



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 9, 2024
Regular Meeting at 6:00 PM



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 2, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-22-0003 regarding Greenlight Village Preliminary Plat on two (2) parcels of land approximately 14 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; generally located on the south side of Hero Way West, approximately 1,400 feet west of Broade Way, Leander, Williamson County, Texas.
7. Approval of Subdivision Case PP-23-0048 regarding Hwy 29 Commercial Subdivision Preliminary Plat on one (1) parcel of land approximately 50.64 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032262; generally located south of SH 29, approximately 1,300 feet west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
8. Approval of Subdivision Case FP-23-0088 regarding Williams Tract Final Plat on four (4) parcels of land approximately 14.038 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R315744, R031687, R099947, R031690 ; generally located 430 feet to the north of the intersection of Waterfall Ave. and CR 279, Leander, Williamson County, Texas.

9. Approval of Subdivision Case FP-21-0006 regarding Rosenbusch Ranch Phase 3 Final Plat on one (1) parcel of land approximately 34.696 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R654110; generally located northwest of the intersection of Vista Ridge Drive and Alta Vista Drive, Leander, Williamson County, Texas.
10. Approval of the minutes for meeting held on April 25, 2024.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Subdivision Case FP-23-0055 to consider the replat of Lots 37, 38, and 39, Hidden Mesa Subdivision as Crystal Mesa Cove Two Final Plat on three (3) parcels of land approximately 10.339 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, and 354050; and generally located to the southwest of the intersection of on the west of High Lonesome and CR 290, Leander, Travis County, Texas.
 - Discuss and consider action on Subdivision Case FP-23-0055 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0065 to amend the current zoning of PEC PUD (Planned Unit Development) to change the zoning to GC-2-C (General Commercial) on one (1) parcel of land approximately 12.405 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R623019; and legally described as Lot 1, Block A, PEC Data Center, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-23-0065 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
13. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0091 to amend the current zoning of PEC PUD (Planned Unit Development) to adopt the North Creekside Commons Minor PUD (Planned Unit Development) with the base zoning of GC-2-A (General Commercial) on a portion of the original PUD, on two (2) parcels of land approximately 14.88 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031359 and R635253; and generally located 850 feet to the southeast of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-23-0091 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

14. Conduct a Public Hearing and consider action regarding Ordinance Case OR-24-0019 to amend the Composite Zoning Ordinance to update definitions, add uses and create criteria for Vape Shops, Smoke Shops and Cosmetic Services, and to provide for related matters; Williamson & Travis Counties, Texas.
 - Discuss and consider action regarding Ordinance Case OR-24-0019 as described above.
 - a. Staff Presentation
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. Discussion
 - e. Consider Action

REGULAR AGENDA

15. Discuss and consider action regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Hero Ranch Minor PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
16. Discuss and consider action regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately six (6) acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.
 - Discuss and consider action regarding the item as described above.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
17. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 6th day of May 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Approval of Subdivision Case PP-22-0003 regarding Greenlight Village Preliminary Plat on two (2) parcels of land approximately 14 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; generally located on the south side of Hero Way West, approximately 1,400 feet west of Broade Way, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

06/17/2021 – Zoning Approved
02/17/2022 – Concept Plan Approved

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamsetti) on behalf of Leander Hero Holdings LLC (Muralidhar Reddy Bandlapalli).

RECOMMENDATION:

This preliminary plat includes 50 single-family lots, five (5) commercial lots and one (1) HOA lot. 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. PP-22-0003 Att 2 Greenlight Village - Location Map
2. PP-22-0003 Att 1 Greenlight Village Preliminary Plat

GREENLIGHT VILLAGE PRELIMINARY PLAT PROJECT NUMBER: 22-PP-003

GENERAL NOTE:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREONPUBLIC UTILITY, LANDSCAPE AND ACCESS EASEMENT A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES, AND TO PUBLIC UTILITY, ACCESS AND LANDSCAPE EASEMENT ALONG THE ROW FOR NON-RESIDENTIAL LOTS.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48401C0055F FOR WILLIAMSON CO, EFFECTIVE DATE DECEMBER 00TH, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF HERO WAY WEST. 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 OTHER PUBLIC ROADWAYS, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED, AND GREENLIGHT VILLAGE SINGLE-FAMILY DEVELOPMENT REQUIRE A 6-CONCRETE SIDEWALK IN COMMERCIAL PORTION AND 4-FT CONCRETE SIDEWALK IN TOWN HOMES PORTION ON BOTH SIDES OF PRIVATE STREETS. AN ADDITIONAL FOOT IS REQUIRED TO BE ADDED TO THE WIDTH OF A SIDEWALK FOR SIDEWALKS OR PORTIONS OF A SIDEWALK ABUTTING A CURB.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 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.
- FOR AOT GREATER THAN 2000, TRAFFIC IMPACT STUDY SHALL BE CONDUCTED AS PER ROADWAY ADEQUACY STANDARD PER ARTICLE 10.03.11A FEE-IN-LIEU CAN BE REQUESTED, IF APPROVED BY THE CITY ENGINEER.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF IMPROVEMENTS SUCH AS PARKING, PAVING, AND LANDSCAPING WITHIN PUBLIC UTILITY EASEMENTS AND WASTEWATER EASEMENTS IF AND WHEN THE CITY MUST ACCESS AND MAINTAIN ITS WATER AND WASTEWATER UTILITIES.
- THE HOA/POA SHALL BE RESPONSIBLE FOR ANY REPAIR OF THE PRIVATE STREETS DUE TO ANY REPAIRS OF THE PUBLIC UTILITY LINES BY THE CITY.
- SINGLE-FAMILY & TWO FAMILY PLAT NOTES:
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET, TRANSPORTATION CRITERIA MANUAL 5.3.1 J
 - THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: 57 ART IV, SEC 61(D)
 - THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 20191158853 ART IV, SEC 61(D)
 - THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. ART III, SEC 41 (A)
 - THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT), ART III, SEC 41 (A)
 - IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED: A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOTS(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE. (THE FOLLOWING NOTE IS INCLUDED ON THE PLAT) FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT (#), TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLEFAMILY 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
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL, TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION
- EAST AND WEST CONNECTIONS ARE DRIVEWAY CONNECTIONS, AND THESE CONNECTIONS WILL BE PROVIDED DURING SITE PLAN APPROVAL PROCESS.
- THERE WILL BE A SECOND EXIT FROM TOWN HOMES INTO THE COMMERCIAL PORTION, AND THIS CONNECTION WILL BE PROVIDED DURING THE SITE PLAN APPROVAL PROCESS.
- HOMES WILL BE SPRINKLED UNLESS A SECONDARY CONNECTION IS PROVIDED TO A COLLECTOR CLASS ROADWAY OR HIGHER
- TCEQ LETTER AND SUPPORT CALCULATIONS WERE APPROVED AND UPLOADED ON THE CITY HUB.

LOT SUMMARY TABLE

LOT NUMBER	ACREAGE	USE
LOT 1, BLOCK A	1.186 ACRES	COMMERCIAL/RETAIL
LOT 2, BLOCK A	1.219 ACRES	COMMERCIAL/RETAIL
LOT 3, BLOCK A	1.997 ACRES	COMMERCIAL/RETAIL
LOT 1, BLOCK B	1.705 ACRES	COMMERCIAL/RETAIL
LOT 2, BLOCK B	1.746 ACRES	COMMERCIAL/RETAIL
LOT 9, BLK C	0.12 ACRES	HOA
LOT 3-15,BLK B LOT 1-19,BLK C LOT 1-20,BLK D	5.46 ACRES	TOWN HOUSES*
LOT 1, BLK E	1.619 ACRES	PRIVATE STREET / PUBLIC ROW
TOTAL	14.017 ACRES	

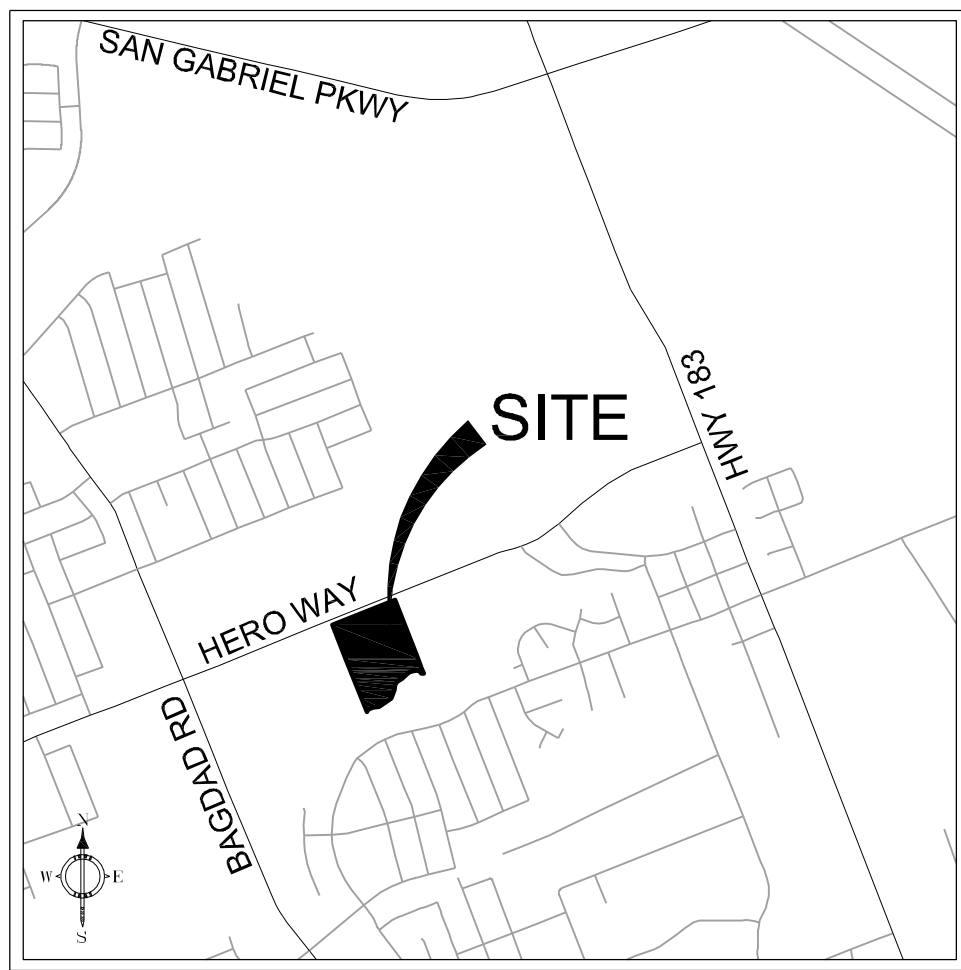
*ALLOWED 9 UNITS/ACRE TOTAL RESIDENTIAL LOTS:50

STREET TABLE

STREET NAME	LENGTH (LF)
WHITE JASMINE DRIVE	675.00
YELLOW ORCHID LANE	593.50
PEACE LOVERS LANE	590.15
LUCID LANE	237.15
LOTUS PETAL WAY	237.15

NOTE:

PROPOSED WATER AND SANITARY SEWER MAINS ARE PUBLIC AND WILL BE DEDICATED TO CITY OF LEANDER



LOCATION MAP
SCALE : 1" = 2000'

OWNER/DEVELOPER:
LEANDER HERO HOLDINGS LLC
7300 FABION DR
AUSTIN, TEXAS 78759
PHONE: 512-699-1502

CIVIL ENGINEER:
RAO VASAMSETTI, P.E.
RAO'S CONSULTING ENGINEERS, LLC
P.O. BOX 592991
SAN ANTONIO, TX 78258
PHONE: 210-549-7557

SURVEYOR:
AMIL M. BAKER, JR. RPLS# 1469
RICKMAN LAND SURVEYING
419 BIG BEND
CANYON LAKE, TEXAS 78133
830-935-2457

ACRES: 14.02 ACRES
SURVEY: ELLIJAH D. HARMON SURVEY, ABSTRACT NO. 6
NUMBER OF LOTS: 55
NUMBER OF BLOCKS: 1
FILING DATE: 02/01/2022

LEGAL DESCRIPTION: BEING A TOTAL OF 14.02 ACRES, OUT OF THE ELLIJAH D. HARMON SURVEY, ABSTRACT NO. 6, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF 1.037 ACRE TRACT DESCRIBED IN DEED TO LEANDER HERO HOLDINGS, LLC OF RECORDED IN DOCUMENT NUMBER 20191158853, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ZONING: HERO WAY TOWNHOUSES PUD SFT-2-A
(DENSITY LIMITED TO 9 UNITS PER ACRE)
FUTURE LAND USE: MULTI-USE CORRIDOR-PRIORITY CORRIDOR, GREENSPACE & NEIGHBORHOOD RESIDENTIAL

PRIMARY CONTACT PERSON: RAO VASAMSETTI, P.E.

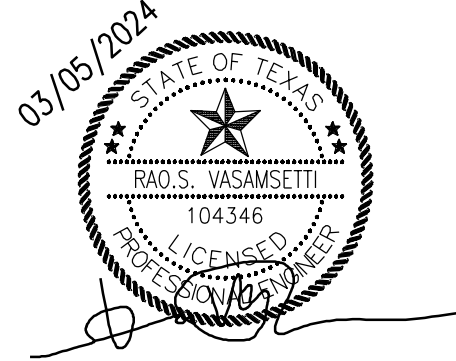
RCE
RAO'S CONSULTING
ENGINEERS

TYPE: PRELIMINARY
P.O. BOX 592991 SAN ANTONIO TX 78258
PHONE: 210-549-7557 FAX: 512-358-4095
www.raosconsulting.com

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

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	APPROVED CONCEPT PLAN
4	EXISTING CONDITIONS PLAN
5	PRELIMINARY PLAT (SHEET 1 OF 2)
6	PRELIMINARY PLAT (SHEET 2 OF 2)
7	IMPROVEMENTS PLAN
8	MASTER DRAINAGE AREA MAP (SHEET 1 OF 2)
9	MASTER DRAINAGE AREA MAP (SHEET 2 OF 2)
10	MASTER UTILITY PLAN
11	STREET PLAN PROFILE
12	STREET PLAN PROFILE-2
13	TREE PROTECTION PLAN
14	PARKS PLAN

SUBMITTED BY:



RAO'S CONSULTING ENGINEERS, LLC
RAO VASAMSETTI, P.E.
PRINCIPAL

DATED

TITLE:

COVER SHEET

DATE :	10/15/21	JOB NO.	2019-2026
DESIGNED BY :	RV	DRG NO	
DRAWN BY :	MO		1 OF 14
CHECKED BY :	RV		

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

GENERAL NOTES

- GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS
REVISED MARCH 27, 2023
CITY CONTACTS:
ENGINEERING MAIN LINE: 512-528-2721
PLANNING DEPARTMENT: 512-528-2750
PUBLIC WORKS MAIN LINE: 512-259-2640
STORMWATER INSPECTIONS: 512-285-0055
UTILITIES MAIN LINE: 512-259-1142
UTILITIES ON-CALL:
- CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
 - CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
 - REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
 - REPORT PIPELINE DAMAGE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
 - THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
 - BEGINNING EACH PHASE OF CONSTRUCTION, CONTACT ASSIGNED CITY INSPECTOR.
 - ANY TESTING, CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
 - PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
 - CONNECTING TO THE EXISTING WATER LINES.
 - THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTATION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
 - ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
 - EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
 - BURNING IS PROHIBITED.
 - NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
 - CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
 - NO BLASTING IS ALLOWED.
 - ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
 - THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
 - THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
 - WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINED HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
 - CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
 - ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
 - ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
 - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
 - TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

EROSION CONTROL NOTES :

- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
- ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
- SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
- STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
- TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
- IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER NOTES

- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
- ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON TOP OF CURB
- OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
- INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
- SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100
- DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
- CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
- PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
- FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
- THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
- ALL DEAD-END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
- PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-19). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
- ALL WATER METER BOXES SHALL BE:
 - SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
 - DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
 - 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
 - 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
- ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
- MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
- RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
- FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
- DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
- STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 3/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR D-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
- THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
- ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE I (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
- MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
- GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY RABA KISTNER DATED 08/20/2020. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:
 - PROVIDE RECOMMENDATIONS.

FLEXIBLE PAVEMENT

RECOMMENDED PAVEMENT SECTION OPTIONS						
Component	Light-Duty 20,000 ESALS		Moderate-Duty 80,000 ESALS		Heavy-Duty 250,000 ESALS	
	Aggr	Asphalt	Aggr	Asphalt	Aggr	Asphalt
Portland Cement Reinforced Concrete (PCB)	5.0 in	--	6.0 in	--	7.0 in	--
Hot Mixed Asphalt Concrete (HMAC)	--	2.0 in	--	2.0 in	--	--
Crushed Limestone Base (CLB)	--	10.0 in	--	12.0 in	--	--

- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
- TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
- AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
- IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
- CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
- SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
- THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
- PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
- DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
- A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAc PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

- TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 5095 "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

CONSTRUCTION SEQUENCE NOTES

- SET ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- CLEARING THE SITE.
- INSTALL ALL PUBLIC UTILITIES.
- CLEARING THE SITE
- REMOVING THE TEMPORARY EROSION CONTROLS.

BENCHMARK NOTES

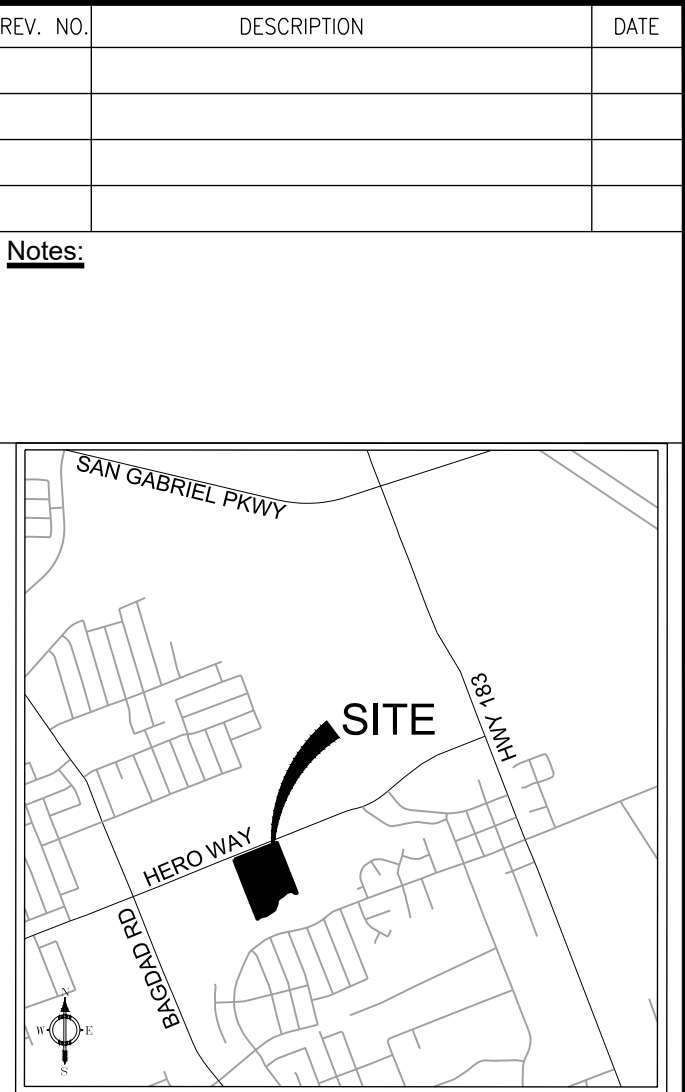
- BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (COR 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISH FOR THE CENTRAL ZONE
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999865.

BENCHMARK LIST: - NAVD88 - OPUS, GEOID 12

BM #1:
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MAG NAIL IN THE CURB INLET ALONG HERO WAY WEST
ELEVATION = 993.97 FEET.

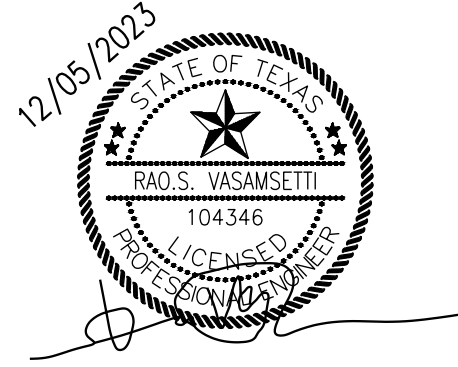
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MAG NAIL IN THE CURB INLET ALONG HERO WAY WEST
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LEGEND

SIGNATURE/SEAL



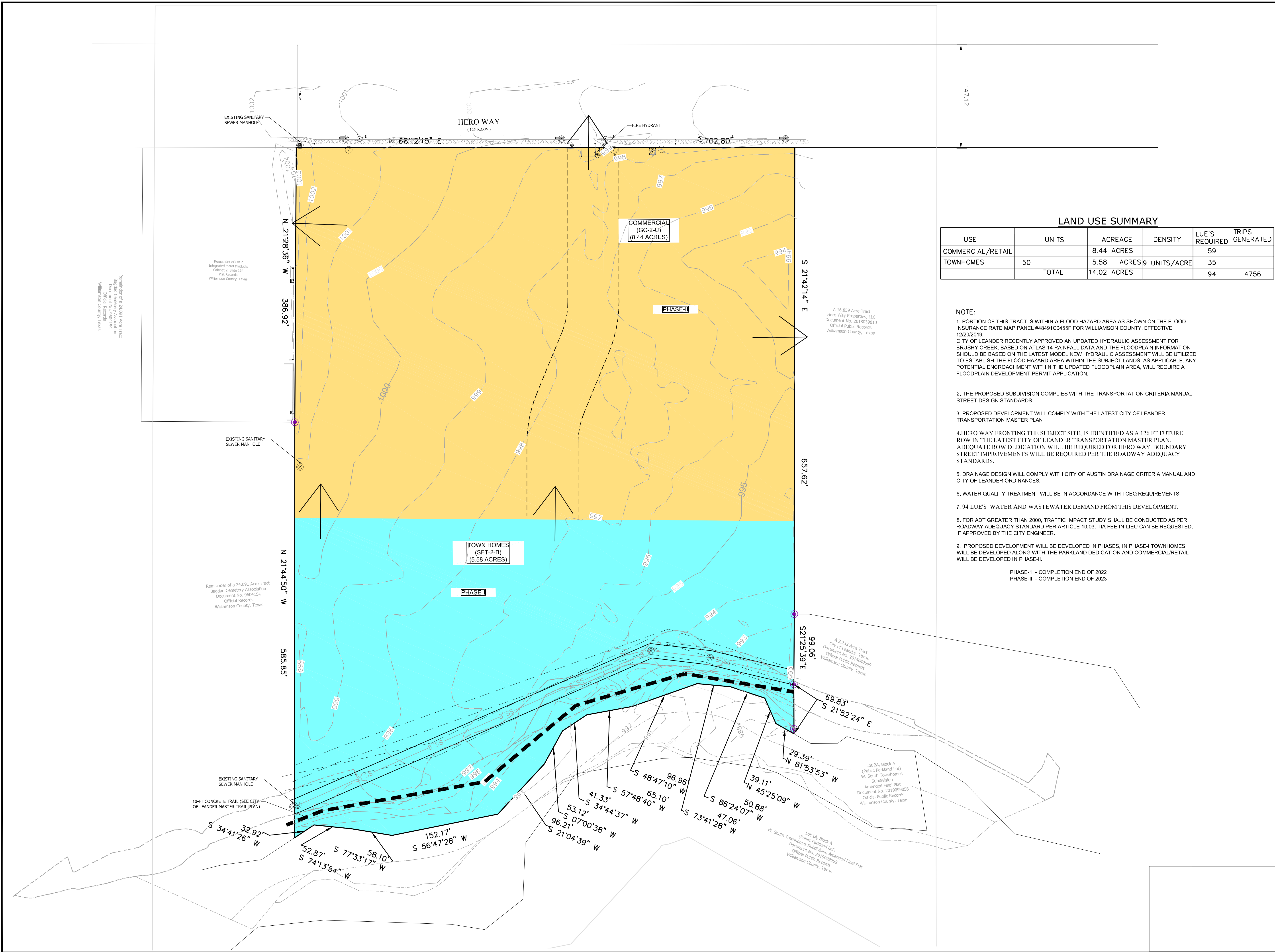
RCE RAO'S CONSULTING ENGINEERS

TORR FPMW7655
P.O. BOX 992891 SAN ANTONIO, TX 78208
PHONE: 210.548.7857 FAX: 512.856.4885
www.raosconsulting.com

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
GENERAL NOTES

DATE :	09/06/21	JOB NO.	2010-0229
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		



LAND USE SUMMARY					
USE	UNITS	ACREAGE	DENSITY	LUE'S REQUIRED	TRIPS GENERATED
COMMERCIAL/RETAIL		8.44 ACRES		59	
TOWNHOMES	50	5.58 ACRES	9 UNITS/ACRE	35	
	TOTAL	14.02 ACRES		94	4756

- NOTE:
1. PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE 12/20/2019. CITY OF LEANDER RECENTLY APPROVED AN UPDATED HYDRAULIC ASSESSMENT FOR BRUSHY CREEK, BASED ON ATLAS 14 RAINFALL DATA AND THE FLOODPLAIN INFORMATION SHOULD BE BASED ON THE LATEST MODEL NEW HYDRAULIC ASSESSMENT WILL BE UTILIZED TO ESTABLISH THE FLOOD HAZARD AREA WITHIN THE SUBJECT LANDS, AS APPLICABLE. ANY POTENTIAL ENCROACHMENT WITHIN THE UPDATED FLOODPLAIN AREA, WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION.
 2. THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
 3. PROPOSED DEVELOPMENT WILL COMPLY WITH THE LATEST CITY OF LEANDER TRANSPORTATION MASTER PLAN
 4. HERO WAY FRONTING THE SUBJECT SITE, IS IDENTIFIED AS A 126 FT FUTURE ROW IN THE LATEST CITY OF LEANDER TRANSPORTATION MASTER PLAN. ADEQUATE ROW DEDICATION WILL BE REQUIRED FOR HERO WAY. BOUNDARY STREET IMPROVEMENTS WILL BE REQUIRED PER THE ROADWAY ADEQUACY STANDARDS.
 5. DRAINAGE DESIGN WILL COMPLY WITH CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND CITY OF LEANDER ORDINANCES.
 6. WATER QUALITY TREATMENT WILL BE IN ACCORDANCE WITH TCEQ REQUIREMENTS.
 7. 94 LUE'S WATER AND WASTEWATER DEMAND FROM THIS DEVELOPMENT.
 8. FOR ADT GREATER THAN 2000, TRAFFIC IMPACT STUDY SHALL BE CONDUCTED AS PER ROADWAY ADEQUACY STANDARD PER ARTICLE 10.03. TIA FEE-IN-LIEU CAN BE REQUESTED, IF APPROVED BY THE CITY ENGINEER.
 9. PROPOSED DEVELOPMENT WILL BE DEVELOPED IN PHASES, IN PHASE-I TOWNHOMES WILL BE DEVELOPED ALONG WITH THE PARKLAND DEDICATION AND COMMERCIAL/RETAIL WILL BE DEVELOPED IN PHASE-II.

PHASE-I - COMPLETION END OF 2022
PHASE-II - COMPLETION END OF 2023

REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP
SCALE: 1" = 2000'

LEGEND

SCALE: 1" = 50'

SIGNATURE/SEAL

RCE

RAO'S CONSULTING ENGINEERS

104346

104346

104346

P.O. BOX 502891 SAN ANTONIO TX 78208

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PROJECT DESCRIPTION:

GREENLIGHT VILLAGE

TITLE:

CONCEPT PLAN

DATE : 09/06/21

JOB NO. 2010-0229

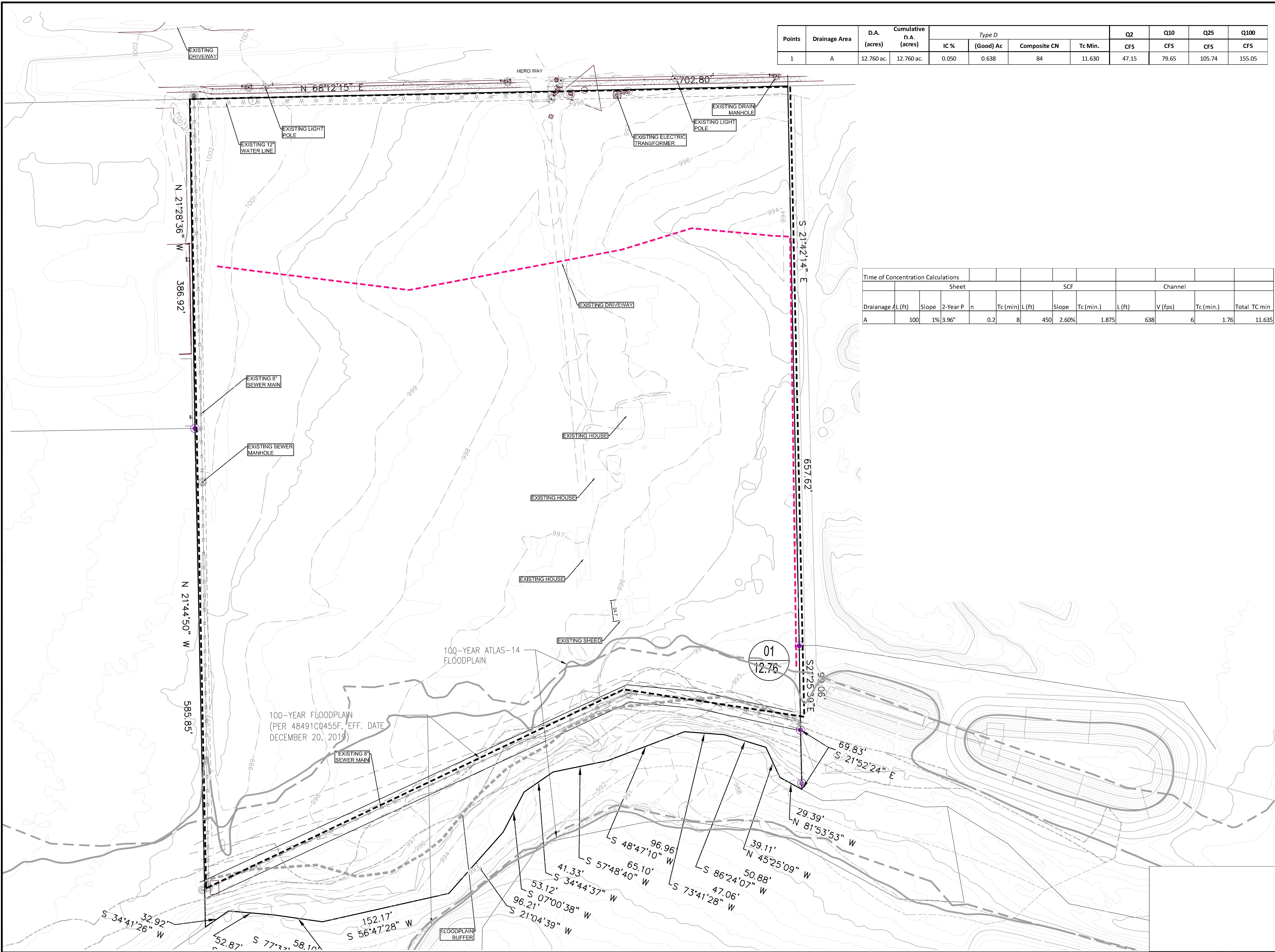
DESIGNED BY : RV

DRG NO

DRAWN BY : MO

CHECKED BY : RV

3 OF 14

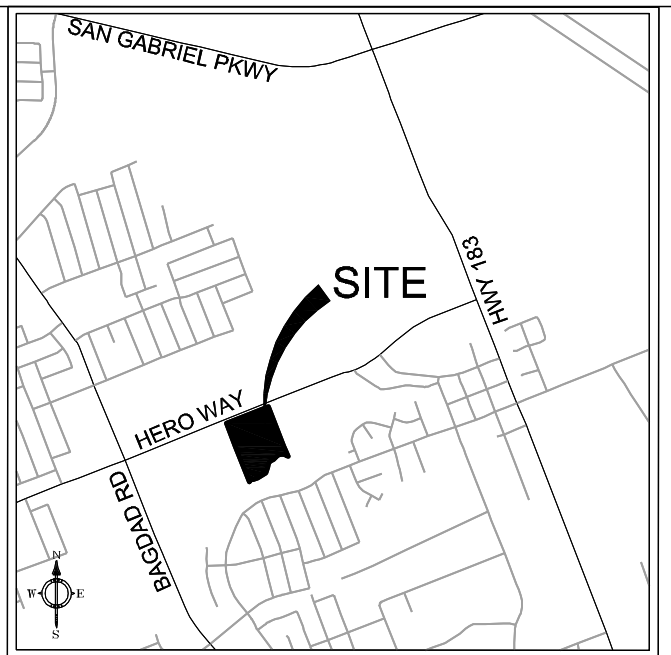


Points	Drainage Area	D.A. (acres)	Cumulative D.A. (acres)	Type D			Q2	Q10	Q25	Q100
				IC %	(Good) Ac	Composite CN	Tc Min.	CFS	CFS	CFS
1	A	12.760 ac.	12.760 ac.	0.050	0.638	84	11.630	47.15	79.65	105.74

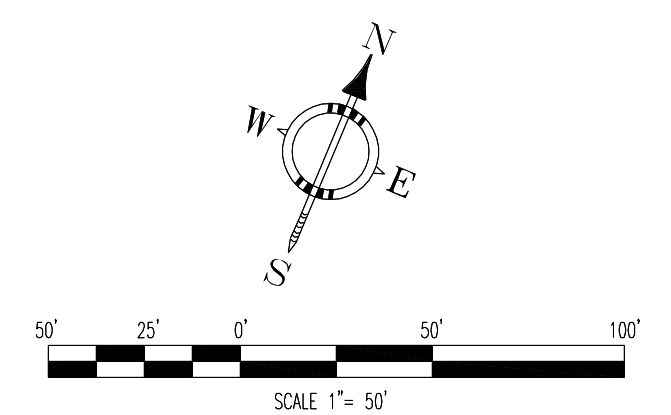
Time of Concentration Calculations											
Sheet						SCF			Channel		
Drairage A	L (ft)	Slope	2-Year P	n	Tc (min)	L (ft)	Slope	Tc (min.)	L (ft)	V (fps)	Total TC min
A	100	1%	3.96"	0.2	8	450	2.60%	1.875	638	6	1.76

REV. NO.	DESCRIPTION	DATE

Notes:



- LEGEND
- EXISTING TOP OF CURB AND GUTTER ELEVATIONS
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - EXISTING SEWER LINE
 - EXISTING SEWER MANHOLE
 - EXISTING WATER LINE
 - EXISTING TELEPHONE POLE
 - EXISTING ELECTRICAL TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING WATER METER
 - EXISTING WATER METER
 - EXISTING STORM DRAIN
 - DRAINAGE FLOW (EXISTING)
 - DRAINAGE AREA
 - DRAINAGE PATH
 - DRAINAGE RUNOFF - CFS
 - DRAINAGE AREA - ACRES
 - ACCUMULATE RUNOFF - CFS
 - ACCUMULATED AREA - ACRES



SIGNATURE/SEAL

12/05/2023

STATE OF TEXAS

RAO S. VASAMSETTI

104346

Professional Engineer

RCERAO'S CONSULTING ENGINEERS

104346

P.O. BOX 902891 SAN ANTONIO, TX 78208

PHONE: 210.346.7551 FAX: 210.346.4895

www.rceraosconsulting.com

PROJECT DESCRIPTION:	
GREENLIGHT VILLAGE	
TITLE:	
EXISTING CONDITIONS PLAN	
DATE :	09/06/21
DESIGNED BY :	RV
DRAWN BY :	MO
CHECKED BY :	RV
JOB NO.	2010-0229
DRG NO.	4 OF 14

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID DISTANCES BY THE STANDARD SCALE
3. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THERE ARE NO FURTHER EASEMENTS ARE FOUND AFTER THE SALE.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999808769

BENCHMARK LIST: - NAVD88 - GEOID 12

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

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

NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF LEANDER FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF LEANDER DIRECTOR OF DEVELOPMENT SERVICES AND THE LEANDER FIRE DEPARTMENT FIRE MARSHAL.

PHASE – I	COMPLETION END OF 2024
PHASE – II	MID 2025

LOT 2, BLOCK A
ACRES 1.923
INTEGRATED METAL
PRODUCTS

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

EAST AND WEST CONNECTIONS ARE DRIVEWAY CONNECTIONS, AND THESE CONNECTIONS WILL BE PROVIDED DURING SITE PLAN APPROVAL PROCESS.

HOMES WILL BE SPRINKLED UNLESS A SECONDARY CONNECTION IS PROVIDED TO A COLLECTOR CLASS ROADWAY OR HIGHER.

KEY NOTE NO.	LOT NUMBER	BLOCK	AREA (ACRES)
(1)	1	C	0.068
(2)	2		0.058
(3)	3		0.058
(4)	4		0.071
(5)	5		0.058
(6)	6		0.047
(7)	7		0.058
(8)	8		0.097
(9)	9		0.120
(10)	10		0.069
(11)	11		0.082
(12)	12		0.059
(13)	13		0.055
(14)	14		0.076
(15)	15		0.072
(16)	16		0.062
(17)	17		0.062
(18)	18		0.073
(1)	1	D	0.154
(2)	2		0.098
(3)	3		0.099
(4)	4		0.186
(5)	5		0.195
(6)	6		0.111
(7)	7		0.114
(8)	8		0.144
(9)	9		0.138
(10)	10		0.106
(11)	11		0.099
(12)	12		0.110
(13)	13		0.167
(14)	14		0.094
(15)	15		0.080
(16)	16		0.083
(17)	17		0.103
(18)	18		0.154
(19)	19		0.101
(20)	20		0.093
(3)	3	B	0.058
(4)	4		0.047
(5)	5		0.079
(6)	6		0.089
(7)	7		0.058
(8)	8		0.060
(9)	9		0.056
(10)	10		0.045
(11)	11		0.056
(12)	12		0.068
(13)	13		0.046
(14)	14		0.046
(15)	15		0.178
(1)	1	E	1.619

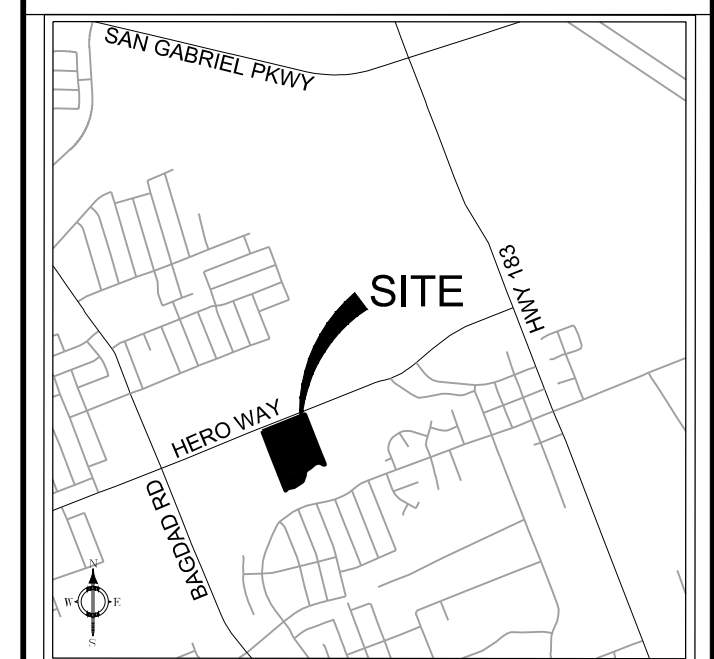
LOT NUMBER	ACREAGE	USE
LOT 1, BLOCK A	1.186 ACRES	COMMERCIAL/RETAIL
LOT 2, BLOCK A	1.219 ACRES	COMMERCIAL/RETAIL
LOT 3, BLOCK A	1.997 ACRES	COMMERCIAL/RETAIL
LOT 1, BLOCK B	1.705 ACRES	COMMERCIAL/RETAIL
LOT 2, BLOCK B	1.746 ACRES	COMMERCIAL/RETAIL
LOT 9, BLK C	0.12 ACRES	HOA
LOT 3-15,BLK B LOT 1-19,BLK C LOT 1-20,BLK D	5.46 ACRES	TOWN HOUSES*
LOT 1 ,BLK E	1.619 ACRES	PRIVATE STREET /PUBLIC ROW
TOTAL	14.017 ACRES	

*ALLOWED 9 UNITS/ACRE TOTAL RESIDENTIAL LOTS: 50

STREET NAME	LENGTH (LF)
WHITE JASMINE DRIVE	675.00
YELLOW ORCHID LANE	593.50
PEACE LOVERS LANE	590.15
LUCID LANE	237.15
LOTUS PETAL WAY	237.15

REV. NO.	DESCRIPTION	DATE

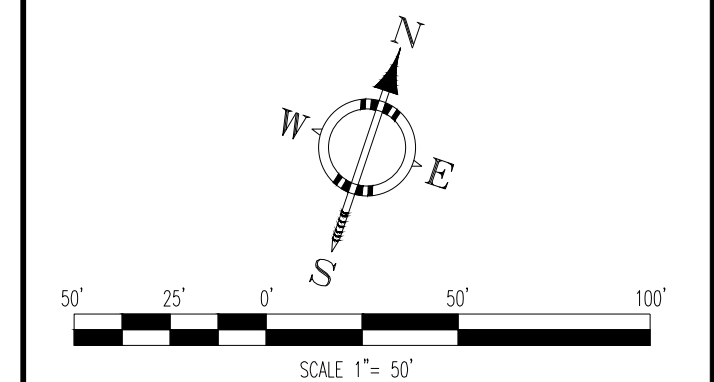
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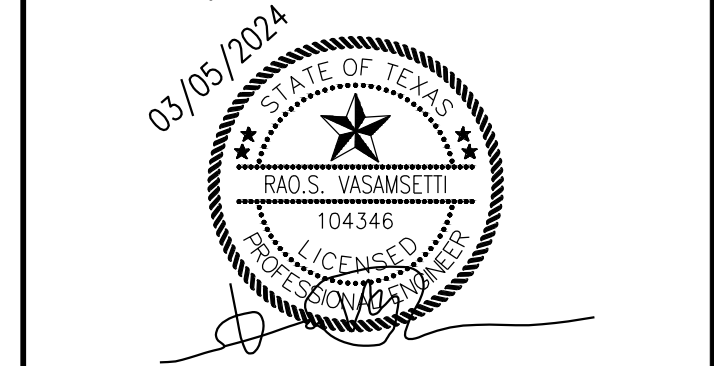
LEGEND

Legend

●	FIR	FOUND 1/2" IRON ROD
○	SIRC	SET 1/2" IRON ROD WITH CAP
=====	10--FT CONCRETE TRAIL	
=====	ALTA14 FLOODPLAIN	
=====	PHASE LINE	
~~~~~	6--FT SIDEWALK (IN COMMERCIAL PORTION)	
~~~~~	4--FT SIDEWALK (IN TOWNHOMES PORTION)	



SIGNATURE/SEAL



RCE_{RAO'S CONSULTING}
ENGINEERS

TXPE FIRM17655
P.O. BOX. 592991 SAN ANTONIO TX 78258
PHONE: 210.549.7557. FAX: 512.358.4595
www.raosengineering.com

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
PRELIMINARY PLAT (SHEET 1 OF 2)

DATE : 09/06/21	JOB NO. 2010-0229
DESIGNED BY : RV	DRG NO
DRAWN BY : MO	SHEET 5 OF 14
CHECKED BY : RV	

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999908769

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

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

NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF LEANDER FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF LEANDER DIRECTOR OF DEVELOPMENT SERVICES AND THE LEANDER FIRE DEPARTMENT FIRE MARSHAL.

20191158853, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.83	24.00	90.30	N23° 24' 41"E	34.03
C2	48.39	126.90	21.85	S10° 36' 46"E	48.10
C3	57.54	184.84	17.83	S12° 20' 14"E	57.30
C4	68.68	180.11	21.85	N10° 36' 46"W	68.27
C5	39.45	24.96	90.57	N23° 23' 14"E	35.47
C6	81.35	52.00	89.64	N66° 33' 57"W	73.31
C7	21.78	52.00	24.00	S56° 34' 12"W	21.62
C9	37.70	24.00	90.00	N66° 25' 48"W	33.94
C10	37.70	24.00	90.00	N23° 34' 12"E	33.94
C11	21.78	52.00	24.00	N56° 34' 12"E	21.62
C12	42.43	24.00	101.30	S84° 46' 55"E	37.12
C13	57.54	184.84	17.83	S12° 20' 14"E	57.30
C14	57.54	184.84	17.83	S12° 20' 14"E	57.30
C15	58.76	164.05	20.52	N8° 36' 49"W	58.45
C16	27.65	24.00	66.00	N11° 34' 12"E	26.14
C17	37.70	24.00	90.00	N66° 25' 48"W	33.94
C18	8.80	24.00	21.00	S55° 04' 21"W	8.75
C19	37.70	24.00	90.00	N66° 25' 48"W	33.94
C21	65.11	52.00	71.74	N57° 37' 10"W	60.94
C22	16.24	52.00	17.89	S77° 33' 44"W	16.17

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	5.13	52.00	5.65	S65° 44' 38"W	5.13
C24	16.65	52.00	18.35	S53° 44' 38"W	16.58
C25	10.05	24.00	24.00	S56° 34' 12"W	9.98
C27	42.43	24.00	101.30	S84° 46' 55"E	37.12

Line #	Length	Direction
L127	25.00	S44° 34' 12.18"W
L128	30.67	S44° 34' 12.18"W
L129	144.17	S45° 25' 47.82"E
L130	38.69	S7° 00' 37.56"W
L131	13.77	N7° 00' 37.56"E
L132	41.33	N34° 44' 36.56"E
L133	2.81	N57° 48' 39.56"E
L134	129.36	N45° 25' 47.82"W
L135	54.38	S44° 34' 12.18"W
L136	30.67	S44° 34' 12.18"W
L137	136.58	S45° 25' 47.82"E
L138	31.50	S57° 48' 39.56"W
L139	25.68	N57° 48' 39.56"E
L140	142.46	S45° 25' 47.82"E
L141	25.00	S44° 34' 12.18"W
L142	25.00	S44° 34' 12.18"W
L143	145.10	N45° 25' 47.82"W
L144	20.08	N48° 47' 10.23"E
L145	30.75	S48° 47' 10.23"W
L146	147.36	S45° 25' 47.82"E

Line #	Length	Direction
L147	30.67	S44° 34' 12.18"W
L148	42.97	S44° 34' 12.18"W
L149	11.43	S68° 34' 12.18"W
L150	49.34	N33° 20' 08.66"W
L151	47.95	N21° 25' 47.82"W
L152	51.05	N45° 25' 47.82"W
L153	33.42	N48° 47' 10.23"E
L154	12.70	S48° 47' 10.23"W
L155	14.12	S73° 41' 27.97"W
L156	39.60	S45° 25' 47.82"E
L157	103.65	S21° 25' 47.82"E
L158	40.85	S68° 34' 12.18"W
L159	6.67	S68° 34' 12.18"W
L160	26.95	N73° 41' 27.97"E
L161	40.64	N86° 24' 06.56"E
L162	39.11	S45° 25' 09.16"E
L163	29.39	S81° 53' 53.16"E
L164	62.91	N21° 53' 11.88"W
L165	79.63	N68° 34' 12.18"E
L166	32.60	S21° 25' 47.82"E

Line #	Length	Direction
L167	25.00	S21° 25' 47.82"E
L168	79.63	S68° 34' 12.18"W
L169	25.00	N21° 25' 39.45"W
L170	25.00	S21° 35' 08.02"E
L171	79.56	S68° 34' 12.18"W
L172	25.00	S21° 25' 47.82"E
L173	30.67	S21° 25' 47.82"E
L174	79.41	N68° 34' 12.18"E
L175	30.67	S21° 42' 13.86"E
L176	30.67	N21° 42' 13.86"W
L177	79.27	N68° 34' 12.18"E
L178	30.67	S21° 25' 47.82"E
L179	25.00	S21° 25' 47.82"E
L180	79.15	N68° 34' 12.18"E
L181	25.00	N21° 42' 13.86"W
L182	30.67	N21° 42' 13.86"W
L183	79.00	S68° 34' 12.18"W
L184	30.67	S21° 25' 47.82"E
L185	30.67	N21° 25' 47.82"W
L186	82.54	S68° 34' 12.18"W

Parcel Line Table		
Line #	Length	Direction
L85	108.08	S21° 25' 47.82"E
L86	25.00	S68° 29' 41.66"W
L87	25.00	S68° 34' 12.18"W
L88	108.08	S21° 25' 47.82"E
L89	84.08	N21° 25' 47.82"W
L90	6.67	S68° 34' 12.18"W
L91	237.56	N21° 44' 49.71"W
L92	32.92	S34° 41' 25.89"W
L93	7.37	S74° 13' 53.96"W
L94	170.75	S21° 25' 47.82"E
L95	8.98	S68° 34' 12.18"W
L96	170.70	N21° 25' 47.82"W
L97	25.12	N74° 13' 53.96"E
L98	20.38	S74° 13' 53.96"W
L99	173.46	S21° 25' 47.82"E
L100	25.00	S68° 34' 12.18"W
L101	21.39	S68° 34' 12.18"W
L102	183.54	S33° 25' 47.82"E
L103	12.27	N56° 47' 27.84"E
L104	53.32	N77° 33' 16.84"E

Parcel Line Table		
Line #	Length	Direction
L105	65.65	N56° 47' 27.84"E
L106	190.79	S45° 25' 47.82"E
L109	25.00	S44° 34' 12.18"W
L110	196.20	S45° 25' 47.82"E
L111	25.58	N56° 47' 27.84"E
L112	25.58	N56° 47' 27.84"E
L113	201.62	N45° 25' 47.82"W
L114	25.00	S44° 34' 12.18"W
L115	30.67	S44° 34' 12.18"W
L116	202.99	N45° 25' 47.82"W
L117	8.83	S21° 04' 38.64"W
L118	23.10	S56° 47' 27.84"W
L119	33.44	S21° 04' 38.64"W
L120	189.66	S45° 25' 47.82"E
L121	30.67	S44° 34' 12.18"W
L122	25.00	S44° 34' 12.18"W
L123	178.79	N45° 25' 47.82"W
L124	27.26	N21° 04' 38.64"E
L125	26.69	S21° 04' 38.64"W
L126	167.75	N45° 25' 47.82"W

BEING A TOTAL OF 14.02 ACRES, OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF 1.0377 ACRE TRACT DESCRIBED IN DEED TO LEANDER HERO HOLDINGS, LLC OF RECORDED IN DOCUMENT NUMBER 20191158853, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	5.13	52.00	5.65	S65° 44' 38"W	5.13
C24	16.65	52.00	18.35	S53° 44' 38"W	16.58
C25	10.05	24.00	24.00	S55° 34' 12"W	9.98
C27	42.43	24.00	101.30	S84° 46' 55"E	37.12

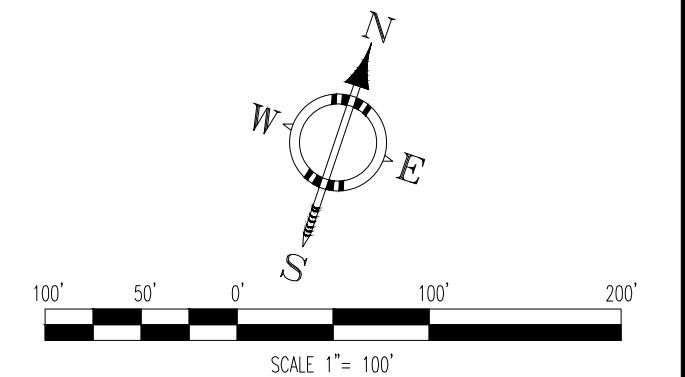
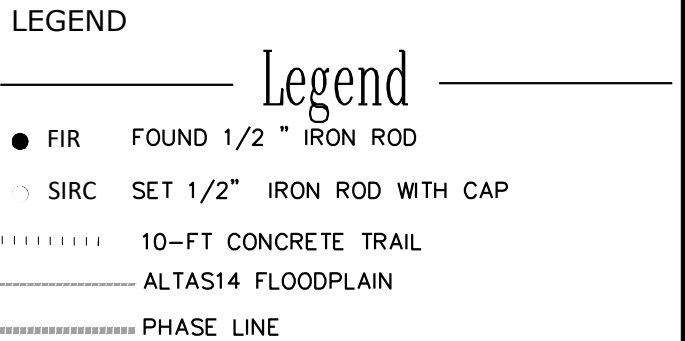
Parcel Line Table		
Line #	Length	Direction
L65	67.53	S21° 25' 47.82"E
L66	16.73	N44° 34' 12.18"W
L67	18.84	S44° 34' 12.18"W
L68	21.88	S68° 34' 12.18"W
L69	32.06	N44° 34' 12.18"E
L70	61.17	S45° 25' 47.82"E
L71	64.36	N21° 25' 47.82"W
L72	44.61	S68° 34' 12.18"W
L73	48.79	S44° 34' 12.18"W
L74	61.17	N45° 25' 47.82"W
L75	70.02	N44° 34' 12.18"E
L76	75.74	N21° 25' 47.82"W
L77	33.57	N44° 34' 12.18"E
L78	90.35	S21° 25' 47.82"E
L79	101.48	S21° 25' 47.82"E
L80	27.37	S44° 34' 12.18"W
L81	33.57	S44° 34' 12.18"W
L82	96.14	S21° 25' 47.82"E
L83	24.26	S44° 34' 12.18"W
L84	108.04	N21° 25' 47.82"W

Parcel Line Table		
Line #	Length	Direction
L85	108.08	S21° 25' 47.82"E
L86	25.00	S68° 29' 41.66"W
L87	25.00	S68° 34' 12.18"W
L88	108.08	S21° 25' 47.82"E
L89	84.08	N21° 25' 47.82"W
L90	6.67	S68° 34' 12.18"W
L91	237.56	N21° 44' 49.71"W
L92	32.92	S34° 41' 25.89"W
L93	7.37	S74° 13' 53.96"W
L94	170.75	S21° 25' 47.82"E
L95	8.98	S68° 34' 12.18"W
L96	170.70	N21° 25' 47.82"W
L97	25.12	N74° 13' 53.96"E
L98	20.38	S74° 13' 53.96"W
L99	173.46	S21° 25' 47.82"E
L100	25.00	S68° 34' 12.18"W
L101	21.39	S68° 34' 12.18"W
L102	183.54	S33° 25' 47.82"E
L103	12.27	N56° 47' 27.84"E
L104	53.32	N77° 33' 16.84"E

Parcel Line Table		
Line #	Length	Direction
L105	65.65	N56° 47' 27.84"E
L106	190.79	S45° 25' 47.82"E
L109	25.00	S44° 34' 12.18"W
L110	196.20	S45° 25' 47.82"E
L111	25.58	N56° 47' 27.84"E
L112	25.58	N56° 47' 27.84"E
L113	201.62	N45° 25' 47.82"W
L114	25.00	S44° 34' 12.18"W
L115	30.67	S44° 34' 12.18"W
L116	202.99	N45° 25' 47.82"W
L117	8.83	S21° 04' 38.64"W
L118	23.10	S56° 47' 27.84"W
L119	33.44	S21° 04' 38.64"W
L120	189.66	S45° 25' 47.82"E
L121	30.67	S44° 34' 12.18"W
L122	25.00	S44° 34' 12.18"W
L123	178.79	N45° 25' 47.82"W
L124	27.26	N21° 04' 38.64"E
L125	26.69	S21° 04' 38.64"W
L126	167.75	N45° 25' 47.82"W

