDRESSED	KM	06/21/22
4	3RD ROUND CITY COMMENTS ADDRESSED	KM	08/15/22
No:	REVISION:	BY:	DATE:



DEVELOPMENT TX

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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT URBANA AT HERO WAY

18.120 ACRES OF LAND OUT OF THE
MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292,
WILLIAMSON COUNTY, TEXAS

STANDARD 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0435F, MAP REVISED DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT PUD ORDINANCE (ORDINANCE NO. 21-083-00) OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT PUD ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF COTTONTAIL DRIVE. 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, 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 PROPOSED SUBDIVISION COMPLIES WITH THE LATEST LEANDER TRANSPORTATION PLAN AND LATEST CITY OF LEANDER DRAINAGE POLICY.
- THE OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS PER THE MEMORANDUM RECORDED IN DOCUMENT NO. 2022109927 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE PONDS ARE NOT PROPERLY MAINTAINED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON MARCH 24, 2022.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 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 PROPERTY OWNERSHIP ENTITY AND/OR HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK B.
- THE POA CERTIFICATE OF FORMATION IS CERTIFIED AND FILED IN THE OFFICE OF THE SECRETARY OF STATE OF TEXAS, FILING NO. 804753933, EFFECTIVE DATE 10/03/2022, DOCUMENT NO. 1183349180002.
- THE OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

APPROVED THIS THE _____ DAY OF _____, 20____ A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

JOHN COSGROVE, 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 _____, 2022, AD, AT _____ O'CLOCK, _____M, AND DULY RECORDED THIS THE DAY OF _____, 2022, AD, AT _____ O'CLOCK _____M, IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

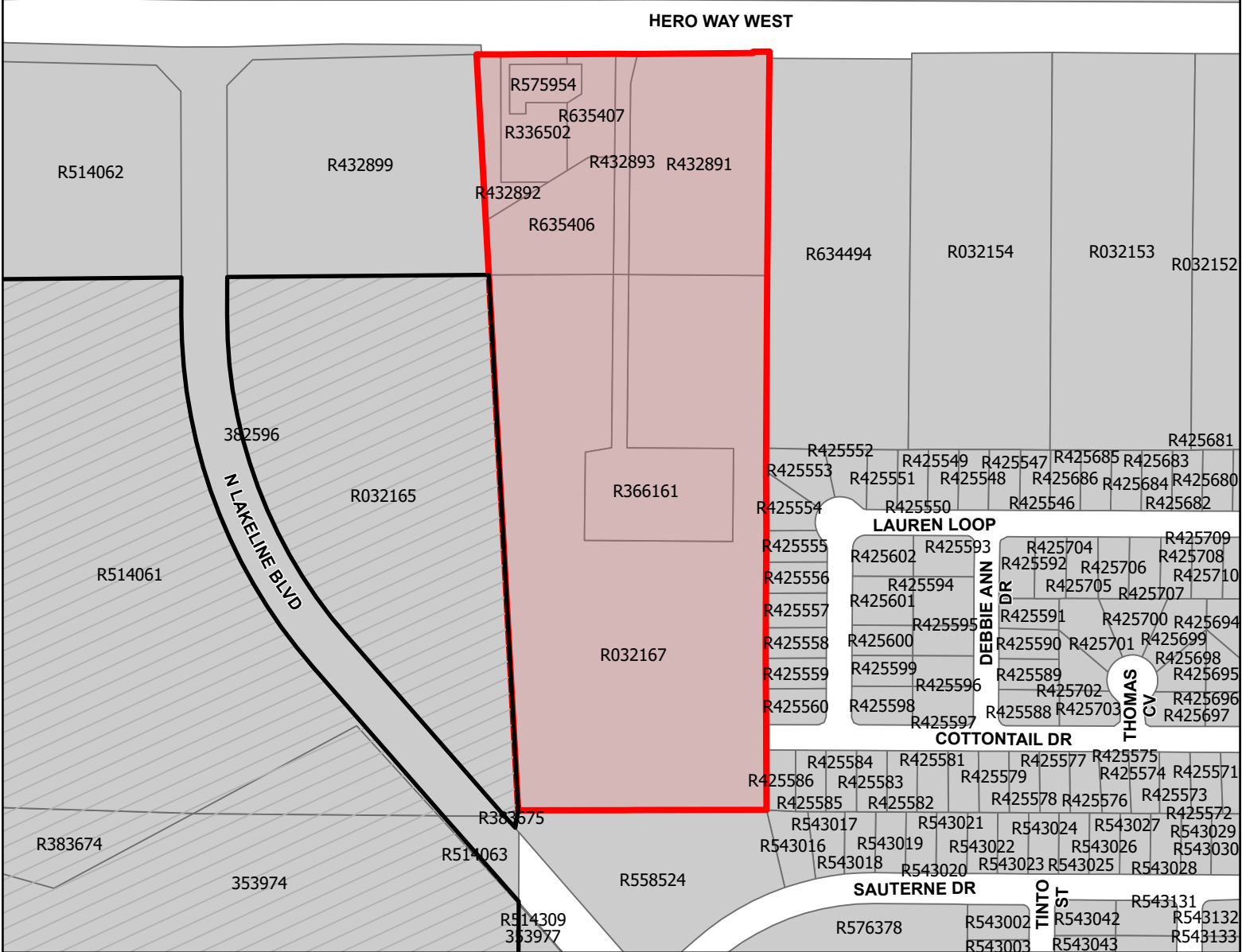
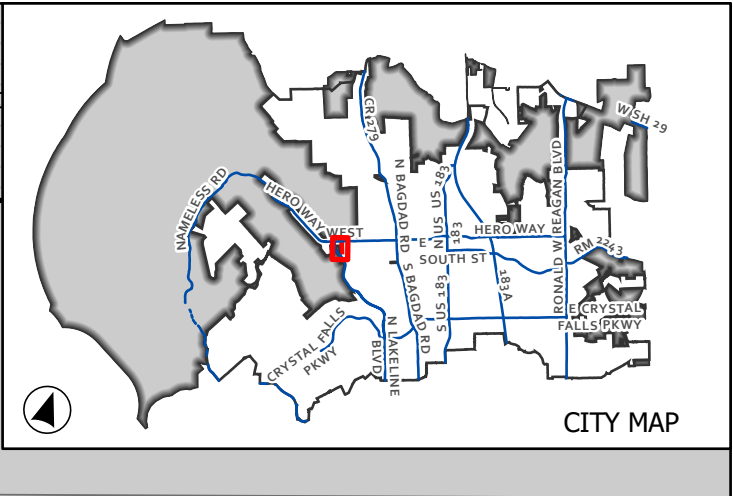
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

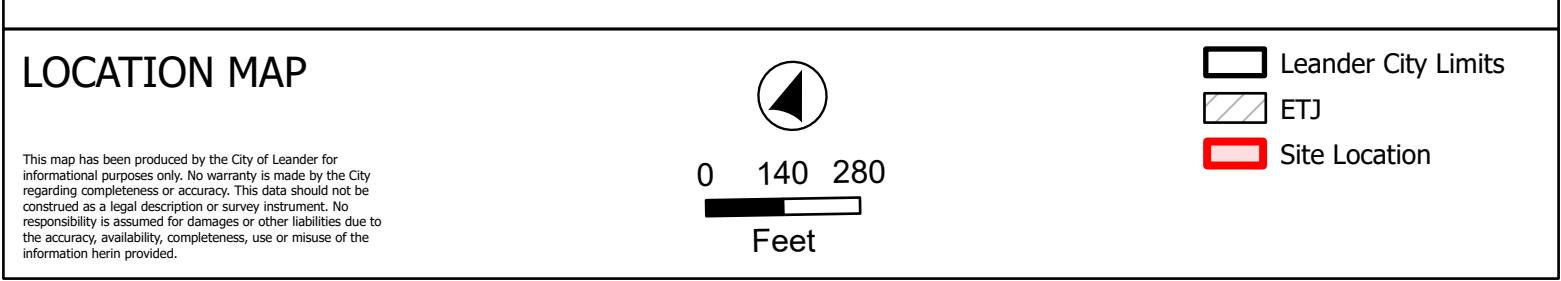
BY: _____ DEPUTY

FILE 1409
SHEET 3 OF 3

FINAL PLAT
URBANA AT HERO WAY
MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292,
WILLIAMSON COUNTY, TEXAS



CASE: FP-22-0005 ATTACHMENT 2 URBANA AT HERO WAY





EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0010 regarding Horizon Lake Phase 3 Section 3 Final Plat on one parcel of land approximately 12.870 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031236; generally located west of Horizon Park Blvd. and Leeward Pass, 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:

09/24/2022 – Preliminary Plat Approved
09/09/2021 – Minor Revision Preliminary Plat Approved

APPLICANT/AGENT:

Pape-Dawson Engineers (Aimee Chavez) on behalf of Taylor Morrison of Texas, Inc. (Michael Moyer).

RECOMMENDATION:

This final plat includes 1 Parkland Lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

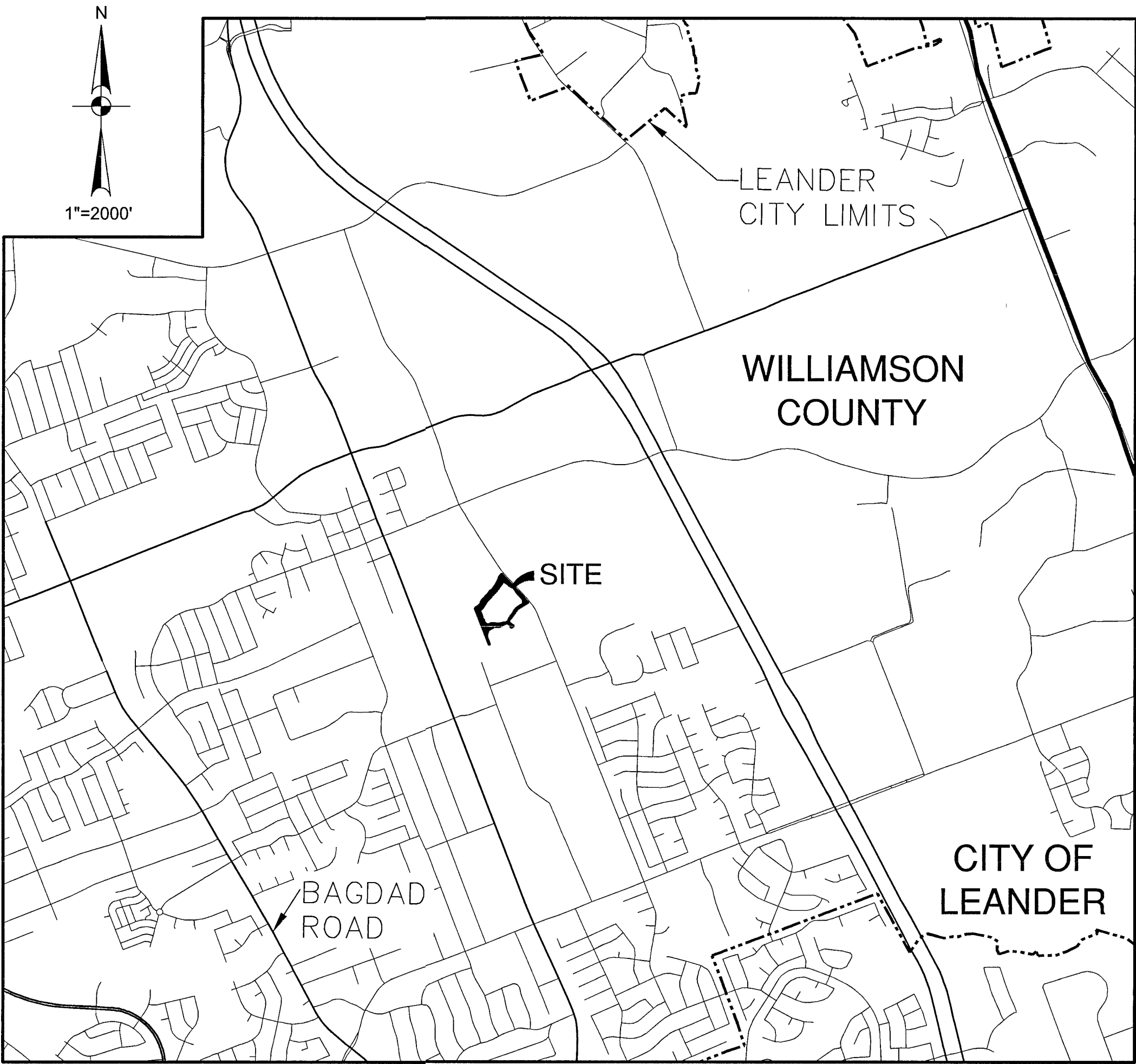
Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

FINAL PLAT
OF
HORIZON LAKE, PHASE 3, SECTION 3

A 12.870 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH HARMON SURVEY,
ABSTRACT NO. 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT
PORTION OF A CALLED 20.446 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF
TEXAS INC., RECORDED IN DOCUMENT NO. 2020127321 OF SAID COUNTY



SHEET 1 TITLE SHEET
SHEET 2 FINAL PLAT SHEET
SHEET 3 METES AND BOUNDS DESCRIPTION
SHEET 4 NOTES AND SIGNATURES

OWNER TAYLOR MORRISON OF TEXAS, INC
810 HESTERS CROSSING, STE 235
ROUND ROCK TX, 78641
(512) 328-8866

SURVEYOR PAPE-DAWSON ENGINEERS, INC
10801 N. MOPAC EXPY., BLDG 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

ENGINEER PAPE-DAWSON ENGINEERS, INC
10801 N. MOPAC EXPY., BLDG 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

FILING DATE JUNE 14, 2022

LOT SUMMARY	
TOTAL ACREAGE	12.870 ACRES
TOTAL NUMBER OF BLOCKS	1
PARKLAND/DE LOT	1
TOTAL LOTS	1

BEARINGS ARE BASED ON THE ON
THE NORTH AMERICAN DATUM OF
1983 NAD 83 (NA2011), EPOCH
2010.00, FROM THE TEXAS
COORDINATE SYSTEM ESTABLISHED
FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR
0.999880014

BENCHMARKS
BENCHMARK ELEVATIONS ARE
BASED ON NAVD88, GEOID 12B

BENCHMARK No. 10
SET MAG NAIL AND WASHER
GRID N 10183450.9'
GRID E 3078511.1'
ELEV 969.99'

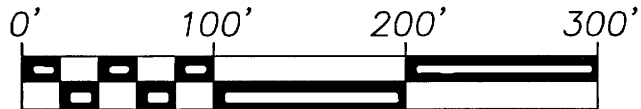
BENCHMARK No. 11
SET 1/2" IRON ROD RED CAP
GRID N 10183005.5'
GRID E 3078812.4'
ELEV 970.59'



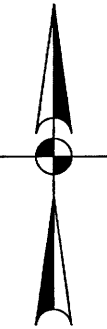
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
HORIZON LAKE, PHASE 3, SECTION 3

A 12870 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH HARMON SURVEY,
ABSTRACT NO. 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT
PORTION OF A CALLED 20 446 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF
TEXAS INC , RECORDED IN DOCUMENT NO 2020127321 OF SAID COUNTY

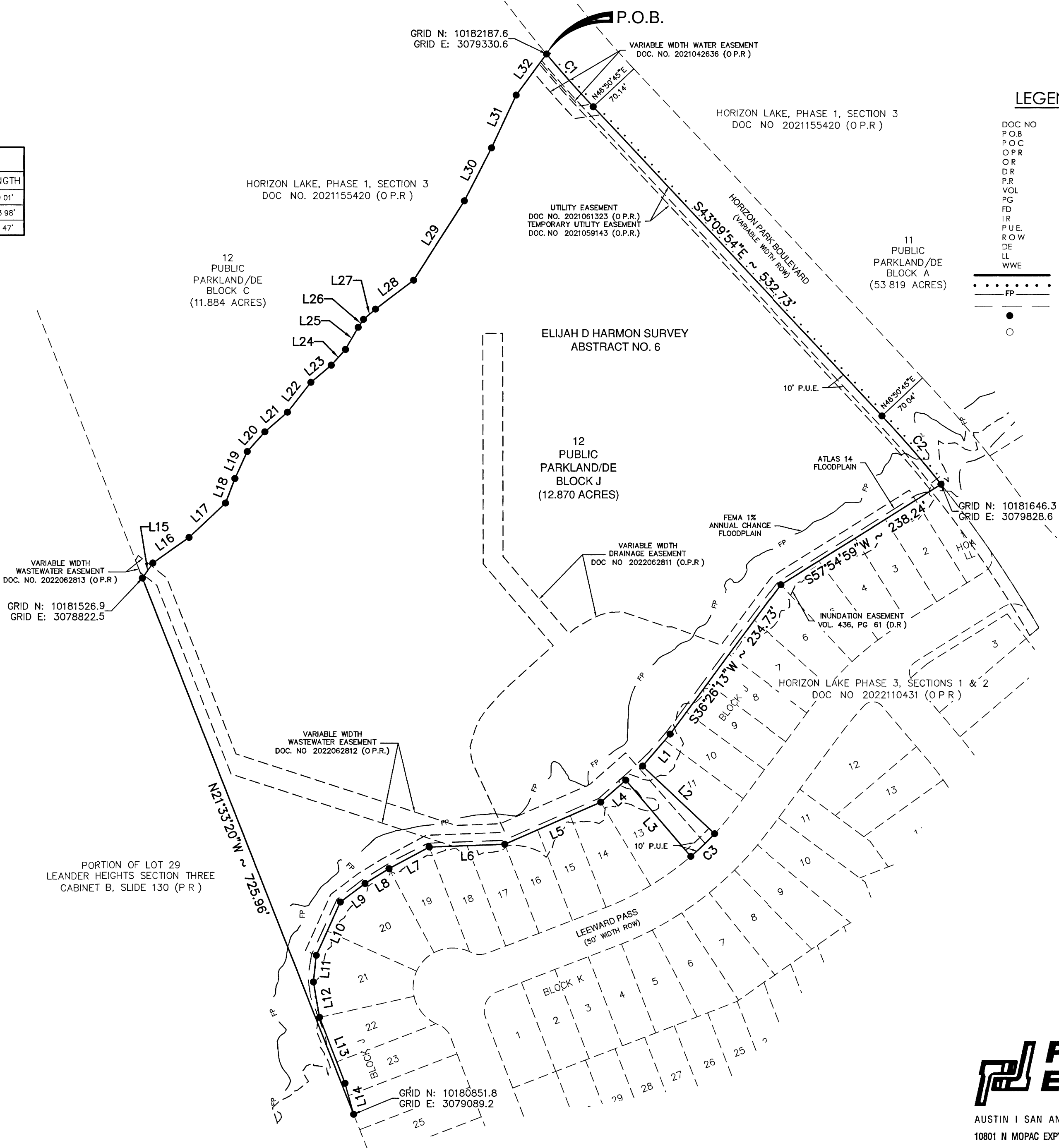


SCALE: 1"= 100'



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1535 00'	003°19'21"	S41°30'42"E	89 00'	89 01'
C2	1465 00'	004°27'28"	S40°56'16"E	113 96'	113 98'
C3	375 00'	006°20'10"	S46°18'34"W	41 45'	41 47'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S40°31'21"W	53 29'
L2	S46°51'31"E	124 55'
L3	N40°31'21"W	126 41'
L4	S48°35'55"W	41 96'
L5	S66°16'24"W	131 99'
L6	S87°45'14"W	95 12'
L7	S61°36'10"W	57 55'
L8	S58°27'06"W	35 49'
L9	S53°03'27"W	38 84'
L10	S24°14'44"W	73 79'
L11	S06°04'05"W	33 82'
L12	S10°01'12"E	45 05'
L13	S21°07'55"E	88 86'
L14	S15°36'00"E	40 54'
L15	N34°54'53"E	22 87'
L16	N54°28'34"E	55 87'
L17	N46°38'40"E	63 08'
L18	N21°00'04"E	32 95'
L19	N24°37'03"E	37 15'
L20	N41°31'25"E	33 40'
L21	N48°49'43"E	37 79'
L22	N38°05'36"E	47 80'
L23	N49°55'52"E	33 52'
L24	N42°05'31"E	26 58'
L25	N29°54'58"E	32 25'
L26	N33°42'14"E	11 99'
L27	N49°12'54"E	19 88'
L28	N52°51'27"E	60 35'
L29	N32°29'38"E	118 62'
L30	N27°11'31"E	74 80'
L31	N24°47'42"E	73 76'
L32	N36°13'52"E	64 48'



LEGEND

DOC NO	DOCUMENT NUMBER
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
O.P.R	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
FD	FOUND
I.R	IRON ROD
P.U.E.	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT
LL	LANDSCAPE LOT
WWE	WASTEWATER EASEMENT
---	PLAT BOUNDARY
.....	8' SIDEWALK REQUIRED
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	ATLAS 14 FLOODPLAIN
●	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
HORIZON LAKE, PHASE 3, SECTION 3

A 12.870 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO. 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 20.446 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC , RECORDED IN DOCUMENT NO. 2020127321 OF SAID COUNTY

FIELD NOTES
FOR

A 12.870 ACRE TRACT OF LAND SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO. 6, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 20.446 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2020127321 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 12.870 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE

BEGINNING at a 1/2"iron rod with yellow cap marked "Pape-Dawson"found for a point in the west right-of-way line of Horizon Park Boulevard, a variable width right-of-way, same being the southeast corner of Lot 12, Block C, Horizon Lake, Phase 1, Section 3, a subdivision according to the plat recorded in Document No. 2021155420 of said Official Public Records, and the northeast corner of said Remnant Portion, for the northeast corner and point of curvature hereof,

THENCE, with the west right-of-way line of Horizon Park Boulevard, same being the eastern boundary line of said Remnant Portion, the following three (3) courses and distances:

- 1.along the arc of a curve to the left, having a radius of 1535.00 feet, a central angle of 03°19'21", a chord bearing and distance of S 41°30'42" E, 89.00 feet, an arc length of 89.01 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for a point of tangency hereof,
- 2 S 43°09'54" E, a distance of 532.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for a point of curvature hereof, and
- 3 along the arc of a curve to the right, having a radius of 1465.00 feet, a central angle of 04°27'28", a chord bearing and distance of S 40°56'16" E, 113.96 feet, an arc length of 113.98 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for a point of non-tangency and southeast corner hereof,

THENCE, departing the west right-of-way line of Horizon Park Boulevard, through the interior of said Remnant Portion, the following seventeen (17) courses and distances

- 1 S 57°54'59" W, a distance of 238.24 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 2 S 36°26'13" W, a distance of 234.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 3 S 40°31'21" W, a distance of 53.29 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 4 S 46°51'31" E, a distance of 124.55 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 5 along the arc of a curve to the right, having a radius of 375.00 feet, a central angle of 06°20'10", a chord bearing and distance of S 46°18'34" W, 41.45 feet, an arc length of 41.47 feet to a calculated point of non-tangent hereof,
- 6 N 40°31'21" W, a distance of 126.41 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 7 S 48°35'55" W, a distance of 41.96 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 8 S 66°16'24" W, a distance of 131.99 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 9 S 87°45'14" W, a distance of 95.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 10 S 61°36'10" W, a distance of 57.55 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
11. S 58°27'06" W, a distance of 35.49 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
12. S 53°03'27" W, a distance of 38.84 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 13 S 24°14'44" W, a distance of 73.79 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,

14 S 06°04'05" W, a distance of 33.82 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,

15 S 10°01'12" E, a distance of 45.05 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,

16 S 21°07'55" E, a distance of 88.86 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof, and

17 S 15°36'00" E, a distance of 40.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for the southwest corner hereof,

THENCE N 21°33'20" W, with the western boundary line of said Remnant Portion, same being the eastern boundary line of a Portion of Lot 29, Leander Heights, Section 3, a subdivision of record according to the plat recorded in Cabinet B, Slide 130, of the Plat Records of Williamson County, Texas, a distance of 725.96 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner hereof,

THENCE, departing the eastern boundary line of said Portion of Lot 29, with the southern boundary line of said Lot 12, Block C, same being the northern boundary line of said Remnant Portion, the following eighteen (18) courses and distances

- 1 N 34°54'53" E, a distance of 22.87 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 2 N 54°28'34" E, a distance of 55.87 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 3 N 46°38'40" E, a distance of 63.08 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 4 N 21°00'04" E, a distance of 32.95 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 5 N 24°37'03" E, a distance of 37.15 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 6 N 41°31'25" E, a distance of 33.40 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 7 N 48°49'43" E, a distance of 37.79 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 8 N 38°05'36" E, a distance of 47.80 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 9 N 49°55'52" E, a distance of 33.52 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 10 N 42°05'31" E, a distance of 26.58 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 11 N 29°54'58" E, a distance of 32.25 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
12. N 33°42'14" E, a distance of 11.99 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 13 N 49°12'54" E, a distance of 19.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
14. N 52°51'27" E, a distance of 60.35 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 15 N 32°29'38" E, a distance of 118.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
16. N 27°11'31" E, a distance of 74.80 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof,
- 17 N 24°47'42" E, a distance of 73.76 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"found for an angle point hereof, and
- 18 N 36°13'52" E, a distance of 64.48 feet to the POINT OF BEGINNING and containing 12.870 acres in Williamson County, Texas Said tract being described in accordance with a plat prepared under Job No. 51095-10 by Pape-Dawson Engineers, Inc



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
HORIZON LAKE, PHASE 3, SECTION 3

A 12.870 ACRE TRACT OF LAND, SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO. 6 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 20.446 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2020127321 OF SAID COUNTY

NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS IN ANY LOT IN THIS SUBDIVISION
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT
5. PROPERTY OWNER AND HIS/HER ASSIGNS 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/HER ASSIGNS
7. 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 TWO AND A HALF (2 1/2') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES
8. A PORTION OF THIS TRACT IS WITHIN FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0455F, FOR WILLIAMSON COUNTY, EFFECTIVE DATE OF DECEMBER 20, 2019
9. 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
10. AN EIGHT (8') FOOT CONCRETE TRAIL SHALL BE INSTALLED ON THE WEST SIDE OF HORIZON PARK BOULEVARD AND A SIX (6') FOOT SIDEWALK SHALL BE INSTALLED ON THE EAST SIDE OF HORIZON BOULEVARD THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON SEPTEMBER 24, 2020 AND THE MINOR REVISION PRELIMINARY PLAT #1 ADMINISTRATIVELY APPROVED ON SEPTEMBER 9, 2021.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2021013709.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE HOMEOWNERS ASSOCIATION ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT)

APPROVED THIS THE _____ DAY OF _____, 20____ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY

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

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

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN REMNANT PORTION OF A 20.446 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020127321 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND SITUATED IN THE ELIJAH HARMON SURVEY, ABSTRACT NO. 6, IN 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 HORIZON LAKE, PHASE 3, SECTION 3

TAYLOR MORRISON OF TEXAS, INC

Michael Slack
MICHAEL SLACK
VICE PRESIDENT

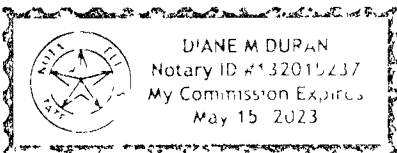
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 6th DAY OF October, 2022 PERSONALLY APPEARED MICHAEL SLACK, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASES 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED

WITNESS MY HAND AND SEALED IN MY OFFICE ON THIS THE 6th DAY OF October, 2022 A.D.

