



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

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

October 13, 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. 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 minutes.
7. Approval of Subdivision Case 19-FP-023 regarding Valley Vista Center Final Plat on four parcels of land approximately 6.231 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R510101, R599801, R586079, and R599803; generally located at the south west corner of Gabriels Horn Rd. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
8. Approval of Subdivision Case 22-FP-009 regarding Bryson Phase 4 Section 5 Final Plat on three parcels of land approximately 18.8 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R575847, R525991; generally located south of Woolsey Way and Bryson Ridge Trail, Leander, Williamson County, Texas.
9. Approval of Subdivision Case PP-22-0016 regarding Barksdale Phase 1 and 2 Preliminary Plat on one parcel of land approximately 44.15 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031542; generally located on the north side of Journey Pkwy west of CR 175, Leander, Williamson County, Texas.

10. Approval of Subdivision Case PP-21-0014 regarding Williams Tract Preliminary Plat on five parcels of land approximately 16.918 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031690, R099947, R315744, R031687, R031688 ; generally located west of N. Bagdad Rd. and South Brook Dr., Leander, Williamson County, Texas.
11. Approval of Subdivision Case 22-SFP-008 regarding Addington Homestead Short Form Final Plat on one parcel of land approximately 6.81 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R023968; generally located at 4508 Valley View Road, Leander, Williamson County, Texas.
12. 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.

REGULAR AGENDA

13. 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 7th day of October 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
10/13/2022

AGENDA SUBJECT:

Approval of minutes.

BACKGROUND:

Attached draft 9/22/2022 P&Z minutes.

RECOMMENDATION:

Approval of draft 9/22/2022 P&Z minutes.

PRESENTER:

Attachments

1. Draft 9-22-20232 P & Z Minutes



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

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

September 22, 2022 at 7:00 PM



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

Place 5 – 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 are present.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the September 15, 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

Chair Cosgrove stated Item 7 was pulled from consent and would be considered separately as part of the Regular Agenda.

6. Approval of Subdivision Case 20-FP-016 regarding Palmera Bluff Section 6 Final Plat on two parcels of land approximately 18 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R032201 and R032200; generally located north of Palmera Bluff Sections 3 & 5, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 22-PP-007 regarding Wildspring Subdivision Preliminary Plat on one parcel of land approximately 111.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032112; generally located NW of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the preliminary plat.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

8. Approval of Minutes.

Motion made by Commissioner Hampton, Jr. to approve the consent agenda items 6 & 8, seconded by Commissioner Carpenter.

7 to 0 Passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Special Use Case 22-SU-002 to allow for the temporary residential use of a travel trailer or recreational vehicle for use by owners while building permanent home on site; on one parcel of land approximately 4.72 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513800; and more commonly known as 13201 Vista Rock Drive, Leander, Travis County, Texas.

- Discuss and consider action regarding Special Use Permit Case 22-SU-002 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Vice Chair Donnie Mahan to approve the special use.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-022 to amend the current zoning of SFR-3-B (Single-Family Rural) to adopt the Moon Valley PUD (Planned Unit Development) with a base zoning district of LC-5-D (Local Commercial) on two parcels of land approximately 8.78 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; and more commonly known as 15841 Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-022 as described above.

Ray Hill, Kanav Bansal, Rita Flores and Maria Hill spoke against.

Emily Kaszczuk, Cunningham, Jeff Schmitt, Joby Strobo, Cynthia Cunningham, Loren Morgan,

Mandy Gegoux Rafael de Magalhaes Dreher, and Marie Cates positions were read into the record as against.

Jason Suchomel and Emily Kaszczuk are against and had their comments read into the record.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve the zoning request with the condition that the permitted use are updated to limit the uses to Retail Nursery and associated goods and to remove C.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

11. Conduct a Public Hearing regarding Zoning Case 22-Z-027 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 50 High Gabriel Minor PUD (Planned Unit Development) with a base zoning of GC-3-A (General Commercial) on one parcel of land approximately 1.59 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R474021; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-027 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the zoning request with the amended base zoning district of LC-2-A.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-028 to amend the current zoning of T6 (Urban Core Zone) to adopt the Metro Way Medical Center PUD (Planned Unit Development) with the LC-2-A (Local Commercial) on one parcel of land approximately 4.37 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R573740; and generally located to the northeast S US 183 and Metro Dr., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-028 as described above.

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

Chair Cosgrove withdrew the motion.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter

5 - 2 Passed

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve the zoning request with the condition that the PUD notes corrected to include a 10' foot setback.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Laura Lantrip, Commissioner Rick Carpenter

5 - 2 Passed

13. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-029 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on two parcels of land approximately 9.111 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031284 and R324449; and more commonly known as 2967 & 3005 Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-029 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Rick Carpenter to approve the zoning request.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case 22-PP-004 to approve the Bar W Ranch West Phases 10 and 11 Preliminary Plat on six parcels of land approximately 94.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R544598, R532728, R539735, R539738, R573683, R544612; generally located northeast of CR 267 and Bar W Ranch Blvd. Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Vice Chair Donnie Mahan to approve the preliminary plat.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

15. Discuss and consider action on Tree Removal Case 22-TRP-006 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.

Motion made by Commissioner Deirdre Moss, seconded by Commissioner Rick Carpenter to deny the Tree Removal request.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip,
Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron
May, Vice Chair Donnie Mahan

7 - 0 Passed

16. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2021 to August 2022.

Commissioners had discussion. No action was taken.

17. Adjournment at 8:37 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
10/13/2022

AGENDA SUBJECT:

Approval of Subdivision Case 19-FP-023 regarding Valley Vista Center Final Plat on four parcels of land approximately 6.231 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R510101, R599801, R586079, and R599803; generally located at the south west corner of Gabriels Horn Rd. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.

BACKGROUND:

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

This application expired on July 7, 2021. The City Council is reviewing an extension request on October 10, 2022. If the extension request is approved, the Commission may proceed with action on this final plat.

HISTORY/TIMELINE:

01/07/2021 Valley Vista Center Final Plat Staff Extension Expired
07/07/2021 Valley Vista Center Final Plat Council Extension Expired

APPLICANT/AGENT:

Jones and Carter (David Peek P.E.) on behalf of Tesch Development& Management Co. LLC.

RECOMMENDATION:

This final plat includes 3 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

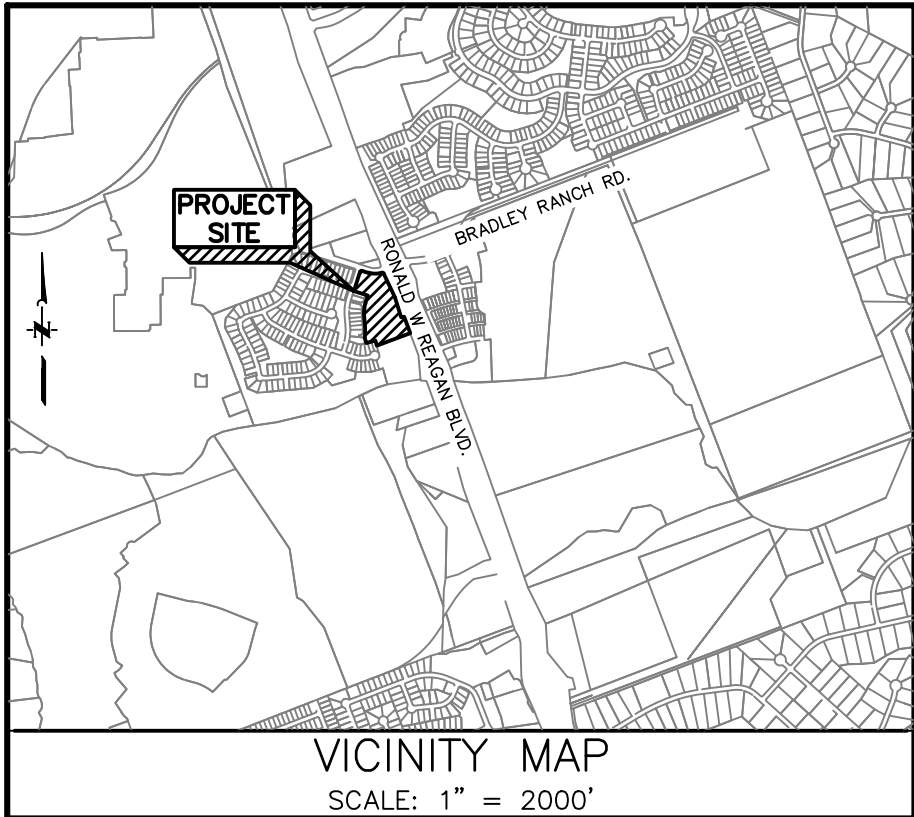
PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

VALLEY VISTA CENTER
FINAL PLAT
CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS



LEGAL DESCRIPTION

BEING a 6.231 acre tract of land out of the Henry Garmes Survey, Abstract Number 269, Williamson County, Texas and being those certain tracts of land described in a General Warranty Deed to BOB TESCH INVESTMENTS, LLC recorded under Document Number 2020096134 of the Official Public Records of Williamson County, Texas and all of that certain 1.167 acre tract of land described in a Special Warranty Deed to BACONRANCH PROPERTY, INC. recorded in Document Number 2019093749 of the Official Public Records of Williamson County, Texas; said 6.231 acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 5/8"iron rod with cap stamped "JONES|CARTER" found at the intersection of the westerly right-of-way line of Ronald W. Reagan Boulevard (a variable width right-of-way) and the southerly right-of-way line of Gabriel's Horn Road (a 60' right-of-way) recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas;

THENCE with said westerly right-of-way line of Ronald W. Reagan Boulevard the following courses and distances:

South 25°02'15" East a distance of 278.99 feet to a 1/2"iron rod with cap stamped "DIAMOND" found;

South 17°29'00" East a distance of 222.42 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found;

North 79°47'16" East a distance of 32.05 feet to a 1/2"iron rod with cap stamped "DIAMOND" found;

South 20°28'14" East a distance of 186.13 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the northeasterly corner of a called 9.412 acre tract of land described in a Special Warranty Deed to SJ & A LLC recorded in Document No. 2016010205 of the Official Public Records of Williamson County, Texas;

THENCE departing said westerly right-of-way line of Ronald W. Reagan Boulevard with the northerly line of said 9.412 acre tract of land, South 69°31'46" West a distance of 379.81 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found in the easterly line of Lot 1, Block D of VALLEY VISTA, PHASE 1, a subdivision as recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas being the northwesterly corner of said 9.142 acre tract of land;

THENCE with the easterly line of said Lot 1, North 15°28'20" West a distance of 57.78 feet to to a 5/8"iron rod with cap stamped "JONES|CARTER" found to the northerly corner of said Lot 1;

THENCE with a northerly line of said Block D, South 73°41'46" West a distance of 99.99 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the westerly corner of Lot 8 of said Block D;

THENCE with the easterly line of said Lot 8, North 16°18'14" West a distance of 58.97 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found to the northeasterly corner of said Lot 8 and the southeasterly corner of the Block E Alley of said VALLEY VISTA, PHASE 1 for the beginning of a non-tangent curve to the left;

THENCE with the easterly right-of-way line of said Block E Alley the following courses and distances:

Northeasterly with said non-tangent curve to the left having a radius of 680.00 feet and a delta angle of 11°35'54", an arc distance of 137.65 feet (the chord of said curve bears North 00°47'55" East a distance of 137.42 feet) to a 5/8" iron rod with cap stamped "JONES|CARTER" found;

North 05°00'02" West a distance of 103.80 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 320.00 feet and a delta angle of 22°30'00", an arc distance of 125.66 feet (the chord of said curve bears North 06°14'58" East a distance of 124.86 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER" found;

North 17°29'58" East a distance of 88.16 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found for the northeasterly corner of said Block E;

THENCE with the northerly line of said Block E, North 72°30'02" West a distance of 155.00 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found in the easterly right-of-way line of Cherokee Nation Trail (a 50' right-of-way) recorded in Document No. 2018015621 of the Official Public Records of Williamson County, Texas being the northerly corner of Lot 10 of said Block E;

THENCE with said easterly right-of-way line of Cherokee Nation Trail the following courses and distances:

North 17°29'58" East a distance of 216.50 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the point of curvature of a curve to the right;

Northeasterly with said curve to the right having a radius of 15.00 feet and a delta angle of 90°00'00", an arc distance of 23.56 feet (the chord of said curve bears North 62°29'58" East a distance of 21.21 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER" found at the intersection of said easterly right-of-way line of Cherokee Nation Trail and said southerly right-of-way line of Gabriel's Horn Road;

THENCE with the southerly right-of-way line of Gabriel's Horn Road the following courses and distances:

South 72°30'02" East a distance of 70.04 feet to a 5/8"iron rod with cap stamped "JONES|CARTER" found being the point of curvature of a curve to the left;

Southeasterly with said curve to the left having a radius of 250.00 feet and a delta angle of 34°31'48", an arc distance of 150.67 feet (the chord of said curve bears South 89°45'56" East a distance of 148.40 feet) to a 5/8"iron rod with cap stamped "JONES|CARTER" found for the point of curvature of a reverse curve to the right;

Southeasterly with said reverse curve to the right having a radius of 15.00 feet and a delta angle of 81°59'34", an arc distance of 21.47 feet (the chord of said curve bears South 66°02'03" East a distance of 19.68 feet) to the POINT OF BEGINNING and CONTAINING an area of 6.231 acres of land.

Owner:
BOB TESCH INVESTMENTS, LLC
c/o Tesch & Associates, Inc.
6950 TPC Drive, Suite 110
McKinney, TX 75070

Owner:
ROBERT E. TESCH
6950 TPC Drive, Suite 110
McKinney, TX 75070

Owner:
BACONRANCH PROPERTY, INC.
7930 Thaxton Rd., #100
Austin, Texas 78747

Developer:
TESCH DEVELOPMENT AND
MANAGEMENT CO., LLC
2Greenside at Craig Ranch
6950 TPC Drive, Suite 110
McKinney, TX 75070
(512) 259 - 5880

ROBERT E. TESCH
bob@teschassociates.com

Engineer:
JONES|CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: David Peek, PE

Surveyor:
JONES|CARTER
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
(512) 441-9493
Attn: Rex Hackett, RPLS

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231



JONES|CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET INDEX

1. COVER SHEET
2. FINAL PLAT
3. PLAT DETAILS
4. SIGNATURE AND PLAT NOTES

Submitted on September 17, 2019

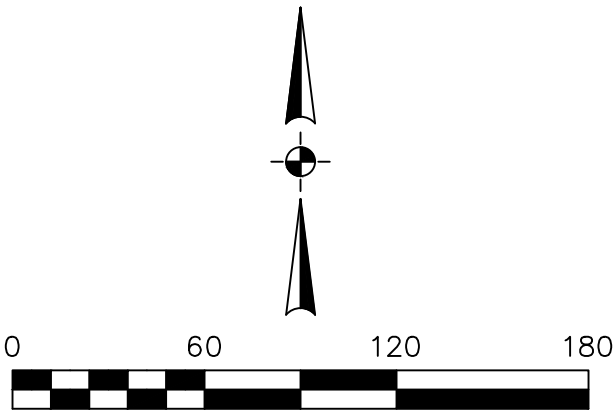
SHEET 1 OF 4

FILE: K:\OA758\OA758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg	
JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=2000'	REVISED: October 19, 2021

**VALLEY VISTA CENTER
FINAL PLAT**

VALLEY VISTA CENTER
FINAL PLAT

CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS



LEGEND

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET W/CAP STAMPED "JONES | CARTER"
- △ CALCULATED POINT
- Ⓐ BLOCK LABEL
- ○ ○ ○ ○ PROPOSED SIDEWALK
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

VALLEY VISTA EAST, PHASE 1
DOC. NO. 2018095091
O.P.R.W.C.T.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GEOID 12A. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES SCALED FROM N: 10196243.810, E: 3085850.885, ELEV: 877.275 WITH A COMBINED SCALE FACTOR OF 1.0001335064.

BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W REAGAN BOULEVARD, LOCATED APPROXIMATELY 375 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. (ELEVATION=851.66) (NAVD 88 DATUM)

TBM
N: 10195374.94
E: 3087223.86
ELEV: 851.66

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	680.00'	137.65'	11°35'54"	N 00°47'55" E	137.42'
C2	320.00'	125.66'	22°30'00"	N 06°14'58" E	124.86'
C3	15.00'	23.56'	90°00'00"	N 62°29'58" E	21.21'
C4	250.00'	150.67'	34°31'48"	S 89°45'56" E	148.40'
C5	15.00'	21.47'	81°59'34"	S 66°02'03" E	19.68'



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 2 OF 4

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

JOB NO: A758-0003-02 DRAWN BY: TJS/ASH

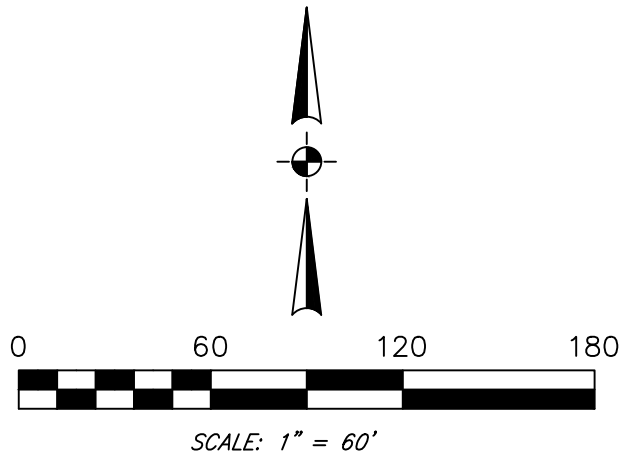
DATE: November 8, 2019 CHECKED BY: RLH

SCALE: 1"=60' REVISED: October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT

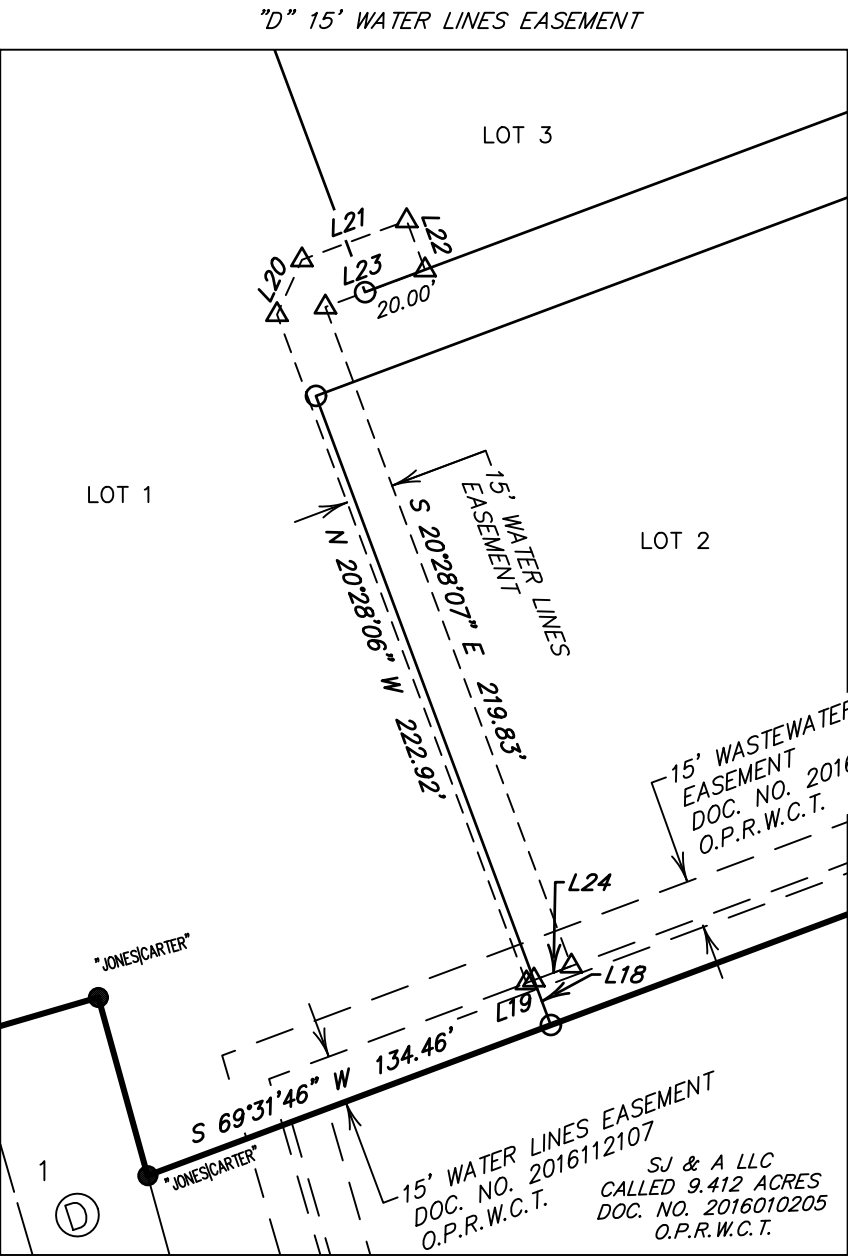
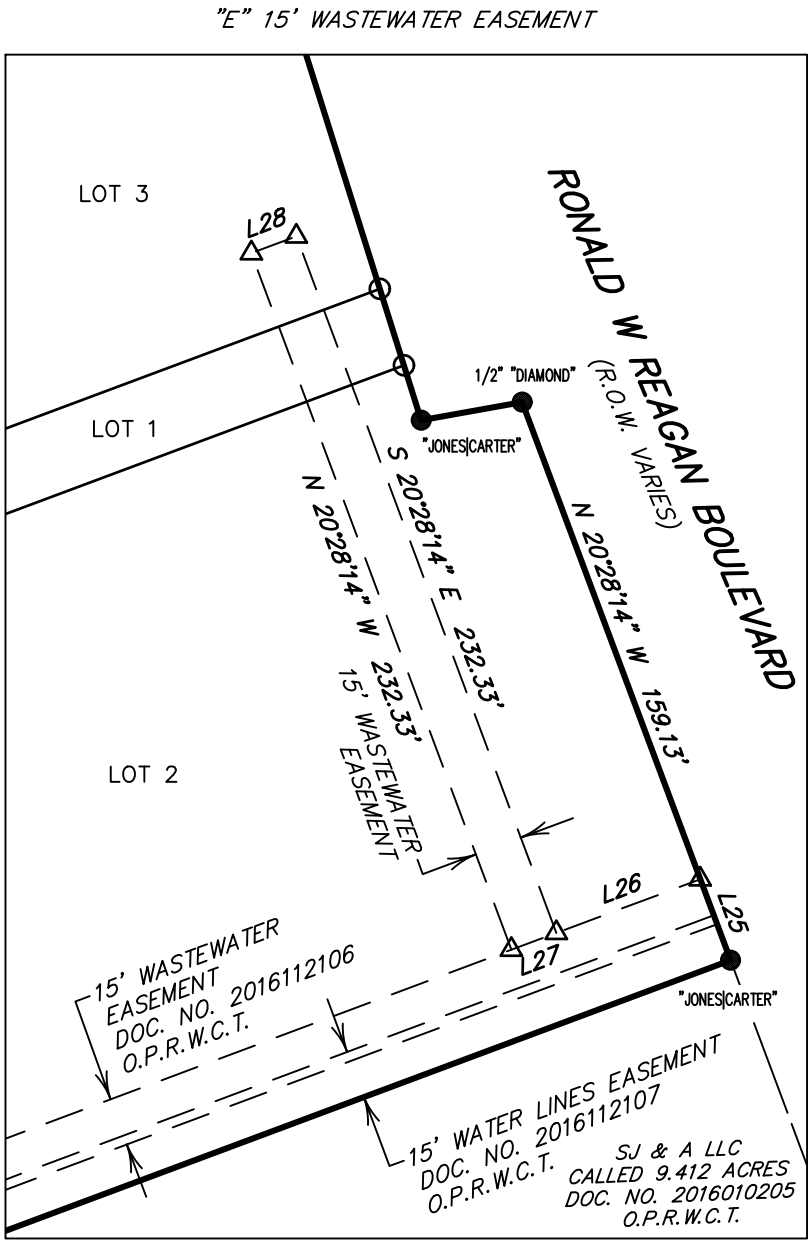
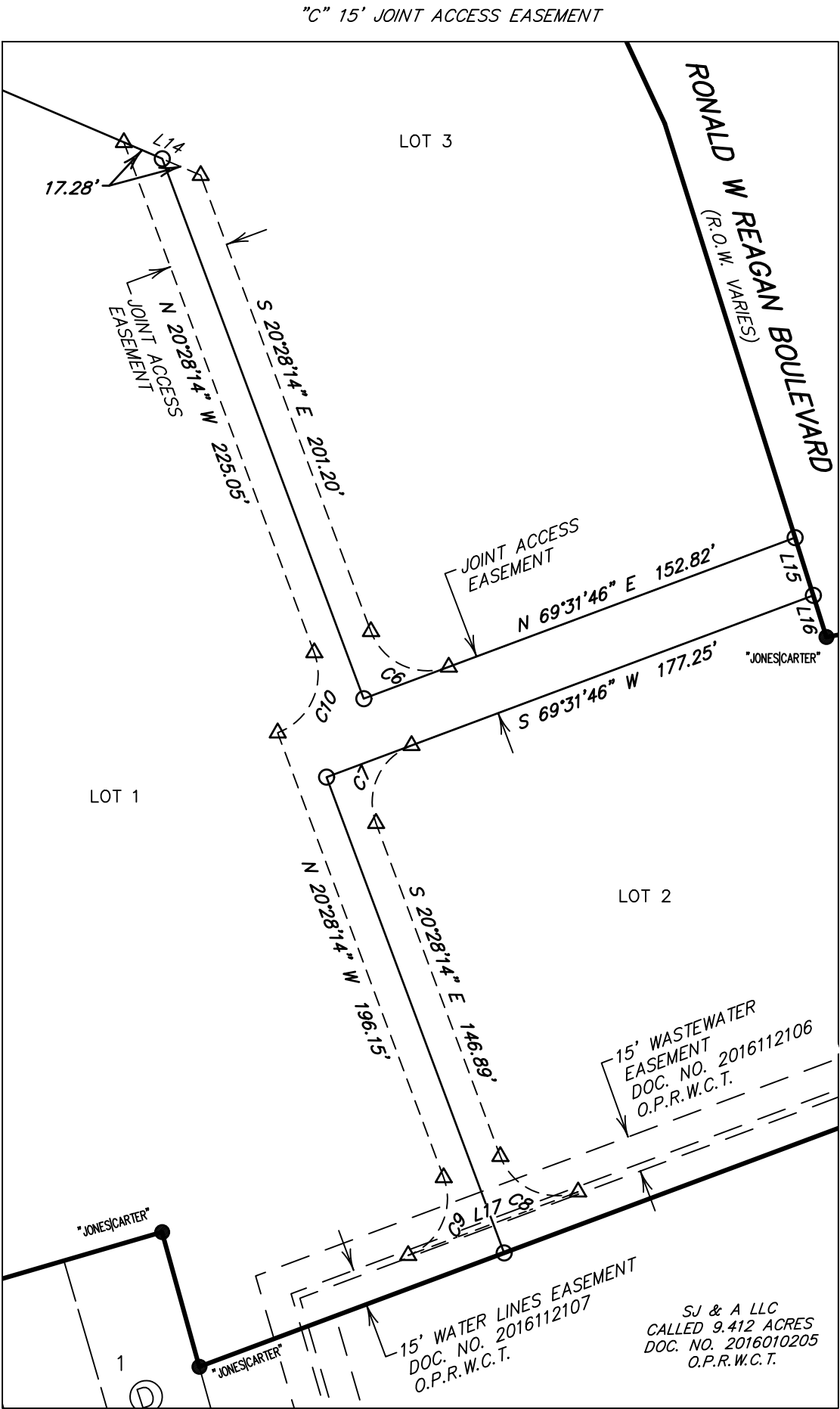
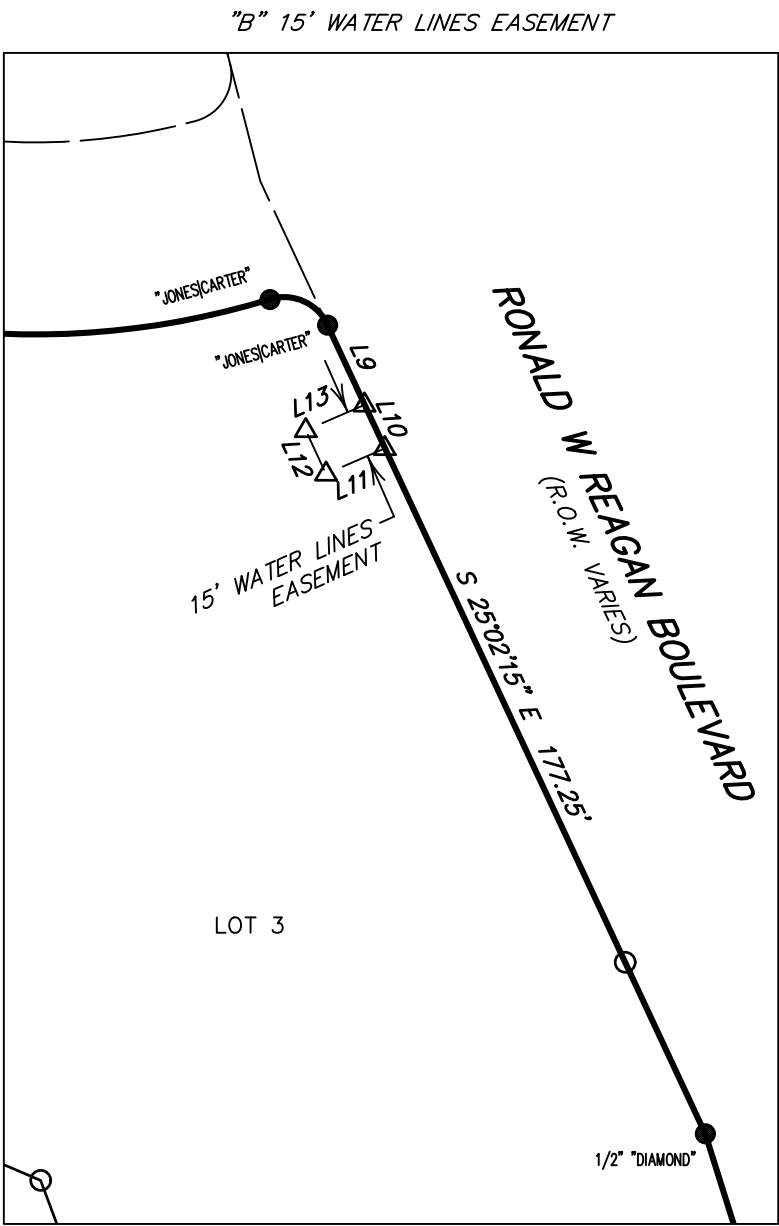
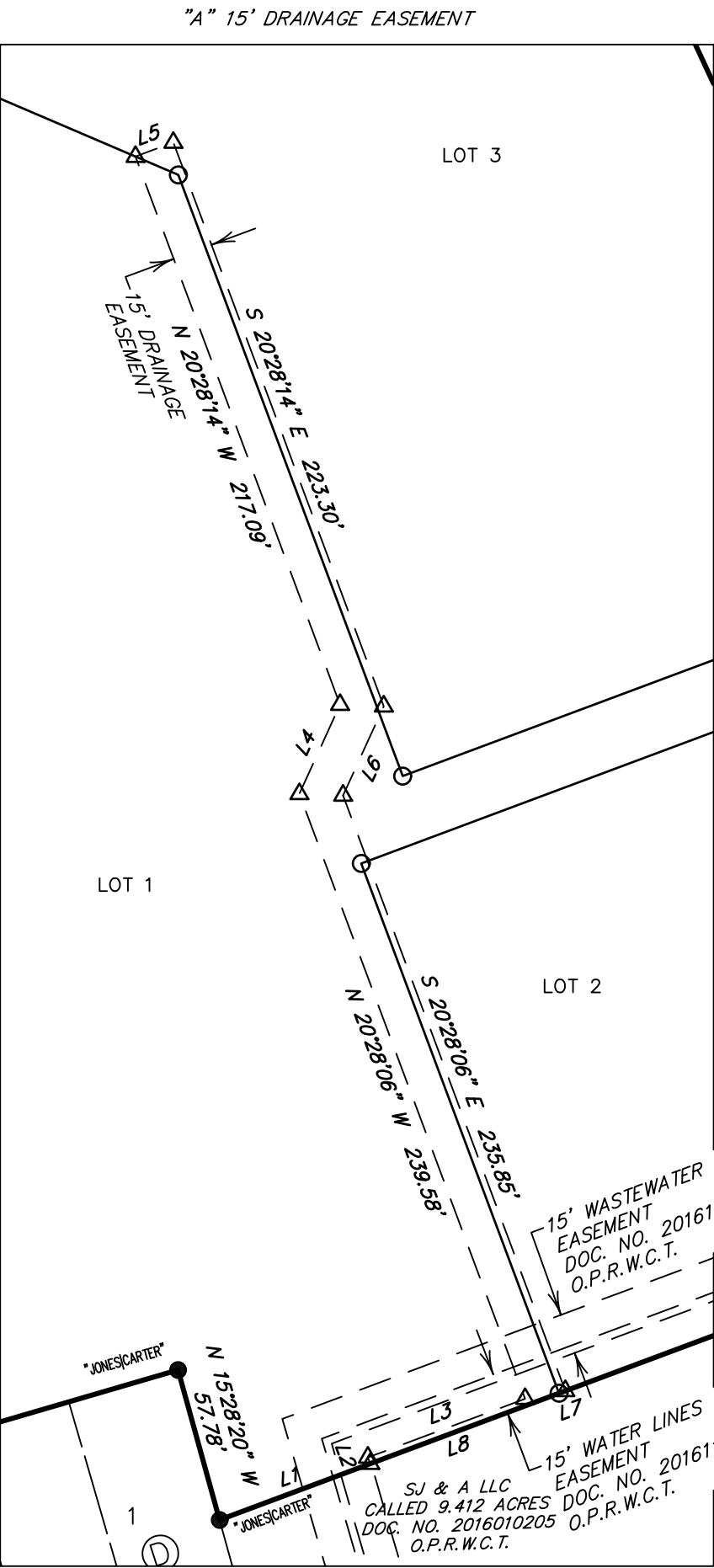
VALLEY VISTA CENTER
FINAL PLAT

CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS



LEGEND

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET W/CAP STAMPED "JONES | CARTER"
- △ CALCULATED POINT
- Ⓐ BLOCK LABEL
- PROPOSED SIDEWALK
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°31'46" E	59.69'
L2	N 20°28'14" W	2.48'
L3	N 69°31'46" E	62.27'
L4	N 24°31'50" E	36.38'
L5	N 69°31'46" E	15.00'
L6	S 24°31'50" W	36.39'
L7	S 69°31'46" W	2.50'
L8	S 69°31'46" W	74.77'
L9	S 24°49'46" E	27.55'
L10	S 25°02'15" E	15.01'
L11	S 66°28'53" W	20.11'
L12	N 25°02'15" W	15.01'
L13	N 66°28'53" E	20.11'
L14	S 66°49'08" E	34.55'
L15	S 17°29'00" E	25.03'
L16	S 17°29'00" E	18.02'
L17	S 69°31'46" W	75.00'
L18	N 20°28'14" W	15.00'
L19	S 69°31'46" W	2.50'
L20	N 24°31'50" E	18.80'
L21	N 69°31'46" E	34.93'
L22	S 20°28'14" E	16.38'
L23	S 69°31'46" W	33.23'
L24	S 69°31'46" W	12.50'
L25	N 20°28'14" W	27.00'
L26	S 69°31'46" W	48.00'
L27	S 69°31'46" W	15.00'
L28	N 69°31'46" E	15.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	25.00'	90°00'00"	39.27'	S 65°28'15" E	35.36'
C7	25.00'	90°00'00"	39.27'	S 24°31'46" W	35.36'
C8	25.00'	90°00'00"	39.27'	S 65°28'14" E	35.36'
C9	25.00'	90°00'00"	39.27'	N 24°31'46" E	35.36'
C10	25.74'	90°00'00"	40.43'	N 24°31'46" E	36.40'

LAND USE	NO. OF LOTS	ACREAGE
COMMERCIAL	3	6.231
TOTAL NO. OF LOTS/R.O.W.	3	6.231

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES SCALED FROM N: 10196243.810, E: 3085850.885, ELEV: 877.275 WITH A COMBINED SCALE FACTOR OF 1.0001335064.

BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS SURVEY IS A SQUARE CUT IN THE WEST RIGHT OF WAY OF RONALD W REAGAN BOULEVARD, LOCATED APPROXIMATELY 375 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. (ELEVATION=851.66) (NAVD 88 DATUM)

SHEET 3 OF 4

FILE: K:\OA758\OA758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg	
JOB NO: A758-0003-00	DRAWN BY: TJS/ASH
DATE: November 8, 2019	CHECKED BY: RLH
SCALE: 1"=60'	REVISED: October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SURVEY NOTES:

1. The survey shown hereon has been prepared as the result of an on the ground survey completed on August 23, 2019.
2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are surface values scaled from N: 10196243.810, E: 3085850.885, ELEV: 877.275 with a combined scale factor of 1.0001335064.
3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Stewart Title Guaranty Company, Countersigned by Georgetown Title Company, File No. 190074347, effective date January 24, 2019, issue date February 4, 2019. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
4. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
5. The Henry Garmes Survey reference was scaled from the Texas General Land Office GIS WEB.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company according to File No. 190074347, issued February 4, 2019 are shown or noted hereon.

1. Terms, conditions and provisions of that certain Development Agreement dated January 27, 2016, by and between Robert E. Tesch (seller) and SJ&A, LLC (buyer) recorded under Document No. 2016028388, Official Public Records, Williamson County, Texas
2. Terms, conditions and provisions of that certain Development Agreement dated January 27, 2016, by and between Robert E. Tesch (seller) and SJ&A, LLC (buyer) recorded under Document No. 2016028389, Official Public Records, Williamson County, Texas

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

That I, Bob Tesch Investments, LLC, as the owner of that certain 5.064 acres of land recorded in Document No. 2020096134 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate 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 VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the _____day of _____, 20____, A.D.

Bob Tesch Investments, LLC
Robert E. Tesch
Manager
6950 TPC Drive, Suite 110
McKinney, Tx 75070

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 20____, personally appeared, _____, 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 purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

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

That I, Robert E. Tesch, as the owner of that certain 3.206 acres of land recorded in Document No. 2000058885 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate 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 VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the _____day of _____, 20____, A.D.

Robert E. Tesch
Owner
6950 TPC Drive, Suite 110
McKinney, Tx 75070

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 20____, personally appeared, _____, 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 purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

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

That I / (we) BACONRANCH, PROPERTY, INC., as the owner of that certain 1.167 acres of land recorded in Document No. 2019093749 of the Official Public Records of Williamson County, Texas, all out of the Henry Garmes Survey, Abstract No. 269, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate 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 VALLEY VISTA CENTER FINAL PLAT subdivision.

WITNESS MY HAND, this the _____day of _____, 20____, A.D.

BACONRANCH PROPERTY, INC.
Owner
7930 Thaxton Rd., # 100
Austin, Texas 78747

VALLEY VISTA CENTER
FINAL PLAT

CITY OF LEANDER,
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 20____, personally appeared, _____, 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 purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

I, Rex L. Hackett, do hereby certify that I am authorized to practice surveying in the State of Texas and that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all recorded easements of record as found on the Title Insurance Policy provided by Stewart Title Guaranty Company, File No. 190074347, dated February 4, 2019, are shown and/or noted hereon.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date _____

JONES | CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, David Wayne Peek, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat conforms with the applicable ordinances of the City of Leander, Texas.