Line #	Length	Direction
L147	30.67	S44° 34' 12.18"W
L148	42.97	S44° 34' 12.18"W
L149	11.43	S68° 34' 12.18"W
L150	49.34	N33° 20' 08.66"W
L151	47.95	N21° 25' 47.82"W
L152	51.05	N45° 25' 47.82"W
L153	33.42	N48° 47' 10.23"E
L154	12.70	S48° 47' 10.23"W
L155	14.12	S73° 41' 27.97"W
L156	39.60	S45° 25' 47.82"E
L157	103.65	S21° 25' 47.82"E
L158	40.85	S68° 34' 12.18"W
L159	6.67	S68° 34' 12.18"W
L160	26.95	N73° 41' 27.97"E
L161	40.64	N86° 24' 06.56"E
L162	39.11	S45° 25' 09.16"E
L163	29.39	S81° 53' 53.16"E
L164	62.91	N21° 53' 11.88"W
L165	79.63	N68° 34' 12.18"E
L166	32.60	S21° 25' 47.82"E

Parcel Line Table		
Line #	Length	Direction
L187	30.67	S21° 25' 47.82"E
L188	82.54	N68° 34' 12.18"E
L189	8.95	N21° 25' 47.82"W
L190	58.54	N68° 34' 12.18"E
L191	32.95	S21° 25' 47.82"E
L192	0.40	N68° 34' 12.18"E
L193	35.93	N44° 34' 12.18"E
L194	27.06	S21° 25' 47.82"E
L195	82.70	N68° 34' 12.18"E
L196	26.85	S21° 47' 06.35"E
L197	53.39	N44° 34' 12.18"E
L198	25.00	N21° 25' 47.82"W
L199	82.86	S68° 34' 12.18"W
L200	52.89	S21° 47' 06.35"E
L201	52.89	S21° 47' 06.35"E
L202	71.05	S68° 34' 12.18"W
L203	30.67	N21° 25' 47.82"W
L204	54.37	N68° 34' 12.18"E



RCE **RAO'S CONSULTING**
ENGINEERS

TXPC F109M17655

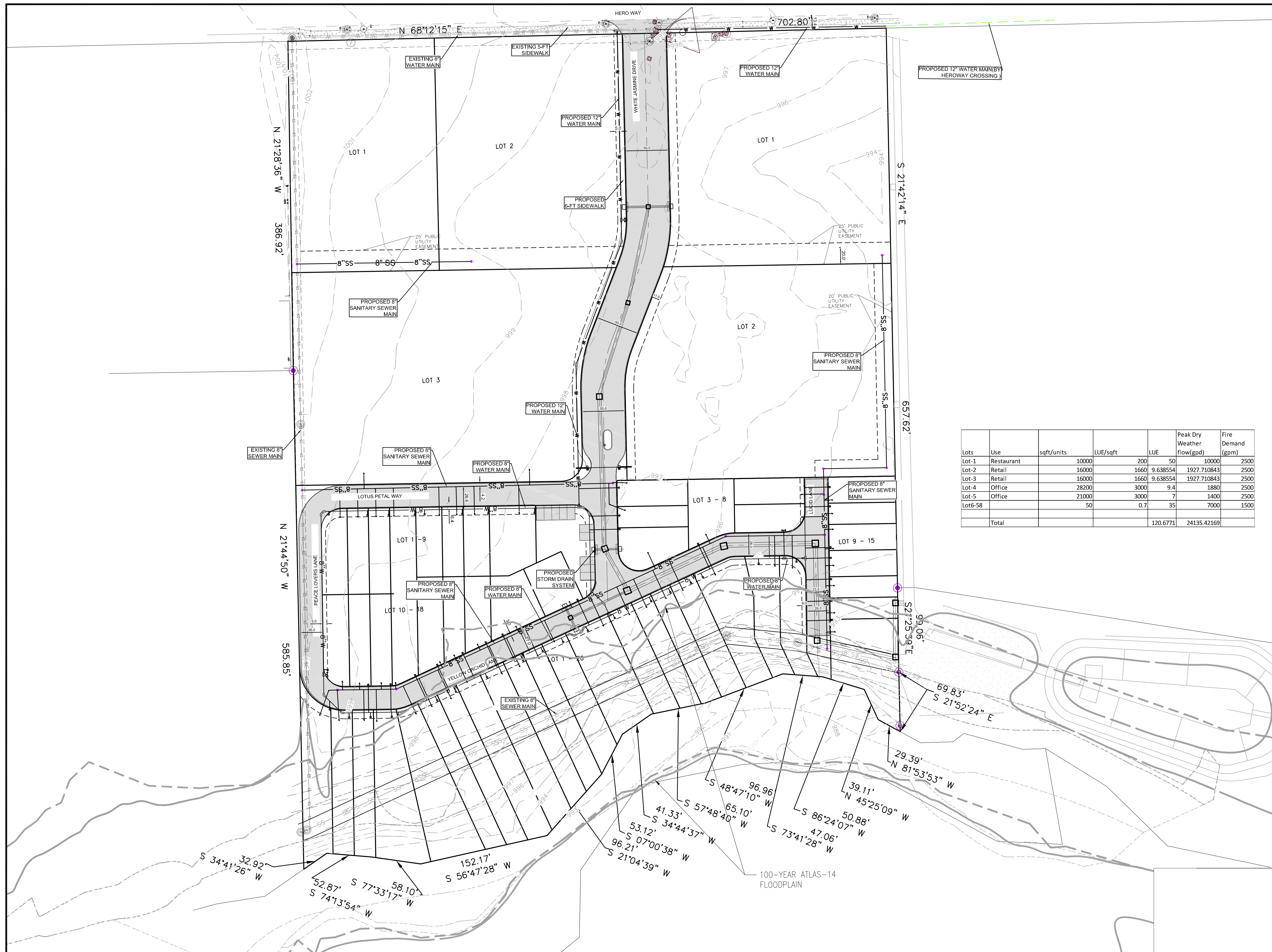
P.O. BOX. 592991 SAN ANTONIO TX 78258

PHONE: 210.549.7557. FAX: 512.356.4595

www.raoengineering.com

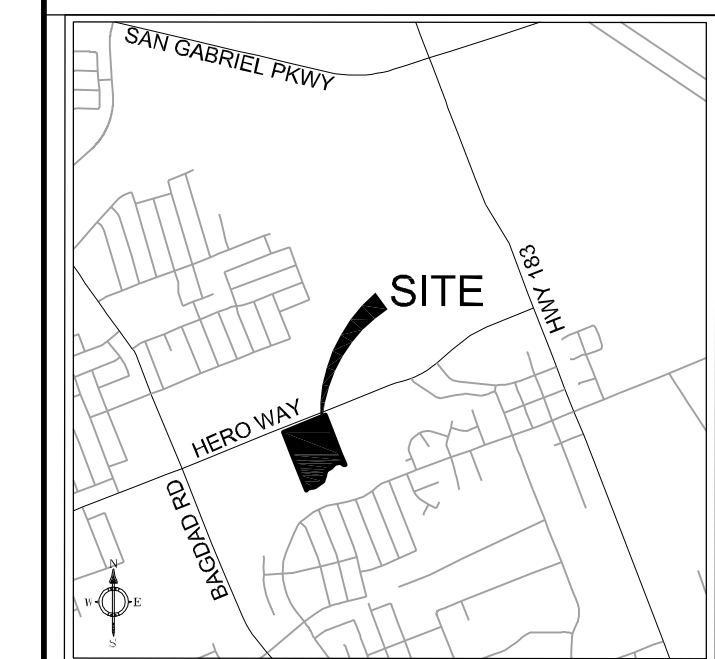
TITLE:
PRELIMINARY PLAT (SHEET 2 OF2)

DATE :	09/06/21	JOB NO.	2010-0229
DESIGNED BY :	RV	DRG NO	SHEET 6 OF 14
DRAWN BY :	MO		
CHECKED BY :	RV		



REV. NO.	DESCRIPTION	DATE

Notes:

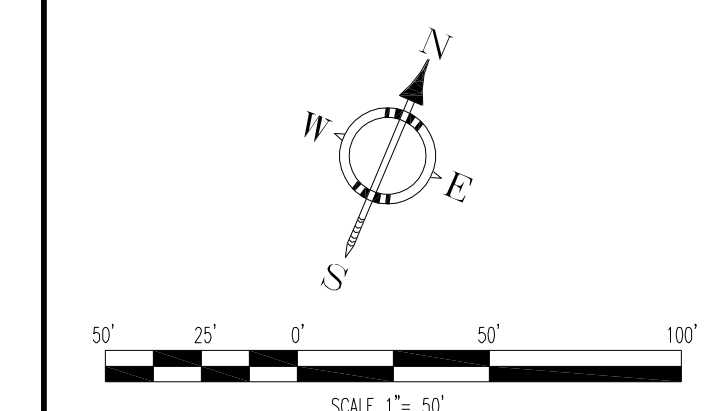


LOCATION MAP
SCALE: 1" = 2000'

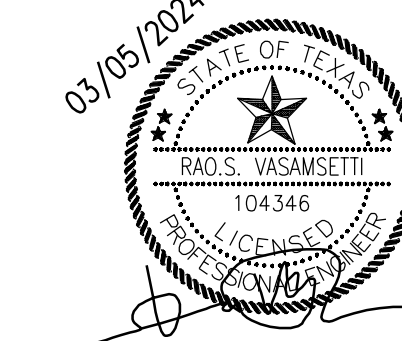
LEGEND

- | | |
|---|------------------------------|
|  | EXISTING SANITARY SEWER LINE |
|  | EXISTING WATER LINE |
|  | EXISTING WATER LINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING WATER METER |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING POWER POLE |
|  | EXISTING LIGHT POLE |
|  | EXISTING STORM WATER DRAIN |
|  | EXISTING SEWER MANHOLE |
|  | PROPOSED SANITARY SEWER LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED SEWER MANHOLE |
|  | THRUST BLOCKING |
|  | PROPOSED CLEANOUT |
|  | PROPOSED WATER VALVE |
|  | PROPOSED WATER METER |
|  | PROPOSED FIRE HYDRANT |

Lots	Use	sqft/units	LUE/sqft	LUE	Peak Dry Weather flow(gpd)	Fire Demand (gpm)
Lot-1	Restaurant	10000	200	50	10000	20
Lot-2	Retail	16000	1660	9.638554	1927.710843	20
Lot-3	Retail	16000	1660	9.638554	1927.710843	20
Lot-4	Office	28200	3000	9.4	1880	20
Lot-5	Office	21000	3000	7	1400	20
Lot6-58		50	0.7	35	7000	1
	Total			120.6771	24135.42168	



SIGNATURE/SEAL



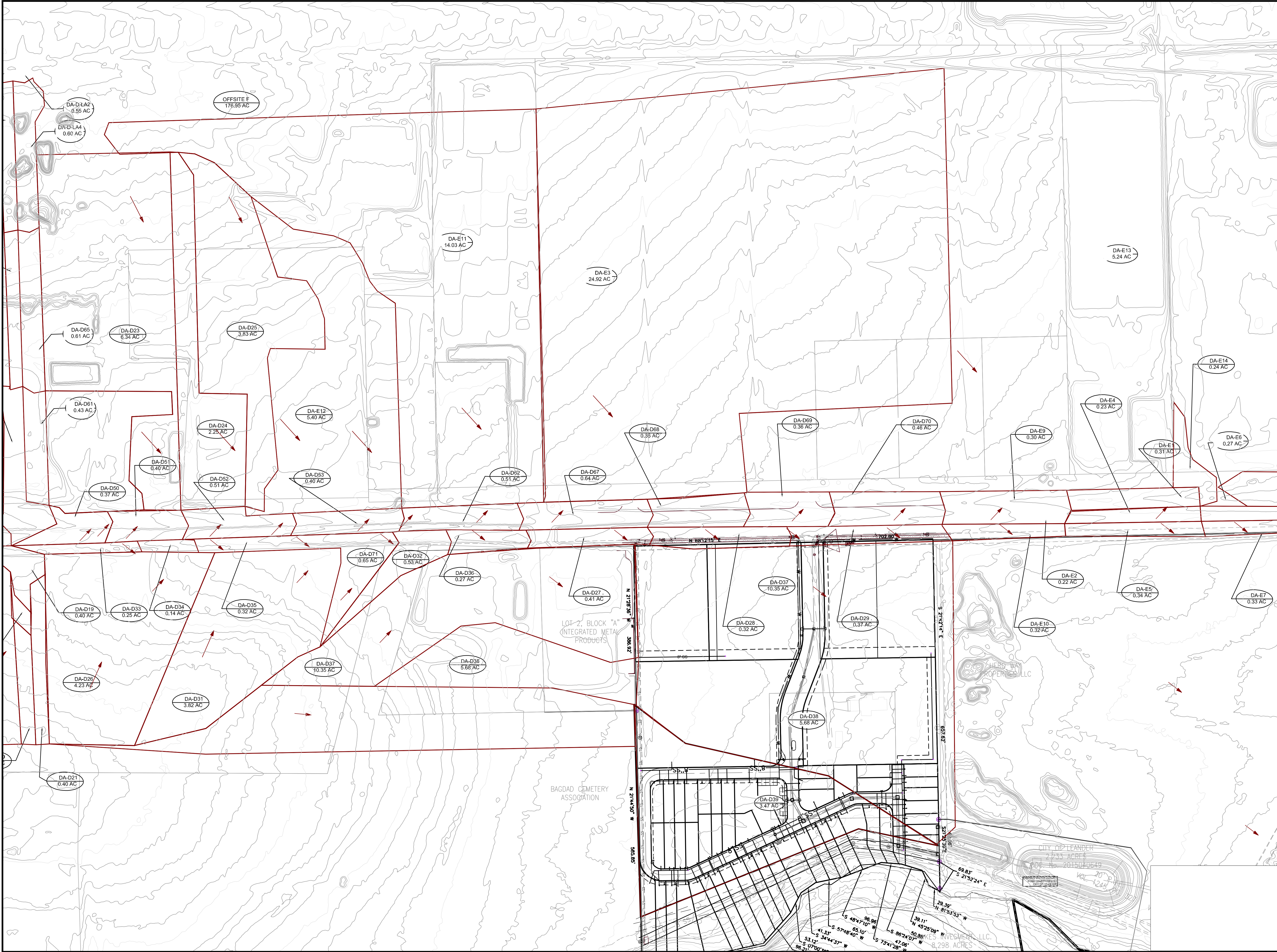
RCE RAO'S CONSULTING
ENGINEERS

TXPE FIRM17E55
P.O. BOX, 952991 SAN ANTONIO TX 78258
PHONE: 210.549.7557. FAX: 512.856.4595
www.zaochina.net/eng/na.com

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
IMPROVEMENTS PLAN

DATE :	09/06/21	JOB NO.	2010-0229
DESIGNED BY :	RV	DRG NO	7 OF 1
DRAWN BY :	MO		
CHECKED BY :	RV		



REV. NO.	DESCRIPTION	DATE

Notes:

LEGEND

- DRAINAGE FLOW (EXISTING)
- EXISTING CONTOUR
- WATERSHED BOUNDARY
- WATERSHED AREA

SIGNATURE/SEAL

RCE RAO'S CONSULTING ENGINEERS

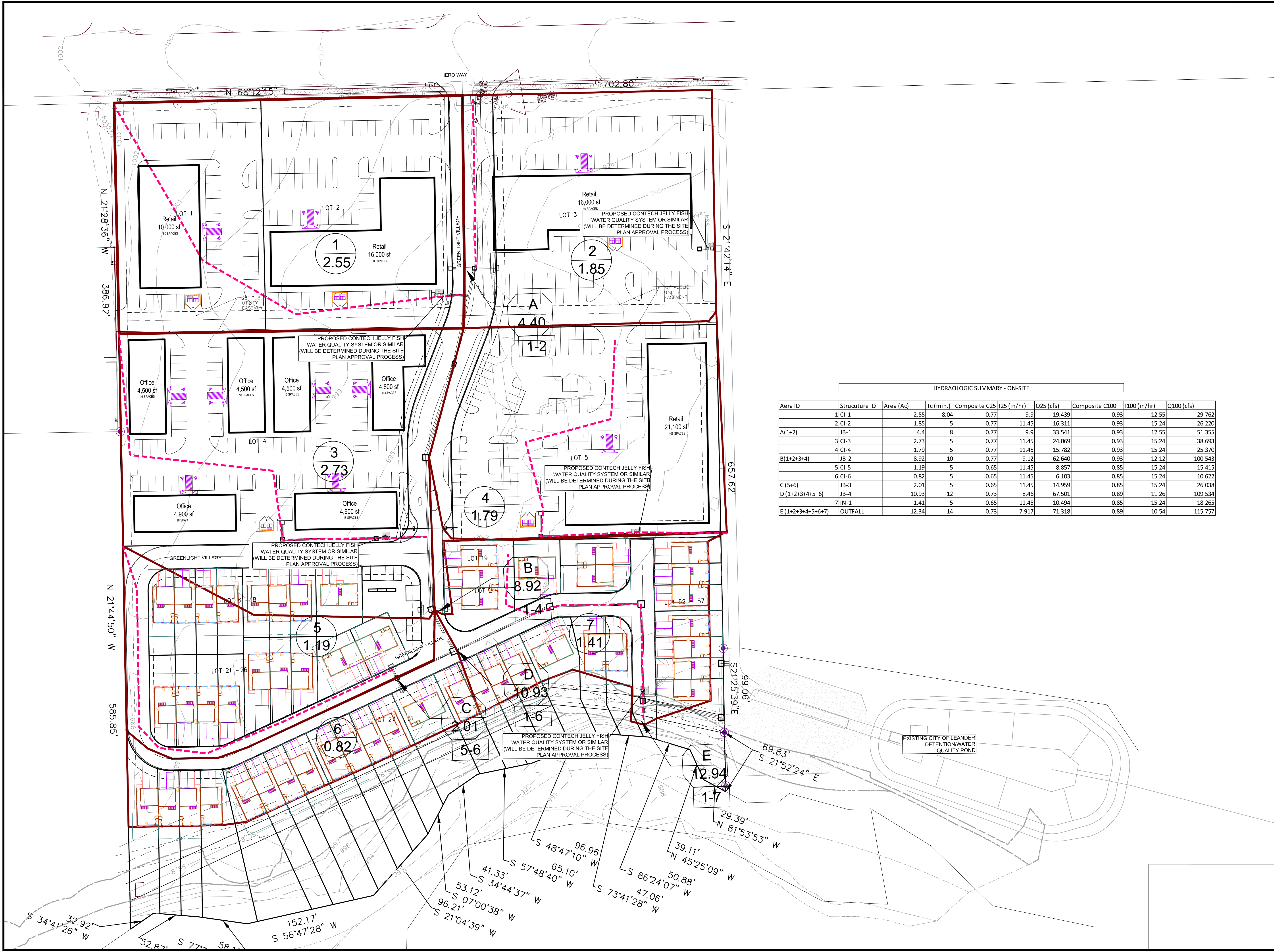
1000 WINTERVIEW
P.O. BOX 552091 SAN ANTONIO TX 78258
PHONE: 210.548.7157 FAX: 210.548.4995
www.raosengineering.com

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
MASTER DRAINAGE AREA MAP (SHEET 1 OF 2)

DATE :	09/06/21	JOB NO.	2010-0229
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		

8 OF 14



HYDRAOLOGIC SUMMARY - ON-SITE									
Aera ID	Structure ID	Area (Ac)	Tc (min.)	Composite C25	I25 (in/hr)	Q25 (cfs)	Composite C100	I100 (in/hr)	Q100 (cfs)
1	CI-1	2.55	8.04	0.77	9.9	19.439	0.93	12.55	29.762
2	CI-2	1.85	5	0.77	11.45	16.311	0.93	15.24	26.220
A(1+2)	JB-1	4.4	8	0.77	9.9	33.541	0.93	12.55	51.355
3	CI-3	2.73	5	0.77	11.45	24.069	0.93	15.24	38.693
4	CI-4	1.79	5	0.77	11.45	15.782	0.93	15.24	25.370
B(1+2+3+4)	JB-2	8.92	10	0.77	9.12	62.640	0.93	12.12	100.543
5	CI-5	1.19	5	0.65	11.45	8.857	0.85	15.24	15.415
6	CI-6	0.82	5	0.65	11.45	6.103	0.85	15.24	10.622
C(5+6)	JB-3	2.01	5	0.65	11.45	14.959	0.85	15.24	26.038
D(1+2+3+4+5+6)	JB-4	10.93	12	0.73	8.46	67.501	0.89	11.26	109.534
7	IN-1	1.41	5	0.65	11.45	10.494	0.85	15.24	18.265
E(1+2+3+4+5+6+7)	OUTFALL	12.34	14	0.73	7.917	71.318	0.89	10.54	115.757

REV. NO.

DESCRIPTION

DATE

Notes:

SAN GABRIEL PKWY

HERO WAY

3RD AVE

1000

900

800

700

600

500

400

300

200

100

0

-100

-200

-300

-400

-500

-600

-700

-800

-900

-1000

SITE

LOCATION MAP

SCALE: 1" = 200'

LEGEND

→

DRAINAGE FLOW (PROPOSED)

→

DRAINAGE FLOW (EXISTING)

EXISTING CONTOUR

PROPOSED CONTOUR
(REPRESENT FINISHED
TOP OF PAVEMENT OR
TOPSOIL)

PROJECT LIMITS

WATERSHED BOUNDARY

B

WATERSHED AREA

N

W

E

S

50' 25' 0' 25' 50' 100'

SCALE: 1" = 50'

SIGNATURE/SEAL

03/05/2024

STATE OF TEXA

★

RAG S. VASAMSETTI

104346

REGISTERED PROFESSIONAL ENGINEER

RCE

RAO'S CONSULTING ENGINEERS

104346

P.O. BOX 902891 SAN ANTONIO TX 78208

PHONE: 210.543.7857 FAX: 210.543.4895

www.raosengineering.com

PROJECT DESCRIPTION:

GREENLIGHT VILLAGE

TITLE:

ON-SITE DRAINAGE AREA MAP

DATE :

09/06/21

JOB NO.

2010-0229

DESIGNED BY :

RV

DRG NO

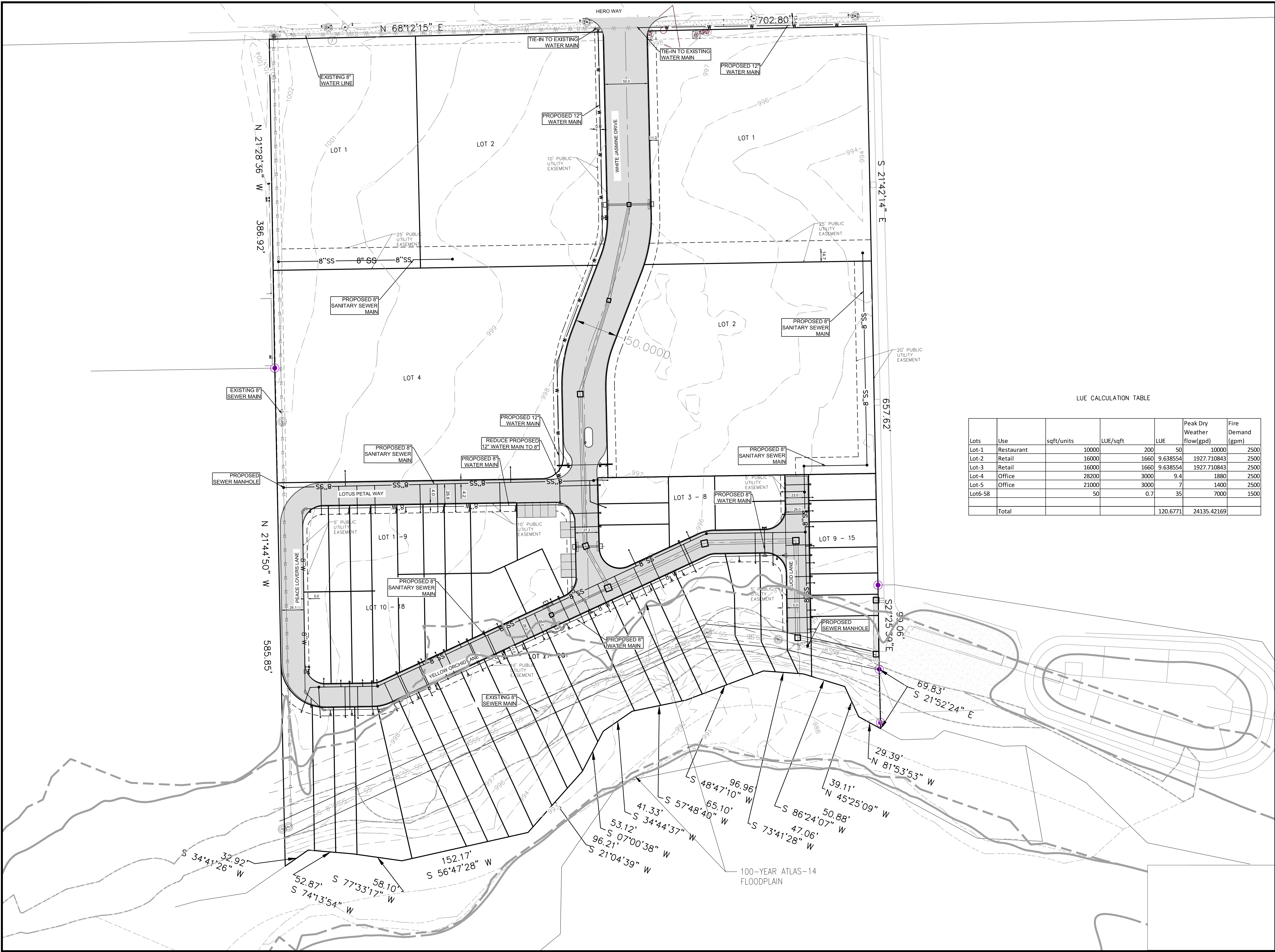
DRAWN BY :

MO

CHECKED BY :

RV

09 OF 14



REV. NO.	DESCRIPTION	DATE

Notes:

LOCATION MAP
SCALE: 1" = 2000'

LEGEND

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

Lots	Use	sqft/units	LUE/sqft	LUE	Peak Dry Weather flow(gpd)	Fire Demand (gpm)
Lot-1	Restaurant	10000	200	50	10000	2500
Lot-2	Retail	16000	1660	9.638554	1927.710843	2500
Lot-3	Retail	16000	1660	9.638554	1927.710843	2500
Lot-4	Office	28200	3000	9.4	1880	2500
Lot-5	Office	21000	3000	7	1400	2500
Lot-6-58		50	0.7	35	7000	1500
Total				120.6771	24135.42169	

SCALE: 1" = 50'

SIGNATURE/SEAL

03/05/2024

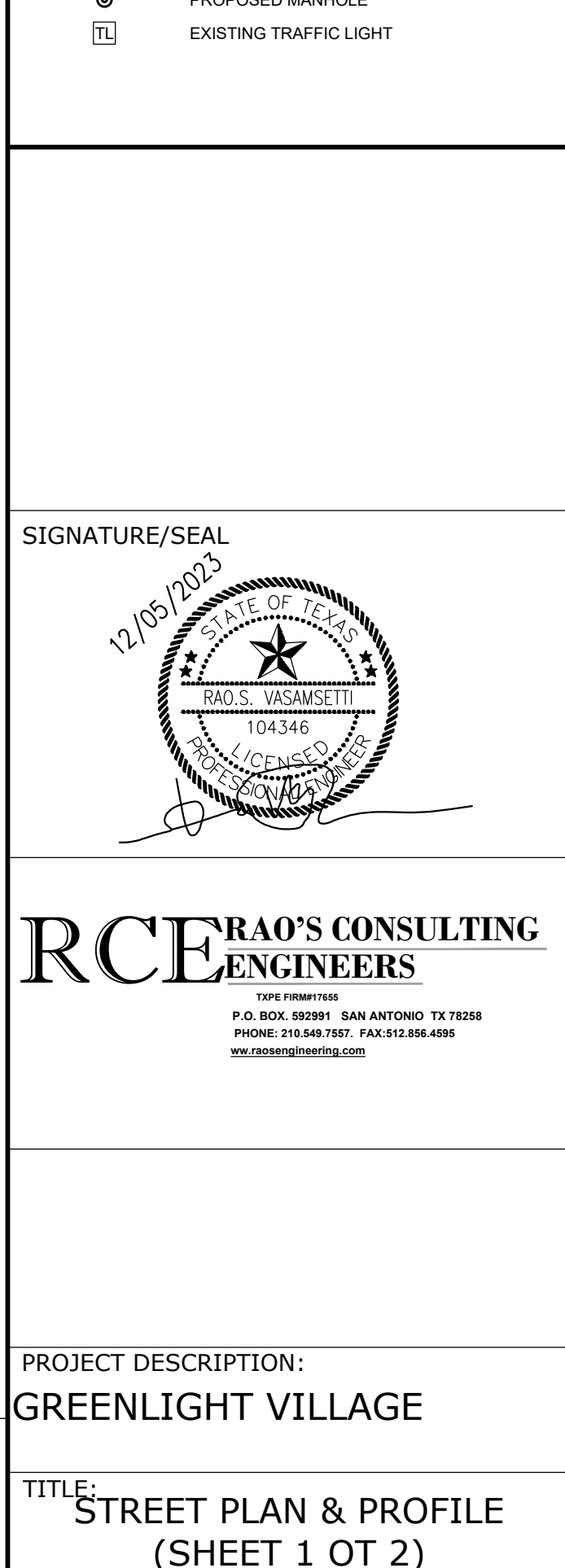
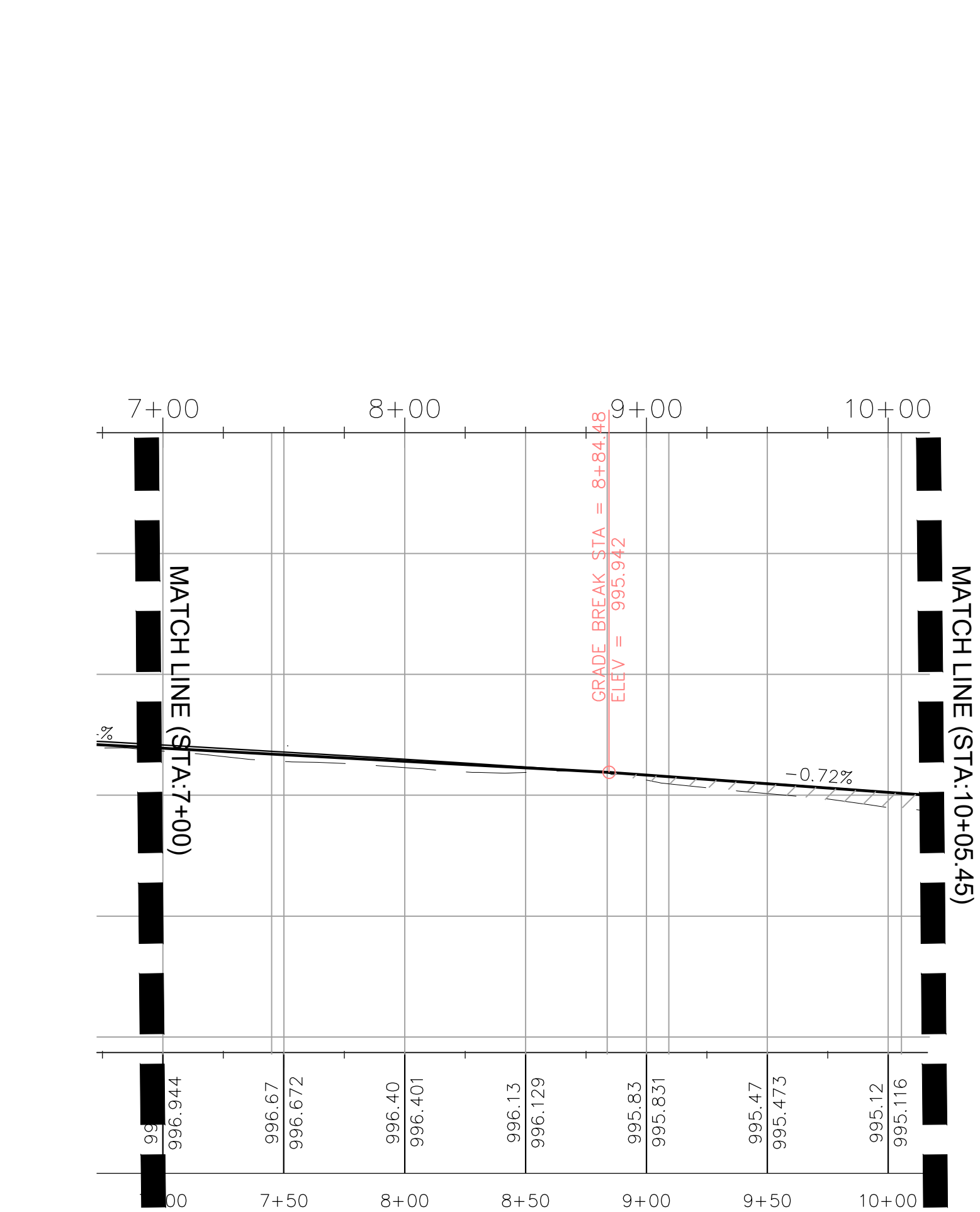
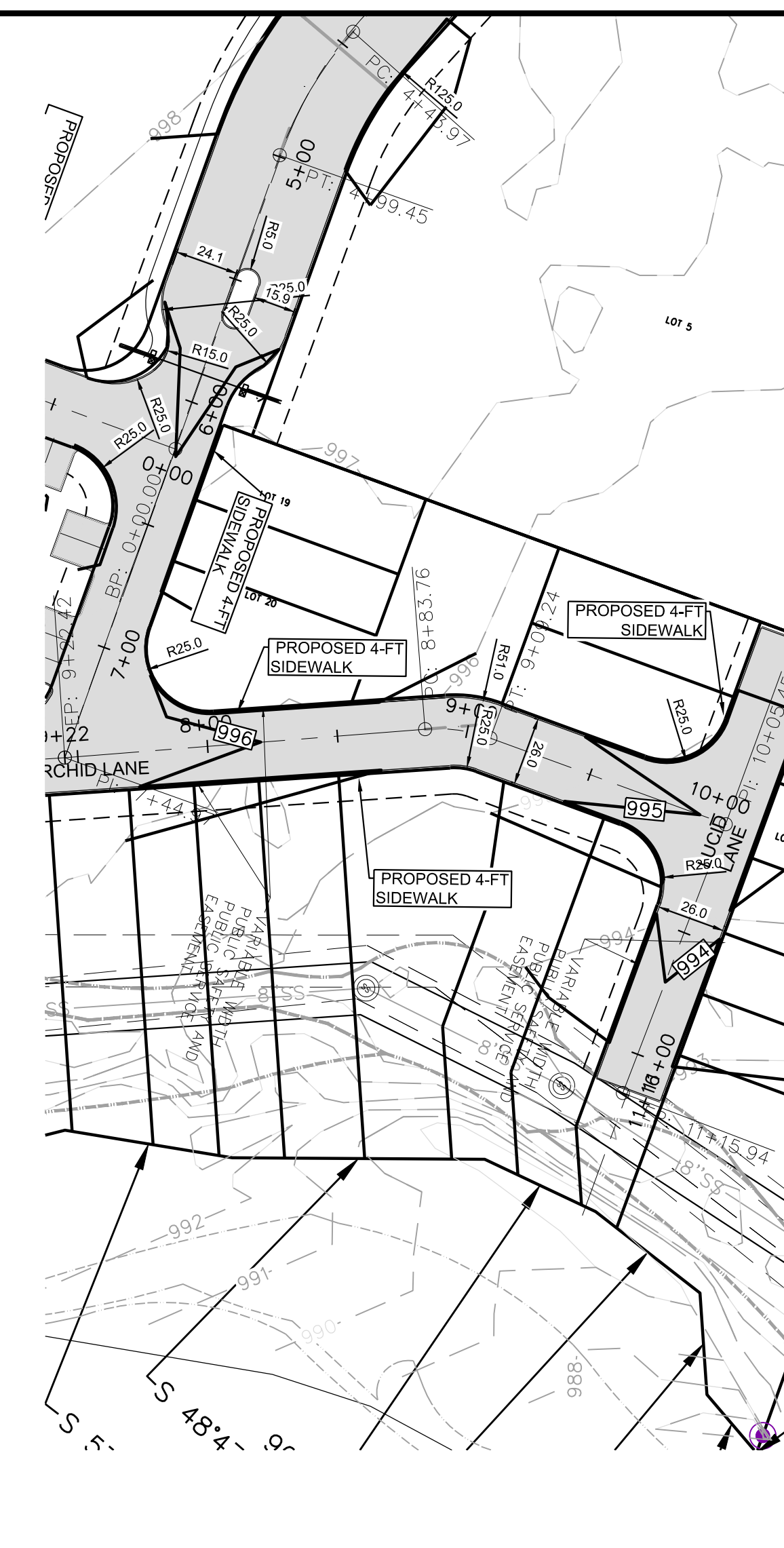
RCERAO'S CONSULTING
ENGINEERS

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

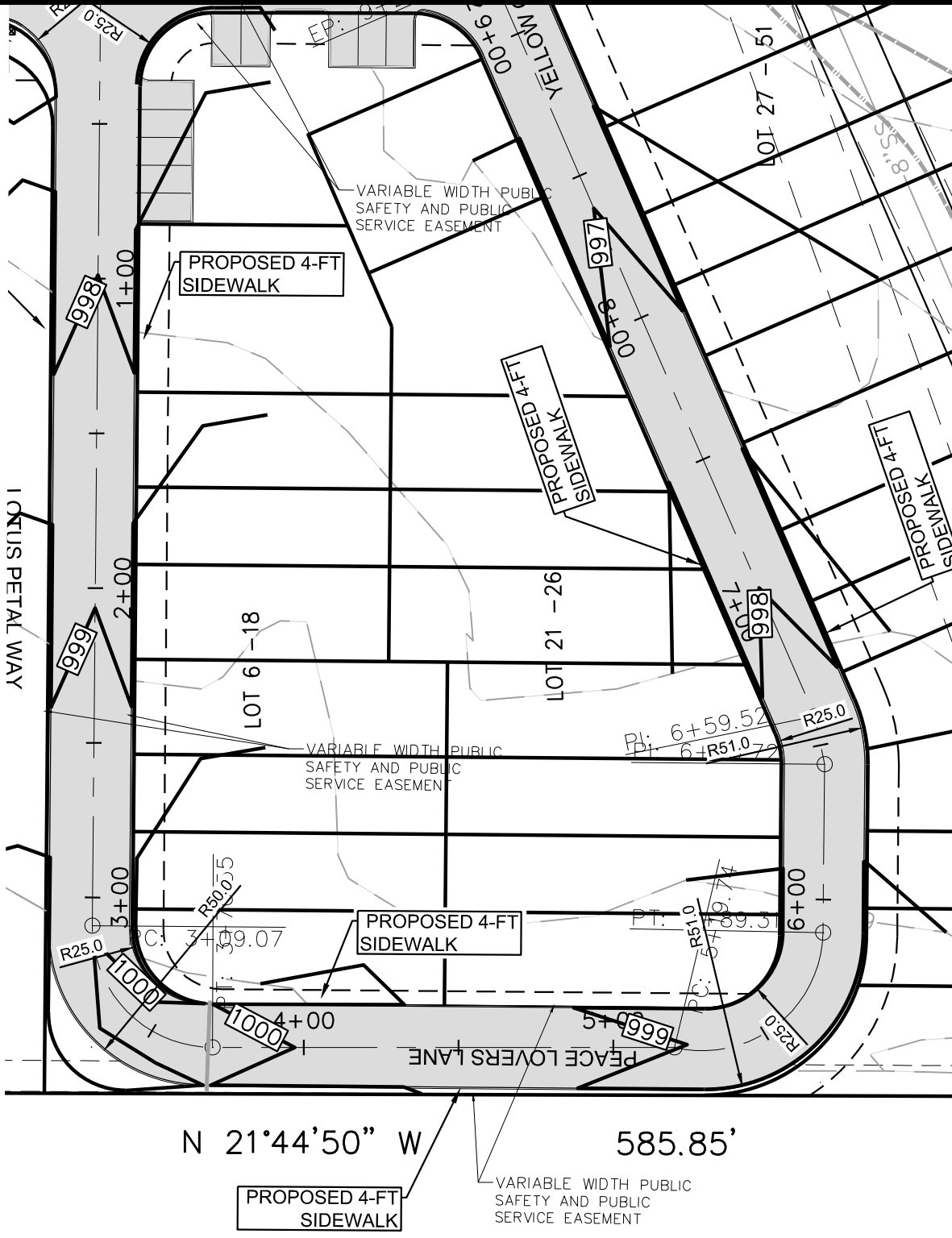
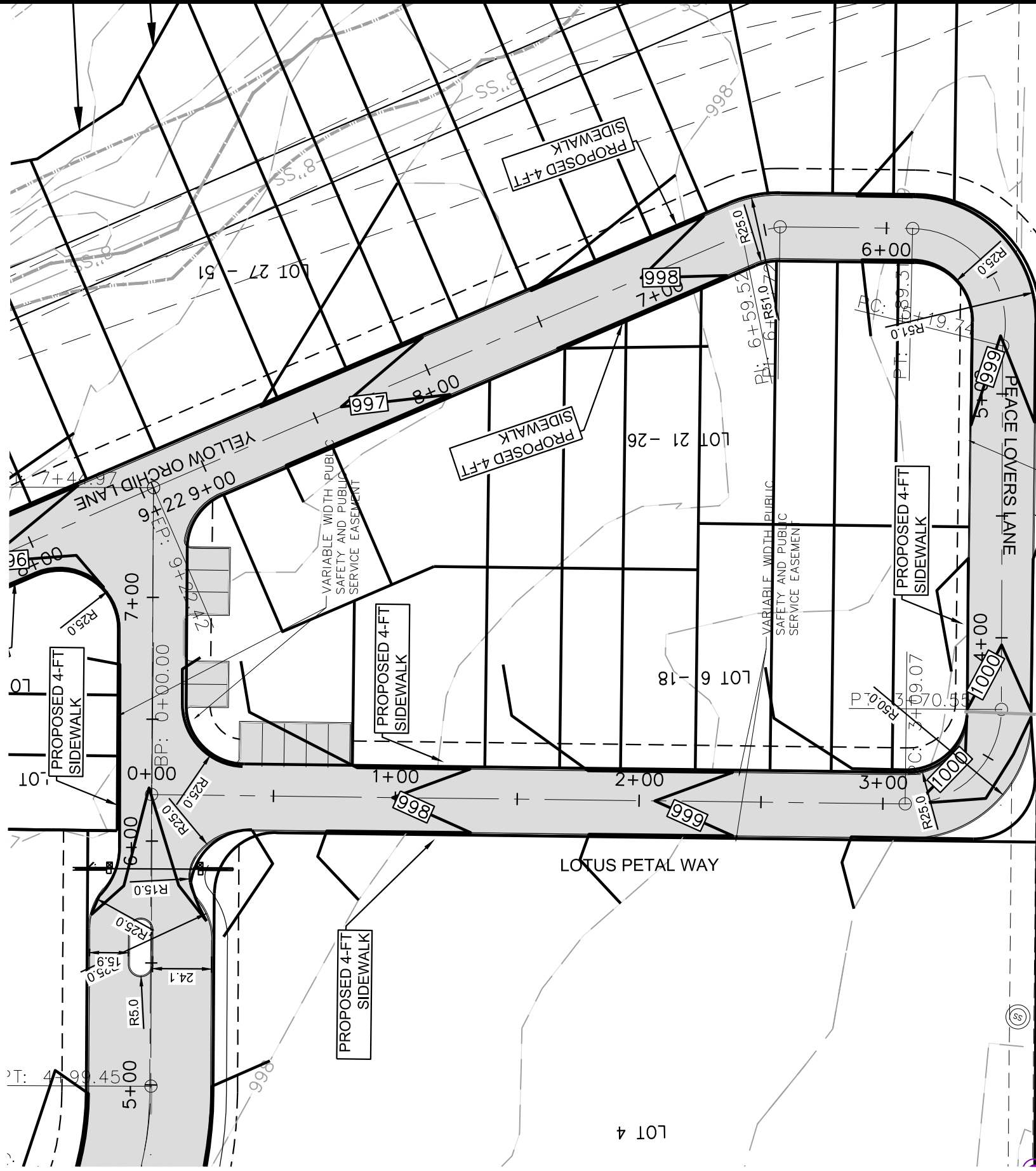
TITLE:
MASTER UTILITY PLAN

DATE :	09/06/21	JOB NO.	2010-0229
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		

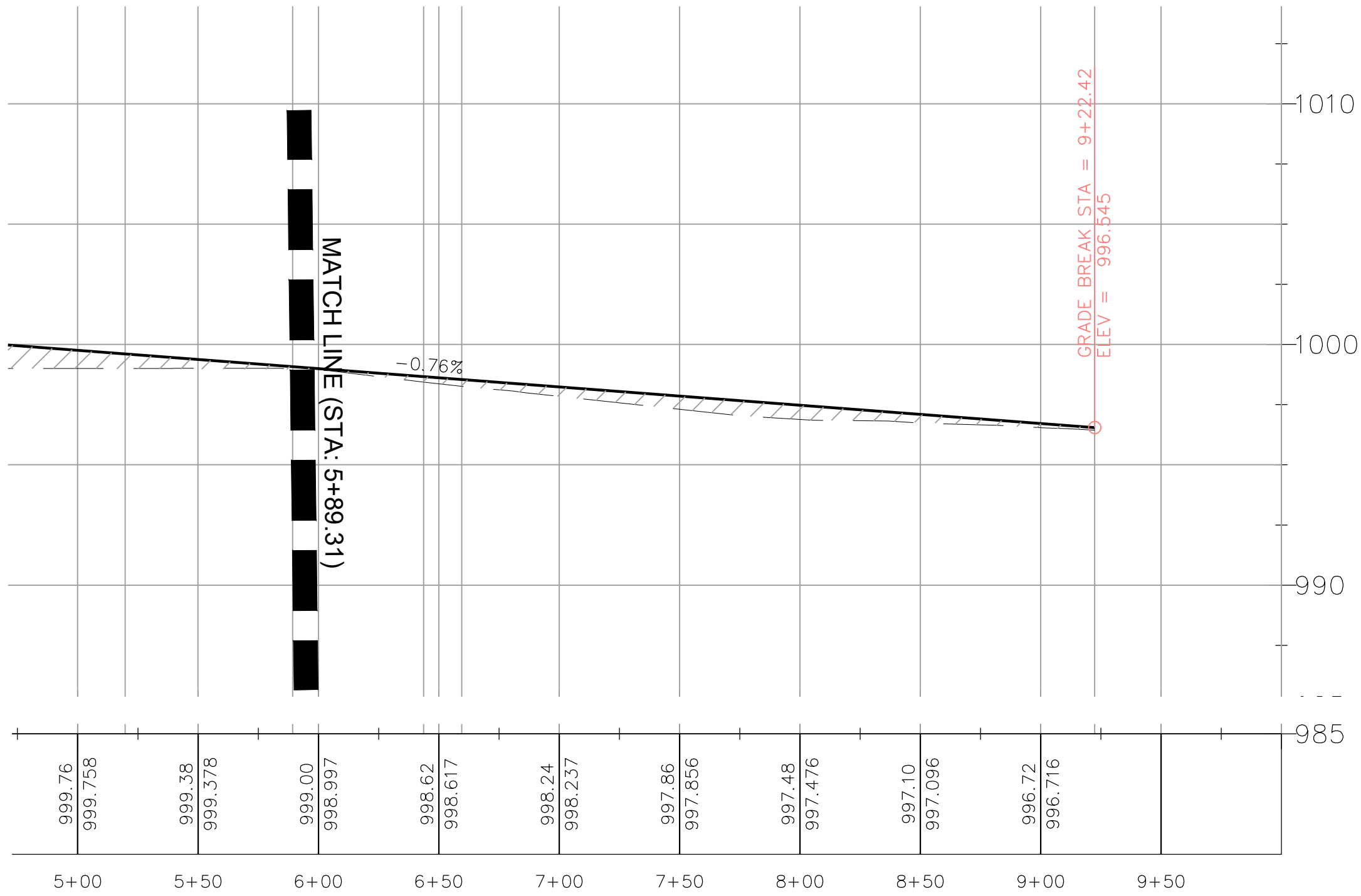
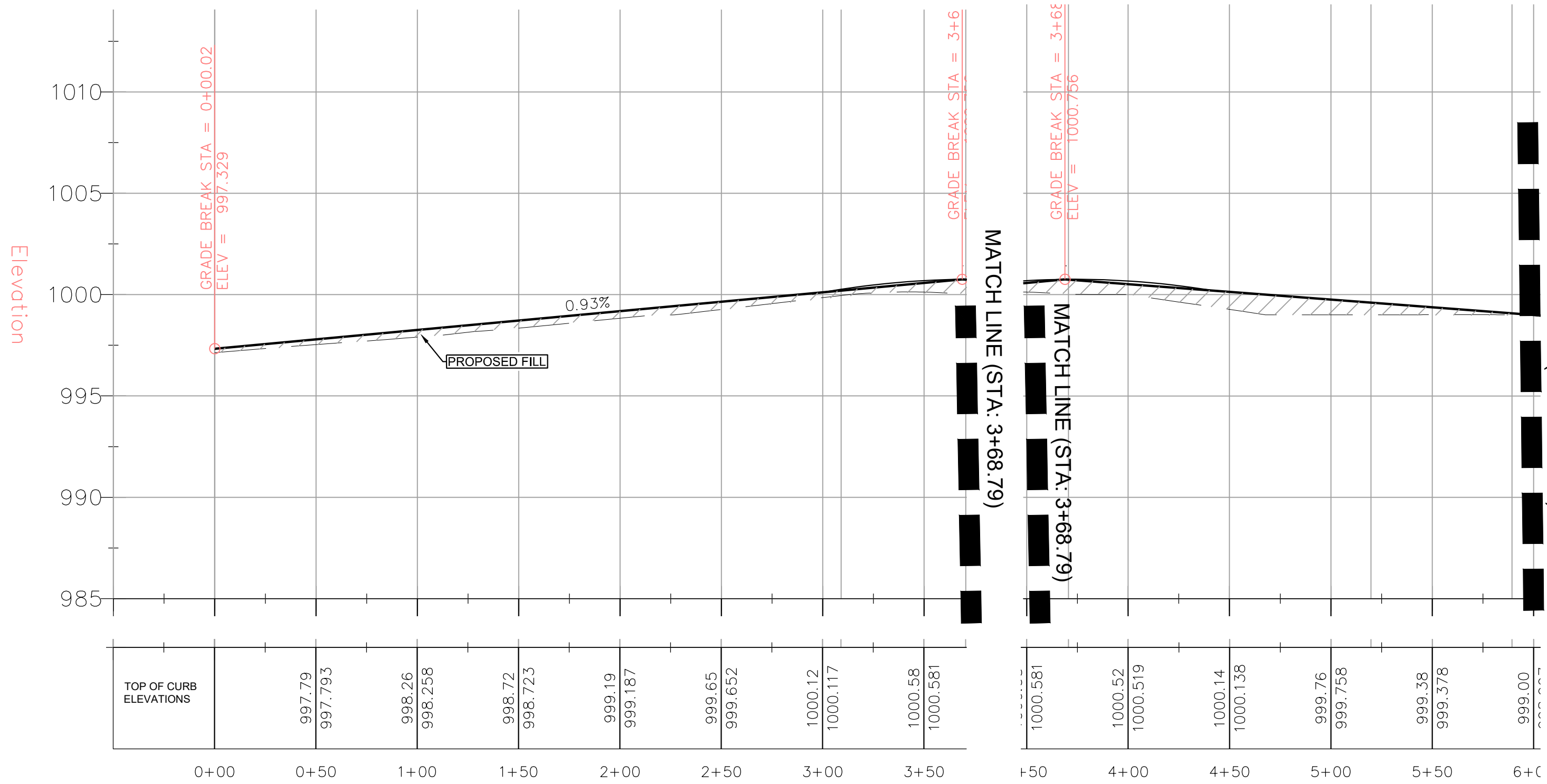
10 OF 14



SIGNATURE/SEAL			
RCE RAO'S CONSULTING ENGINEERS TXPE #F88817465 P.O. BOX 582991 SAN ANTONIO TX 78258 PHONE: 210-540-7507, FAX: 210-595-4995 www.raosengineering.com			
PROJECT DESCRIPTION:			
GREENLIGHT VILLAGE			
TITLE:			
STREET PLAN & PROFILE (SHEET 1 OT 2)			
DATE :	09/06/21	JOB NO.	2010--0229
DESIGNED BY :	RV	DRC NO	
DRAWN BY :	MO		
CHECKED BY :	RV		
			11 OF 14



LOTUS PETAL WAY (PRIVATE STREET)
(STA: 0+00 TO 9+22.42)



REV. NO. DESCRIPTION DATE

Notes:

LOCATION MAP
SCALE: 1" = 200'

LEGEND

- SD- -SD- EXISTING STORM DRAIN
- SS- -SS- EXISTING SANITARY SEWER LINE
- W- -W- EXISTING WATER LINE
- G- -G- EXISTING GAS LINE
- OT- -OT- EXISTING OVERHEAD TELEPHONE
- UT- -UT- EXISTING UNDERGROUND TELEPHONE
- OHE- -OHE- EXISTING OVERHEAD ELECTRIC
- UE- -UE- EXISTING UNDERGROUND ELECTRIC
- DW- -DW- PROPOSED DOMESTIC WATER LINE
- W- -W- PROPOSED WATER LINE
- I- -I- PROPOSED IRRIGATION LINE
- SS- -SS- PROPOSED SANITARY SEWER LINE
- G- -G- PROPOSED GAS LINE
- THURST BLOCKING
- EXISTING ELECTRIC METER
- EXISTING CLEAN-OUT
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING TRAFFIC LIGHT

SCALE: 1" = 50'

SIGNATURE/SEAL

12/05/2023

RAD S. VASAMSETTI
104346
Professional Engineer
State of Texas

RCERAO'S CONSULTING ENGINEERS

104346
P.O. BOX 902891 SAN ANTONIO, TX 78208
PHONE: 210.545.7897 FAX: 210.545.4895
www.rceraosconsulting.com

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
**STREET PLAN & PROFILE
(SHEET 2 OF 2)**

DATE : 09/06/21 JOB NO. 2010-0229

DESIGNED BY : RV DRG NO.