Diane M. Duran
NOTARY PUBLIC, STATE OF TEXAS

DIANE M. DURAN
PRINTED NAME

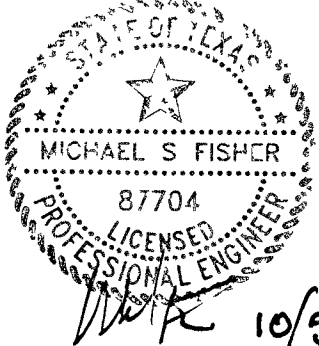


05/15/2023
MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, MICHAEL S. FISHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS



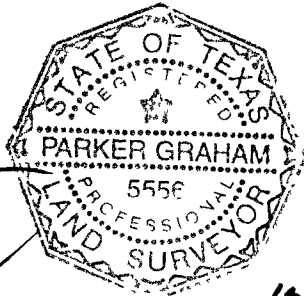
MICHAEL S. FISHER, P.E. No. 87704
PAPE-DAWSON ENGINEERS, INC
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 100288-01

10/5/22
DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, PARKER J. GRAHAM, 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 GUARANTY COMPANY, G.F. NUMBER AUSTX22518548F, ISSUED MAY 2, 2022 HAVE BEEN SHOWN OR NOTED HEREON



PARKER J. GRAHAM, R.P.L.S. 5556
PAPE-DAWSON ENGINEERS, INC
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 100288-01

10/6/2022
DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

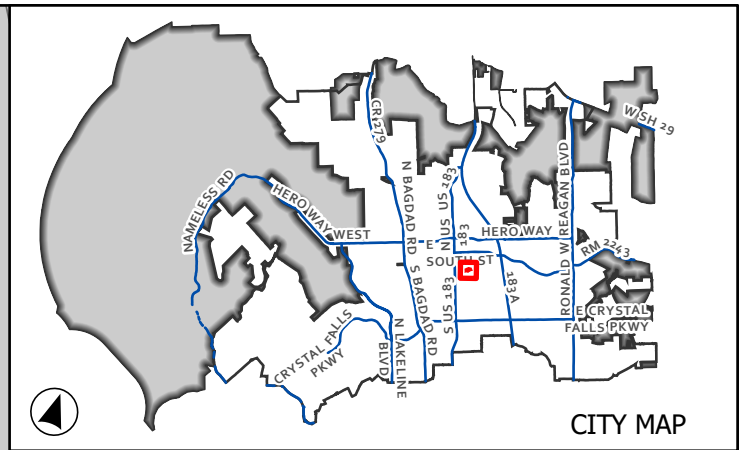
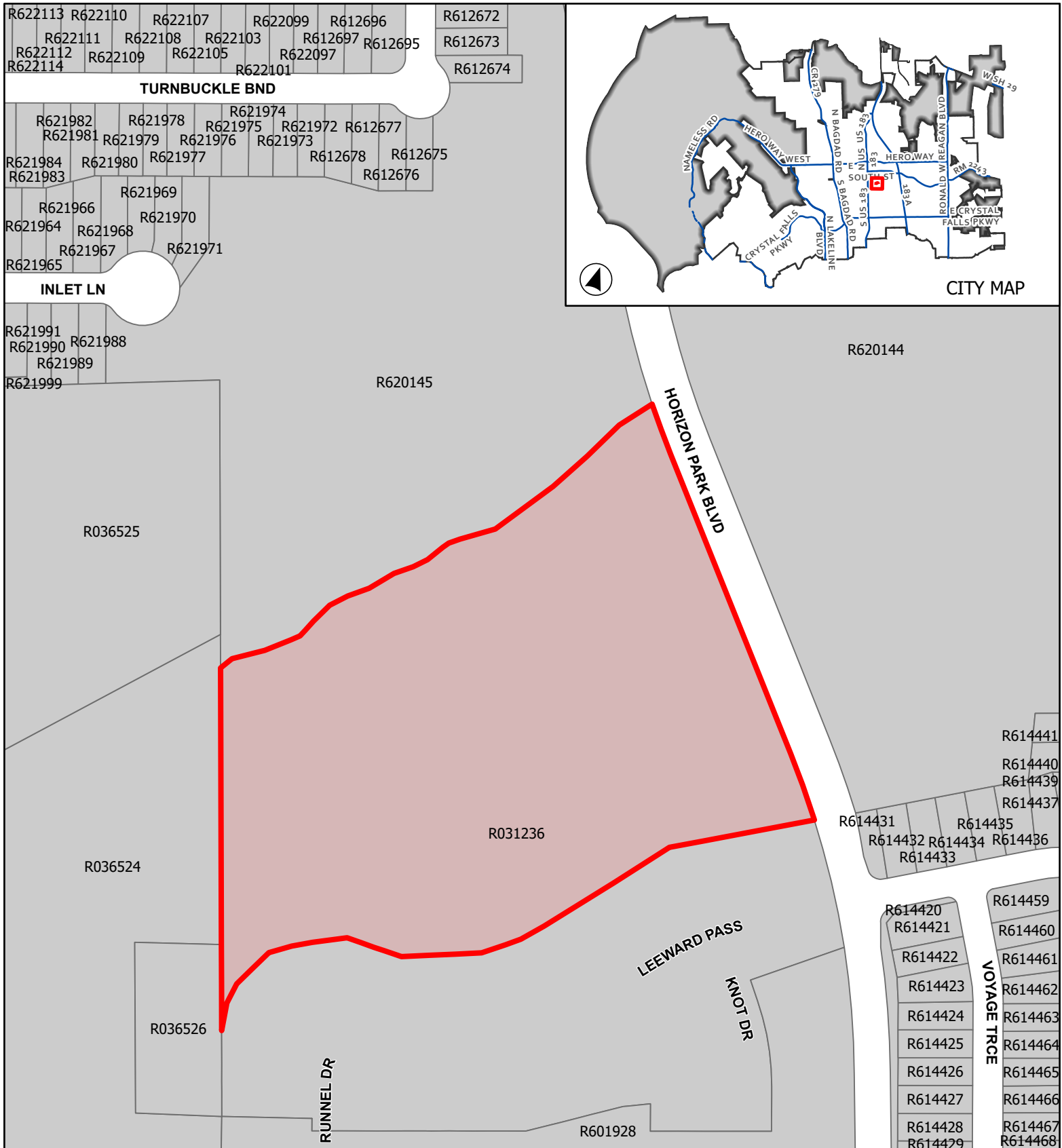
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A.D., 202__, AT ____ O'CLOCK ____ M AND DULY RECORDED THIS THE DAY OF _____, A.D., 202__ AT ____ O'CLOCK ____ M IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY _____ DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



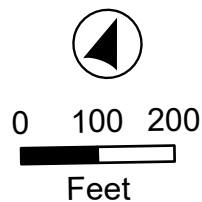
CASE: FP-22-0010

ATTACHMENT 2

**HORIZON LAKE
PH 3 SEC 3**

LOCATION MAP

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- Leander City Limits
- ETJ
- Site Location



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

See attached draft 10/27/2022 P&Z Minutes.

RECOMMENDATION:

Approval of draft 10/27/2022 P&Z Minutes.

PRESENTER:

Attachments

Draft 10/27/2022 P&Z Minutes



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

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

October 27, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.
2. Roll Call.
All Commissioners were present except Vice Chair Mahan and Commissioner Hampton, Jr.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the October 20, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-21-00021 regarding The Enclave at Stewart Crossing Final Plat on one parcel of land approximately 20.69 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031251; generally located southwest of the intersection of Raider Way and East Woodview Drive, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-21-0023 regarding Rosenbusch Ranch Ph. 2 Final Plat on two parcels of land approximately 33.15 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R613615; generally located southeast of the intersection of Vista Ridge Dr. and Lakeline Blvd, Leander, Williamson County, Texas.

8. Approval of Subdivision Case PP-22-0014 regarding Gateway 29 Preliminary Plat on nine parcels of land approximately 31.932 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R464196, R319215, R534766, R534765, R418530, R620027, R403523, R534764, and R534763; generally located to the southwest of the intersection of SH 29 and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
9. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
10. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda items 6 through 10, seconded by Commissioner Lantrip.

5 - 0 Passed

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Subdivision Case 22-CP-005 to adopt the Lake's Lair Concept Plan and Subdivision Case 22-PP-009 to adopt the Lake's Lair Preliminary Plat on one parcel of land approximately 1.376 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031219; generally located at the south west corner of E. Crystal Falls Pkwy and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
 - Discuss and consider action regarding Subdivision Case 22-CP-005 and 22-PP-009 as described above.

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Ron May to approve the concept plan.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0010 to approve the Lot 12 Ridgmar Landing Short Form Final Plat on one parcel of land approximately 5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R037160; generally located southwest of the intersection of Ridgmar Rd and Windemere, Leander, Williamson County, Texas.
 - Discuss and consider action on Subdivision Case 22-SFP-010 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the Short Form Plat.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Adjournment at 7:08 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0019 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured House) to adopt the Horseshoe PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one parcel of land approximately 2.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036462; and more commonly known as 500 Horseshoe Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0019 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

Cascade Homes LLC (Brian Crittendon) on behalf of Mickey and Laurie Woods.

RECOMMENDATION:

Staff recommends approval of the requested PUD. This request is an extension of the existing development to the west.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes
8. Letter of Intent
9. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-22-0019 HORSESHOE PUD ADDITION

GENERAL INFORMATION

Owner/Agent: Cascade Homes LLC (Brian Crittendon) on behalf of Mickey and Laurie Woods.

Current Zoning: SFU/MH-2-B (Single-Family Urban, Manufactured Home)

Proposed Zoning: Horseshoe PUD (Planned Unit Development) with the base zoning district of: SFT-2-A (Single-FamilyTownhouse).

Size and Location: The property is located at 500 Horseshoe Drive, including approximately 2.9 acres.

Staff Contact: Michael Chenausky AICP,
Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop a Townhouse subdivision as a continuation of the adjacent development to the west.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☐ ☒ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The property to the west is zoned for condo style residential development with a maximum of 50 units. This addition includes 23 units that will be part of the same development. A resolution was adopted by the City Council to discourage additional density for new zoning cases. Staff feels that it is appropriate to approve this case based on it being an extension of the Horseshoe subdivision and given the nature of adjacent developments in the area.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	MF-2-A	Apartments – under construction

EAST	SFU, SFU/MH	Established Single-Family House
SOUTH	SFU	Established Single-Family Subdivision (Woods at Mason Creek) Mason Creek Trail and Trailhead
WEST	Horseshoe PUD	Proposed Condo Regime Townhouses

SURROUNDING AREA:

This property is located on the south bend of Horseshoe Drive, on the west side of S. West Drive. Many of the adjacent properties have had zoning changes to provide various forms of residential infill development (figure 1 and 2). The adjacent property to the west is the Horseshoe PUD subdivision project which with a site development permit application that is currently under review.

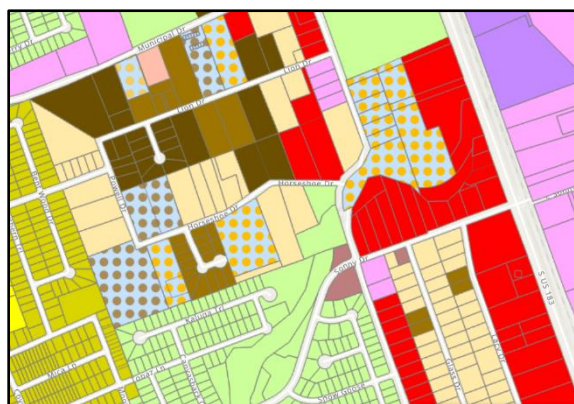


Figure 1 Surrounding Zoning

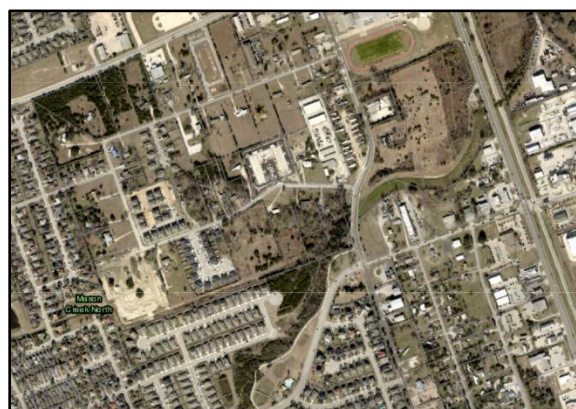


Figure 2 Surrounding Land Use

PHYSICAL AND NATURAL FEATURES:

This property has minimal tree cover and the floodplain overlaps the southern boundary.

PROPERTY HISTORY:

This property is part of the original incorporation of the City of Leander on 01/20/1978.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No prior zoning cases.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- This property is part of the Leander Heights Sec. 2 Subdivision

EXISTING UTILITIES:

This property has access to utilities, however upgrades to the existing waterline may be required.



Figure 4 Waterline



Figure 3 Wastewater line

CURRENT LAND USES:

This property is currently vacant.

PROPOSED ZONING DISTRICT:

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a higher density condo regime style development. The contents of this PUD further explain and illustrate the overall appearance and function desired for this community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

USE COMPONENT

SFT – SINGLE FAMILY TOWNHOUSE:

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) Lots may provide access to garages from a rear alley.

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**

- Support emerging, flexible residential types in appropriate areas.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

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:

DEVELOPMENT MEETING

A development meeting was held with Staff on 02/07/2022. The following changes were made to the project since the development meeting was held:

- No Changes.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No applicable changes.

NOTIFICATION

10/20/2022 - Public Notice on Hill Country News
 10/26/2022 - Mail Notification to Property Owners within 200'
 10/26/2022 - Public Hearing Signage Posted on Property
 11/10/2022 - Planning and Zoning Commission Public Hearing
 12/01/2022 - City Council Public Hearing & First Reading of the Ordinance
 12/15/2022 - 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. Public notification signs were posted along the Horseshoe Drive ROW (Figures 5 & 6).



Figure 6 Public Notification Sign A



Figure 5 Public Notification Sign B

A neighborhood meeting was held at on 08/02/2022. Please see attachment #9 Neighborhood Outreach for more detail.

- No Issues noted.

The following changes were made to address issues discussed.

- No changes.

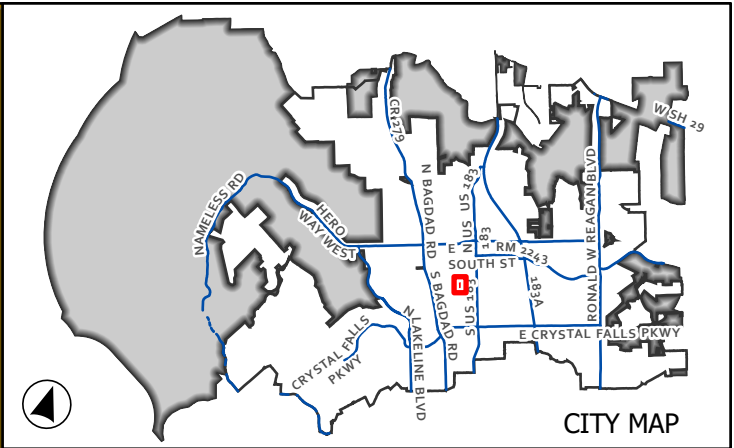
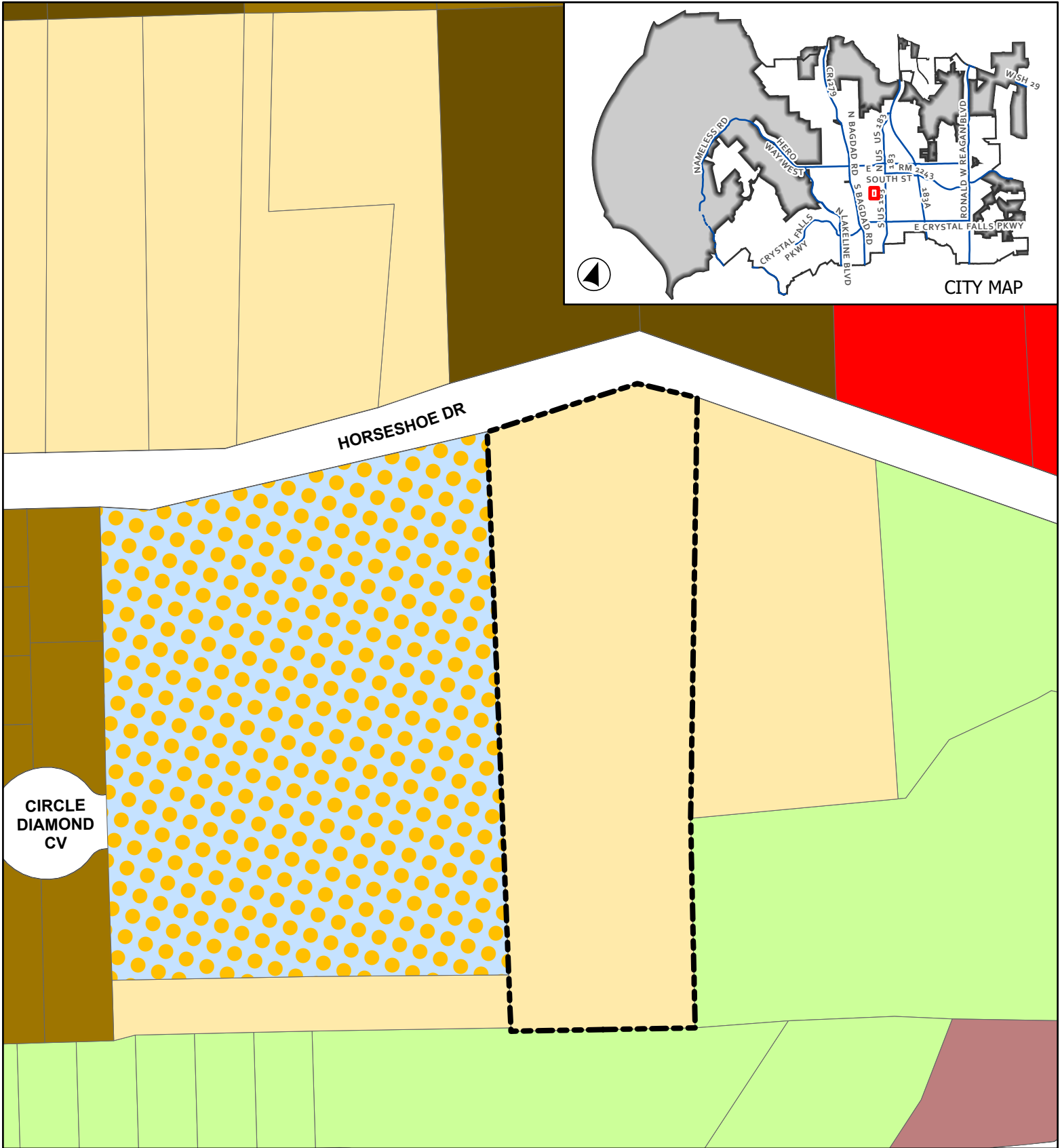
Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This request is compatible with the current zoning and land uses in the area. The adjacent properties have similar development proposals and are under construction residential development.

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

HIGHER STANDARDS	WAIVERS
A minimum of ten (10%) percent of required parking spaces will be unassigned guest parking in common areas.	
Street Trees and Type-A Architectural Component.	Allow multiple units on one lot.