David Wayne Peek
Registered Professional Engineer No. 114689
Date _____

JONES | CARTER
3100 Alvine Devane Boulevard, Suite 150
Austin, Texas 78741

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, Texas.

ATTEST: _____

Ron May, Chair
Planning and Zoning Commission
City of Leander, Texas

Ellen Coufal, Secretary
Planning and Zoning Commission
City of Leander, Texas

GENERAL NOTES:

- This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
- No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
- A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the Property Owners' Association.
- Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander or the Property Owners' Association.
- All easements and water quality ponds on private property shall be maintained by the property owner or his or her assigns.
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0455F for Williamson County, effective December 20, 2019.
- Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander.
- All utility lines must be located underground.
- All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
- 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.
- Sidewalks shall be installed on the subdivision side of Gabriels Horn Road, Cherokee Nation Trail and Ronald Reagan 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.
- This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on August 8, 2019.
- Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.
- At the time of site development permit, the applicant will provide a payment to the City in lieu of a traffic impact analysis (TIA), unless a TIA for the entire development indicates that average daily trips are estimated below 2,000.
- The city is not responsible for damage to improvements caused by the city's maintenance or repair of city owned utility lines contained in an easement.
- The private storm drain system and the water quality pond that provides treatment for the Valley Vista Center shall be privately maintained by the Developer and the Owner and not by the City.
- The owner of Lot 3 shall provide cross access to Gabriel's Horn for the benefit of the owners of Lots 1 and 2

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

I, NANCY E. 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 PLAT RECORDS OF SAID COUNTY IN CABINET NO. _____, SLIDE _____.

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

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 4 OF 4

FILE: K:\0A758\0A758-0003-02 Valley Vista Center Lots 3 & 4\1 Surveying Phase\CAD Files\Working Dwg\A758-0003-02 Commercial Plat Final 2021 07 27.dwg

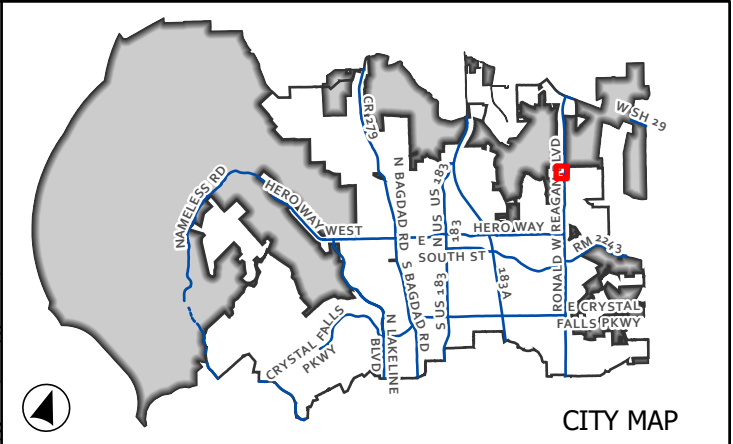
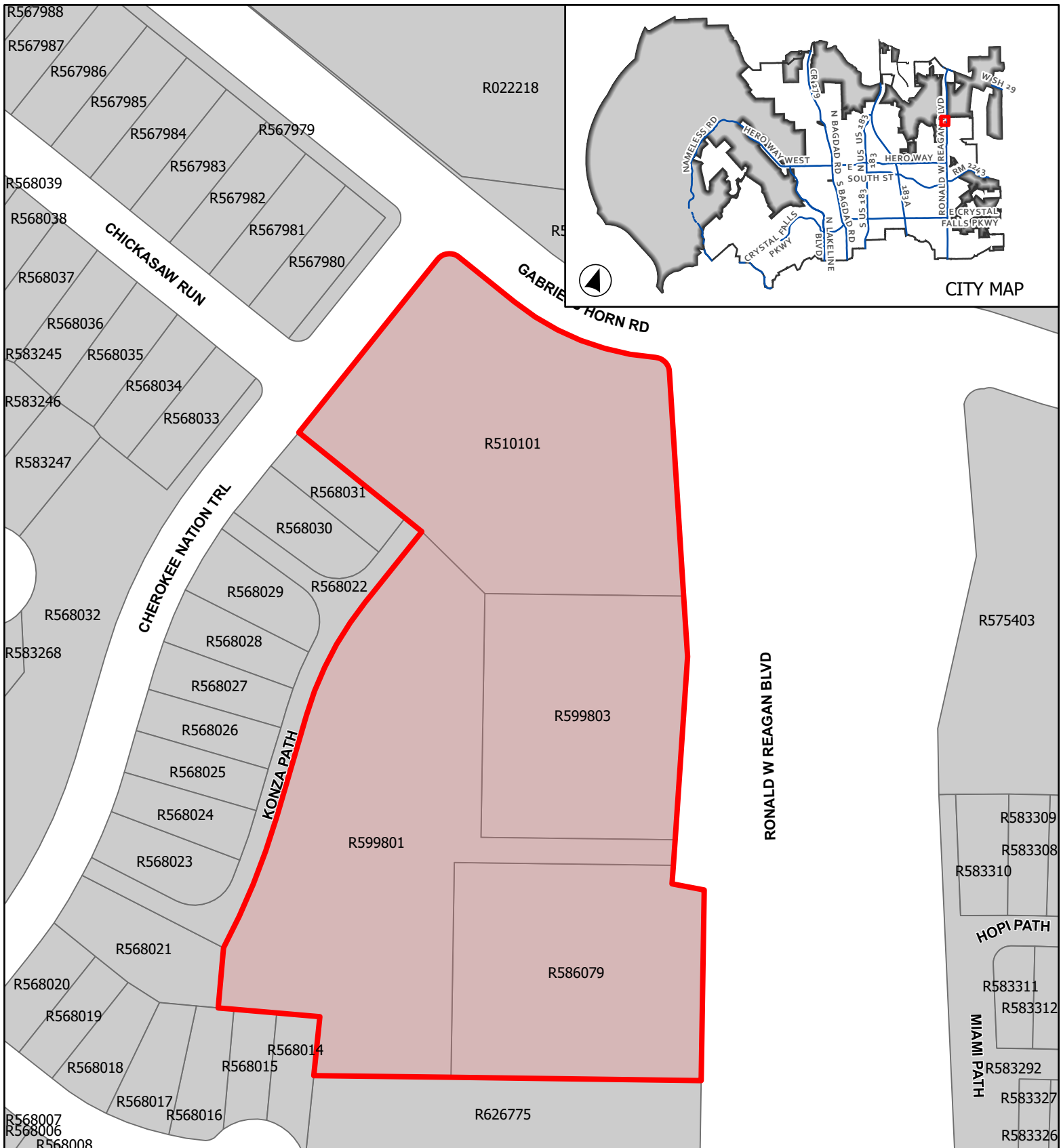
JOB NO:	A758-0003-00	DRAWN BY:	TJS/ASH
DATE:	November 8, 2019	CHECKED BY:	RLH
SCALE:	NA	REVISED:	October 19, 2021

VALLEY VISTA CENTER
FINAL PLAT

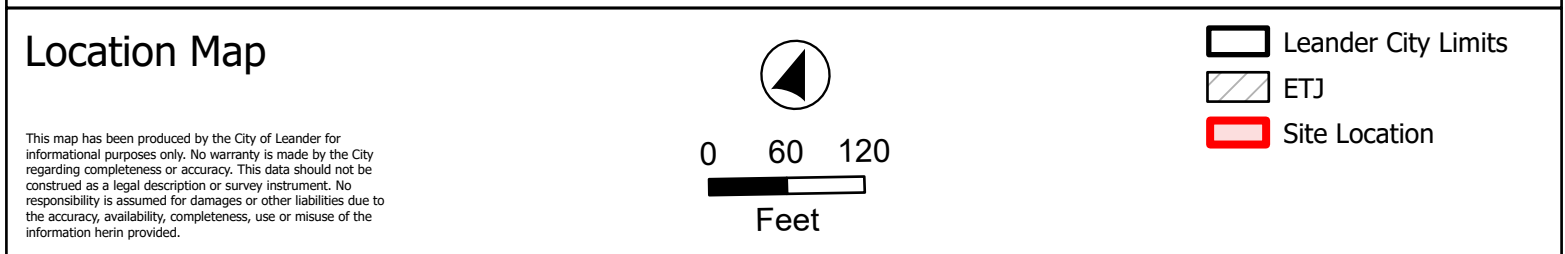


JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493



CASE: 19-FP-023 ATTACHMENT 2 VALLEY VISTA CENTER





EXECUTIVE SUMMARY
10/13/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-FP-009 regarding Bryson Phase 4 Section 5 Final Plat on three parcels of land approximately 18.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032103, R575847, R525991; generally located south of Woolsey Way and Bryson Ridge Trail , 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.

APPLICANT/AGENT:

CSF Civil Group, LLC (Christine Potts) on behalf of Bryson MPC Holdings, LLC (Tommy Tucker).

RECOMMENDATION:

This final plat includes 72 Single-Family lots, and 1 HOA Drainage 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

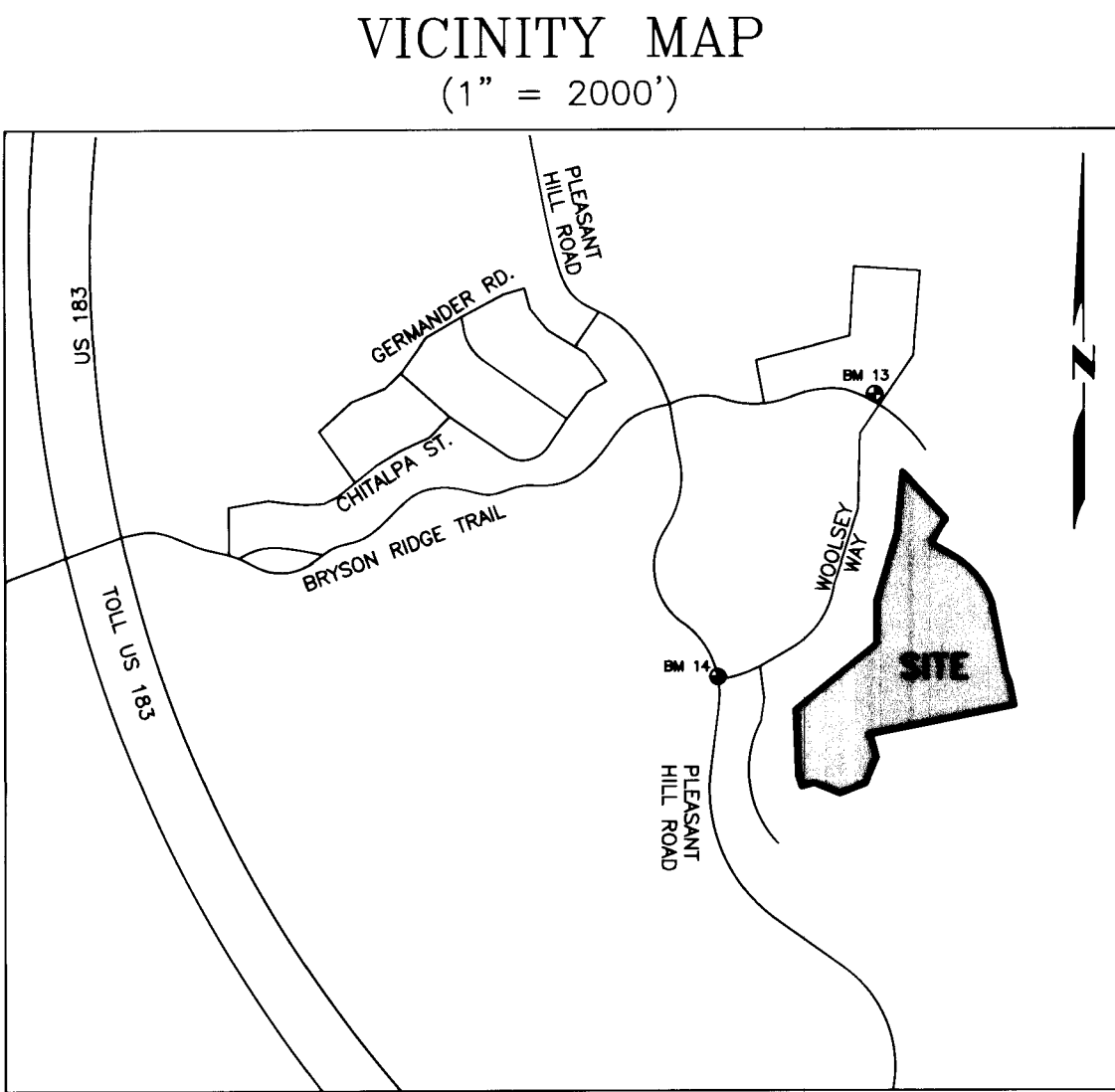
BRYSON, PHASE 4,
SECTION 5
FINAL PLAT

OWNER/DEVELOPER: BRYSON MPC HOLDINGS LLC
5005 RIVERWAY
HOUSTON, TEXAS, 77056

SURVEYOR: LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
512-238-7901

ENGINEER: CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DR.
SUITE 209
AUSTIN, TEXAS 78731
512-614-4466

FILING DATE: MAY 31, 2022



AREA: 18.80 ACRES

SURVEY: WILLIAM MANSIL SURVEY
ABSTRACT NO. 437
HENRY GARMES SURVEY
ABSTRACT NO. 269

LOTS: 72 SINGLE FAMILY LOTS (13.27 ACRES)
1 HOA DRAINAGE LOT (2.46 ACRES)

BLOCKS: 3

STREET DEDICATION - LAVERNE MITCHELL STREET 684 LF (0.732 OF ONE ACRE)
MOLLIE MCBRIDE LANE 808 LF (0.901 OF ONE ACRE)
WILLIE RANCH WAY 1,110 LF (1.446 ACRES)

SHEET INDEX: SHEET 1 - COVER SHEET
SHEET 2 - FINAL PLAT
SHEET 3 - TABLES AND METES AND BOUNDS
SHEET 4 - SIGNATURES AND PLAT NOTES

REVISIONS	
DATE	DESCRIPTION

PROJECT NAME: BRYSON TRACT
JOB NUMBER: 191-16-5
DATE: 05/06/21
SCALE: 1" = 100'
DRAWING FILE PATH: K:\CSF CIVIL\BRYSON TRACT\DWG\BRYSON PH 4 SECT 5.DWG
FIELDNOTE FILE PATH: K:\CSF CIVIL\BRYSON TRACT\METES AND BOUNDS
RPLS: TST
TECH: JRM
PARTYCHIEF: N/A
CHECKED BY: HAS
FIELDBOOK: N/A

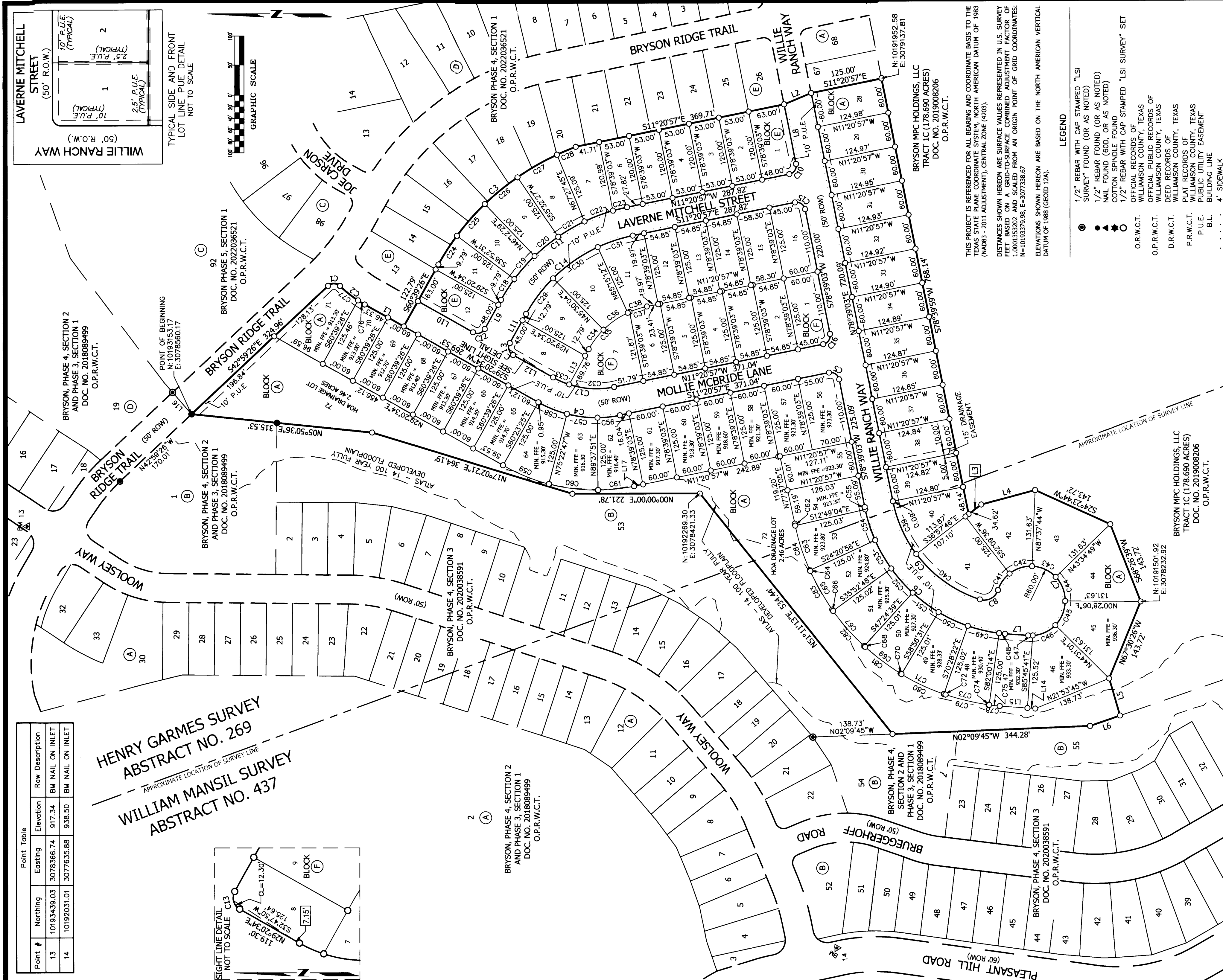
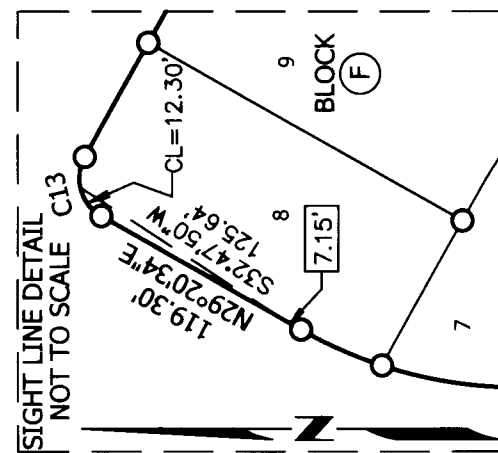
DRAWING NAME:
BRYSON PH 4
SECT 5

SHEET
01 of 04

Point Table				
Point #	Northing	Easting	Elevation	Raw Description
13	10193439.03	3078366.74	917.34	BM NAIL ON INLET
14	10192031.01	3077635.88	938.50	BM NAIL ON INLET

Diagram illustrating a survey line with two monuments:

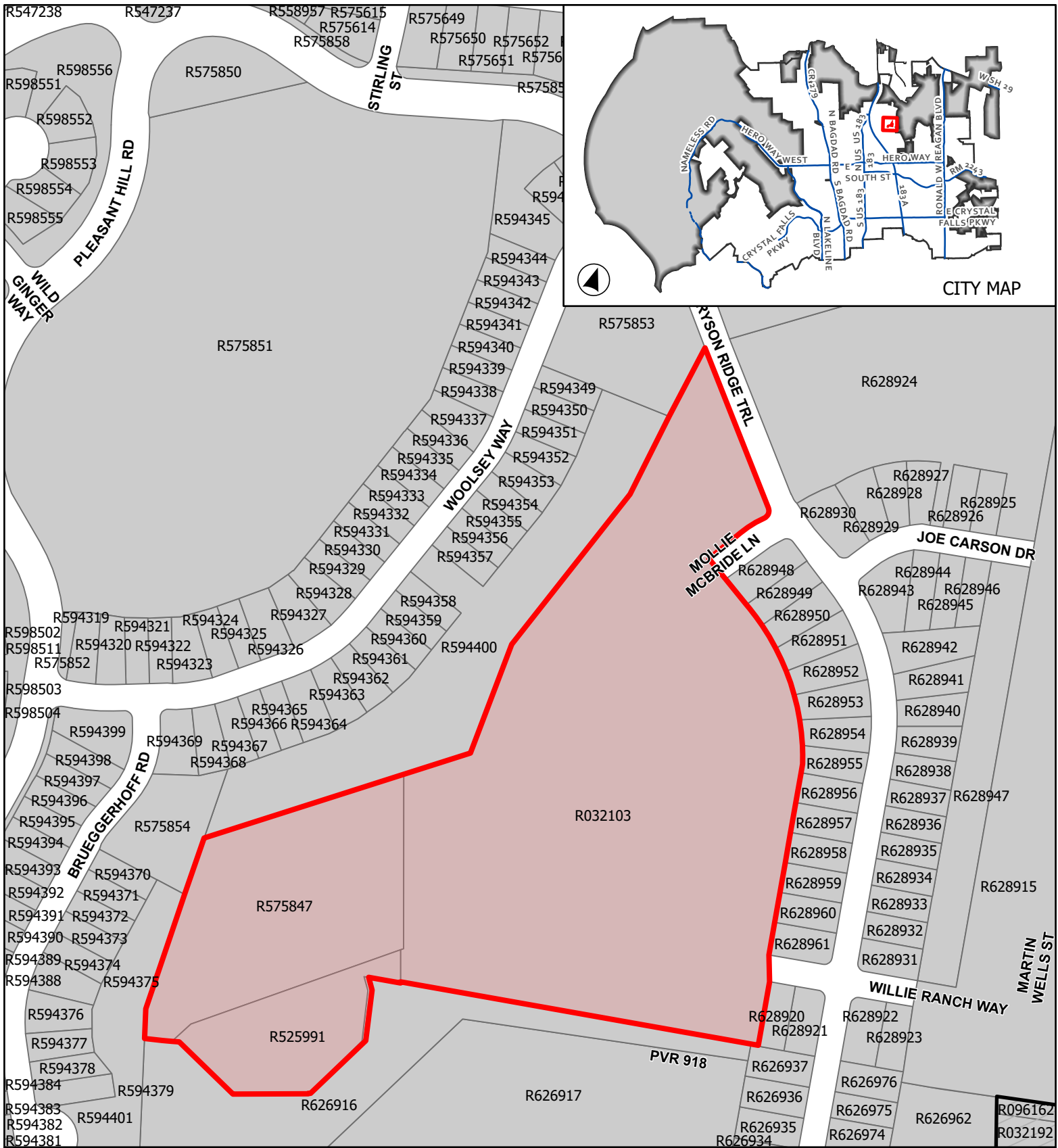
- Top Monument: HENRY GARMES SURVEY ABSTRACT NO. 269
- Bottom Monument: WILLIAM MANSIL SURVEY ABSTRACT NO. 437
- Survey Line: APPROXIMATE LOCATION OF SURVEY LINE (indicated by a dashed line)



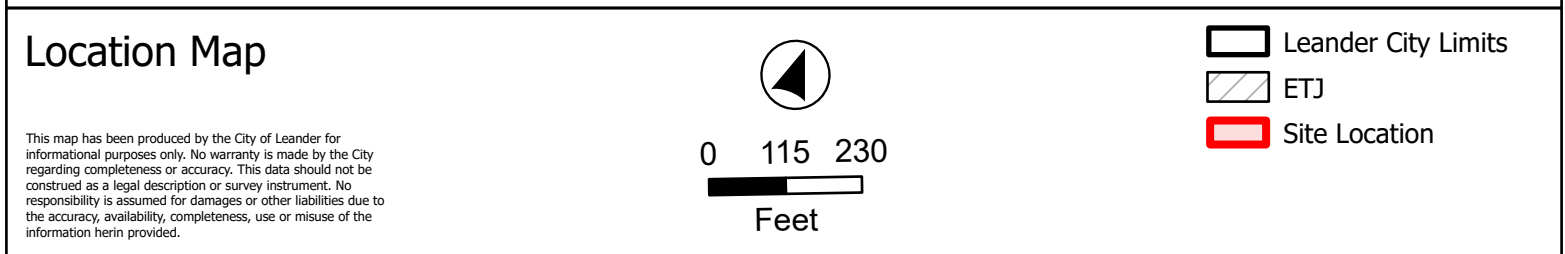
PROJECT NAME: BRYSON TRACT		REVISIONS	
JOB NUMBER: 191-16-5		DATE	DESCRIPTION
DATE: 05/06/21 SCALE: 1" = 100'			
DRAWING FILE PATH: K:\CSF CIVIL\BRYSON TRACT\DWG\BRYSON PH 4 SECT 5.DWG			
FIELDNOTE FILE PATH: K:\CSF			
CIVIL BRYSON TRACT\METES AND BOUNDS			
RPLS: 1ST	TECH: JRM	PARTY/CHIEF: N/A	
CHECKED BY: HAS	FIELDBOOK: N/A		

**BRYSON PHASE 4
SECTION 5
FINAL PLAT**

ISI **ADVERTISING SERVICES INC.** ★
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 76442
TPELS FIRM NO. 10001800
512-238-7901



CASE: 22-FP-009 ATTACHMENT 2 BRYSON PH 4 SEC 5





EXECUTIVE SUMMARY
10/13/2022

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0016 regarding Barksdale Phase 1 and 2 Preliminary Plat on one parcel of land approximately 44.15 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031542; generally located on the north side of Journey Pkwy west of CR 175, Leander, Williamson County, Texas.

BACKGROUND:

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

APPLICANT/AGENT:

Kimley Horn (Alex Granados, P.E.) on behalf of M/I Homes of Austin, LLC (William G. Peckman, Area President).

RECOMMENDATION:

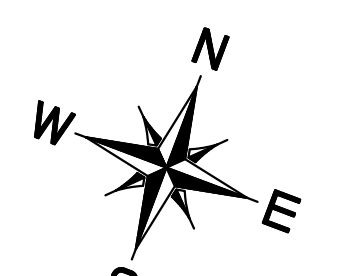
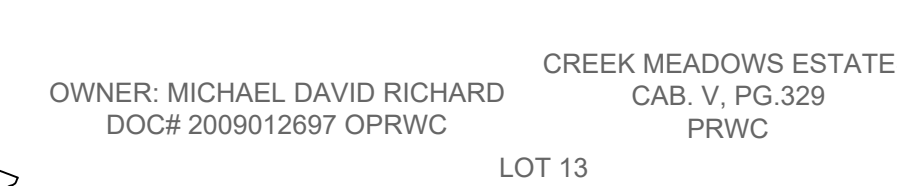
This preliminary plat includes 103 Single-Family lots and 9 HOA Landscape/Parkland/Drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit



- PHASE 1
31.87 ACRES
APPROX. 9.1 ACRES PARKLAND
54 SINGLE FAMILY LOTS
54 WATER LUE'S
ZONING: SFC
ANTICIPATED DEVELOPMENT
YEAR 2022

- NOTES:
1. PHASE 1 CONSTRUCTION WILL INCLUDE ALL UTILITIES, DRAINAGE AND TRANSPORTATION IMPROVEMENTS NECESSARY TO BE INDEPENDENT OF PHASE 2 CONSTRUCTION. PHASE 2 WILL CONNECT TO PHASE 1 UTILITIES.
2. PEDESTRIAN ACCESS WILL BE PROVIDED TO PARKLAND ON THE WEST SIDE OF THE PROPERTY.
3. ALL OFFSITE EASEMENTS WILL BE RECORDED PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLANS.
4. ANY PROPOSED PUBLIC UTILITY IMPROVEMENTS SHALL COMPLY WITH ARTICLE III OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.
5. THE DEVELOPMENT WILL COMPLY WITH THE CITY'S REQUIREMENT FOR RIGHT OF WAY DEDICATION AND IMPROVEMENT OF INTERNAL AND ADJACENT THOROUGHFARES AS REQUIRED BY CITY OF LEANDER'S ROADWAY ADEQUACY STANDARDS.
6. THE CITY OF LEANDER'S ROADWAY ADEQUACY STANDARDS PER ARTICLE 10.03 SHALL BE MET.
7. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR ANY DEVELOPMENT IN THE ATLAS-14 100-YR FLOODPLAIN AS REQUIRED BY THE CITY OF LEANDER.
8. THIS DEVELOPMENT SHALL COMPLY WITH SECTION 49 TITLED "BUFFER ZONES" OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.

SHEET NUMBER	2	BARKSDALE CITY OF LEANDER WILLIAMSON COUNTY, TEXAS	PHASING PLAN	KHA PROJECT 067783159 DATE MAY 2022 SCALE: AS SHOWN DESIGNED BY: AEG DRAWN BY: AEG CHECKED BY: AEG	Kimley»»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS	DATE	BY

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS
1	1(2022)	54	517
2	2(2023)	49	469



SEC Planning, LLC

Austin, Texas

**LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING**

4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246-7903
F 512.246-7703
www.secplanning.com
Email : info@secplanning.com



I:\210154-MIHO\Cadfiles\PLANNING\

Revisions:

1. _____

2. _____

3. _____

4. _____

5. _____

Issue Date: 02/01/2022

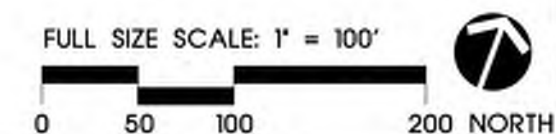
Project No. 210154-MIHO

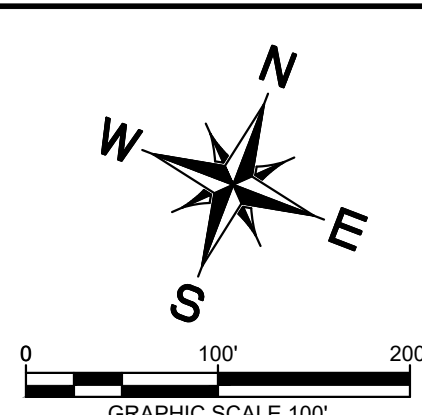
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SEC Planning, LLC

6) THIS DEVELOPMENT SHALL COMPLY WITH SECTION 49 TITLED "BUFFER ZONES" OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.

7) ANY PROPOSED PUBLIC IMPROVEMENTS SHALL COMPLY WITH ARTICLE III OF THE CITY OF LEANDER'S SUBDIVISION ORDINANCE.

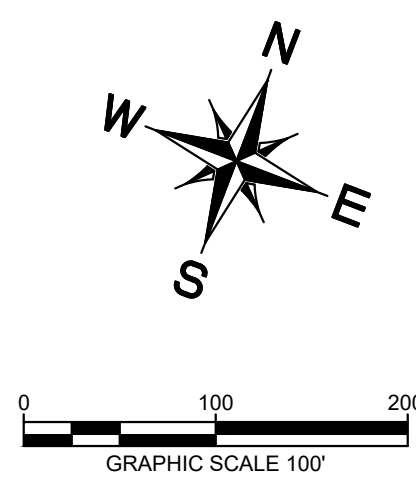




	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING TELEPHONE LINE
	EXISTING WIRE FENCE
	EXISTING FEMA 100 YR FLOOD PLAIN
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	CREEK CENTERLINE
	ONSITE FEMA 100-YEAR FLOODPLAIN/ WILLIAMSON COUNTY FLOODPALIN BUFFER ZONE
	RECLAIMED ATLAS FLOODPLAIN
	FULLY DEVELOPED ATLAS 100-YR FLOODPLAIN
	PROPOSED ATLAS 100-YR FLOODPLAIN

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°37'34"	5679.06'	260.29'	S65°52'24"W	260.26'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°57'04"W	6.78'
L2	N65°25'52"E	101.04'
L3	N65°39'13"E	105.89'



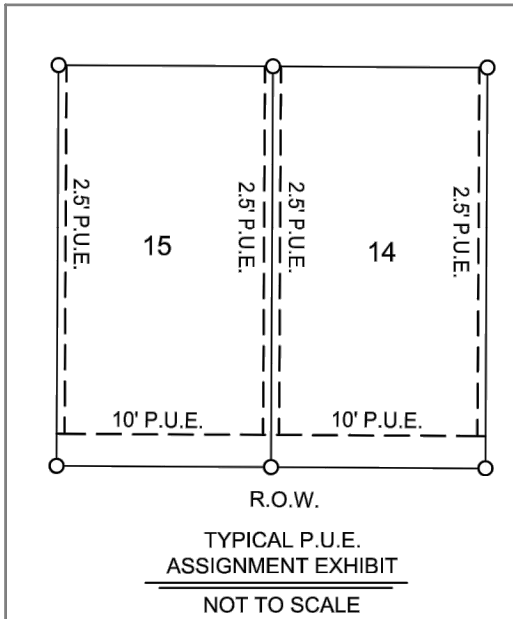
	PROPERTY LINE
	PHASE LINE
	CITY LIMITS
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED STREET CENTERLINE
	PROPOSED 5' SIDEWALK (UNLESS NOTED OTHERWISE)
	ONSITE FEMA 100-YEAR FLOODPLAIN/ WILLIAMSON COUNTY FLOODPLAIN BUFFER ZONE
	PROPOSED SITE DISTANCE EASEMENT (SDE)

1. LINE AND CURVE TABLES PROVIDED ON SHEET 6.
2. ALL HOMES BUILT ON LOTS SLOPING OR BACKING UP TO A MAJOR ARTERIAL ROADWAY ARE REQUIRED TO BE BUILT TO FREE OF SIGHT ARCHITECTURAL STANDARDS. SIGHT TRIANGLES TO BE FREE OF SIGHT OBSTRUCTIONS SUCH AS PARKED VEHICLES, BUILDINGS, WALLS, FENCES, BUSHES, TREES, LOW GROWING OR GUARDRAILS (IF LOCATED ON A CREST WHERE THE RAIL FORMS A SIGHT RESTRICTION), ABOVE AN ASSUMED DRIVER EYE HEIGHT LINE OF SIGHT TO TARGET.
3. NO EAVE FAMILY LOTS SHALL TAKE FRONTAGE FROM JOURNEY PARKWAY OR W PARKSIDE PARKWAY.
4. ALL PLANNED PARK IMPROVEMENTS WILL MEET CITY PARK & FACILITY EQUIPMENT STANDARDS AND U.S. CONSUMER PRODUCTS SAFETY COMMISSION PUBLICATION - 325. FINAL IMPROVEMENTS TO BE DETERMINED WITH SUBDIVISION CONSTRUCTION PLANS AND FINAL PLAN.
5. ACCESS TO PARKLAND WILL BE PROVIDED VIA PEDESTRIAN SIDEWALK ALONG JOURNEY PARKWAY AND WIDE BRUSH CREEK TRAIL.

STREET INFORMATION	
STREET NAME	LENGTH
W PARKSIDE PARKWAY	847'
MISSOULA COVE	112'
PLENTYWOOD LANE	410'
SACO STREET	1367'
HELENA WAY	729'
LOLO LANE	786'
SCOBEEY COURT	290'
BILLINGS WAY	776'
WOLF POINT WAY	229'

PHASING PLAN	
PHASE	YEAR
BARKSDALE PHASE 1	2022
BARKSDALE PHASE 2	2023

- SIGHT DISTANCE EASEMENTS:**
1. THERE IS A 2,060 SF SIGHT DISTANCE EASEMENT TO THE RIGHT OF THE INTERSECTION OF W PARKSIDE PARKWAY AND MISSOULA COVE.
 2. THERE IS A 6,655 SF SIGHT DISTANCE EASEMENT TO THE LEFT OF THE INTERSECTION OF W PARKSIDE PARKWAY AND MISSOULA COVE.
 3. THERE IS A 8,312 SF SIGHT DISTANCE EASEMENT TO THE LEFT OF THE INTERSECTION OF SCOBEE COURT AND BILLINGS WAY.
 4. THERE IS A 659 SF SIGHT DISTANCE EASEMENT TO THE RIGHT OF THE INTERSECTION OF WOLF POINT WAY AND SACO STREET.

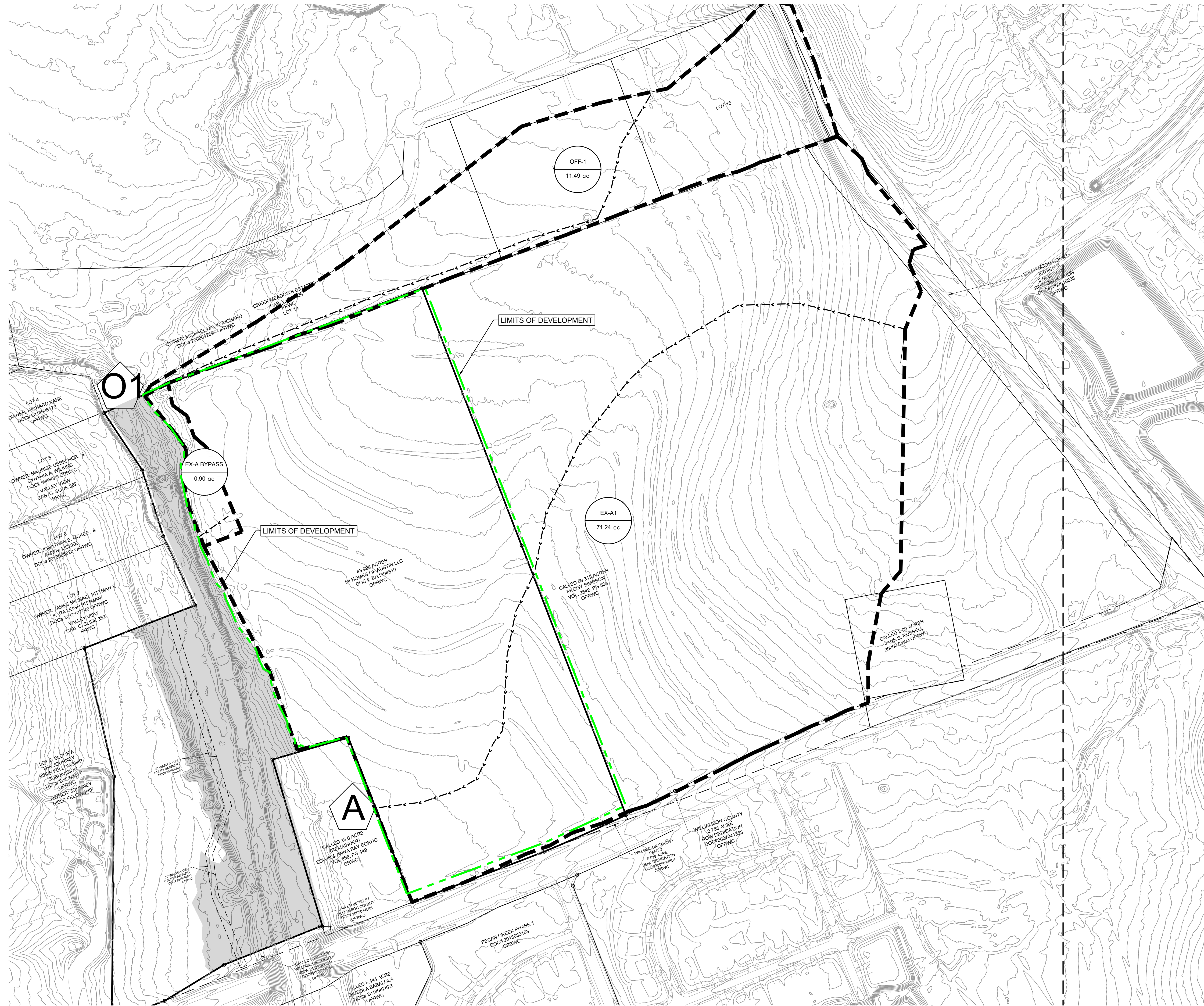
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PHONE: 512-418-1771 FAX: 512-418-1791
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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 067783159	DATE JUNE 2022	SCALE: AS SHOWN	DESIGNED BY: AEG	DRAWN BY: AMF	CHECKED BY: AEG
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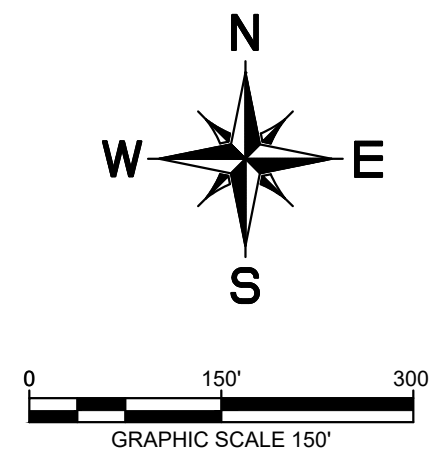
BARKSDALE TRACT
PHASES 1 & 2
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS



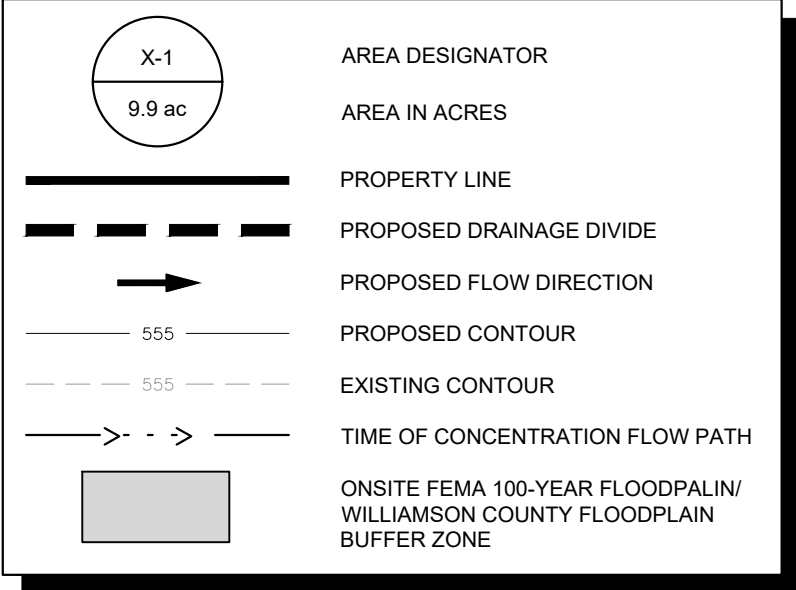
BARKSDALE- Existing Time of Conc.

DRAINAGE AREA	AREA	AREA	IMPERVIOUS	IMPERVIOUS	PERVIOUS	WEIGHTED	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW									
	(sf)	(Ac.)	COVER	COVER	CURVE NO.	CURVE NO.					Grass Surface				Channel Flow				Channel Flow 2					
			(Ac.)	%	Cn*	Cn*	N	L (ft)	P-2yr24hr S (ft/s)	3.92 IN Tt(min)	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	
EX-A1	3,103.214	71.24	0.46	0.65	82.00	82.10	0.15	100	0.020	8.85	880	2.45	0.023	5.99	1530	3.0	0.040	0.008	8.50	-	-	0.035	-	0.00
EX-A BYPASS	39,204	0.90	0.00	0.00	82.00	82.00	0.15	100	0.020	8.85	0	16.32	1.023	0.00	0	3.0	0.040	0.008	0.00	-	-	1.035	-	0.00
EX-OFF-1	500.504	11.49	0.27	2.35	82.00	82.38	0.15	100	0.020	8.85	292	2.28	0.020	2.13	1411	3.0	0.040	0.008	7.84	-	-	2.035	-	0.00

**The minimum Tc is 6 minutes per the TR-55



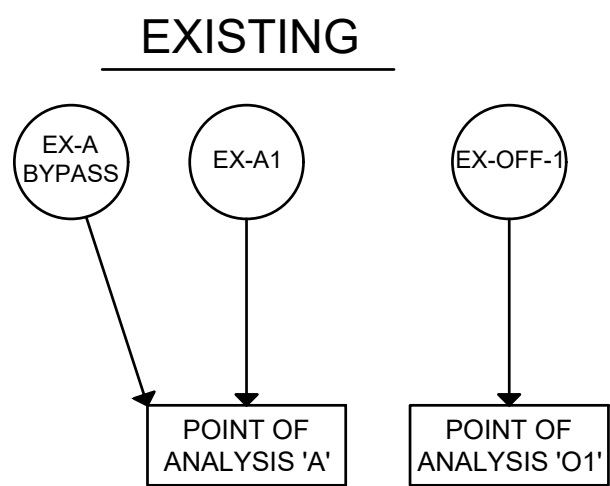
LEGEND

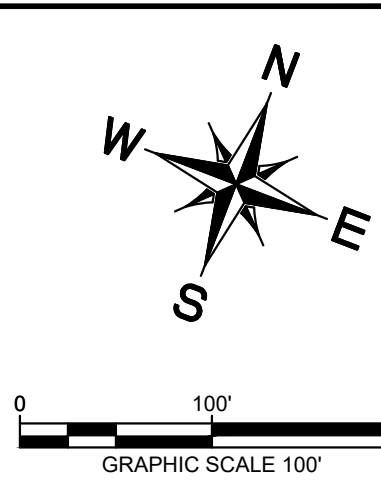


BARKSDALE PRELIMINARY
DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	72.14	0.46	0.64%	2	146.96
				10	274.68
				25	363.16
				100	513.61
O1	11.49	0.27	2.35%	2	26.69
				10	49.37
				25	65.00
				100	91.53

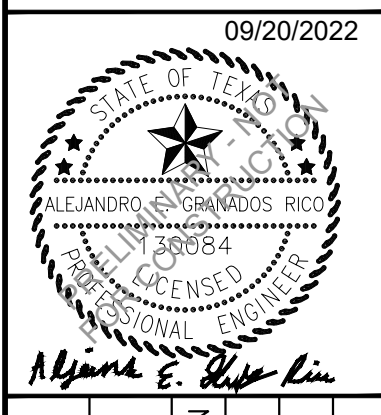




	PROPERTY LINE
	PHASE LINE
	PROPOSED WASTE WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	PROPOSED SIDEWALK
	ONSITE FEMA 100-YEAR FLOODPLAIN/ WILLIAMSON COUNTY FLOODPLAIN BUFFER ZONE

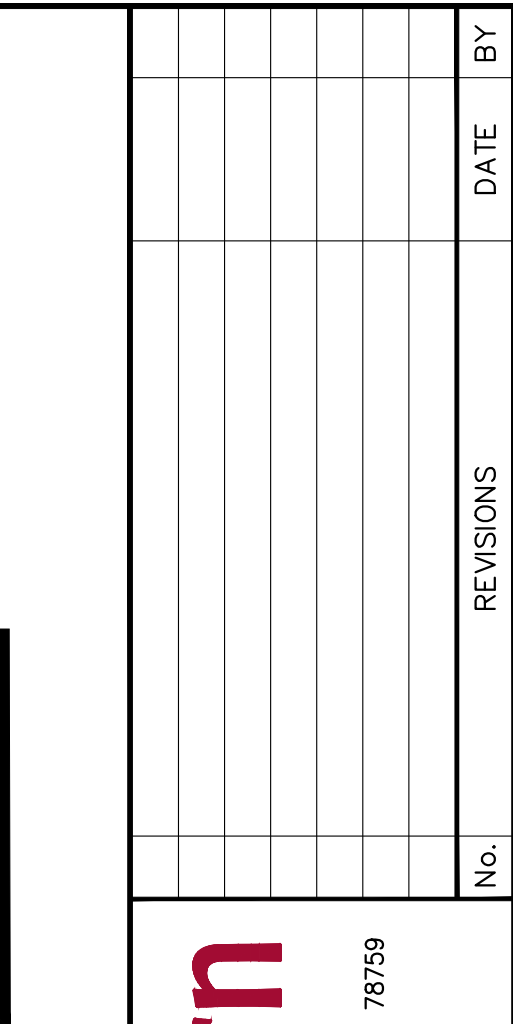
- | | | | |
|-----------------------------|--------|----------------|------------|
| Design Criteria | | | |
| <i>Project Data</i> | | | |
| Development Size = | | 44.17 | Acres |
| Units = | | 103 | Units |
| LUU/Unit= | | 1 | |
| Population: | | | |
| | LUUs | People per LUU | Total Pop. |
| Single Family | 103.00 | 3.5 | 360.50 |
| Total | 103.00 | | 360.50 |
| Flow: | | | |
| Total Avg. Dry Weather Flow | | 17.52 | gpm |
| Peak Dry Weather Flow | | 70.85 | gpm |
| Peak Wet Weather Flow | | 93.85 | gpm |

Kimley»»Horn
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OVERALL W & WW PLAN

SHEET NUMBER
9



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Journal Pre-proof

2	
3	



1. TREE SURVEY DATE: 12/16/2021
2. NO HERITAGE TREES ARE PROPOSED FOR REMOVAL.

Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
62454	Ash	19		19		
62455	Sycamore	10		10		
62456	Sycamore	14		14		
62457	Ash	36.5		36.5	Y	
62458	Ash	19.5		19.5		
62459	Ash	16		16		
62460	Live Oak	17		17		
62461	Live Oak	12.5		12.5		
62462	Oak	12		12		
62463	Sycamore	11		11		
62464	Sycamore	10		10		
62465	Live Oak	36		36	Y	
62466	Cedar Elm	17		17		
62467	Cedar Elm	24.5		24.5		
62468	Cedar Elm	10		10		
62469	Live Oak	35		35	Y	
62470	Live Oak	44		44	Y	
62471	Live Oak	16		16		
62472	Pecan	19		19		
62473	Pecan	26.5		26.5	Y	
62474	Pecan	27		27	Y	
62475	Pecan	18.5		18.5		
62476	Pecan	23		23		
62477	Cedar Elm	17.5		17.5		
62478	Cedar Elm	21		21		
62479	Pecan	19.5		19.5		
62480	Pecan	19.5		19.5		
62481	Pecan	12.5		12.5		
62482	Pecan	14.5		14.5		
62483	Pecan	19		19		
62484	Pecan	20		20		
62485	Pecan	8		8		
62486	Pecan	21		21		
62487	Pecan	9.5		9.5		
62488	Pecan	23.5		23.5		
62489	Sycamore	23		23		
62490	Sycamore	15.5		15.5		
62491	Pecan	32		32	Y	
62492	Ash	18		18		
62493	Cedar Elm	23.5		23.5		
62494	Sycamore	12		12		
62495	Misc. Tree	8		8		
62496	Pecan	20.5		20.5		
62497	Cedar Elm	17.5		17.5		
62498	Pecan	8.5		8.5		
62499	Pecan	9.5		9.5		
62500	Pecan	21		21		
62501	Ash	10		10		
62502	Sycamore	16.5		16.5		
62503	Pecan	9		9		
62504	Cedar Elm	24		24		
62505	Pecan	9		9		
62506	Cedar Elm	23		23		
62507	Cedar Elm	20.5		20.5		
62508	Live Oak	8		8		
62509	Live Oak	21.5		21.5		
62510	Live Oak	14.5		14.5		
62511	Live Oak	12		12		
62513	Cedar Elm	10.5		10.5		
62514	Cedar Elm	12		12		
62515	Ash	21		21		
62516	Ash	13		13		
62517	Cedar Elm	16		16		
62518	Cedar Elm	8		8		
62519	Cedar Elm	12		12		
62520	Cedar Elm	12.5		12.5		
62521	Cedar Elm	22.5		22.5		
62522	Ash	13		13		
62523	Ash	25		25		
62524	Ash	28.5		28.5	Y	
62525	Cedar Elm	17.5		17.5		
62526	Cedar Elm	26		26	Y	
62527	Cedar Elm	29.5		29.5	Y	
62528	Ash	8		8		
62529	Ash	18.5		18.5		
62530	Ash	15		15		
62531	Ash	19		19		
62532	Ash	22.5		22.5		
62533	Cedar Elm	17		17		
62534	Cedar Elm	26.5		26.5	Y	
62535	Cedar Elm	8.5		8.5		
62536	Cedar Elm	9		9		
62537	Cedar Elm	22.5		22.5		
62538	Cedar Elm	8		8		
62539	Pecan	30		30	Y	
62542	Live Oak	43		43	Y	
62547	Pecan	33.5		33.5	Y	
90004	Pecan	25.5		25.5		
90010	Pecan	38.5		38.5	Y	

[illegible]

09/20/2022

STATE OF TEXAS
ALEJANDRO G. GONZALEZ RICO
2018
LICENSED PROFESSIONAL ENGINEER

Alejandro E. Gonzalez

KHA PROJECT 067783159	DATE JUNE 2022	SCALE: AS SHOWN	DESIGNED BY: AEG	DRAWN BY: AMF	CHECKED BY: AEG
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SIGNIFICANT TREE PLAN

BARKSDALE TRACT

PHASES 1 & 2

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

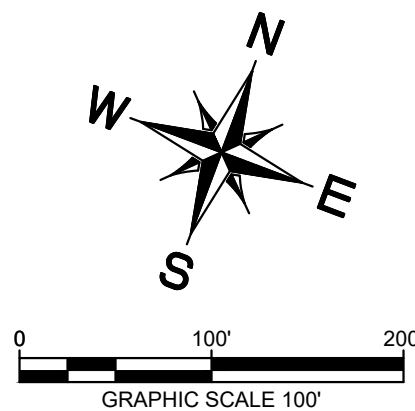
SHEET NUMBER

12



NOTES:

1. TREE SURVEY DATE: 12/16/2021
2. NO HERITAGE TREES ARE PROPOSED FOR REMOVAL.



Tree Number	Tree Type	Caliper Inch	Removed
62199	Live Oak	28	N
62218	Live Oak	38	N
62224	Live Oak	33.5	N
62225	Live Oak	27	N
62230	Pecan	27	N
62239	Pecan	26	N
62245	Pecan	31	N
62249	Pecan	29	N
62251	Pecan	49	N
62252	Pecan	35	N
62253	Sycamore	42	N
62254	Pecan	54.5	N
62264	Pecan	29	N
62265	Willow	27	N
62457	Ash	36.5	N
62465	Live Oak	36	N
62469	Live Oak	35	N
62470	Live Oak	44	N
62473	Pecan	26.5	N
62474	Pecan	27	N
62491	Pecan	32	N
62524	Ash	28.5	N
62526	Cedar Elm	26	N
62527	Cedar Elm	29.5	N
62534	Cedar Elm	26.5	N
62539	Pecan	30	N
62542	Live Oak	43	N
62547	Pecan	33.5	N
90010	Pecan	38.5	N

Barksdale		
OVERALL MITIGATION CALCULATIONS		
Saved/Removed Summary		
	Total	
Total Inches	3200.5 inches	
Total Inches Removed Per Zoning Ordinance With No Mitigation Required	58.5 inches	
Total Inches Subject To Mitigation Under The Zoning Ordinance	0 inches	
Significant Trees 8"-26"		
Total Inches 8"-18"	1288 inches	100.00%
Total Inches 19"-25"	944 inches	100.00%
Total Inches Saved 8"-18"	1273 inches	98.84%
Total Inches Removed 8"-18"	15 inches	1.16%
Total Inches Saved 19"-25"	900.5 inches	95.39%
Total Inches Removed 19"-25"	43.5 inches	4.61%
50% of Total 8"-18" Removed With No Mitigation Required	644 inches that could be removed with no mitigation	
Heritage Trees 26"+		
Total Inches	968.5 inches	
Total Inches Saved	968.5 inches	
Total Inches Removed	0 inches	

	PROPERTY LINE
	PHASE LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED STREET CENTERLINE
	PROPOSED SIDEWALK
	SAVED HERITAGE TREE
	REMOVED HERITAGE TREE

[illegible]

KHA PROJECT 067783159		DATE JUNE 2022		SCALE: AS SHOWN		DESIGNED BY: AEG		DRAWN BY: AMF		CHECKED BY: AEG	
						09/20/2022 <i>Alejandro C. Hernandez Rico</i>					
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HERITAGE TREE PLAN

BARKSDALE TRACT
PHASES 1 & 2
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

OPTION ONE: Land Dedication (3.50 acres per 100 dwelling units) + Park Improvements Fee (\$400 per dwelling unit)

<u>103</u>	<u>3.6</u>	<u>10.9*</u>
(number of dwelling units)	(required park acreage)	(proposed park acreage)

<u>103</u>	<u>\$41,200</u>	<u>\$41,200</u>
(number of dwelling units)	(\$ required park improvements)	(\$ proposed park improvements)

NOTES:

1) A PORTION OF THIS PROPERTY LIES WITHIN THE FEMA FLOODPLAIN FOUND ON FEAM MAP NUMBER 46491C0460F, DATED DECEMBER 20, 2019. THE DEVELOPMENT WILL FOLLOW ALL THE APPLICABLE FEDERAL AND LOCAL FLOODPLAIN REGULATIONS.

2) TIA LETTER IS NOT REQUIRED SINCE THE PROJECT DOES NOT GENERATE OVER 2,000 DAILY TRIPS. IF ANY LOTS IN THE FUTURE ARE CONVERTED TO

3) THE FEMA 100-YR. FLOODPLAIN FOUND ON FIRM MAP NUMBER 48491C0460F WILL BE USED AS THE CREEK BUFFER DEEMED APPROPRIATE IN SECTION 49(b)(2)(ii) OF THE CITY OF LEANDER SUBDIVISION ORDINANCE.

4) PARKSIDE PARKWAY WILL BE DEDICATED AS A COLLECTOR ROAD FOLLOWING THE ROADWAY ADEQUACY REQUIREMENTS OUTLINED IN SEC.

FULL SIZE SCALE: 1" = 100'



0 50 100 200 NORTH

PARCEL	PHASE
1	1 (2022)
2	2 (2023)

- PUBLIC PARKLAND
- FLOODPLAIN
- PHASE LINE
- LEANDER CITY LIMITS
- FUTURE BRUSHY CREEK TRAIL
- EXISTING JOURNEY PARKWAY TRAIL
- BRUSHY CREEK CENTERLINE



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LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING**

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F 512.246.7703
www.seclplanning.com
Email : info@seclplanning.com

OWNER:
MI HOMES OF AUSTIN, LLC
7600 N Capital of Texas Hwy
Bldg. C | 250
Austin, TX 78731
512.368.8420

PARK PLAN
BARKSDALE
LEANDER, TEXAS

\\210154-MIHO\Cadfiles\PLANNING\submittals\Park Plan_2022-06-07.dwg

Issued:	
Filing Date	02/01/2022
City Comments #1	03/15/2022
City Comments #2	04/12/2022
City Comments #3	05/17/2022
City Comments #4	06/07/2022

Revisions:

1. _____

2. _____

3. _____

4. _____

5. _____

Issue Date: 02/01/2022

Drawn By: JJ
Reviewed By: PV

Project No. 210154-MIHO

4

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SEC Planning, LLC



EXECUTIVE SUMMARY
10/13/2022

AGENDA SUBJECT:

Approval of Subdivision Case PP-21-0014 regarding Williams Tract Preliminary Plat on five parcels of land approximately 16.918 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031690, R099947, R315744, R031687, R031688 ; generally located west of N. Bagdad Rd. and South Brook Dr., Leander, Williamson County, Texas.