DRAWN BY : MO

CHECKED BY : RV

12 OF 14



TREE MITIGATION

	TOTAL		PRESERVED		REMOVED		INCHES TC MITIGATIC		
	TREES	INCHES	TREES	INCHES	TREES	INCHES	MITIGATION	MITIGATION FEE (\$)	
SIGNIFICANT TREES TYPE1 (8" <= DRUNK DIA <18")	52	591	46	563.5	2	27.5	0	150	\$0.00
SIGNIFICANT TREES TYPE2 (18" <= DRUNK DIA <26")	11	257.3	8	186.8	3	70.5	141	150	\$21,150.00
HERITAGE TREES (DRUNK DIA. >=26")	5	133.8	5	133.8				300	\$0.00
TOTAL		982.1		884.1		98	70.5		\$21,150.00

Tree Num Tree Type Caliper In/Removed Protected Heritage Reason for Removal

262 OAK	15.1	15.1		
263 OAK	16.7	16.7		
264 OAK	9.4	9.4		
265 OAK	9.1	9.1		
266 OAK	13.9	13.9		
267 OAK	11.5	11.5		
268 OAK	12	12		
269 OAK	10.5	10.5		
270 OAK	7.6	7.6		
271 OAK	7.8	7.8		
272 OAK	12.4	12.4		
273 OAK	10.5	10.5		
274 OAK	16.4	16.4		
275 OAK	9.3	9.3		
276 OAK	11.7	11.7		
277 CEDAR	8.4	8.4		
278 CEDAR	11.1	11.1		
279 OAK	10.2	10.2		
280 OAK	11.8	11.8		
281 OAK	11.4	11.4		
282 OAK	11.3	11.3		
283 OAK	9.6	9.6		
284 OAK	13.3	13.3		
285 OAK	12	12		
286 OAK	23.6	23.6	Y	public site improvements
287 OAK	21.6	21.6	Y	public site improvements
288 ELM	13	13		public site improvements
289 ELM	25.3	25.3	Y	public site improvements
290 OAK	13.5	13.5		
291 OAK	17.9	17.9		
292 OAK	13	13		
293 OAK	8.5	8.5		
294 OAK	8.6	8.6		
295 OAK	14.3	14.3		
296 OAK	14.3	14.3		
297 OAK	9.3	9.3		
298 CEDAR	22.4	22.4	Y	
299 CEDAR	17.7	17.7		
300 OAK	18.5	18.5	Y	
301 OAK	14.8	14.8		
302 OAK	10.1	10.1		
303 OAK	13	13		
304 OAK	14.9	14.9		
305 OAK	10.3	10.3		
306 OAK	14.1	14.1		
307 OAK	12.2	12.2		
308 OAK	9.6	9.6		
309 OAK	10.3	10.3		
310 OAK	10.7	10.7		
311 OAK	19.1	19.1	Y	
312 OAK	35.9	35.9	Y	
313 OAK	14.5	14.5		
314 OAK	19.1	19.1	Y	
315 OAK	20.6	20.6	Y	
316 OAK	23.7	23.7	Y	
317 OAK	31	31	Y	
318 OAK	30.6	30.6	Y	
319 OAK	14.5	14.5		public site improvements
320 OAK	14.5	14.5		
321 OAK	12.6	12.6		
322 OAK	11.8	11.8		
323 OAK	36.3	36.3	Y	
324 OAK	18.3	18.3	Y	
325 OAK	26	26	Y	
326 OAK	19.1	19.1	Y	
Total	982.1	98	884.1	

% removal 9.97%

REV. NO.

DESCRIPTION

DATE

Notes:

SAN GABRIEL PKWY

830 AMH

HERO WAY

ON JUDGE RD

SITE

LOCATION MAP

SCALE: 1" = 2000'

LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

50'

25'

0'

50'

100'

SCALE: 1" = 50'

SIGNATURE/SEAL

12/03/2023

STATE OF TEXA

RAD.S. VASAMSETTI

104346

104346

104346

RCE

RAO'S CONSULTING

ENGINEERS

104346

104346

104346

104346

104346

104346

PROJECT DESCRIPTION:

GREENLIGHT VILLAGE

TITLE:

TREE PROTECTION PLAN

DATE : 09/06/21

JOB NO. 2010-0229

DESIGNED BY : RV

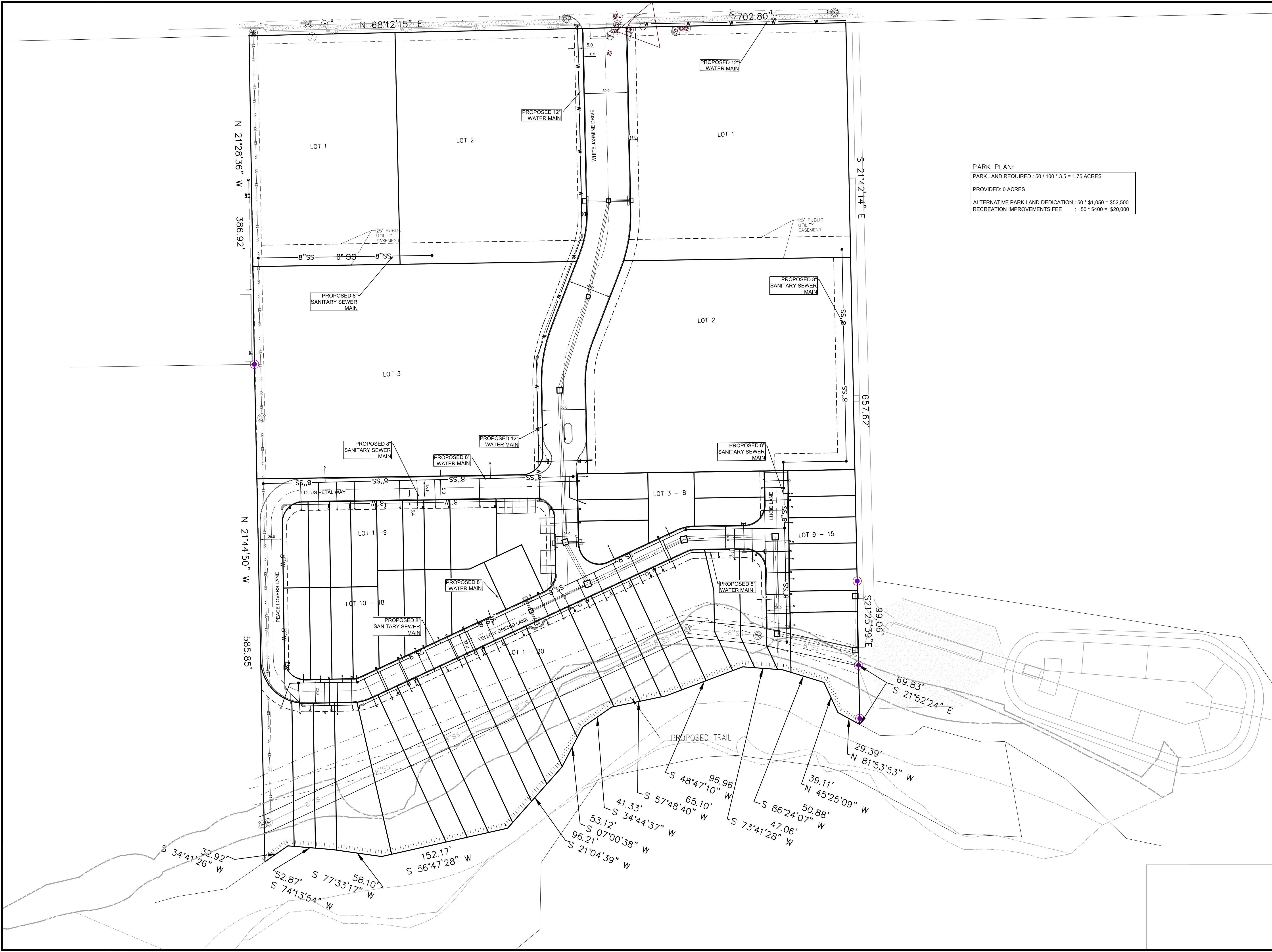
DRG NO

DRAWN BY : MO

CHECKED BY : RV

13 OF 14

Page 19 of 148



PARK PLAN:
PARK LAND REQUIRED : 50 / 100 * 3.5 = 1.75 ACRES
PROVIDED : 0 ACRES
ALTERNATIVE PARK LAND DEDICATION : 50 * \$1,050 = \$52,500
RECREATION IMPROVEMENTS FEE : 50 * \$400 = \$20,000

REV. NO.	DESCRIPTION	DATE

Notes:

LEGEND

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

SIGNATURE/SEAL

RCERAO'S CONSULTING
ENGINEERS

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
PARK PLAN

DATE :	09/06/21	JOB NO.	2010-0229
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		

14 OF 14



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Approval of Subdivision Case PP-23-0048 regarding Hwy 29 Commercial Subdivision Preliminary Plat on one (1) parcel of land approximately 50.64 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032262; generally located south of SH 29, approximately 1,300 feet west of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

06/06/2007 - Annexation

APPLICANT/AGENT:

Westwood Professional Services (Hollis Scheffler) on behalf of Zekelman Property Leander 53, LLC. (Angela Miu).

RECOMMENDATION:

This preliminary plat includes eight (8) commercial lots and two (2) drainage lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PP-23-0048 Att 1 Preliminary Plat
2. PP-23-0048 Att 2 Leander Technology Park - Location Map

OWNER
ZEKELMAN PROPERTY LEANDER 53
227 W MONROE ST STE 2600
CHICAGO, IL 60606
(312) 275-1672

ENGINEER
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

SURVEYOR
MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

PROJECT AGENT
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

HWY 29 COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

PROJECT NO. PP-23-0048

PROPERTY ZONING: HIGHWAY 29 COMMERCIAL MINOR PUD GC-3-A

TOTAL ACREAGE: 50.64 AC

FILING DATE: 11/21/2023

FUTURE LAND USE CATEGORY: ACTIVITY CENTER

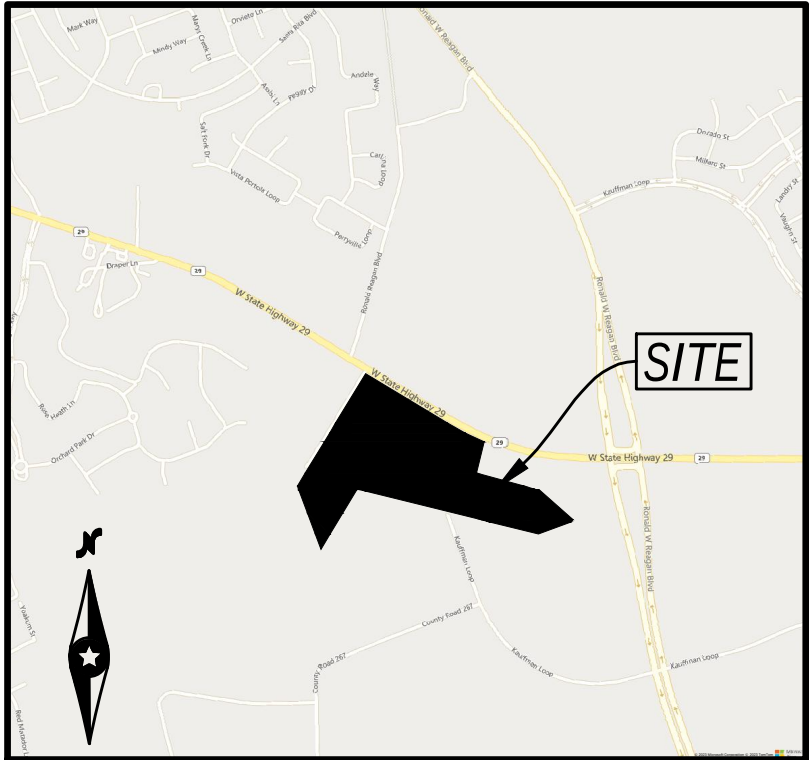
HWY 29 COMMERCIAL - LOT INFORMATION						
PARCEL	LOTS	PHASES	APPRX. LUE'S	APPRX. TRIPS	PROPOSED LAND USE	ACRES
1	8	1 (2024/25)	169	7,323	GENERAL COMMERCIAL	36.29
1	2	1 (2024/25)	0	0	DRAINAGE	10.2
1	0	1 (2024/25)	0	0	RIGHT-OF-WAY	4.15

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0275E, FOR WILLIAMSON CO., EFFECTIVE 09/26/2008.
- 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 KAUFFMAN LOOP AND THE SUBDIVISION SIDE OF STATE HWY 29. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

NON-RESIDENTIAL NOTES:

- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- TRAFFIC IMPACT ANALYSIS NOTE:
 - A TRAFFIC IMPROVEMENT AGREEMENT FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF KAUFFMAN LOOP AND SH 29 IS PENDING EXECUTION BETWEEN ST. JOHN PROPERTIES, K9 INVESTMENTS, AND WILLIAMSON COUNTY.
 - AN EASTBOUND, RIGHT-TURN DECELERATION LANE IS PROPOSED AT THE SITE DRIVEWAY ON SH 29.
 - INTERSECTION IMPROVEMENTS AT KAUFFMAN LOOP AND CR 267 AS NOTED IN THE FINAL APPROVED TIA.



LOCATION MAP
(1" = 2000')

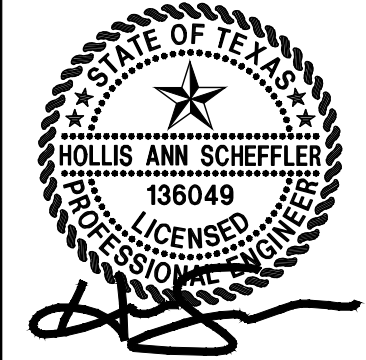
DRAWING SHEET INDEX	
SHEET	DESCRIPTION
1	COVER
2	CONCEPT PLAN
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	OVERALL IMPROVEMENTS
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	STORM SEWER PLAN
9	WATER PLAN
10	WASTEWATER PLAN
11	TREE NOTES & DETAILS
12	TREE MITIGATION PLAN
13	HERITAGE TREE MITIGATION PLAN
14	TREE DATA
15	TREE DATA
16	TREE DATA
17	TREE DATA

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TBPB FIRM REGISTRATION NO. LS-100080-00

REVISIONS		BY
REV	DATE	DESCRIPTION

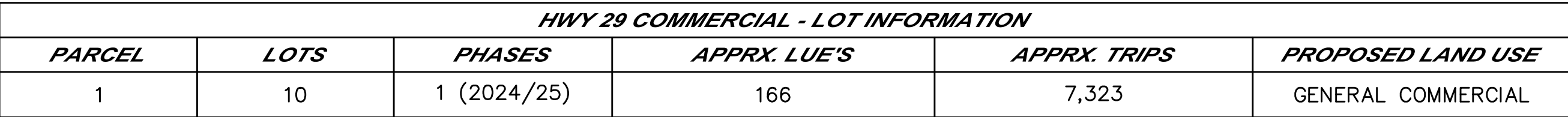
HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
COVER



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HAS	NBB	JAN 2024

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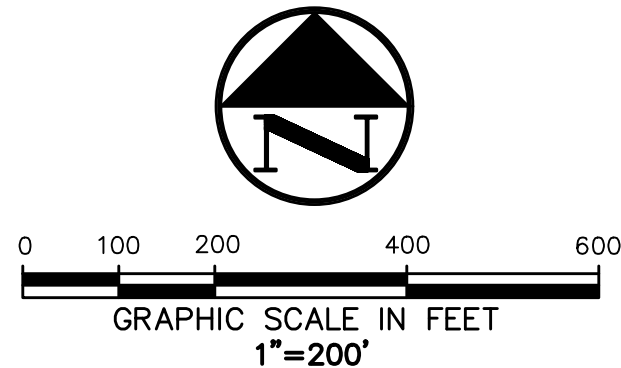
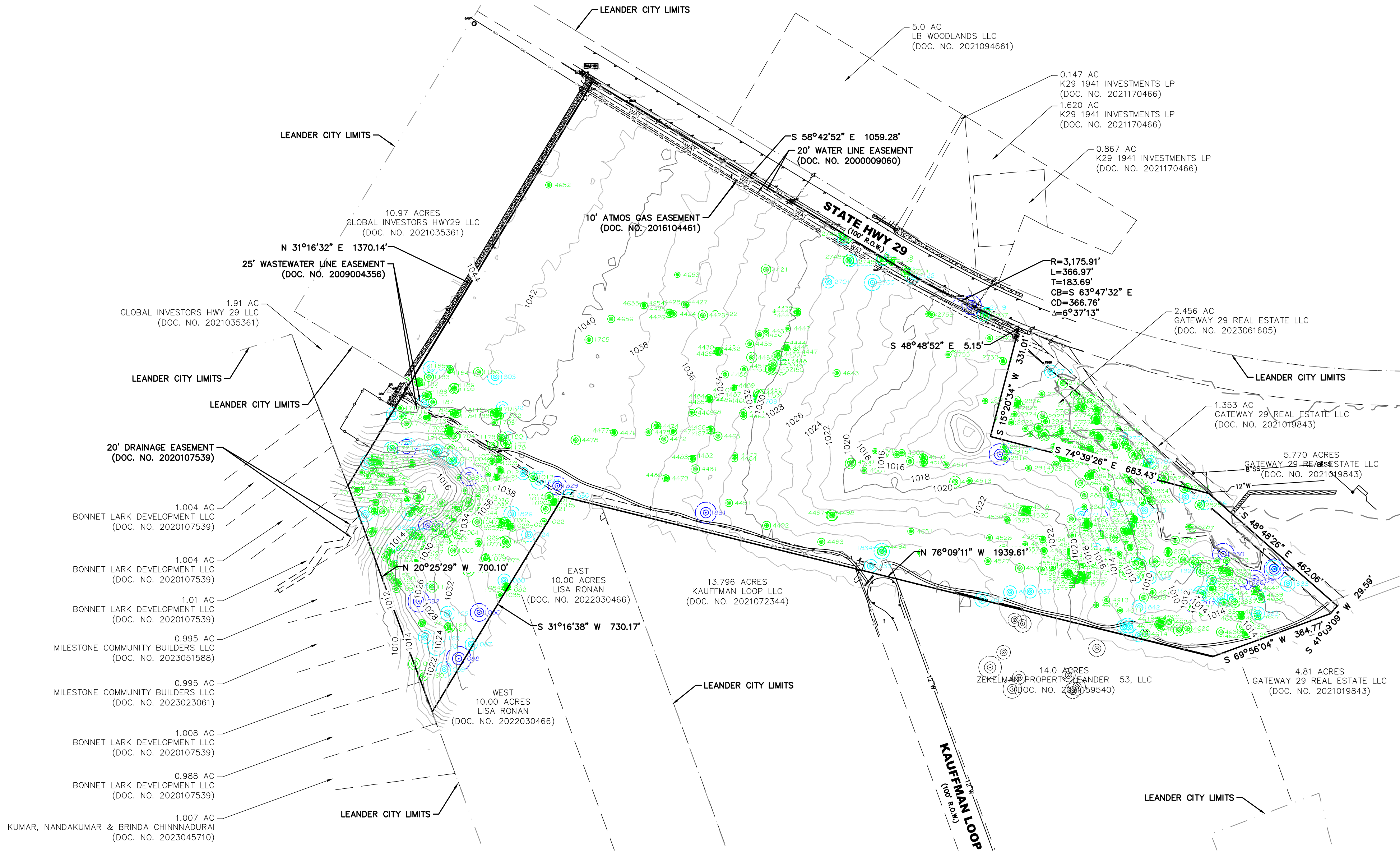


HIGHWAY 29 COMMERCIAL - LAND USE SUMMARY TABLE		
LAND USE	NUMBER OF LOTS	ACRES
ACTIVITY CENTER	8	37.010
DRAINAGE	2	9.470
RIGHT-OF-WAY	—	4.150
TOTAL	10	50.640



THIS SITE IS IN THE AREA OF
MINIMAL FLOOD HAZARD AS
IDENTIFIED BY THE U.S. FEDERAL
EMERGENCY MANAGEMENT AGENCY
BOUNDARY MAP (FLOOD INSURANCE
RATE MAP) COMMUNITY PANEL NO.
48491C0275E, EFFECTIVE DATE
09/26/2008.

CITY OF LEANDER APPROVAL



LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- CO. CLEANOUT
- MH. MANHOLE
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- TE. TELEPHONE BOX
- FL. FLOOD LIGHT
- FP. FLAG POLE
- SIG. TRAFFIC SIGN
- IRS. 1/2-INCH IRON ROD
- (C.M.) W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL. OVERHEAD UTILITY LINE
- FIBER OPTIC LINE
- 30" B.C.P. UNDERGROUND STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6" W. UNDERGROUND WATER LINE
- 6" S.S. UNDERGROUND SANITARY SEWER LINE
- 61.1 EXIST. CONTOUR
- 612.39 EXIST. SPOT ELEVATION
- 612.39 EXIST. TOP OF CURB ELEVATION
- 611.69 EXIST. CUTTER ELEVATION
- CITY OF LEANDER CITY LIMITS
- EX A14 100-YR FP & BUFFER ZONE
- 100-YR FLOODPLAIN LIMITS

NOTES

- PER FEMA FIRM PANEL NO. 48491C0275E, EFFECTIVE ON 19/26/2008 THE PROPOSED IMPROVEMENTS ARE IN THE AREA OF MINIMAL HAZZARD, ZONE X.
- KAUFFMAN LOOP WILL BE EXTENDED THROUGH THE SITE WITH THE ROW DIMENSIONS SHOWN. COORDINATE WITH WILLIAMSON COUNTY FOR DESIGN & CONSTRUCTION OF KAUFFMAN LOOP.

TREE LEGEND

- HERITAGE (≥26")
- SIGNIFICANT PROTECTED (18-25.99")
- PROTECTED (8-17.99")

FOR TREE DATA, SEE TREE MITIGATION SHEETS

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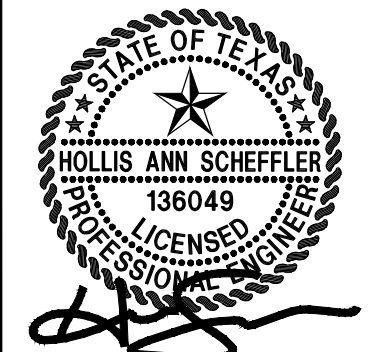
REVISIONS		BY	DATE
REV	DESCRIPTION		

HWY 29 COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

PROJECT NO. PP-23-0048

EXISTING CONDITIONS

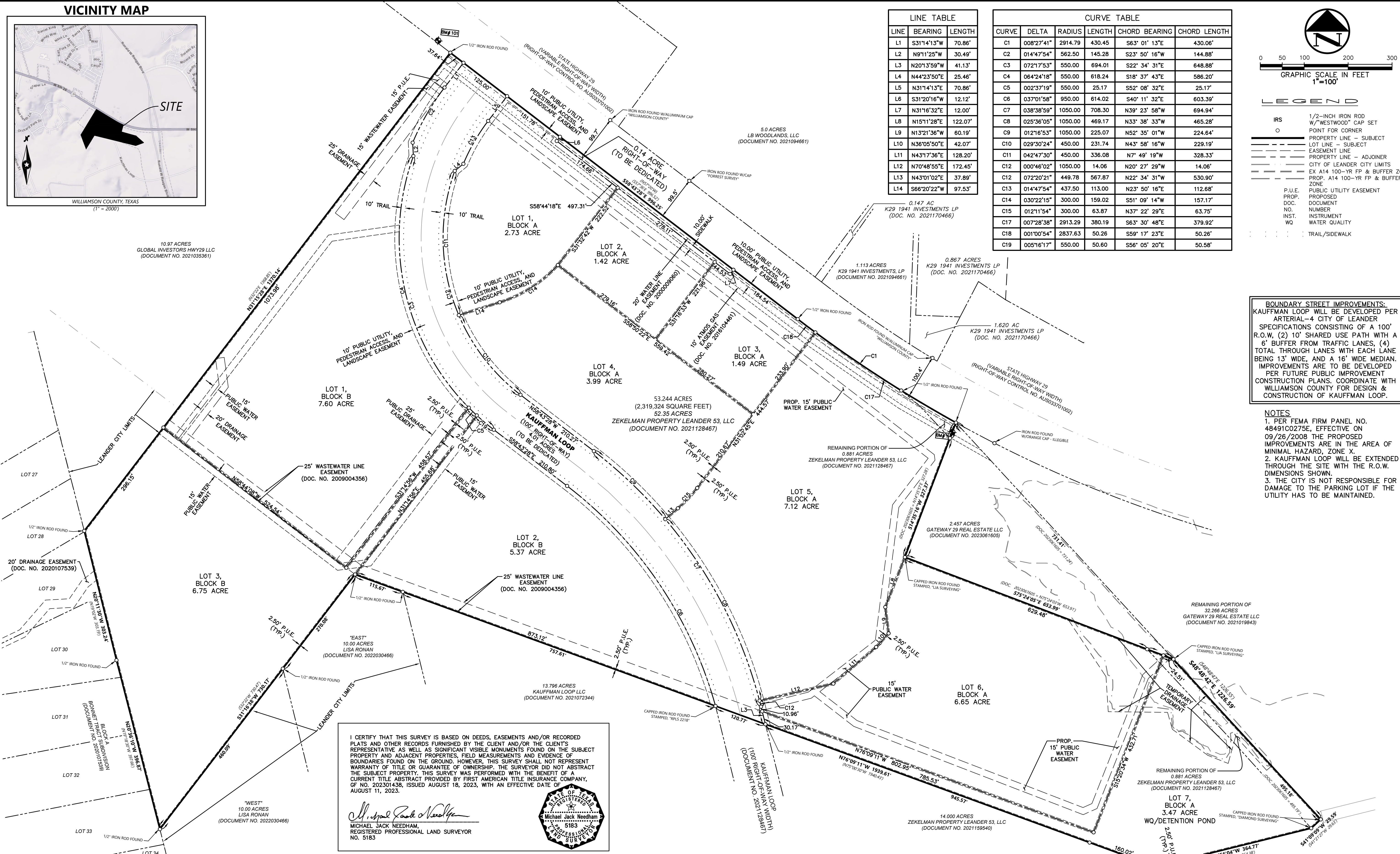


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DESIGN	DRAWN	DATE
HAS	NBB	JAN 2024

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HWY 29 COMMERCIAL - LOT INFORMATION									
BLOCK	LOT NUMBER	AREA (AC.)	FUTURE LAND USE	LUEs	ADT	DOM. DEMAND (PEAK HOUR DEMAND GPM)	FIRE DEMAND (W/ REDUCTION GPM)	PDWF	PWWF
A	1	2.730	RETAIL	17	331	8.01	1500	2.74	4.19
A	2	1.420	FAST FOOD	16	1496	35.00	1500	11.72	12.46
A	3	1.490	FAST FOOD	15	1356	31.72	1500	10.64	11.38
A	4	3.990	RETAIL	53	1028	24.84	1500	8.37	10.45
A	5	7.116	OFFICE/WAREHOUSE	19	917	40.29	1500	13.45	17.12
A	6	6.652	OFFICE/WAREHOUSE	16	623	34.04	1500	11.40	15.01
A	7	3.470	DRAINAGE	0	0	0	0	0	0
B	1	7.595	OFFICE/WAREHOUSE	22	1073	47.16	1500	15.68	19.80
B	2	5.370	OFFICE/WAREHOUSE	11	499	21.92	1500	7.40	10.20
B	3	6.745	DRAINAGE	0	0	0	0	0	0
TOTAL:				169					

HIGHWAY 29 COMMERCIAL - STREET INFORMATION					
STREET NAME	TYPE	LENGTH (FT)	PAVEMENT WIDTH	MEDIAN	SIDEWALK WIDTH
KAUFFMAN LOOP	100' ROW	1748	26' FOC-FOC (2-WAY)	16'	10' (BOTH SIDES)

HIGHWAY 29 COMMERCIAL - LAND USE SUMMARY TABLE		
LAND USE	NUMBER OF LOTS	ACRES
ACTIVITY CENTER	8	36.29
DRAINAGE	2	10.20
RIGHT-OF-WAY	-	4.15
TOTAL	10	50.64

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°14'13"W	70.86'
L2	N9°11'25"W	30.49'
L3	N20°13'59"W	41.13'
L4	N44°23'50"E	25.46'
L5	N31°14'13"E	70.86'
L6	S31°20'16"W	12.12'
L7	N31°16'32"E	12.00'
L8	N15°11'28"E	122.07'
L9	N13°21'36"W	60.19'
L10	N36°05'50"E	42.07'
L11	N43°17'36"E	128.20'
L12	N70°48'55"E	172.45'
L13	N43°01'02"E	37.89'
L14	S66°20'22"W	97.53'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	008°27'41"	2914.79	430.45	S63° 01' 13"E	430.06'
C2	014°47'54"	562.50	145.28	S23° 50' 16"W	144.88'
C3	072°17'53"	550.00	694.01	S22° 34' 31"E	648.88'
C4	064°24'18"	550.00	618.24	S18° 37' 43"E	586.20'
C5	002°37'19"	550.00	25.17	S62° 08' 32"E	25.17'
C6	037°01'58"	950.00	614.02	S40° 11' 32"E	603.39'
C7	038°38'59"	1050.00	708.30	N39° 23' 58"W	694.94'
C8	025°36'05"	1050.00	469.17	N33° 38' 33"W	465.28'
C9	012°16'53"	1050.00	225.07	N52° 35' 01"W	224.64'
C10	029°30'24"	450.00	231.74	N43° 58' 16"W	229.19'
C11	042°47'30"	450.00	336.08	N7° 49' 19"W	328.33'
C12	000°46'02"	1050.00	14.06	N20° 27' 29"W	14.06'
C12	072°20'21"	449.78	567.87	N22° 34' 31"W	530.90'
C13	014°47'54"	437.50	113.00	N23° 50' 16"E	112.68'
C14	030°22'15"	300.00	159.02	S51° 09' 14"W	157.17'
C15	012°11'54"	300.00	63.87	N37° 22' 29"E	63.75'
C17	007°28'38"	2913.29	380.19	S63° 30' 48"E	379.92'
C18	001°00'54"	2837.63	50.26	S59° 17' 23"E	50.26'
C19	005°16'17"	550.00	50.60	S56° 05' 20"E	50.58'

LEGEND

IRS
O
1/2-INCH IRON ROD
W/"WESTWOOD" CAP SET
POINT FOR CORNER
PROPERTY LINE - SUBJECT
LOT LINE - SUBJECT
EASEMENT LINE
PROPERTY LINE - ADJOINER
CITY OF LEANDER CITY LIMITS
EX A14 100-YR FP & BUFFER ZONE
PROP. A14 100-YR FP & BUFFER ZONE
PUBLIC UTILITY EASEMENT
P.U.E.
PROP. DOCUMENT NO. INST. INSTRUMENT NO. WATER QUALITY TRAIL/SIDEWALK

BOUNDARY STREET IMPROVEMENTS:
KAUFFMAN LOOP WILL BE DEVELOPED PER ARTERIAL-4 CITY OF LEANDER SPECIFICATIONS CONSISTING OF A 100' R.O.W. (2) 10' SHARED USE PATH WITH A 6' BUFFER FROM TRAFFIC LANES, (4) TOTAL THROUGH LANES WITH EACH LANE BEING 13' WIDE, AND A 16' WIDE MEDIAN. IMPROVEMENTS ARE TO BE DEVELOPED PER FUTURE PUBLIC IMPROVEMENT CONSTRUCTION PLANS, COORDINATE WITH WILLIAMSON COUNTY FOR DESIGN & CONSTRUCTION OF KAUFFMAN LOOP.

NOTES
1. PER FEMA FIRM PANEL NO. 48491C0275E, EFFECTIVE ON 09/26/2008 THE PROPOSED IMPROVEMENTS ARE IN THE AREA OF MINIMAL HAZARD, ZONE X.
2. KAUFFMAN LOOP WILL BE EXTENDED THROUGH THE SITE WITH THE R.O.W. DIMENSIONS SHOWN.
3. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO THE PARKING LOT IF THE UTILITY HAS TO BE MAINTAINED.

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TYPE FIRM REGISTRATION NO. F-469
TBPLS FIRM REGISTRATION NO. LS-10080-00

REVISIONS

REV	DATE	DESCRIPTION

HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
PRELIMINARY PLAT

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
REGISTERED PROFESSIONAL ENGINEER

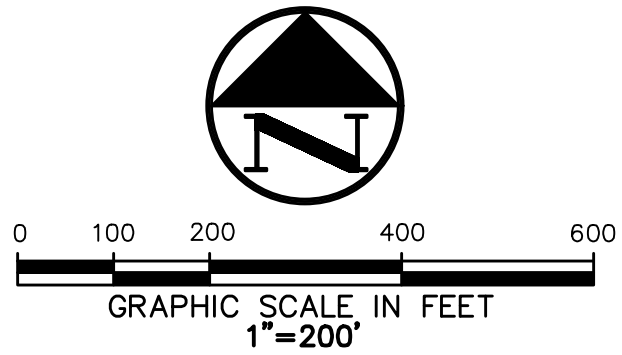
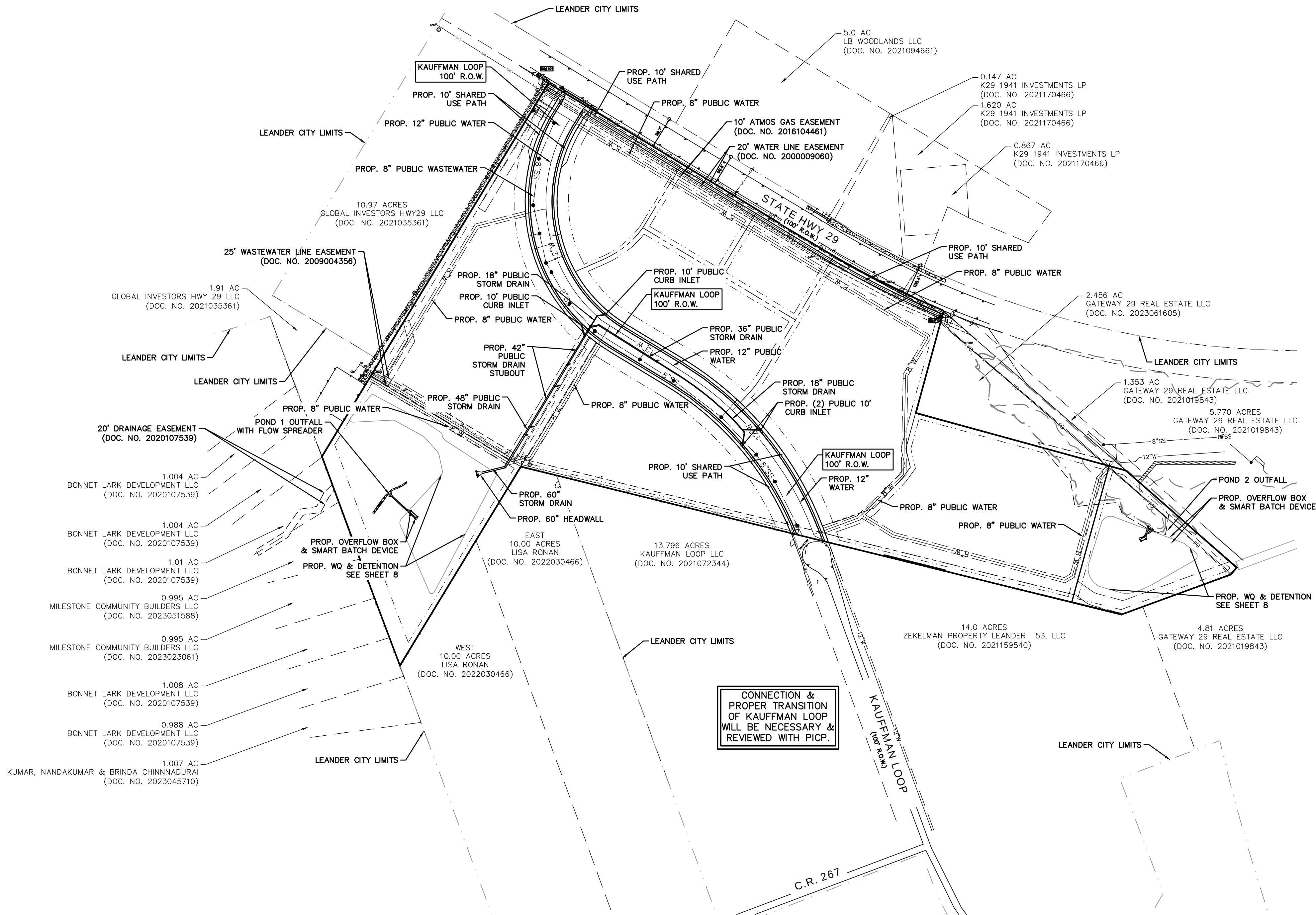
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SHEET NO. **4**

4 OF 17

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LEGEND

- | | |
|----------------|--------------------------------|
| B _L | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| PH | FIRE HYDRANT |
| CS | CLEANOUT |
| MH | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TELE | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FP | FLAG POLE |
| SIG | TRAFFIC SIGN |
| IRS | 1/2-INCH IRON ROD |
| (C.M.) | W/"PACHICO KOCH" CAP SET |
| | CONTROLLING MONUMENT |
| | PROPERTY LINE |
| | LOT LINES |
| | BUILDING SETBACK |
| | FENCE |
| X | COORDINATE DESIGNATION |
| # | PROPOSED FENCE |
| | FIRE LANE |
| | CITY OF LEANDER CITY LIMITS |
| | EX A14 100-YR FP & BUFFER ZONE |
| | PR A14 100-YR FP & BUFFER ZONE |

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

GRADING & DRAINAGE GENERAL NOTES

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. RCP C-76, CLASS III
6.B. ADS N-12
6.C. HANCOR HI-Q
6.D. CONTECH ALUMINIZED ULTRA FLOW
- UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
- FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

HWY 29 COMMERCIAL - UTILITY DEMAND DATA											
BLOCK	LOT NUMBER	AREA (AC.)	ZONING BASE DISTRICT	LUEs	ADT	DOM. DEMAND (PEAK HOUR DEMAND (GPM))	AVERAGE DAY DEMAND (GPM)	MAXIMUM DAY DEMAND (GPM)	FIRE DEMAND (1W/REDUCTION (GPM))	PDWF	PWWF
A	1	2.730	(GC-3-A)	17	331	8.01	1.78	4.72	1500	2.74	4.19
A	2	1.420	(GC-3-A)	16	1496	35.00	7.77	20.58	1500	11.72	12.46
A	3	1.490	(GC-3-A)	15	1356	31.72	7.05	18.69	1500	10.64	11.38
A	4	3.990	(GC-3-A)	53	1028	24.84	5.52	14.63	1500	8.37	10.45
A	5	7.120	(GC-3-A)	19	917	40.29	8.95	23.73	1500	13.45	17.12
A	6	6.650	(GC-3-A)	16	623	34.04	6.09	16.14	1500	11.40	15.01
A	7	3.470	(GC-3-A)	0	0	0.00	0.00	0.00	0	0.00	0.00
B	1	7.600	(GC-3-A)	22	1073	47.16	10.79	28.58	1500	15.68	19.80
B	2	5.3700	(GC-3-A)	11	499	21.92	4.87	12.91	1500	7.40	10.20
B	3	6.750	(GC-3-A)	0	0	0	0.00	0.00	0	0	0
				TOTAL LUES: 169						TOTAL PDWF: 81.4 TOTAL PWWF: 100.6	

CALCULATED FOLLOWING CITY OF AUSTIN LUE GUIDANCE DOCUMENT AND CITY OF LEANDER WATER MASTER PLAN

CALCULATED FOLLOWING CITY OF AUSTIN LUE GUIDANCE DOCUMENT AND CITY OF LEANDER WW MASTER PLAN

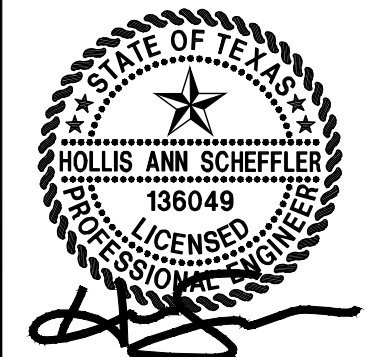
MINIMUM PRESSURE: 67.53 PSI (1200 HGL)
MAXIMUM PRESSURE: 84.85 (1200 HGL)

Westwood

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TBPES FIRM REGISTRATION NO. LS-100880-00

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DESCRIPTION			
REV			

HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
OVERALL IMPROVEMENTS

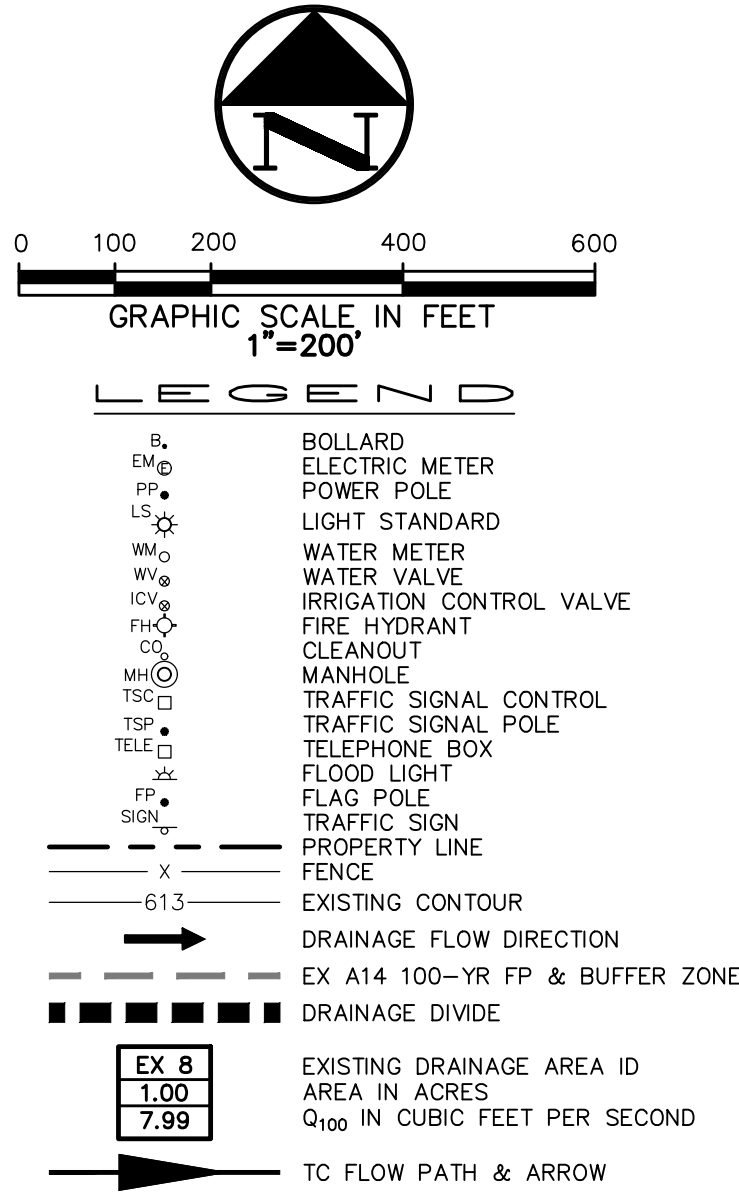
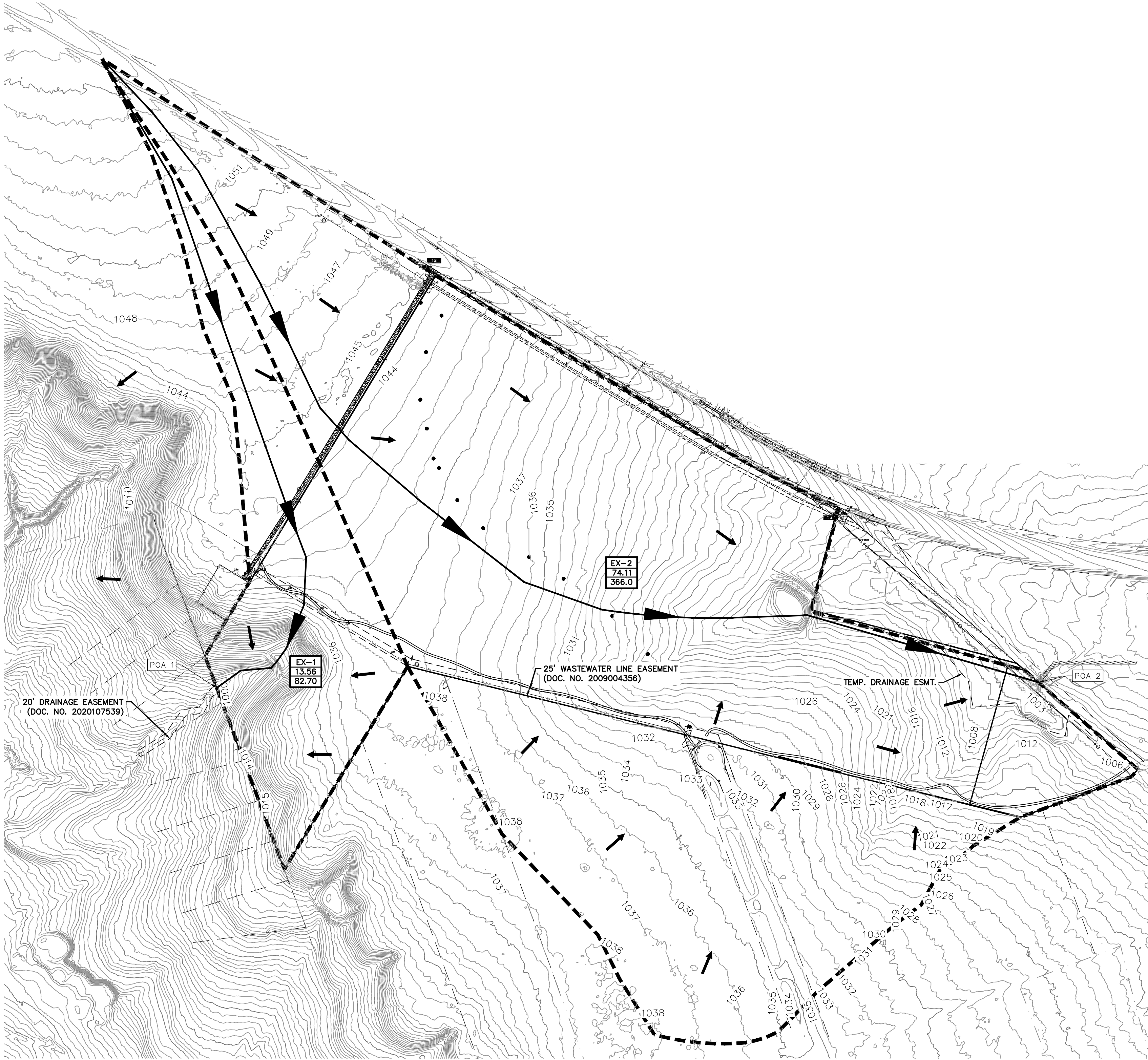


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DESIGN	DRAWN	DATE
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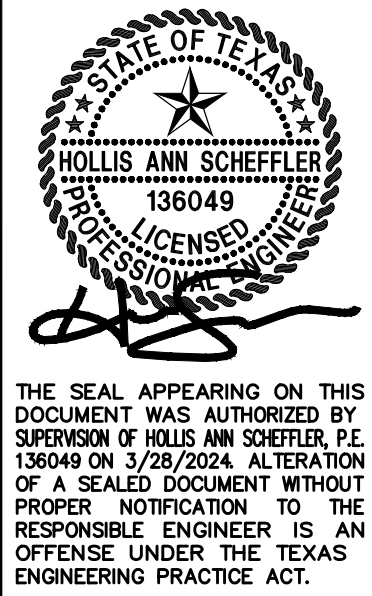
Basin ID	Flowpath Length (ft)	Overland Flow							Shallow Concentrated Flow					Channel Flow							T _c	T _{design}	T _L
		Length	Slope	Surface Cover	Velocity	*Manning's n	T _o	Length	Slope	Surface Type	Velocity	*K	T _s	Length	Slope	Type	*K	Velocity	T _b				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)		
EX-1	2208	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	2108	0.010	UNPAVED	1.61	16.1	21.82						33.24	33.24	19.95		
EX-2	3726	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	3626	0.010	UNPAVED	1.61	16.1	37.54						48.96	48.96	29.37		

HEC-HMS SUMMARY: EXISTING CONDITONS														
Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
EX 1	POA 1	13.56	80	19.95		0.00%	22.30		39.10		57.60		82.70	
EX 2	POA 2	74.11	80	29.37		0.00%	97.20		178.70		253.90		366.00	

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TBPES FIRM REGISTRATION NO. LS-10080-00

REVISIONS		BY	DATE
REV	DESCRIPTION		

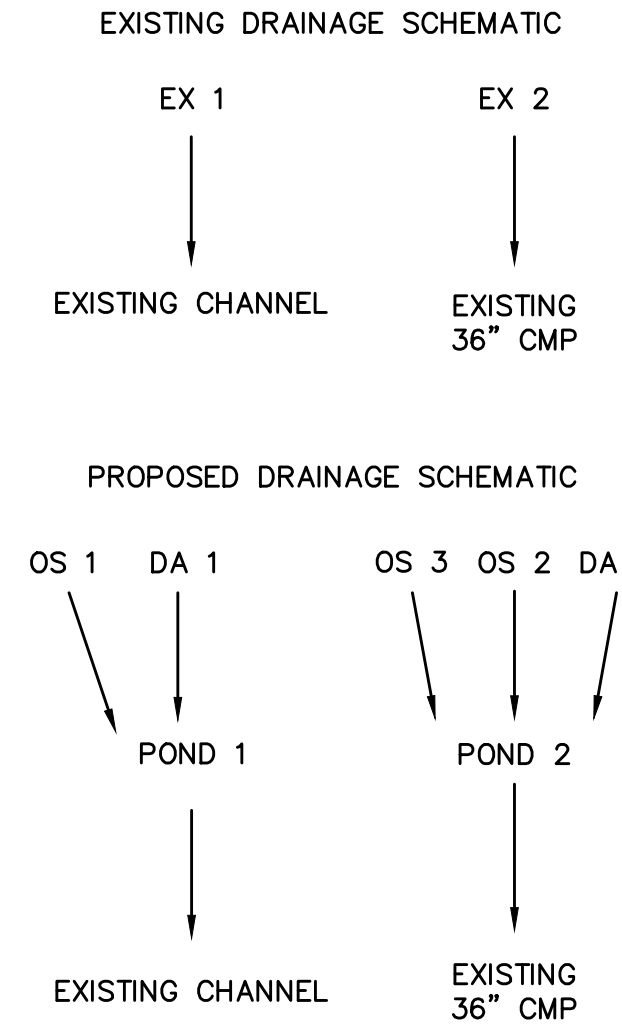
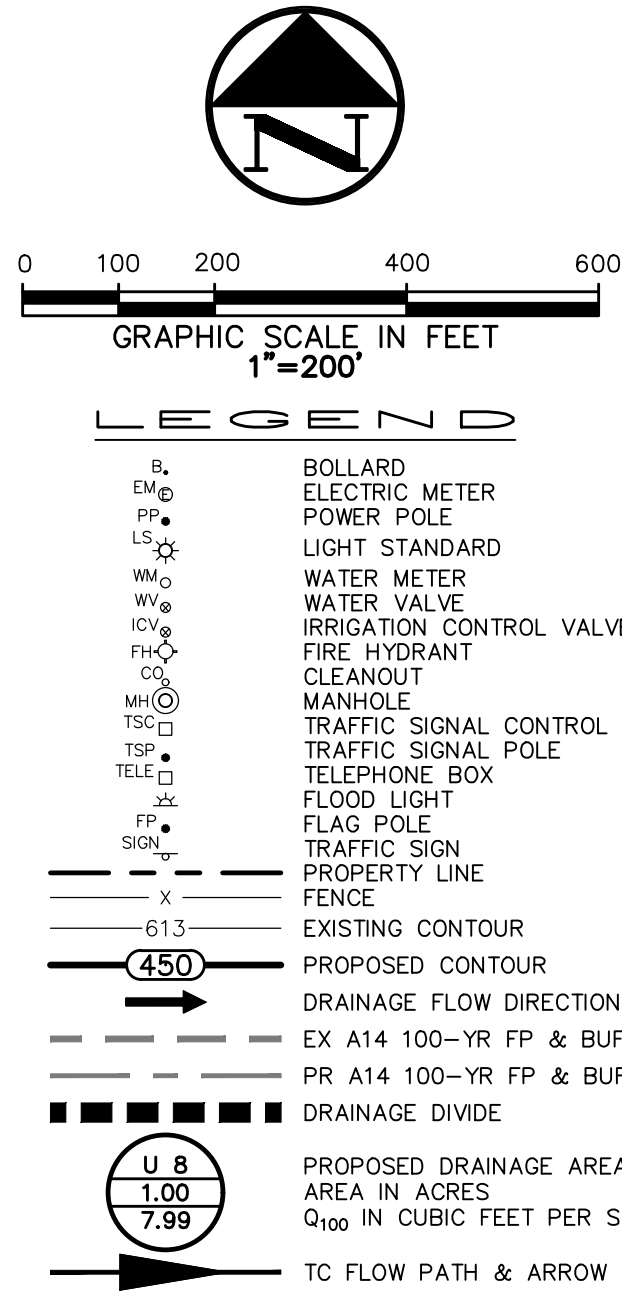
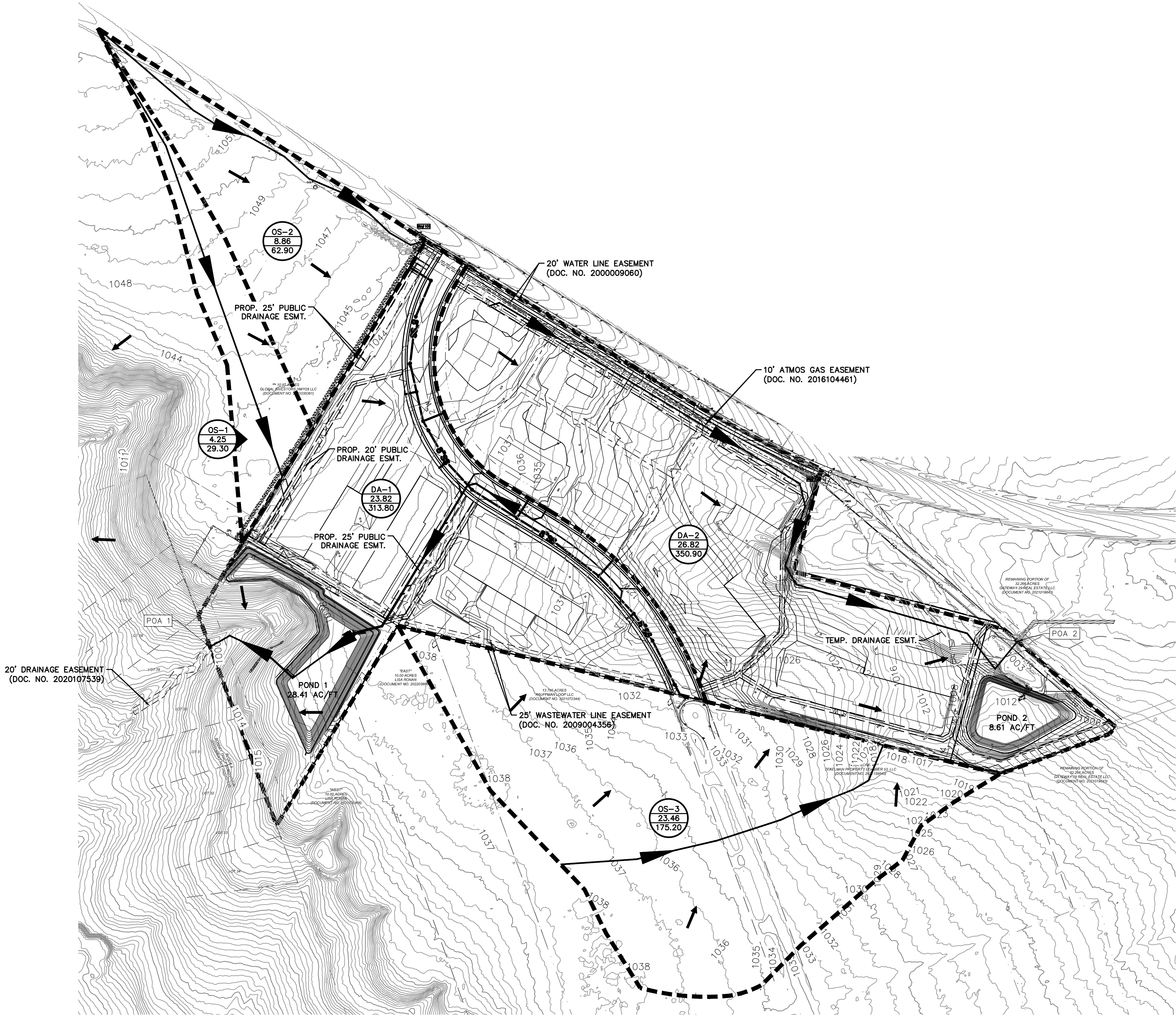
HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
EXISTING DRAINAGE AREA MAP



DESIGN	DRAWN	DATE
HAS	NBB	JAN 2024

SHEET NO.
6

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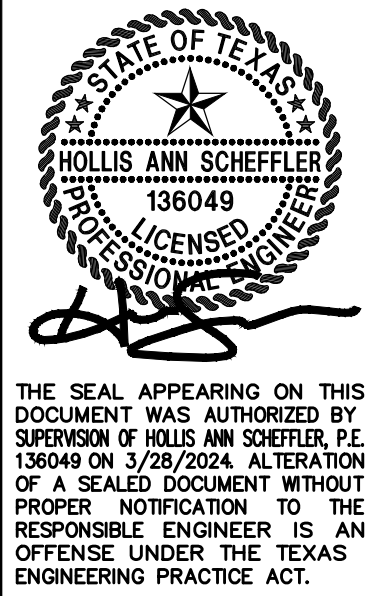
Basin ID	Flowpath Length (ft)	Overland Flow										Shallow Concentrated Flow										Channel Flow									
		Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	*Manning's n	T ₀ (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	*K	T _s (min)	Length (ft)	Slope (ft/ft)	Type	*K	Velocity (ft/s)	T _b (min)	T _c (min)	T _{design} (min)	T _L (min)									
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)										
DA-1	1445	50	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.109	0.01	0.75	150	0.010	PAVED	2.03	20.3	1.23	1245	0.010	42" RCP	104.57	10.46	1.98	3.97	5.00	3.00									
DA-2	2185	50	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.109	0.01	0.75	150	0.010	PAVED	2.03	20.3	1.23	1985	0.010	42" RCP	104.57	10.46	3.16	5.15	5.15	3.09									
OS-1	1516	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	1416	0.010	UNPAVED	1.61	16.1	14.66	600	0.005						26.08	26.08	15.65								
OS-2	1371	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	1271	0.010	UNPAVED	1.61	16.1	13.16	500	0.030						24.38	24.38	14.75								
OS-3	1126	100	0.010	SHORT GRASS PRAIRIE	0.146	0.15	11.42	1026	0.010	UNPAVED	1.61	16.1	10.62	500	0.030						22.04	22.04	13.29								

HEC-HMS SUMMARY: DEVELOPED CONDITONS																	
Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM				
							Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)			
DA 1	POA 1	23.82	80	3.00		57.50%	111.60			173.70		230.10		313.80			
POND 1								17.90									
DA 2	POA 2	26.82	80	3.09		57.00%	124.50			193.70		257.20		350.90			
POND 2								31.50									
OS-1		4.25	80	15.65		0.00%	7.90			13.60		20.50		29.30			
OS-2		8.86	80	14.75		0.00%	17.00			29.00		43.90		62.90			
OS-3		23.46	80	13.23		0.00%	47.50			80.40		122.50		175.20			

FLOW COMPARISON: EXISTING VS. PROPOSED									
Point of Analysis	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM		
	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	Existing Runoff (cfs)	Proposed Runoff (cfs)	
POA 1	22.30	25.70	39.10	36.50	57.60	46.80	82.70	60.00	
POA 2	97.20	95.80	178.70	149.80	253.90	214.50	366.00	296.30	

REVISIONS		BY	DATE
REV	DESCRIPTION		

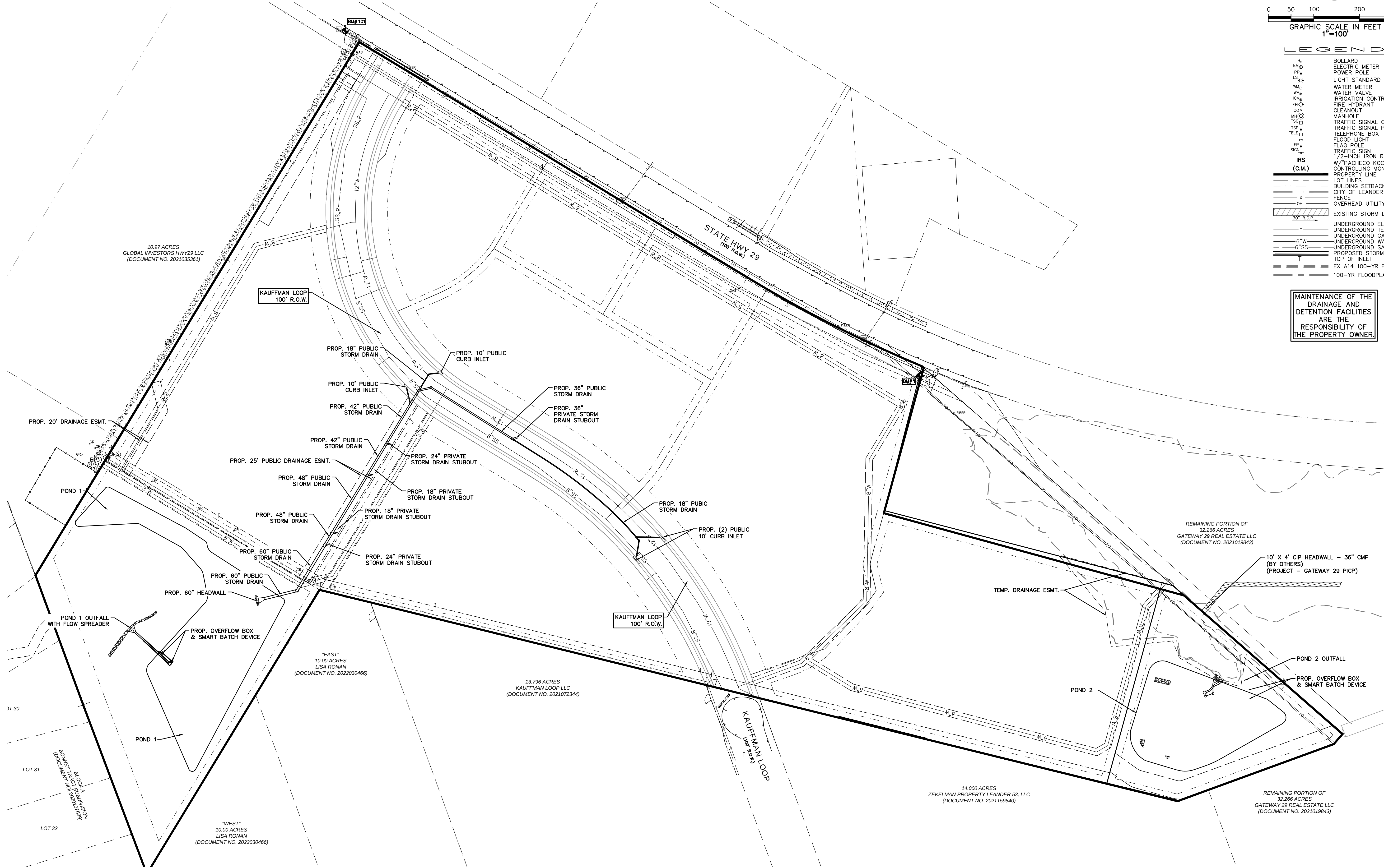
HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
PROPOSED DRAINAGE AREA MAP



DESIGN	DRAWN	DATE
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0 50 100 200 300
GRAPHIC SCALE IN FEET
1"=100'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2"-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
	LOT LINES
	BUILDING SETBACK
	CITY OF LEANDER CITY LIMITS
X	FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
TI	TOP OF INLET
	EX A14 100-YR FP & BUFFER ZONE
	100-YR FLOODPLAIN LIMITS

MAINTENANCE OF THE
DRAINAGE AND
DETENTION FACILITIES
ARE THE
RESPONSIBILITY OF
THE PROPERTY OWNER.