CASE: Z-22-0019 **ATTACHMENT 2** **HORSESHOE ADDITION PUD**

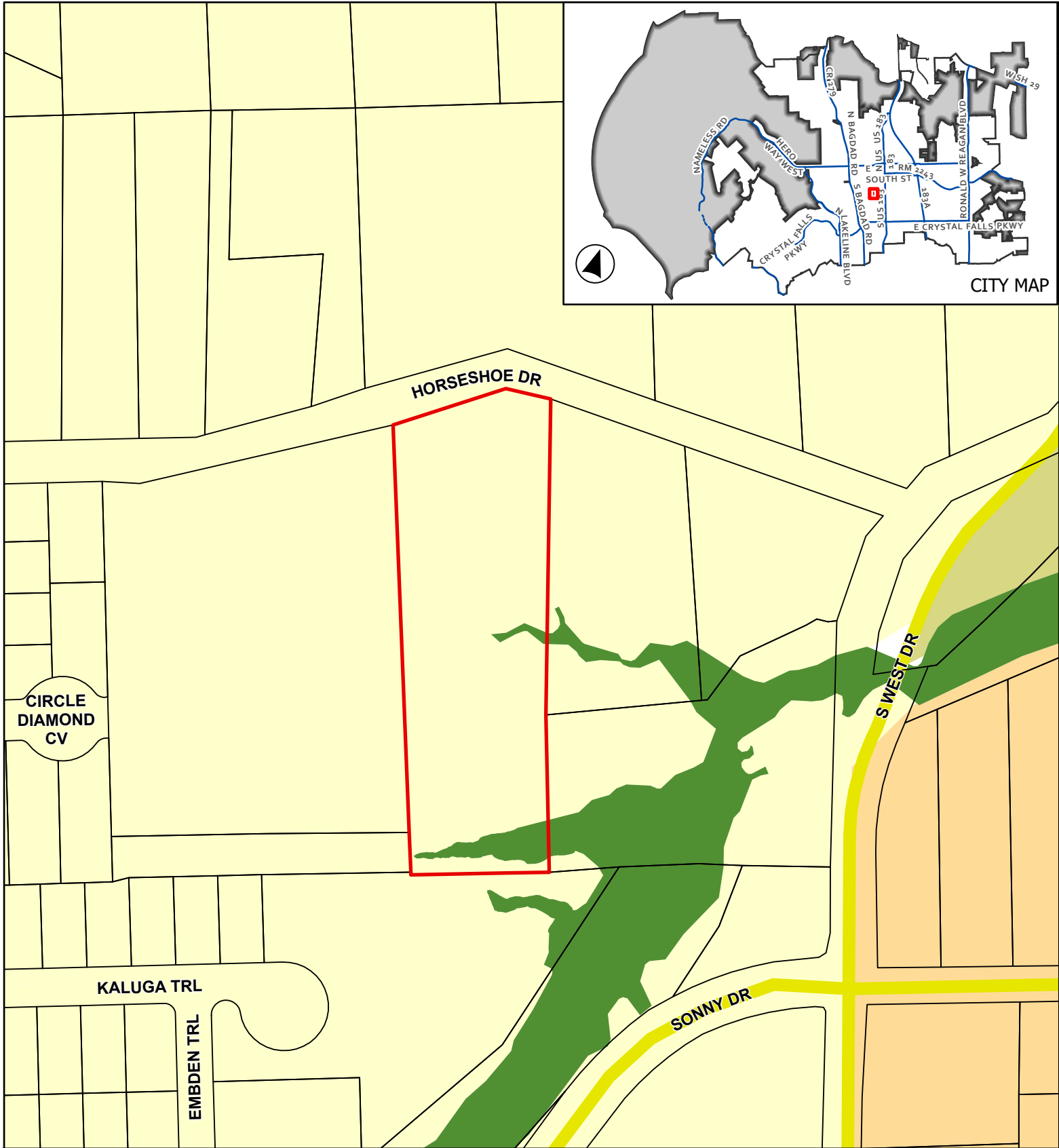
Current Zoning

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- Leander City Limits
- Proposed ETJ
- Subject Area
- SFU - Single-Family Urban
- SFU/MH - Single-Family Urban/Manufactured Home
- TF - Two Family
- MF - Multi-Family
- LC - Local Commercial
- GC - General Commercial
- PUD - Townhomes

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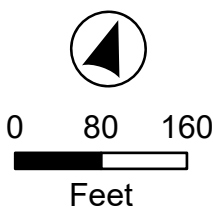
Feet



CASE: 22-Z-0019 ATTACHMENT 3 HORSESHOE ADDITION PUD

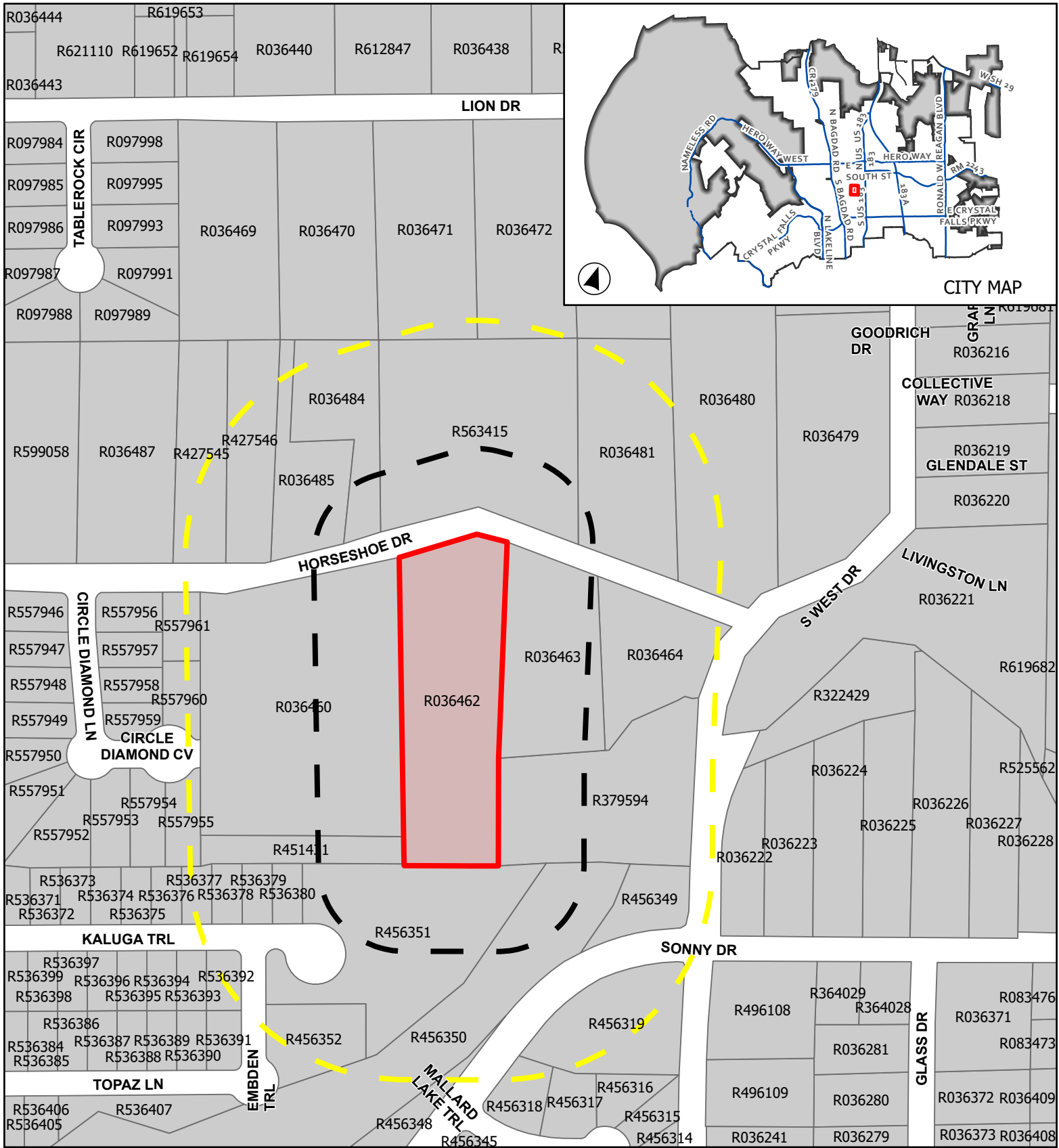
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Collector, Existing

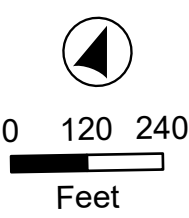
- ## Future Land Use
- Neighborhood Residential
 - Transitional Residential
 - Urban Mixed Use
 - Greenway



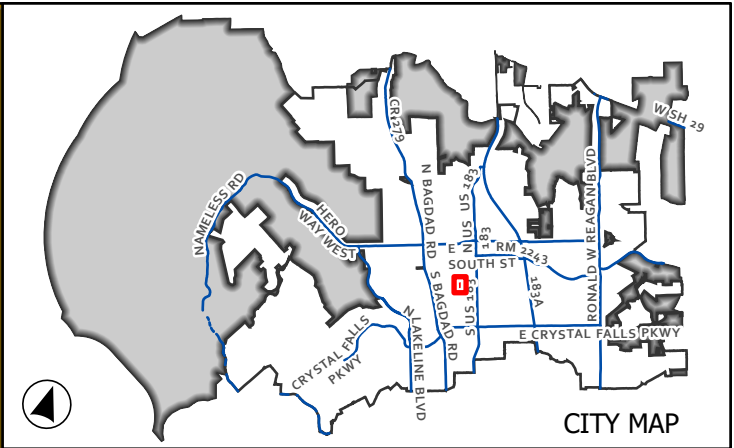
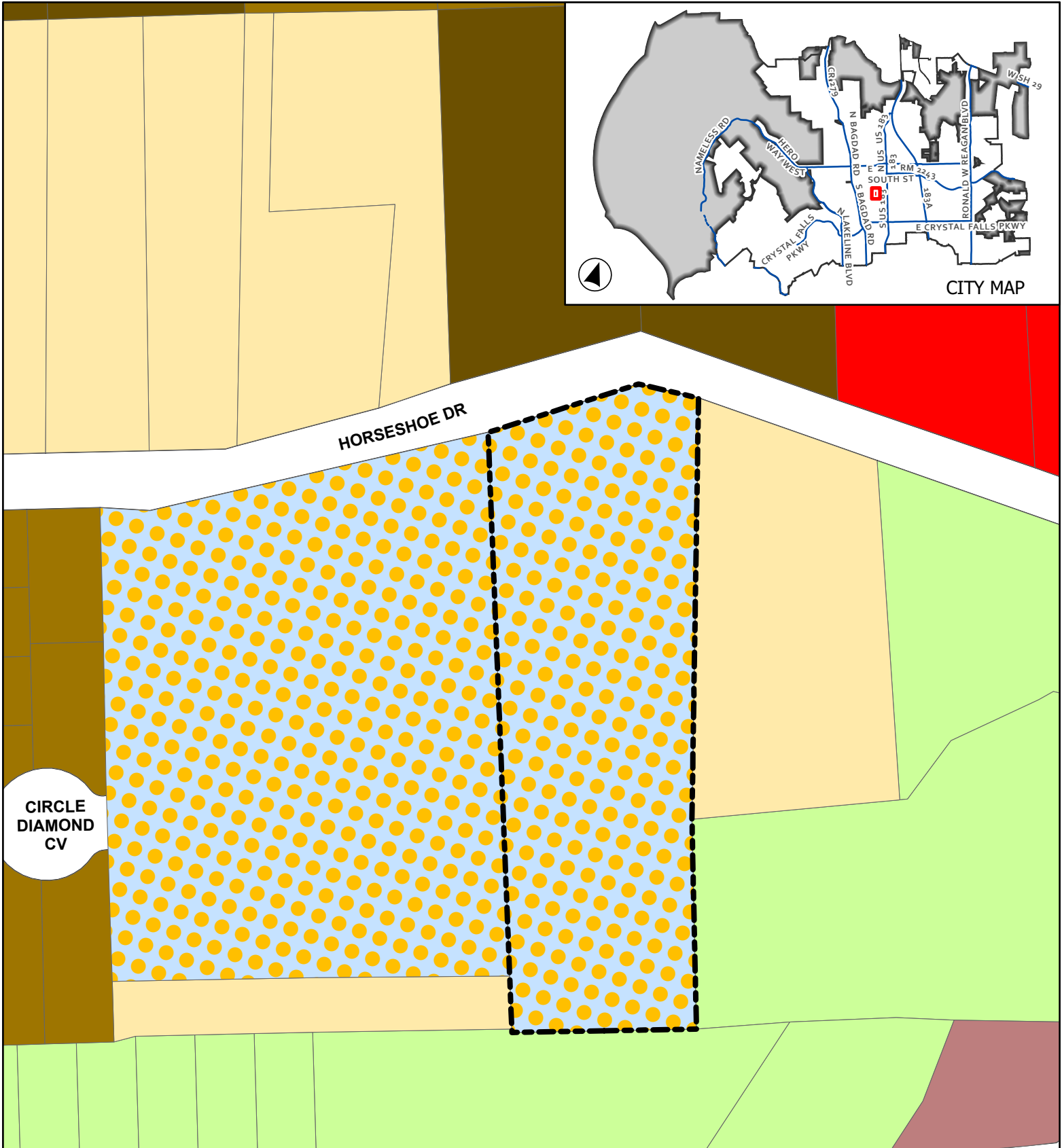
CASE: Z-22-0019 ATTACHMENT 4 HORSESHOE ADDITION PUD

PUBLIC NOTIFICATION

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- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ
- Site Location



CASE: Z-22-0019

ATTACHMENT 5

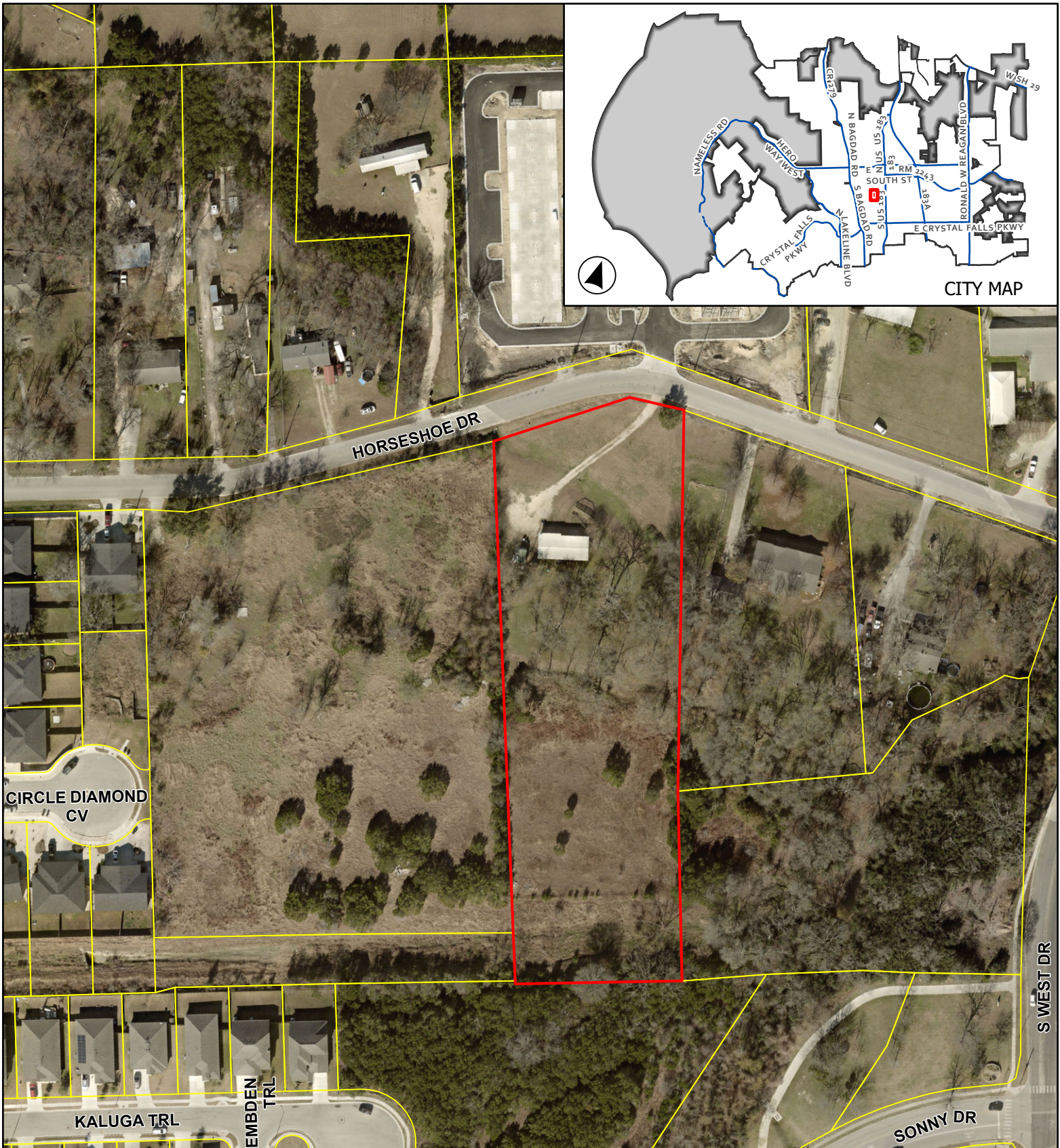
HORSESHOE ADDITION PUD

Proposed Zoning

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- SFU/MH - Single-Family Urban/Manufactured Home

- TF - Two Family
- MF - Multi-Family
- LC - Local Commercial
- GC - General Commercial
- PUD - Townhomes



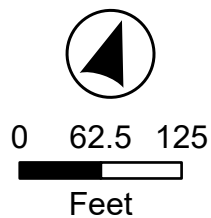
CASE: Z-22-0019

ATTACHMENT 3

HORSESHOE ADDITION PUD

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Horseshoe PUD Addition

A. Purpose and Intent

1. The Horseshoe PUD Addition is comprised of 2.9 acres, as shown in **Exhibit B**. The development of this property includes Single-Family Townhouse.

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:

SFT-2-A (Single-Family Townhouse)

C. Conceptual Site Layout and Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable Use

1. The allowable uses shall include detached residential dwellings, with multiple units permitted on a single lot.
2. The maximum unit count shall be 23 units.
3. The unit size shall be a minimum of 900 square feet per attached unit. Patios (covered or uncovered) and decks are not included in this dimension.
4. A maximum of eight attached units shall be permitted per building.

E. Development Standards

1. The following setbacks shall apply.

	Building Setbacks	Paving Setbacks
Front-Loaded		
Unit Width (minimum unit width)	20 ft.	-
Front Setback (from public streets)	20 ft.	20 ft.
Front Setback (from private streets)	15 ft.	15 ft.
Perimeter Setback (minimum)	20 ft.	5 ft.
Building Separation (minimum)	10 ft.*	-

** 10 feet on both sides of a building with attached units.*

F. Private Drives

1. The proposed homes will front a private drive as shown on Exhibit C, and will not have rear alley access. The private drive cross section is provided as Exhibit D.
2. Refer to the 'Typical Drive Sections' detail in Exhibit D for the detailed cross section of the private drive.
3. Private drives shall conform to minimum width and turning radius requirements to allow for fire access.
4. Access to the site may be gated. Geometric layout of the gated entries will be detailed at the Site Plan phase and will be designed to not affect public R.O.W.

G. Garage and Parking Requirements

1. All garages associated townhomes shall comply with Article VIII Architectural Standards of the Composite Zoning Ordinance unless modified herein.
2. Units will have single or double car garages with private driveway and community parking for a minimum total count of 3 spaces per unit.
3. A minimum of ten (10%) percent of required parking spaces will be unassigned guest parking in common areas. These spaces may be placed across both the adjacent Horseshoe PUD and this property.

H. Lighting

1. Street lighting shall be required at drive intersections with public streets. Street lighting to be optional in the interior of the project.

I. Sidewalks

1. Walkways are provided to the mailbox central to the property and a pedestrian connection (which may be concrete or crushed granite) to Horseshoe Drive.
2. A concrete sidewalk will be placed along Horseshoe Drive.

J. Landscape and Fencing

1. This project shall comply with the applicable Landscape Requirements for single-family districts as listed in Article VI of the Composite Zoning Ordinance. In addition, this project shall comply with the multi-family provisions regarding Tree Preservation and Protection.
2. The intent for this development is to provide an attractively landscaped vista. Each unit will install at minimum one 2-inch caliper tree and four shrubs per residential unit.
3. A minimum six (6) feet tall masonry wall shall be provided along the boundary with Horseshoe Drive.
4. Picket fencing may be perimeter fences along the eastern, western and southern boundaries of the property.
5. Street trees and shrubs shall be planted in the front setbacks adjacent to Horseshoe Drive at a ratio of two – 2 caliper inch trees and four shrubs per 600 square feet.
6. Side setbacks along the west and east side of the property shall include shrubs planted at a ratio of four shrubs per 600 square feet.
7. Turf grass in the landscape strips between sidewalk and street pavement shall be allowed so long as irrigation is installed in a drip system and not reliant on spray heads.
8. Any HOA Landscape Lots or community common space shall be limited to fifty (50%)

percent turf grass coverage. This restriction does not apply to stormwater detention or water quality facility areas.

9. The development will meet all city parkland dedication requirements.

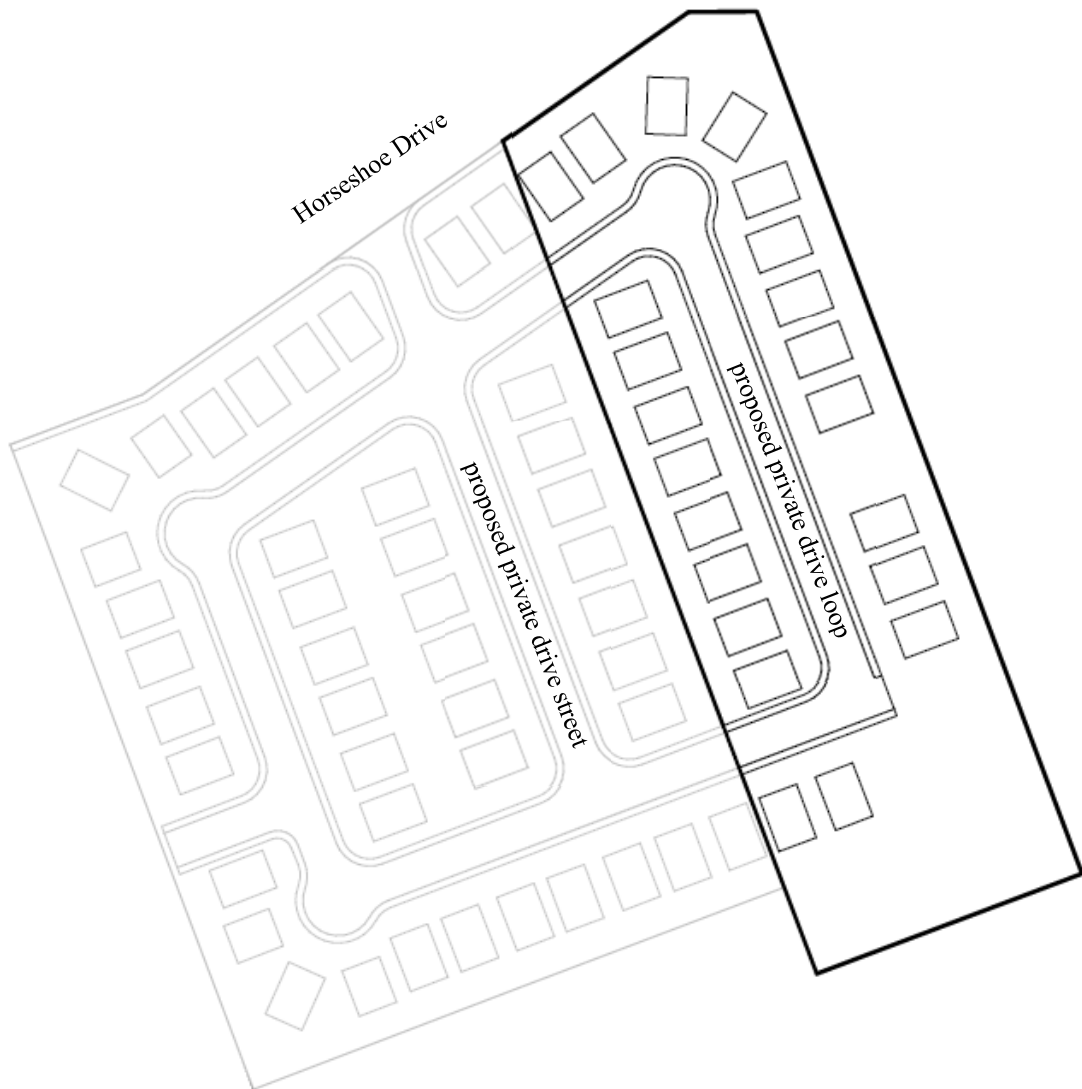
EXHIBIT B

Legal Description

Lot 22, Block A, Leander Heights Section Two, a subdivision in Williamson County, Texas, according to the map or plat as recorded in Cabinet B, Slide 105, of the Plat Records, Williamson County, Texas.

Exhibit C
Concept Plan

This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.





June 27, 2022

City of Leander Planning Department
105 North Brushy Street
PO Box 319
Leander, TX 787646

Re: Horseshoe PUD Addition Resubmittal

Please find attached, an application to create a Planned Unit Development ("PUD") at the property located at 500 Horseshoe Drive.

The property totals 2.9 acres and is currently zoned Single-Family Urban / Manufactured Home.

The applicant is requesting a zoning change to establish the Horseshoe PUD Addition that would allow for development of up to 23 single-family townhomes in condominium regime on one lot, with the same base zoning district, waivers, and higher standards as the existing Horseshoe PUD. In response to Leander city staff comments, this resubmittal reflects a reduced maximum unit count of 23 residential dwellings or approximately 8 units per acre.

The applicant believes the proposed zoning change would facilitate development that is consistent with the adjacent use and provide continuity to with the homes being developed in the surrounding area. Additionally, the applicant is the developer of both Horseshoe PUD and Horseshoe PUD Addition, which should further facilitate the creation of a cohesive and attractive development.

Please feel free to contact us if you have any questions or need additional information. Thank you for your assistance in processing this zoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "BC", written over a light blue horizontal line.

Brian Crittendon
Cascade Homes, LLC
President

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.

The surrounding owners were notified two weeks in advance, via a mailed letter, of an information session we hosted on August 2nd at a nearby restaurant. Addresses and materials presented at the information session are attached.