BACKGROUND:

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

APPLICANT/AGENT:

LDC, LLC (Greg Fortman P.E.) on behalf of 6120 CR 279 Ltd. (Edward S. Butler).

RECOMMENDATION:

This preliminary plat includes 72 Single-Family lots, 4 HOA Drainage/Landscape lots and 1 HOA water quality drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

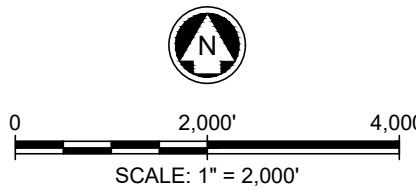
WILLIAMS TRACT
PRELIMINARY PLAT

OWNER: 6120 CR 279, LTD.
9737 GREAT HILLS TRAIL, SUITE 170
AUSTIN, TEXAS 78659
(512) 329-0711

ENGINEER: LDC LLC
4201 WEST PARMER LANE, SUITE C-100
AUSTIN, TEXAS 78727
(512) 872-6696

SURVEYOR: EARLY LAND SURVEYING LLC
P.O. BOX 92588
AUSTIN, TEXAS 78709
(512) 202-8631

21-PP-014
SUBMITTAL DATE: OCTOBER 26, 2021



LEGAL DESCRIPTION

16.919 ACRES IN THE CHARLES COCHRAN SURVEY, ABS. 134, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 2.65 ACRE TRACT, ALL OF A 6.28 ACRE TRACT, AND ALL OF AN 8.00 ACRE TRACT, CONVEYED TO MJC MEC MANAGEMENT II, LLC IN A GENERAL WARRANTY DEED DATED APRIL 15, 2020, AND RECORDED IN DOCUMENT NO. 2020038344 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ZONING: SFL-3-A
FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR, NEIGHBORHOOD RESIDENTIAL, GREENWAY

WILLIAMS TRACT
PRELIMINARY PLANS
LAND USE TABLE

RESIDENTIAL LAND USE	LOTS	AREA (AC)	BASE ZONING DISTRICT
SINGLE FAMILY LOT	72	8.257	SINGLE-FAMILY LIMITED (SFL-3-A)
NON-RESIDENTIAL LAND USE			
HOA WATER QUALITY / DRAINAGE / LANDSCAPE LOT	1	1.151	
HOA DRAINAGE / PUBLIC UTILITY / LANDSCAPE LOT	2	0.537	
HOA DRAINAGE / PARKLAND / LANDSCAPE LOT	2	1.435	
RIGHT-OF-WAY	-	2.648	
WCID LOT	1	2.890	
TOTAL	78	16.918	

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- PRELIMINARY PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- STORM PLAN OVERALL
- WATER PLAN OVERALL
- WASTEWATER PLAN OVERALL
- HERITAGE TREE PRESERVATION PLAN
- TREE PRESERVATION PLAN
- TREE PRESERVATION LIST
- PARK PLAN

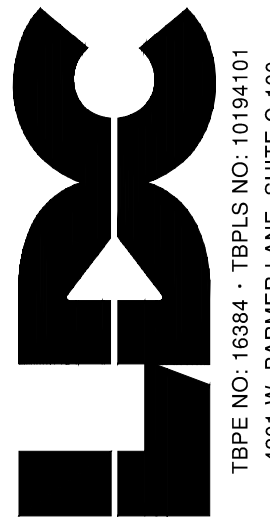
GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS 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 BUILDING, 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 (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 PUBLIC UTILITY, LANDSCAPE, AND ACCESS EASEMENT SHALL BE DEDICATED ALONG ALL NONRESIDENTIAL LOTS.
- NO PORTION OF THIS TRACT IS WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48491 C0435F FOR WILLIAMSON COUNTY EFFECTIVE DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SOUTH BROOK DRIVE, PROMINENCE WAY, HARTLEY DRIVE, AND TEELER LANE IN THE SUBDIVISION AS WELL AS THE SUBDIVISION SIDE OF N. BAGDAD ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOT, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 1 & 22 BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C.
- THE HOA BYLAWS SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT THE TIME OF FINAL PLAT.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY FACILITIES.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY EASEMENTS.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS (LOTS 1, BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C.) TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- THIS SITE IS LOCATED IN THE NORTH FORK OF BRUSHY CREEK. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- ROADWAY ADEQUACY FEES WILL BE PAID FOR BOUNDARY STREET IMPROVEMENTS, AS PER CITY OF LEANDER ORDINANCE SECTION 10.03.

BENCHMARK #2:

MAG NAIL WITH WASHER SET ON SOUTHWEST CORNER OF A CURB INLET, WEST SIDE OF BAGDAD ROAD, ±65' NORTHEAST OF THE SOUTHEAST CORNER OF THE 6.28 ACRE TRACT 2.

ELEVATION = 1023.80'
VERTICAL DATUM: NAVD 88 (GEOID 12B)



08/19/2022 TBPE FIRM No. F-16384

COVER SHEET

WILLIAMS TRACT
PRELIMINARY PLAN
LEANDER, TEXAS

DESIGNED BY: AK

DRAWN BY: AK/GG

CHECKED BY: GF

APPROVED BY: GF

SHEET 1 OF 12

21-PP-014

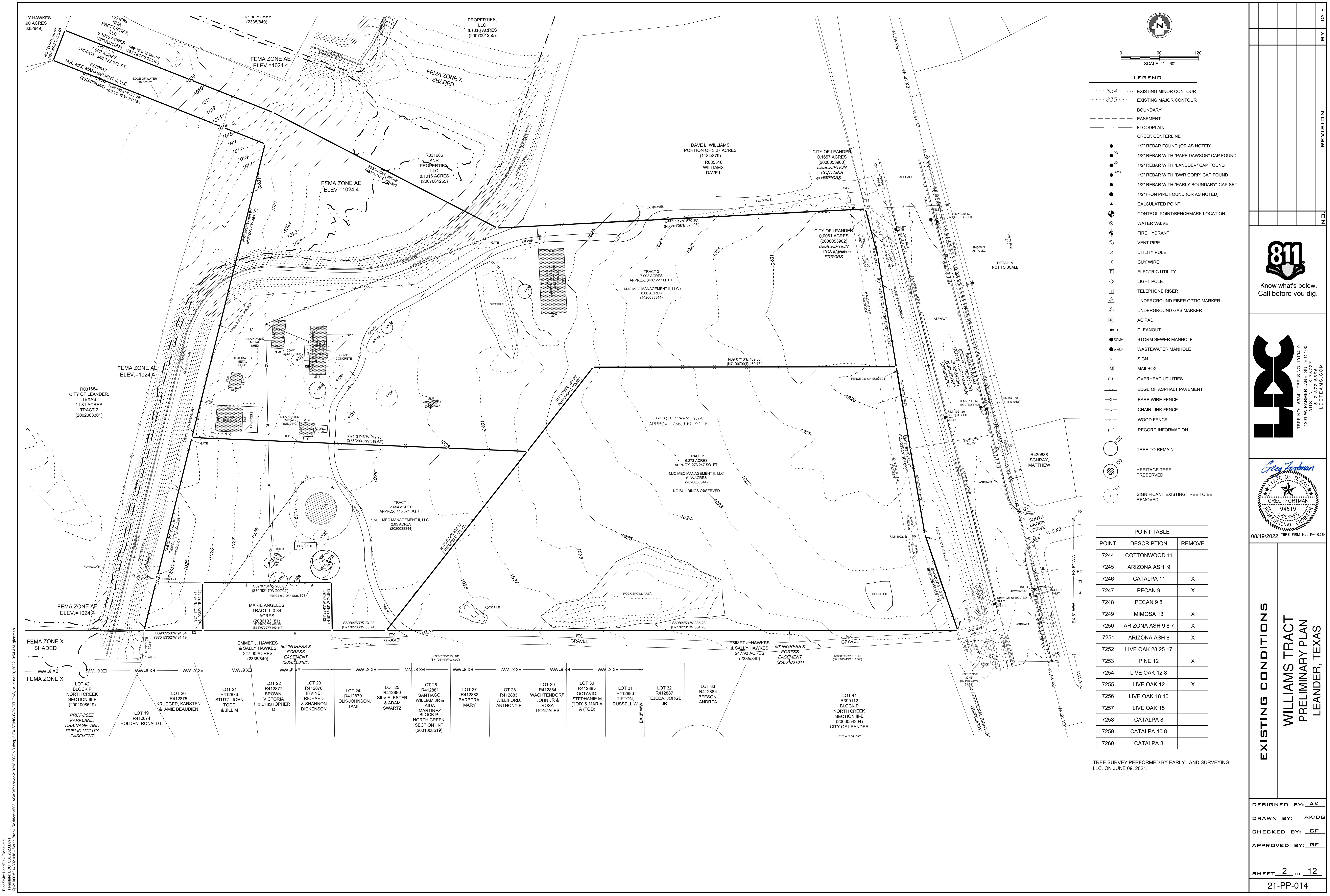
SUBMITTED BY :

Greg Fortman

8/19/2022

GREG FORTMAN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94619
LDC, LLC; FIRM NO. 16384
4201 W. PARMER LANE, SUITE C-100
AUSTIN, TEXAS 78727
(512) 872-6696

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.



POINT TABLE		
POINT	DESCRIPTION	REMOVE
7244	COTTONWOOD 11	
7245	ARIZONA ASH 9	
7246	CATALPA 11	X
7247	PECAN 9	X
7248	PECAN 9 8	
7249	MIMOSA 13	X
7250	ARIZONA ASH 9 8 7	X
7251	ARIZONA ASH 8	X
7252	LIVE OAK 28 25 17	
7253	PINE 12	X
7254	LIVE OAK 12 8	
7255	LIVE OAK 12	X
7256	LIVE OAK 18 10	
7257	LIVE OAK 15	
7258	CATALPA 8	
7259	CATALPA 10 8	
7260	CATALPA 8	

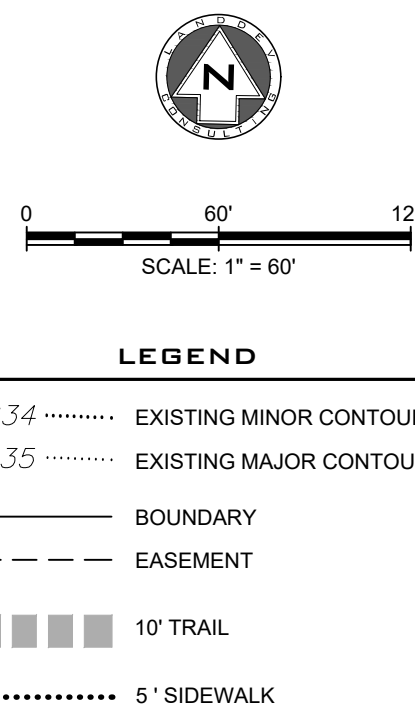
TREE SURVEY PERFORMED BY EARLY LAND SURVEYING, LLC. ON JUNE 09, 2021.

EXISTING CONDITIONS

WILLIAMS TRACT
PRELIMINARY PLAN
LEANDER, TEXAS

DESIGNED BY: AK
DRAWN BY: AK/GG
CHECKED BY: GF
APPROVED BY: GF

SHEET 2 OF 12
21-PP-014

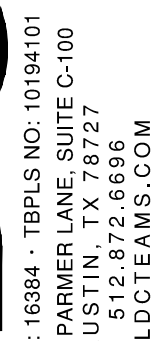
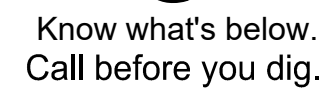


WCID LOT	BLOCK A, LOT 34	1	2.890
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PERIMETER BLOCK LENGTH

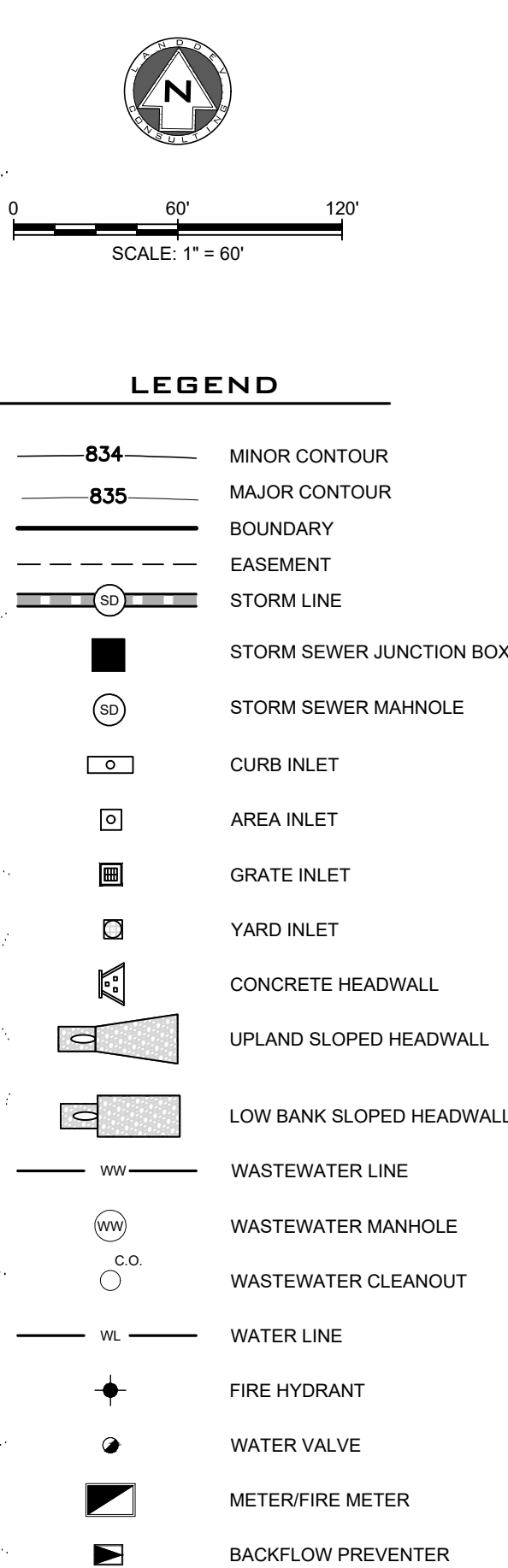
BLOCK A	- 1930 LF
BLOCK B	- 1878 LF
BLOCK C	- 568 LF

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

[illegible]

DESIGNED BY: AK
DRAWN BY: AK/DGB
CHECKED BY: GF
APPROVED BY: GF

SHEET 3 OF 12



TBPE NO: 16384 • TBPLS NO: 10194101
 4201 W. PARKER LANE, SUITE C-100
 AUSTIN, TX 78727
 512.872.6686
 LDOTEAMS.COM



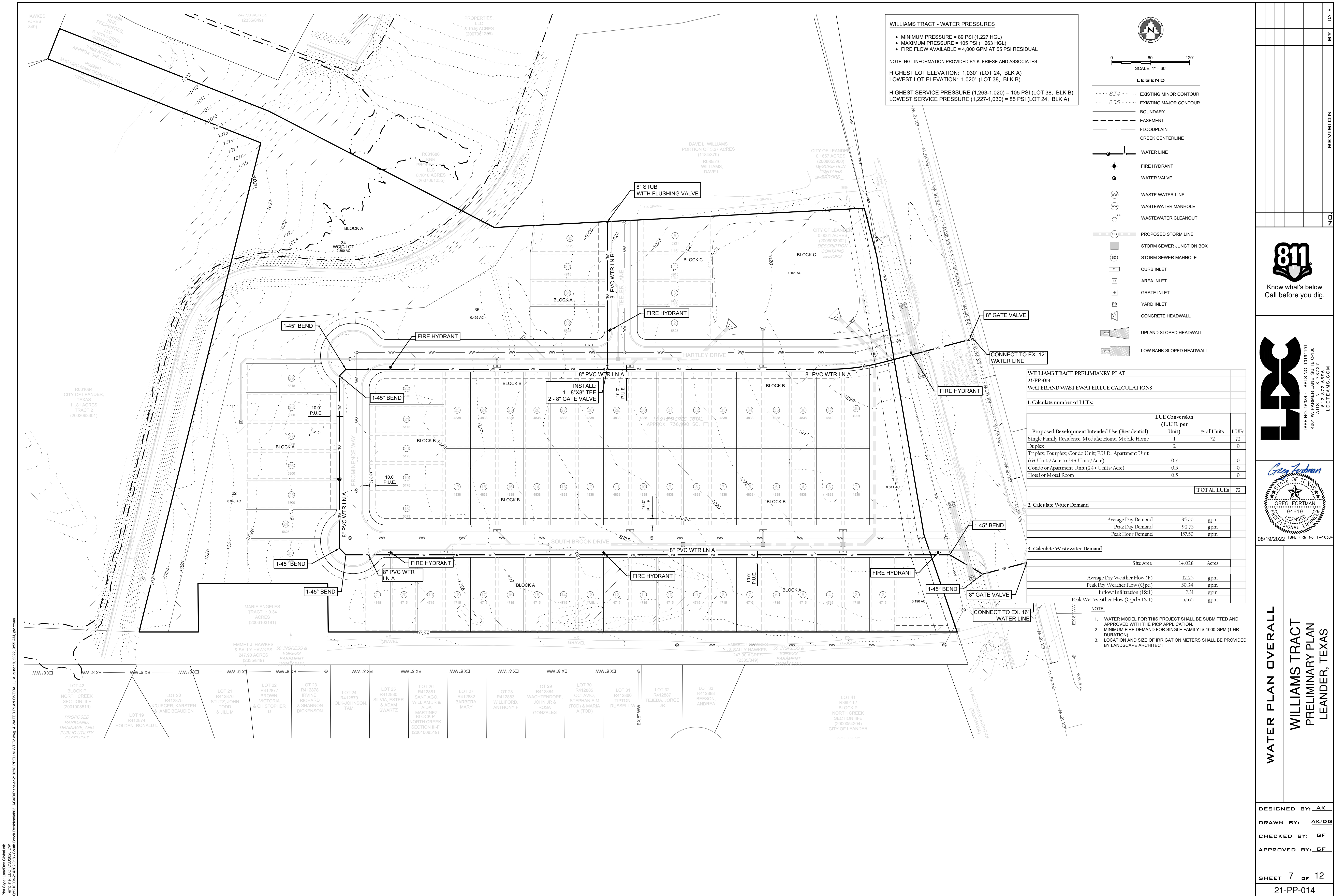
08/19/2022 TBPE FIRM No. F-16384

**WILLIAMS TRACT
PRELIMINARY PLAN
LEANDER, TEXAS**

DESIGNED BY: AK
DRAWN BY: AK/DG
CHECKED BY: GF
APPROVED BY: GF

SHEET 6 OF 12
21-PP-014

Plot Style: LandDev Global.ctb
Template: LDC_C302020.DWT
ACADPlantsh210218.PRELU.SDOV.dwg: 4 WATER PLAN OVERALL August 19, 2022 9:55 AM aqforman
Q:\210000\214302\018 - South Brook Residential\03 ACADPlantsh210218.PRELU.SDOV.dwg: 4 WATER PLAN OVERALL August 19, 2022 9:55 AM aqforman



Plat Style: LandDev Global.dwg
Template: LDC_C102020.DWT
C:\210000\21020118 - South Brook Residential\03_JACO\Plans\210218 PRELIM VTOV.dwg 4 WATER PLAN OVERALL August 16, 2022, 9:58 AM glemm