Westwood

8701 N. Mopac Expy, Suite 320
Austin, TX 78759
Westwood Professional Services, Inc.
TBPES FIRM REGISTRATION NO. F-469
TBPES FIRM REGISTRATION NO. LS-100880-00

Phone (512) 485-0831
Toll Free (888) 937-5150
Westwoodps.com

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REV	DATE	DESCRIPTION

HWY 29 COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

PROJECT NO. PP-23-0048

STORM SEWER PLAN

HOLLIS ANN SCHEFFLER
136049
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

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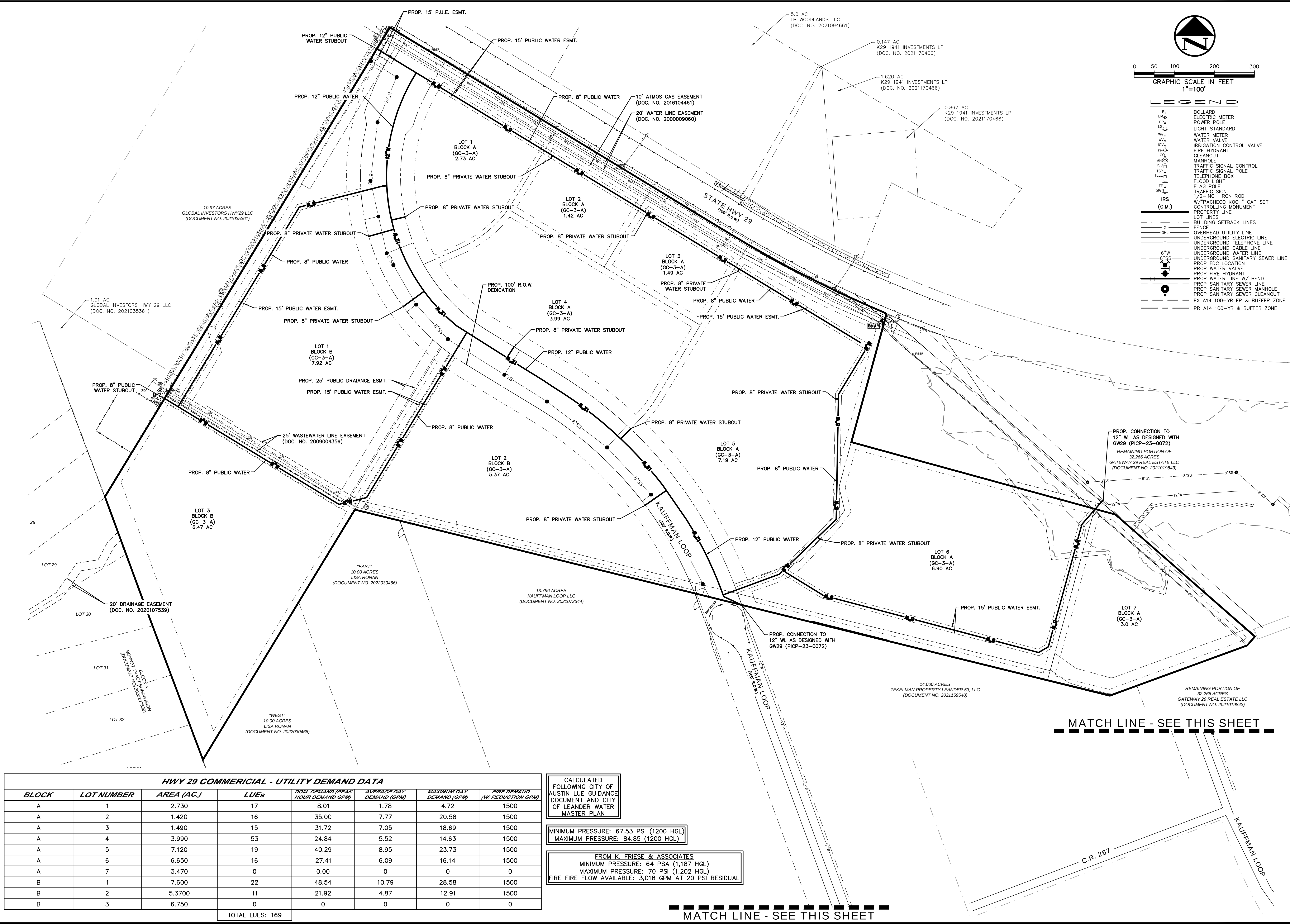
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8 OF 17

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GRAPHIC SCALE IN FEET
1"=100'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TEB	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SOL	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD
	W/PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
	LOT LINES
	BUILDING SETBACK LINES
	FENCE
X	OVERHEAD UTILITY LINE
OHL	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
UWL	UNDERGROUND WATER LINE
USWL	UNDERGROUND SANITARY SEWER LINE
	PROP. FDC LOCATION
	PROP. WATER VALVE
	PROP. FIRE HYDRANT
	PROP. WATER LINE W/ BEND
	PROP. SANITARY SEWER LINE
	PROP. SANITARY SEWER MANHOLE
	PROP. SANITARY SEWER CLEANOUT
	EX A14 100-YR FP & BUFFER ZONE
	PR A14 100-YR & BUFFER ZONE

HWY 29 COMMERCIAL - UTILITY DEMAND DATA							
BLOCK	LOT NUMBER	AREA (AC.)	LUEs	DOM. DEMAND (PEAK HOUR DEMAND (GPM))	AVERAGE DAY DEMAND (GPM)	MAXIMUM DAY DEMAND (GPM)	FIRE DEMAND (W/ REDUCTION GPM)
A	1	2.730	17	8.01	1.78	4.72	1500
A	2	1.420	16	35.00	7.77	20.58	1500
A	3	1.490	15	31.72	7.05	18.69	1500
A	4	3.990	53	24.84	5.52	14.63	1500
A	5	7.120	19	40.29	8.95	23.73	1500
A	6	6.650	16	27.41	6.09	16.14	1500
A	7	3.470	0	0.00	0	0	0
B	1	7.600	22	48.54	10.79	28.58	1500
B	2	5.3700	11	21.92	4.87	12.91	1500
B	3	6.750	0	0	0	0	0
			TOTAL LUES: 169				

CALCULATED
FOLLOWING CITY OF
AUSTIN LUE GUIDANCE
DOCUMENT AND CITY
OF LEANDER WATER
MASTER PLAN

MINIMUM PRESSURE: 67.53 PSI (1200 HGL)
MAXIMUM PRESSURE: 84.85 (1200 HGL)

FROM K. FRIESE & ASSOCIATES
MINIMUM PRESSURE: 64 PSA (1,187 HGL)
MAXIMUM PRESSURE: 70 PSI (1,202 HGL)
FIRE FIRE FLOW AVAILABLE: 3,018 GPM AT 20 PSI RESIDUAL

Westwood
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
Westwood Professional Services, Inc.
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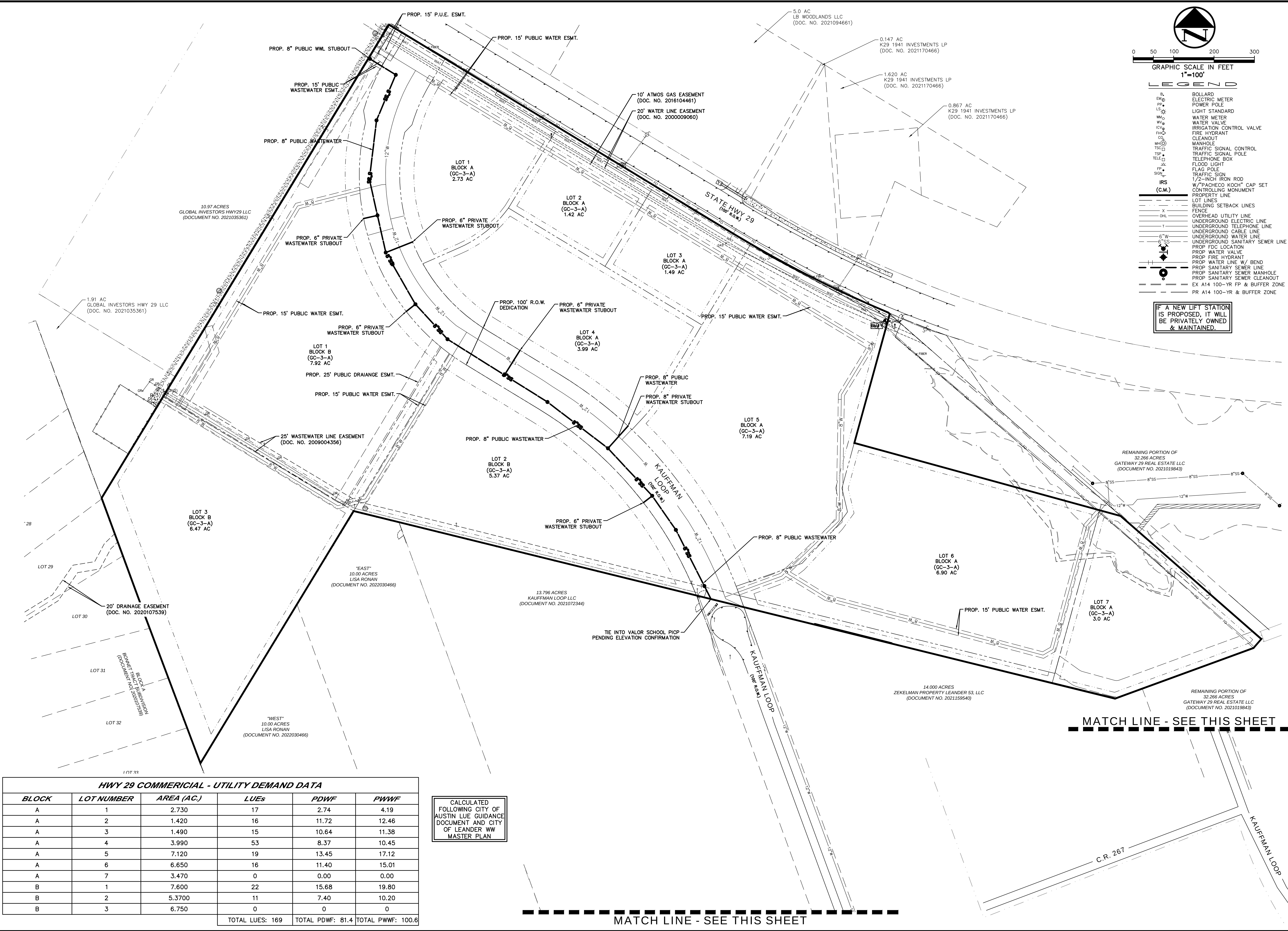
REV	DATE	DESCRIPTION	BY

HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
WATER PLAN

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HWY 29 COMMERCIAL - UTILITY DEMAND DATA					
BLOCK	LOT NUMBER	AREA (AC.)	LUES	PDWF	PWWF
A	1	2.730	17	2.74	4.19
A	2	1.420	16	11.72	12.46
A	3	1.490	15	10.64	11.38
A	4	3.990	53	8.37	10.45
A	5	7.120	19	13.45	17.12
A	6	6.650	16	11.40	15.01
A	7	3.470	0	0.00	0.00
B	1	7.600	22	15.68	19.80
B	2	5.3700	11	7.40	10.20
B	3	6.750	0	0	0
TOTAL LUES: 169			TOTAL PDWF: 81.4	TOTAL PWWF: 100.6	

CALCULATED
FOLLOWING CITY OF
AUSTIN LUE GUIDANCE
DOCUMENT AND CITY
OF LEANDER WW
MASTER PLAN

REVISIONS		BY	DATE
REV	DESCRIPTION		

HWY 29 COMMERCIAL SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. PP-23-0048
WASTEWATER PLAN

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
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HAS	NBB	JAN 2024

SHEET NO.
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TREE MITIGATION NOTES

1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.
- A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.
- B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE. SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.
- C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS. SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE, TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.
- D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.
3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.
- A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
- C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.
- E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.
4. PROHIBITED ACTIVITIES IN DRIP LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.
5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.
6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

TREE MITIGATION SUMMARY				CAL. IN.
TOTAL CALIPER IN. OF TREES BETWEEN 8"<18" TO BE MITIGATED (1:1)				1166
TOTAL CALIPER IN. OF TREES BETWEEN 18"<26" TO BE MITIGATED (2:1)				704
TOTAL CALIPER IN. OF TREES BETWEEN >26" TO BE MITIGATED (3:1)				318
CALIPER INCHES PLANTED ON SITE IN EXCESS OF LANDSCAPE REQUIREMENTS. COUNTED TOWARDS MITIGATION				TBD*
TOTAL CAL. INCHES MITIGATION REQUIREMENT				2188
TOTAL REPAYMENT-IN-LIEU OF REPLACEMENT TREES TO CITY				TBD*
* TOTAL REPAYMENT-IN-LIEU OF REPLACEMENT TREES TO CITY TO BE DETERMINED WITH CITY APPROVAL OF SITE PLAN				

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
2" to <8"	0.0	0	0%	0	0%
8" to 18"	7435.0	6171.0	83%	1264.0	17%
>18" to 26"	1797.5	1336.5	74%	461.0	26%
SUBTOTAL 8" to 26"	9232.5	7507.5	81%	1725.0	19%
>26"	565.0	404.5	72%	106.0	19%
TOTALS	9797.5	7912.0	81%	1831.0	19%

TOTAL TREES					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
2" to <8"	0	0	0%	0	0%
8" to 18"	664	556	84%	100	15%
>18" to 26"	88	66	75%	17	19%
SUBTOTAL 8" to 26"	752	622	83%	117	16%
>26" HERITAGE	19	13	68%	4	21%
TOTALS	771	635	82%	121	16%

MITIGATION PLAN: 8" - 18"					
TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	\$ -

MITIGATION PLAN: Protected & Heritage Trees					
TREE SIZE (in caliper inches)	REMOVED (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	461	-	922	-	\$138,300.00
>26" HERITAGE**	106	-	-	318	\$79,500.00

*REFERENCE MITIGATION TABLE FOR CREDIT TOWARDS MITIGATION REQUIREMENTS. NOTE: INVASIVE TREES OR DEAD TREES ARE NOT COUNTED TOWARDS MITIGATION AND/OR INCLUDED IN THE CALCULATIONS ABOVE
**HERITAGE TREE FEES ARE CALCULATED AS \$300 PER CAL. INCH REMOVED IN ADDITION TO \$150 PER CAL. INCH TO BE MITIGATED

- NOTES:
- CALCULATIONS INCLUDE TREES REMOVED WITH PUBLIC IMPROVEMENTS ONLY
 - REFERENCE CITY STANDARD DETAILS FOR TREE PROTECTION DETAIL.
 - REFERENCE SHEETS 14-17 FOR TREE MITIGATION TABLE DATA
 - REMOVAL OF SIGNIFICANT TREES 18-26" REQUIRES PLANNING AND ZONING COMMISSION APPROVAL
 - REMOVAL OF HERITAGE TREES GREATER THAN 26" REQUIRES CITY COUNCIL APPROVAL
 - TREE SURVEY BY CERTIFIED ARBORIST COMPLETED ON 06.15.2023

CITY OF LEANDER NOTE:
IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEETS(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).

2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:

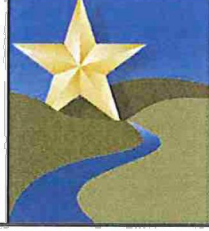
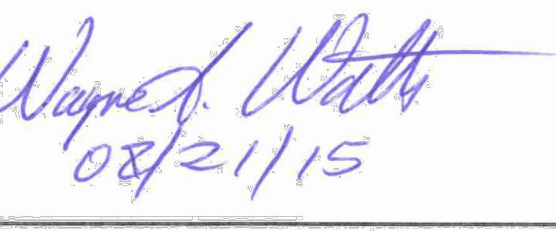
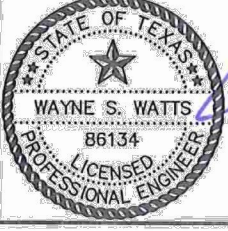
- A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
- B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6")) CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
- C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
- D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.

3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

- A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
- B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

4. CRITICAL ROOT ZONE REQUIREMENTS

- A. NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
- B. THIS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (½) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNIQUENESS OF THE SITUATION.
- C. CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
- D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
- E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.



City Of Leander, Texas

303-2
TREE PROTECTION

CITY OF LEANDER TREE PROTECTION DETAIL

NTS

P-IN1-ROK-20

ISSUED FOR REVIEW PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE LANDSCAPE ARCHITECT WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.



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Austin, TX 78759
westwoodpa.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-469
TBPB FIRM REGISTRATION NO. LS-100880-00

REVISIONS		BY
NO.	DESCRIPTION	DATE

LEANDER STATE HIGHWAY 9
AND RONALD REAGAN PROJECT
LEANDER, TEXAS, 78641

TREE NOTES AND DETAILS

INTERIM REVIEW

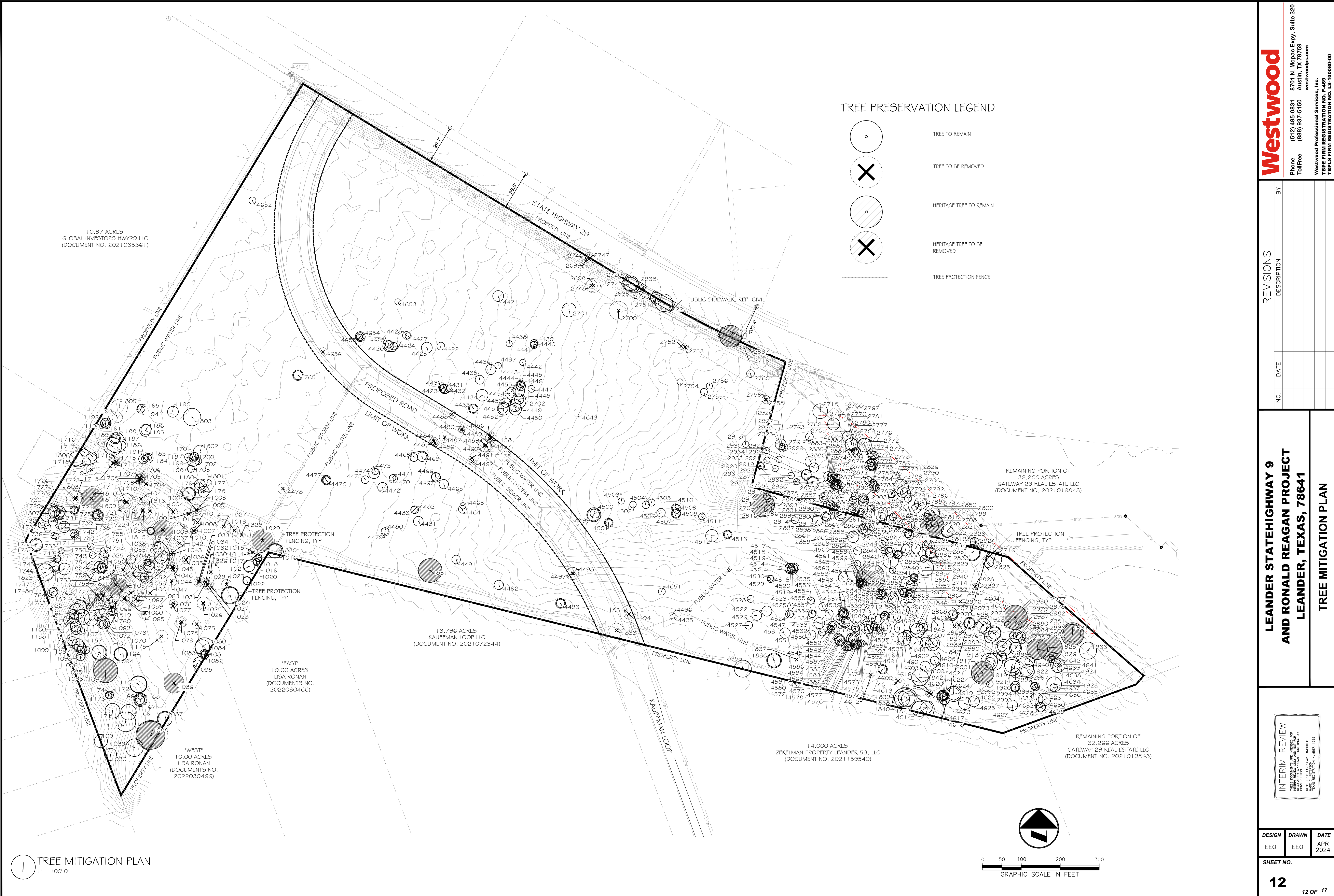
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR CONSTRUCTION. THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

DESIGN	DRAWN	DATE
EEO	EEO	APR 2024

SHEET NO.

11

11 OF 17

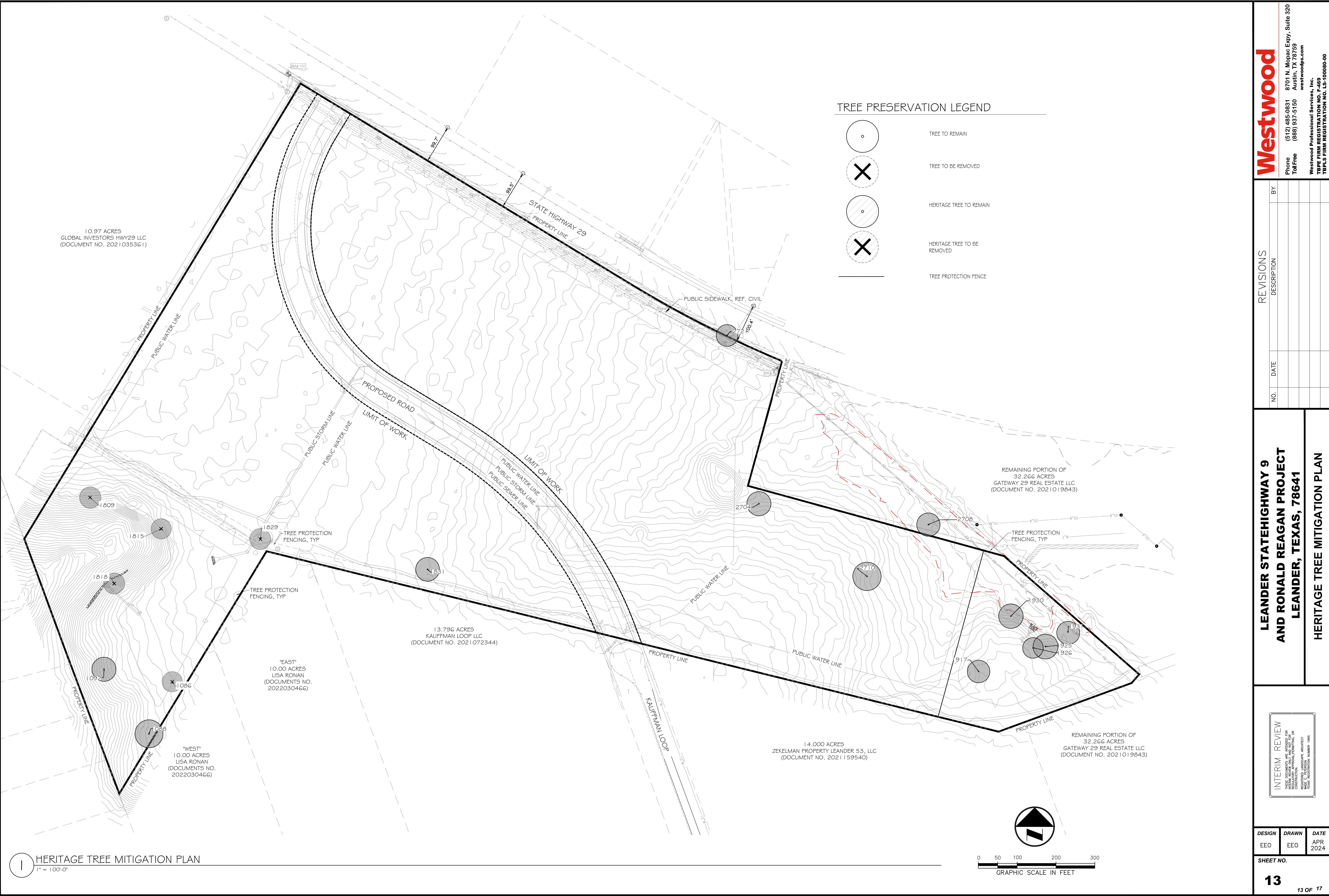


REVISIONS		NO.	DATE	DESCRIPTION	BY

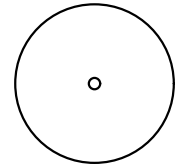
LEANDER STATEHIGHWAY 9 AND RONALD REAGAN PROJECT

LEANDER, TEXAS, 78641

TREE MITIGATION PLAN



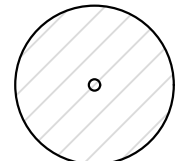
TREE PRESERVATION LEGEND



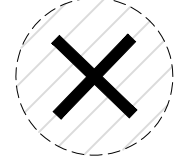
TREE TO REMAIN



TREE TO BE REMOVED



HERITAGE TREE TO REMAIN



HERITAGE TREE TO BE REMOVED

TREE PROTECTION FENCE

Westwood

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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-469
TBPLS FIRM REGISTRATION NO. LS-100800-00

REVISIONS		BY
NO.	DATE	DESCRIPTION

**LEANDER STATEHIGHWAY 9
AND RONALD REAGAN PROJECT
LEANDER, TEXAS, 78641**

HERITAGE TREE MITIGATION PLAN

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
CONSTRUCTION.
ISSUED BY: PROJECT ARCHITECT
DATE: 10/20/2023
TSS: 10/20/2023

DESIGN	DRAWN	DATE
EEO	EEO	APR 2024

SHEET NO.
13
13 OF 17

TREE NUMBER	TREE TYPE	SCIENTIFIC NAME	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	EXEMPT (DEAD OR DISEASED)	CALIPER INCH CREDIT (8" TO 18")	CONDITION	TREE NUMBER	TREE TYPE	SCIENTIFIC NAME	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	EXEMPT (DEAD OR DISEASED)	CALIPER INCH CREDIT (8" TO 18")	CONDITION
1001	POST OAK	QUERCUS STELLATA	11.5	11.5			UTILITY CONSTRUCTION			FAIR	1161	LIVE OAK	QUERCUS VIRGINIANA	15		15				15	FAIR
1002	POST OAK	QUERCUS STELLATA	14.5	14.5			UTILITY CONSTRUCTION			FAIR	1162	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5				12.5	FAIR
1003	POST OAK	QUERCUS STELLATA	8.5	8.5			UTILITY CONSTRUCTION			FAIR	1163	LIVE OAK	QUERCUS VIRGINIANA	12		12				12	FAIR
1004	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR	1164	RED OAK	QUERCUS RUBRA	16		16					VERY POOR
1005	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR	1165	RED OAK	QUERCUS RUBRA	21		21					VERY POOR
1006	POST OAK	QUERCUS STELLATA	8	8			UTILITY CONSTRUCTION			FAIR	1166	RED OAK	QUERCUS RUBRA	12		12					FAIR
1007	POST OAK	QUERCUS STELLATA	8.5	8.5			UTILITY CONSTRUCTION			FAIR	1167	RED OAK	QUERCUS RUBRA	11		11				15	FAIR
1008	POST OAK	QUERCUS STELLATA	8	8			UTILITY CONSTRUCTION			FAIR	1168	RED OAK	QUERCUS RUBRA	15		15					FAIR
1009	POST OAK	QUERCUS STELLATA	8	8			UTILITY CONSTRUCTION			FAIR	1169	LIVE OAK	QUERCUS VIRGINIANA	20		20					FAIR
1010	POST OAK	QUERCUS STELLATA	9.5	9.5			UTILITY CONSTRUCTION			FAIR	1170	LIVE OAK	QUERCUS VIRGINIANA	25.5		25.5					FAIR
1011	POST OAK	QUERCUS STELLATA	11	11			UTILITY CONSTRUCTION			FAIR	1171	LIVE OAK	QUERCUS VIRGINIANA	19		19					FAIR
1012	POST OAK	QUERCUS STELLATA	8	8			UTILITY CONSTRUCTION			FAIR	1172	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR
1013	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR	1173	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1014	POST OAK	QUERCUS STELLATA	11.5	11.5			UTILITY CONSTRUCTION			FAIR	1174	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR
1015	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR	1175	POST OAK	QUERCUS STELLATA	15.5	15.5			UTILITY CONSTRUCTION			GOOD
1016	POST OAK	QUERCUS STELLATA	9		9				9	FAIR	1176	POST OAK	QUERCUS STELLATA	15		15				15	GOOD
1017	POST OAK	QUERCUS STELLATA	8.5		8.5				8.5	FAIR	1177	POST OAK	QUERCUS STELLATA	14		14				14	FAIR
1018	POST OAK	QUERCUS STELLATA	8		8				8	FAIR	1178	POST OAK	QUERCUS STELLATA	14		14				14	FAIR
1019	POST OAK	QUERCUS STELLATA	8		8				8	FAIR	1179	POST OAK	QUERCUS STELLATA	13		13				13	FAIR
1020	POST OAK	QUERCUS STELLATA	8.5		8.5				8.5	FAIR	1180	POST OAK	QUERCUS STELLATA	14		14				14	FAIR
1021	POST OAK	QUERCUS STELLATA	14		14				14	FAIR	1181	POST OAK	QUERCUS STELLATA	12.5		12.5				12.5	FAIR
1022	POST OAK	QUERCUS STELLATA	9.5		9.5				9.5	FAIR	1182	POST OAK	QUERCUS STELLATA	8		8				8	FAIR
1023	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR	1183	POST OAK	QUERCUS STELLATA	8.5		8.5				8.5	FAIR
1024	POST OAK	QUERCUS STELLATA	20.5		20.5					FAIR	1184	POST OAK	QUERCUS STELLATA	12.5		12.5				12.5	FAIR
1025	POST OAK	QUERCUS STELLATA	17.5	17.5			UTILITY CONSTRUCTION			FAIR	1185	POST OAK	QUERCUS STELLATA	15.5		15.5				15.5	FAIR
1026	POST OAK	QUERCUS STELLATA	15.5	15.5			UTILITY CONSTRUCTION			FAIR	1186	POST OAK	QUERCUS STELLATA	13		13				13	FAIR
1027	POST OAK	QUERCUS STELLATA	11.5	11.5			UTILITY CONSTRUCTION			FAIR	1187	POST OAK	QUERCUS STELLATA	11.5		11.5				11.5	FAIR
1028	POST OAK	QUERCUS STELLATA	8	8			UTILITY CONSTRUCTION			FAIR	1188	POST OAK	QUERCUS STELLATA	11		11				11	FAIR
1029	POST OAK	QUERCUS STELLATA	11.5	11.5			UTILITY CONSTRUCTION			FAIR	1189	POST OAK	QUERCUS STELLATA	14		14				14	FAIR
1030	POST OAK	QUERCUS STELLATA	8	8			UTILITY CONSTRUCTION			FAIR	1190	POST OAK	QUERCUS STELLATA	12		12				12	FAIR
1031	POST OAK	QUERCUS STELLATA	10.5	10.5			UTILITY CONSTRUCTION			FAIR	1191	POST OAK	QUERCUS STELLATA	8		8				8	FAIR
1032	POST OAK	QUERCUS STELLATA	10	10			UTILITY CONSTRUCTION			FAIR	1192	POST OAK	QUERCUS STELLATA	12.5		12.5				12.5	FAIR
1033	POST OAK	QUERCUS STELLATA	9.5	9.5			UTILITY CONSTRUCTION			FAIR	1193	POST OAK	QUERCUS STELLATA	13.5		13.5				13.5	FAIR
1034	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR	1194	POST OAK	QUERCUS STELLATA	9.5		9.5				9.5	FAIR
1035	POST OAK	QUERCUS STELLATA	11	11			UTILITY CONSTRUCTION			POOR	1195	POST OAK	QUERCUS STELLATA	10		10				10	FAIR
1036	POST OAK	QUERCUS STELLATA	10	10			UTILITY CONSTRUCTION			POOR	1196	POST OAK	QUERCUS STELLATA	14		14				14	POOR
1037	LIVE OAK	QUERCUS VIRGINIANA	10.5	10.5			UTILITY CONSTRUCTION			FAIR	1197	POST OAK	QUERCUS STELLATA	10		10				10	FAIR
1038	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	1198	POST OAK	QUERCUS STELLATA	16		16					VERY POOR
1039	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	1199	POST OAK	QUERCUS STELLATA	9.5		9.5				9.5	FAIR
1040	LIVE OAK	QUERCUS VIRGINIANA	16				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	1200	POST OAK	QUERCUS STELLATA	11		11				11	FAIR
1041	LIVE OAK	QUERCUS VIRGINIANA	15.5	15.5			UTILITY CONSTRUCTION			POOR	1701	POST OAK	QUERCUS STELLATA	9.5		9.5				9.5	FAIR
1042	LIVE OAK	QUERCUS VIRGINIANA	8.5	8.5			UTILITY CONSTRUCTION			FAIR	1702	POST OAK	QUERCUS STELLATA	9		9				9	FAIR
1043	LIVE OAK	QUERCUS VIRGINIANA	8	8			UTILITY CONSTRUCTION			FAIR	1703	CEDAR ELM	ULMUS CRASSIFOLIA	9		9					VERY POOR
1044	RED OAK	QUERCUS RUBRA	13	13			UTILITY CONSTRUCTION			FAIR	1704	POST OAK	QUERCUS STELLATA	16		16			UTILITY CONSTRUCTION		FAIR
1045	RED OAK	QUERCUS RUBRA	12	12			UTILITY CONSTRUCTION			FAIR	1705	LIVE OAK	QUERCUS VIRGINIANA	11	11			UTILITY CONSTRUCTION			FAIR
1046	RED OAK	QUERCUS RUBRA	8				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	1706	LIVE OAK	QUERCUS VIRGINIANA	11.5	11.5			UTILITY CONSTRUCTION			FAIR
1047	POST OAK	QUERCUS STELLATA	13.5	13.5			UTILITY CONSTRUCTION			FAIR	1707	LIVE OAK	QUERCUS VIRGINIANA	9	9			UTILITY CONSTRUCTION			FAIR
1048	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	1708	LIVE OAK	QUERCUS VIRGINIANA	10	10			UTILITY CONSTRUCTION			FAIR
1049	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	1709	POST OAK	QUERCUS STELLATA	12	12			UTILITY CONSTRUCTION			FAIR
1050	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR	1710	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR
1051	LIVE OAK	QUERCUS VIRGINIANA	14.5		14.5				14.5	FAIR	1711	LIVE OAK	QUERCUS VIRGINIANA	13	13			UTILITY CONSTRUCTION			FAIR
1052	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	1712	POST OAK	QUERCUS STELLATA	9	9			UTILITY CONSTRUCTION			FAIR
1053	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR	1713	POST OAK	QUERCUS STELLATA	9	9			UTILITY CONSTRUCTION			FAIR
1054	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR	1714	POST OAK	QUERCUS STELLATA	12.5	12.5			UTILITY CONSTRUCTION			FAIR
1055	LIVE OAK	QUERCUS VIRGINIANA	11.5		11.5				11.5	FAIR	1715	POST OAK	QUERCUS STELLATA	13	13			UTILITY CONSTRUCTION			FAIR
1056	LIVE OAK	QUERCUS VIRGINIANA	15.5	15.5			UTILITY CONSTRUCTION			POOR	1716	POST OAK	QUERCUS STELLATA	11.5	11.5			UTILITY CONSTRUCTION			FAIR
1057	LIVE OAK	QUERCUS VIRGINIANA	17	17			UTILITY CONSTRUCTION			FAIR	1717	POST OAK	QUERCUS STELLATA	9.5		9.5				9.5	FAIR
1058	LIVE OAK	QUERCUS VIRGINIANA	11.5	11.5			UTILITY CONSTRUCTION			FAIR	1718	POST OAK	QUERCUS STELLATA	10.5		10.5				10.5	FAIR
1059	LIVE OAK	QUERCUS VIRGINIANA	13	13			UTILITY CONSTRUCTION			FAIR	1719	CEDAR ELM	ULMUS CRASSIFOLIA	14	14			UTILITY CONSTRUCTION			FAIR
1060	LIVE OAK	QUERCUS VIRGINIANA	9	9			UTILITY CONSTRUCTION			FAIR	1720	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5				12.5	FAIR
1061	LIVE OAK	QUERCUS VIRGINIANA	13.5	13.5			UTILITY CONSTRUCTION			FAIR	1721	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR
1062	LIVE OAK	QUERCUS VIRGINIANA	14	14			UTILITY CONSTRUCTION			FAIR	1722	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
1063	LIVE OAK	QUERCUS VIRGINIANA	10	10			UTILITY CONSTRUCTION			FAIR	1723	POST OAK	QUERCUS STELLATA	16	16			UTILITY CONSTRUCTION			FAIR
1064	LIVE OAK	QUERCUS VIRGINIANA	17		17					VERY POOR	1724	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1065	POST OAK	QUERCUS STELLATA	15	15			UTILITY CONSTRUCTION			FAIR	1725	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1066	LIVE OAK	QUERCUS VIRGINIANA	9	9			UTILITY CONSTRUCTION			FAIR	1726	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1067	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR	1727	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR
1068	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	1728	LIVE OAK	QUERCUS VIRGINIANA	15		15				15	FAIR
1069	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	1729	LIVE OAK	QUERCUS VIRGINIANA	14.5		14.5				14.5	FAIR
1070	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	1730	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5				12.5	FAIR
1071	LIVE OAK	QUERCUS VIRGINIANA	11.5		11.5				11.5	FAIR	1731	LIVE OAK	QUERCUS VIRGINIANA	12		12				12	FAIR
1072	LIVE OAK	QUERCUS VIRGINIANA	16		16				16	FAIR	1732	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1073	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	1733	LIVE OAK	QUERCUS VIRGINIANA	14.5		14.5				14.5	FAIR
1074	LIVE OAK	QUERCUS VIRGINIANA	17		17				17	FAIR	1734	LIVE OAK	QUERCUS VIRGINIANA	16.5		16.5				16.5	FAIR
1075	POST OAK	QUERCUS STELLATA	11	11			UTILITY CONSTRUCTION			FAIR	1735	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1076	LIVE OAK	QUERCUS VIRGINIANA	10	10			UTILITY CONSTRUCTION			FAIR	1736	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1077	LIVE OAK	QUERCUS VIRGINIANA	8	8			UTILITY CONSTRUCTION			FAIR	1737	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1078	POST OAK	QUERCUS STELLATA	13.5				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	1738	LIVE OAK	QUERCUS VIRGINIANA	14.5		14.5				14.5	FAIR
1079	POST OAK	QUERCUS STELLATA	12.5				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	1739	LIVE OAK	QUERCUS VIRGINIANA	14		14				14	FAIR
1080	POST OAK	QUERCUS STELLATA	18.5		18.5					FAIR	1740	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR
1081	POST OAK																				

TREE NUMBER	TREE TYPE	SCIENTIFIC NAME	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	EXEMPT (DEAD OR DISEASED)	CALIPER INCH CREDIT (8" TO 18")	CONDITION	TREE NUMBER	TREE TYPE	SCIENTIFIC NAME	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	EXEMPT (DEAD OR DISEASED)	CALIPER INCH CREDIT (8" TO 18")	CONDITION
1801	POST OAK	QUERCUS STELLATA	18		18				18	FAIR	2721	POST OAK	QUERCUS STELLATA	28							FAIR
1802	POST OAK	QUERCUS STELLATA	18		18				18	FAIR	2722	POST OAK	QUERCUS STELLATA	22.5	22.5			PAVING CONSTRUCTION			FAIR
1803	POST OAK	QUERCUS STELLATA	22.5		22.5					FAIR	2746	POST OAK	QUERCUS STELLATA	15	15			PAVING CONSTRUCTION			FAIR
1804	POST OAK	QUERCUS STELLATA	23		23					GOOD	2747	POST OAK	QUERCUS STELLATA	17.5		17.5					FAIR
1805	POST OAK	QUERCUS STELLATA	21.5		21.5					POOR	2748	POST OAK	QUERCUS STELLATA	15.5	15.5			UTILITY CONSTRUCTION		17.5	FAIR
1806	CEDAR ELM	ULMUS CRASSIFOLIA	18		18				18	FAIR	2749	POST OAK	QUERCUS STELLATA	17		17					FAIR
1807	LIVE OAK	QUERCUS VIRGINIANA	22		22					FAIR	2750	POST OAK	QUERCUS STELLATA	15		15					FAIR
1808	POST OAK	QUERCUS STELLATA	22	22			UTILITY CONSTRUCTION			FAIR	2751	POST OAK	QUERCUS STELLATA	9.5		9.5					FAIR
1809	POST OAK	QUERCUS STELLATA	27.5			YES	UTILITY CONSTRUCTION	EXEMPT		VERY POOR	2752	CEDAR ELM	ULMUS CRASSIFOLIA	8.5	8.5			UTILITY CONSTRUCTION			FAIR
1810	POST OAK	QUERCUS STELLATA	20	20			UTILITY CONSTRUCTION			GOOD	2753	LIVE OAK	QUERCUS VIRGINIANA	8.5	8.5			UTILITY CONSTRUCTION			FAIR
1811	LIVE OAK	QUERCUS VIRGINIANA	22	22			UTILITY CONSTRUCTION			FAIR	2754	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR
1812	LIVE OAK	QUERCUS VIRGINIANA	22.5	22.5			UTILITY CONSTRUCTION			POOR	2755	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	FAIR
1813	POST OAK	QUERCUS STELLATA	18				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	2756	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1814	LIVE OAK	QUERCUS VIRGINIANA	22				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	2758	LIVE OAK	QUERCUS VIRGINIANA	10.5	10.5			UTILITY CONSTRUCTION			FAIR
1815	LIVE OAK	QUERCUS VIRGINIANA	26	26		YES	UTILITY CONSTRUCTION			FAIR	2759	LIVE OAK	QUERCUS VIRGINIANA	10	10			UTILITY CONSTRUCTION			FAIR
1816	LIVE OAK	QUERCUS VIRGINIANA	17.5		17.5				17.5	FAIR	2760	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR
1817	LIVE OAK	QUERCUS VIRGINIANA	17.5		17.5				17.5	FAIR	2761	CEDAR ELM	ULMUS CRASSIFOLIA	10		10				10	FAIR
1818	LIVE OAK	QUERCUS VIRGINIANA	27	27		YES	UTILITY CONSTRUCTION			POOR	2762	CEDAR ELM	ULMUS CRASSIFOLIA	15.5		15.5				15.5	FAIR
1819	LIVE OAK	QUERCUS VIRGINIANA	20.5	20.5			UTILITY CONSTRUCTION			FAIR	2763	POST OAK	QUERCUS STELLATA	14		14				14	FAIR
1820	LIVE OAK	QUERCUS VIRGINIANA	21.5				UTILITY CONSTRUCTION	EXEMPT		VERY POOR	2764	CEDAR ELM	ULMUS CRASSIFOLIA	16		16				16	FAIR
1821	LIVE OAK	QUERCUS VIRGINIANA	20		20					FAIR	2765	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR
1822	LIVE OAK	QUERCUS VIRGINIANA	20.5		20.5					FAIR	2766	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	FAIR
1823	LIVE OAK	QUERCUS VIRGINIANA	22		22					POOR	2767	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	POOR
1824	LIVE OAK	QUERCUS VIRGINIANA	23.5		23.5					POOR	2768	CEDAR ELM	ULMUS CRASSIFOLIA	10.5		10.5				10.5	FAIR
1825	LIVE OAK	QUERCUS VIRGINIANA	17.5		17.5				17.5	FAIR	2769	CEDAR ELM	ULMUS CRASSIFOLIA	17.5		17.5				17.5	FAIR
1826	POST OAK	QUERCUS STELLATA	23	23			UTILITY CONSTRUCTION			FAIR	2770	CEDAR ELM	ULMUS CRASSIFOLIA	9.5		9.5				9.5	FAIR
1827	POST OAK	QUERCUS STELLATA	18	18			UTILITY CONSTRUCTION			FAIR	2771	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	FAIR
1828	POST OAK	QUERCUS STELLATA	23.5	23.5			UTILITY CONSTRUCTION			FAIR	2772	CEDAR ELM	ULMUS CRASSIFOLIA	10.5		10.5				10.5	FAIR
1829	POST OAK	QUERCUS STELLATA	27	27		YES	UTILITY CONSTRUCTION			FAIR	2773	CEDAR ELM	ULMUS CRASSIFOLIA	10.5		10.5				10.5	FAIR
1830	POST OAK	QUERCUS STELLATA	18		18				18	POOR	2774	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
1831	POST OAK	QUERCUS STELLATA	30.5		30.5	YES				GOOD	2775	LIVE OAK	QUERCUS VIRGINIANA	15		15				15	FAIR
1833	POST OAK	QUERCUS STELLATA	19	19			PAVING CONSTRUCTION			FAIR	2776	LIVE OAK	QUERCUS VIRGINIANA	14		14				14	FAIR
1834	POST OAK	QUERCUS STELLATA	22.5	22.5			PAVING CONSTRUCTION			FAIR	2777	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR
1835	POST OAK	QUERCUS STELLATA	22		22					FAIR	2778	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR
1836	LIVE OAK	QUERCUS VIRGINIANA	19	19			UTILITY CONSTRUCTION			POOR	2779	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR
1837	LIVE OAK	QUERCUS VIRGINIANA	19	19			UTILITY CONSTRUCTION			FAIR	2780	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1838	POST OAK	QUERCUS STELLATA	19.5	19.5			UTILITY CONSTRUCTION			POOR	2781	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR
1839	POST OAK	QUERCUS STELLATA	21.5	21.5			UTILITY CONSTRUCTION			VERY POOR	2782	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR
1840	POST OAK	QUERCUS STELLATA	19	19			UTILITY CONSTRUCTION			FAIR	2783	LIVE OAK	QUERCUS VIRGINIANA	12		12				12	FAIR
1841	POST OAK	QUERCUS STELLATA	19.5		19.5					POOR	2784	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
1842	BLACKJACK OAK	QUERCUS MARILANDICA	21.5		21.5					FAIR	2785	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1843	CEDAR ELM	ULMUS CRASSIFOLIA	18		18				18	GOOD	2786	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR
1844	POST OAK	QUERCUS STELLATA	18		18				18	GOOD	2787	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
1845	LIVE OAK	QUERCUS VIRGINIANA	18.5		18.5					FAIR	2788	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR
1846	LIVE OAK	QUERCUS VIRGINIANA	22.5		22.5					FAIR	2789	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
1905	POST OAK	QUERCUS STELLATA	25		25					FAIR	2790	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR
1906	POST OAK	QUERCUS STELLATA	19.5		19.5					VERY POOR	2791	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR
1907	POST OAK	QUERCUS STELLATA	20		20					VERY POOR	2792	LIVE OAK	QUERCUS VIRGINIANA	13		13				13	FAIR
1908	POST OAK	QUERCUS STELLATA	33		33					FAIR	2793	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR
1909	POST OAK	QUERCUS STELLATA	19		19					VERY POOR	2794	LIVE OAK	QUERCUS VIRGINIANA	13		13				13	FAIR
1910	POST OAK	QUERCUS STELLATA	27							GOOD	2795	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
1911	POST OAK	QUERCUS STELLATA	23							GOOD	2796	CEDAR ELM	ULMUS CRASSIFOLIA	13.5		13.5				13.5	FAIR
1912	POST OAK	QUERCUS STELLATA	24.5							GOOD	2797	CEDAR ELM	ULMUS CRASSIFOLIA	12.5		12.5				12.5	FAIR
1913	POST OAK	QUERCUS STELLATA	19.5		19.5					FAIR	2798	LIVE OAK	QUERCUS VIRGINIANA	15.5		15.5				15.5	FAIR
1914	POST OAK	QUERCUS STELLATA	24		24					FAIR	2799	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	POOR
1917	LIVE OAK	QUERCUS VIRGINIANA	29		29	YES				GOOD	2800	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR
1918	LIVE OAK	QUERCUS VIRGINIANA	21.5		21.5					FAIR	2818	LIVE OAK	QUERCUS VIRGINIANA	15		15				15	POOR
1919	LIVE OAK	QUERCUS VIRGINIANA	21.5		21.5					FAIR	2819	CEDAR ELM	ULMUS CRASSIFOLIA	8.5		8.5				8.5	FAIR
1920	LIVE OAK	QUERCUS VIRGINIANA	21		21					FAIR	2820	LIVE OAK	QUERCUS VIRGINIANA	15.5		15.5				15.5	FAIR
1921	LIVE OAK	QUERCUS VIRGINIANA	20		20					FAIR	2821	CEDAR ELM	ULMUS CRASSIFOLIA	15		15				15	FAIR
1922	LIVE OAK	QUERCUS VIRGINIANA	24.5		24.5					FAIR	2822	CEDAR ELM	ULMUS CRASSIFOLIA	15.5		15.5				15.5	FAIR
1923	LIVE OAK	QUERCUS VIRGINIANA	19		19					FAIR	2823	POST OAK	QUERCUS STELLATA	12.5		12.5				12.5	FAIR
1924	LIVE OAK	QUERCUS VIRGINIANA	18.5		18.5					FAIR	2824	CEDAR ELM	ULMUS CRASSIFOLIA	11.5		11.5				11.5	FAIR
1925	LIVE OAK	QUERCUS VIRGINIANA	32		32	YES				FAIR	2825	POST OAK	QUERCUS STELLATA	14	14			UTILITY CONSTRUCTION			FAIR
1926	LIVE OAK	QUERCUS VIRGINIANA	26.5		26.5	YES				POOR	2826	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	FAIR
1927	LIVE OAK	QUERCUS VIRGINIANA	21		21					FAIR	2827	CEDAR ELM	ULMUS CRASSIFOLIA	11.5		11.5				11.5	FAIR
1928	LIVE OAK	QUERCUS VIRGINIANA	19.5		19.5					FAIR	2828	CEDAR ELM	ULMUS CRASSIFOLIA	8.5	8.5			UTILITY CONSTRUCTION			FAIR
1929	LIVE OAK	QUERCUS VIRGINIANA	19.5		19.5					FAIR	2829	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1930	LIVE OAK	QUERCUS VIRGINIANA	31.5		31.5	YES				GOOD	2830	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR
1931	LIVE OAK	QUERCUS VIRGINIANA	29.5		29.5	YES				FAIR	2831	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR
1932	LIVE OAK	QUERCUS VIRGINIANA	22.5		22.5					FAIR	2832	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR
1933	CEDAR ELM	ULMUS CRASSIFOLIA	22		22					FAIR	2833	CEDAR ELM	ULMUS CRASSIFOLIA	11.5		11.5				11.5	FAIR
2698	POST OAK	QUERCUS STELLATA	18.5	18.5			UTILITY CONSTRUCTION			FAIR	2834	LIVE OAK	QUERCUS VIRGINIANA	15.5		15.5				15.5	POOR
2699	POST OAK	QUERCUS STELLATA	18	18			PAVING CONSTRUCTION			FAIR	2835	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
2700	LIVE OAK	QUERCUS VIRGINIANA	24	24			UTILITY CONSTRUCTION			FAIR	2836	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR
2701	POST OAK	QUERCUS STELLATA	18		18				18	FAIR	2837	CEDAR ELM	ULMUS CRASSIFOLIA	12		12				12	FAIR
2702	POST OAK	QUERCUS STELLATA	18.5		18.5					FAIR	2838	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR
2703	POST OAK	QUERCUS STELLATA	18.5	18.5			PAVING CONSTRUCTION			POOR	2839	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR
2704	LIVE OAK	QUERCUS VIRGINIANA	31		31	YES				FAIR	2840	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR
2705	LIVE OAK	QUERCUS VIRGINIANA	19		19					FAIR	2841	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR

TREE NUMBER	TREE TYPE	SCIENTIFIC NAME	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	EXEMPT (DEAD OR DISEASED)	CALIPER INCH CREDIT (8" TO 18")	CONDITION	TREE NUMBER	TREE TYPE	SCIENTIFIC NAME	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	EXEMPT (DEAD OR DISEASED)	CALIPER INCH CREDIT (8" TO 18")	CONDITION	
2874	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	2981	LIVE OAK	QUERCUS VIRGINIANA	16.5		16.5				16.5	FAIR	
2875	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR	2982	CEDAR ELM	ULMUS CRASSIFOLIA	8.5		8.5				8.5	FAIR	
2876	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	2983	LIVE OAK	QUERCUS VIRGINIANA	12		12					VERY POOR	
2877	LIVE OAK	QUERCUS VIRGINIANA	11		11					VERY POOR	2984	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	8.5		8.5					8.5	FAIR
2878	LIVE OAK	QUERCUS VIRGINIANA	11.5		11.5				11.5	FAIR	2985	LIVE OAK	QUERCUS VIRGINIANA	13		13					13	FAIR
2879	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	2986	LIVE OAK	QUERCUS VIRGINIANA	15.5		15.5					15.5	FAIR
2880	LIVE OAK	QUERCUS VIRGINIANA	12		12				12	FAIR	2987	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5					12.5	FAIR
2881	LIVE OAK	QUERCUS VIRGINIANA	14		14				14	FAIR	2988	LIVE OAK	QUERCUS VIRGINIANA	10		10					10	FAIR
2882	LIVE OAK	QUERCUS VIRGINIANA	11.5		11.5				11.5	POOR	2989	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5					12.5	FAIR
2883	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	2990	CEDAR ELM	ULMUS CRASSIFOLIA	13.5		13.5					13.5	FAIR
2884	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	2991	LIVE OAK	QUERCUS VIRGINIANA	11		11					11	FAIR
2885	LIVE OAK	QUERCUS VIRGINIANA	12		12				12	FAIR	2992	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5					8.5	FAIR
2886	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	2993	CEDAR ELM	ULMUS CRASSIFOLIA	12		12					12	FAIR
2887	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	2994	CEDAR ELM	ULMUS CRASSIFOLIA	9.5		9.5					9.5	FAIR
2888	LIVE OAK	QUERCUS VIRGINIANA	12		12					VERY POOR	2995	CEDAR ELM	ULMUS CRASSIFOLIA	12.5		12.5					12.5	FAIR
2889	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	2996	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5					12.5	FAIR
2890	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR	2997	LIVE OAK	QUERCUS VIRGINIANA	17		17					17	FAIR
2891	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR	2998	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5					12.5	FAIR
2892	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	4421	POST OAK	QUERCUS STELLATA	14		14					14	FAIR
2893	LIVE OAK	QUERCUS VIRGINIANA	13		13				13	FAIR	4422	POST OAK	QUERCUS STELLATA	10		10					10	FAIR
2894	LIVE OAK	QUERCUS VIRGINIANA	13		13				13	FAIR	4423	POST OAK	QUERCUS STELLATA	14		14					14	FAIR
2895	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	4424	POST OAK	QUERCUS STELLATA	9.5		9.5					9.5	FAIR
2896	LIVE OAK	QUERCUS VIRGINIANA	13		13				13	FAIR	4425	POST OAK	QUERCUS STELLATA	9		9					9	POOR
2897	LIVE OAK	QUERCUS VIRGINIANA	15.5		15.5				15.5	FAIR	4426	POST OAK	QUERCUS STELLATA	12.5		12.5					12.5	FAIR
2898	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR	4427	POST OAK	QUERCUS STELLATA	8		8					8	FAIR
2899	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR	4428	POST OAK	QUERCUS STELLATA	10		10					10	FAIR
2900	LIVE OAK	QUERCUS VIRGINIANA	10.5		10.5				10.5	FAIR	4429	POST OAK	QUERCUS STELLATA	9.5		9.5					9.5	FAIR
2901	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	4430	POST OAK	QUERCUS STELLATA	8.5		8.5					8.5	FAIR
2902	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	4431	POST OAK	QUERCUS STELLATA	11		11					11	FAIR
2903	LIVE OAK	QUERCUS VIRGINIANA	11.5		11.5				11.5	FAIR	4432	POST OAK	QUERCUS STELLATA	11.5		11.5					11.5	FAIR
2904	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR	4433	POST OAK	QUERCUS STELLATA	10		10					10	FAIR
2905	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR	4434	POST OAK	QUERCUS STELLATA	15		15					15	FAIR
2906	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR	4435	POST OAK	QUERCUS STELLATA	11.5		11.5					11.5	FAIR
2907	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	4436	POST OAK	QUERCUS STELLATA	13		13					13	FAIR
2908	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5					VERY POOR	4437	POST OAK	QUERCUS STELLATA	8.5		8.5					8.5	FAIR
2909	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	4438	POST OAK	QUERCUS STELLATA	8		8					8	FAIR
2910	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	4439	LIVE OAK	QUERCUS VIRGINIANA	9		9					9	FAIR
2911	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	4440	LIVE OAK	QUERCUS VIRGINIANA	8		8					8	FAIR
2912	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	4441	LIVE OAK	QUERCUS VIRGINIANA	9		9					9	FAIR
2913	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR	4442	LIVE OAK	QUERCUS VIRGINIANA	8		8					8	FAIR
2914	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	4443	POST OAK	QUERCUS STELLATA	12		12					12	FAIR
2915	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	4444	POST OAK	QUERCUS STELLATA	10.5		10.5					10.5	FAIR
2916	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	4445	POST OAK	QUERCUS STELLATA	9.5		9.5					9.5	POOR
2917	LIVE OAK	QUERCUS VIRGINIANA	9		9				9	FAIR	4446	POST OAK	QUERCUS STELLATA	15		15					15	FAIR
2918	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4447	CEDAR ELM	ULMUS CRASSIFOLIA	9		9					9	FAIR
2919	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4448	POST OAK	QUERCUS STELLATA	12		12					12	FAIR
2920	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	FAIR	4449	POST OAK	QUERCUS STELLATA	16		16					16	FAIR
2921	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4450	POST OAK	QUERCUS STELLATA	15.5		15.5					15.5	FAIR
2922	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4451	POST OAK	QUERCUS STELLATA	12.5		12.5					12.5	FAIR
2923	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4452	POST OAK	QUERCUS STELLATA	16.5		16.5					16.5	FAIR
2924	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4453	POST OAK	QUERCUS STELLATA	12		12					12	FAIR
2925	CEDAR ELM	ULMUS CRASSIFOLIA	8.5		8.5				8.5	FAIR	4454	POST OAK	QUERCUS STELLATA	12								DEAD
2926	CEDAR ELM	ULMUS CRASSIFOLIA	9		9				9	FAIR	4455	POST OAK	QUERCUS STELLATA	11.5		11.5					11.5	FAIR
2927	CEDAR ELM	ULMUS CRASSIFOLIA	8		8				8	FAIR	4456	POST OAK	QUERCUS STELLATA	14.5	14.5			PAVING CONSTRUCTION				FAIR
2928	CEDAR ELM	ULMUS CRASSIFOLIA	14		14				14	FAIR	4457	POST OAK	QUERCUS STELLATA	10.5	10.5			PAVING CONSTRUCTION				FAIR
2929	CEDAR ELM	ULMUS CRASSIFOLIA	14		14				14	POOR	4458	POST OAK	QUERCUS STELLATA	14				PAVING CONSTRUCTION	EXEMPT			DEAD
2930	CEDAR ELM	ULMUS CRASSIFOLIA	12		12				12	POOR	4459	POST OAK	QUERCUS STELLATA	16	16			PAVING CONSTRUCTION				FAIR
2931	CEDAR ELM	ULMUS CRASSIFOLIA	8.5		8.5				8.5	FAIR	4460	POST OAK	QUERCUS STELLATA	16	16			PAVING CONSTRUCTION				FAIR
2932	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	4461	POST OAK	QUERCUS STELLATA	10.5	10.5			PAVING CONSTRUCTION				FAIR
2933	LIVE OAK	QUERCUS VIRGINIANA	13		13				13	FAIR	4462	POST OAK	QUERCUS STELLATA	9.5	9.5			PAVING CONSTRUCTION				FAIR
2934	LIVE OAK	QUERCUS VIRGINIANA	12.5		12.5				12.5	FAIR	4463	CEDAR ELM	ULMUS CRASSIFOLIA	8		8					8	FAIR
2935	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5				13.5	FAIR	4464	CEDAR ELM	ULMUS CRASSIFOLIA	10		10					10	FAIR
2936	LIVE OAK	QUERCUS VIRGINIANA	17		17				17	FAIR	4465	POST OAK	QUERCUS STELLATA	12		12					12	FAIR
2937	POST OAK	QUERCUS STELLATA	17	17			PAVING CONSTRUCTION			FAIR	4466	POST OAK	QUERCUS STELLATA	11		11					11	FAIR
2938	POST OAK	QUERCUS STELLATA	9.5		9.5				9.5	FAIR	4467	POST OAK	QUERCUS STELLATA	11.5		11.5					11.5	FAIR
2939	POST OAK	QUERCUS STELLATA	8		8				8	FAIR	4468	POST OAK	QUERCUS STELLATA	12		0					12	FAIR
2940	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	4469	POST OAK	QUERCUS STELLATA	10		0					10	FAIR
2941	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	4470	POST OAK	QUERCUS STELLATA	11		11					11	FAIR
2942	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	4471	POST OAK	QUERCUS STELLATA	8		8					8	FAIR
2943	LIVE OAK	QUERCUS VIRGINIANA	15		15				15	FAIR	4472	POST OAK	QUERCUS STELLATA	12.5		12.5					12.5	FAIR
2944	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR	4473	POST OAK	QUERCUS STELLATA	8		8					8	FAIR
2945	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR	4474	POST OAK	QUERCUS STELLATA	14		14					14	FAIR
2946	LIVE OAK	QUERCUS VIRGINIANA	10		10				10	FAIR	4475	POST OAK	QUERCUS STELLATA	10		10					10	FAIR
2947	LIVE OAK	QUERCUS VIRGINIANA	12		12				12	FAIR	4476	POST OAK	QUERCUS STELLATA	9		9					9	FAIR
2948	LIVE OAK	QUERCUS VIRGINIANA	8.5		8.5				8.5	FAIR	4477	POST OAK	QUERCUS STELLATA	10		10					10	FAIR
2949	LIVE OAK	QUERCUS VIRGINIANA	11		11				11	FAIR	4478	POST OAK	QUERCUS STELLATA	14	14			UTILITY CONSTRUCTION				GOOD
2950	LIVE OAK	QUERCUS VIRGINIANA	8		8				8	FAIR	4479	POST OAK	QUERCUS STELLATA	10.5		10.5					10.5	FAIR
2951	LIVE OAK	QUERCUS VIRGINIANA	9.5		9.5				9.5	FAIR	4480	POST OAK	QUERCUS STELLATA	8.5		8.5					8.5	FAIR
2952	LIVE OAK	QUERCUS VIRGINIANA	13.5		13.5																	



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0088 regarding Williams Tract Final Plat on four (4) parcels of land approximately 14.038 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R315744, R031687, R099947, R031690 ; generally located 430 feet to the north of the intersection of Waterfall Ave. and CR 279, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

10/04/2018 – Zoning Approved
06/20/2019 – Concept Plan Approved
10/14/2022 – Preliminary Plat Approved

APPLICANT/AGENT:

HR Green (Greg Fortman) on behalf of 6120 CR 279, LTD (Edward S. Butler)

RECOMMENDATION:

This final plat includes 72 single-family lots, four (4) HOA drainage and landscape lots, and one (1) HOA water quality 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

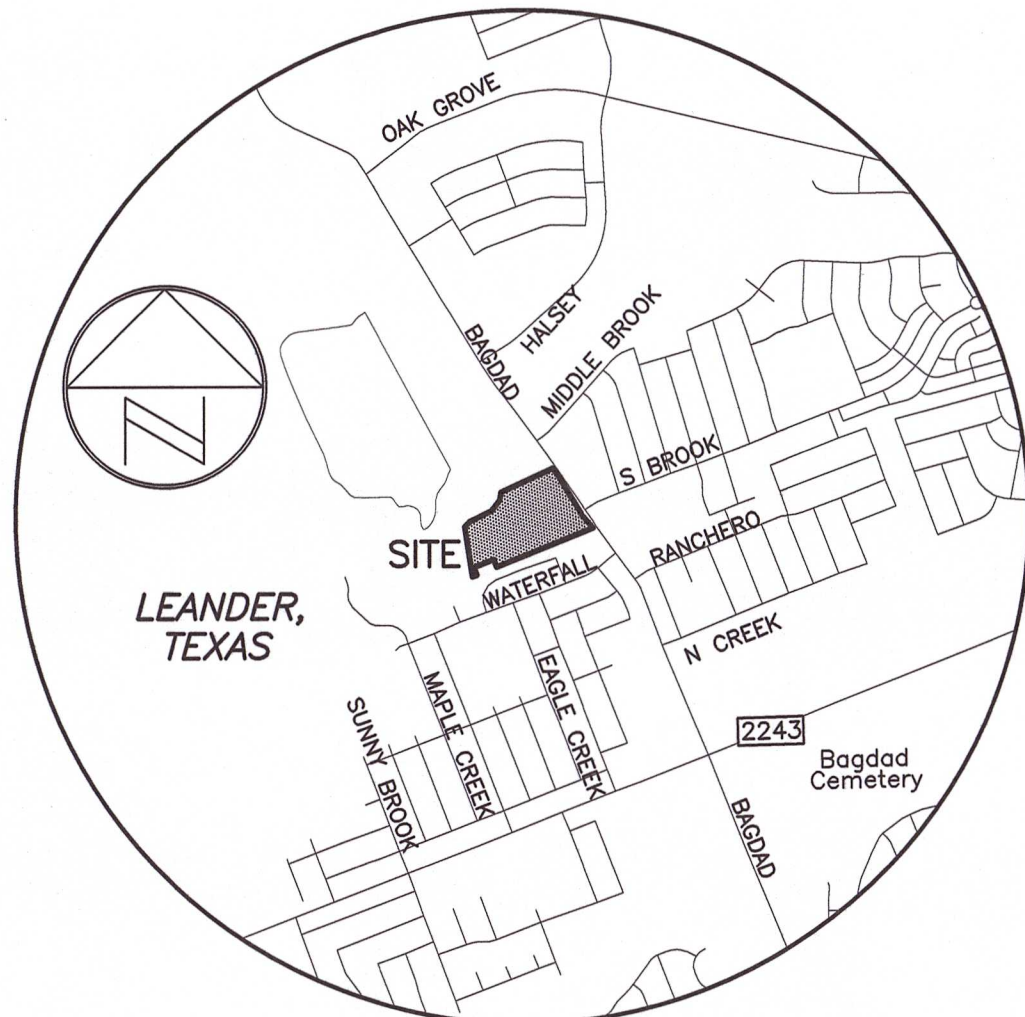
Attachments:

1. FP-23-0088 Att 1 Williams Tract Final Plat
2. FP-23-0088 Att 2 Williams Tract - Location Map

WILLIAMS TRACT
FINAL PLAT

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	107.51'	24°22'22"	45.73'	N03°22'56"W	45.39'
C2	92.51'	34°24'49"	55.57'	N08°24'10"W	54.73'
C3	107.51'	18°12'27"	34.17'	N16°30'21"W	34.02'
C4	107.51'	72°17'30"	135.65'	N28°44'38"E	126.83'
C5	92.51'	26°15'46"	42.40'	N51°45'30"E	42.03'
C6	92.51'	27°28'12"	44.35'	N24°53'30"E	43.93'
C7	107.51'	27°28'12"	51.55'	S24°53'30"W	51.05'
C8	107.51'	26°15'46"	49.28'	S51°45'30"W	48.85'
C9	60.00'	63°20'39"	66.33'	S64°53'23"W	63.01'
C10	92.51'	72°17'30"	116.73'	S28°44'38"W	109.14'
C11	92.51'	18°12'27"	29.40'	S16°30'21"E	29.28'
C12	107.51'	34°24'49"	64.57'	S08°24'10"E	63.61'
C13	92.51'	24°22'22"	39.35'	S03°22'56"E	39.06'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°34'07"W	79.69'
L2	N08°48'14"E	55.80'
L3	N25°36'35"W	45.42'
L4	N07°24'07"W	102.17'
L5	N64°53'23"E	216.74'
L6	N38°37'36"E	24.99'
L7	N11°09'24"E	80.61'
L8	N66°11'12"E	17.92'
L9	S13°59'43"E	0.75'
L10	S11°09'24"W	90.19'
L11	S38°37'36"W	24.99'
L12	S64°53'23"W	98.29'
L13	S64°53'23"W	55.44'
L14	S07°24'07"E	102.17'
L15	S25°36'35"E	45.42'
L16	S08°48'14"W	55.80'
L17	S15°34'07"E	78.31'
L18	S69°09'53"W	15.06'
L19	N69°09'53"E	17.53'
L20	S69°09'53"W	13.86'
L21	S66°11'12"W	2.94'



LOCATION MAP
SCALE: 1" = 2000'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS OBSERVATIONS ON EARLY
LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE
CURB INLET

SURFACE COORDINATES:
N 10186186.81
E 3069807.14

TEXAS STATE PLANE COORDINATES:
N 10184964.62
E 3069438.81

ELEVATION = 1020.13'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°15'57"

OWNER: 6120 CR 279, LTD.
10095 US HIGHWAY 290 EAST
MANOR, TEXAS 78653
512-329-0711

DEVELOPER: WATERLOO DEVELOPMENT
P.O. BOX 27335
AUSTIN, TX 78755
512-346-3482

ENGINEER: HR GREEN DEVELOPMENT TX, 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

FILING DATE: 06/06/2023

1. COVER SHEET
2. SHEET INDEX
3. FINAL PLAT
4. FINAL PLAT
5. METES & BOUNDS DESCRIPTION
6. NOTES & SIGNATURES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°32'59"E	76.70'
L2	S79°06'15"E	52.41'
L5	N54°26'58"E	18.18'
L6	S54°26'58"W	22.75'
L7	N13°59'43"W	43.10'
L8	S25°06'37"E	19.23'
L9	N25°06'37"W	16.63'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	325.00'	14°42'55"	83.47'	N61°48'25"E	83.24'
C2	25.00'	90°00'00"	39.27'	N24°09'53"E	35.36'
C3	25.00'	90°00'00"	39.27'	N65°50'07"W	35.36'
C4	325.00'	3°38'34"	20.66'	N67°20'36"E	20.66'
C5	325.00'	7°17'31"	41.36'	N61°52'33"E	41.33'
C6	325.00'	3°46'50"	21.44'	N56°20'23"E	21.44'
C7	14.00'	52°27'20"	12.82'	S42°56'13"W	12.37'
C8	50.00'	194°54'41"	170.09'	N65°50'07"W	99.15'
C9	14.00'	52°27'20"	12.82'	N05°23'33"E	12.37'
C10	14.00'	52°27'20"	12.82'	N47°03'47"W	12.37'
C11	50.00'	194°54'41"	170.09'	N24°09'53"E	99.15'
C12	14.00'	52°27'20"	12.82'	S84°36'27"E	12.37'
C13	14.00'	90°00'00"	21.99'	N24°09'53"E	19.80'
C14	275.00'	14°42'55"	70.63'	S61°48'25"W	70.43'
C15	14.00'	90°00'00"	21.99'	N65°50'07"W	19.80'
C16	50.00'	38°36'13"	33.69'	S53°59'21"E	33.05'
C17	14.00'	7°02'15"	1.72'	S17°19'00"E	1.72'
C18	14.00'	45°25'06"	11.10'	S08°54'40"W	10.81'
C19	50.00'	47°50'01"	41.74'	S07°42'13"W	40.54'
C20	50.00'	59°38'55"	52.05'	S46°02'15"E	49.73'
C21	50.00'	54°51'02"	47.87'	N76°42'47"E	46.06'
C22	50.00'	32°34'44"	28.43'	N32°59'54"E	28.05'
C23	50.00'	48°06'14"	41.98'	N82°25'54"W	40.76'
C24	50.00'	29°06'51"	25.41'	S58°57'34"W	25.13'
C25	50.00'	79°05'23"	69.02'	S04°51'27"W	63.67'
C26	50.00'	77°13'05"	67.39'	S83°00'41"W	62.40'

STREETS INFORMATION	LINEAR FOOTAGE DEDICATED
SOUTH BROOK DRIVE:	953'
HARTLEY DRIVE:	886'
PROMINENCE WAY:	286'
TEELER LANE:	208'

LAND USE TABLE:

RESIDENTIAL LAND USE	LOTS	ACRES
SINGLE FAMILY LOT	72	8.258
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	1.444
RIGHT-OF-WAY	-	2.648
TOTAL	77	14.038

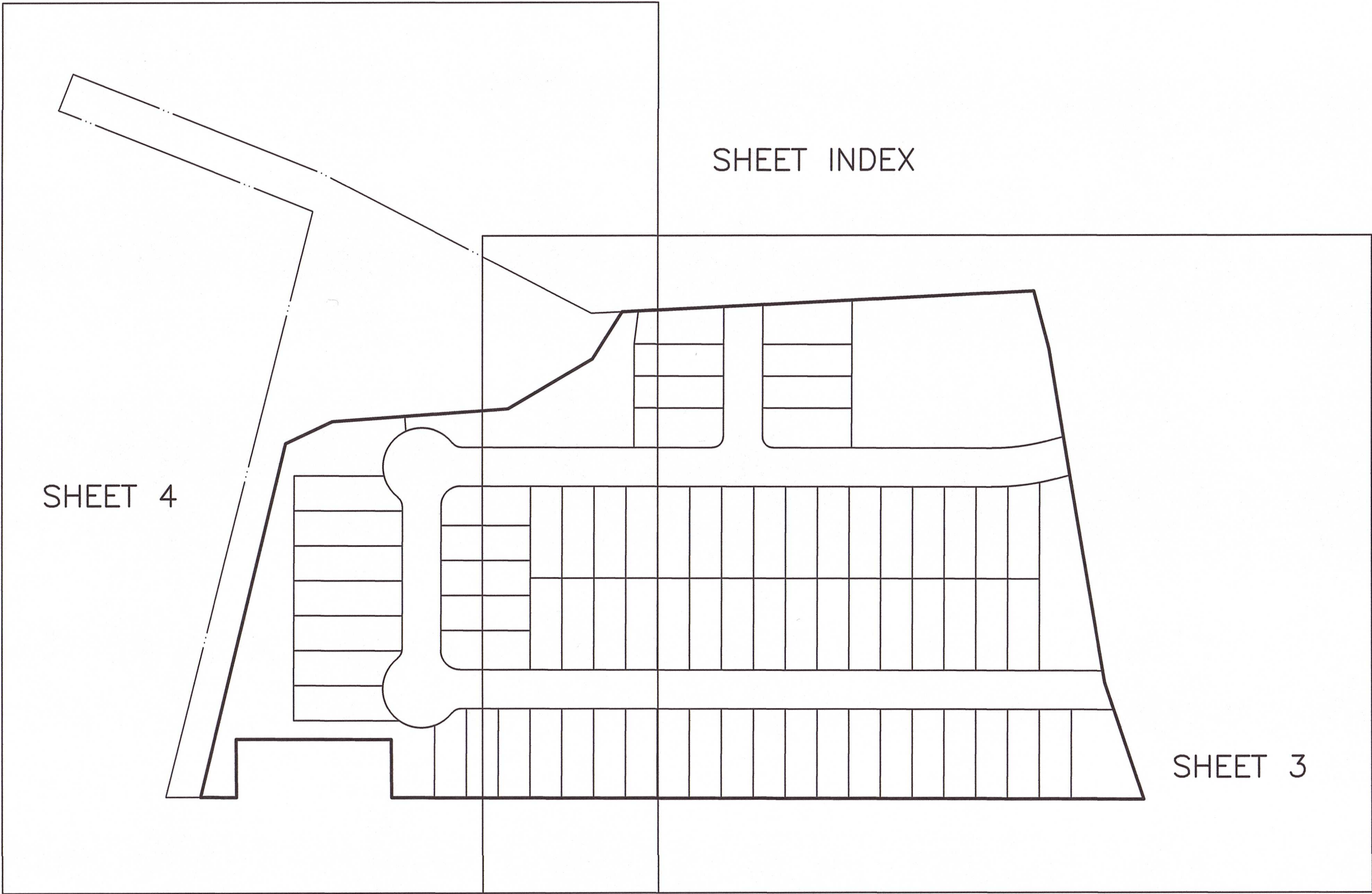
EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1108-001
DRAWING NO.:
1108-001-PL2
PLOT DATE:
4/30/2024
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP
SHEET
1 OF 6

FP-23-0088

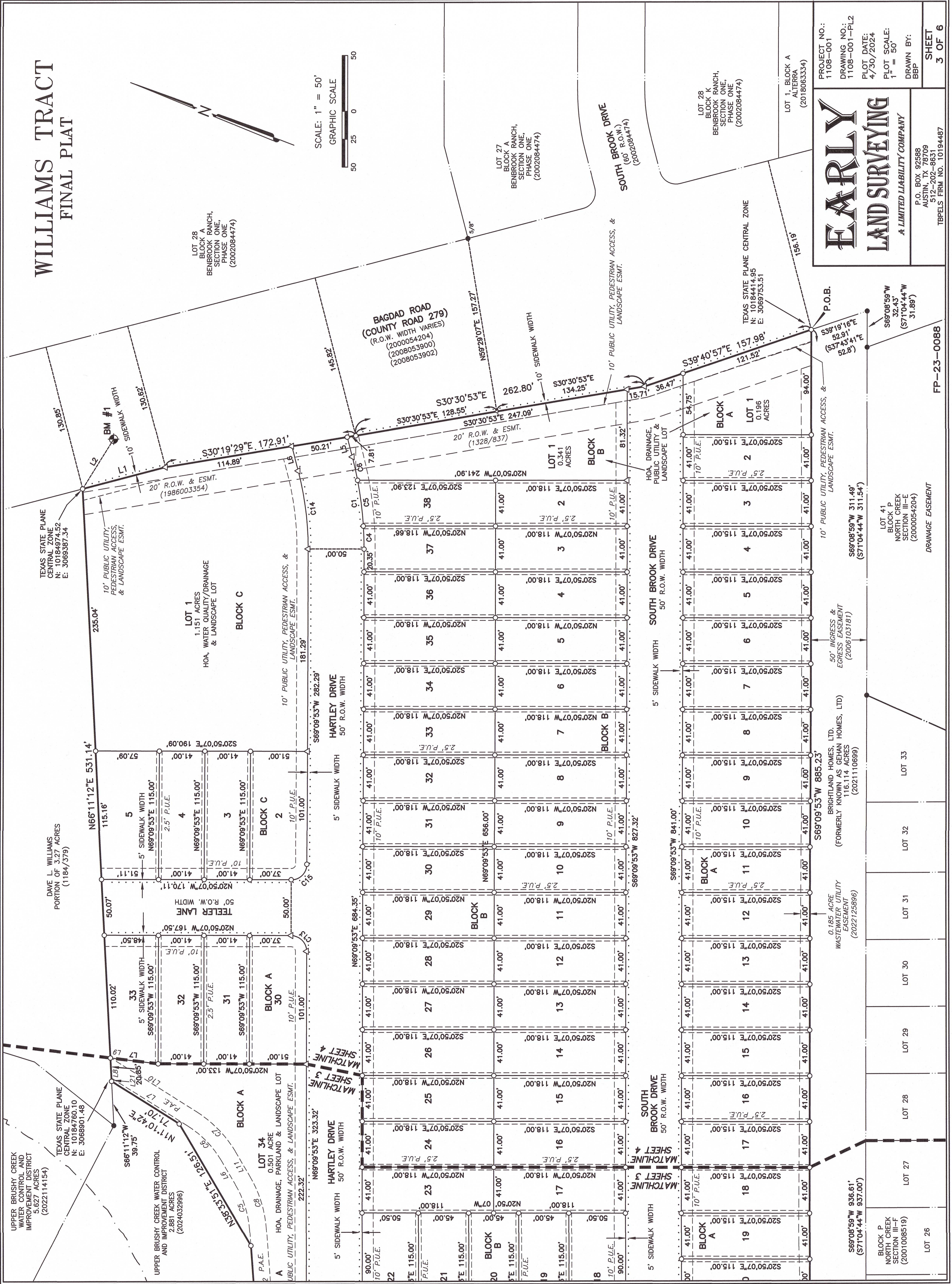
WILLIAMS TRACT
FINAL PLAT



FP-23-0088

EARLY LAND SURVEYING A LIMITED LIABILITY COMPANY	PROJECT NO.: 1108-001
	DRAWING NO.: 1108-001-PL2
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487	PLOT DATE: 4/30/2024
	PLOT SCALE: 1" = 50'
	DRAWN BY: BBP
	SHEET 2 OF 6

WILLIAMS TRACT
FINAL PLAT



PROJECT NO.:
1108-001

DRAWING NO.:
1108-001-PL2

PLOT DATE:
4/30/2024

PLOT SCALE:
1" = 50'

DRAWN BY:
BBP

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBP&S FIRM NO. 10194487

LOT 1, BLOCK A
ALTERRA
(2018063334)

LOT 28
BLOCK K
BENBROOK RANCH,
SECTION ONE,
PHASE ONE
(2002084474)

LOT 27
BLOCK A
BENBROOK RANCH,
SECTION ONE,
PHASE ONE
(2002084474)

BLOCK P NORTH CREEK SECTION III-F (2001008519)		LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 41 BLOCK P NORTH CREEK SECTION III-E (2000054204)
BLOCK A NORTH CREEK SECTION III-E (2000054204)		LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27
BLOCK B NORTH CREEK SECTION III-E (2000054204)		LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26
BLOCK C NORTH CREEK SECTION III-E (2000054204)		LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
BLOCK D NORTH CREEK SECTION III-E (2000054204)		LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24
BLOCK E NORTH CREEK SECTION III-E (2000054204)		LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23
BLOCK F NORTH CREEK SECTION III-E (2000054204)		LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22
BLOCK G NORTH CREEK SECTION III-E (2000054204)		LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21
BLOCK H NORTH CREEK SECTION III-E (2000054204)		LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
BLOCK I NORTH CREEK SECTION III-E (2000054204)		LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19
BLOCK J NORTH CREEK SECTION III-E (2000054204)		LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18
BLOCK K NORTH CREEK SECTION III-E (2000054204)		LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17
BLOCK L NORTH CREEK SECTION III-E (2000054204)		LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16
BLOCK M NORTH CREEK SECTION III-E (2000054204)		LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
BLOCK N NORTH CREEK SECTION III-E (2000054204)		LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14
BLOCK O NORTH CREEK SECTION III-E (2000054204)		LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13
BLOCK P NORTH CREEK SECTION III-E (2000054204)		LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
BLOCK Q NORTH CREEK SECTION III-E (2000054204)		LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11
BLOCK R NORTH CREEK SECTION III-E (2000054204)		LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
BLOCK S NORTH CREEK SECTION III-E (2000054204)		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9

Page 44 of 148

WILLIAMS TRACT
FINAL PLAT

METES AND BOUNDS DESCRIPTION:

14.038 ACRES
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 14.038 ACRES (APPROXIMATELY 611,505 SQ. FT.), IN THE CHARLES COCHRAN SURVEY, ABS. 134, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 16.919 ACRE TRACT CONVEYED TO 6120 CR 279, LTD. IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 3, 2021, AND RECORDED IN DOCUMENT NO. 2021135337 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 14.038 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Early Boundary" cap set in the southwest right-of-way line of Bagdad Road (County Road 279) (right-of-way width varies) as shown on North Creek Subdivision Section III-E, a subdivision of record in Document No. 2000054204 and as described in Document Nos. 2008053900 and 2008053902, all of the Official Public Records of Williamson County, Texas, being the southeast corner of the said 16.919 acre tract, being also a northeast corner of a 116.114 acre tract described in Document No. 2021110699 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found for an angle point in the southwest right-of-way line of Bagdad Road (County Road 279), being a southeast corner of the said 116.114 acre tract, bears South 39°19'16" East, a distance of 52.91 feet;

THENCE with the south line of the said 16.919 acre tract and the north line of the said 116.114 acre tract, the following courses and distances:

1. South 69°09'53" West, a distance of 885.23 feet to a 1/2" rebar found;
2. South 69°09'53" West, a distance of 84.03 feet to a 5/8" rebar found for the southeast corner of a 0.34 acre tract described in Document No. 2006103181 of the Official Public Records of Williamson County, Texas;

THENCE with the common line of the said 16.619 acre tract and the said 0.34 acre tract, the following courses and distances:

1. North 21°22'43" West, a distance of 74.87 feet to a 5/8" rebar found for the northeast corner of the said 0.34 acre tract;
2. South 69°07'04" West, a distance of 200.05 feet to a 1/2" iron pipe found for the northwest corner of the said 0.34 acre tract;
3. South 21°17'44" East, a distance of 74.71 feet to 1/2" rebar with "Early Boundary" cap set for the southwest corner of the said 0.34 acre tract, being in the north line of the said 116.114 acre tract;

THENCE South 69°09'53" West with the south line of the said 16.919 acre tract and the north line of the said 116.114 acre tract, a distance of 46.45 feet to a 1/2" rebar with "Early Boundary" cap set for the southeast corner of a 2.881 acre tract described in Document No. 2024032996, from which a 1/2" rebar with "LandDev" cap found for the southwest corner of the said 2.881 acre tract, being the southeast corner of an 11.81 acre tract described in Document No. 2002063301, all of the Official Public Records of Williamson County, Texas, bears South 69°09'53" West, a distance of 44.89 feet;

THENCE crossing the said 16.919 acre tract, and with the southeast line of the said 2.881 acre tract the following courses and distances:

1. North 07°24'07" West, a distance of 468.00 feet to a 1/2" rebar with "Early Boundary" cap set;
2. North 44°03'44" East, a distance of 66.98 feet to a 1/2" rebar with "Early Boundary" cap set;
3. North 64°53'23" East, a distance of 226.59 feet to a 1/2" rebar with "Early Boundary" cap set;
4. North 38°33'51" East, a distance of 126.51 feet to a 1/2" rebar with "Early Boundary" cap set;
5. North 11°10'42" East, a distance of 71.70 feet to a 1/2" rebar with "Early Boundary" cap set in the north line of the said 16.919 acre tract, being the northeast corner of the said 2.881 acre tract, from which a 1/2" rebar found for the southeast corner of a 5.627 acre tract described in Document No. 2022114154 of the Official Public Records of Williamson County, Texas, being also the southwest corner of a 3.27 acre tract described in Volume 1184, Page 379 of the Official Records of Williamson County, Texas, bears South 66°11'12" West, a distance of 39.75 feet;

THENCE North 66°11'12" East with the north line of the said 16.919 acre tract and the south line of the said 3.27 acre tract, a distance of 531.14 feet to a 1/2" rebar with "Early Boundary" cap set in the southwest right-of-way line of Bagdad Road (County Road 279), being the northeast corner of the said 16.919 acre tract;

THENCE with the southwest right-of-way line of Bagdad Road (County Road 279) and the northeast line of the said 16.919 acre tract, the following courses and distances:

1. South 35°32'59" East, a distance of 76.70 feet to a mag nail with "Early Boundary" washer set;
2. South 30°19'29" East, a distance of 172.91 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 30°30'53" East, a distance of 262.80 feet to a mag nail with "Early Boundary" washer set;
4. South 39°40'57" East, a distance of 157.98 feet to the POINT OF BEGINNING, containing 14.038 acres of land, more or less.

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1108-001
DRAWING NO.:
1108-001-PL2
PLOT DATE:
4/30/2024
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP

SHEET
5 OF 6

FP-23-0088

WILLIAMS TRACT
FINAL PLAT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT 6120 CR 279, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 16.919 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021135337 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, DO HEREBY SUBDIVIDE 14.038 ACRES TO BE KNOWN AS:

WILLIAMS TRACT

6120 CR 279, LTD., A TEXAS LIMITED PARTNERSHIP

BY: 6120 CR 279 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: BCP GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
EDWARD S. BUTLER, SOLE MEMBER

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, EDWARD S. BUTLER, AS SOLE MEMBER OF 6120 CR 279, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID 6120 CR 279, LTD., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC—STATE OF _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOE BEN EARLY, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY, GF NO. 2030106 ISSUED MAY 19, 2023 HAVE BEEN SHOWN OR NOTED HERON.

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

GREG FORTMAN, P.E. NO. 94619

ENGINEERING BY:

HR GREEN DEVELOPMENT TX, LLC
4201 WEST PARMER LANE, SUITE C-100
AUSTIN, TEXAS 78727
512-872-6696
TBPELS FIRM NO. F-16384



GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. 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.
8. 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.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT SUBSTANTIALLY CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 13, 2022
13. APPROVAL OF THE FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS.
15. THE HOME OWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 1, 22, AND 34 BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, UNDER DOCUMENT NO. 2024011316 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
17. THE HOA SHALL MOW AND MAINTAIN LANDSCAPING CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY FACILITIES.
18. THE HOA SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY EASEMENTS.
19. 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.
20. THIS SITE IS LOCATED IN THE NORTH FORK OF BRUSHY CREEK. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
21. ROADWAY ADEQUACY FEES WILL BE PAID FOR BOUNDARY STREET IMPROVEMENTS, AS PER CITY OF LEANDER ORDINANCE SECTION 10.03.

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

ATTEST:

LAURA LANTRIP, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1108-001
DRAWING NO.:
1108-001-PL2
PLOT DATE:
4/30/2024
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP

SHEET
6 OF 6

FP-23-0088



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-21-0006 regarding Rosenbusch Ranch Phase 3 Final Plat on one (1) parcel of land approximately 34.696 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R654110; generally located northwest of the intersection of Vista Ridge Drive and Alta Vista Drive, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

04/21/2020 – Zoning Approved

07/02/2020 – Concept Plan & Preliminary Plat Approved

APPLICANT/AGENT:

HR Green / DR Horton (Faris Abboushi / Jason Swindler / Ryan Gray / Xavier Garza) on behalf of Continental Homes of Texas, L.P. (John A Sparrow).

RECOMMENDATION:

This final plat includes 121 single-family lots, four (4) HOA landscape lots, five (5) HOA drainage lots and two (2) HOA access 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. FP-21-0006 Rosenbusch Ranch Final Plat
2. FP-21-0006 Rosenbusch Ph 3 - Location Map

ROSENBUSCH RANCH
PHASE THREE
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

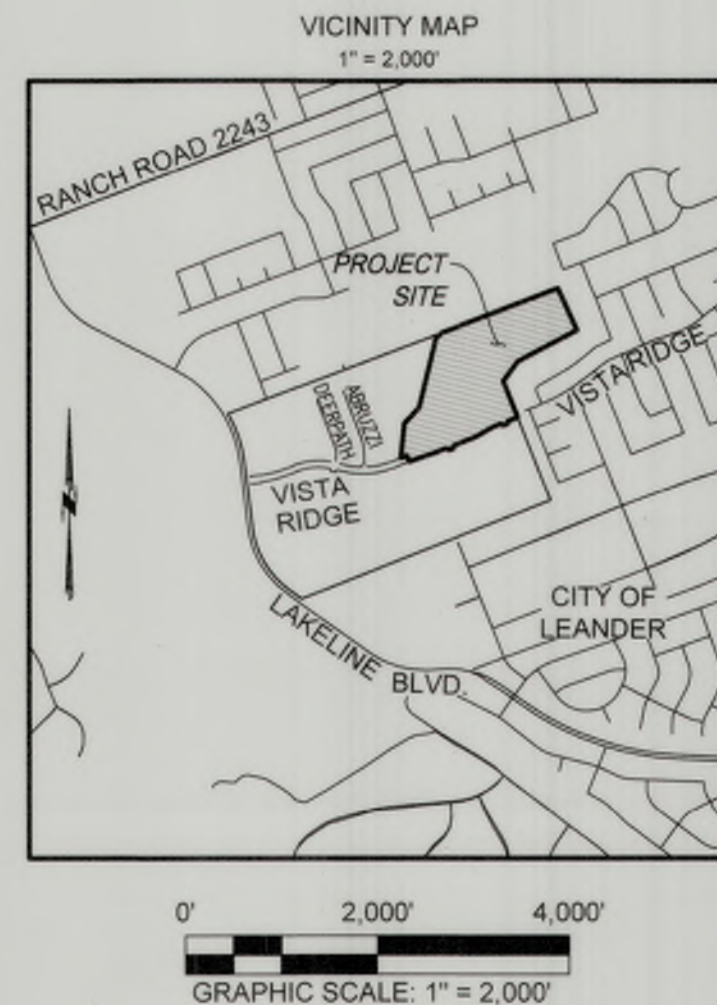
SURVEYOR: HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, STE. 150
AUSTIN, TEXAS 78735
ERNESTO NAVARRETE, R.P.L.S. 6642
512-872-6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM REGISTRATION No. 10194101

ENGINEER: HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, STE. 150
AUSTIN, TEXAS 78735
XAVIER GARZA-ROBLEDO, P.E. 135174
512.872.6696
xavier.garza@hrgreen.com
TBPE FIRM NO. F-16384

OWNERS: CETERA VENTURE, LLC
P.O. BOX 984
LEANDER, TX 78646-0984
512-259-9000

DEVELOPERS: CETERA VENTURE, LLC
P.O. BOX 984
LEANDER, TX 78646-0984
512-259-9000

SUBMITTAL DATE: MARCH 16, 2021



AREA: 34.696 ACRES
PATENT SURVEY:

MOSES S. HORNSBY
SURVEY ABSTRACT NO. 292

TOTAL NUMBER OF BLOCKS:	4
TOTAL NUMBER OF LOTS:	132
COMMERCIAL:	0
SINGLE FAMILY/RESIDENTIAL:	121
HOA LANDSCAPE LOTS:	4
HOA DRAINAGE EASEMENT LOTS:	5
HOA P.U.E. & ACCESS LOTS:	2

20.089 ACRES
0.174 ACRE
7.151 ACRES
0.074 ACRE

LINEAR FEET OF NEW STREETS:	CROOKED CREEK STREET	1,505'
	EAGLE CANYON DRIVE	1,188'
	PRAIRIE WIND DRIVE	706'
	WALNUT GROVE BEND	790'
	VISTA RIDGE DRIVE	1,225'
	TOTAL	5,414'

BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203), NAD 83.
COORDINATES SHOWN HEREON ARE GRID VALUES, DISTANCES SHOWN HEREON HAVE BEEN
SCALED TO SURFACE VALUES BY DIVIDING THE GRID VALUES BY A COMBINED SCALE FACTOR
OF 0.999859

BENCHMARK LIST: NAVD88 (GEOID 12B)

BM 3: SQUARE CUT IN CONCRETE CURB ON THE SOUTH SIDE OF THE WESTBOUND LANE OF
VISTA RIDGE DRIVE, APPROXIMATELY 10' NORTHWEST OF THE SOUTHWEST TERMINUS
OF THE VISTA RIDGE DRIVE RIGHT-OF-WAY, A 70' RIGHT-OF-WAY, AS SHOWN ON THE
VISTA RIDGE PHASE FOUR PLAT OF RECORD IN CABINET DD, SLIDE 308, P.R.W.C.TX.

NORTHING: 10,178,840'
EASTING: 3,069,759'
ELEVATION: 1,087.20'

BM 68: X CUT IN CONCRETE CURB ON THE EAST SIDE OF THE NORTHBOUND LANE OF
LAKELINE BLVD, A 90' RIGHT-OF-WAY, DESCRIBED IN THE DEED TO THE CITY OF
LEANDER, TEXAS, OF RECORD IN DOCUMENT NO. 2012000659, OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS, S 66°44'12" W 1,697.42 FEET FROM THE
SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

NORTHING: 10,177,737'
EASTING: 3,066,985'
ELEVATION: 1,082.33'

SUBMITTED: 03/16/2021

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - SUBDIVISION PLAT
SHEET 3 - SUBDIVISION PLAT, CURVE & LINE TABLES
SHEET 4 - METES & BOUNDS DESCRIPTION AND LOT AREA TABLES
SHEET 5 - SIGNATURE BLOCKS

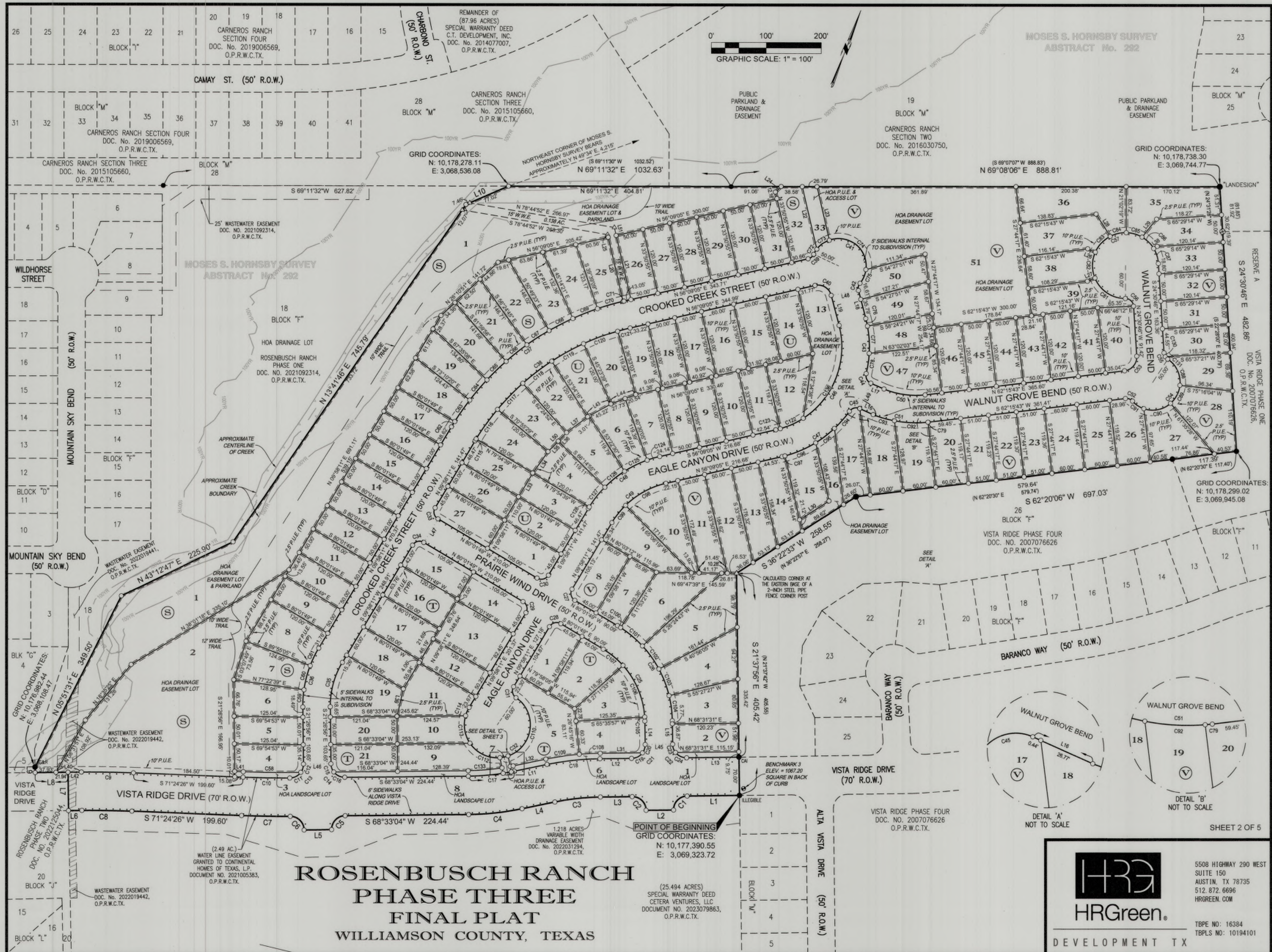
SHEET 1 OF 5

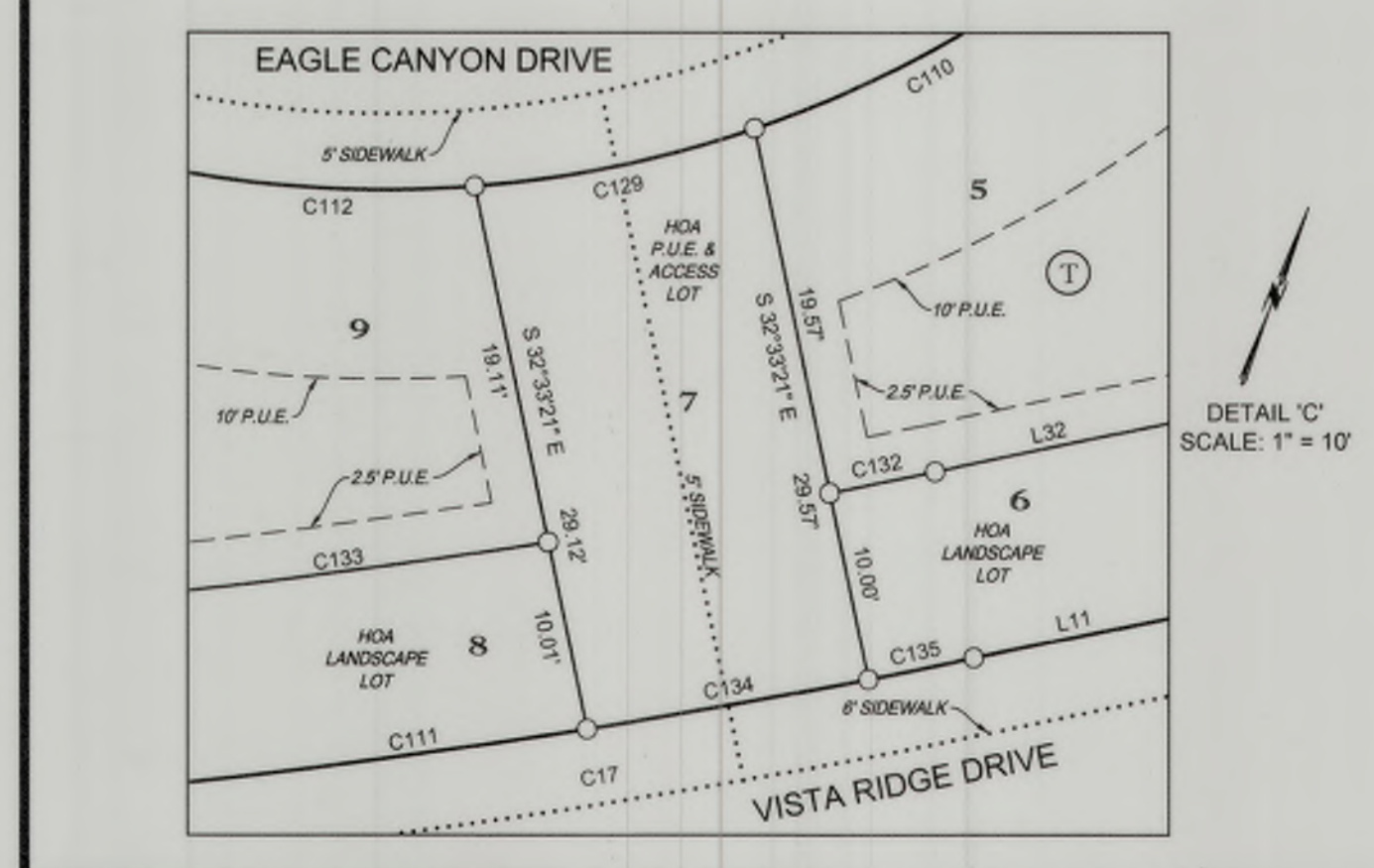
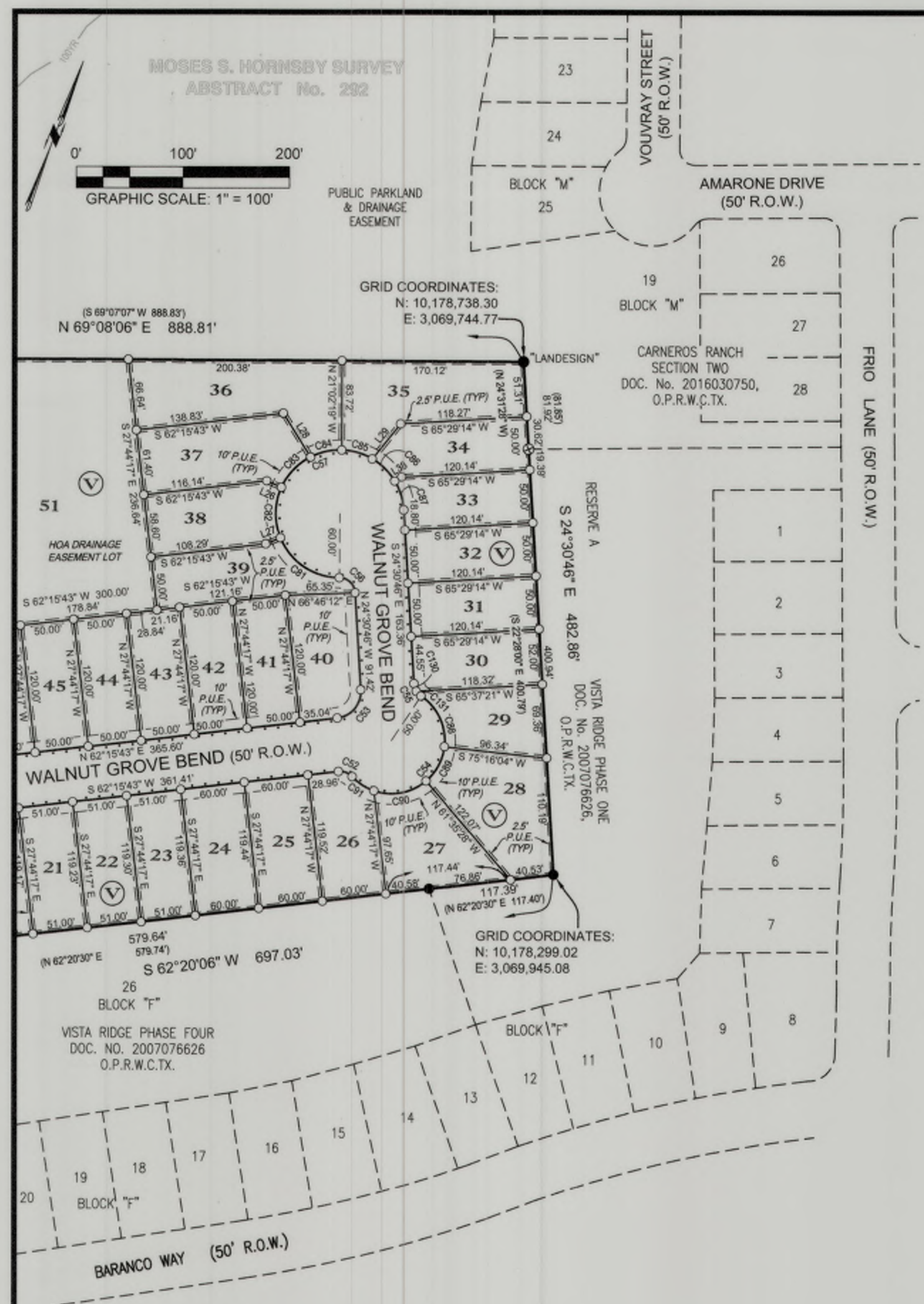