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.

Both property owners and the neighboring HOA were notified. Addresses and names attached.

3. What concerns were raised during these communications?

None

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

None given the lack of concerns.

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

Signature: 

Date 10/26/22

Horseshoe PUD Addition*List of Property Owners Within 500 Feet*

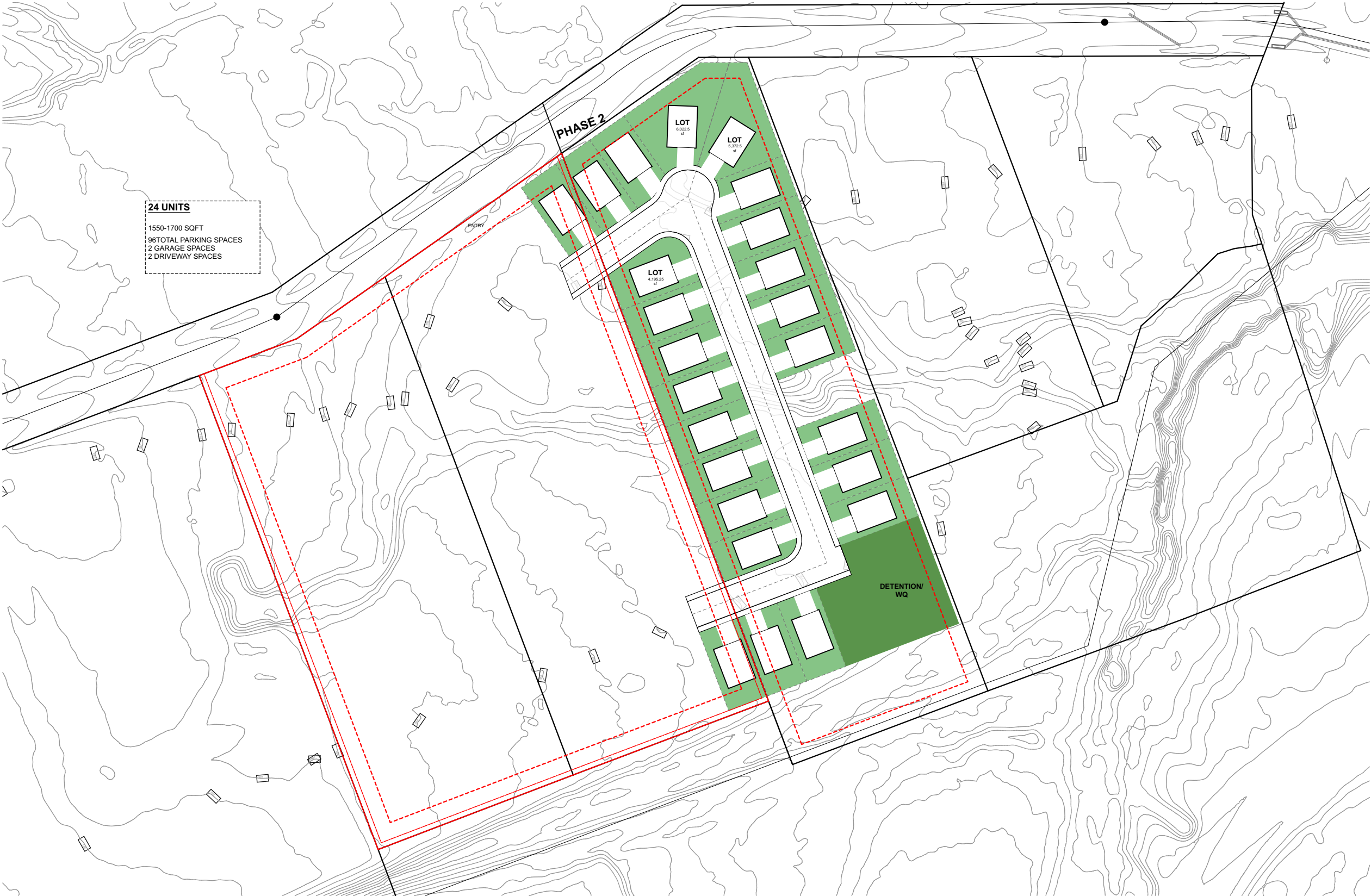
Property Owner	Property Address	Parcel ID Number	Mailing Address
Jimmie Short	605 Horseshoe Dr., Leander, TX 78641	R036487	605 Horseshoe Dr., Leander, TX 78641
Ignacio Bernal	601 Horseshoe Dr., Leander, TX 78641	R427545	1405 Pecan St. Cedar Park, TX 78613
Hector M Vasquez & Maria Del Rosario Romo	509 Horseshoe Dr., Leander, TX 78641	R427546	509 Horseshoe Dr., Leander, TX 78641
Equity Trust Co Custodian fbo John Steczkowski IRA	507 Horseshoe Dr., Leander, TX 78641	R036485	675 Whitewater Dr., Betram, TX 78605
Pete Herrera	505 Horseshoe Dr., Leander, TX 78641	R036484	505 Horseshoe Dr., Leander, TX 78641
Venkatapurna Parathasarathy & Lakshmi Surekha Madhira	506 Lion Dr., Leander, TX 78641	R036470	213 Southern Cross Dr., Austin, TX 78717
Syed Raza Rizvi	500 Lion Dr., Leander, TX 78641	R036471	500 Lion Dr., Leander, TX 78641
HG Developers LLC	414 Lion Dr., Leander, TX 78641	R036472	209 Sky Springs Pass, San Marcos, TX 78666
Barbara A, John E & David L Davis	410 Lion Dr., Leander, TX 78641	R036473	410 Lion Dr., Leander, TX 78641
N E Walker Inc.	401 Horseshoe Dr., Leander, TX 78641	R036480	PO Box 1274 Leander, TX 78646
Platinum 2021 LLC	Sonny Dr., Leander, TX 78641	R036222	13917 Carolina Ln., Austin, TX 78759
Keene Roofing LLC	800 S West Dr., Leander, TX 78641	R496108	1821 Morgans Point Rd., Belton, TX 76513
Woods Commercial Inc.	804 S West Dr., Leander, TX 78641	R496109	23084 Nameless Rd., Leander, TX 78641
Magnolia Homeowners Association	400 Sonny Dr., Leander, TX 78641	R456319	2300 Greenhill Dr. #1010, Round Rock, TX 78664
Horseshoe Apartments LLC	501 Horseshoe Dr., Leander, TX 78641	R563415	12669 S FM 548 Royse City, TX 75189
Ldon Shipman	407 Horseshoe Dr., Leander, TX 78641	R036481	PO Box 906, Cedar Park, TX 78630
Shane Derocher	402 Horseshoe Dr., Leander, TX 78641	R036464	402 Horseshoe Dr., Leander, TX 78641
Michael DeGrasse	408 Horseshoe Dr., Leander, TX 78641	R036463	PO Box 449, Port Neches, TX 77651
Leander Circle Diamond LLC	600-721 Circle Diamond Ln., Leander 78641	R557948	1610 Williams Dr., Georgetown, TX 78628



500-510 HORSESHOE FEASIBILITY

500-510 HORSESHOE DRIVE
LEANDER, TEXAS USA

ISSUE:
FEASIBILITY
DATE:
03/11/2022
PROJECT NUMBER:
2022-0007
SHEET TITLE:
SITE CONCEPT -
SHARED WQ
PHASE 2
SD1.03



1 SITE PLAN - FEASIBILITY

SCALE: 1" =100' NOTE: UNIT FOOTPRINT IS REPRESENTATIONAL AND MAY CHANGE.



CASCADE HOMES

500-510 HORSESHOE FEASIBILITY

500-510 HORSESHOE DRIVE
LEANDER, TEXAS USA

ISSUE:
FEASIBILITY
DATE:
03/11/2022
PROJECT NUMBER:
2022-0007
SHEET TITLE:
SITE CONCEPT -
SHARED WQ

SD1.01

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PROJECT TEAM		PROJECT INFORMATION		SHEET INDEX	
PROJECT NAME:	HORSESHOE	PROJECT NAME: HORSESHOE		AGN0.1 COVER SHEET, SHEET INDEX, PROJECT INFORMATION, PROJECT TEAM	
LOCAL JURISDICTION	XXX	LOCATION:	TEXAS		
BUILDER/OWNER:	CASCADE HOMES	PROJECT TYPE:	SINGLE FAMILY FOR RENT		
ARCHITECT:	BSB DESIGN-DALLAS	THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:		ELEVATION A	
STRUCTURAL ENGINEER:	XXX	-2012 INTERNATIONAL RESIDENTIAL CODE -2012 INTERNATIONAL MECHANICAL CODE -2012 INTERNATIONAL PLUMBING CODE -2011 NATIONAL ELECTRICAL CODE -2012 INTERNATIONAL FIRE CODE -2012 INTERNATIONAL ENERGY CODE -ALL APPLICABLE STATE AND LOCAL CODES.		A1.1A MAIN FLOOR PLAN	
ELECTRICIAN:	XXX			A2.1A UPPER FLOOR PLAN	
PLUMBING:	XXX			A3.1A FRONT & LEFT EXTERIOR ELEVATIONS	
ENERGY CONSULTANT:	XXX			A3.2A RIGHT & REAR EXTERIOR ELEVATIONS	
MECHANICAL CONSULTANT:	XXX			A3.3A ROOF PLAN	
				ELEVATION B	
		A1.1B MAIN FLOOR PLAN			
		A2.1B UPPER FLOOR PLAN			
		A3.1B FRONT & LEFT EXTERIOR ELEVATIONS			
		A3.2B RIGHT & REAR EXTERIOR ELEVATIONS			
		A3.3B ROOF PLAN			



Elevation A

Elevation B

Horseshoe
Austin, Texas

SQUARE FOOTAGES		
	Elevation A	Elevation B
MAIN FLOOR LIVING	156	156
UPPER FLOOR LIVING	954	954
TOTAL LIVING	1110	1110
GARAGE	422	422
PORCH	41	41
PATIO	61	61

ISSUE DATE: MO-DA-YEAR	REVISIONS	

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DESIGN DEVELOPMENT - MAY 26, 2022

Cascade Homes
901 S. MoPac Expressway
Building 1, Suite 300
Austin Texas



**BSB
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www.bsbdesign.com
17855 Dallas Parkway, Suite 105
Dallas, Texas 75287
972.720.1778

JOB NO: SR220237.00 PROJ MGR: CR
DRAWN: KDB CHECKED: CR

COVER SHEET,
SHEET INDEX,
PROJECT INFORMATION,
PROJECT TEAM

**HORSESHOE
PLAN B**

AGN0.1

PROJECT TEAM		PROJECT INFORMATION		SHEET INDEX	
PROJECT NAME:	HORSESHOE	PROJECT NAME:	HORSESHOE	AGN0.1 COVER SHEET, SHEET INDEX, PROJECT INFORMATION, PROJECT TEAM	
LOCAL JURISDICTION	XXX	LOCATION:	TEXAS		
BUILDER/OWNER:	CASCADE HOMES	PROJECT TYPE:	SINGLE FAMILY FOR RENT	ELEVATION A	
ARCHITECT:	BSB DESIGN-DALLAS	THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES: -2012 INTERNATIONAL RESIDENTIAL CODE -2012 INTERNATIONAL MECHANICAL CODE -2012 INTERNATIONAL PLUMBING CODE -2011 NATIONAL ELECTRICAL CODE -2012 INTERNATIONAL FIRE CODE -2012 INTERNATIONAL ENERGY CODE -ALL APPLICABLE STATE AND LOCAL CODES.		A1.1A MAIN FLOOR PLAN	
STRUCTURAL ENGINEER:	XXX			A2.1A UPPER FLOOR PLAN	
ELECTRICIAN:	XXX			A3.1A FRONT & LEFT EXTERIOR ELEVATIONS	
PLUMBING:	XXX			A3.2A RIGHT & REAR EXTERIOR ELEVATIONS	
ENERGY CONSULTANT:	XXX			A3.3A ROOF PLAN	
MECHANICAL CONSULTANT:	XXX			ELEVATION B	
				A1.1B MAIN FLOOR PLAN	
				A2.1B UPPER FLOOR PLAN	
				A3.1B FRONT & LEFT EXTERIOR ELEVATIONS	
				A3.2B RIGHT & REAR EXTERIOR ELEVATIONS	
				A3.3B ROOF PLAN	



Elevation A

Elevation B

Horseshoe

Austin, Texas

SQUARE FOOTAGES		
	Elevation A	Elevation B
MAIN FLOOR LIVING	727	727
UPPER FLOOR LIVING	1077	1077
TOTAL LIVING	1804	1804
GARAGE	413	413
PORCH	57	57
PATIO	60	60

ISSUE DATE: MO-DA-YEAR

REVISIONS

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Dallas, Texas 75287
972 720 1778

JOB NO: SR220237.00 **PROJ MGR:** C
DRAWN: KDB **CHECKED:** C

COVER SHEET,
SHEET INDEX,
PROJECT INFORMATION,
PROJECT TEAM

**HORSESHOE
PLAN C**

AGN0.1

DESIGN DEVELOPMENT - MAY 26, 2022

PROJECT TEAM		PROJECT INFORMATION		SHEET INDEX	
PROJECT NAME:	HORSESHOE	PROJECT NAME:	HORSESHOE	AGN0.1 COVER SHEET, SHEET INDEX, PROJECT INFORMATION, PROJECT TEAM	
LOCAL JURISDICTION	XXX	LOCATION:	TEXAS		
BUILDER/OWNER:	CASCADE HOMES	PROJECT TYPE:	SINGLE FAMILY FOR RENT	ELEVATION A	
ARCHITECT:	BSB DESIGN-DALLAS	THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES: -2012 INTERNATIONAL RESIDENTIAL CODE -2012 INTERNATIONAL MECHANICAL CODE -2012 INTERNATIONAL PLUMBING CODE -2011 NATIONAL ELECTRICAL CODE -2012 INTERNATIONAL FIRE CODE -2012 INTERNATIONAL ENERGY CODE -ALL APPLICABLE STATE AND LOCAL CODES.		A1.1A MAIN FLOOR PLAN	
STRUCTURAL ENGINEER:	XXX			A2.1A UPPER FLOOR PLAN	
ELECTRICIAN:	XXX			A3.1A FRONT & LEFT EXTERIOR ELEVATIONS	
PLUMBING:	XXX			A3.2A RIGHT & REAR EXTERIOR ELEVATIONS	
ENERGY CONSULTANT:	XXX			A3.3A ROOF PLAN	
MECHANICAL CONSULTANT:	XXX			ELEVATION B	
				A1.1B MAIN FLOOR PLAN	
				A2.1B UPPER FLOOR PLAN	
				A3.1B FRONT & LEFT EXTERIOR ELEVATIONS	
				A3.2B RIGHT & REAR EXTERIOR ELEVATIONS	
				A3.3B ROOF PLAN	



Elevation A

Elevation B

Horseshoe

Austin, Texas

SQUARE FOOTAGES		
	Elevation A	Elevation B
MAIN FLOOR LIVING	899	899
UPPER FLOOR LIVING	1192	1207
TOTAL LIVING	2091	2106
GARAGE	413	413
PORCH	53	53
PATIO	60	60

ISSUE DATE: MU-DA-YEAR

REVISIONS

CONCLUSIONS

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901 S. MoPac Expressway
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Austin Texas



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55 Dallas Parkway, Suite 105
Dallas, Texas 75287
972 720 1778

JOB NO: SR220237.00 PROJ MGR: CR
DRAWN: KDB CHECKED: CR

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SHEET INDEX,
PROJECT INFORMATION,
PROJECT TEAM

**HORSESHOE
PLAN D**

AGN0.1



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

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

- Discuss and consider action regarding Zoning Case Z-22-0026 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

11/06/2002 – The northern portion of the lot was annexed.
01/03/2007 – The small back west portion was annexed.
01/13/2013 – The southern portion of the lot was annexed.
06/29/2020 – Plat Date

APPLICANT/AGENT:

Headwaters Capital Partners (Rachel Shanks) on behalf of Northpoint Austin (Barry Cox).

ORDER OF EVENTS:

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

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan

8. Letter of Intent

9. Neighborhood Outreach Report



PLANNING ANALYSIS

ZONING CASE 22-Z-026 NORTHPOINT PUD

GENERAL INFORMATION

Owner/Agent: Headwaters Capital Partners (Rachel Shanks) on behalf of Northpoint Austin (Barry Cox).

Current Zoning: LO-3-B (Local Office)

Proposed Zoning: Northpoint PUD (Planned Unit Development) with the following base zoning district:
LC-2-A (Local Commercial)

Size and Location: The property is located at 10880 W Crystal Falls Pkwy, including approximately 13.871 acres.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for the additional uses of manufacturing as a secondary use as well as associated warehouse and distribution uses.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This property is located within a Multi-Use Corridor and is currently limited to office uses. The request to add manufacturing as a secondary use is not allowed by right in the LC (Local Commercial) use component, but can be permitted through the use of a PUD (Planned Unit Development). Manufacturing as a secondary use allows for secondary processing, fabrication, or assembly of semi-finished uses. This type of manufacturing is limited to 40,000 square feet, and must be contained entirely inside the building and an entire building may not be used for manufacturing. The manufacturing use is limited to fifty (50%) of the total building, and manufacturing shall only be permitted on the front portion of the property. The remainder (100 feet from the rear property line) shall be limited to uses permitted in the LC use component. Also, parking and drive aisles associated with distribution shall not be permitted 100 feet from the rear property line, and overhead doors shall be limited to the interior of the project and shall not face adjacent residential properties. The applicant has also entered into a masonry agreement to provide 100% masonry on the buildings.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	Roadway/School	E. Crystal Falls Parkway & Rouse High school
EAST	SFC-2-B	Cold Springs subdivision
SOUTH	PUD-SF	Crystal Springs Subdivision
WEST	PUD-SF	Crystal Springs Subdivision

SURROUNDING AREA:

This property is located west of the Cold Springs subdivision and south of E. Crystal Falls Pkwy. The Crystal Springs subdivision is surrounding the remaining sides of the property. The adjacent properties fronting E. Crystal Falls Parkway are zoned Local Commercial.

PHYSICAL AND NATURAL FEATURES:

This property is undeveloped with half the lot covered in trees.

PROPERTY HISTORY:

The subject area contains three annexations. The north portion of the lot was annexed 11/6/2002, a small back west portion of the property was annexed 1/3/2007, and the south portion was annexed 1/13/2013. This lot was platted with the Northpoint Short Form Final Plat and recorded 6/29/2020.

MAJOR CORRIDORS:

This property has access onto E. Crystal Falls Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

The development of the property has not been evaluated for roadway adequacy/boundary street improvements, turn lanes, deceleration lanes or TIA at this time.

EXISTING UTILITIES:

This property has access to water along E. Crystal Falls Parkway (figure 1) and wastewater along the southern property boundary (figure 2).

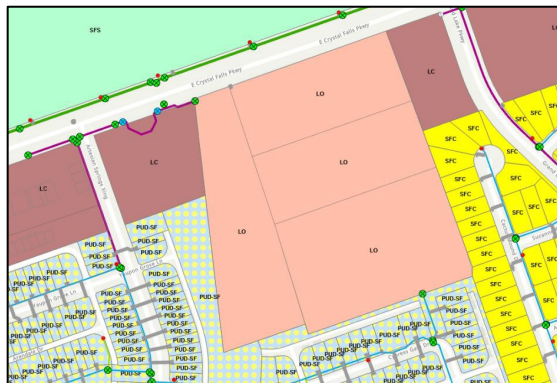


Figure 1 Water

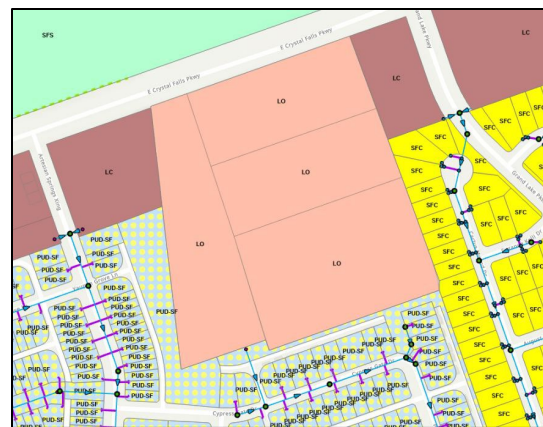


Figure 2 Wastewater

CURRENT LAND USES:

The property is currently undeveloped.

PROPOSED ZONING DISTRICT:

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a commercial development that includes office and commercial uses, as well as manufacturing as a secondary use. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

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 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

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.

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

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:**DEVELOPMENT MEETING**

A development meeting was held with staff on 5/2/2022 and no significant changes have accrued from their original proposal.

NOTIFICATION

- 10/20/2022 - Public Notice on Hill Country News
- 10/26/2022 - Mail Notification to Property Owners within 200'
- 10/26/2022 - Public Hearing Signage Posted on Property
- 11/10/2022 - Planning and Zoning Commission Public Hearing
- 12/01/2022 - City Council Public Hearing & First Reading of the Ordinance
- 12/15/2022 - 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. No concerns have been brought up.

A neighborhood outreach letter was mailed out 07/18/2022. Please see the Neighborhood Outreach attachment 9 for more detail.





APPROVAL CRITERIA:

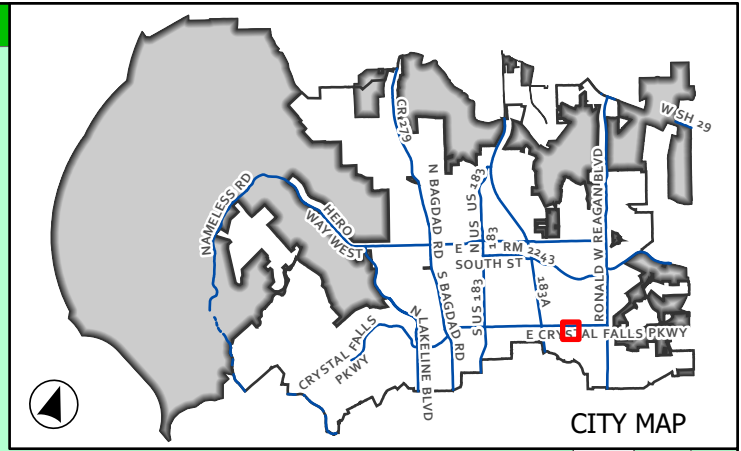
The majority of this property falls under the Multi-Use Corridor. Because of the higher standards of the PUD, the requested PUD with base zoning of LC-2-A (Local Commercial) is a compatible use category in the Future Land Use map.

The applicant is requesting a more intense use than what could be permitted at this location, but with higher standards the more intense use of manufacturing as a secondary use and the associated warehouse, and distribution are limited. The LC base zoning also includes restricted hours of operation which would not be applicable to the property if it were zoned with the HC (Heavy Commercial) use component.