WATER PLAN OVERALL
WILLIAMS TRACT
PRELIMINARY PLAN
LEANDER, TEXAS

DESIGNED BY: AK
DRAWN BY: AK/DG
CHECKED BY: GF
APPROVED BY: GF

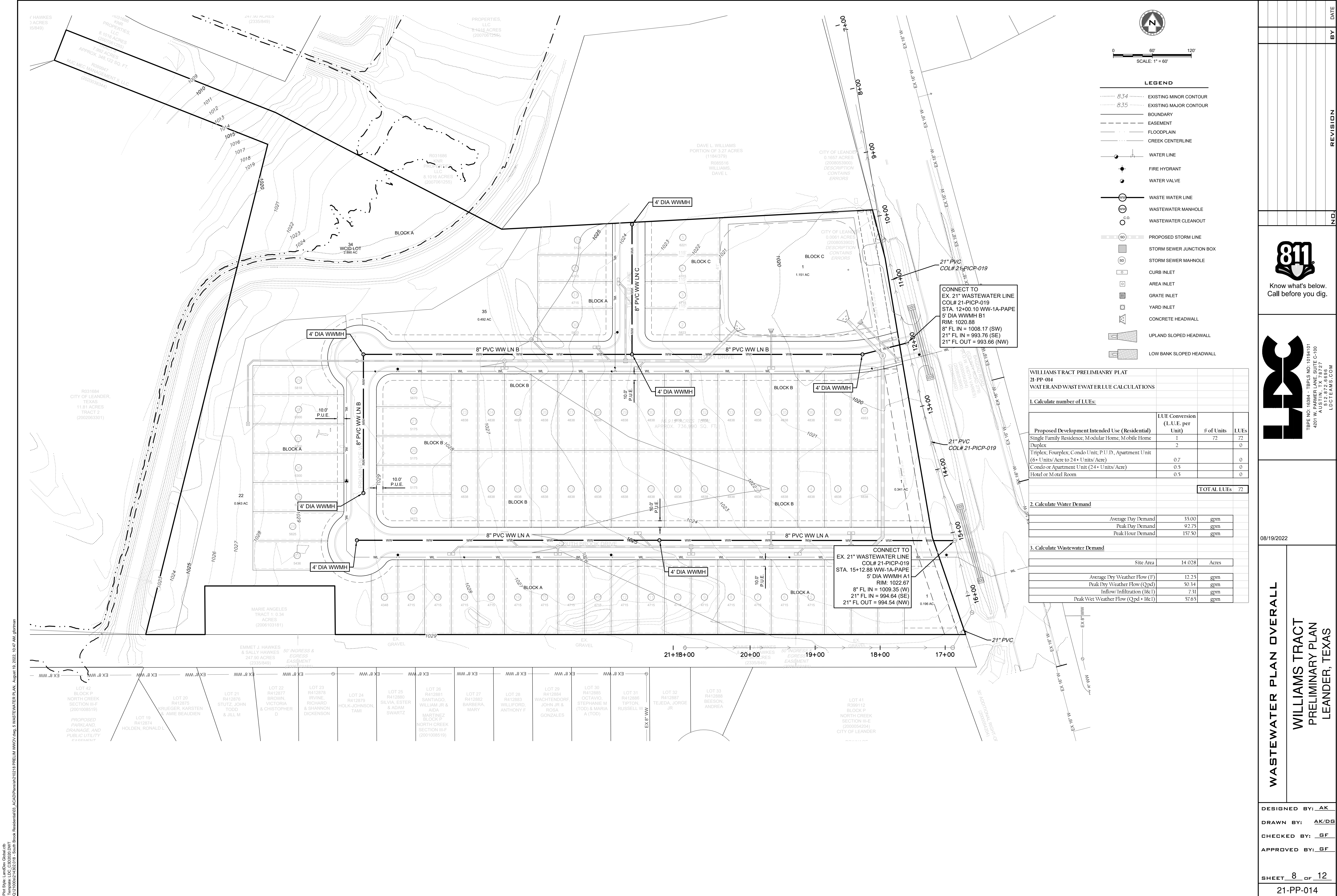
SHEET 7 OF 12
21-PP-014

811
Know what's below.
Call before you dig.

TX
TYPE NO. 16384 - TBPUS NO. 10184101
4201 W. FARMER LANE, SUITE C-100
AUSTIN, TEXAS 78747
512.872.6696
LDC TEAMS.COM

Greg Fortman
STATE OF TEXAS
GREG FORTMAN
94619
LICENSED PROFESSIONAL ENGINEER

08/19/2022 TBP Firm No. F-16384



Plot Style: LandDev_General.ctb
Template: LDC_C:\2020\DWG
021000dwt-1450218 - South Brook Residential\03_JACO\Plans\21-PP-014 PRELIM WWOV.dwg, 5 WASTEWATER PLAN August 19, 2022, 10:47 AM, gblman

BY

DATE

REVISION

N

811

Know what's below.
Call before you dig.

TYPE NO. 16384 - TEMPL NO. 10184101
4201 W. PARKER LANE, SUITE C-100
AUSTIN, TEXAS 78747
512.872.8696
LDCTEAMS.COM

08/19/2022

WASTEWATER PLAN OVERALL

WILLIAMS TRACT
PRELIMINARY PLAN
LEANDER, TEXAS

DESIGNED BY: AK

DRAWN BY: AK/DG

CHECKED BY: GF

APPROVED BY: GF

SHEET 8 OF 12

21-PP-014

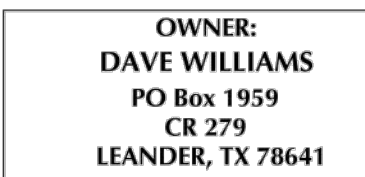
OPTION TWO: Land Dedication: (3.5 acres per 100 dwelling unit)+Park Improvements (a minimum of \$400 per dwelling unit must be spent on park improvements that meet City specifications).

*Includes $\frac{1}{2}$ credit for 1.5 acres of floodplain

		Parkland	Floodplain	Floodplain Acres	Parkland	Total Parkland	Park Acre	Rec. Imp.
Phase	Lots	Required	Acres	Credited	Proposed	Provided	Surplus/Deficit	Required *
1	72	2.52	1.5	0.75	2.8	3.55	1.03	\$ 28,800.00
Totals:	72	2.52	1.5	0.75	2.8	3.55	1.03	\$ 28,800.00

*** Parkland along the lake to be dedicated to the City for public use.

 FLOODPLAIN 1.5 AC.
 PARKLAND 2.8 AC.
 10' CONCRETE TRAIL
 PROPOSED/FUTURE 10' TRAIL
 10' BAGDAD ROAD TRAIL



R:\170180-KERA\Cadfiles\PLANNING\Submittals\Concept Plan Submittal_August 2020\Park Plan 08-05-2020.dwg

Issued:

1. Concept Plan Submittal	11-19-20
2. Concept Plan Submittal	4-1-20
3. Concept Plan Submittal	5-13-20
4. Concept Plan Submittal	8-07-20
5.	

Revisions:

1.	
2.	
3.	
4.	
5.	

Issue Date: August 07, 2020

Drawn By: GJ
Reviewed By: MB

Project No.
170180-KERA

--	--

SHEET 03

The reproduction, copying or other use of this drawing without written consent of SEC Planning, LLC is prohibited.

© 2020
SEC Planning, LLC

FULL SIZE SCALE: 1" = 70'

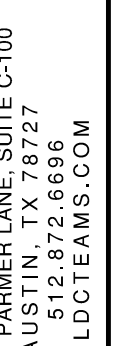


0 35 70 140

NORTH

Plot Style: LandDev Global.ctb
Template: LDC_C3D2020.DWT
Q:\21000s\214302.018 - South B

Know what's below.
Call before you dig.



**WILLIAMS TRACT
PRELIMINARY PLAN
LEANDER, TEXAS**

SIGNED BY: AK

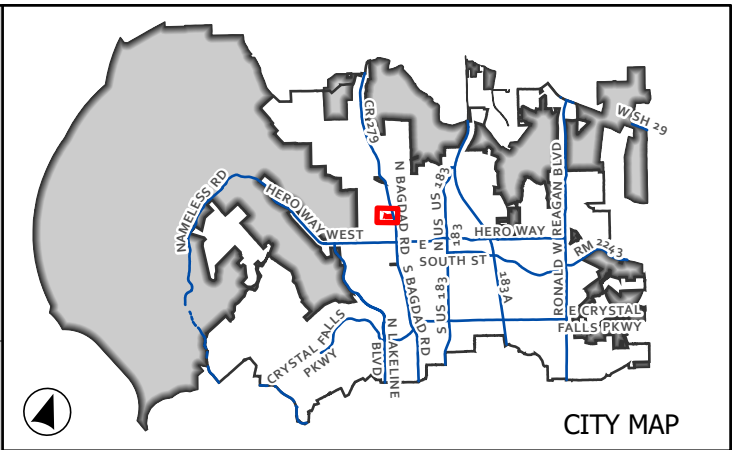
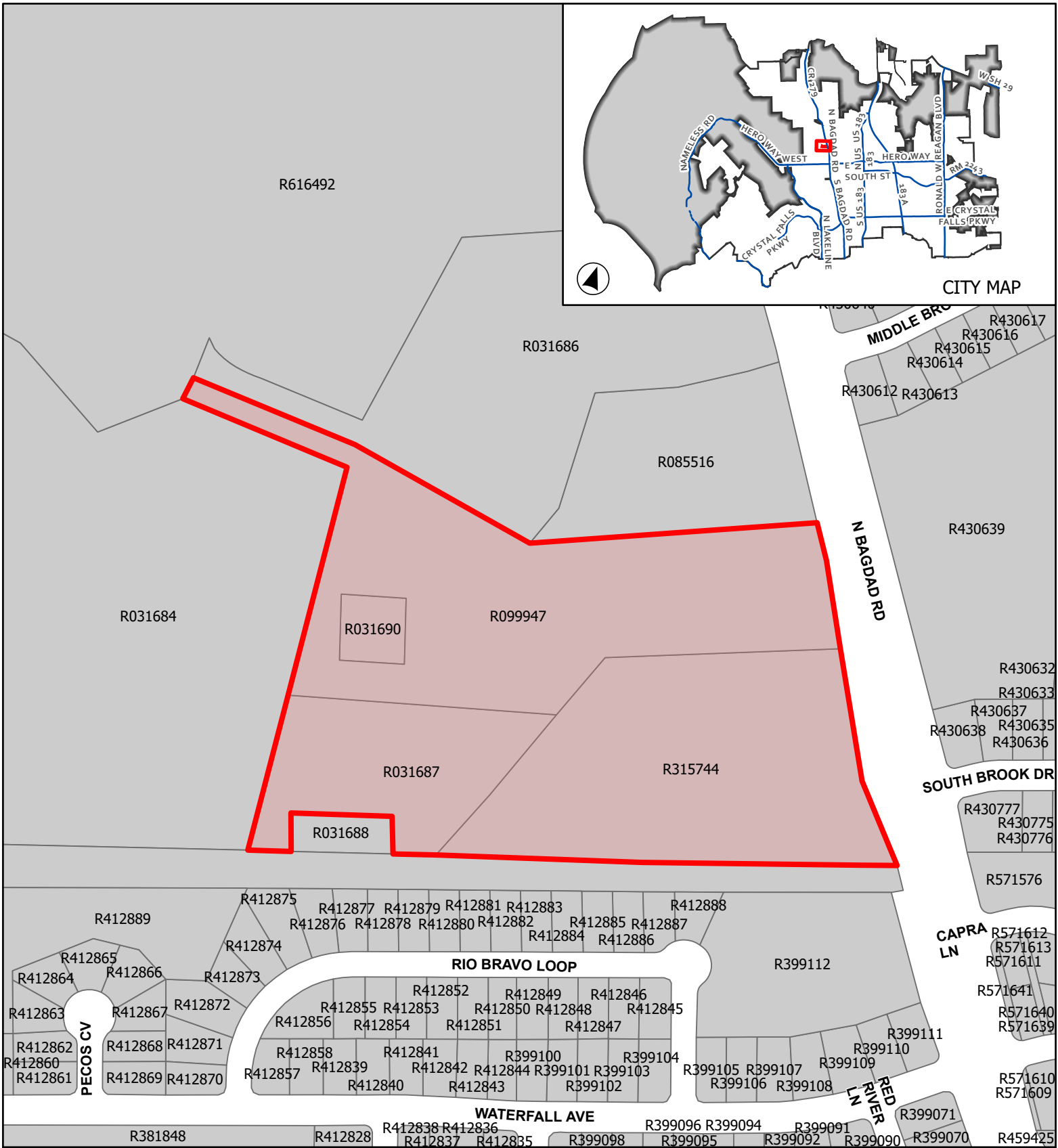
AWN BY: AK/DG

HECKED BY: GF

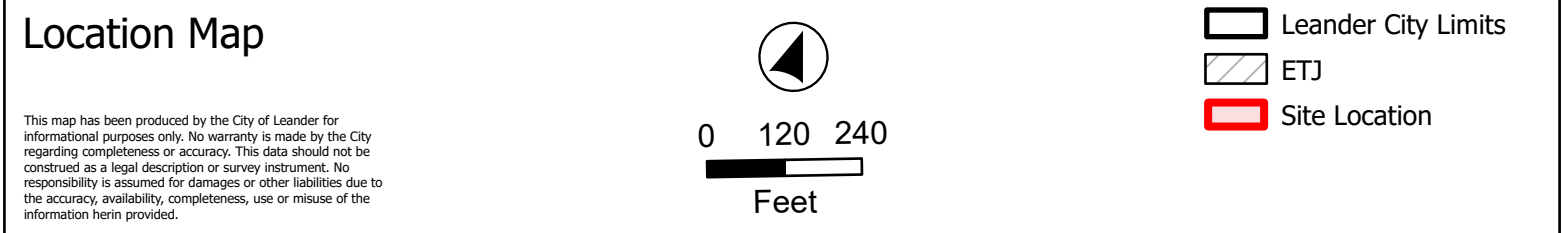
APPROVED BY: GF

HEET 12 OF 12

1-PP-014



CASE: 21-PP-014 ATTACHMENT 2 SOUTH BROOK





EXECUTIVE SUMMARY
10/13/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-SFP-008 regarding Addington Homestead Short Form Final Plat on one parcel of land approximately 6.81 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R023968; generally located at 4508 Valley View Road, Leander, Williamson County, Texas.

BACKGROUND:

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

APPLICANT/AGENT:

Kristi Addington on behalf of Kristi Lyn Harrison Addington Family Trust.

RECOMMENDATION:

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

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Final Plat
2. Location Exhibit

Live Oak Ranch, Portion of Lot 10, Block D Replat

WILLIAMSON COUNTY, TEXAS

6.81 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK D, LIVE OAK RANCH, RECORDED IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS BEING ALSO THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO Kristi Lyn Harrison Addington Family Trust 2014, Kristi Addington, Trustee AND RECORDED IN INSTRUMENT NO. 2019078409, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

Short Form Final Plat

LOTS: 1
USAGE: RESIDENTIAL
ACREAGE: 6.81
L.F. OF NEW STREETS: 0

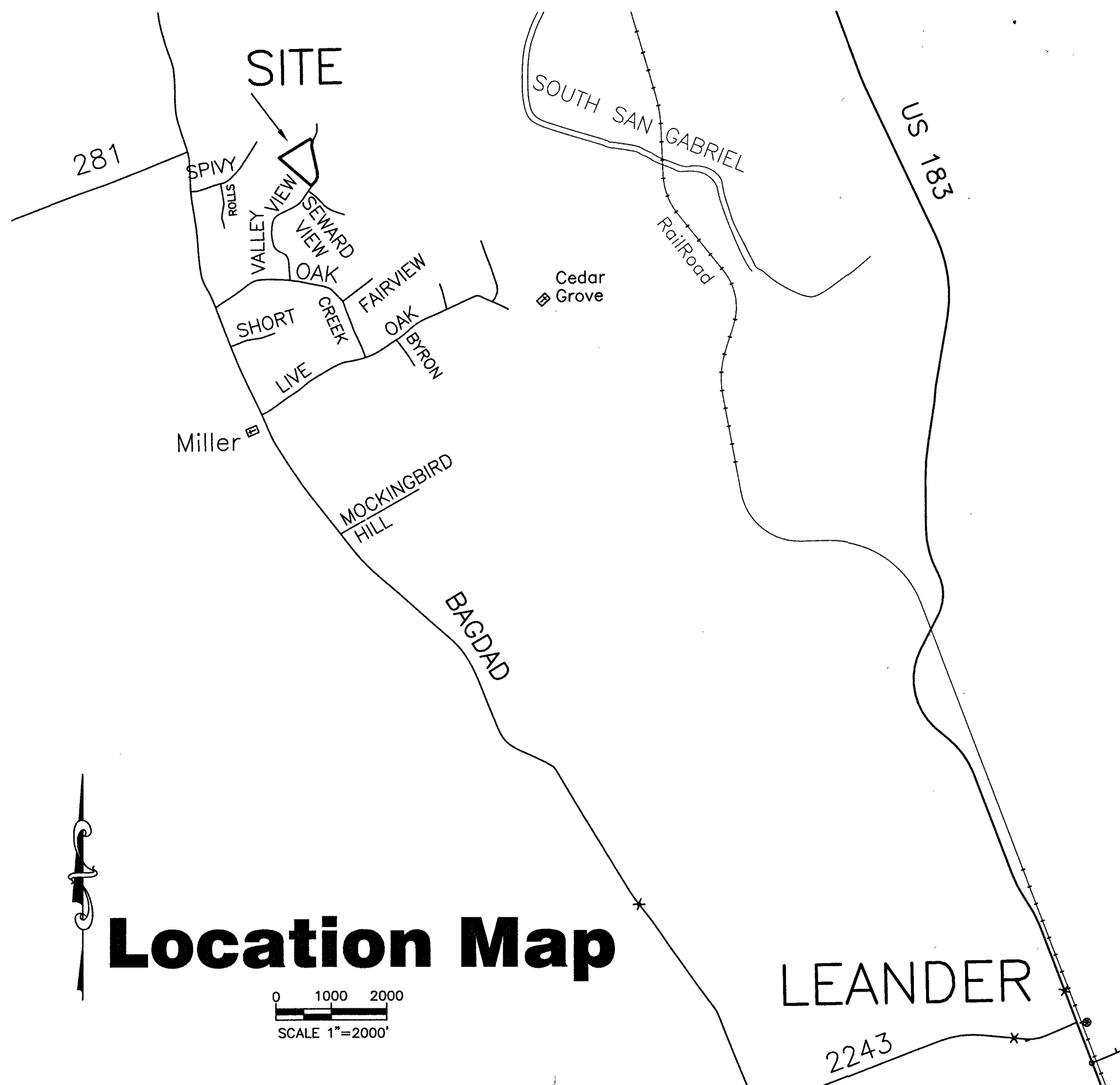
OWNER:
KRISTI LYN HARRISON ADDINGTON FAMILY TRUST 2014
KRISTI ADDINGTON, TRUSTEE
4508 VALLEY VIEW
LEANDER, TX 78641
PHONE: (512) 952-2619

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
PHONE: (512) 638-0220

Filing Date: 28 June 2022

INDEX:

1. TITLE SHEET
2. SUBDIVISION PLAT
3. ACKNOWLEDGEMENT AND NOTES



Location Map

0 1000 2000
SCALE 1"=2000'

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Fax: (512) 638-0220

**Live Oak Ranch,
Portion of Lot 10, Block D Replat**
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100' DATE: 05-31-22