DEVELOPMENT TX

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

TBPE NO: 16384
TBPLS NO: 10194101





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°28'20" W	95.18'
L2	S 68°34'42" W	50.00'
L3	S 68°28'20" W	57.56'
L4	S 57°26'39" W	60.81'
L5	S 68°33'11" W	50.00'
L6	S 68°27'12" W	24.41'
L7	N 21°32'46" W	70.00'
L8	S 68°27'12" W	59.87'
L9	N 22°16'32" W	10.00'
L10	N 45°47'23" E	84.48'
L11	S 57°26'39" W	60.81'
L12	S 68°28'20" W	57.34'
L13	S 68°28'20" W	95.28'
L14	S 21°38'02" E	42.45'
L15	N 21°38'02" W	42.64'
L16	N 66°41'23" W	27.21'
L17	N 66°41'23" W	26.38'
L18	N 35°32'09" W	52.40'
L19	S 35°32'09" E	56.20'
L20	N 33°50'55" W	120.00'
L21	N 33°50'55" W	120.00'
L22	N 33°51'37" W	117.37'
L23	N 33°51'37" W	100.20'
L24	S 25°17'44" W	14.46'
L25	N 33°50'55" W	4.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S 86°53'29" E	15.00'
L27	N 46°40'59" E	15.00'
L28	S 52°56'44" E	48.31'
L29	S 17°39'32" W	42.34'
L30	N 36°23'31" E	63.75'
L31	S 68°31'58" W	76.73'
L32	S 57°26'39" W	60.81'
L33	N 09°59'39" E	50.25'
L34	S 14°51'25" W	47.82'
L35	S 23°19'50" W	26.50'
L36	S 23°19'50" W	21.73'
L37	S 31°50'26" W	48.23'
L38	S 37°51'22" W	7.63'
L39	S 07°52'58" E	51.36'
L40	N 66°27'12" E	46.35'
L41	N 71°24'26" E	15.58'
L42	N 68°27'12" E	24.41'
L43	N 40°21'02" E	48.23'
L44	N 48°19'12" E	48.26'
L45	N 68°34'42" E	50.00'
L46	N 68°33'13" E	50.00'
L47	N 09°58'11" E	50.00'
L48	N 58°48'37" E	50.14'
L49	N 03°18'37" E	50.00'
L50	S 23°19'50" W	48.23'
L51	S 33°50'55" E	14.95'

LEGEND	
●	BENCHMARK
●	1/2" IRON ROD FOUND
●	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDESIGN" FOUND
●	1/2" IRON ROD W/ PLASTIC CAP STAMPED "CUNNINGHAM ALLEN INC" FOUND
●	1/2" IRON ROD W/ PLASTIC CAP STAMPED "G&R" FOUND
●	1/2" IRON ROD W/ AN ILLEGIBLE PLASTIC CAP FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET OR "HR GREEN" SET
⊗	WOOD FENCE POST WITH RAILROAD SPIKE (BOUNDARY)
△	CALCULATED POINT
P.R.W.C.TX.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
TYP	TYPICAL
---	5 FOOT SIDEWALK (UNLESS OTHERWISE NOTED)
---	LIMITS OF 100 YEAR FLOODPLAIN

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C1	25.00'	39.32'	90°06'22"	S 23°25'09" W
C2	25.00'	39.22'	89°53'38"	N 66°34'51" W
C3	435.00'	83.73'	11°01'40"	S 62°57'30" W
C4	505.00'	97.89'	11°06'25"	S 62°59'51" W
C5	25.00'	39.27'	89°59'57"	S 23°33'05" W
C6	25.00'	39.23'	89°54'51"	N 66°24'22" W
C7	1835.00'	88.49'	2°45'47"	S 70°01'06" W
C8	1765.00'	91.00'	2°57'14"	S 69°55'49" W
C9	1835.00'	94.80'	2°57'14"	S 69°55'49" W
C10	1765.00'	84.93'	2°45'25"	N 70°01'17" E
C11	25.00'	23.33'	53°27'31"	N 41°54'48" E
C12	25.00'	15.98'	36°37'59"	N 03°07'57" W
C13	25.00'	39.31'	90°05'30"	N 23°35'49" E
C14	25.00'	39.27'	90°00'00"	S 66°26'56" E
C15	25.00'	16.09'	36°52'12"	S 39°53'02" E
C16	25.00'	23.18'	53°07'48"	S 84°53'02" E
C17	435.00'	84.33'	11°06'25"	S 62°59'51" W
C18	505.00'	97.20'	11°01'41"	S 62°57'30" W
C19	25.00'	23.08'	52°53'51"	S 42°01'25" W
C20	25.00'	16.24'	37°12'31"	S 03°01'46" E
C21	25.00'	39.32'	90°06'22"	S 23°25'09" W
C22	25.00'	39.22'	89°53'38"	N 66°34'51" W
C23	25.00'	16.23'	37°11'13"	N 40°13'38" W
C24	25.00'	23.00'	52°42'25"	N 85°10'27" W
C25	155.00'	157.98'	58°23'47"	N 50°49'55" W
C26	205.00'	208.94'	58°23'47"	N 50°49'55" W
C27	15.00'	23.56'	90°00'00"	N 35°01'48" W
C28	15.00'	23.56'	90°00'00"	N 35°01'48" W
C29	15.00'	23.56'	90°00'01"	N 35°01'48" W
C30	15.00'	23.56'	90°00'00"	S 54°58'11" W
C31	15.00'	22.56'	86°10'28"	S 33°07'03" E
C32	60.00'	279.37'	288°46'49"	N 57°11'08" E
C33	15.00'	23.56'	90°00'00"	N 35°01'49" W
C34	15.00'	23.56'	90°00'00"	S 54°58'11" W
C35	155.00'	85.00'	31°25'07"	S 05°44'23" E
C36	205.00'	112.41'	31°25'07"	S 05°44'23" E
C37	495.00'	398.98'	46°10'54"	S 33°03'38" W
C38	445.00'	358.68'	46°10'54"	S 33°03'38" W
C39	15.00'	13.63'	52°02'37"	N 30°07'46" E
C40	25.00'	38.51'	88°15'52"	S 79°40'05" E
C41	50.00'	166.27'	193°58'14"	N 78°54'25" W
C42	15.00'	14.04'	33°38'51"	S 08°43'44" E
C43	205.00'	101.51'	28°22'14"	N 21°21'02" W
C44	15.00'	20.82'	79°31'28"	N 46°55'39" W
C45	15.00'	20.82'	79°31'28"	S 53°32'53" W
C46	155.00'	248.04'	91°41'14"	N 10°18'28" E
C47	205.00'	151.58'	42°21'55"	S 34°58'07" E
C48	205.00'	165.23'	46°10'54"	S 33°03'38" W
C49	155.00'	124.93'	46°10'54"	S 33°03'38" W
C50	155.00'	78.19'	28°09'52"	N 77°10'34" E
C51	205.00'	102.12'	28°32'26"	N 77°15'21" E
C52	15.00'	14.15'	54°03'15"	S 89°17'21" W
C53	25.00'	37.86'	88°48'29"	N 18°52'28" E
C54	50.00'	169.19'	193°52'58"	N 19°22'29" E
C55	15.00'	13.89'	53°03'14"	S 51°02'23" E
C56	15.00'	22.56'	86°10'40"	N 67°36'05" W
C57	60.00'	278.73'	266°10'42"	S 22°23'56" W
C58	1765.00'	104.54'	3°24'45"	N 69°41'36" E
C59	205.00'	31.58'	8°49'35"	S 17°02'09" E
C60	205.00'	45.46'	12°42'17"	S 06°16'13" E
C61	205.00'	35.38'	9°53'16"	S 05°01'33" W
C62	495.00'	11.38'	1°19'04"	S 10°37'43" W
C63	495.00'	47.87'	5°32'25"	S 14°03'27" W
C64	495.00'	48.26'	5°35'12"	S 19°37'16" W
C65	495.00'	48.26'	5°35'12"	S 25°12'28" W
C66	495.00'	48.26'	5°35'12"	S 30°47'39" W
C67	495.00'	48.26'	5°35'12"	S 36°22'51" W
C68	495.00'	48.26'	5°35'12"	S 41°58'03" W
C69	495.00'	48.26'	5°35'12"	S 47°33'15" W
C70	495.00'	48.20'	-	S 53°08'12" W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C71	495.00'	1.95'	-	S 56°02'19" W
C72	50.00'	10.84'	12°25'19"	S 10°19'07" W
C73	50.00'	28.78'	32°58'30"	S 33°01'02" W
C74	50.00'	102.29'	117°12'44"	N 71°53'21" W
C75	50.00'	27.37'	31°21'40"	N 02°23'51" E
C76	205.00'	14.10'	3°56'31"	N 33°33'54" W
C77	205.00'	50.17'	14°01'18"	N 24°35'00" W
C78	205.00'	37.24'	10°24'25"	N 12°22'08" W
C79	205.00'	0.55'	-	N 63°03'47" E
C80	-	-	-	-
C81	60.00'	70.55'	-	S 77°00'07" E
C82	60.00'	48.62'	-	S 20°06'09" E
C83	60.00'	40.35'	-	S 22°22'26" W
C84	60.00'	30.27'	28°54'29"	S 56°05'31" W
C85	60.00'	30.17'	28°48'55"	S 84°57'13" W
C86	60.00'	30.03'	28°40'25"	N 66°18'07" W
C87	60.00'	28.75'	27°27'09"	N 38°14'20" W
C88	50.00'	54.83'	62°50'04"	N 46°08'58" W
C89	50.00'	37.65'	43°08'28"	N 06°50'18" E
C90	50.00'	51.86'	59°25'30"	N 58°07'17" E
C91	50.00'	24.86'	28°28'56"	S 77°55'30" E
C92	205.00'	61.04'	-	N 71°40'16" E
C93	205.00'	40.52'	11°19'28"	N 85°51'50" E
C94	205.00'	41.74'	11°40'00"	S 19°37'10" W
C95	205.00'	43.21'	12°04'32"	S 31°29'26" W
C96	205.00'	61.17'	17°05'44"	S 46°04'33" W
C97	205.00'	5.47'	1°31'40"	S 55°23'15" W
C98	155.00'	84.56'	31°15'24"	N 40°31'23" E
C99	155.00'	40.38'	14°55'30"	N 17°25'58" E
C100	205.00'	6.87'	1°55'10"	N 79°04'14" W
C101	205.00'	51.96'	14°31'22"	N 70°50'58" W
C102	205.00'	51.96'	14°31'22"	N 56°19'36" W
C103	205.00'	51.96'	14°31'22"	N 41°48'14" W
C104	205.00'	46.19'	12°54'31"	N 28°05'17" W
C105	155.00'	7.49'	2°46'01"	N 23°01'02" W
C106	155.00'	103.90'	38°24'24"	N 43°36'15" W
C107	155.00'	46.59'	17°13'22"	N 71°25'08" W
C108	515.00'	38.21'	-	S 66°24'26" W
C109	515.00'	61.46'	-	S 60°51'47" W
C110	60.00'	132.44'	126°28'05"	S 12°58'14" E
C111	435.00'	63.66'	8°23'22"	S 64°21'23" W
C112	60.00'	63.31'	8°02'19"	N 85°08'51" W
C113	60.00'	52.19'	49°50'23"	N 30°00'00" W
C114	60.00'	16.39'	15°39'21"	N 02°44'52" E
C115	445.00'	4.03'	0°31'10"	N 10°13'46" E
C116	445.00'	66.69'	8°35'10"	N 14°46'56" E
C117	445.00'	66.10'	8°30'36"	N 23°19'50" E
C118	445.00'	66.10'	8°30'36"	N 31°50'26" E
C119	445.00'	66.10'	8°30'36"	N 40°21'02" E
C120	445.00'	66.10'	8°30'36"	N 48°51'39" E
C121	445.00'	23.58'	3°02'08"	N 54°38'01" E
C122	155.00'	46.20'	17°04'41"	N 44°29'04" E
C123	155.00'	8.46'	3°07'41"	N 54°35'15" E
C124	205.00'	23.80'	8°39'10"	S 52°49'30" W
C125	205.00'	46.06'	12°52'25"	S 43°03'43" W
C126	205.00'	46.08'	12°52'25"	S 30°11'18" W
C127	205.00'	45.78'	12°47'38"	S 17°21'16" W
C128	205.00'	3.53'	0°59'16"	S 10°27'49" W
C129	60.00'	15.04'	14°21'41"	N 57°26'39" E
C130	15.00'	7.47'	28°32'49"	S 38°47'10" E
C131	15.00'	6.42'	24°30'25"	S 65°16'47" E
C132	425.00'	5.62'	0°45'29"	N 57°49'24" E
C133	425.00'	61.78'	8°19'32"	N 64°23'18" E
C134	435.00'	15.01'	1°58'36"	S 59°10'24" W
C135	435.00'	5.62'	0°44'27"	N 57°48'52" E
C136	155.00'	193.38'	-	N 00°12'17" E

ROSENBUSCH RANCH
PHASE THREE
FINAL PLAT
WILLIAMSON COUNTY, TEXAS



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

TBPE NO: 16384
TBPLS NO: 10194101

DEVELOPMENT TX

FIELD NOTES DESCRIPTION

DESCRIPTION OF 34.696 ACRES OF LAND IN THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CERTAIN CALLED 34.694 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO CETERA VENTURES, LLC OF RECORD IN DOCUMENT NO. 2023079862, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.694 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH AN ILLEGIBLE PLASTIC CAP FOUND AT THE WESTERN TERMINUS OF THE SOUTH RIGHT-OF-WAY LINE OF VISTA RIDGE DRIVE, A 70-FOOT RIGHT-OF-WAY, AS SHOWN ON VISTA RIDGE PHASE FOUR, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2007076626, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHERLY SOUTHEAST CORNER OF THE SAID 34.694 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN CALLED 25.494 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO CETERA VENTURES, LLC OF RECORD IN DOCUMENT NO. 2023079863, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK N, SAID VISTA RIDGE PHASE FOUR, FOR THE SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK N, VISTA RIDGE PHASE FOUR, WITH THE SOUTH LINE OF THE SAID 34.694 ACRE TRACT, WITH THE NORTH LINE OF THE SAID 25.494 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1. S 68°28'20" W, A DISTANCE OF 95.18 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,
2. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.32 FEET, AND A CHORD WHICH BEARS S 23°25'09" W, A DISTANCE OF 35.39 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT END-OF-CURVE,
3. S 68°34'42" W, A DISTANCE OF 50.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT POINT-OF-CURVATURE,
4. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.22 FEET, AND A CHORD WHICH BEARS N 66°34'51" W, A DISTANCE OF 35.32 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY,
5. S 68°28'20" W, A DISTANCE OF 57.56 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,
6. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 83.73 FEET, AND A CHORD WHICH BEARS S 62°57'30" W, A DISTANCE OF 83.60 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY,
7. S 57°26'39" W, A DISTANCE OF 60.81 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,
8. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, AN ARC DISTANCE OF 97.89 FEET, AND A CHORD WHICH BEARS S 62°59'51" W, A DISTANCE OF 97.74 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY,
9. S 68°33'04" W, A DISTANCE OF 224.44 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,
10. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, AND A CHORD WHICH BEARS S 23°33'05" W, A DISTANCE OF 35.36 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT END-OF-CURVE,
11. S 68°33'11" W, A DISTANCE OF 50.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT POINT-OF-CURVATURE,
12. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.23 FEET, AND A CHORD WHICH BEARS N 66°24'22" W, A DISTANCE OF 35.33 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-REVERSE-CURVATURE,
13. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,835.00 FEET, AN ARC DISTANCE OF 88.49 FEET, AND A CHORD WHICH BEARS S 70°01'06" W, A DISTANCE OF 88.48 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY,
14. S 71°24'26" W, A DISTANCE OF 199.60 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,
15. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,765.00 FEET, AN ARC DISTANCE OF 91.00 FEET, AND A CHORD WHICH BEARS S 69°55'49" W, A DISTANCE OF 90.99 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY, AND
16. S 68°27'12" W, A DISTANCE OF 24.41 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE EASTERN TERMINUS OF THE SOUTH RIGHT-OF-WAY LINE OF VISTA RIDGE DRIVE, A 70-FOOT RIGHT-OF-WAY, AS SHOWN ON ROSENBUSCH RANCH PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2022125044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF LOT 20, BLOCK J, SAID ROSENBUSCH RANCH PHASE TWO, FOR THE SOUTHERLY SOUTHWEST CORNER OF THE SAID 34.694 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE SAID 25.494 ACRE TRACT, FOR THE SOUTHERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE EASTERN TERMINUS AND NORTH RIGHT-OF-WAY LINE OF SAID VISTA RIDGE DRIVE, WITH A WEST LINE AND A SOUTH LINE OF THE SAID 34.694 ACRE TRACT, WITH A WEST LINE AND A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 21°32'48" W, A DISTANCE OF 70.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE EASTERN TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF SAID VISTA RIDGE DRIVE, FOR A RE-ENTRANT CORNER OF THE SAID 34.694 ACRE TRACT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. S 68°27'12" W, A DISTANCE OF 59.87 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID VISTA RIDGE DRIVE, FOR THE WESTERLY SOUTHWEST CORNER OF THE SAID 34.694 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK G, SAID ROSENBUSCH RANCH PHASE TWO, FOR THE WESTERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 22°16'32" W, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID VISTA RIDGE DRIVE, WITH THE EAST LINE OF SAID LOT 5, BLOCK G, ROSENBUSCH RANCH PHASE TWO, WITH A WEST LINE OF THE 34.696 ACRE TRACT, WITH A WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 10.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "G&R" FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK G, ROSENBUSCH RANCH PHASE TWO, AT THE SOUTHEAST CORNER OF LOT 4, BLOCK G, ROSENBUSCH RANCH PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021092314, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTH CORNER OF LOT 18, BLOCK F, SAID ROSENBUSCH RANCH PHASE ONE, SAME BEING AN ANGLE POINT IN THE WEST LINE OF THE SAID 34.694 ACRE TRACT, FOR AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF THE SAID 34.694 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 18, BLOCK F, ROSENBUSCH RANCH PHASE ONE, WITH THE WEST LINE OF TRACT DESCRIBED HEREIN, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 05°51'31" E, A DISTANCE OF 349.50 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,
2. N 43°12'47" E, A DISTANCE OF 225.90 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,
3. N 13°41'46" E, A DISTANCE OF 745.79 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT, AND
4. N 45°47'23" E, A DISTANCE OF 84.48 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN THE SOUTH LINE OF LOT 28, BLOCK M, CARNEROS RANCH SECTION THREE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2015105660, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE SAID 34.694 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID LOT 18, BLOCK F, ROSENBUSCH RANCH PHASE ONE, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½" IRON ROD FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 18, BLOCK F, ROSENBUSCH RANCH PHASE ONE, AND IN THE SOUTH LINE OF SAID LOT 28, BLOCK M, CARNEROS RANCH SECTION THREE, BEARS S 69°11'32" W, A DISTANCE OF 627.82 FEET;

THENCE N 69°11'32" E, WITH THE NORTH LINE OF THE SAID 34.694 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 28, BLOCK M, CARNEROS RANCH SECTION THREE, WITH A SOUTH LINE OF LOT 19, BLOCK M, CARNEROS RANCH SECTION TWO, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2016030750, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 404.81 FEET TO A ½-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE NORTH LINE OF THE SAID 34.694 ACRE TRACT, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE N 69°08'06" E, CONTINUING WITH THE NORTH LINE OF THE SAID 34.694 ACRE TRACT, CONTINUING WITH THE SOUTH LINE OF SAID LOT 19, BLOCK M, CARNEROS RANCH SECTION TWO, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 888.81 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LANDESIGN" FOUND AT THE NORTHEAST CORNER OF THE SAID 34.694 ACRE TRACT, SAME BEING A RE-ENTRANT CORNER OF SAID LOT 19, BLOCK M, CARNEROS RANCH SECTION TWO, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 24°30'46" E, WITH AN EAST LINE OF THE SAID 34.694 ACRE TRACT, AND A WEST LINE OF SAID LOT 19, BLOCK M, CARNEROS RANCH SECTION TWO, AT A DISTANCE OF 81.78 FEET, PASSING A FENCE POST WITH A RAILROAD SPIKE FOUND AT A SOUTHWEST CORNER OF SAID LOT 19, BLOCK M, CARNEROS RANCH SECTION TWO, SAME BEING THE NORTHWEST CORNER OF RESERVE A, VISTA RIDGE PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2002006911, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING WITH THE EAST LINE OF THE SAID 34.694 ACRE TRACT, AND A WEST LINE OF SAID RESERVE A, VISTA RIDGE PHASE ONE, FOR A TOTAL DISTANCE OF 482.86 FEET TO A ½-INCH IRON ROD FOUND AT THE EASTERLY SOUTHEAST CORNER OF THE SAID 34.694 ACRE TRACT, SAME BEING A RE-ENTRANT CORNER OF SAID RESERVE A, VISTA RIDGE PHASE ONE, FOR THE EASTERLY SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 62°20'06" W, WITH A SOUTH LINE OF THE SAID 34.694 ACRE TRACT, WITH A NORTH LINE OF SAID RESERVE A, VISTA RIDGE PHASE ONE, WITH A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, AT A DISTANCE OF 117.39 FEET PASSING A ½-INCH IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF SAID RESERVE A, VISTA RIDGE PHASE ONE, SAME BEING THE NORTHEAST CORNER OF LOT 26, BLOCK F, SAID VISTA RIDGE PHASE FOUR, AND CONTINUING WITH A SOUTH LINE OF THE SAID 34.694 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 26, BLOCK F, VISTA RIDGE PHASE FOUR, CONTINUING WITH A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, FOR A TOTAL DISTANCE OF 697.03 FEET TO A ½-INCH IRON ROD FOUND AT AN ANGLE POINT;

THENCE S 36°22'33" W, CONTINUING WITH A SOUTH LINE OF THE SAID 34.694 ACRE TRACT, CONTINUING WITH THE NORTH LINE OF SAID LOT 26, BLOCK F, VISTA RIDGE PHASE FOUR, CONTINUING WITH A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 258.55 FEET TO A CALCULATED POINT AT THE EASTERN BASE OF A 2-INCH STEEL PIPE FENCE CORNER POST, FOR AN ANGLE POINT IN THE EAST LINE OF THE SAID 34.694 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 26, BLOCK F, VISTA RIDGE PHASE FOUR, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE S 21°37'56" E, WITH AN EAST LINE OF THE SAID 34.694 ACRE TRACT, WITH THE WEST LINE OF SAID LOT 26, BLOCK F, VISTA RIDGE PHASE FOUR, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, AT A DISTANCE OF 335.35 FEET, PASSING A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "CUNNINGHAM ALLEN INC" FOUND AT THE WESTERN TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF SAID VISTA RIDGE DRIVE, AS SHOWN ON SAID VISTA RIDGE PHASE FOUR, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK F, VISTA RIDGE PHASE FOUR, AND CONTINUING FOR A TOTAL DISTANCE OF 405.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.696 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

PLAT PREPARATION DATE: MARCH 2021
APPLICATION SUBMITTAL DATE: MARCH 16, 2021

LOT AREA TABLE

BLOCK S		
LOT	ACRES	SQUARE FEET
1	3.6723	159,966
2	1.5722	68,484
3	0.0262	1,140
4	0.1452	6,326
5	0.1435	6,251
6	0.1686	7,343
7	0.1712	7,455
8	0.2156	9,391
9	0.1377	6,000
10	0.1377	6,000
11	0.1377	6,000
12	0.1377	6,000
13	0.1377	6,000
14	0.1377	6,000
15	0.1377	6,000
16	0.1377	6,000
17	0.1378	6,001
18	0.1541	6,713
19	0.1617	7,043
20	0.1770	7,709
21	0.1823	7,941
22	0.1919	8,359
23	0.1766	7,691
24	0.1591	6,932
25	0.1510	6,578
26	0.1377	6,000
27	0.1377	6,000
28	0.1377	6,000
29	0.1377	6,000
30	0.1377	6,000
31	0.1377	6,000
32	0.1533	6,677
33	0.0643	2,800

LOT AREA TABLE

BLOCK T		
LOT	ACRES	SQUARE FEET
1	0.1640	7,146
2	0.2027	8,830
3	0.1771	7,715
4	0.1744	7,596
5	0.2783	12,124
6	0.0541	2,356
7	0.0100	436
8	0.0691	3,011
9	0.1886	8,213
10	0.1429	6,226
11	0.2040	8,886
12	0.1384	6,030
13	0.2271	9,894
14	0.1642	7,152
15	0.1559	6,792
16	0.1756	7,651
17	0.1870	8,146
18	0.1653	7,200
19	0.2416	10,525
20	0.1389	6,052
21	0.1384	6,028

ROSENBUSCH RANCH PHASE THREE FINAL PLAT WILLIAMSON COUNTY, TEXAS

LOT AREA TABLE

BLOCK U		
LOT	ACRES	SQUARE FEET
1	0.1642	7,152
2	0.1377	6,000
3	0.1381	6,015
4	0.1645	7,165
5	0.1631	7,104
6	0.1631	7,103
7	0.1512	6,588
8	0.1377	6,000
9	0.1377	6,000
10	0.1377	6,000
11	0.1405	6,119
12	0.1749	7,617
13	0.2663	11,603
14	0.1653	7,200
15	0.1653	7,200
16	0.1653	7,200
17	0.1377	6,000
18	0.1377	6,000
19	0.1477	6,432
20	0.1579	6,880
21	0.1582	6,891
22	0.1582	6,891
23	0.1582	6,891
24	0.1584	6,901
25	0.1398	6,045
26	0.1377	6,000
27	0.1642	7,152

LOT AREA TABLE

BLOCK V		
LOT	ACRES	SQUARE FEET
1	0.0246	1,070
2	0.1429	6,233
3	0.1860	8,102
4	0.2297	10,004
5	0.3314	14,435
6	0.2535	11,044
7	0.1489	6,486
8	0.1644	7,160
9	0.1934	8,424
10	0.2356	10,262
11	0.2049	8,928
12	0.2109	9,187
13	0.1921	8,366
14	0.1714	7,467
15	0.1547	6,740
16	0.1239	5,396
17	0.1736	7,560
18	0.1960	8,539
19	0.1687	7,350
20	0.1641	7,148
21	0.1396	6,079
22	0.1396	6,083
23	0.1397	6,086
24	0.1644	7,164
25	0.1646	7,169
26	0.1575	6,860

LOT AREA TABLE

BLOCK V		
LOT	ACRES	SQUARE FEET
27	0.1869	8,141
28	0.2272	9,898
29	0.1407	6,129
30	0.1429	6,226
31	0.1379	6,007
32	0.1379	6,007
33	0.1396	6,080
34	0.1541	6,714
35	0.2499	10,885
36	0.2876	12,527
37	0.2100	9,147
38	0.1643	7,155
39	0.1745	7,601
40	0.1644	7,161
41	0.1377	6,000
42	0.1377	6,000
43	0.1377	6,000
44	0.1377	6,000
45	0.1377	6,000
46	0.1377	6,000
47	0.2280	9,930
48	0.1512	6,585
49	0.1533	6,676
50	0.1416	6,169
51	1.5158	66,029

SHEET 4 OF 5



HRGreen®

DEVELOPMENT TX

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

TBPE NO: 16384
TBPLS NO: 10194101

ROSENBUSCH RANCH
PHASE THREE
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, CETERA VENTURES, LLC, AS THE OWNER OF 34.696 ACRES OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, BEING ALL THAT CERTAIN CALLED 34.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023079862, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS **ROSENBUSCH RANCH PHASE THREE**.


CETERA VENTURES, LLC
DAVID SINGLETON, MANAGING MEMBER
P.O. BOX 984
LEANDER, TEXAS 78646-0984

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 10 DAY OF April, 2024, PERSONALLY APPEARED, DAVID SINGLETON, AS A MANAGING MEMBER OF CETERA VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CETERA VENTURES, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2024

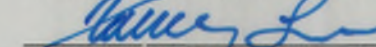
NOTARY PUBLIC - STATE OF Texas

PRINTED NAME: Stacy Small MY COMMISSION EXPIRES: 03/04/2029



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

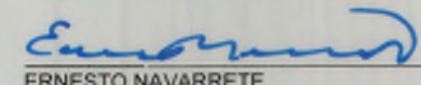
THAT I, XAVIER GARZA-ROBLEDO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.


XAVIER GARZA-ROBLEDO
REGISTERED PROFESSIONAL ENGINEER
NO. 135174 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
(512) 872-6696
xavier.garza@hrgreen.com
TBPE FIRM NO. F-16384



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ERNESTO NAVARRETE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 141-230201701, EFFECTIVE DATE AUGUST 10, 2023 AND ISSUED AUGUST 31, 2023 HAVE BEEN SHOWN OR NOTED HEREON.


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



GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. 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.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48491C0435F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF CROOKED CREEK STREET, EAGLE CANYON DRIVE, PRAIRIE WIND DRIVE, VISTA RIDGE DRIVE, AND WALNUT GROVE BEND. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 2, 2020.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS. THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE PONDS ARE NOT PROPERLY MAINTAINED.

SINGLE-FAMILY & TWO FAMILY PLAT NOTES:

1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
2. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:

BLOCK	LOTS
S	1, 2, 3, 33
T	6, 7, 8
U	13
V	1, 16, 51
3. THE HOA IS FILED WITH THE TEXAS OFFICE OF THE SECRETARY OF STATE AS "ROSENWOOD RESIDENTIAL COMMUNITY, INC." FILE NUMBER 803969875.
4. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
5. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
6. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

LANDSCAPE LOTS:	BLOCK	LOTS
	S	3
	T	6, 8
	V	1
7. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER RESIDENTIAL UNIT.
8. THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS. THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE PONDS ARE NOT PROPERLY MAINTAINED.

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.

LAURIE LANTRIP, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

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

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

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 5 OF 5



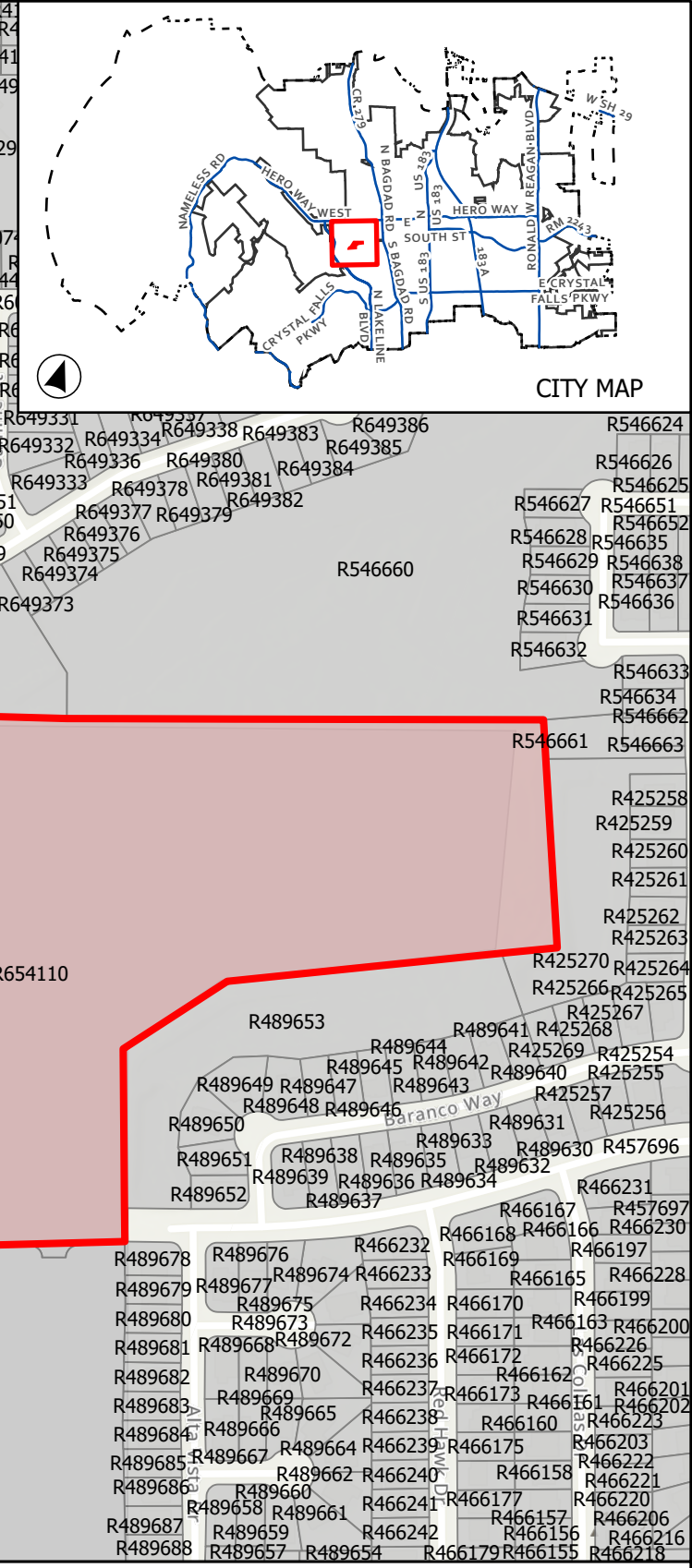
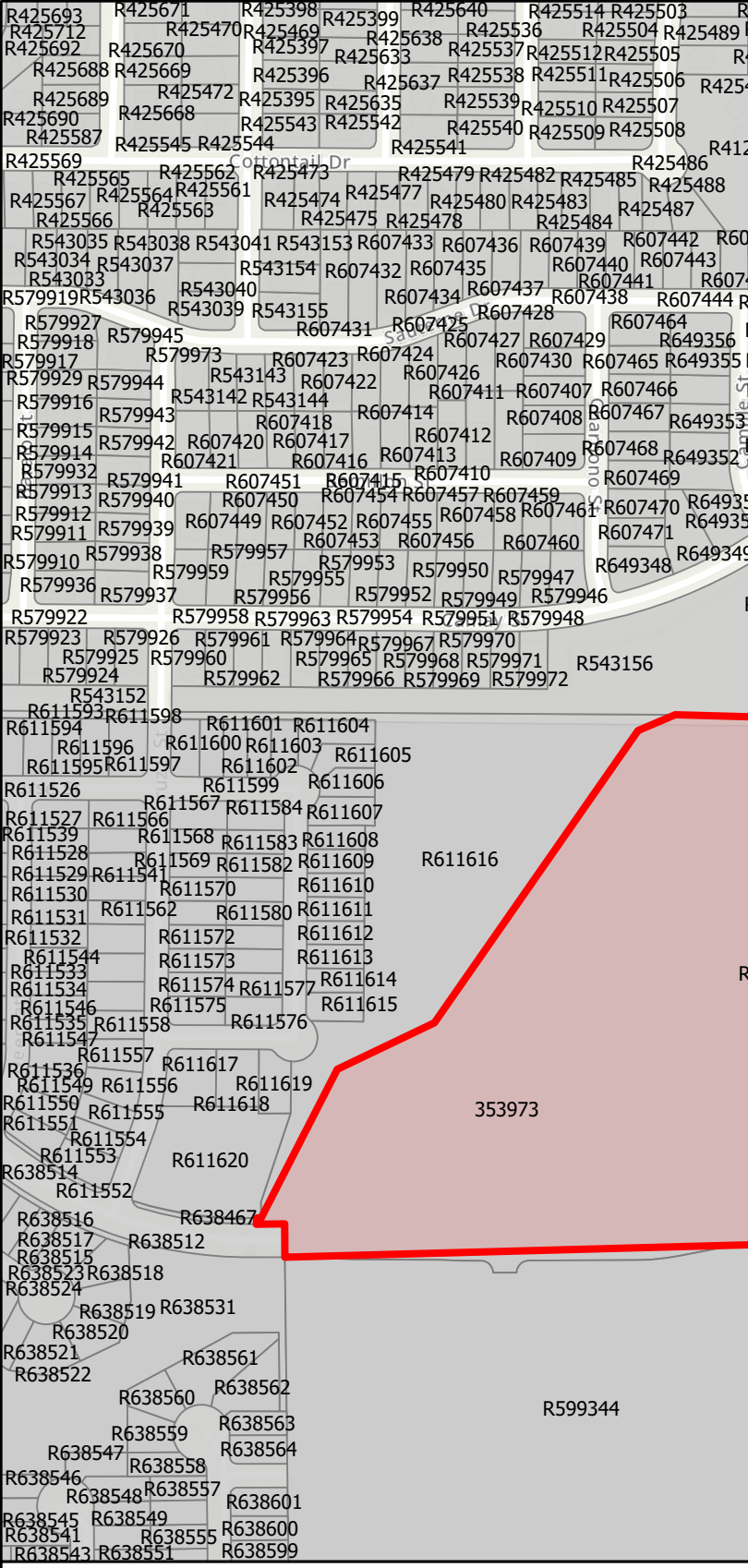
DEVELOPMENT TX

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

TBPE NO: 16384
TBPLS NO: 10194101

PLAT PREPARATION DATE: MARCH 2021
APPLICATION SUBMITTAL DATE: MARCH 16, 2021

L:\Projects\348-DR-Horner-Signet\348-Survey\07-CADD\Final Plat - Phase 3\Hornbusch Ranch Phase Three Final Plat.dwg
PLOT DATE: Apr 02, 2024 12:43pm



CASE: FP-21-0006

ATTACHMENT

ROSENBUSCH PH 3

Location Map



0 175 350

Feet

-  City Limits
 ETJ Boundary
 Subject Boundary

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



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Approval of the minutes for meeting held on April 25, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of the minutes.

PRESENTER:

Veronica Tovar, Planning Coordinator

Attachments:

1. 4-25-2024 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 25, 2024
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All Commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 18, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak

CONSENT AGENDA: ACTION

Motion: To approve Consent Agenda Items 6 through 10.

By: Board Member May

Seconded: Board Member Oliver

Vote: 7 - 0

6. Approval of Subdivision Case FP-22-0012 regarding Bar W Ranch West Phase 10 Final Plat on six (6) parcels of land approximately 53.097 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R590364, R652645, R573683, R539735, R652644, and R654376; generally located west along Stamp Iron Avenue and Bar W Ranch Boulevard, Leander, Williamson County, Texas.

7. Approval of Subdivision Case FP-22-0032 regarding Travisso Phase 4, Sections 7-8 & Phase 5, Section 3 Final Plat on one (1) parcel of land approximately 47.61 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located west of the intersection of Travisso Parkway and Via Levanzo Road, Leander, Travisso County, Texas.
8. Approval of Subdivision Case FP-22-0037 regarding Torrente-Warr Acres Short Form Final Plat on one (1) parcel of land approximately 23.417 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031658; generally located east of the terminus of Oak Grove Road, Leander, Williamson County, Texas.
9. Approval of Subdivision Case FP-23-0072 regarding Gateway 29 Final Plat on ten (10) parcels of land approximately 34.051 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R649811, R464196, R319215, R534766, R534765, R418530, R620027, R403523, R534764 and R534763; generally located at the southwest corner of SH 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
10. Approval of the minutes for meeting held on April 11, 2024.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Subdivision Case CP-23-0027 to adopt the Sullivan Tract Concept Plan Revision #1 on nine (9) parcels of land approximately 308.288 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R022920, R473838, R473839, R022741, R356046, R473837, R022922, R022921, and R022923; generally located west of North Bagdad Road and approximately 1,200 feet south of CR 281, Leander, Williamson County, Texas.

Debbie Almond had questions
James Lyons was in favor with fences.

Motion: To approve Concept Plan CP-23-0027

By: Board Member Cosgrove
Seconded: Board Member Oliver

Vote: 7 - 0

12. Conduct a Public Hearing and consider action regarding Special Use Case Z-24-0107 to adopt a Special Use Permit to allow for the operation of a Mobile Food Establishment Park on one (1) parcel of land approximately 0.18 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R036077; and more commonly known as 203 North Brushy Street, Leander, Williamson County, Texas.

No one spoke in favor or opposition of the request.

Motion: To approve Zoning Case Z-24-0107

By: Board Member Oliver
Seconded: Board Member May

Vote: 6 - 1 Board Member Moss

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres ± in size, more particularly described by Williamson Central Appraisal

District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.

Submitted via the website in opposition of the request was Rocky Brown, 2512 Belen Dr and Benjamin Davis, 1924 Woolsey Way.

Motion: To postpone zoning case Z-24-0112 to the next May 9, 2024 P & Z meeting, so staff can work with the applicant on a Minor PUD Amendment.

By: Board Member Mahan

Seconded: Board Member Cosgrove

Vote: 7 - 0

14. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0007 to amend the Comprehensive Plan to update the mix of land uses associated with the Activity Center and Zoning Case Z-22-0023 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector) to adopt the Pioneer Farmstead PUD (Planned Unit Development) with the base zoning of SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), CH-2-A (Cottage Housing), and GC-3-A (General Commercial) on one (1) parcel of land approximately 56.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032213; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding CPA-23-0007 as described above.
- Discuss and consider action regarding Zoning Case Z-22-0023 as described above.

(This case was postponed until June 27, 2024.)

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately six (6) acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

Speaking in opposition was Joshua Raley, 724 Mallow Rd. and Benjamin Davis, 1924 Woolsey Way.

Motion: To postpone Zoning Case Z-24-0118 until the May 9, 2024 P & Z meeting to review revised PUD Notes.

By: Board Member Cosgrove

Seconded: Board Member Oliver

Vote: 7 - 0 None

REGULAR AGENDA

16. Adjournment Adjourned at 7:42 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Subdivision Case FP-23-0055 to consider the replat of Lots 37, 38, and 39, Hidden Mesa Subdivision as Crystal Mesa Cove Two Final Plat on three (3) parcels of land approximately 10.339 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, and 354050; and generally located to the southwest of the intersection of on the west of High Lonesome and CR 290, Leander, Travis County, Texas.

- Discuss and consider action on Subdivision Case FP-23-0055 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

10/10/1972 – Original Plat

12/16/2021 – Zoning Approved

APPLICANT/AGENT:

Walker Partners (Sean Friend) on behalf of Seth Robinson, CP 290 Holdings LLC. (Seth Robinson).

RECOMMENDATION:

This final plat includes eight (8) single-family lots, two (2) HOA landscape lots and one (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. FP-23-0055 Att 1 Final Plat

2. FP-23-0055 Att 2 Location Map - Crystal Mesa 2

Crystal Mesa Cove Two Final Plat

Resubdivision of Lots 37, 38 and 39, Hidden Mesa

LOTS 37, 38 AND 39, HIDDEN MESA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	FINAL PLAT SHEET
3	NOTES & SIGNATURES

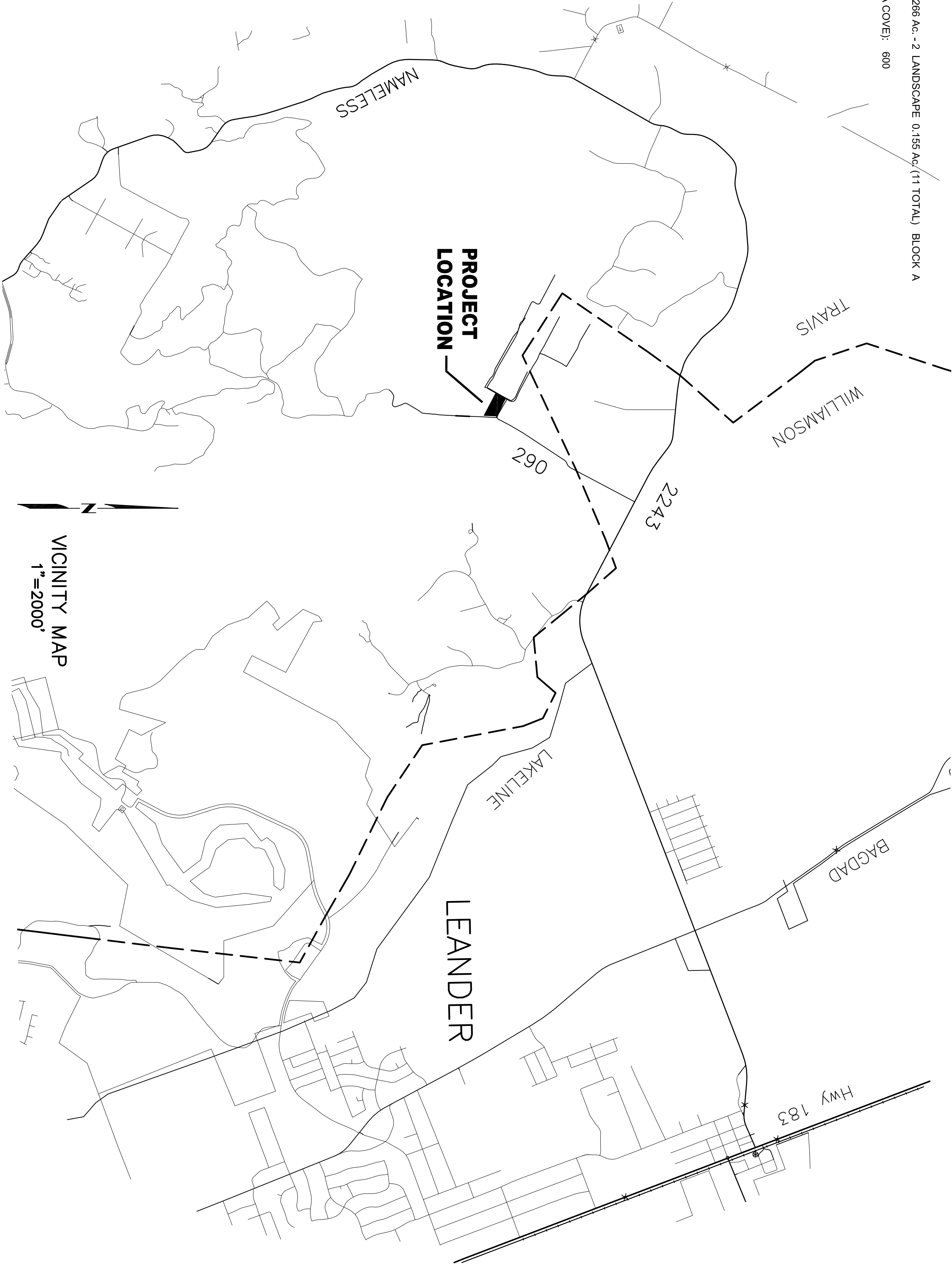
LEGAL DESCRIPTION:

CRYSTAL MESA COVE SUBDIVISION

LOT 37, 38 & 39, HIDDEN MESA, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

PROJECT INFORMATION:

ACREAGE: 10.339
LOTS: 8 (SFR) 8.801 Ac. - 1 Drainage 1.266 Ac. - 2 LANDSCAPE 0.155 Ac. (11 TOTAL) BLOCK A
ADDITIONAL RIGHT-OF-WAY 0.108 Ac.
L.F. OF NEW STREET (CRYSTAL MESA COVE): 600



OWNER:
CM 290 Holdings LLC
3550 Lakeline #170-1711
Leander, Texas 78641

ENGINEER:
Walker Partners
804 Los Cimos #150
Austin, Texas 78746
512.382.0021

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

FILING DATE: 3/28/23

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/Text: (512) 638-0220

Crystal Mesa Cove Two

Resubdivision of Lots 37, 38 and 39, Hidden Mesa

TRAVIS COUNTY, TEXAS

SCALE: 1" =100' DATE: 01-19-23
FIELD BOOK:86
DRAWN BY: STAFF
FILE NAME: 21-083 REPLAT
APPROVED BY: STAFF
PROJECT NO: 21-083

ENGINEER:
Walker Partners
804 Las Cimmas #150
Austin, Texas 78746
512.382.0021

354030
William Schafenberg
130 Hidden Mesa
Leander, Texas 78641
E 3.997 Ac.
Lot 64
Hidden Mesa



LEGEND

● IRON ROD FOUND	TOPO/BEARING/COORDINATE BASIS
○ IRON ROD SET	ELIPSOID: WGS 1984/GRS 1980
▲ TRAVERSE NAIL SET	PROJECTION: TEXAS CENTRAL NAD 83
* COTTON SPINDLE SET	GEOD MODEL: GEOD 12B
() RECORD BEARING, DISTANCE	
PAE PEDESTRIAN ACCESS EASEMENT,	
PUE PUBLIC UTILITY EASEMENT,	
LE LANDSCAPE EASEMENT)	

0 25 100
SCALE 1"=100'

SCALE: 1" = 100' DATE: 01-19-23
FIELD BOOK: 86
DRAWN BY: STAFF
FILE NAME: 21-083 REPLAT
APPROVED BY: STAFF
PROJECT NO: 21-083

TRAVIS COUNTY, TEXAS

Steven Warner Wornack, 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/Text: (512) 638-0220

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

That CM 290 HOLDINGS, a Limited Liability Corporation, as the owner of that certain 10.339 acre tract of land recorded Document No. 2022087635, of the Official Records of Williamson County, Texas does hereby certify that there are no lien holders and dedicates to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as CRYSTAL MESA COVE TWO, RESUBDIVISION OF LOT 37, 38 & 39, HIDDEN MESA subdivision.

CM 290 HOLDINGS LLC

Seth Robinson, Managing Partner
3550 LAKELINE BLVD, #170-1711
LEANDER, TEXAS 78641

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 20____, personally appeared, Seth Robinson, as Managing Partner, of CM 290 Holdings, a Texas Limited Liability Corporation, on behalf of said CM 290 Holdings, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of _____, 20____,
Notary Public—State of Texas

Printed Name:
My Commission Expires:

Permit Plat Note:

All property herein is subject to the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. Written notification and/or permits are required prior to commencing any development activities. Contact LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.

Restrictive Covenant Plat Note:

Impervious cover on all property herein shall be limited in accordance with the Restrictive Covenant filed in the Real Property Records of _____ County. Document # _____). Impervious cover includes, but is not limited to pavement, rooftops, and other surfaces that reduce the infiltration of runoff into the soil. Homeowners may utilize stormwater credits to reduce effective impervious cover, as per the LCRA Highland Lakes Watershed Ordinance. Stormwater credits include porous pavement, rainwater harvesting, soil amendment, conservation landscaping, disconnection of rooftop runoff and natural area preservation.

Lower Colorado River Authority

Date

PRIVATE SUBDIVISION NOTES

1. Every deed within this subdivision shall contain notice that all roads within this subdivision are private. Travis County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
2. The owner shall create a mandatory homeowners association that shall be responsible for the maintenance of the road within this subdivision. This homeowners association shall have assessment authority to insure the proper funding for maintenance, and membership in this association shall be mandatory for all lot owners.
3. The roads within this subdivision plat shall be maintained to such a standard which will allow emergency vehicles access for the roadway design speed in perpetuity by the homeowners association, and the homeowners association must contain a mechanism for assessing the Owners within the subdivision to produce adequate revenue for perpetual maintenance.
4. Every deed for property within this subdivision contain notice to the grantee that all roads are private, that the homeowners association shall be perpetually liable for maintenance, that the County will never accept them for maintenance, and that the quality of the roads must be maintained as to not affect access by public service agencies such as police, fire, and emergency medical services.
5. The County will not be responsible for providing enforcement of traffic control within this subdivision.
6. A perpetual public safety and public service easement is hereby dedicated for the purpose of providing public safety services, police, fire and medical services, utility meter reading, code enforcement, building inspections, solid waste collection, public school transportation, any other public services and enforcing the city ordinances, and giving the City and its authorized officers and designees unimpeded ingress and egress over, across and through such streets, roadways, and rights-of-way for the purpose of providing public safety services, police, fire and medical services, utility meter reading, code enforcement, building inspections, solid waste collection, public school transportation. The HOA shall maintain at all times with the City Secretary the current gate code or key for all gates regulating access to and from the subdivision.