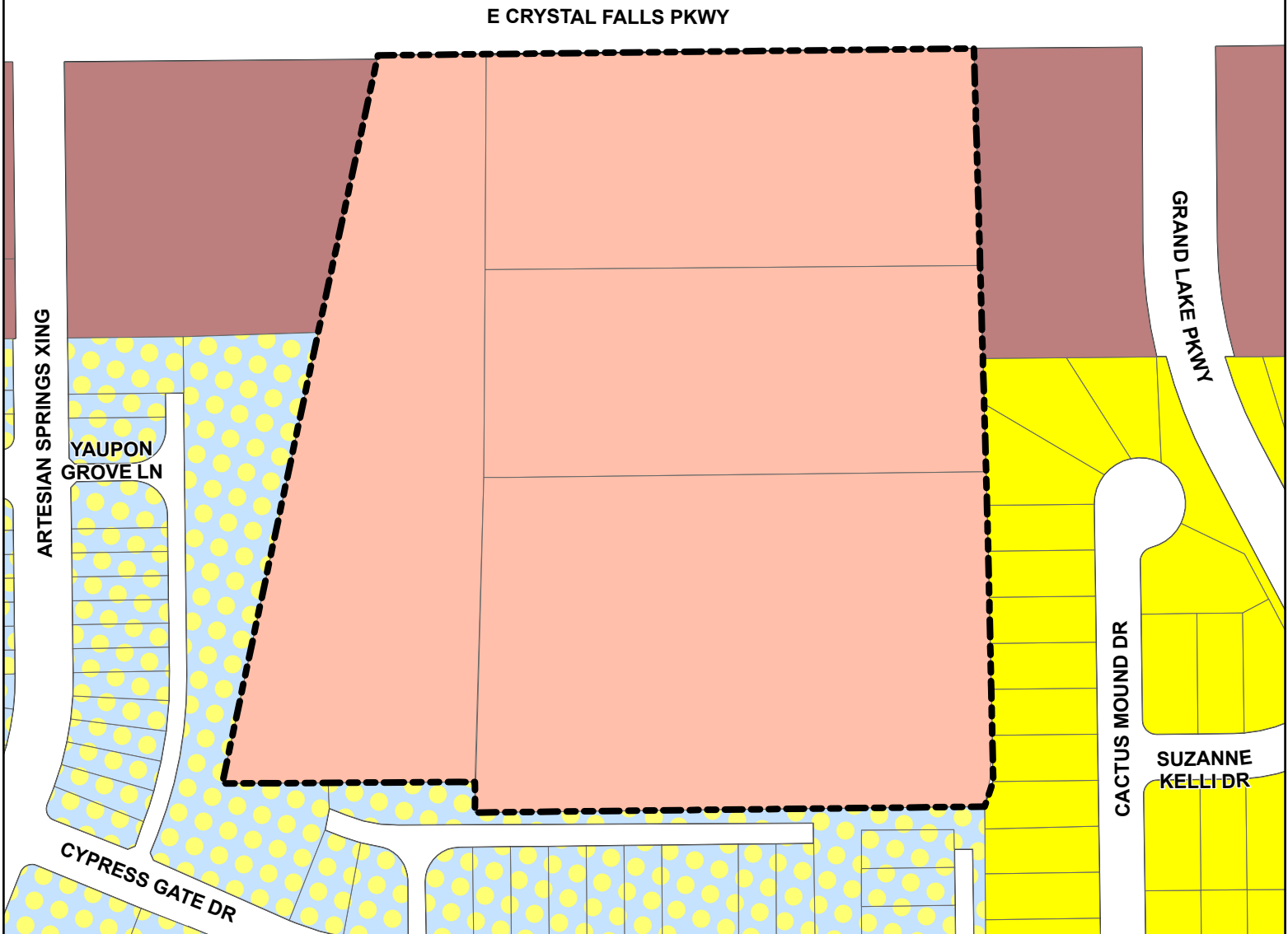
In addition to the higher standards established by the PUD, the Composite Zoning Ordinance requires the developer to provide a 6' masonry screening wall for commercial development adjacent to residential. Furthermore, the ordinance requires a 50' building setback for new buildings adjacent to residentially zoned property.

This Planned Unit Development includes the following allowed/prohibited uses

HIGHER STANDARDS	WAIVERS
	Allowing manufacturing as a secondary use as well as the associated processing and distribution.
	Manufacturing is limited to 40,000 square feet, and must be contained entirely inside the building
	Manufacturing use is limited to fifty (50%) of the total building, and manufacturing shall only be permitted on the front portion of the property.
Parking and drive aisles associated with distribution shall not be permitted 100 feet from the rear property line.	
Overhead doors shall be limited to the interior of the project and shall not face adjacent residential properties.	
100% Masonry on all new buildings.	



CITY MAP



CASE: Z-22-0026

ATTACHMENT 2

NORTHPOINT
MINOR PUD

Current Zoning

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
-  Proposed ETJ
-  Subject Area
-  SFR - Single-Family Rural
-  SFS - Single-Family Suburban

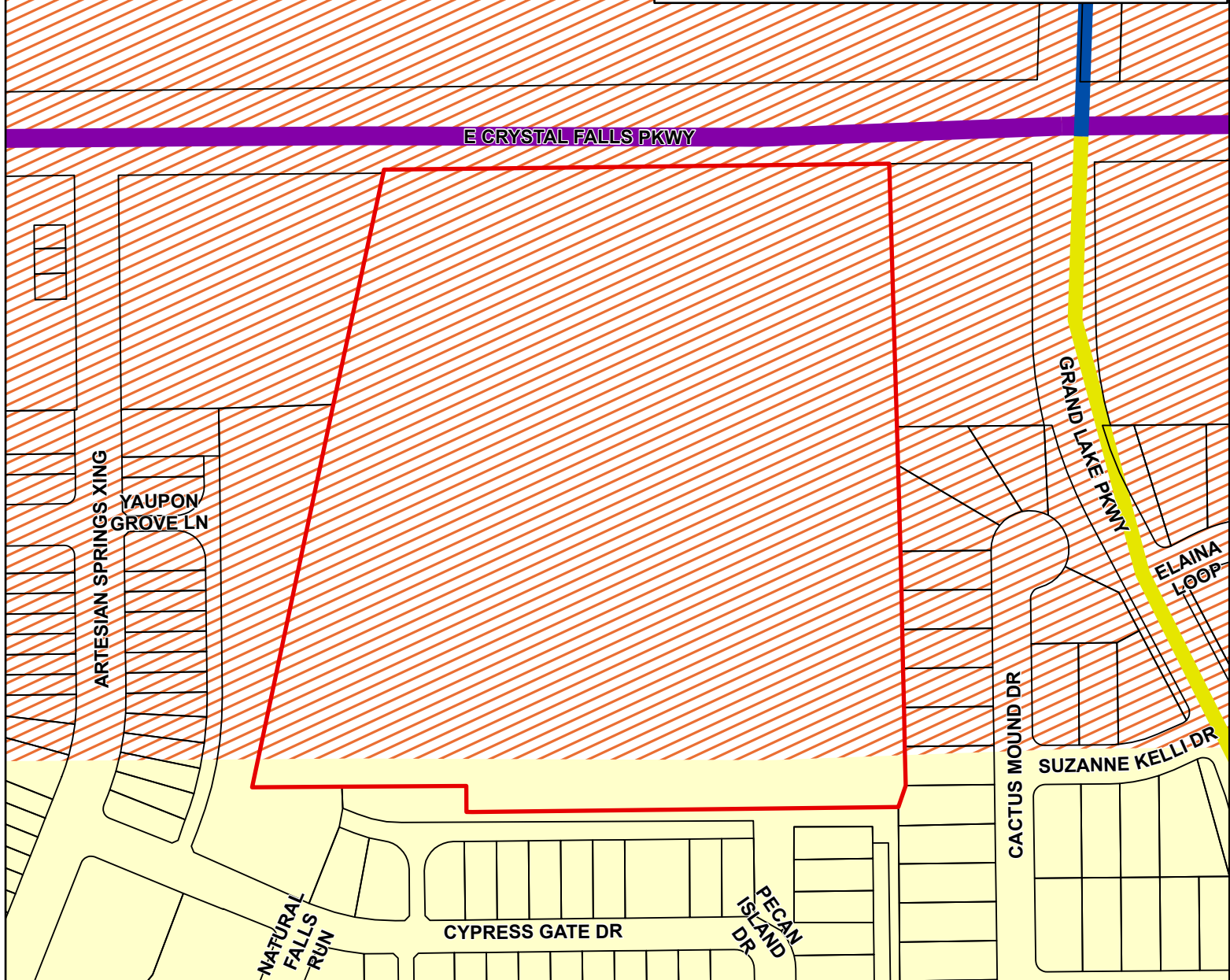
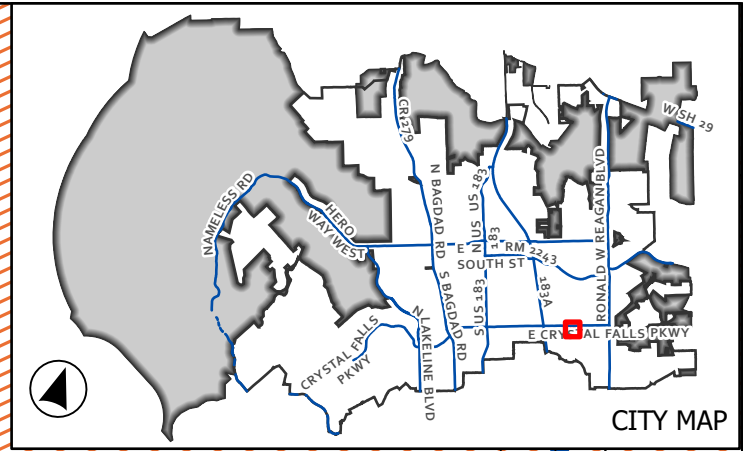
-  SFC - Single-Family Compact
-  LO - Local Office
-  LC - Local Commercial
-  PUD - Single-Family



0 60 120



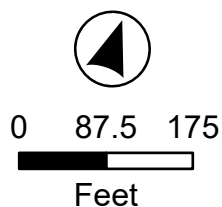
Feet



CASE: 22-Z-0026 ATTACHMENT 3 NORTHPOINT MINOR PUD

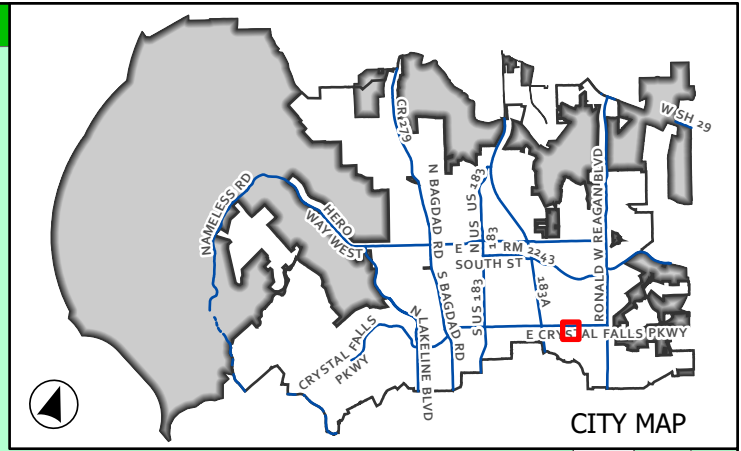
Future Land Use Map

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.

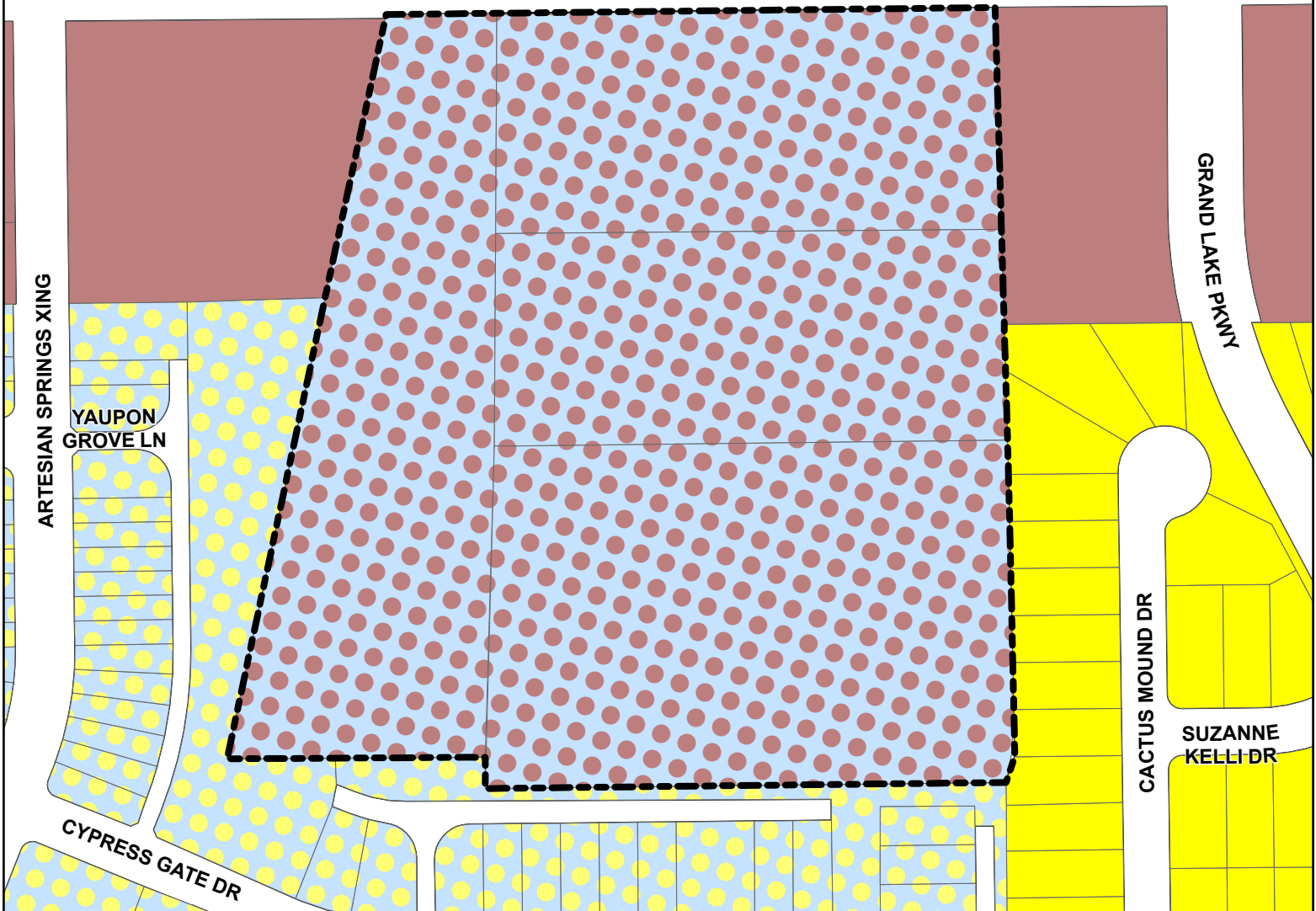


- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 4 Lane, Existing
- Collector, Existing

- Rural, Existing
- Future Land Use
- Neighborhood Residential
- Multi-Use Corridor



E CRYSTAL FALLS PKWY



CASE: Z-22-0026

ATTACHMENT 5

NORTHPOINT
MINOR PUD

Proposed Zoning

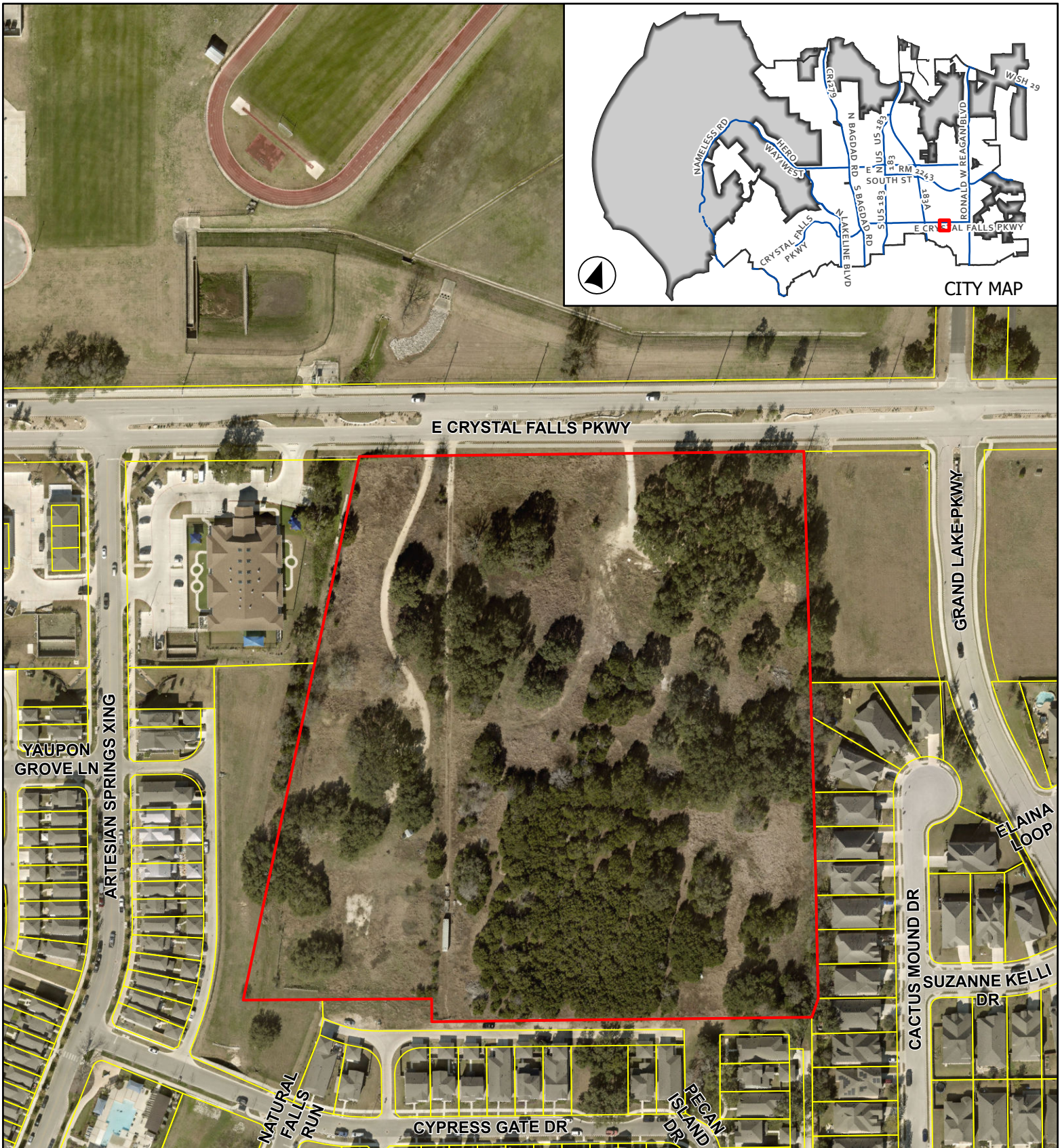
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

- Leander City Limits
- Proposed ETJ
- Subject Area
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

- SFC - Single-Family Compact
- LC - Local Commercial
- PUD - Single-Family
- PUD - Local Commercial



0 60 120
Feet



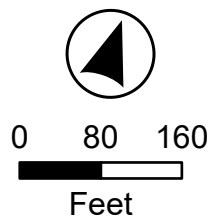
CASE: Z-22-0026

ATTACHMENT 3

**NORTHPOINT
MINOR PUD**

Aerial 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
- Leander ETJ
- Subject Area

EXHIBIT A

Northpoint PUD Minor Planned Unit Development

A. Purpose and Intent

1. The Northpoint PUD is comprised of approximately 13.781 acres, as shown in **Exhibit B**. The development of this property includes several office buildings and a church, as shown in **Exhibit C**.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply 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 / Prohibited Uses

1. The allowable uses shall include those permitted items within LC-2-A Local Commercial District and additional uses as listed below.
 - a. Manufacturing as a secondary use – Establishments engaged in the manufacture of products for final use or consumption. This usually involves the secondary processing, fabrication, or assembly of semi-finished uses. This type of manufacturing is limited to 40,000 square feet, must be contained entirely inside the building and an entire building may not be used for manufacturing. The manufacturing is limited to fifty (50%) of the total building. Warehouse storage and distribution of the manufactured goods is permitted.

D. Development Standards

1. The manufacturing uses listed in Section C shall only be permitted on the front portion of the property. The remainder (100 feet from the rear property line) shall be limited to uses permitted in the LC use component.
2. Parking and drive aisles associated with distribution shall not be permitted 100 feet from the rear property line.
3. Overhead doors shall be limited to the interior of the project and shall not face adjacent residential properties.

EXHIBIT B LEGAL DESCRIPTION:

DESCRIPTION OF A 10.221 ACRE TRACT OF LAND LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 10.59 ACRE TRACT DESCRIBED IN VOLUME 1827, PAGE 950, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THAT SAME 10.59 ACRES CONVEYED TO CATHY LYNNE BROUN BY INDEPENDENT EXECUTOR'S DISTRIBUTION DEED OF RECORD IN DOCUMENT NUMBER 2015035808, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CALLED 0.3631 ACRE TRACT CONVEYED TO THE CITY OF LEANDER BY SPECIAL CASH WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2003044998, SAID OFFICIAL PUBLIC RECORDS, SAID 10.221 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found, in the south right-of-way line of County Road 272, more commonly known as East Crystal Falls Parkway, a variable width roadway, of which no dedication was found to date, for the southeast corner of said 0.3631 acre City of Leander tract, being the southwest corner of a called 0.3069 acre tract conveyed to the City of Leander by Special Cash Warranty Deed of record in Document No. 2002053535, said Official Public Records, being the northwest corner of COLD SPRINGS, SECTION TWO, a subdivision of record in Document No. 2012008535, said Official Public Records, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "G&R SURVEYING" found, bears North 70°00'01" East, with said south right-of-way of East Crystal Falls Parkway, a distance of 180.10 feet;

THENCE, with the east line of said 10.59 acres, being the east line of the herein described tract, the following two(2) courses and distances:

1. South 21°10'32" East, with the west line of said COLD SPRINGS, SECTION TWO, and COLD SPRINGS, SECTION FIVE, a subdivision of record in Document No. 2013089271, said Official Public Records, a distance of 489.78 feet, to a 1/2-inch iron rod found;

2. South 20°45'40" East, continuing with the west line of said COLD SPRINGS, SECTION FIVE, a distance of 329.86 feet, to a 1/2-inch iron rod with cap stamped "STEGER BIZZELL" set, for a northeast corner of a tract called 128.40 acres conveyed to Century Land Holdings II, LLC, by Special Warranty Deed of record in Document No. 2017090246, said Official Public Records, for the southeast corner of said 10.59 acres, and for the southeast corner of the herein described tract;

THENCE, South 69°36'47" West, with the north line of said 128.40 acre tract, being the south line of said 10.59 acre tract, and being the south line of this tract, being the same line described in a Boundary Line Agreement of record in Document No. 2013067006, said Official Public Records, a distance of 556.89 feet, to a 1/2-inch iron rod with illegible cap found for an interior ell corner of said 128.40 acre tract, being the southwest corner of said 10.59 acre tract and being the southwest corner of the herein described tract;

(Continued)

THENCE, with the west line of said 10.59 acre tract and being the west line of the herein described tract, the following two(2) courses and distances:

1. North 19°04'13" West, with an east line of said 128.40 acre tract and the east line of a remainder tract called 8.07 acres conveyed to David O. Brown, and spouse, Mary J. Brown in a General Warranty Deed with Vendor's Lien of record in Document No. 2005045871, said Official Public Records, a distance of 328.85 feet, to a 1/2-inch iron rod found;

2. North 19°12'22" West, continuing with said 8.07 acre remainder tract, a distance of 488.26 feet, to a 1/2-inch iron rod with cap stamped "COTTON SURVEYING" found in the said south right-of-way of East Crystal Falls Parkway, for the northeast corner of said 8.07 acre remainder tract, being the southeast corner of a called 0.0845 acre tract conveyed to the City of Leander by Special Cash Warranty Deed of record in Document No. 2002066206, said Official Public Records, being the southwest corner of said 0.3631 acre tract, for the northwest corner of the herein described tract, from which an "X" cut in concrete found, bears South 69°21'12" West, a distance of 116.77 feet;

THENCE, North 69°19'29" East, with the said south right-of-way line of East Crystal Falls Parkway, a distance of 530.38 feet, to the POINT OF BEGINNING, and containing 10.221 acres of land, more or less, within these metes and bounds.

BEING A 3.56 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED 8.07 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO DAVID O. BROWN AND SPOUSE, MARY J. BROWN, IN DOCUMENT NUMBER 20050405871, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE CALLED 0.0845 OF AN ACRE TRACT, AS DESCRIBED IN A DEED TO THE CITY OF LEANDER IN DOCUMENT NUMBER 2002066206, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAVE AND EXCEPT THE CALLED 4.42 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO CS LEANDER I, LTD., A TEXAS LIMITED PARTNERSHIP, IN DOCUMENT NUMBER 2013050833, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at a found 1/2" iron rod, on the east right-of-way line of East Crystal Falls Parkway (a variable width right-of-way; a.k.a County Road 272), at the northwest corner of Lot 6, Block R, Cold Springs, Section Two, a subdivision as recorded in Doc. No. 2012008535, Official Public Records, Williamson County, Texas, same being a point on the east line of a called 10.59 acre tract as described in a deed (now or formerly) to Waurane Jones Cluck in Volume 1827, Page 950, Deed Records, Williamson County, Texas, also being the southeast corner of a called 0.3631 acre tract of land, as described in a deed to the City of Leander, in Doc. No. 2003044998, Official Public Records, Williamson County, Texas.