FIELD BOOK: 86

DRAWN BY: STAFF

FILE NAME: 22-029 Subd

APPROVED BY: STAFF

PROJECT NO: 22-029

SHEET

1

OF

3

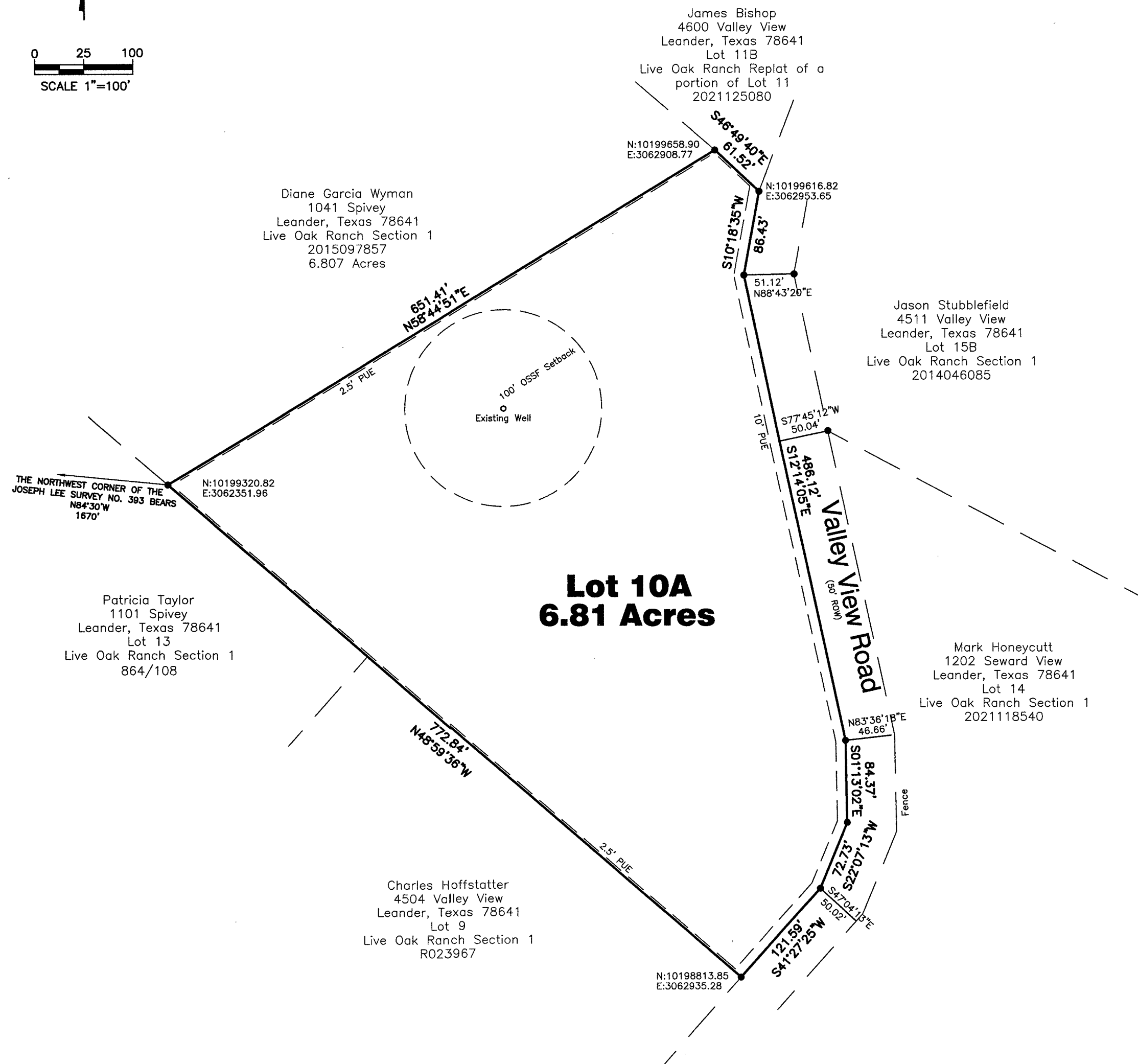
Live Oak Ranch, Portion of Lot 10, Block D Replat

6.81 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK D, LIVE OAK RANCH, RECORDED IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS BEING ALSO THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO Kristi Lyn Harrison Addington Family Trust 2014, Kristi Addington, Trustee AND RECORDED IN INSTRUMENT NO. 2019078409, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ▲ TRAVERSE NAIL SET
- * COTTON SPINDLE SET
- () RECORD BEARING, DISTANCE

0 25 100
SCALE 1"=100'



**Lot 10A
6.81 Acres**

NOTE:

Title Policy provided by Austin Title, GF# AUT-64-123-AUT19008234ANNE, 24 July 2019, was used in the preparation of this survey.

Schedule B Comments:

- This tract is subject to restrictive covenants per Cabined B, Slide 191
- f. Building setback lines - Cabinet B, Slide 191 (Restrictions expired January 2000)
- g. 10' PUE along all property lines B/191
- h. "Blanket" Electric easement to TP&L 239/112
- i. "Blanket" Electric and phone easement to PEC 524/670, 743/588
- j. Roadway easement does not affect this tract 665/814

PERIMETER FIELD NOTES

6.81 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK D, LIVE OAK RANCH, RECORDED IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS BEING ALSO THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO Kristi Lyn Harrison Addington Family Trust 2014, Kristi Addington, Trustee AND RECORDED IN INSTRUMENT NO. 2019078409, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTHWEST CORNER OF A 6.807 ACRE TRACT CONVEYED TO DIANE GARCIA WYMAN AND RECORDED IN INSTRUMENT NO. 2015097857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID IRON ROD BEING ALSO ON THE NORTHEAST LINE OF LOT 13, FOR THE WESTMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 58 DEG 44 MIN 51 SEC E 651.41 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF THE SAID 6.807 ACRE TRACT, BEING ALSO ON THE SOUTHWEST LINE OF LOT 11B, FOR THE NORTHMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 46 DEG 49 MIN 40 SEC E 61.52 FEET TO AN IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF VALLEY VIEW ROAD AT THE SOUTHWEST CORNER OF THE SAID LOT 11B, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

S 10 DEG 18 MIN 35 SEC W 86.43 FEET TO AN IRON ROD;
S 12 DEG 14 MIN 05 SEC E 486.12 FEET TO AN IRON ROD;
S 01 DEG 13 MIN 02 SEC E 84.37 FEET TO AN IRON ROD;
S 22 DEG 07 MIN 13 SEC W 72.73 FEET TO AN IRON ROD;
S 41 DEG 27 MIN 25 SEC W 121.59 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF LOT 9, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 48 DEG 59 MIN 36 SEC W 772.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.81 ACRES OF LAND.

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Registered Professional Land Surveyor #L-5043
E-Mail: SWRPLS@gmail.com Phone/Fax: (512) 638-0220

**Live Oak Ranch,
Portion of Lot 10, Block D Replat**
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 100' DATE: 05-31-22
FIELD BOOK: 86
DRAWN BY: STAFF
FILE NAME: 22-029 Subd
APPROVED BY: STAFF
PROJECT NO: 22-029

SHEET

2

OF 3

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT I, KRISTI ADDINGTON, AS THE OWNER OF THAT CERTAIN 6.81 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK D, LIVE OAK RANCH, RECORDED IN CABINET B, SLIDE 191 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS BEING ALSO THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO Kristi Lyn Harrison Addington Family Trust 2014, Kristi Addington, Trustee AND RECORDED IN INSTRUMENT NO. 2019078409, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE 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 "LIVE OAK RANCH, PORTION OF LOT 10, BLOCK D REPLAT" SUBDIVISION.

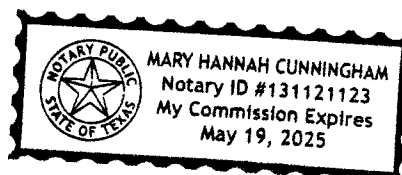
Kristi Addington, Trustee
Kristi Lyn Harrison Addington Family Trust 2014
Kristi Addington, Trustee
4508 VALLEY VIEW
LEANDER, TX 78641
PHONE: (512) 952-2619

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRISTI ADDINGTON, KNOWN TO ME 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 15th DAY OF September, 2022, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



STANDARD PLAT NOTES General Plat Notes:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS. (ETJ ONLY)
2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
5. 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.
6. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0435F FOR WILLIAMSON CO., EFFECTIVE 12/20/19.
7. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
8. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
9. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LIVE OAK RANCH, LOT 10, RECORDED AT CABINET B, SLIDE 191 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
10. THE SITE IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.
11. THERE ARE NO STREAMS, PONDS, GRADE BREAKS, WHICH WOULD REQUIRE SETBACKS. THE SITE IS GENERALLY LEVEL WITH A SLOPE OF 1.5%
12. WATER SERVICE WILL BE PROVIDED BY ON-SITE WATER WELL.
13. SEWER SERVICE FOR SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
14. THERE ARE NO DRAINAGE AREAS ON SUBDIVISION AND NO PROPOSED EXCAVATED DRAINAGE AREAS.
15. TYPE I DRIVEWAYS (ONE OR TWO RESIDENCES): DRIVEWAYS SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE CORNER OF A RIGHT OF WAY INTERSECTION.
16. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
17. OSSF APPROVALS FOR THIS SUBDIVISION WILL BE PERFORMED BY WILLIAMSON COUNTY.

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

ATTEST:

John Cosgrove, Chairman
Planning and Zoning Commission
City of Leander, Texas

Ellen Coufal, Secretary
Planning and Zoning Commission
City of Leander, Texas

THIS PLAT HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ADDRESSING COORDINATOR.

BY: Cindy Bridges
REPRESENTATIVE
Cindy Bridges
GIS Analyst

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Roger Hickman, P.E.
J. Terron Evertson 9/16/2022
J. Terron Evertson, PE, DR, CFM
County Engineer Date

Roger Hickman, P.E.

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That I, Kristi Lyn Harrison Addington (Trustee), as the owner of that certain 6.81 acre tract of land recorded in Document No. 2019078409, of the Official Records of Williamson County, Texas do hereby certify that there are no lien holders and dedicate 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 LIVE OAK RANCH, PORTION OF LOT 10, BLOCK D REPLAT subdivision.

Kristi Lyn Harrison Addington, Trustee
Kristi Lyn Harrison Addington (Trustee)
Kristi Lyn Harrison Addington Family Trust 2014

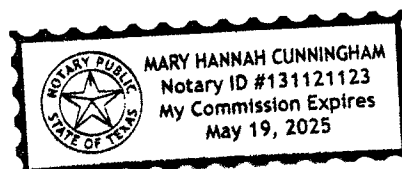
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 15th day of September, 2022, personally appeared, Kristi Lyn Harrison Addington, Trustee for Kristi Lyn Harrison Addington Family Trust 2014, 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 15th day of September, 2022

Notary Public-State of Texas
Printed Name: Mary Hannah Cunningham
My Commission Expires 5/19/25

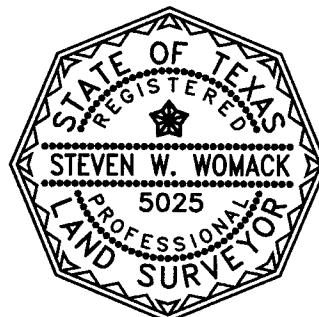


NO PORTION OF THE SURVEY, AS SHOWN HEREON, LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48491C0435F, EFFECTIVE DATE 12/20/19 FOR TRAVIS AND WILLIAMSON COUNTY, TEXAS, COMMUNITY #481079.

THIS TRACT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

That I, Steven Womack, 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 Austin Title, GF# AUT-64-123-AUT19008234ANNE, 24 July 2019 have been shown or noted hereon.

Steven Womack 16 Sept '22
STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025 DATE



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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF 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 WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____ SLIDES _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Fax: (512) 638-0220

Live Oak Ranch, Portion of Lot 10, Block D Replat

WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 100' DATE: 05-31-22

FIELD BOOK: 86

DRAWN BY: STAFF

FILE NAME: 22-029 Subd

APPROVED BY: STAFF

PROJECT NO: 22-029

SHEET

3

OF

3



EXECUTIVE SUMMARY
10/13/2022

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 June 9, 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 removes the added completeness check time frame.

PRESENTER:

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

Attachments

1. Draft Schedule

CITY OF LEANDER ALTERNATIVE SUBMITTAL SCHEDULE

All Applications

SCHEDULE							
FIRST REVIEW				FOLLOW UP REVIEWS, DRY UTILITY, EASEMENTS & REVISION			
Filing Date (Tuesday by 5:00 p.m.)	Distribution Date (Wednesday)	Comments uploaded to the Dev Hub (Friday)	Business Days from Filing Date	Filing Date (Tuesday by 5:00 p.m.)	Distribution Date (Wednesday)	Comments uploaded to the Dev Hub (Friday)	Business Days from Filing Date
10/18/2022	10/19/2022	11/11/2022	19	10/18/2022	10/19/2022	10/28/2022	9
10/25/2022	10/26/2022	11/18/2022	19	10/25/2022	10/26/2022	11/4/2022	9
11/8/2022	11/9/2022	12/2/2022	19	11/8/2022	11/9/2022	11/18/2022	9
11/15/2022	11/16/2022	12/9/2022	19	11/15/2022	11/16/2022	11/22/2022	6
11/29/2022	11/30/2022	12/22/2022	18	11/29/2022	11/30/2022	12/9/2022	9
12/6/2022	12/7/2022	12/30/2022	19	12/6/2022	12/7/2022	12/16/2022	9
12/13/2022	12/14/2022	1/6/2023	18	12/13/2022	12/14/2022	12/22/2022	8
12/20/2022	12/21/2022	1/13/2023	18	12/20/2022	12/21/2022	12/30/2022	9
1/3/2023	1/4/2023	1/27/2023	18	1/3/2023	1/4/2023	1/13/2023	9
1/10/2023	1/11/2023	2/3/2023	18	1/10/2023	1/11/2023	1/20/2023	8
1/17/2023	1/18/2023	2/10/2023	19	1/17/2023	1/18/2023	1/27/2023	9
1/24/2023	1/25/2023	2/17/2023	19	1/24/2023	1/25/2023	2/3/2023	9
1/31/2023	2/1/2023	2/24/2023	19	1/31/2023	2/1/2023	2/10/2023	9
2/7/2023	2/8/2023	3/3/2023	19	2/7/2023	2/8/2023	2/17/2023	9
2/14/2023	2/15/2023	3/10/2023	19	2/14/2023	2/15/2023	2/24/2023	9
2/21/2023	2/22/2023	3/17/2023	19	2/21/2023	2/22/2023	3/3/2023	9
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3/7/2023	3/8/2023	3/31/2023	19	3/7/2023	3/8/2023	3/17/2023	9
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5/23/2023	5/24/2023	6/16/2023	18	5/23/2023	5/24/2023	6/2/2023	8
5/30/2023	5/31/2023	6/23/2023	18	5/30/2023	5/31/2023	6/9/2023	9
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6/20/2023	6/21/2023	7/14/2023	18	6/20/2023	6/21/2023	6/30/2023	9
6/27/2023	6/28/2023	7/21/2023	18	6/27/2023	6/28/2023	7/7/2023	8
7/5/2023	7/6/2023	7/28/2023	18	7/5/2023	7/6/2023	7/14/2023	8
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8/15/2023	8/16/2023	9/8/2023	18	8/15/2023	8/16/2023	8/25/2023	9
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9/5/2023	9/6/2023	9/29/2023	19	9/5/2023	9/6/2023	9/15/2023	9
9/12/2023	9/13/2023	10/6/2023	19	9/12/2023	9/13/2023	9/22/2023	9
9/19/2023	9/20/2023	10/13/2023	19	9/19/2023	9/20/2023	9/29/2023	9
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11/14/2023	11/15/2023	12/8/2023	17	11/14/2023	11/15/2023	11/22/2023	7
11/21/2023	11/22/2023	12/15/2023	17	11/21/2023	11/22/2023	12/1/2023	7
11/28/2023	11/29/2023	12/21/2023	18	11/28/2023	11/29/2023	12/8/2023	9
12/5/2023	12/6/2023	12/29/2023	16	12/5/2023	12/6/2023	12/15/2023	9
12/12/2023	12/13/2023	1/5/2024	15	12/12/2023	12/13/2023	12/21/2023	8

- 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

CITY OF LEANDER STANDARD SUBMITTAL SCHEDULE

All Subdivision Applications

SCHEDULE											
INITIAL REVIEW - FIRST 30 DAYS						RESUBMITTAL - 15 DAYS					
Submittal Date (Tuesday by 5:00 p.m.)	Filing / Distribution Date (Wednesday)	Staff Comments Due (Tuesday before Agenda Posting)	Agenda Posted Friday Before Meeting - Approval / Disapproval Letter provided to Applicant	PLANNING & ZONING COMMISSION (Thursday)	Days from Filing Date	Submittal Date (Tuesday by 5:00 p.m.)	Filing / Distribution Date (Wednesday)	Staff Comments Due (Tuesday before Agenda Posting)	Agenda Posted Friday Before Meeting - Approval / Disapproval Letter provided to Applicant	PLANNING & ZONING COMMISSION (Thursday)	Days from Filing Date
10/11/2022	10/12/2022	11/1/2022	11/4/2022	11/10/2022	30	10/25/2022	10/26/2022	11/1/2022	11/4/2022	11/10/2022	15
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12/26/2023	12/27/2023	1/16/2024	1/19/2024	1/25/2024	30	1/23/2024	1/24/2024	1/30/2024	2/2/2024	2/8/2024	15
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2/6/2024	2/7/2024	2/27/2024	3/1/2024	3/7/2024	30	3/5/2024	3/6/2024	3/12/2024	3/15/2024	3/21/2024	15
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4/9/2024	4/10/2024	4/30/2024	5/3/2024	5/9/2024	30	5/7/2024	5/8/2024	5/14/2024	5/17/2024	5/23/2024	15
4/23/2024	4/24/2024	5/14/2024	5/17/2024	5/23/2024	30	5/28/2024	5/29/2024	6/4/2024	6/7/2024	6/13/2024	15
5/14/2024	5/15/2024	6/4/2024	6/7/2024	6/13/2024	30	6/11/2024	6/12/2024	6/18/2024	6/21/2024	6/27/2024	15
5/28/2024	5/29/2024	6/18/2024	6/21/2024	6/27/2024	30	6/25/2024	6/26/2024	7/2/2024	7/5/2024	7/11/2024	15
6/11/2024	6/12/2024	7/2/2024	7/5/2024	7/11/2024	30	7/9/2024	7/10/2024	7/16/2024	7/19/2024	7/25/2024	15
6/25/2024	6/26/2024	7/16/2024	7/19/2024	7/25/2024	30	7/23/2024	7/24/2024	7/30/2024	8/2/2024	8/8/2024	15
7/9/2024	7/10/2024	7/30/2024	8/2/2024	8/8/2024	30	8/6/2024	8/7/2024	8/13/2024	8/16/2024	8/22/2024	15
7/23/2024	7/24/2024	8/13/2024	8/16/2024	8/22/2024	30	8/27/2024	8/28/2024	9/3/2024	9/6/2024	9/12/2024	15
8/13/2024	8/14/2024	9/3/2024	9/6/2024	9/12/2024	30	9/10/2024	9/11/2024	9/17/2024	9/20/2024	9/26/2024	15
8/27/2024	8/28/2024	9/17/2024	9/20/2024	9/26/2024	30	9/24/2024	9/25/2024	10/1/2024	10/4/2024	10/10/2024	15
9/10/2024	9/11/2024	10/1/2024	10/4/2024	10/10/2024	30	10/8/2024	10/9/2024	10/15/2024	10/18/2024	10/24/2024	15
9/24/2024	9/25/2024	10/15/2024	10/18/2024	10/24/2024	30	10/15/2024	10/16/2024	10/22/2024	10/25/2024	10/31/2024	15
10/1/2024	10/2/2024	10/22/2024	10/25/2024	10/31/2024	30	10/29/2024	10/30/2024	11/5/2024	11/8/2024	11/14/2024	15
10/15/2024	10/16/2024	11/5/2024	11/8/2024	11/14/2024	30	11/26/2024	11/27/2024	12/3/2024	12/6/2024	12/12/2024	15

- NOTES:
1. This schedule applies to projects that are reviewed and approved by the Commission. All Concept Plans require a review by the Commission and approval by the Council.
 2. Minor Revision Preliminary Plats, Amended Final Plats, and Construction Plans may be approved administratively if they are in compliance with the ordinance and there are no staff comments.
 3. Dates are subject to change. Holidays and emergency closures may warrant a change to the schedule for both submittals and comment response dates.
 4. Initial submittals are reviewed to ensure completeness prior to acceptance of application for review.
 5. 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 falls on a City Holiday

HOLIDAY
1/2/2023
1/16/2023
4/7/2023
5/29/2023
6/19/2023
7/4/2023
9/4/2023
11/10/2023
11/23/2023
11/24/2023
12/22/2023
12/25/2023
12/26/2023
1/1/2024