Travis County On-Site Wastewater Program (OSSF) Plat Notes

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
2. This subdivision is subject to all the terms and conditions of Chapter 44B, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.
3. Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.
4. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Brandon Couch, D. R. Program Manager,
On-site Wastewater, Travis County TNR

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 the laws of the State of Texas, and that all existing interests of record as found on the Title Commitment (3/20/23) and the existing further Certificate (1/25/23) referenced in the subdivision application have been shown or noted herein.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

Date



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

SEAN FRIEND
PROFESSIONAL ENGINEER #9671

Date

PERMETER FIELD NOTE DESCRIPTION

LOT 37, 38 & 39, HIDDEN MESA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING AT A COTTON SPINDLE AT THE NORTHEAST CORNER OF LOT 41, HIDDEN MESA, BEING ALSO ON THE CENTERLINE OF MESA OAKS (60' ROAD EASEMENT) AT THE NORTHWEST CORNER OF CRYSTAL MESA COVE SUBDIVISION, FOR A POINT ON THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 61 DEG 31 MIN 57 SEC W 218.00 FEET TO AN IRON ROD AT THE INTERSECTION OF THE CENTERLINES OF SADD MESA OAKS AND HIDDEN MESA AT THE SOUTHWEST CORNER OF LOT 64, HIDDEN MESA, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 28 DEG 16 MIN 06 SEC E 600.00 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 35 & 36, HIDDEN MESA, BEING ALSO ON THE CENTERLINE OF HIDDEN MESA — CR290, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 61 DEG 37 MIN 43 SEC E 599.78 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY OF HIGH LONESOME (A 60' ROW EASEMENT RECORDED IN VOLUME 12902, PAGE 1948 TDDR), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01 DEG 45 MIN 53 SEC W 672.75 FEET TO THE POINT OF BEGINNING.

STANDARD PLAT NOTES

General Plat Notes:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution system.
3. Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
6. All easements on private property shall be maintained by the property owner or his or her assigns.
7. In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all private street easements and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines. Lots 10 & 11 are Pedestrian Access Easement, Public Utility Easement, and Landscape Easement.
8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 48453C00951, EFFECTIVE DATE 1/22/20 for Williamson and Travis Counties.
9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be required as listed in the current zoning ordinance.
10. Sidewalks shall be installed on the subdivision side of High Lonesome. 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 sole school routes shall be installed when the adjoining street is constructed. Sidewalks shall be 6 feet wide.
11. All new utility lines must be located underground.
12. No driveway shall be constructed closer than 50' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
13. The HOA will own and maintain the following lot(s): Lot 1 (drainage), Lots 10 & 11 Block A (landscape lots).
14. The HOA bylaws are recorded in the Official Public Records of Travis County, Texas under document number _____.
15. The homeowners association is required to mow and maintain landscaping in detention and water quality areas.
16. The homeowners association accepts and maintains drainage and water quality improvements contained in the detention and water quality areas.
17. If single family or two family residential lots are proposed to back or side up to an arterial or collector street, the following is provided: A landscape lot is provided between the lot(s) and the specified roadway. Such landscape lot is at least ten (10) feet wide (Lot 10 & 11, Block A): For every six hundred (600) square feet of area in the landscape lots, 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 lined (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 lots are required to be maintained by a private association.
18. All properties on the downstream side of the roadway (Crystal Diamond Ct.) must accept and convey storm water runoff in sheet flow from the roadway.
19. The 30'x626' road easement (Mesa Oaks) is vacated with this plat.
20. This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on 12/20/2022.
21. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.

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:

Laura Lantip, Chairman
Planning and Zoning Commission
City of Leander, Texas

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

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

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING, AND 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. PLAT RECORDS OF SADD COUNTY AND STATE IN DOCUMENT NO. _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SADD COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: _____
REBECCA GUERRERO
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

Steven Warner Womack, RP.LS., 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/Text: (512) 638-0220

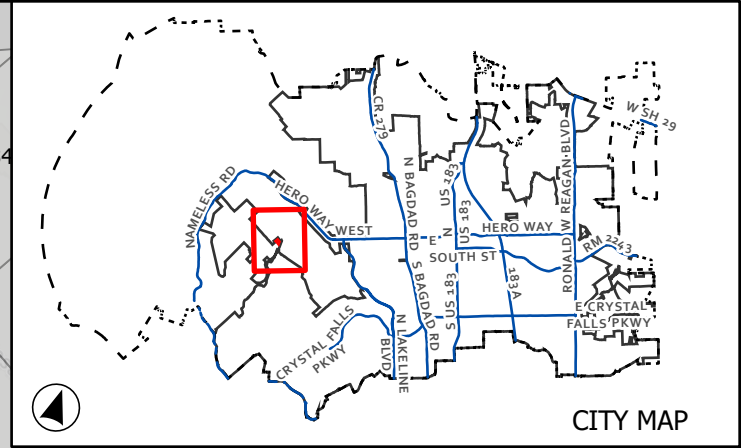
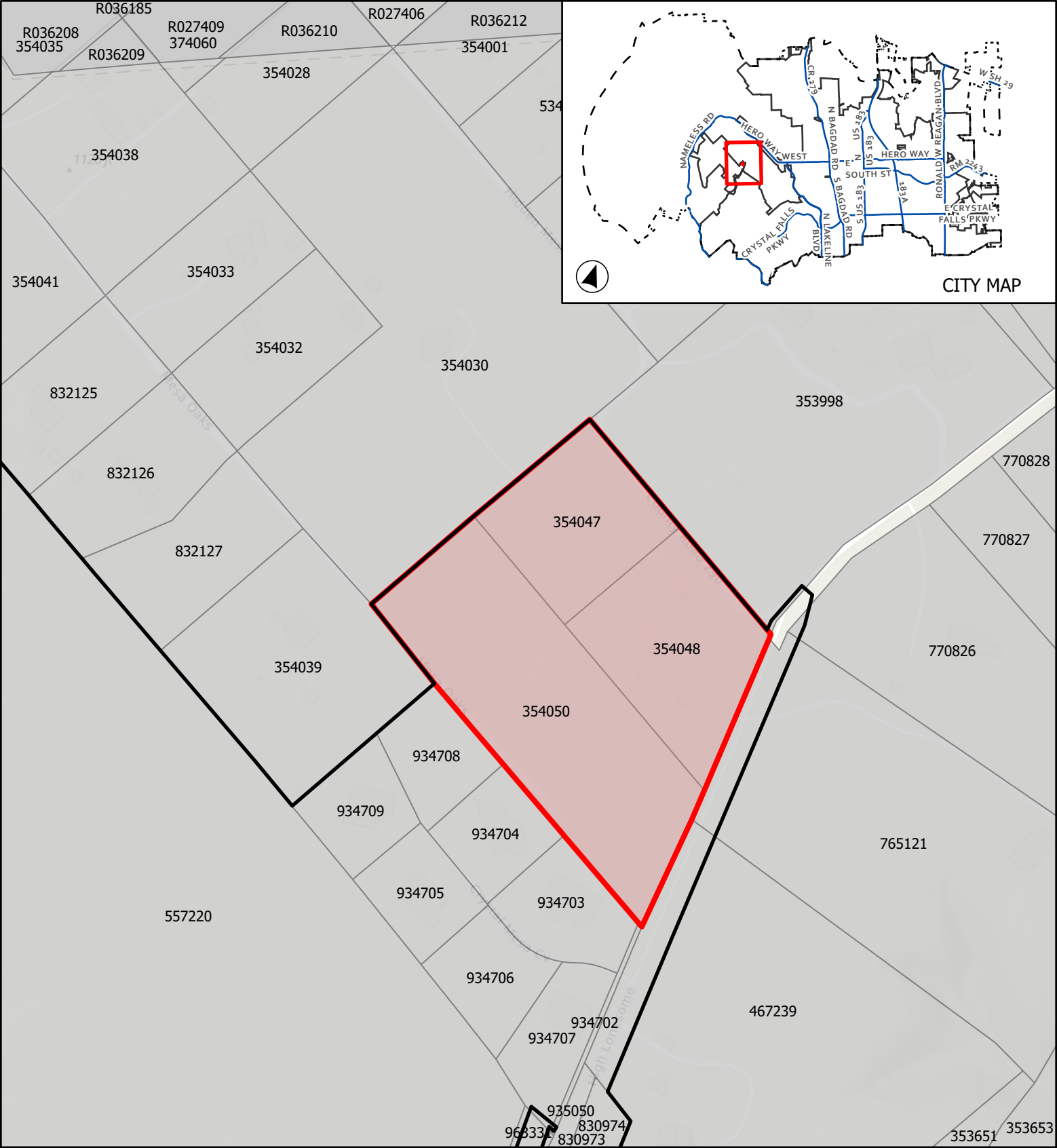
Crystal Mesa Cove Two

Resubdivision of Lots 37, 38 and 39, Hidden Mesa

TRAVIS COUNTY, TEXAS

SCALE: 1" =100' DATE: 01-19-23
FIELD BOOK: 86
DRAWN BY: STAFF
FILE NAME: 21-083 REPLAT
APPROVED BY: STAFF
PROJECT NO: 21-083

OF
3 SHEET
3



CASE: FP-23-0055 ATTACHMENT 2 CRYSTAL MESA 2

Location Map

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

Feet

- City Limits
- ETJ Boundary
- Subject Boundary

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EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0065 to amend the current zoning of PEC PUD (Planned Unit Development) to change the zoning to GC-2-C (General Commercial) on one (1) parcel of land approximately 12.405 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R623019; and legally described as Lot 1, Block A, PEC Data Center, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0065 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/17/2013 – Annexation

08/18/2016 – Zoning (PEC PUD)

APPLICANT/AGENT:

Westwood Professional Services (Clayton Strolle) on behalf of Pedernales Electric Cooperative, Inc. (Cody Moos).

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Cory Dale, Planner

Attachments:

1. Z-23-0065 Att 1 Planning Analysis
2. Z-23-0065 Att 2 Current Zoning - PEC PUD
3. Z-23-0065 Att 3 FLU Map - PEC PUD
4. Z-23-0065 Att 4 Public Notification - PEC PUD
5. Z-23-0065 Att 5 Proposed Zoning - PEC PUD
6. Z-23-0065 Att 6 Aerial Map - PEC PUD
7. Z-23-0065 Att 7 Letter of Intent - PEC PUD
8. Z-23-0065 Att 8 Neighborhood Outreach - PEC PUD



PLANNING ANALYSIS

ZONING CASE Z-23-0065 PEC PUD AMENDMENT

GENERAL INFORMATION

Owner/Agent: Westwood Professional Services (Clayton Strolle) on behalf of Pedernales Electric Cooperative, Inc. (Cody Moos).

Current Zoning: PEC PUD (Planned Unit Development) with base zonings of
LO-2-A (Local Office)
HC-5-D (Heavy Commercial)

Proposed Zoning: GC-2-C (General Commercial) base zoning for a portion of the PEC PUD

Size and Location: The property is generally located southeast of the intersection of RM 2243 and 183A Toll Road, including approximately 12.405 acres.

Staff Contact: Cory Dale,
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to commercially develop the site.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This Commission will note that only the requested portion of the PEC PUD is being revised per this request. The developed PEC data center PUD portion to the east will remain within the PEC PUD. The remainder of the PEC PUD tract (south portion) will be reviewed as upcoming zoning case Z-23-0091. Please note the access drive to the south will remain.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	HC-5-D & CD	Heavy Commercial
EAST	PUD (GC)	PEC Data Center
SOUTH	GC-3-C	Undeveloped
WEST	PUD	Undeveloped (Leander Springs Mixed-Use)

SURROUNDING AREA:

This property is located west of the PEC Data Center and just south (across RM 2243) of the Enterprise Business Park and Fabcon Products, Inc (trailer repair and rental). Properties to the south and west (across 183A Toll Road) are currently undeveloped.

PHYSICAL AND NATURAL FEATURES:

This portion of the property is undeveloped with large amounts of tree cover to the north and northwest of the tract. Any existing significant and/or heritage trees on site will be reviewed for compliance with the CZO and mitigation during the development of the site.

PROPERTY HISTORY:

This property annexed into the City of Leander on 01/17/2013.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 16-Z-014 requested a zone change from Interim SFR-1-B (Single-Family Rural) and SFS-2-B (Single-Family Suburban) to a PUD with base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial) and was approved on 08/18/2016.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road.

TRANSPORTATION PLAN REQUIREMENTS:

- **183A Toll Road**
 - i. Any additional driveways off 183A Toll Road will be reviewed at time of site plan submittal by the City of Leander and CTRMA.
 - ii. Driveway spacing along a toll road shall comply with the TxDOT Access Management Manual.

Additionally at time of site plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. Potential ROW improvements for 183A Toll (ie sidewalks, ROW dedication, decel lane) will be vetted through the site plan process. The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Existing Arterial (Access Controlled)	Commercial Corridor	400' ROW 10' sidewalk

SUBDIVISIONS:

The following subdivision case was previously submitted for this property:

Tract is platted as the PEC Data Center Subdivision (project 21-SFP-007) and was approved on 10/14/2021.

EXISTING UTILITIES:

This property has access to a twelve-inch water line running along the frontage of 183A Toll Road. An eight-inch sewer line has been provide at the north of the tract through the approved PEC Data Center (project 21-PICP-014).

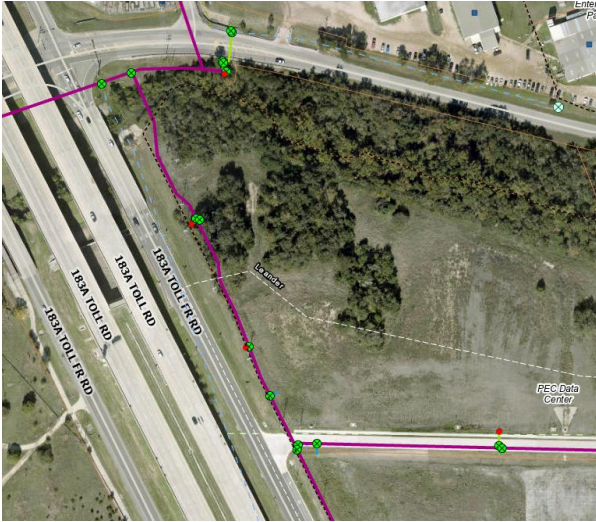


Figure 1: Water System



Figure 2: Wastewater System

CURRENT LAND USES:

This property is largely undeveloped but does contain a private drive to the south associated with the PEC Data Center.

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

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

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

SITE COMPONENT**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE C (non-residential only):**

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories**MULTI-USE CORRIDOR – Priority Corridor**

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

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

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

Desired Mix for Priority Corridors: focused on commercial uses, not residential, and facilitate more activated non-residential development.

Zoning suitability: SFT, CH, TF, LC, LO, GC and PUD.

GREENWAYS

- The Greenways future development category contains active and passive parkland, trails, and open spaces that have been designated for public use. Greenways are linear parks that serve multiple purposes, including connecting the community and managing stormwater impacts. These spaces are also critical to providing green spaces amidst urban development, for the outdoor enjoyment of residents and workers while connecting public (and private) parks and amenities.

A Leander Greenways network is a framework for a regional destination for people looking for trail activities, a cycling loop system, and active transportation routes to employment centers. From a community perspective, greenways are opportunities for placemaking, including art, historical elements, civic spaces, and wildlife viewing.

Development adjacent to the greenway system should primarily be oriented towards the green space, with buildings fronting public paths, parkway streets providing access, and a public relationship between the greenway corridor and adjacent private development. Trail connections should be made frequently to adjacent developments to provide access.

NEIGHBORHOOD RESIDENTIAL

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on February 1st, 2021. No changes were made to the project since the development meeting was held:

No ordinance changes occurred following the development meeting which may have made an impact on this project proposal.

NOTIFICATION

04/18/2024 - Public Notice on Hill Country News
 04/24/2024 - Mail Notification to Property Owners within 200'
 04/24/2024 - Public Hearing Signage Posted on Property
 05/09/2024 - Planning and Zoning Commission Public Hearing
 06/06/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/20/2024 - City Council Second & Final Reading of the Ordinance

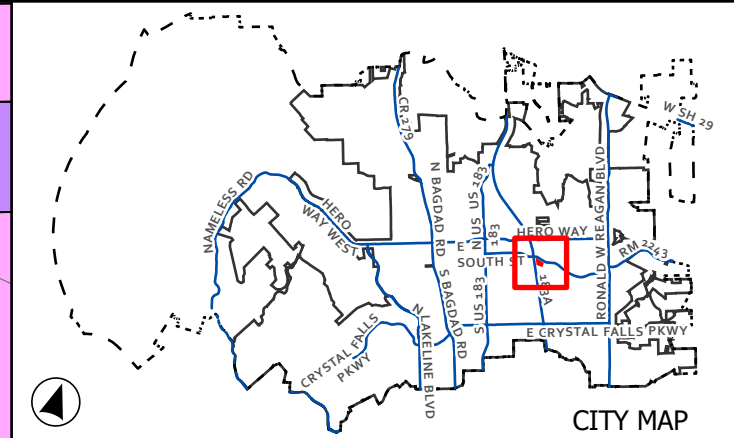
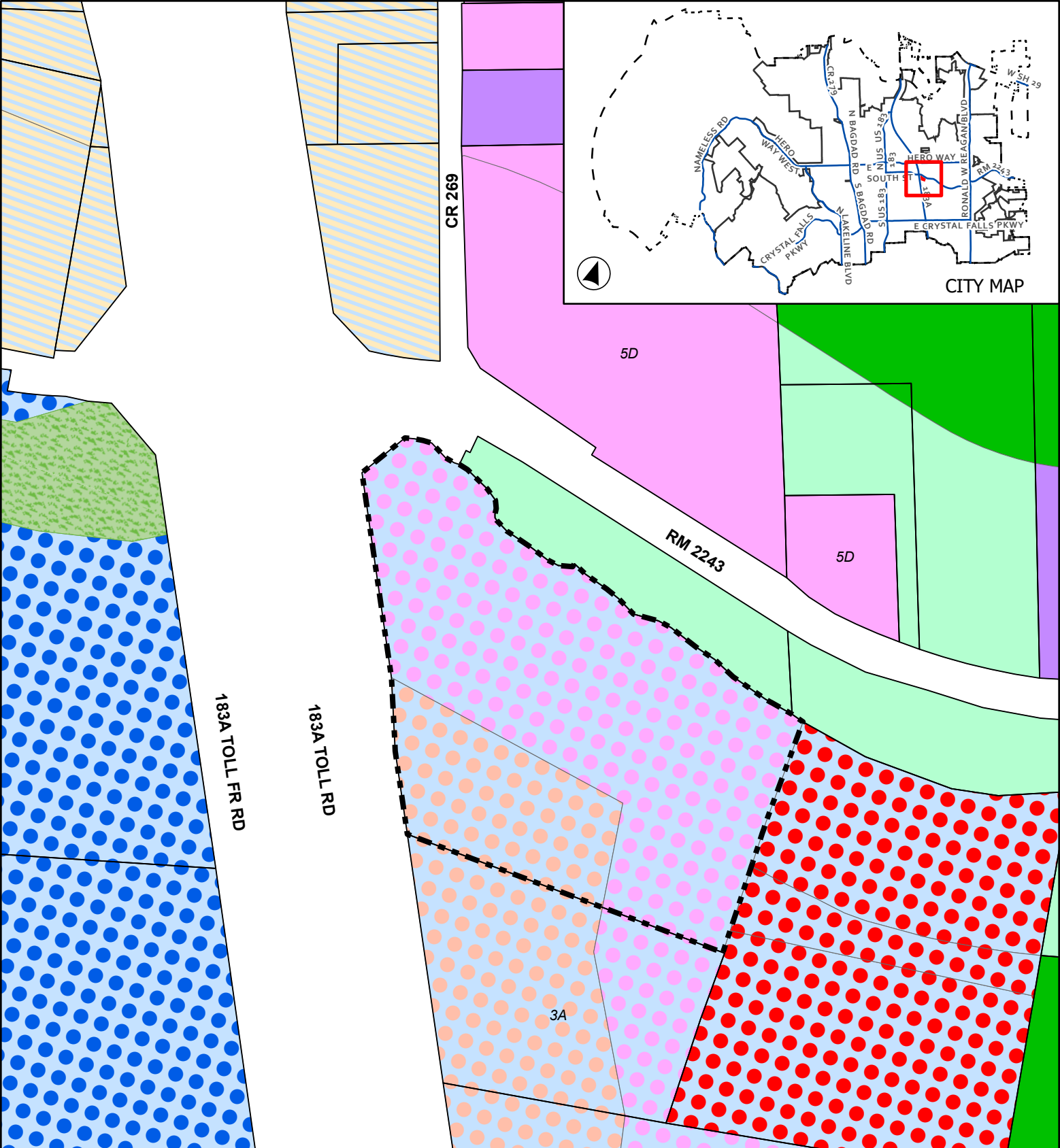
PUBLIC NOTIFICATION:

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

A neighborhood outreach was conducted via direct communication and mailed correspondence. Please see the full report from the applicant provided as Attachment 8. As an update to this Commission, City staff noted one property (NE of site and across RM2243 – parcel R031291) with a residential zoning of SFS-2-B that falls within the 500 foot buffer and must be notified of the rezoning request. To date, staff has received no response or updated neighborhood communications from the applicant.

APPROVAL CRITERIA:

As this Commission will note, the majority of this site is within the Multi-Use Corridor – Priority Corridor designation per Future Land Use Map. This request is strengthened by existing access to 183A Toll Road. Commercial use on this hard corner would be compatible with surrounding commercial/mixed use developments proposed and existing. The above being said, the zoning request seems compatible with the existing zoning districts and uses of surrounding properties as well as the future land use designation of Multi-Use Corridor – Priority Corridor therefore staff recommends approval of the zoning request.



CASE: Z-23-0065 ATTACHMENT 2 PEC MINOR PUD AMENDMENT

Current Zoning

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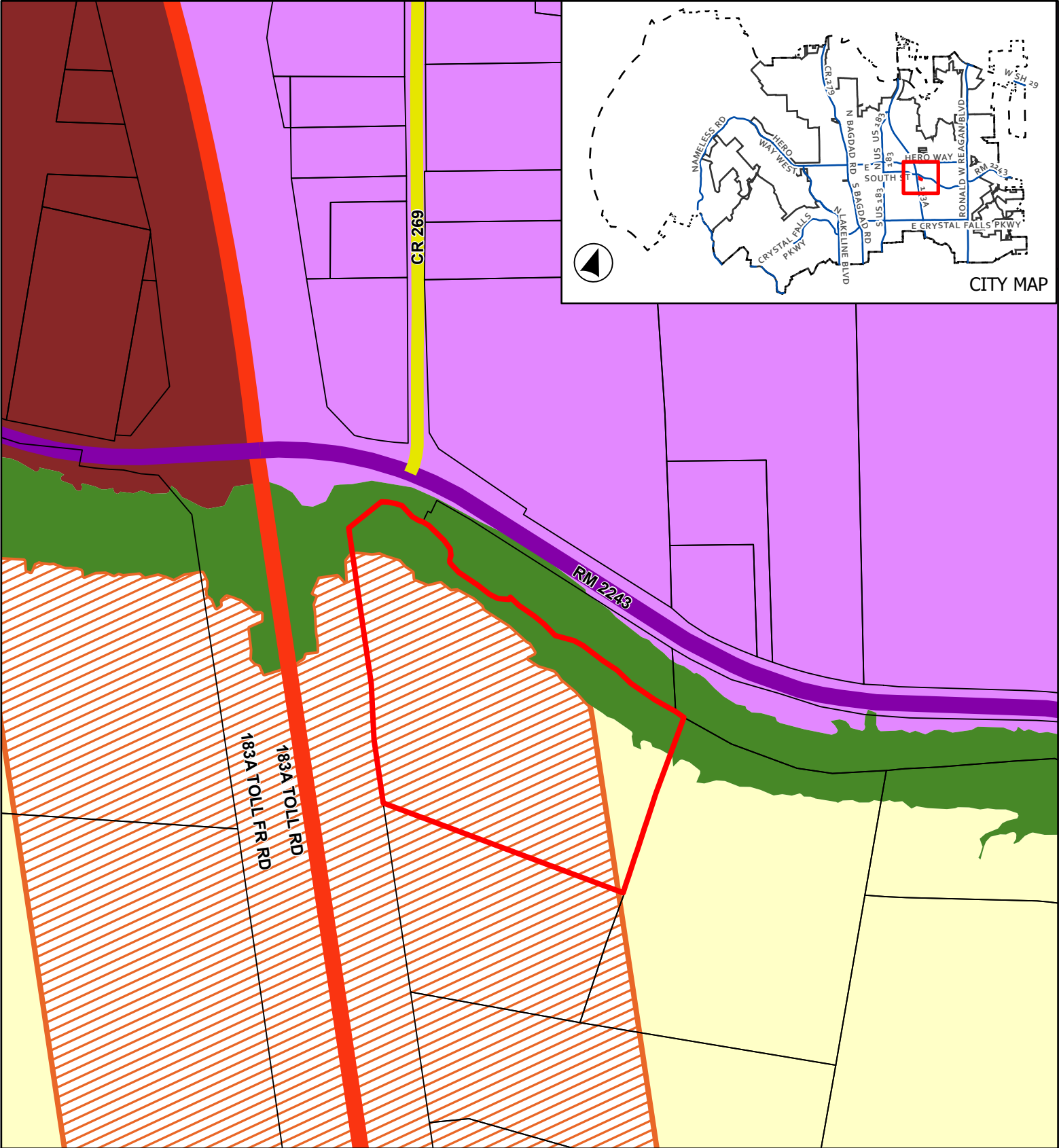
- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Mixed Use
- PUD - Local Office
- PUD - General Commercial

- PUD - Heavy Commercial
- OS - Open Space
- CD - Conventional Sector

0 95 190 Feet

Page 7 of 148



CASE: Z-23-0065

ATTACHMENT 3

PEC MINOR PUD AMENDMENT

Future Land Use Map



0 140 280

Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor
- Activity Center

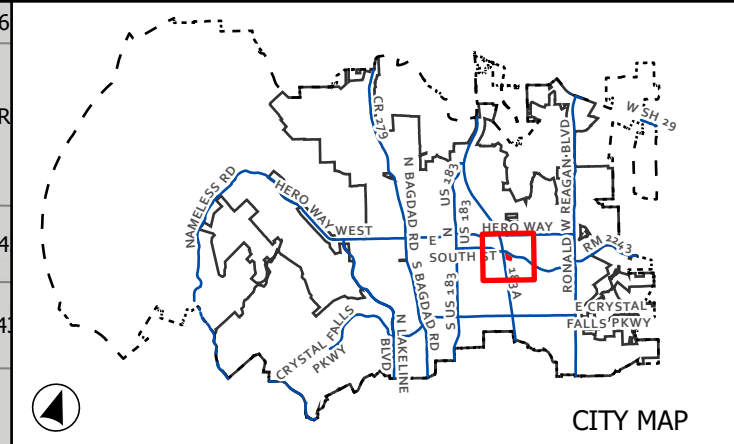
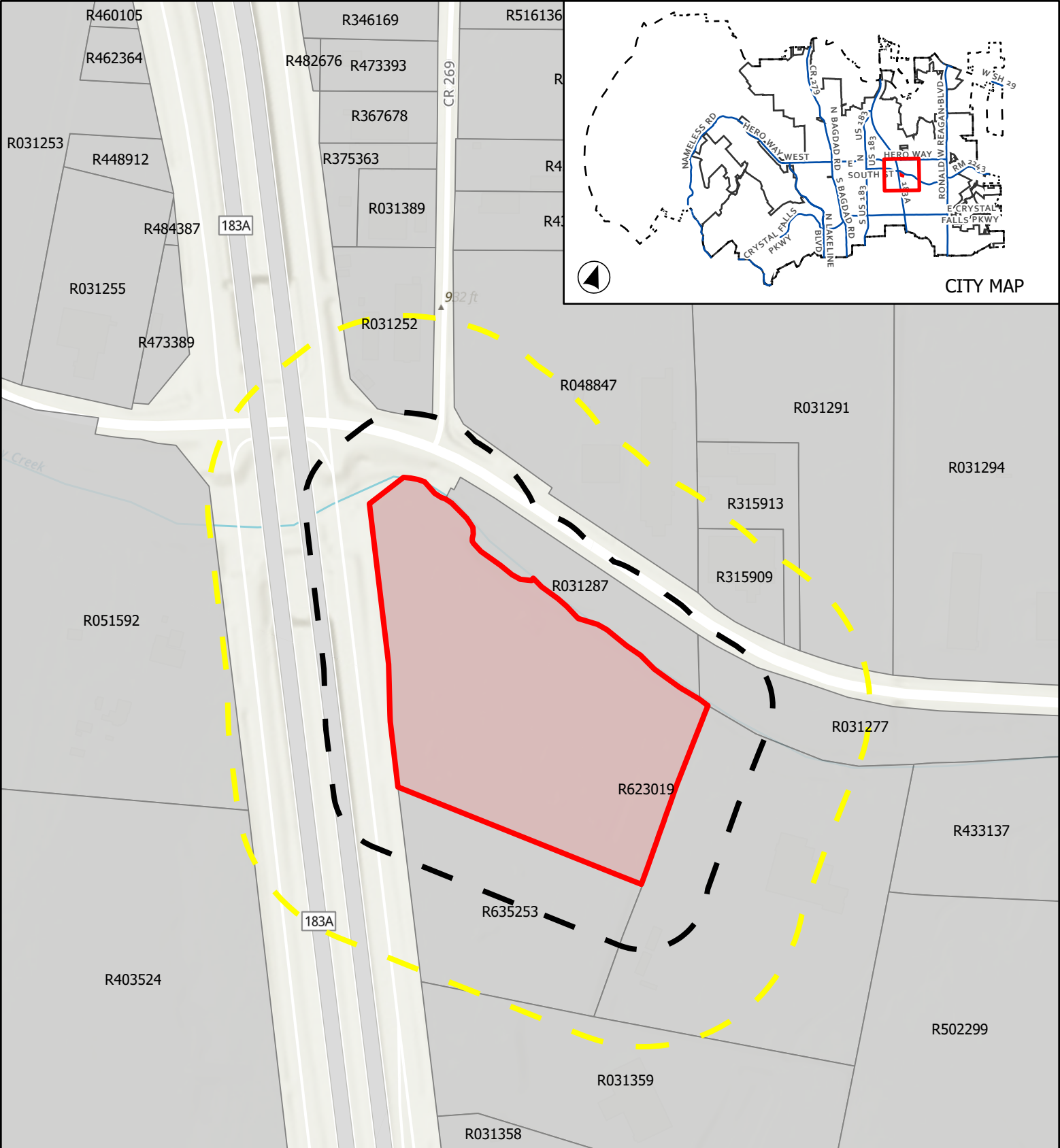
Future Land Use

- Employment Center
- Greenway

Thoroughfare Plan

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

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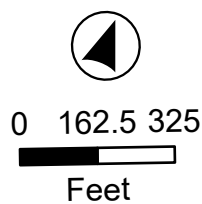
CASE: Z-23-0065

ATTACHMENT 4

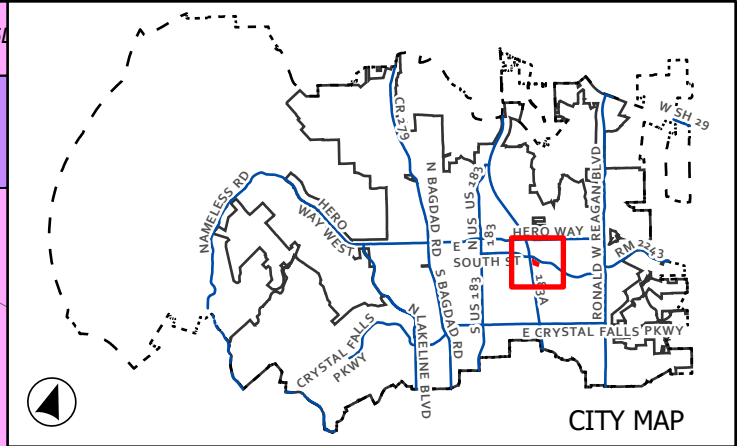
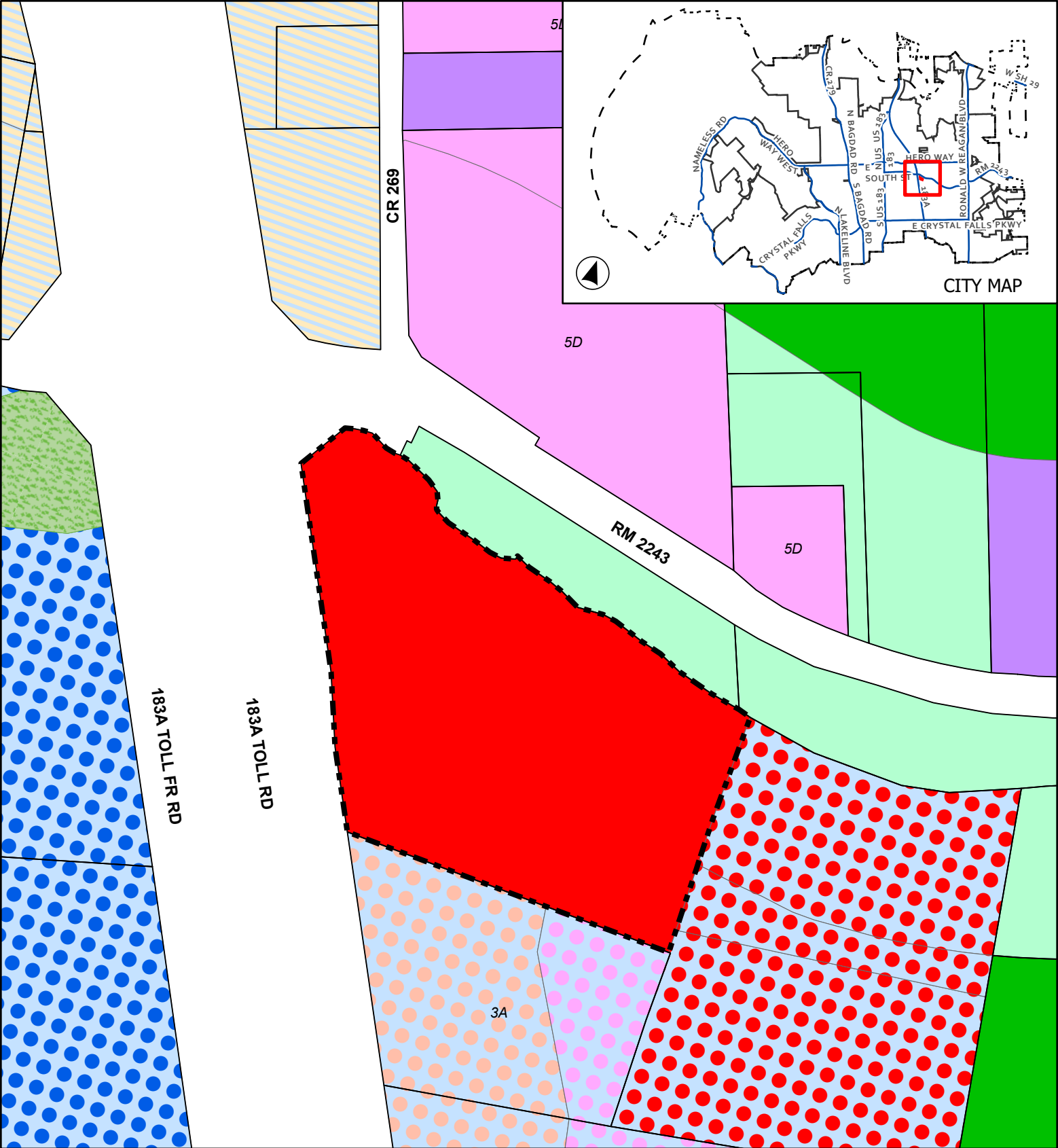
PEC MINOR PUD AMENDMENT

Public Notification

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



CASE: Z-23-0065 ATTACHMENT 5 PEC MINOR PUD AMENDMENT

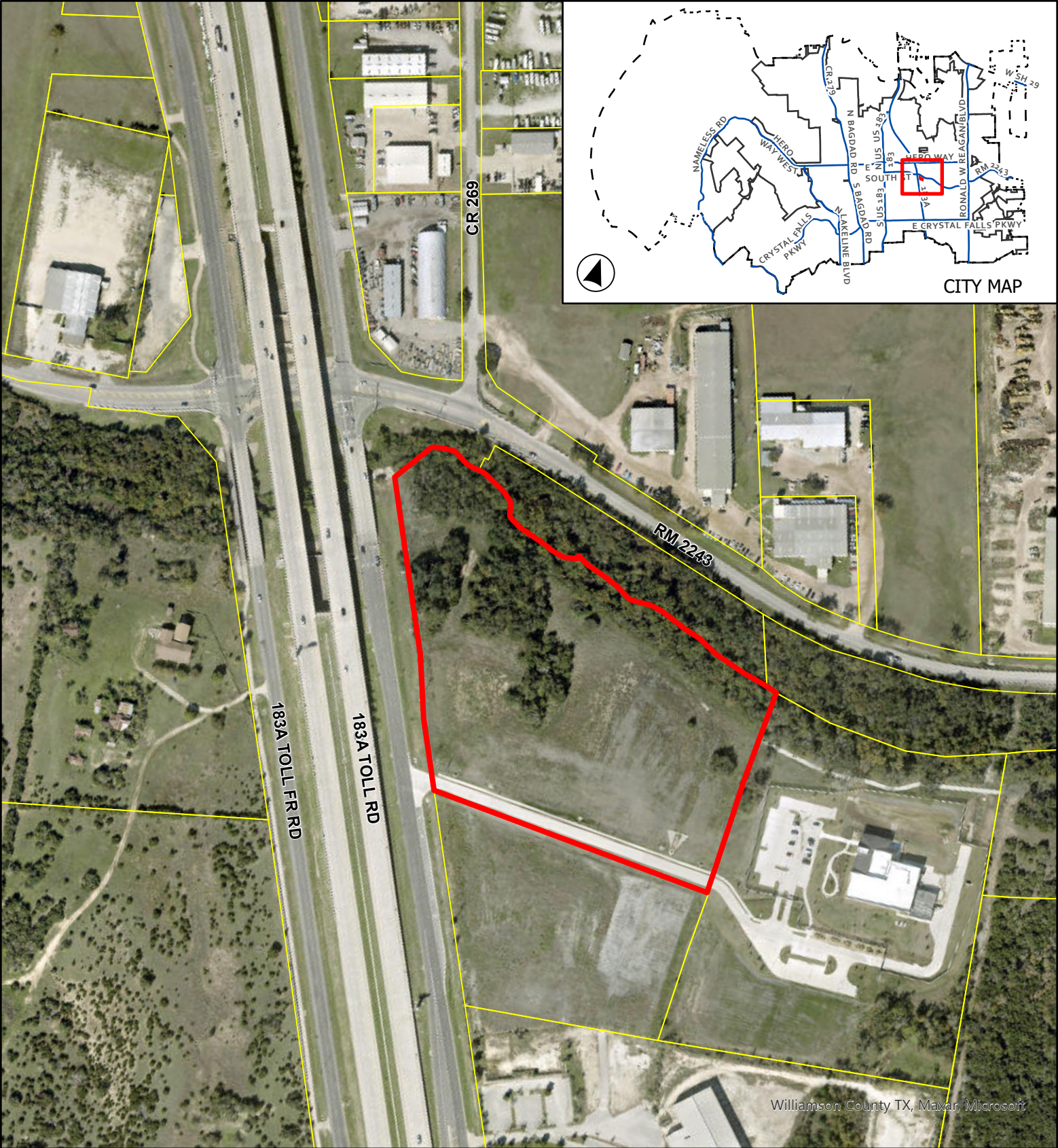
Proposed Zoning

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- | | | |
|--------------------------------|-------------------------|--------------------------|
| Leander City Limits | GC - General Commercial | PUD - General Commercial |
| Extra-Territorial Jurisdiction | HC - Heavy Commercial | PUD - Heavy Commercial |
| Subject Boundary | HI - Heavy Industrial | OS - Open Space |
| SFR - Single-Family Rural | PUD - Mixed Use | CD - Conventional Sector |
| SFS - Single-Family Suburban | PUD - Local Office | |



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 Page 7 of 148



Williamson County TX, Maxar, Microsoft

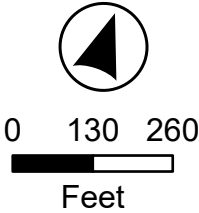
CASE: Z-23-0065

ATTACHMENT 6

PEC MINOR PUD AMENDMENT

Aerial Map

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- Leander City Limits
- Subject Boundary



August 16, 2023
PK No.: 4779-20.532

CITY OF LEANDER

Planning Department
P.O. Box 319
Leander, Texas 78646

Re: *PEC PUD*
8860/8870 N 183A Toll Rd
Leander, Texas

To whom it may concern:

On behalf of the owner, Westwood Professional Services, is submitting this application as intent to rezone and create a GC-2-C (General Commercial) the following properties, R623019 – S12775 – PEC Data Center (24.32 Acres). Lot R623019 is currently zoned PUD. The intent of this application and its supporting documents is to create a zoning of GC-2-C (General Commercial) for the site that is located in the attached metes and bounds.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Clayton Strolle", with a small "x" mark next to the first name.

Clayton Strolle, P.E.

CJS
4779-20.532_PEC Zoning Intent

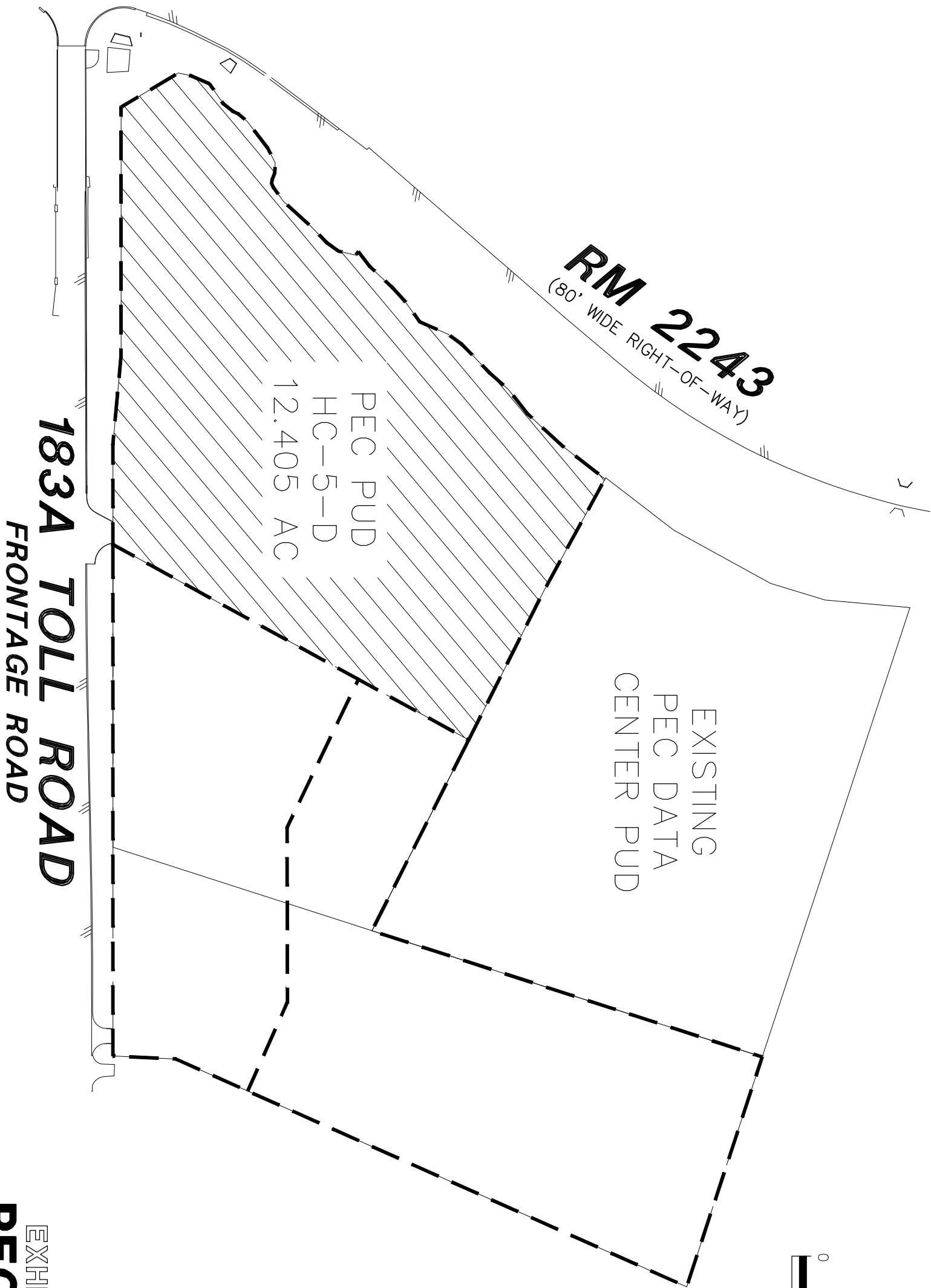


EXHIBIT "B"
PEC PUD



8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
512.485.0831

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
HAS	HAS	1"=200'	1/17/2023	4779-20.532

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

No communications were had with the neighbors except for PEC with the buyer.

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

No communications were had with the neighbors except for PEC with the buyer.

3. What concerns were raised during these communications?

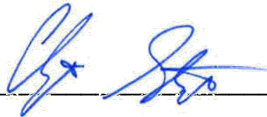
N/A

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

N/A

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

Signature: _____



Date 08/16/2023



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0091 to amend the current zoning of PEC PUD (Planned Unit Development) to adopt the North Creekside Commons Minor PUD (Planned Unit Development) with the base zoning of GC-2-A (General Commercial) on a portion of the original PUD, on two (2) parcels of land approximately 14.88 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031359 and R635253; and generally located 850 feet to the southeast of the intersection of RM 2243 and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0091 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/17/2013 – Annexed into City Limits

08/18/2016 – PEC PUD zoning applied

APPLICANT/AGENT:

SEC Planning, LLC (Peter Verdicchio) on behalf of Celebration Church (Jim Kuykendall).

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Cory Dale, Planner

Attachments:

1. Z-23-0091 Att 1 Planning Analysis
2. Z-23-0091 Att 2 Current Zoning
3. Z-23-0091 Att 3 FLU Map
4. Z-23-0091 Att 4 Public Notification
5. Z-23-0091 Att 5 Proposed Zoning
6. Z-23-0091 Att 6 Aerial Map
7. Z-23-0091 Att 7 Minor PUD Notes
8. Z-23-0091 Att 8 Letter of Intent

9. Z-23-0091 Att 9 Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-23-0091 NORTH CREEKSIDE COMMONS MINOR PUD

GENERAL INFORMATION

Owner/Agent: SEC Planning, LLC (Peter Verdicchio) on behalf of Celebration Church (Jim Kuykendall).

Current Zoning: PEC PUD (Planned Unit Development) with base zonings of
LO-2-A (Local Office)
HC-5-D (Heavy Commercial)

Proposed Zoning: Minor PUD (Planned Unit Development) with base zoning of
GC-2-A (General Commercial)

Size and Location: The property is generally located 850 feet southeast of the intersection of RM 2243 and 183A Toll Road, including approximately 14.88 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to commercially develop the site without a limitation on building size maximums.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

The developer is requesting an exception to remove building size maximums. This Commission will also note that only the requested portion of the PEC PUD is being revised per this request. The developed PEC data center PUD portion to the east will remain within the PEC PUD. The remainder of the PEC PUD tract (north portion) will be reviewed as zoning case Z-23-0065. Please note the access drive to the north will remain.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD	Undeveloped and PEC Data Center
EAST	SFR-1-B	Place of Worship
SOUTH	GC-3-C	Undeveloped
WEST	PUD	Undeveloped (Leander Springs Mixed-Use)

SURROUNDING AREA:

This property is located south of the PEC Data Center and west of the Generations church. Properties to the south and west (across 183A Toll Road) are currently undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains a church (Celebration Church) with supporting infrastructure and undeveloped land with minimal tree coverage. Any existing significant and/or heritage trees on site will be reviewed for compliance with the CZO and mitigation during the development of the site.

PROPERTY HISTORY:

This property annexed into the City of Leander on 01/17/2013.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 16-Z-014 requested a zone change from Interim SFR-1-B (Single-Family Rural) and SFS-2-B (Single-Family Suburban) to a PUD with base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial) and was approved on 08/18/2016.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road.

TRANSPORTATION PLAN REQUIREMENTS:

Additional driveways off 183A Toll Road will be reviewed at time of site plan submittal by the City of Leander and CTRMA. Driveway spacing along arterial, highway, and toll roads shall comply with the TxDOT Access Management Manual. Additionally at time of site plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. Potential 183A improvements include a 10 foot sidewalk and ROW dedication.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
183A Toll Road	Existing Arterial (Access Controlled)	Commercial Corridor	400' ROW 10' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- The northern part of the tract was platted as the PEC Data Center Subdivision (project 21-SFP-007) and was approved on 10/14/2021.
- Remainder of the tract is unplatted.

EXISTING UTILITIES:

This property has access to a twelve-inch water line running along the frontage of 183A Toll Road. An eight-inch sewer line has been provided at the north of the tract through the approved PEC Data Center (project 21-PICP-014).



Figure 1: Water System

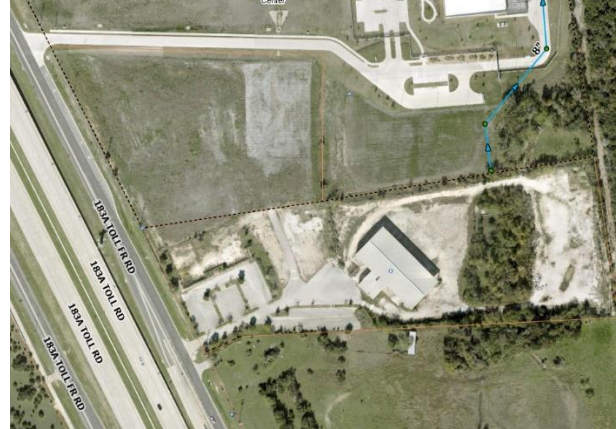


Figure 2: Wastewater System

CURRENT LAND USES:

This property is currently being used as a place of worship with associated improvements; the remainder of tract is undeveloped.

PROPOSED ZONING DISTRICT:**MINOR PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Minor Planned Unit Development (PUD) district is to designate a base zoning district that may allow or prohibit uses without granting significant waivers. The intent of this zoning request is to remove a portion property from the existing PEC PUD and provide for the development of a commercial development, through the base zoning of GC-2-A. The contents of this Minor PUD further explain and illustrate the overall function desired for this development.

USE COMPONENT**GC – GENERAL COMMERCIAL:**

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

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

SITE COMPONENT**TYPE 2:**

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

Intent:

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

- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

MULTI-USE CORRIDOR

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

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

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

Desired Mix for Priority Corridors: focused on commercial uses, not residential and facilitate more activated non-residential development.

Zoning suitability: SFT, CH, TF, LC, LO, GC and PUD.

NEIGHBORHOOD RESIDENTIAL

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on May 9th, 2022. The following changes were made to the project since the development meeting was held:

- Removal of residential product.

No ordinance changes occurred following the development meeting which may have impact on this project.

NOTIFICATION

04/18/2024 - Public Notice on Hill Country News
 04/24/2024 - Mail Notification to Property Owners within 200'
 04/24/2024 - Public Hearing Signage Posted on Property
 05/09/2024 - Planning and Zoning Commission Public Hearing
 06/06/2024 - City Council Public Hearing & First Reading of the Ordinance
 06/20/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood outreach was conducted via direct communication and mailed correspondence. Please see the full report from the applicant provided as Attachment 9.

APPROVAL CRITERIA:

As this Commission will note, much of this site is within the Multi-Use Corridor – Priority Corridor designation per Future Land Use Map. This request is further strengthened by existing access onto 183A Toll Road. The Minor

Planned Unit Development includes commercial development as allowable through the base zoning of GC-2-A (General Commercial). The below allowable/prohibited uses and exception are being requested:

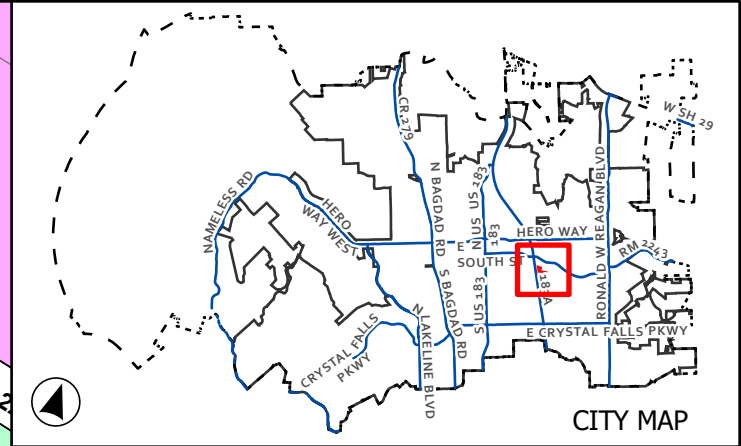
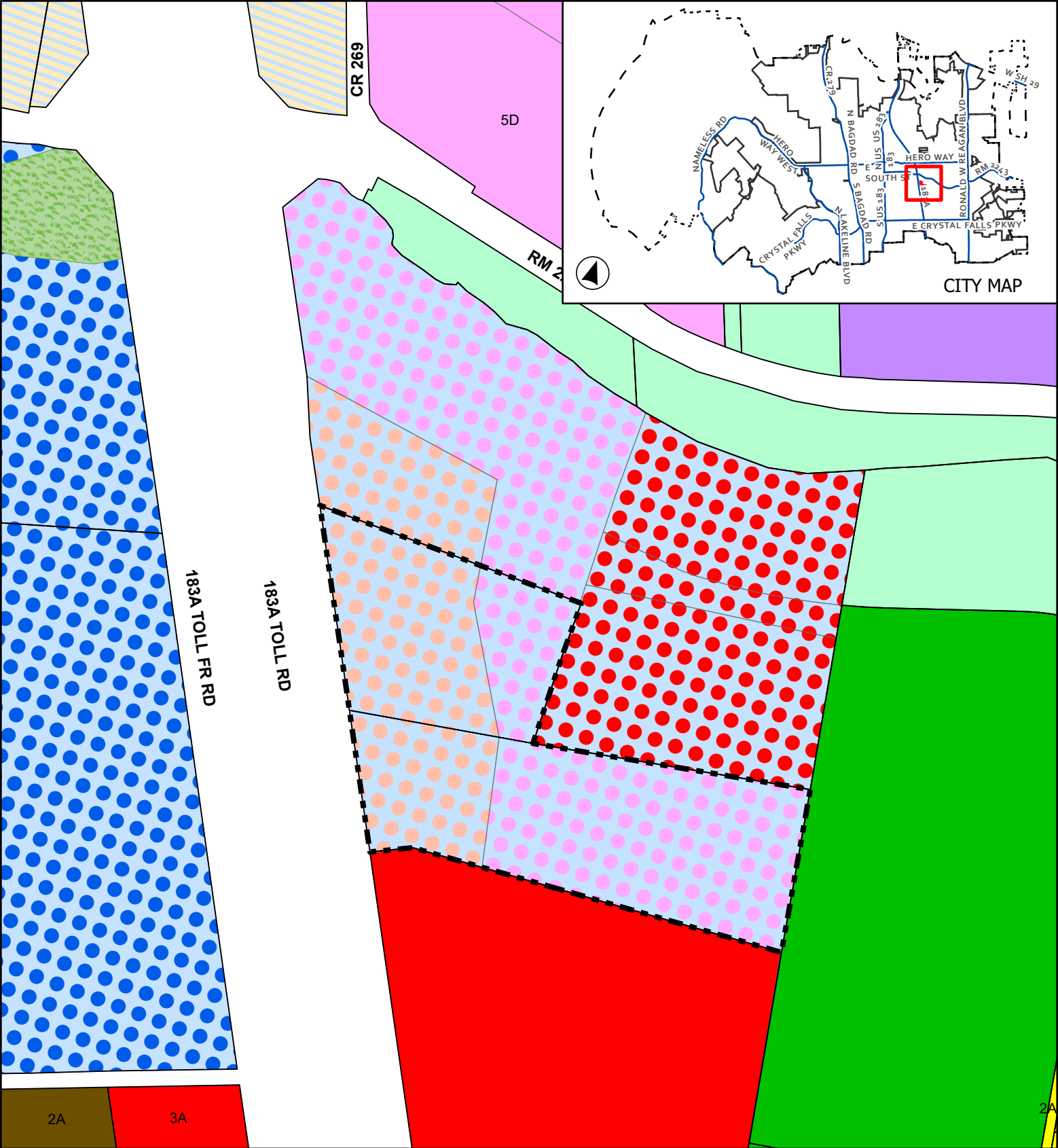
Allowable / Prohibited Uses

- The allowable uses shall include all permitted uses in the GC Use Component.