THENCE, S 69°20'08" W along said east r.o.w., same being the south line of said 0.3631 acre tract, and traversing through said Cluck tract, for a distance of 530.35 feet, to a found 1/2" iron rod with cap stamped "Cotton Surveying", at the southwest corner of said 0.3631 acre tract, same being the southeast corner of said 0.0845 acre, and being a point on the east line of said 8.07 acre tract, for the northeast corner of herein described tract and the POINT OF BEGINNING;

THENCE, along the west line of said Cluck tract, same being the east line of said 8.07 acre tract, the following two (2) courses and distances:

1. S 19°12'38" E (S 16°34'20" E), 488.40 feet to a found 1/2" iron rod for an angle point hereof;
2. S 19°05'20" E (S 16°28'46" E), 302.33 feet to a found "A" iron rod with cap stamped "Baker", for a point on the west line of said Cluck tract, same being a point on the east line of said 8.07 acre tract, and being the northeast corner of a said 4.42 acre tract, and being a point on a northerly line of a called 128.40 acre tract of land as described in a deed to Century Land Holdings II, DBA Century LH II, LLC, in Doc. No. 2017090246, Official Public Records, Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, S 69°37'38" W (S 69°33'22" W) along the north line of said 4.42 acre tract, same being a northerly line of said Century tract, and being the south line of herein described tract, for a distance of 274.40 (274.89) feet, to a found 1/2" iron rod with cap stamped "Pape Dawson" (called to be a cap stamped "Baker" on the subdivision plat of Crystal Springs, as recorded in Doc. No. 2014003978, Official Public Records, Williamson County, Texas, as surveyed by Pape Dawson), at the northwest corner of said 4.42 acre tract, same being an angle point on the east line of Lot 3, Block A, in said Crystal Springs, and being a point on the west line of said 8.07 acre tract, for the southwest corner of the herein described tract;

THENCE, N 08°00'13" W (N 05°21'27" W) along the east line of said Lot 3, same being the west line of said 8.07 acre tract, for a distance of 501.10 (501.65 per said Crystal Springs plat) feet, to a found 1/2" iron rod with cap stamped "Baker", at the common easterly corner of said Lot 3 and Lot 4, in said Block A, same being an angle point on the west line of said 8.07 acre tract, for an angle point on the west line of the herein described tract,

THENCE, N 07°50'04" W (N 05°11'21" W) along the east line of said Lot 4, same being the west line of said 8.07 acre tract, at a distance of 14.47 feet, passing a found fence post (appears to be the called original angle corner of

(Continued)

said 8.07 acre tract), and continuing for a total distance of 307.84 (307.81 per said Crystal Springs plat) feet, to a found "X" on concrete, on the east r.o.w. of said East Crystal Falls Parkway, same being a point on the west line of said 8.07 acre tract, also being at the northeast corner of said Lot 4, and being the southwest corner of said 0.0845 acre tract. for the northwest corner of herein described tract;

THENCE, N 69°20'08" E (N 69°18'33" E) along the south line of said 0.0845 acre tract, same being north line of herein described tract, for a distance of 116.91 (116.71 feet), to the POINT of BEGINNING, containing 3.56 acres more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

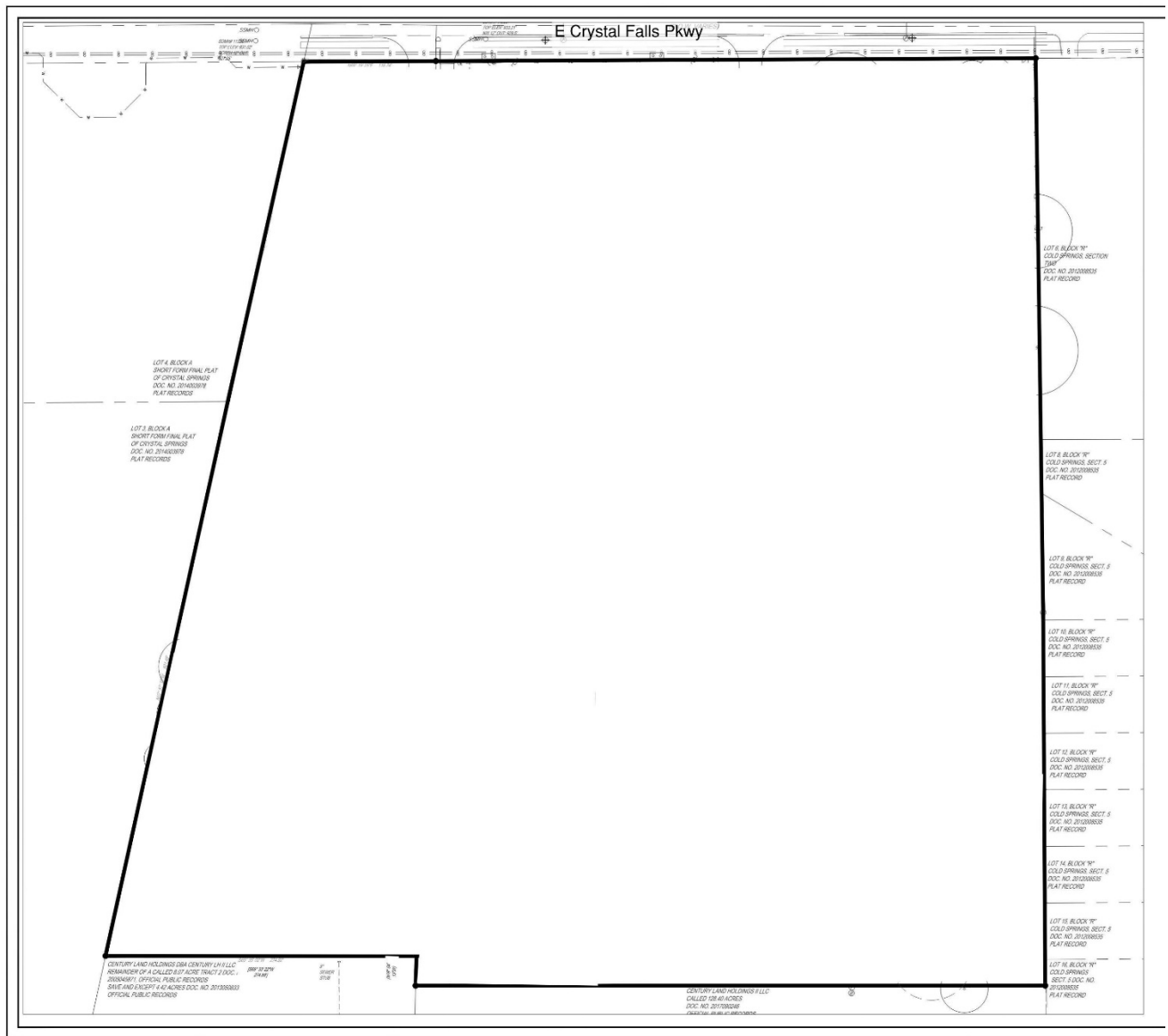
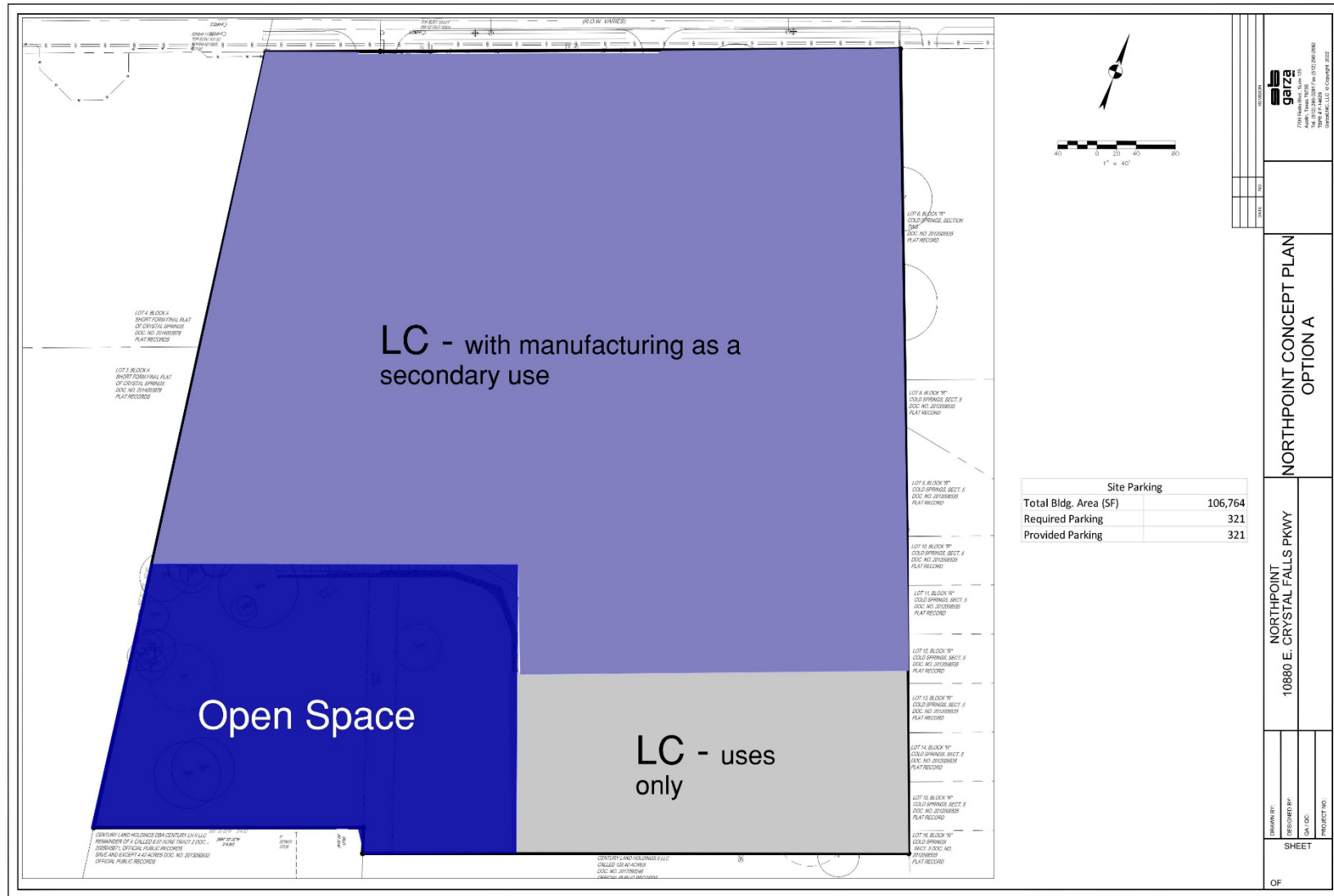


EXHIBIT C CONCEPT PLAN:





June 28, 2022

City of Leander
Planning Dep
P.O. Box 319
Leander, Texas 78646

Re: Northpoint Minor PUD
10880 E Crystal Falls Pkwy, Leander, Texas 78641

To Whom It May Concern:

On behalf of the owner, Northpoint Austin, Headwaters Capital Partners is submitting this application as intent to rezone and create a Minor PUD the following property, R599180 (13.781 acres). The intent of this application and its supporting documents is to create a Minor PUD with the base zoning designation of LC-2-C (Local Commercial).

The property in question is located along E Crystal Falls Pkwy, in between 183 A and Ronald Reagan Blvd. The nature of the existing property is primarily undeveloped with several existing trees. The site is currently zoned Local Office (LO-3-B). The site is bordered by properties zoned local commercial on the west and east boundaries, Crystal Springs PUD on the southern boundary, and Cold Springs neighborhood on the south-eastern boundary.

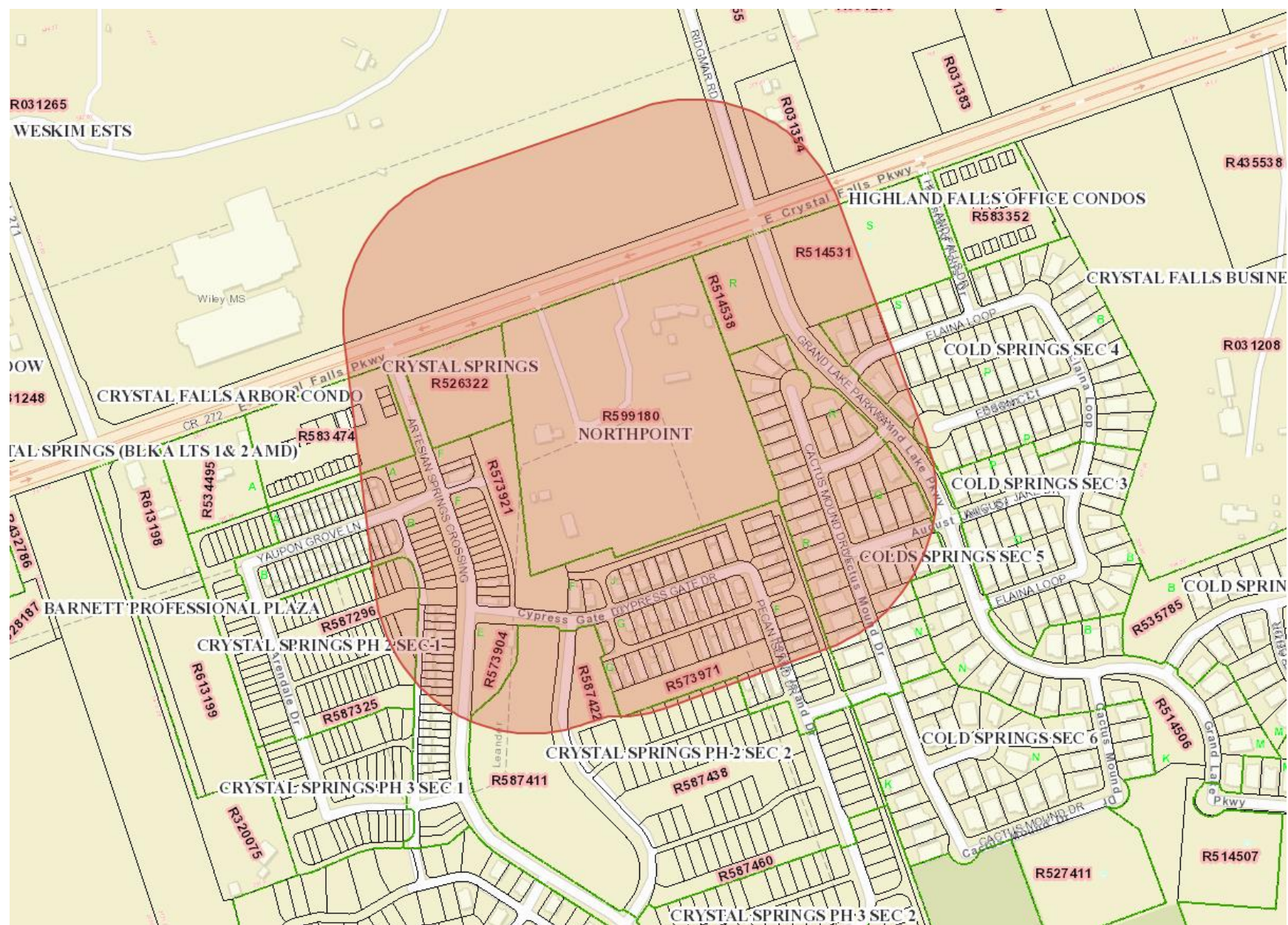
The Minor PUD proposal with a base zoning designation of LC-2-C would allow for this tract of land to have the same base zoning of the adjacent commercial tracts.

The proposed Minor PUD is also requesting for a waiver to add additional uses from Heavy Commercial zoning. The requested uses are Light Manufacturing, and Warehouse & Distribution. These additional uses will be limited to 55,000 SF building space within the project. Similar properties that have these requested uses are Crystal Falls Commerce Center LLC and Crystal Falls Business Park LLC, both zoned Heavy Commercial. These sites are approximately 600 feet and .3 miles away from the property.

If you have any questions or need any additional information, please reach out to me at your convenience.

Sincerely,
Rachel Shanks

Headwater Capital Partners
P.O. Box 1399
Georgetown, TX 78627
O: 512.763.4444
HW-Companies.com



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.

We mailed out notices to the HOAs and property owners that had different mailing address to the site addresses on July 18, 2022. We went door to door on October 21st for property owners that lived near the development. Jarrett Dooley, VP at Headwater, handled any emailed correspondence. Rachel Shanks, with Headwater, handled door to door questions.

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.

Every property owner and HOA within 500 ft was notified. Please see attached.

3. What concerns were raised during these communications?

No concerns were raised. Everyone seemed curious and supportive of the development.

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

There were no concerns.

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

Signature: Rachel Shanks Date 10/24/2022



July 18, 2022

Headwaters Capital Partners & Northpoint Church

P.O. Box 1399

Georgetown, TX 78627

RE: Notice of an application for a zoning change

Dear Property Owner,

We are in the process of submitting to the City of Leander a Minor PUD application for the property located at 10880 E Crystal Falls Pkwy, Leander, Texas 78641 in order to change the Local Office to a base zoning of Local Commercial.

For information about this zoning category, please visit:

<https://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=leanderset>

If you have any questions regarding the enclosed items or need any additional information, please reach out at your convenience.

Sincerely,

Jarrett Dooley
Jarrett@HW-Companies.com
512-557-0420

Exhibit A:



R573918	MULLAPUDI, KALPANA & RAM M KANDIMALLA	1748 ARTESIAN SPRINGS XING
R573885	TARTE, MADHURI & VENKATA SANTHOSH KIRAN DINAVAH	1805 ARTESIAN SPRINGS XING
R520268	PENG, YUNXI	2101 EDSON CT
R526322	LEANDER SCHOOL PROPERTY LLC	10836 E CRYSTAL FALLS PKWY
R031354	SIMPSON, KENNETH L	10907 E CRYSTAL FALLS PKWY
R573913	ROESE, STEPHEN ROBERT & JACQUELINE ANNE	1728 ARTESIAN SPRINGS XING
R587281	GARDUNO, EDGAR CANIZALES	1868 ARENDALE DR
R587416	PATIL, NARENDRA K & SANDHYA N & MIHIR N	2129 PECAN ISLAND DR
R573873	1729 ARTESIAN LLC	1729 ARTESIAN SPRINGS XING
R573912	CHEN, TSUNG-CHE & I-CHUN	1724 ARTESIAN SPRINGS XING
R573952	CHEN, FENG & DAN WANG	1912 CYPRESS GATE DR
R524084	CHEN, TAIPING & CUIJU QIAN	2001 SUZANNE KELLI DR
R573910	WEN, TSANG-BIN & YI-JING TSAI	1716 ARTESIAN SPRINGS XING
R573924	YEUNG KWOK & MONICA TRUSTEES OF THE YEUNG FAMILY REVOCABLE LIVING TRUST	1853 CYPRESS GATE DR
R573955	SHAH, AVNI & SARIN	1924 CYPRESS GATE DR
R583476	MINER FAMILY HOLDINGS LLC SERIES 1	CRYSTAL FALLS PKWY #301
R573936	MITCHELL, BRANDT VILLAR & ELIZABETH ANNE	1808 PECAN ISLAND DR
R573939	LUTZ, JEAN-PIERRE & SARA	1820 PECAN ISLAND DR
R573880	SCHNEIDER, HANS R & VALENTYNA	1765 ARTESIAN SPRINGS XING
R573908	NEEL K KAMIDI & CHANDRIKA KASI TR OF THE NEEL K KAMIDI & CHANDRIKA KASI TRUST	1708 ARTESIAN SPRINGS XING
R573884	SUBRAMANIAN, NADHIYA	1801 ARTESIAN SPRINGS XING
R573940	TU, QIANG	1824 PECAN ISLAND DR
R524091	NGUYEN, NHATANH LUONG & STEVEN TRAN	1717 CACTUS MOUND DR
R573928	GCG INVESTMENTS LLC	1917 CYPRESS GATE DR
R573932	NAGAREDA, BRADLEY ERIC & CHRISTINA	1937 CYPRESS GATE DR
R587284	RUPPERT, JESSICA LYNN	1856 ARENDALE DR
R587309	KOLLURU, SUDHEER KUMAR	2053 ARENDALE DR
R587312	KIM, JU K & ENJUNG	2056 ARENDALE DR
R573837	MORAN, GUILLERMO ALEJANDRO & KARLA YOLANDA PEREZ ZUBIETA	1661 ARTESIAN SPRINGS XING
R573868	SANTOMARCO, GINA RENEE	1709 ARTESIAN SPRINGS XING
R573869	MORACCO, DANIELLA NICOLE	1713 ARTESIAN SPRINGS XING
R573911	JACKSON, LAUREN RAE	1720 ARTESIAN SPRINGS XING
R573872	SADLER, DANIEL MARK	1725 ARTESIAN SPRINGS XING
R573914	BRITTON, BRENDA	1732 ARTESIAN SPRINGS XING

R573875 HAYO, AMANDA JANE
R573916 SUCHON, SARAH RENEE
R573876 GUTIERRE, OWEN GARY & SARAH
R573878 PFEIFFER, EMILY J & CHRISTIAN VELOZ
R573879 YOURIEVA, SESSIL BENKOVA
R573881 SCOTT, MICHELLE LYN
R573882 GRANDA, LUIS DANIEL
R573887 SEAY, KEITH M & MARY B
R573888 ST JAMES, CARLOS
R573890 FERRING, RUSSELL SHEA & MONICA DIANE OROZCO
R573963 WHITE, SASHA LASHAYLA & JUSTIN MARQUE
R524069 JIMENEZ, JUAN JR & CARMEN I
R524082 BUSIGIN, ILLYA & ROUDELIN REGISTRE-BUSIGIN
R524070 PAILA, SREEPATHI & NEELIMA GUNITI
R524081 ATAL, VIJAY
R524071 CASTELLANOS, CHRISTOPHER LUIS & MARYELISE COLINE
R524080 SINGH, KAMALDEEP & JASPREET KAUR
R524079 KIM, PAUL J & CHRISTINE S
R524073 ENSOR, JACQUELINE
R524078 TUTTLE, PATRICIA & MORGAN A
R524087 COLON, MARIA EUGENIA & LUIS GUILLERMO GARCIA RIVADENEYRA
R524088 DANIEL, GLENN R & MEGHAN M
R524089 MENDELSON, KATHRYN & ROBERT PERKINS
R524090 VALDEZ, STACEY & ALEJANDRO
R524083 ALI, MIRZA TAHIR & SANA KHAN
R524092 ZHANG, LIJIE & HONGWEI TIAN
R524095 MYERS, SHAWN L & CRYSTAL M
R524096 MADDEN, LESLIE E & CHRISTOPHER M
R524097 CHUNG, HE U & JEE HYE JUNG
R524098 ENOCHS, BRETT A & MELISSA M
R524100 NIGHTINGALE, THOMAS & CONSTANCE
R524101 MANICKAM, YUVARAJ
R524102 SPARSCHU, ANGELIQUE & BRIAN G
R524103 SHERRILL, ALAN R & CLAUDIA K

1737 ARTESIAN SPRINGS XING
1740 ARTESIAN SPRINGS XING
1745 ARTESIAN SPRINGS XING
1757 ARTESIAN SPRINGS XING
1761 ARTESIAN SPRINGS XING
1769 ARTESIAN SPRINGS XING
1773 ARTESIAN SPRINGS XING
1813 ARTESIAN SPRINGS XING
1817 ARTESIAN SPRINGS XING
1825 ARTESIAN SPRINGS XING
1909 PECAN ISLAND DR
2000 AUGUST JAKE DR
2001 AUGUST JAKE DR
2004 AUGUST JAKE DR
2005 AUGUST JAKE DR
2008 AUGUST JAKE DR
2009 AUGUST JAKE DR
2013 AUGUST JAKE DR
2016 AUGUST JAKE DR
2017 AUGUST JAKE DR
1701 CACTUS MOUND DR
1705 CACTUS MOUND DR
1709 CACTUS MOUND DR
1713 CACTUS MOUND DR
1716 CACTUS MOUND DR
1721 CACTUS MOUND DR
1733 CACTUS MOUND DR
1737 CACTUS MOUND DR
1741 CACTUS MOUND DR
1745 CACTUS MOUND DR
1753 CACTUS MOUND DR
1801 CACTUS MOUND DR
1805 CACTUS MOUND DR
1809 CACTUS MOUND DR

R524068	WYCOFF, JEAN K & GARRET	1812 CACTUS MOUND DR
R524104	GRANDE, EDMUNDO A JR & CAROLINA	1813 CACTUS MOUND DR
R524067	STOCKTON, JONATHAN D & SHANNON L	1816 CACTUS MOUND DR
R524105	KASER, LYDIA & KEITH S	1817 CACTUS MOUND DR
R573923	ROCHE, EMILIA MARGARITA	1849 CYPRESS GATE DR
R573949	BEAN, IAN	1852 CYPRESS GATE DR
R573950	PAXTON, CHARLES STACEY & TERI & EMMA NICOLE	1904 CYPRESS GATE DR
R587310	LIU, ZHENHUA	2057 ARENDALE DR
R573839	ARELLANO, JOSE FRANCISCO A & TANIA MARIA J MENDOZA	1769 YAUPON GROVE LN
R573951	RIESTER, MECHILLE VAUGHAN	1908 CYPRESS GATE DR
R573927	SULLIVAN, LAURA	1913 CYPRESS GATE DR
R573954	BEAN, IAN	1920 CYPRESS GATE DR
R573871	KYRA HOLDINGS LLC	1721 ARTESIAN SPRINGS XING
R573929	XU, DUOHUI	1921 CYPRESS GATE DR
R573930	EQUITY TRUST COMPANY FBO JEFF WARNING IRA & FBO KANDI S WARNING IRA	1925 CYPRESS GATE DR
R573958	BROOKS, MICHAEL & JENNIFER	1936 CYPRESS GATE DR
R573959	RUSSO, MATTHEW & BETH WARNING	1940 CYPRESS GATE DR
R520269	JANG, HYUNGSHIK & SUNJA KO	2104 EDSON CT
R520286	Current Owner	1704 ELAINA LOOP
R520248	CHANGSU CHOE & MINJUNG CHOE & KIL H CHOE	1705 ELAINA LOOP
R520285	SCHNUR, GARY D & LINDA J	1708 ELAINA LOOP
R520249	DOSSEY, TOMMY LEE (TOD) & BARBARA GAIL (TOD)	1709 ELAINA LOOP
R520284	MANI, SHRUTHI ARAVIND & YASHWANT DIVAKAR	1712 ELAINA LOOP
R514514	LAN, MARY & YU	2108 GRAND LAKE PKWY
R573935	HORN, ROBIN VAN	1804 PECAN ISLAND DR
R573937	MCNEEL, JOHN WORTH	1812 PECAN ISLAND DR
R573938	STEELE, CAITLIN GROOMS & GRAHAM WILLIAM	1816 PECAN ISLAND DR
R573960	RODRIGUES, THARSIO TEIXEIRA & MELISSA	1903 PECAN ISLAND DR
R587285	BOLENBAUGH, TY	1852 ARENDALE DR
R573969	DORSEY, CRAIG ALLEN & AMANDA WILSON	1923 PECAN ISLAND DR
R573970	NAUMOV, ALEKSEI ANATOLYEVICH & ANNA	1925 PECAN ISLAND DR
R573943	BRAU, TAMISON (TOD)	2012 PECAN ISLAND DR
R573944	JOSE MONTEZ & MELISSA NYGREN-MONTEZ, KIP & MARILYN NYGREN OF NYGREN FAMILY	2016 PECAN ISLAND DR
R573973	JEMISON, ANNE M	2105 PECAN ISLAND DR

R573972	ROMERO, JOSE L TORRES	2107 PECAN ISLAND DR
R587418	MIERA, MONICA MARIE	2121 PECAN ISLAND DR
R573909	SINGH, PRABJOT & JASPREET ARORA	1712 ARTESIAN SPRINGS XING
R587415	ARETY, VENU VINOD	2133 PECAN ISLAND DR
R587414	EDWA, BONNIE L	2137 PECAN ISLAND DR
R524074	ZHU, ANDY D & LIAN SHAN	2000 SUZANNE KELLI DR
R524075	DANIELS, GARY D (TOD) & JUDY	2004 SUZANNE KELLI DR
R573920	TREJO, LUIS A	1756 ARTESIAN SPRINGS XING
R524085	HALAMA, CHRISTOPHER J & MARIA GABRIELA	2005 SUZANNE KELLI DR
R524086	DYER, JIMMY & KATHRYN	2009 SUZANNE KELLI DR
R524077	MURTAZA, SYED ARSHAD & ATIYA FATIMA	2012 SUZANNE KELLI DR
R573864	GALVAN, LUIS ORLANDO	1764 YAUPON GROVE LN
R573865	SUENRAM, SASHA & JOHN GILLARD & SUSAN GILLARD	1768 YAUPON GROVE LN
R573838	GROSS, SUZANNE ELIZABETH	1773 YAUPON GROVE LN
R573867	RAGHURAMAN, KEERTHANA	1776 YAUPON GROVE LN
R573945	TRIANGLE CAPITAL INVESTMENT LLC	2020 PECAN ISLAND DR
R573919	PAREKH, EKTA K & KAUSHAL M	1752 ARTESIAN SPRINGS XING
R587417	VITHALANI, HIREN R	2125 PECAN ISLAND DR
R573953	HARPER, MATTHEW KYLE & MARIA ARAYA GONZALEZ	1916 CYPRESS GATE DR
R573956	ZHOU, ZHENZHEN	1928 CYPRESS GATE DR
R573866	DRIVER, WILLIAM & STACEY	1772 YAUPON GROVE LN
R573964	SANKOLLI-AKERAR REVOCABLE LIVING TRUST	1911 PECAN ISLAND DR
R524076	HOCK, JOHN & SOYEAN C	2008 SUZANNE KELLI DR
R524094	AHUJA, VIVEK	1729 CACTUS MOUND DR
R587283	FANG YANG AND ZHANG SHUHUI TRUSTEES OF THE FANG AND ZHANG FAMILY TRUST	1860 ARENDALE DR
R573906	CHEUNG, JOJO YATFU & PAULA	1656 ARTESIAN SPRINGS XING
R573933	KARMA PROPERTIES LLC	1941 CYPRESS GATE DR
R524093	NASIR PROPERTIES LLC	1725 CACTUS MOUND DR
R583485	THOMASVILLE NATIONAL BANK CB KEITH STEWART CUSTODY IRA	CRYSTAL FALLS PKWY #501
R587420	NIMMAKAYALA, VENKATESWARA PRASAD	2113 PECAN ISLAND DR
R514531	VSPRINGS PROPERTIES LLC	E CRYSTAL FALLS PKWY
R573966	RATHI, NITIN	1917 PECAN ISLAND DR
R573957	BANDAPALLI, KIRAN K & KASI P ANNABATHULA	1932 CYPRESS GATE DR
R612990	SRIDAH PROPERTIES LLC	CRYSTAL FALLS PKWY

R573836 LIN, LEO & HSIN CHIA WANG
R587421 JONNALAGADDA, SUMANTH
R573886 JHAVERI, ANKIT & ROBIN
R573917 BELLA VITA MANAGEMENT LLC-1744 ARTESIAN SERIES
R587419 GUTTIKONDA JAGADISH KUMAR & MOHINI SANTOSHVANI KAVATHAVARAPU
R573941 JITTA, NEELIMA NAIDU
R583474 CWS 272 LTD
R573942 MEARS, TRENT & CYNTHIA
R573974 MANDALA, NITHYA & KRISHNA
R573870 KANDIMALLA, RAM M & KALPANA MULLAPUDI
R573883 PROPERTIZ MANAGER LLC
R573926 CHENG, YUFAN
R573905 CENTURY LAND HOLDINGS dba CENTURY LH II LLC
R573925 CHOI, JONATHAN & JEONG Y
R573907 WGR GROUP LLC
R587311 LEE, HSIANG YUN & MICHAEL CHEN
R524072 RUSLI, VIVI SUHARTI & DEWI RUSLI CHANTANA
R573874 BIAN, YANHUI & BAOLIN LI
R587282 1864 ARENDALE LLC
R520287 LUEN, YUEN SANG & LAI KUEN LUEN WONG
R573962 YENSHAU, JESSICA MUCHANG & JENG-JYE SHAU
R573961 LAMA REALTY LLC
R573968 BANDARU VIJAYA & SUDHA GHANTASALA
R573967 PERUMALIL, SMITHA & HARDIK PATHAK
R514528 COLD SPRINGS HOMEOWNERS ASSOCIATION INC
R524099 LANDEROS ALFONSO LOPEZ SALGADO & FLORENCIA CARRILLO ZERMENO
R031265 LEANDER ISD TRUSTEE
R514538 MATTHEW P CARLTON & MYLINDA M CARLTON DALRYMPLE

1657 ARTESIAN SPRINGS XING
2109 PECAN ISLAND DR
1809 ARTESIAN SPRINGS XING
1744 ARTESIAN SPRINGS XING
2117 PECAN ISLAND DR
2004 PECAN ISLAND DR
CRYSTAL FALLS PKWY
2008 PECAN ISLAND DR
2103 PECAN ISLAND DR
1717 ARTESIAN SPRINGS XING
1777 ARTESIAN SPRINGS XING
1909 CYPRESS GATE DR
1652 ARTESIAN SPRINGS XING
1905 CYPRESS GATE DR
1660 ARTESIAN SPRINGS XING
2061 ARENDALE DR
2012 AUGUST JAKE DR
1733 ARTESIAN SPRINGS XING
1864 ARENDALE DR
1700 ELAINA LOOP
1907 PECAN ISLAND DR
1905 PECAN ISLAND DR
1921 PECAN ISLAND DR
1919 PECAN ISLAND DR
GRAND LAKE PKWY
1749 CACTUS MOUND DR
1222 RAIDER WAY
E CRYSTAL FALLS PKWY



EXECUTIVE SUMMARY
11/10/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0035 to amend the current zoning of LC-2-B (Local Commercial), TF-2-B (Two-Family), SFU-2-B (Single-Family Urban), and Interim SFR-1-B (Single-Family Rural) to GC-3-A (General Commercial) and LC-2-A (Local Commercial) on four parcels of land approximately 14.79 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R491364, R511667, R501146, and R579460; and generally located to the northeast of the intersection of Bagdad Road and W San Gabriel Pkwy, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0035 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

12/19/2001 – Annexation of Parcels R491364, R511667, and R501146 and assignment of zoning.
4/20/2016 – Annexation of Parcel R579460 and assignment of zoning.

APPLICANT/AGENT:

Southwest Land Services, Inc (David Singleton) on behalf of Leander Real Estate LLC (Madhuri Dhanireddy).

RECOMMENDATION:

Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent

8. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE 22-Z-035 BAGDAD CROSSING

GENERAL INFORMATION

Owner/Agent: Southwest Land Services, Inc (David Singleton) on behalf of Leander Real Estate LLC (Madhuri Dhanireddy).

Current Zoning: LC-2-B (Local Commercial)
TF-2-B (Two-Family)
SFU-2-B (Single-Family Urban)
Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: GC-3-A (General Commercial)
LC-2-A (Local Commercial)

Size and Location: The four parcels of land approximately 14.79 acres ± in size, and generally located to the northeast of the intersection of Bagdad Road and W San Gabriel Pkwy, Williamson County, Texas.

Staff Contact: Merrily Van Leuven
Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to expand an existing employment base and provide additional commercial and retail opportunities.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☐ ☒ Does the proposal warrant any other special considerations?

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	TF-2-B, SFU-2-B	Glen High School
EAST	PUD LC-2-B	Undeveloped commercial, Haven at San Gabriel Minor PUD
SOUTH	LC-2-B, LC-3-A	Undeveloped commercial
WEST	Interim SFR-1-B	Large lot residential

SURROUNDING AREA:

This property is located east of N Bagdad Rd and north of W San Gabriel Pkwy.

PHYSICAL AND NATURAL FEATURES:

This property is undeveloped with minimal tree coverage

PROPERTY HISTORY:

The majority of the property was annexed into the City of Leander on December 19, 2001 and a small portion along Bagdad Rd was annexed April 20, 2016. The area is currently unplatted.

MAJOR CORRIDORS:

This property has access onto W. San Gabriel Pkwy and N Bagdad Rd.

TRANSPORTATION PLAN REQUIREMENTS:

The development of the property has not been evaluated for roadway adequacy/boundary street improvements, turn lanes, deceleration lanes or TIA at this time.

EXISTING UTILITIES:

This property has access to water along the south side of W San Gabriel Parkway and the west side of Bagdad Rd (figure 1). There is wastewater to the east of the proposed property (figure 2).



Figure 1 Water



Figure 2 Wastewater

CURRENT LAND USES:

The property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

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.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 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 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**NEIGHBORHOOD CENTER**

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

Desired Mix: 70-100% Non-Residential, 0-30% 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:**DEVELOPMENT MEETING**

A development meeting was held with staff on 8/30/2021. The original proposal included commercial or commercial and residential project. The current proposal does not include any residential use.

NOTIFICATION

- 10/20/2022 - Public Notice on Hill Country News
- 10/26/2022 - Mail Notification to Property Owners within 200'
- 10/26/2022 - Public Hearing Signage Posted on Property
- 11/10/2022 - Planning and Zoning Commission Public Hearing
- 12/01/2022 - City Council Public Hearing & First Reading of the Ordinance
- 12/15/2022 - 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 neighborhood outreach letter was mailed out 10/21/2022. An updated letter reflecting the correct land use was sent out 10/27/2022. Please see the Neighborhood Outreach attachment 8 for more detail.

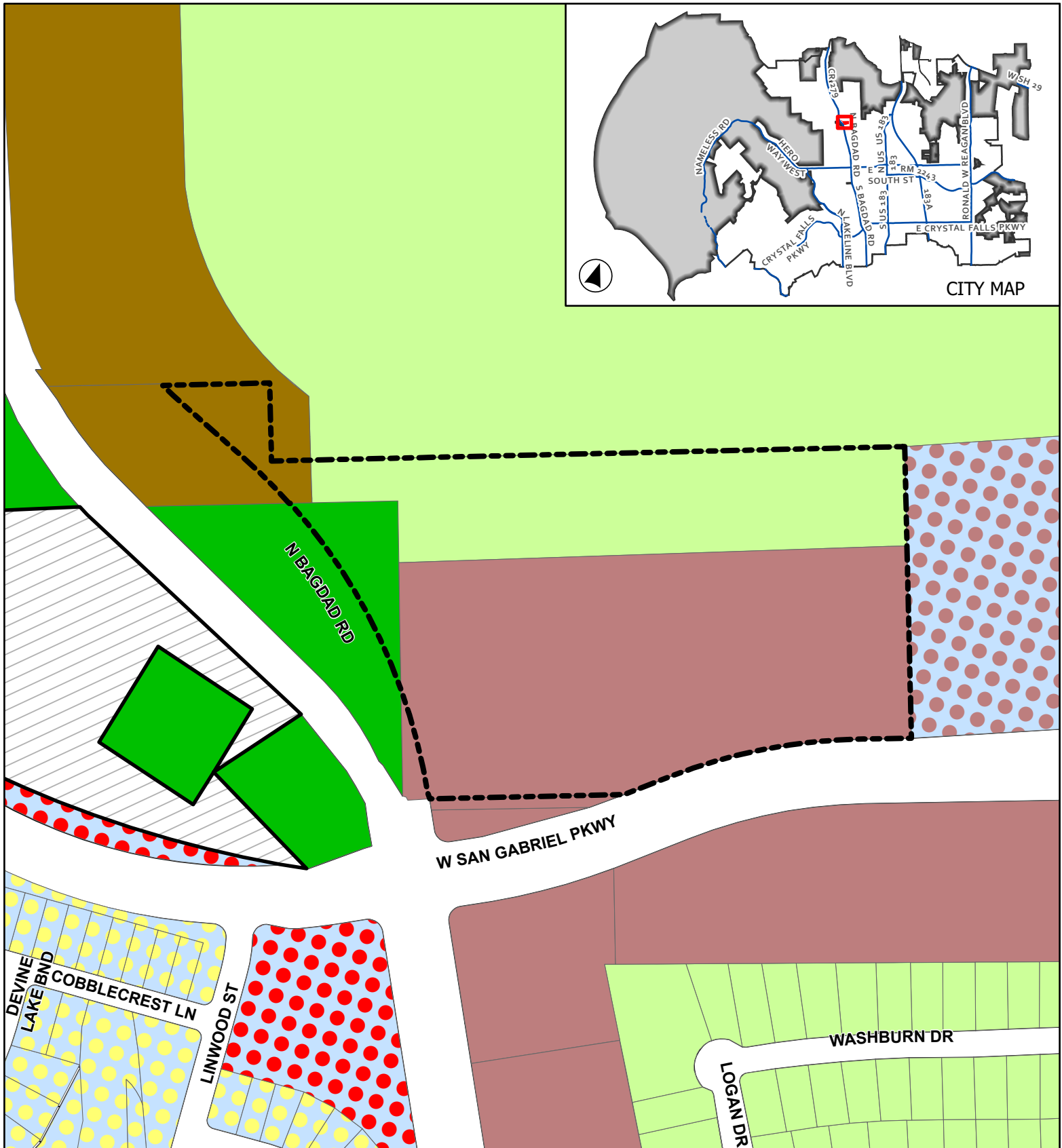






APPROVAL CRITERIA:

The Comprehensive Plan identifies this area as a Neighborhood Center land use category. The proposed zoning complies with the Future Land Use map and includes commercial uses. The Neighborhood Center land use category is compatible with the proposed zoning request of LC (Local Commercial) and GC (General Commercial) when it is along priority commercial centers such as Bagdad Rd.



CASE: Z-22-0035

ATTACHMENT 2

BAGDAD CROSSING

Current Zoning

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.

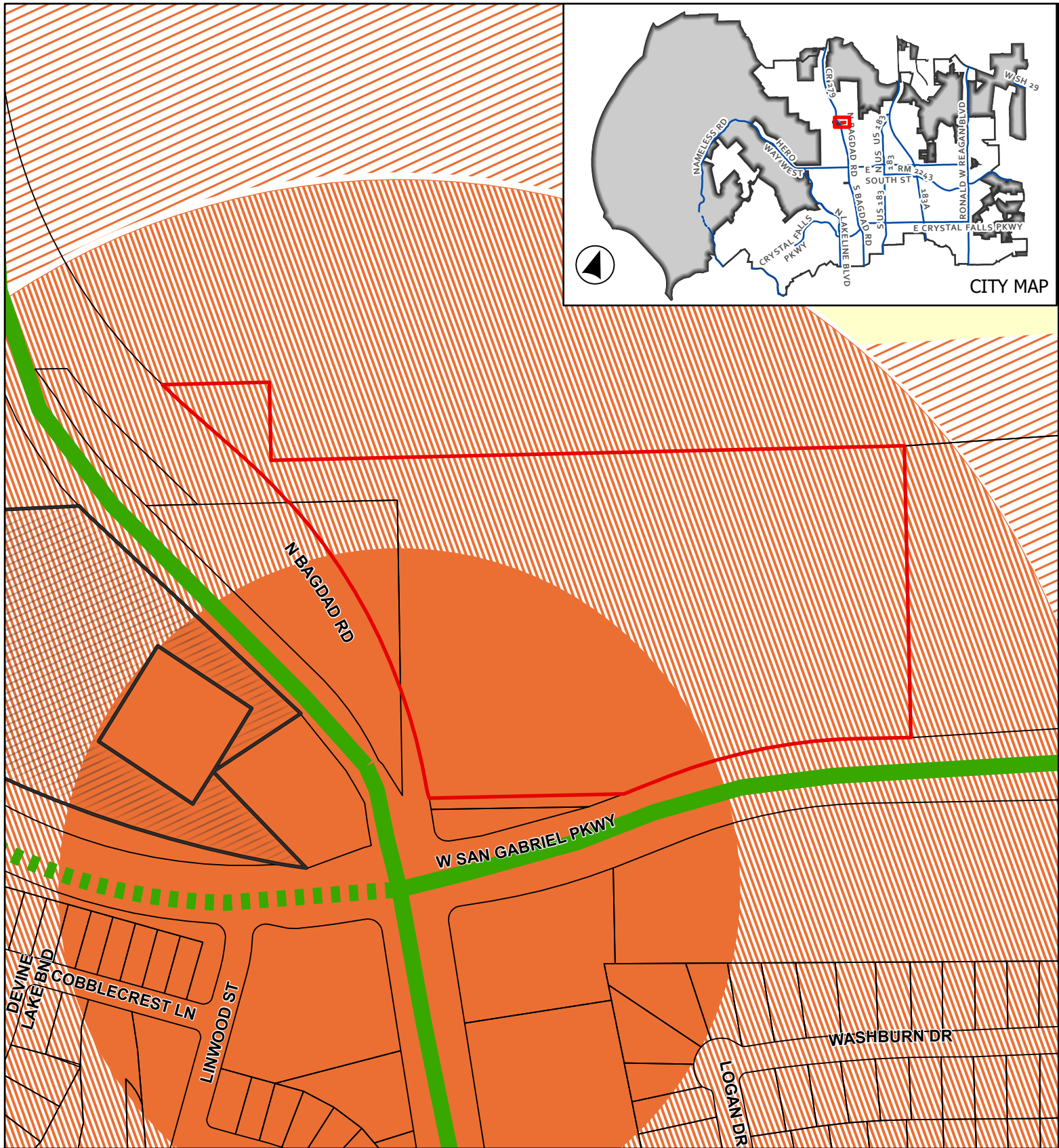
- | | |
|---------------------------|--------------------------|
| Leander City Limits | TF - Two Family |
| Proposed ETJ | LC - Local Commercial |
| Subject Area | PUD - Single-Family |
| SFR - Single-Family Rural | PUD - Local Commercial |
| SFU - Single-Family Urban | PUD - General Commercial |



0 85 170



Feet



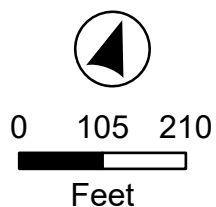
CASE: 22-Z-0035

ATTACHMENT 3

BAGDAD CROSSING

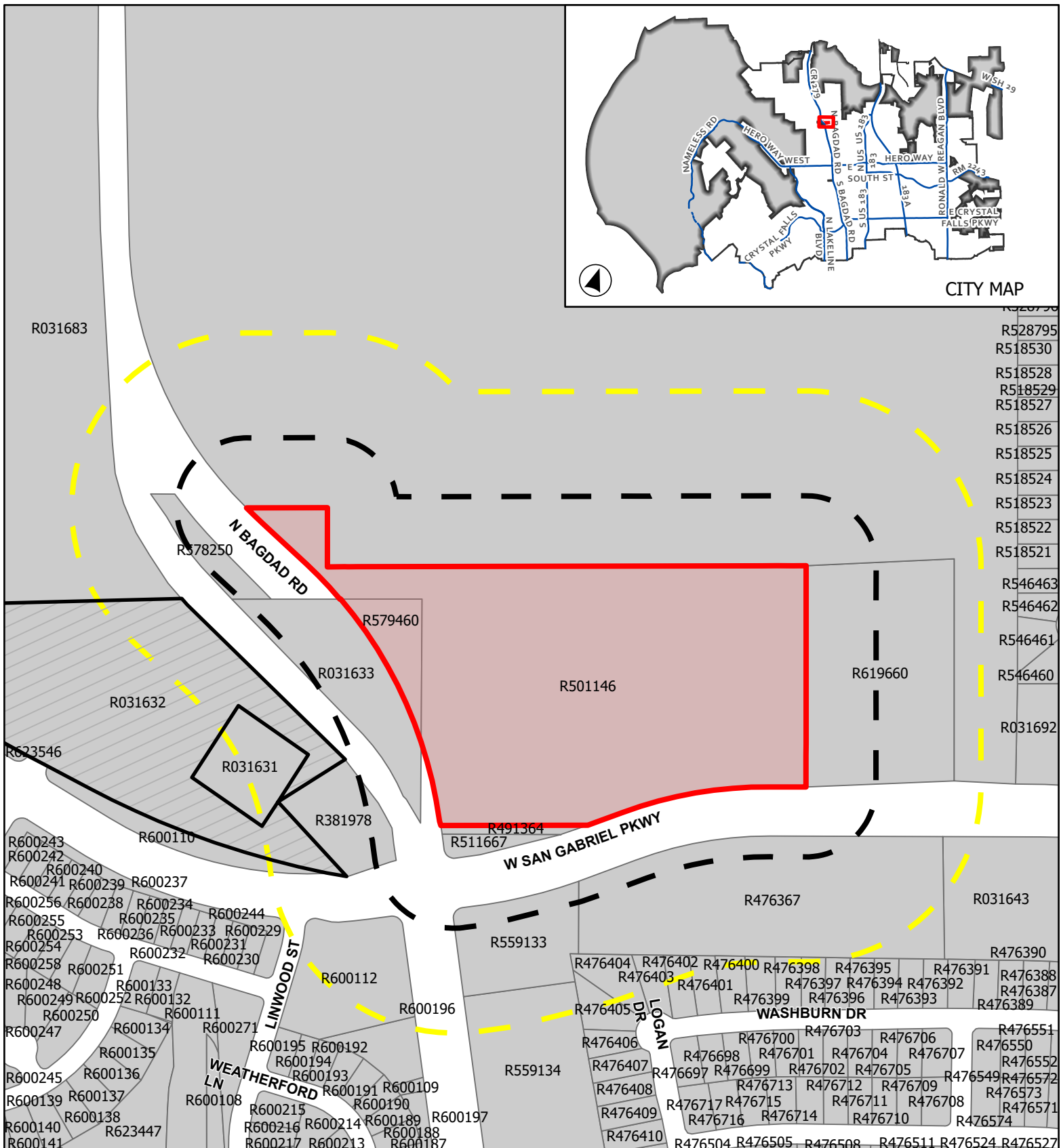
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing
- ARTERIAL 6, Proposed

- ### Future Land Use
- Neighborhood Residential
 - Neighborhood Center - Solid
 - Neighborhood Center
 - Multi-Use Corridor



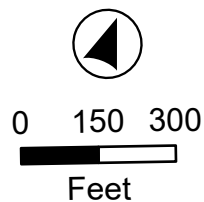
CASE: Z-22-0035

ATTACHMENT 4

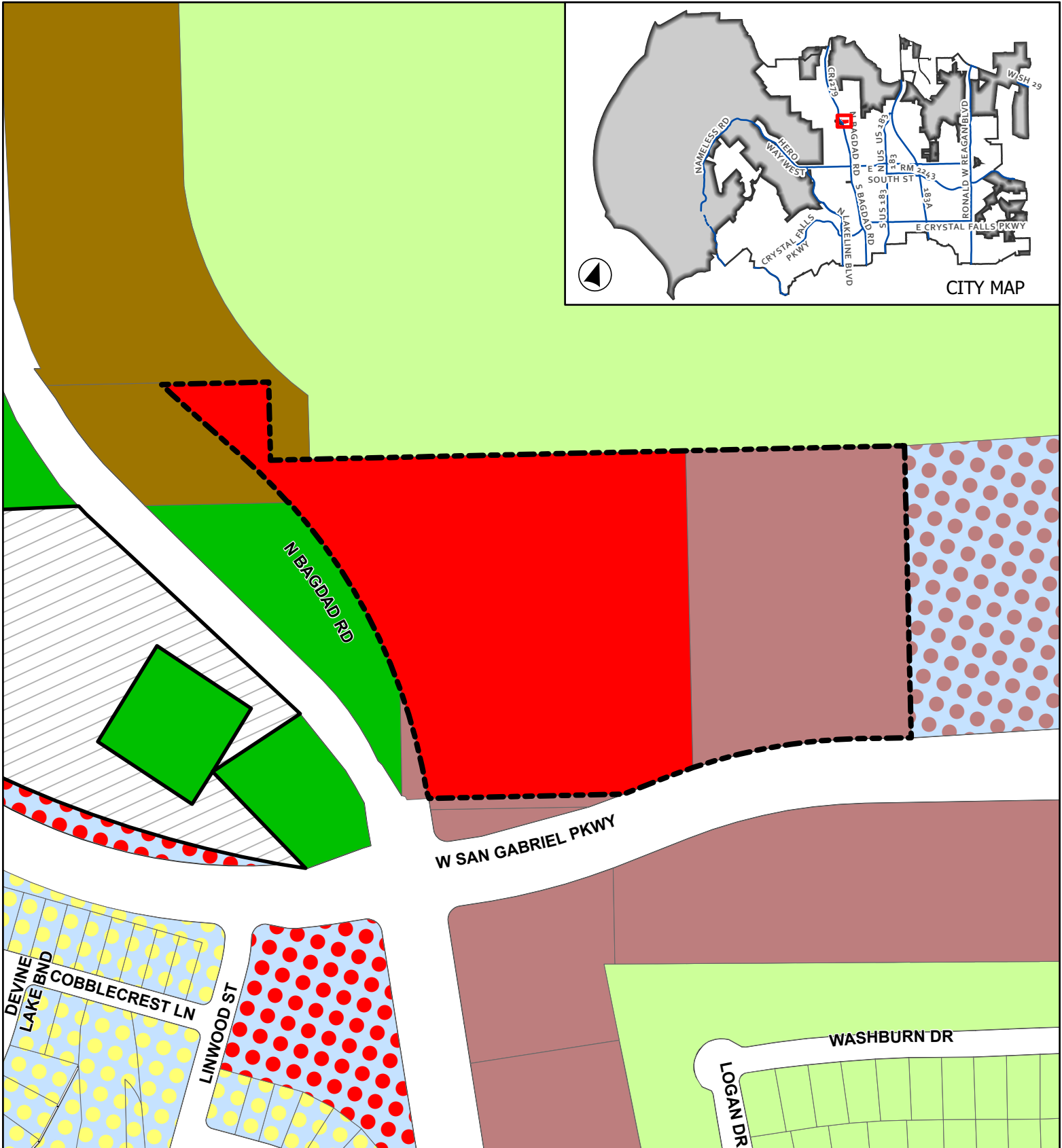
BAGDAD CROSSING

PUBLIC NOTIFICATION

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- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ
- Site Location



CASE: Z-22-0035

ATTACHMENT 5

BAGDAD CROSSING

Proposed Zoning

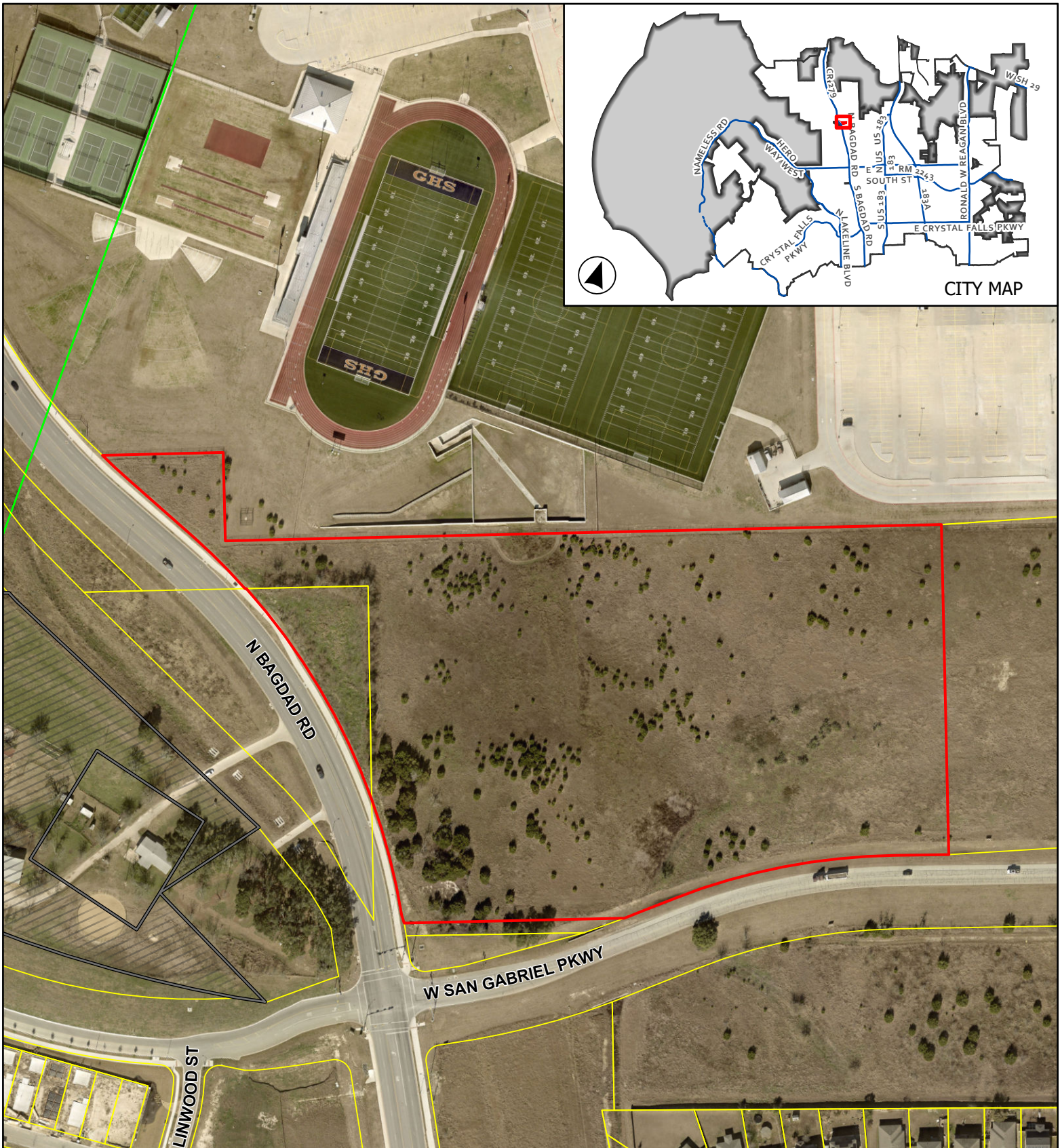
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- Leander City Limits
- Proposed ETJ
- Subject Area
- SFR - Single-Family Rural
- SFU - Single-Family Urban
- TF - Two Family

- LC - Local Commercial
- GC - General Commercial
- PUD - Single-Family
- PUD - Local Commercial
- PUD - General Commercial



0 85 170
Feet



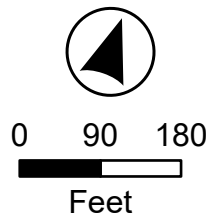
CASE: Z-22-0035

ATTACHMENT 3

BAGDAD CROSSING

Aerial Map

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-  Leander City Limits
-  Leander ETJ
-  Subject Area

SOUTHWEST
LAND SERVICES, INC.

August 17, 2022

Robin Griffin, AICP
Executive Director of Development Svcs.
City of Leander
201 N. Brushy Street
Leander, TX 78641

RE: 14.79 acre tract
Bagdad Road & San Gabriel Parkway
Rezoning request

Ms. Griffin,

On behalf of Leander Real Estate, LLC (Owner), we are submitting the enclosed Zoning Application to rezone the referenced property from LC-2-B (Local Commercial), TF-2-B (Two Family), SFU-2-B (Single-Family Urban) and SFR-1-B (Single-Family Rural) to +/- 10.00 acres of GC-3-A (General Commercial) and +/- 4.79 acres of LC-2-A (Local Commercial).

The proposed plan is consistent with the City's Comprehensive Plan designation of (Neighborhood Center) and will further the goals established therein by expanding an existing employment base contiguous to existing and planned transportation arterials and provide additional commercial and retail opportunities within the corporate boundaries of the City.

The topography of the site is relatively flat with slopes of less than two percent (2%).

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

Sincerely,



David Singleton

Delivery address: 300 CR 269 Leander Texas 78641

Mailing address: P.O. Box 984 Leander Texas 78646-0984

facsimile 512.259.9400

512.259.9000

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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.

Letters were mailed from our office to all property Owners within 500' of the subject tract. (A copy of the correspondence and a complete list of notified property owners was previously provided) We offered in-person, phone, email & Zoom meeting opportunities for property Owners to solicit information about the proposed zoning case.

We received two (2) inquiries, one from the Real Estate Broker representing an adjacent tract (Jeffery Mayes) asking what was being proposed and the other from one of the notified property owners (Lisa Birkman) again asking what was being proposed and what uses the proposed zoning classifications allowed. Neither offered any objection or concern. No one requested participation in the scheduled Zoom meeting.

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.

(see #1 above)

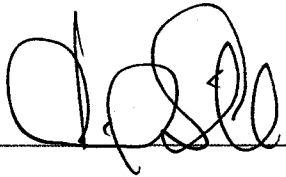
3. What concerns were raised during these communications?

No objections or concerns were relayed by either party.

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 _____

11.2.2022

JSL COMMERCIAL INVESTMENTS
LLC
4720-4 ROCKCLIFF RD
AUSTIN, TX 78746

GABRIEL LEANDER LLC
7930 THAXTON RD
AUSTIN, TX 78747

SHANGRI LA INVESTMENTS LLC
2704 HAMMOCK LAKE DR
LITTLE ELM, TX 75068

MADISON DECKER LTD
6116 N CENTRAL EXPY 510
DALLAS, TX 75206

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
13620 RANCH ROAD 620 N #STE
B150
Austin, Tx 78717

LEANDER ISD TRUSTEE
PO BOX 218
LEANDER, TX 78646-0218

HAVEN AT SAN GABRIEL LP
366 UPLAND CT
CANYON LAKE, TX 78133

DALLAS X & EVELYN D
GONZALEZ MAGNA
1017 WASHBURN DR
Leander Tx 78641

RICHARD LEWIS, III RIBBLE
1013 WASHBURN DR
Leander, Tx 78641

THOMAS TRUSTEE OF RUTH ANN
LEEVEER IRREVOC TRUST FBO SCOTT
LEEVEER
88 CRAFTSMAN WAY
HENDERSONVILLE NC 28739-7957

GREEN SKY REAL ESTATE
VENTURES LLC
14608 IVEANS WAY
Austin, Tx 78717

SIXTH STREET CAPITAL
INVESTORS LP
12345 VENTURA BLVD #STE H
Studio City, CA91604

NASH & ANAHITA
DARUKHANAWALLA
478 CRYSTALLINE DR
FREMONT, CA 94539

WEI LUO
10505 ROY BUTLER DR
AUSTIN, TX 78717-

AMY AMANDA & DANIELLE
CARVER DELEON
1005 WASHBURN DR
LEANDER, TX 78641

TAMARA & DOUGLAS
HAAS IV AZZANI
1021 WASHBURN DR
LEANDER, TX 78641

BRIAN W ALEXANDER
1015 WASHBURN DR
LEANDER, TX 78641

Sheri A Trustee of the Sheri A
Collings Revoc Trust
1009 WASHBURN DR
LEANDER, TX 78641

EUGENE & SHERI L
CONNER
1007 WASHBURN DR
LEANDER, TX 78641

HAVEN AT SAN GABRIEL LP
366 UPLAND CT
CANYON LAKE, TX 78133

PETER & ANN LUU MOSES
1003 WASHBURN DR
LEANDER, TX 78641

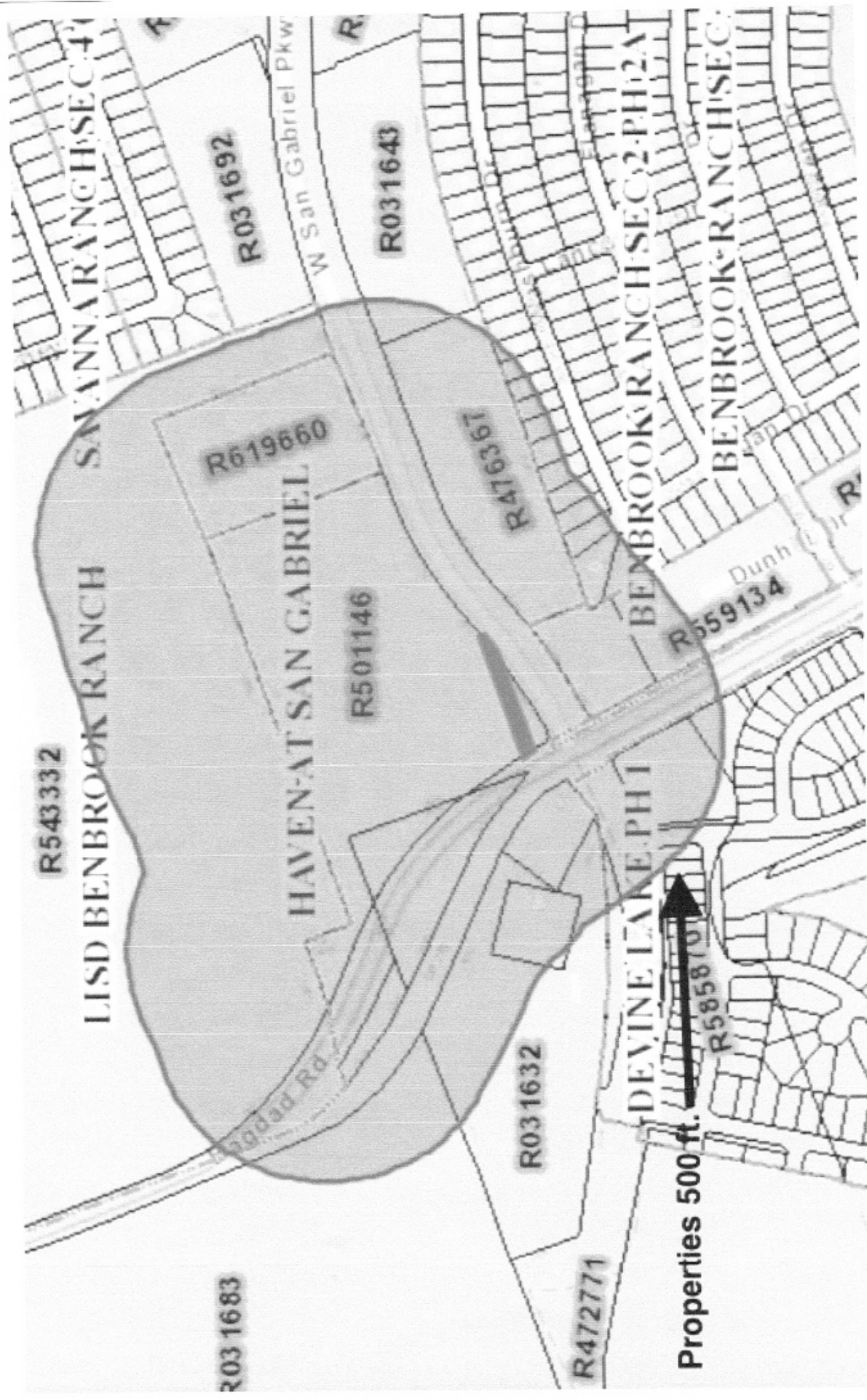
ABIGAIL & DREW HOBSON
DRINKARD
1011 WASHBURN DR
LEANDER, TX 78641

LACKEY HOLDING LTD
Attn: LISA BIRKMAN
409 MARQUESA TRL
GEORGETOWN, TX 7863

KARI ANN KARBER
1319 LOGAN DR
LEANDER, TX 78641

GRAHAM H & KERI N NAGAR
1317 LOGAN DR
LEANDER, TX 78641

Property	Owners 500 ft.	SiteAddress
R578250	JSL COMMERCIAL INVESTMENTS LLC	N BAGDAD RD, LEANDER, TX 78641
R600244	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	COBBLECREST LN, LEANDER, TX 78641
R559133	GABRIEL LEANDER LLC	1646 N BAGDAD RD, LEANDER, TX 78641
R031643	SHANGRI LA INVESTMENTS LLC	BAGDAD RD, LEANDER, TX 78641
R381978	MADISON DECKER LTD	N BAGDAD RD, LEANDER, TX 78641
R476400	MAGANA, DALLAS X & EVELYN D GONZALEZ	1017 WASHBURN DR, LEANDER, TX 78641
R476398	RIBBLE, RICHARD LEWIS, III	1013 WASHBURN DR, LEANDER, TX 78641
R476401	LEEVER, THOMAS TRUSTEE OF RUTH ANN LEEVER IRREVOC TRUST FBO SCOTT LEEVER	1019 WASHBURN DR, LEANDER, TX 78641
R031632	MADISON DECKER LTD	N BAGDAD RD, LEANDER, TX 78641
R559134	GREEN SKY REAL ESTATE VENTURES LLC	BAGDAD RD, LEANDER, TX 78641
R600110	SIXTH STREET CAPITAL INVESTORS LP	SAN GABRIEL PKWY, LEANDER, TX 78641
R476406	DARUKHANAWALLA, NASH & ANAHITA	1313 LOGAN DR, LEANDER, TX 78641
R031631	MADISON DECKER LTD	1709 N BAGDAD RD, LEANDER, TX 78641
R476405	LUO, WEI	1315 LOGAN DR, LEANDER, TX 78641
R476394	DELEON, AMY AMANDA & DANIELLE CARVER	1005 WASHBURN DR, LEANDER, TX 78641
R476402	AZZANI, TAMARA & DOUGLAS HAAS IV	1021 WASHBURN DR, LEANDER, TX 78641
R476399	ALEXANDER, BRIAN W	1015 WASHBURN DR, LEANDER, TX 78641
R476396	COLLINGS, SHERI A TRUSTEE OF THE SHERI A COLLINGS REVOC TRUST	1009 WASHBURN DR, LEANDER, TX 78641
R491364	LEANDER REAL ESTATE LLC	BAGDAD RD, LEANDER, TX 78641
R543332	LEANDER ISD TRUSTEE	1320 COLLABORATIVE WAY, LEANDER, TX 78641
R511667	LEANDER REAL ESTATE LLC	CR 274, LEANDER, TX 78641
R579460	LEANDER REAL ESTATE LLC	N BAGDAD RD, LEANDER, TX 78641
R600112	SIXTH STREET CAPITAL INVESTORS LP	LINWOOD ST, LEANDER, TX 78641
R476395	CONNER, EUGENE & SHERI L	1007 WASHBURN DR, LEANDER, TX 78641
R600196	SIXTH STREET CAPITAL INVESTORS LP	LINWOOD ST, LEANDER, TX 78641
R619660	HAVEN AT SAN GABRIEL LP	N BAGDAD RD, LEANDER, TX 78641
R476393	MOSES, PETER & ANN LUU	1003 WASHBURN DR, LEANDER, TX 78641
R600229	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	1517 COBBLECREST LN, LEANDER, TX 78641
R476397	DRINKARD, ABIGAIL & DREW HOBSON	1011 WASHBURN DR, LEANDER, TX 78641
R031683	LACKEY HOLDING LTD	CR 280, LEANDER, TX 78641
R476403	KARBER, KARI ANN	1319 LOGAN DR, LEANDER, TX 78641
R501146	LEANDER REAL ESTATE LLC	N BAGDAD RD, LEANDER, TX 78641
R476404	NAGAR, GRAHAM H & KERI N	1317 LOGAN DR, LEANDER, TX 78641
R476367	SHANGRI LA INVESTMENTS LLC	1676 N BAGDAD RD, LEANDER, TX 78641



R543332

LISD BENBROOK RANCH

SAN ANNA RANCH SEC 4

R031683

R619660

R031692

HAVEN-AT SAN GABRIEL

R501146

R031643

R031632

R476367

R472771

DEVINE LAKE PH 1

BENBROOK RANCH SEC 2 PH 2A

R559134

Properties 500 ft.

R585810

BENBROOK RANCH SEC 3

Dunh

W San Gabriel Pkwy

SOUTHWEST
LAND SERVICES, INC.

October 27, 2022

Re: Bagdad Crossing – 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 15 acres located at the northeast corner of the intersection of Bagdad Road and San Gabriel Parkway. The owner is proposing to rezone the tract from Two-Family (TF-2-B), Single Family – Urban (SFU-2-B), Local Commercial (LC-2-B) and Single Family Rural (SFR-1-B), to approximately 10 acres of General Commercial (GC-3-A) and approximately 4.79 acres of Local Commercial (LC-2-A).

The subject property is located within an area designated as "Neighborhood Center" on the City of Leander's Comprehensive Land Use Plan. This land use designation encourages a mixture of local and general commercial uses including the uses being proposed for the project.

The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

Delivery address: 300 CR 269 Leander Texas 78641

Mailing address: P.O. Box 984 Leander Texas 78646-0984

facsimile 512.259.9400

512.259.9000

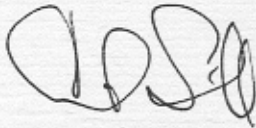
Bagdad Crossing
October 27, 2022
Page Two

The Comprehensive Plan further identifies General Commercial (GC) and Local Commercial (LC) as suitable zoning categories to be utilized within the Activity Center.

Out of an abundance of caution and mindful that due to current COVID conditions some may not be comfortable at an in-person meeting, we are scheduling a Zoom meeting for November 1st, 2022 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 outside of the Zoom meeting, please contact me by phone at 512-259-9000 or by email at southwestland@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Singleton', with a stylized flourish at the end.

David Singleton