Exception

- Article V, Section 2 (b)(2)(v) shall be modified to remove the building size maximums.

The above being said, the zoning request seems compatible with the existing zoning districts and uses of surrounding properties as well as the future land use designation of Multi-Use Corridor – Priority Corridor therefore staff recommends approval of the zoning request.



CASE: Z-23-0091

ATTACHMENT 2

NORTH CREEKSIDE COMMONS

Current Zoning

- | | | |
|--------------------------------|-------------------------|--------------------------|
| Leander City Limits | MF - Multi-Family | PUD - General Commercial |
| Extra-Territorial Jurisdiction | GC - General Commercial | PUD - Heavy Commercial |
| Subject Boundary | HC - Heavy Commercial | OS - Open Space |
| SFR - Single-Family Rural | HI - Heavy Industrial | CD - Conventional Sector |
| SFS - Single-Family Suburban | PUD - Mixed Use | |
| SFC - Single-Family Compact | PUD - Local Office | |

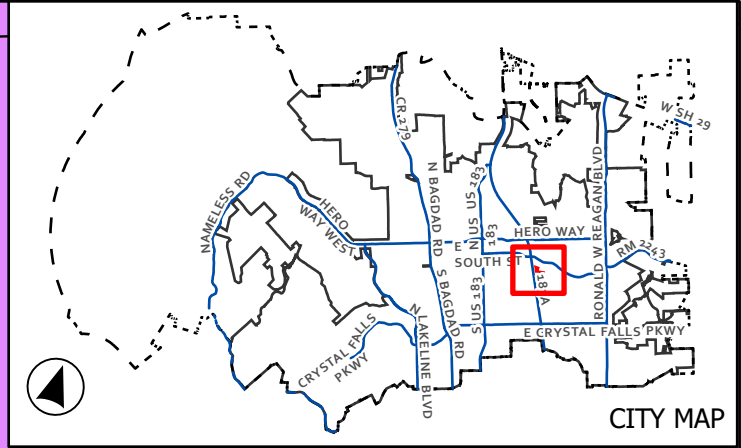
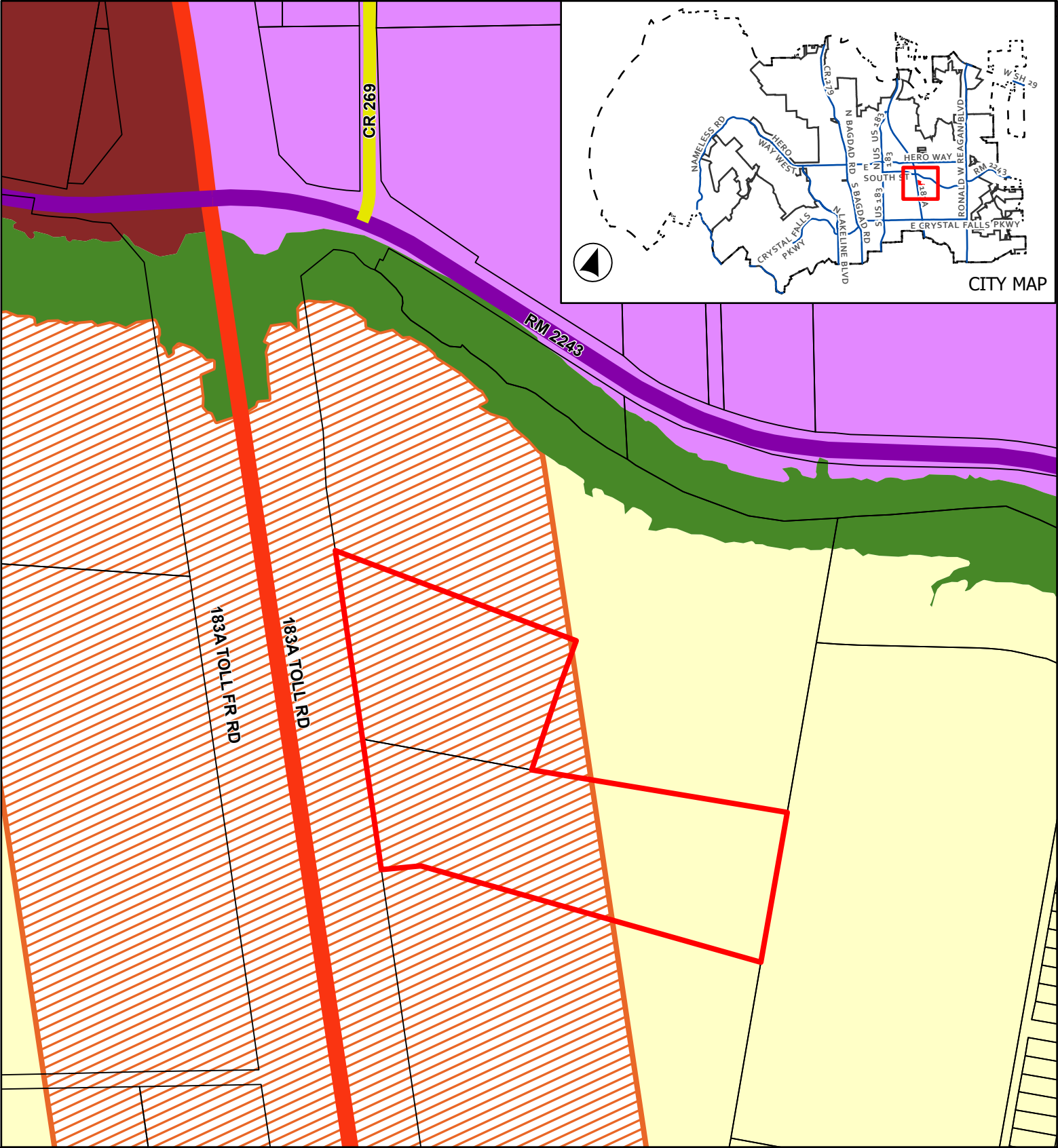


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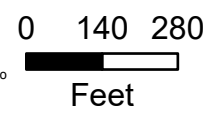
Feet

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CASE: Z-23-0091 ATTACHMENT 3 NORTH CREEKSIDE COMMONS

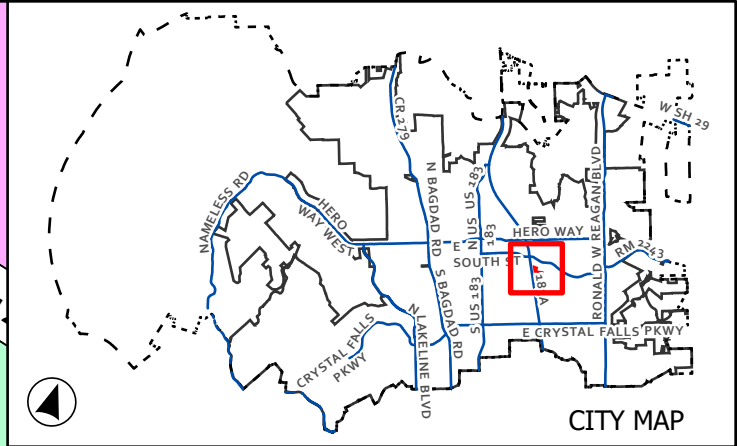
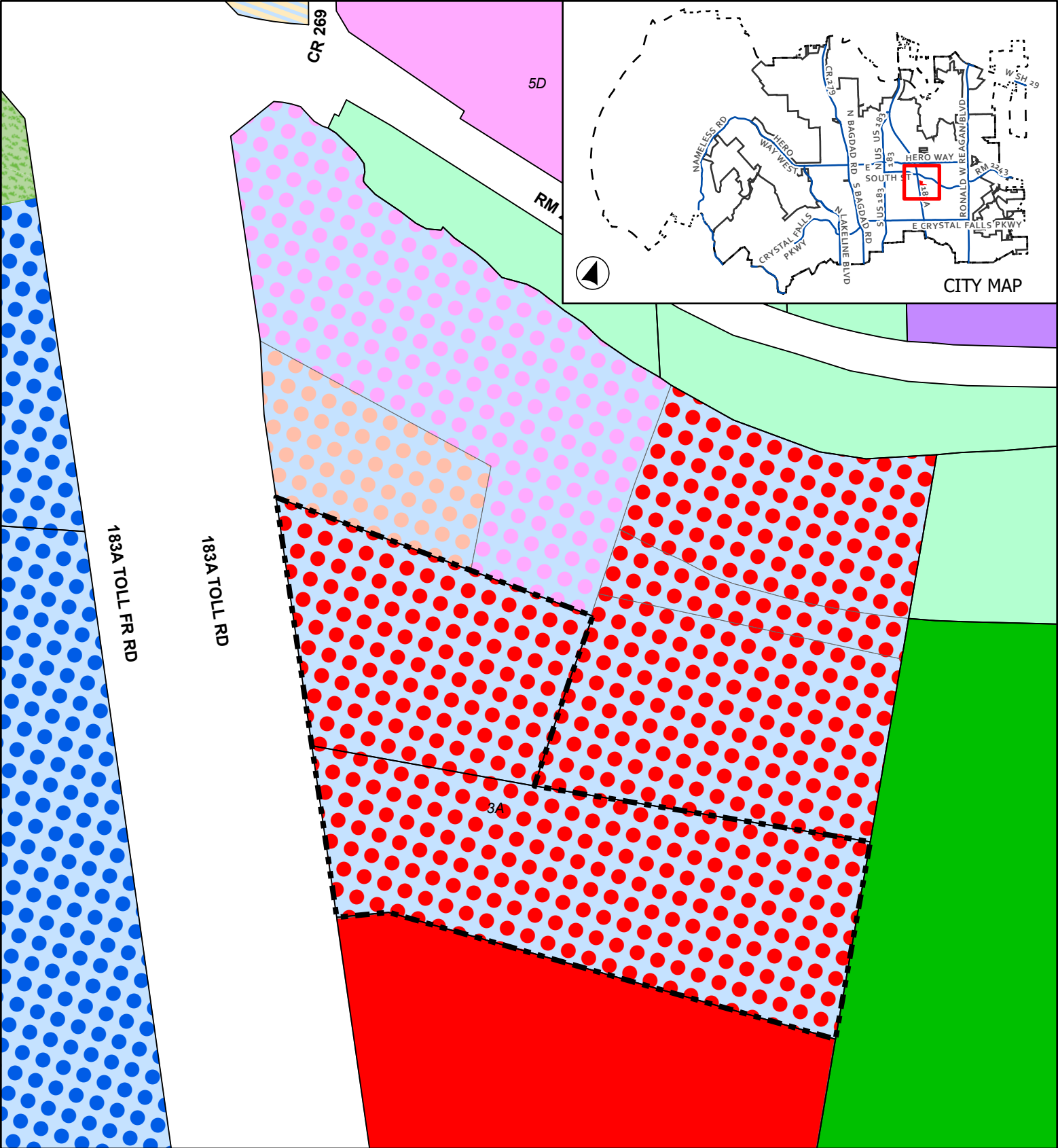
Future Land Use Map



- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Future Land Use
- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor
- Activity Center

- Employment Center
- Greenway
- Thoroughfare Plan
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Existing

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CASE: Z-23-0091

ATTACHMENT 5

NORTH CREEKSIDE COMMONS

Proposed Zoning

Leander City Limits

Extra-Territorial Jurisdiction

Subject Boundary

SFR - Single-Family Rural

SFS - Single-Family Suburban

GC - General Commercial

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Mixed Use

PUD - Local Office

PUD - General Commercial

PUD - Heavy Commercial

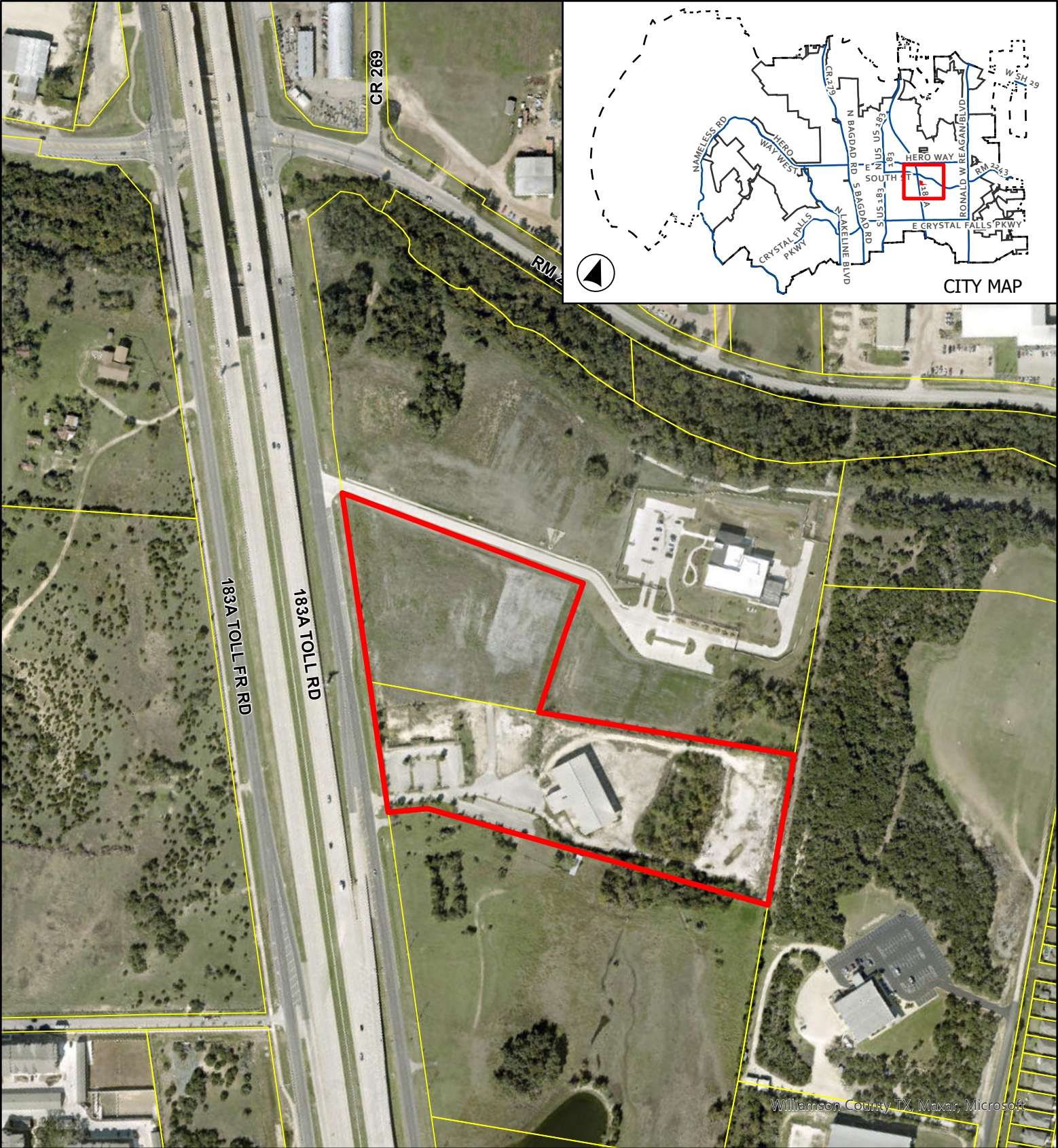
OS - Open Space

CD - Conventional Sector



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Feet



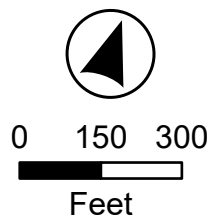
CASE: Z-23-0091

ATTACHMENT 6

NORTH CREEKSIDE COMMONS

Aerial Map

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Leander City Limits
 Subject Boundary

EXHIBIT A

North Creekside Commons Minor Planned Unit Development

A. Purpose and Intent

1. The North Creekside Commons Minor PUD is comprised of approximately 14.88 acres, as shown in **Exhibit B**. The development of this property includes commercial development.

B. Applicability and Base Zoning

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

GC-2-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all permitted uses in the GC Use Component.
2. Article V, Section 2 (b)(2)(v) shall be modified to remove the building size maximums.



March 21, 2024

City of Leander Planning Department
Pat Bryson Municipal Hall
201 N. Brushy Street
Leander, TX 78641

Re: North Creekside Commons Minor PUD Letter of Intent

North Creekside Commons is a 14.88 acre tract located within the City of Leander approximately a half mile south of the intersection of US 183-A and R.M. 2243. It is the Applicant's intent and request to rezone 14.88 acres that was previously within the PEC PUD via a Minor PUD with a GC-2-A Base District. The Minor PUD request includes commercial development of the Subject Tract via allowable uses under the GC Use Component of the UDC, with the exception of removing the building size maximums. All other City zoning standards remain unchanged.

The Subject Tract is located with convenient access fronting the Highway US 183-A Toll Road. Along with strong access from this major roadway, the property is near future commercial/mixed use developments and offers additional commercial opportunities. The requested land use is consistent with the Future Land Use Map.

A partially constructed building and associated parking currently occupy the Subject Tract. The Applicant intends to remove these elements during development of the Subject Tract.

Thank you for your consideration of this Minor PUD request. The Applicant believes this location has the potential to help meet goals identified within the Comprehensive Plan.

Sincerely,

Peter Verdicchio, PLA ASLA
Principal

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Generations Ministries, Inc P.O. Box 280 Cedar Park, Tx 78630; Reit Group Leander Springs Holdings LLC. 301
Santaluz Ln Austin, Tx 78732. Contact made via direct communication & mailed correspondence.

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

The Owner to the north is the seller. The Owner to the south is the Applicant. The Applicant has discussed the
design and entitlement effort with the Property Owner to the east, Generations Ministries, Inc. The Owner to the
east has been notified via neighborhood communication letter.

3. What concerns were raised during these communications?

No concerns were raised.

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

N/A as no concerns were raised.

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

Signature: Peter Verdicchio Date October 4, 2023



April 24, 2024

Re: North Creekside Commons Minor PUD

Hello Generations Ministries Inc.,

As you are aware, we were previously working with Leander Crystal 183 LP regarding this application. Celebration Church is the new owner and applicant pursuing zoning efforts.

As part of an updated application to the City of Leander, please review below information pertaining to a Minor PUD submittal of the 14.88 Acre Tract, North Creekside Commons for Celebration Church (the Applicant).

North Creekside Commons is a 14.88 acre tract located within the City of Leander approximately a half mile south of the intersection of US 183-A and R.M. 2243. It is the Applicant's intent and request to rezone 14.88 acres that was previously within the PEC PUD via a Minor PUD with a GC-2-A Base District. The Minor PUD request includes commercial development of the Subject Tract via allowable uses under the GC Use Component of the UDC, with the exception of removing the building size maximums. All other City zoning standards remain unchanged.

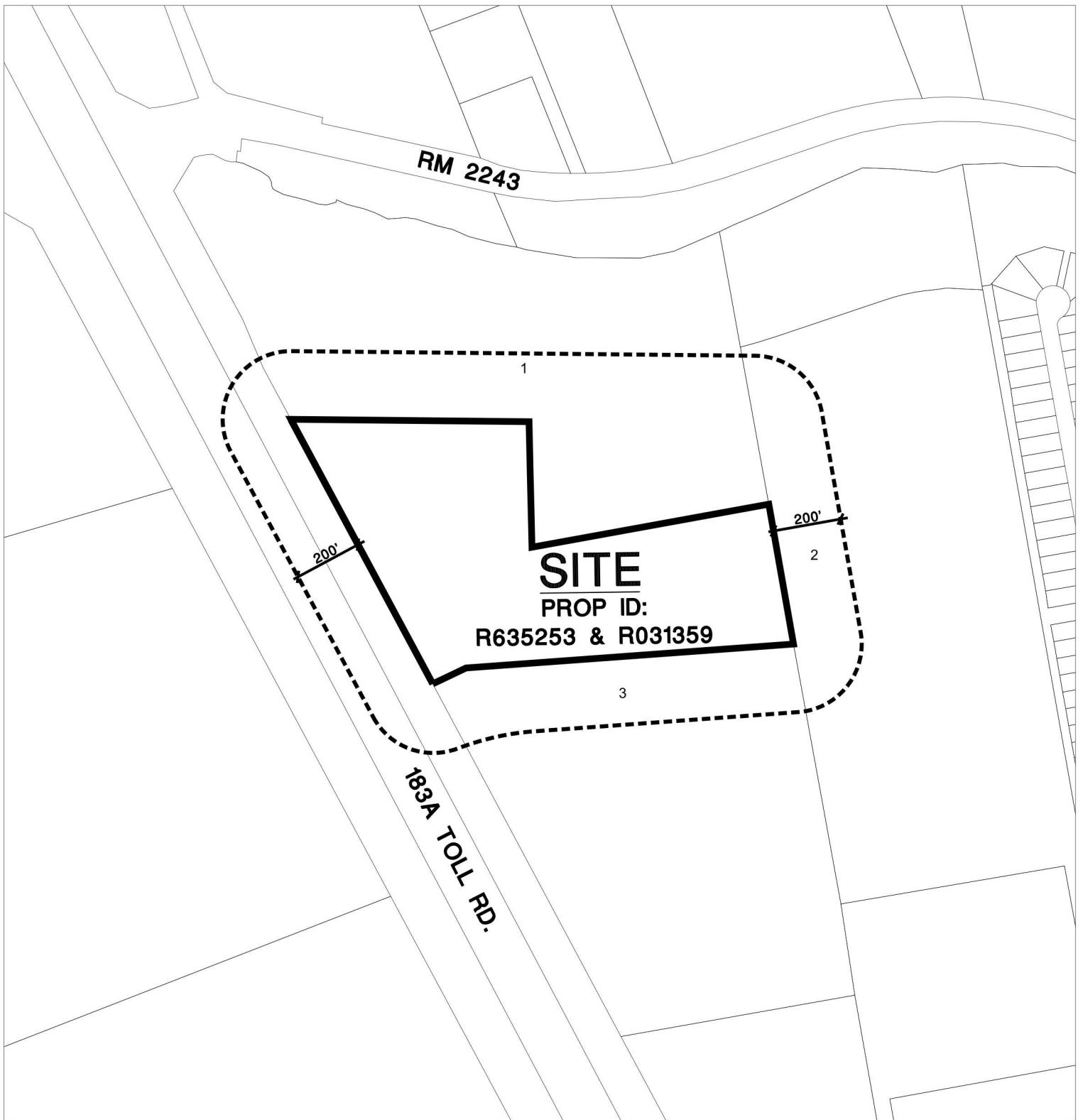
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A partially constructed building and associated parking currently occupy the Subject Tract. The Applicant intends to remove these elements during development of the Subject Tract.

Thank you for your consideration. The Applicant believes this location has the potential to help meet goals identified within the Comprehensive Plan.

Sincerely,

Peter Verdicchio, PLA ASLA
Principal



#	Parcel Number	Owners	Site Address	Owner Address	City, State Zip
1	R623019	PEDERNALES ELECTRIC COOPERATIVE INC	8796 183A TOLL RD, LEANDER, TX 78641	ATTN: PROP TAX DEPT PO BOX 1	JOHNSON CITY, TX 78636-0001
2	R502299	GENERATIONS MINISTRIES INC	1461 E WOODVIEW DR, LEANDER, TX 78641	P.O. BOX 280	CEDAR PARK, TX 78630-0280
3	R031358	SHRI VAAMANA ESTATES LLC ET AL	351 CR 271, LEANDER, TX 78641	510 FRANKLIN AVE #STE 7	NUTLEY, NJ 07110



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Ordinance Case OR-24-0019 to amend the Composite Zoning Ordinance to update definitions, add uses and create criteria for Vape Shops, Smoke Shops and Cosmetic Services, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0019 as described above.

BACKGROUND:

The Composite Zoning Ordinance does not currently address vape shops or smoke shops as permitted uses. During the January 18, 2024 City Council Meeting, the Council requested a future agenda item to discuss vape shops.

A vape shop generally defined as a retail outlet that specializes in selling vaping products. Vaping means using a vaporizer or inhalant-type device, also known as an electronic cigarette, that contains a power source and heating element designed to heat a substance and inhaling the vapor of the device directly through the mouth, whether or not the vapor contains nicotine.

Staff has determined that there are at least four (4) vape shops in Leander. Attachment 1 includes the location of the existing vape shops and schools (public and private).

City Council held a workshop on March 7, 2024 to discuss vape shops. During the meeting the City Council requested additional information regarding the requirements of surrounding cities with regard to vape shops. Staff reviewed ordinances and contacted surrounding cities to request additional information (see Attachment 2). Staff found that the surrounding communities do not specifically restrict the sale of vape products. The restrictions are applied to uses such as the active use of vape or vape lounges.

Staff provided a follow up presentation on April 4, 2024 and confirmed that other surrounding communities do not have added regulations for the retail sale of vape products. The Council requested that staff provide definitions of vape shops, smoke shops, and lounges as well as provide a setback of 1,000 feet from public or private schools.

HISTORY/TIMELINE:

01/18/2024 City Council Requested a Workshop
03/07/2024 City Council Discussion
04/04/2024 City Council Discussion

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the ordinance amendments.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. OR-24-0019 Att 1 Planning Analysis
2. OR-24-0019 Att 2 Vape Shop Analysis
3. OR-24-0019 Att 3 Findings



PLANNING ANALYSIS

ORDINANCE CASE OR-24-0019 COMPOSITE ZONING ORDINANCE VAPE SHOPS, SMOKE SHOPS & COSMETIC SERVICES

GENERAL INFORMATION

Owner/Agent:	City of Leander
Ordinance:	Composite Zoning Ordinance
Proposed Change:	Add definitions, add uses, and provide criteria for Vape Shops, Smoke Shops & Cosmetic Services
Staff Contact:	Robin M. Griffin, AICP Executive Director of Development Services

BACKGROUND

The Composite Zoning Ordinance does not currently address vape shops or smoke shops as permitted uses in the ordinance. During the January 18, 2024 City Council Meeting, the Council requested a future agenda item to discuss vape shops.

During the meeting staff identified five (5) vape shops in Leander. Attachment 2 includes the location of the existing vape shops, schools (public and private), and public parks.

City Council held a workshop on March 7, 2024 to discuss vape shops. During the meeting the City Council requested additional information regarding the requirements of surrounding cities with regard to vape shops. Staff reviewed ordinances and contacted surrounding cities to request additional information (see Attachment 3). Staff found that the surrounding communities do not specifically restrict the sale of vape products. The restrictions are applied to uses such as the active use of vape or vape lounges.

Staff provided a follow up presentation on April 2, 2024 and confirmed that other surrounding communities do not have added regulations for the retail sale of vape products. The Council requested that staff provided definitions of vape shops, smoke shops, and lounges as well as provided a setback of 1,000 feet from public or private schools.

HISTORY

01/18/2024 City Council Requested a Workshop
03/07/2024 City Council Discussion
04/04/2024 City Council Discussion

ORDINANCE PROPOSAL

This ordinance amendment includes adding the following definitions:

Lounge means any establishment or place of business in which patrons consume alcohol, smoke tobacco products, smoke hookah, or use vape products.

Measured from Property Line to Property Line means measuring the distance between the Smoke Shop or Vape Shop, as appropriate, and the public or private school in a direct line from the property line of

the public or private school to the property line of the Smoke Shop or Vape Shop, as appropriate, and in a direct line across intersections.

Smoke Shop means a retail outlet whose main purpose is selling tobacco products, as that term is defined by the Food and Drug Administration, and smoking equipment.

Vape Shop means a retail outlet whose main purpose is selling vaping products. Vaping means using a vaporizer or inhalant-type device, also known as an electronic cigarette, that contains a power source and heating element designed to heat a substance and inhaling the vapor of the device directly through the mouth, whether or not the vapor contains nicotine.

The following definition of Cosmetic Services is currently in the ordinance and staff is not proposing to update the language.

Cosmetic services means the retail services focused on matters of personal cosmetic health and beauty which are typically elective in nature, such as but not limited to hair and nail salons, spas, massage therapy, waxing, permanent makeup (meaning producing designs that resemble makeup such as eye lining and enhancing colors to the skin of the face, lips and eyelids), microblading, microdermabrasion, botox, chemical peels, facials, tanning, eyelash extensions, and eyebrow threading. This definition does not include tattoo or piercing shops.

The proposal includes making the following changes to the permitted uses:

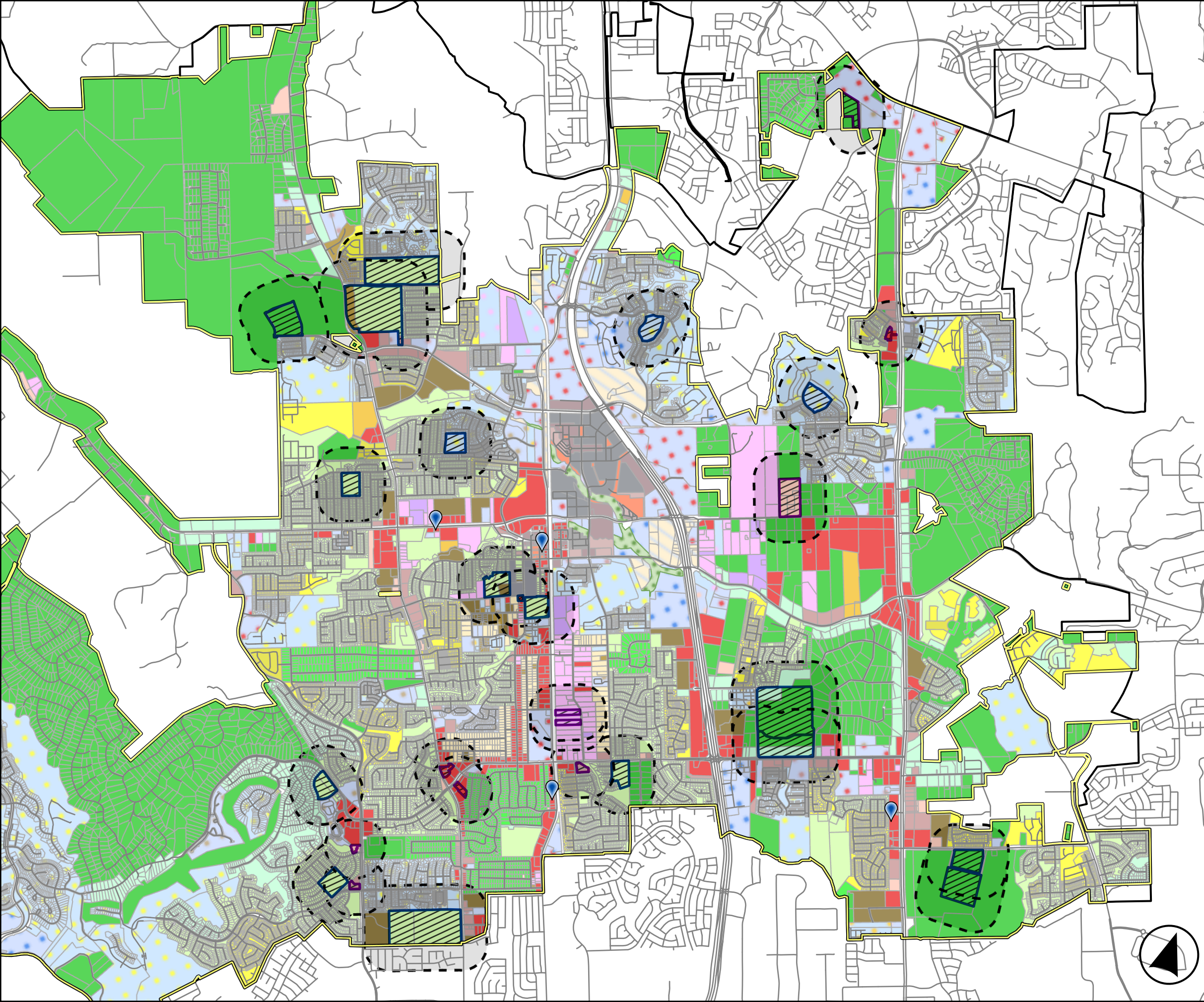
1. Add Vape Shops, Smoke Shops, and Cosmetic Services as uses permitted in the LC (Local Commercial) use component.
2. Add a condition that Vape Shops and Smoke Shops are not permitted within 1,000 feet of a public or private school. These uses were included in the LC use component since they are consistent with other retail sales uses.
3. Add Cosmetic Services to the LC use component since they are frequently associated with med spas.
4. Add Lounge use to the HC (Heavy Commercial) use component to be consistent with Hookah Lounges that are already included in the ordinance.

NON-CONFORMING USES

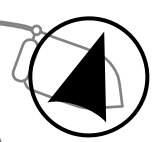
The City is required to send a notification to all businesses that currently in operation that are not compliant with the update to the ordinance. In this case, there are no vape shops or smoke shops currently located within 1,000 feet of a public or private school.

Vape Shop Analysis

Attachment 2
OR-24-0019



- Leander City Limits
- Leander ETJ
- Vape Shops (4)
- School Boundary**
 - Private
 - Public
 - 1000' Buffer
- Current Zoning**
 - RESIDENTIAL**
 - SFR-Single-Family Rural
 - SFE-Single-Family Estate
 - SFS-Single-Family Suburban
 - SFU-Single-Family Urban
 - SFU/MH-Single-Family Urban / Manufactured Home
 - SFC-Single-Family Compact
 - SFL-Single-Family Limited
 - CH-Cottage Housing
 - SFT-Single-Family Townhouse
 - TF-Two Family
 - MF-Multi-Family
 - RETAIL/COMMERCIAL**
 - LO-Local Office
 - LC-Local Commercial
 - GC-General Commercial
 - HC-Heavy Commercial
 - INDUSTRIAL**
 - HI-Heavy Industrial
 - PUD LAND USE**
 - PUD-Single-Family
 - PUD-Cottage Housing
 - PUD-Townhomes
 - PUD-Multi-Family
 - PUD-Mixed Use
 - PUD-Local Office
 - PUD-Local Commercial
 - PUD-General Commercial
 - PUD-Heavy Commercial
 - SECTORS**
 - OS-Open Space
 - CD-Conventional Sector
 - S2-Station Sector
 - TRANSECTS**
 - Civic Building
 - T4-General Urban
 - TS-Urban Center
 - T6-Urban Core
 - SD-Special District



0 0.25 0.5 1 Miles

City	Category - Sales Only	Zoning Districts	Category - On site consumption	Zoning Districts
City of Kyle	Retail (Tobacco Sales)	CBD-2 (Central Business District 2) RS (Retail and Services District) W (Warehouse District) C/M (Construction and Manufacturing District) NC (Neighborhood Commercial District) CC (Community Commercial District) MXD (Mixed use Development District)		
City of Round Rock	Retail Sales and Services	C-1 (General Commercial) C-1a (General Commercial - Limited) C-2 (Local Commercial) OF-2 (Mid-Rise Office) BP (Business Park) MU-1 (Mixed-Use Historic Commercial Core) MU-2 (Mixed-Use Downtown Medium Density) MU-L (Mixed Use Limited) MU-R (Mixed-Use Redevelopment and Small Lot) MU-G (Mixed-Use Greenfield and Large Lot)		
City of Cedar Park	Retail	NB (Neighborhood Business) LB (Local Business) GB (General Business) HC (Heavy Commercial) MU (Mixed Use) PA (Planning Area) EC (Entertainment Center)		
City of Pflugerville	Retail Sales and Services	Office (O) Neighborhood Services (NS) Retail (R) General Business 1 (GB1) General Business 2 (GB2) Campus industrial (CI)	Lounge	General Business 1 (GB1) General Business 2 (GB2)
City of Georgetown	Personal Services, Restricted	C1 (Local Commercial (S)) C3 (General Commercial (P)) (MUDT Mixed Use Downtown(S))		
City of Hutto	Retail	B-1 (commercial: local/neighborhood) B-2 (commercial: general) T-4 (General urban) T-5 (Urban Center) OT-4T (Transition) OT-5H (Historic) OT-5C (Co-op) SD-A (Arterial)		



EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case Z-24-0112 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Hero Ranch Minor PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on four (4) parcels of land approximately 14.5 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031758, R098017, R473771, and R098019; and generally located approximately 475 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process. The Planning & Zoning Commission held a public hearing during the April 25, 2024 meeting and voted to postpone action to allow Staff to work with the applicant to update the request to a Minor PUD following discussions during the meeting.

HISTORY/TIMELINE:

01/21/2016 – Zoning Approved
05/05/2016 – Zoning Approved
04/25/2024 – Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

TDW Development, LLC. and JGHTDH #1, LLC. (James G. Herman).

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-24-0112 Att 1 Planning Analysis - Hero Ranch Minor PUD
2. Z-24-0112 Att 2 Current Zoning - Hero Ranch Minor PUD
3. Z-24-0112 Att 3 FLU Map - Hero Ranch Minor PUD
4. Z-24-0112 Att 4 Public Notification - Hero Ranch Minor PUD
5. Z-24-0112 Att 5 Proposed Zoning - Hero Ranch Minor PUD
6. Z-24-0112 Att 6 Aerial Map - Hero Ranch Minor PUD
7. Z-24-0112 Att 7 Letter of Intent - Hero Ranch Minor PUD
8. Z-24-0112 Att 8 Outreach Summary -Hero Ranch Minor PUD

9. Z-24-0112 Att 9 Minor PUD Notes - Hero Ranch Minor PUD



PLANNING ANALYSIS

ZONING CASE Z-24-0112 HERO RANCH

GENERAL INFORMATION

Owner/Agent:	TDW Development, LLC. and JGHTDH #1, LLC. (James G. Herman)..
Current Zoning:	Interim SFR-1-B (Single-Family Rural)
Proposed Zoning:	Minor PUD (Planned Unit Development) with the base zoning of: GC-3-C (General Commercial)
Size and Location:	The property is located west of the intersection of Hero Way and Ronald W. Reagan Boulevard on the northside of Hero Way, including approximately 14.5 acres.
Staff Contact:	Karina Castillo, AICP Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for a commercial development with the neighboring commercial tract that will include retail, restaurants, offices, and personal service uses.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

The applicant also owns the neighboring property to the northwest, across Airport Drive, and intends develop it as residential to allow for a step-down zoning to buffer the proposed commercial uses from the existing residential uses. That site will require a zone change for future development to comply with the Future Land Use category.

The Planning & Zoning Commission held a public hearing during the April 25, 2024 meeting and voted to postpone action to allow Staff to work with the applicant to update the request to a Minor PUD following discussions during the meeting. The Minor PUD prohibits undesired uses on Parcel B, located adjacent to the existing residential uses. The PUD also limits the building height on Parcel B to one story and 35’.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD	Single-Family Residential (Palmera Ridge Subdivision)

EAST	GC-3-C	Fuel Station, Undeveloped
SOUTH	GC-2-B	Undeveloped
WEST	PUD, Interim SFR-1-B	Single-Family Residential

SURROUNDING AREA:

This property is located south of Palmera Ridge subdivision. To the east of the site is a gas station and convenience store. Single-family residences are currently located to the west. The property to the south is undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains a pond and trees that will be reviewed for compliance and mitigation during the development of the site.

PROPERTY HISTORY:

This property annexed into the City of Leander on 01/20/2016 and 5/4/2016.

PREVIOUS ZONING CASES:

No zone cases were previously submitted for this property.



Figure 1: Aerial

MAJOR CORRIDORS:

This property has access onto Hero Way and Airport Drive.

TRANSPORTATION PLAN REQUIREMENTS:

This proposal does not include the construction of new roads.

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

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Hero Way	Access Controlled	Commercial	400' ROW Access Controlled 10' sidewalk

SUBDIVISIONS:

No subdivision cases were previously submitted for this property.

EXISTING UTILITIES:

This property has access to water and wastewater along Hero Way as shown in Figures 2 and 3.



Figure 2: Water System



Figure 3: Wastewater System

CURRENT LAND USES:

This property is currently being used as a single-family residence.

PROPOSED ZONING DISTRICT:

USE COMPONENT**PUD – PLANNED UNIT DEVELOPMENT:**

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

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT**TYPE 3:**

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

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

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

Applicable Future Land Use categories**ACTIVITY CENTER**

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

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was not held with Staff, but the applicant did have several meetings with staff.

NOTIFICATION

- 04/04/2024 - Public Notice on Hill Country News
- 04/10/2024 - Mail Notification to Property Owners within 200'
- 04/10/2024 - Public Hearing Signage Posted on Property
- 04/25/2024 - Planning and Zoning Commission Public Hearing
- 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
- 06/06/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood meeting was held at 5:00 pm on 12/19/2023 at Sienna House in the Ranch Sienna neighborhood. A total of six (6) residents/property owners attended the neighborhood meeting. Below is a list of comments/concerns that were discussed during the meeting:

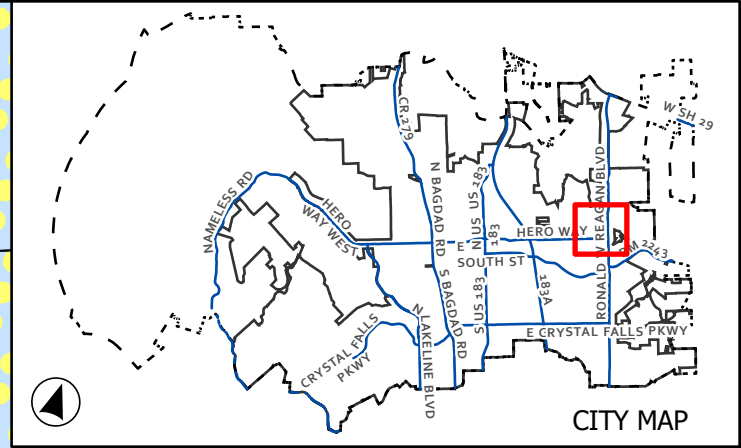
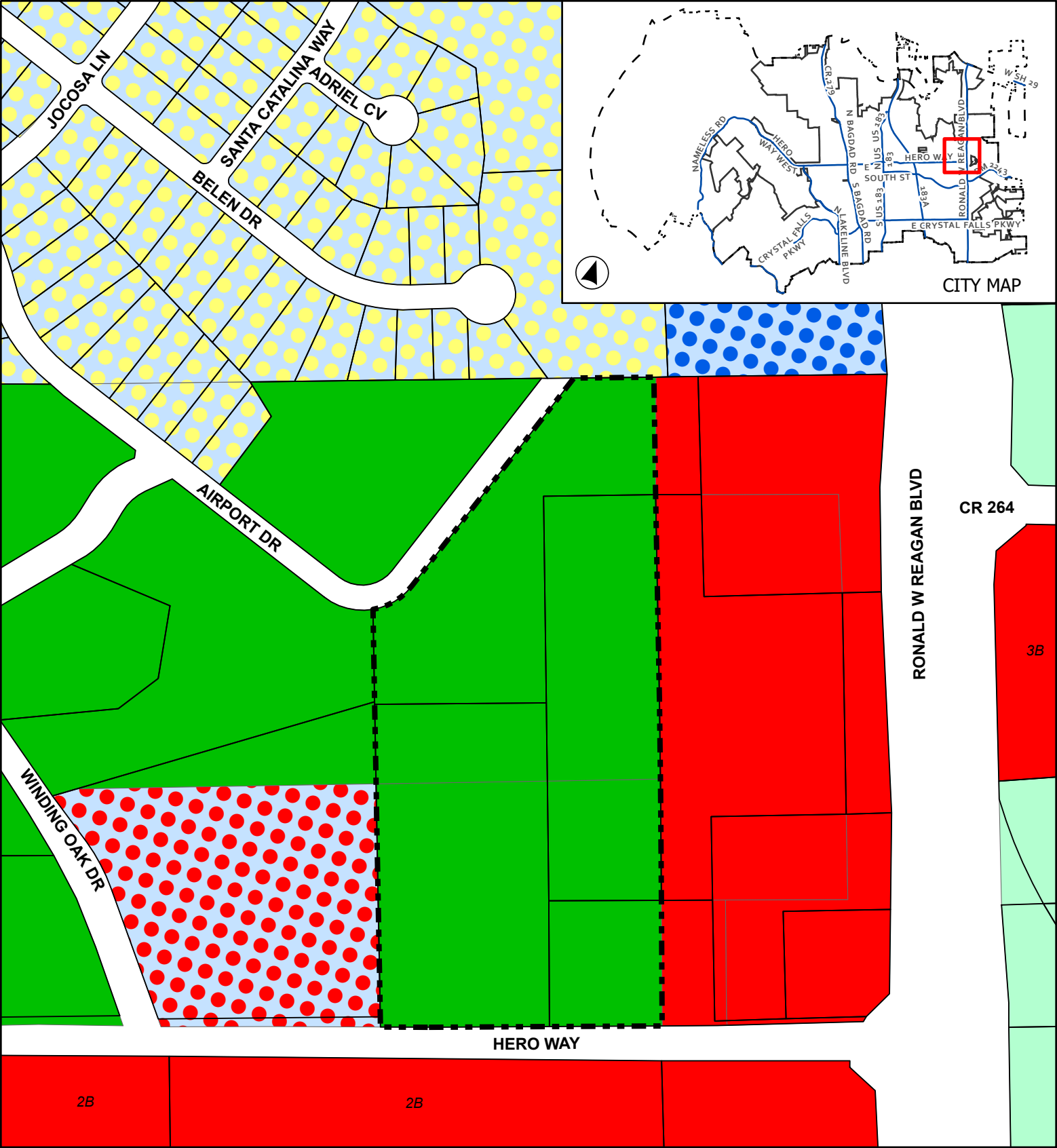
- Site lighting
- Building heights

No changes were made to address issues discussed.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This subject property is located within an Activity Center which is compatible with General Commercial uses. The site has access to Hero Way which is intended to be a controlled access roadway with commercial uses along both sides. The property to the east is zoned General Commercial and a portion of the abutting property to the west is currently zoned for general commercial uses as well. The Minor PUD provides for limited uses and building height on the parcel located adjacent to the existing residential uses. Staff supports this request.



CASE: Z-24-0112 ATTACHMENT 2 HERO RANCH MINOR PUD

Current Zoning

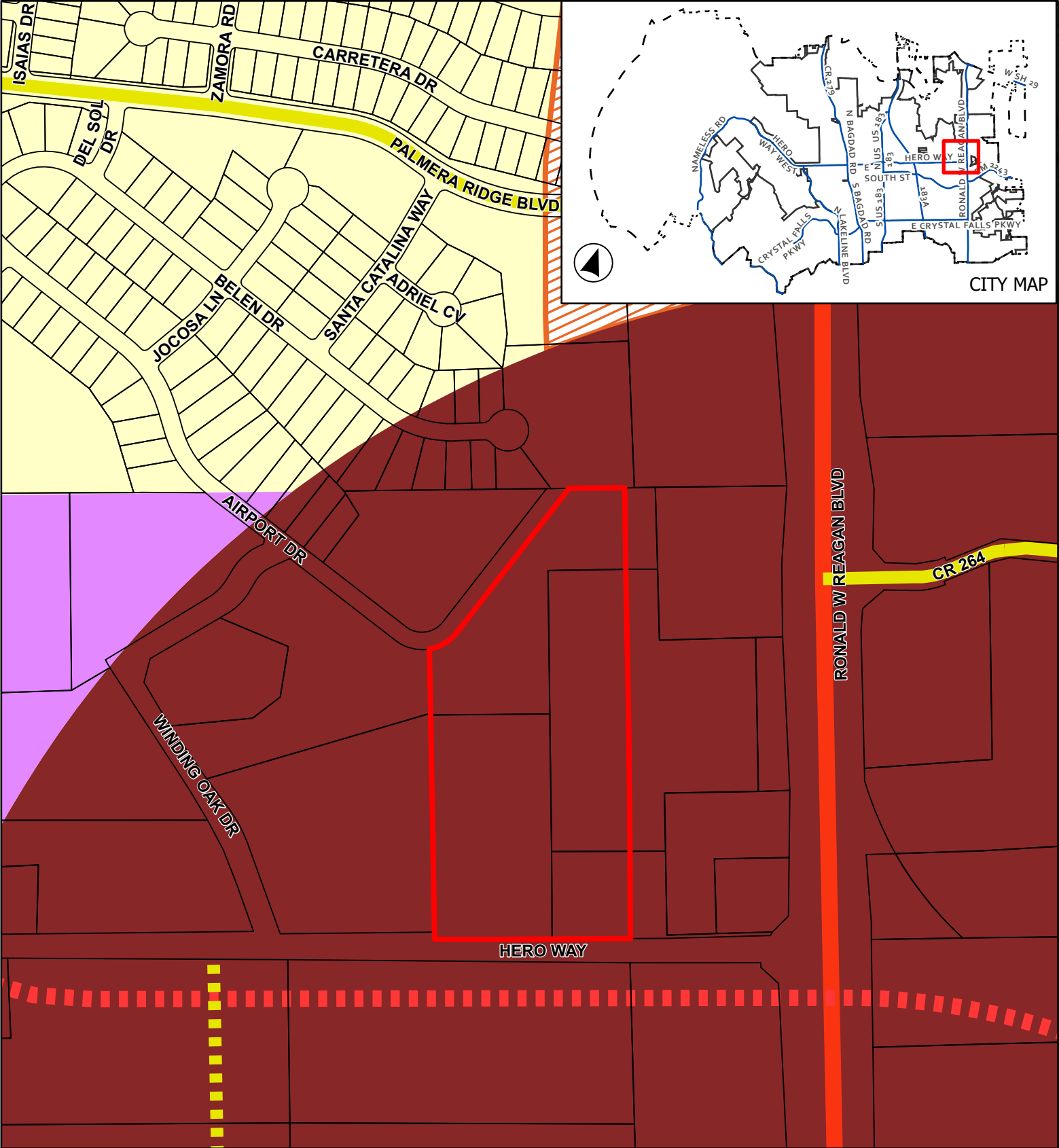
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

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

0 90 180 Feet

Page 112 of 148



CASE: Z-24-0112

ATTACHMENT 3

HERO RANCH MINOR PUD

Future Land Use Map



0 150 300

Feet

Leander City Limits
ETJ Boundary
Subject Boundary

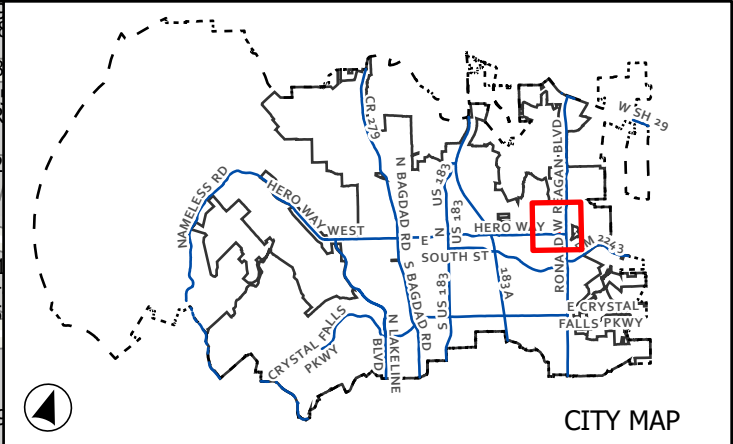
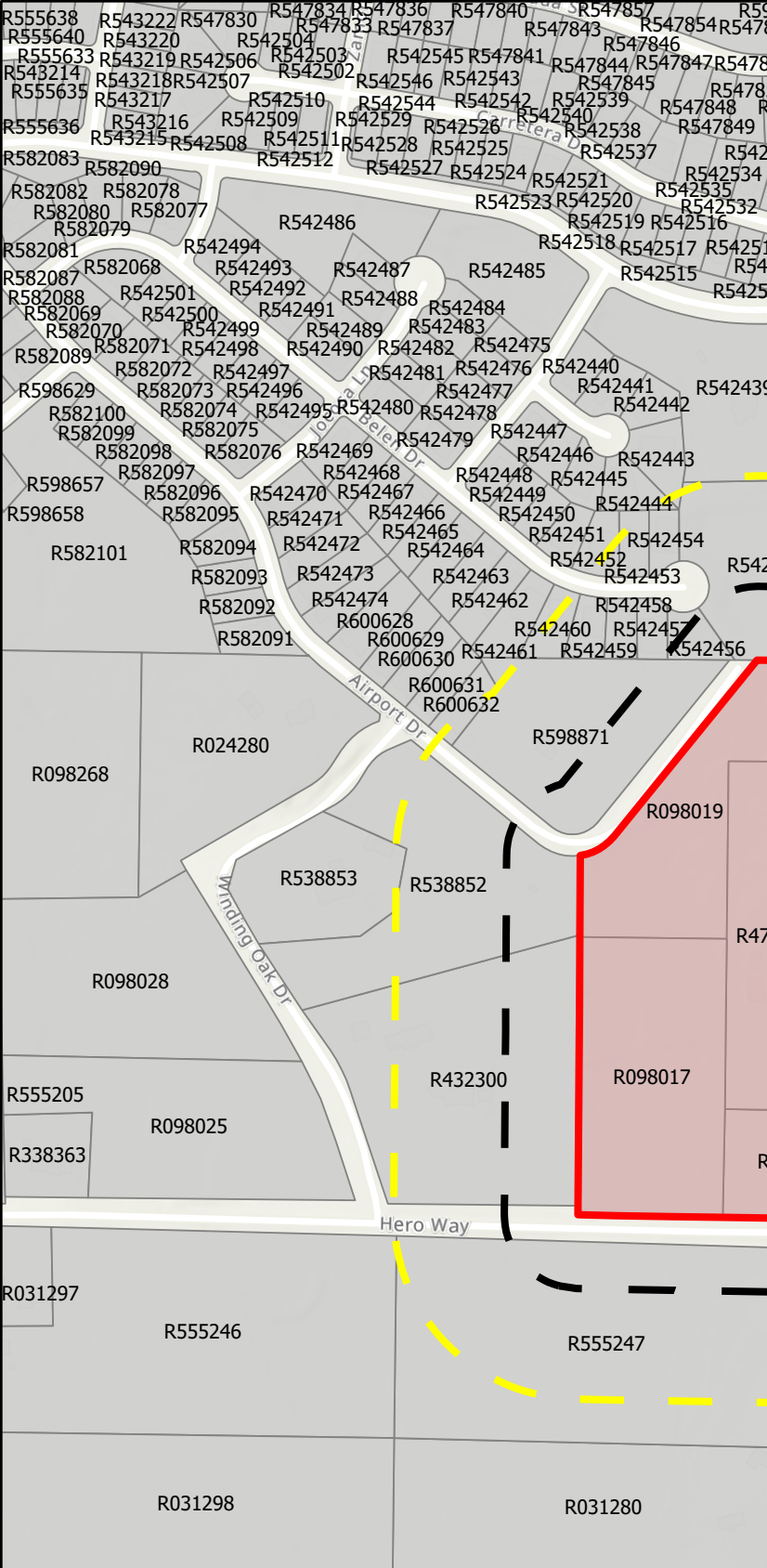
Future Land Use

Neighborhood Residential

Multi-Use Corridor - Priority Corridor
Access Controlled, Existing

Thoroughfare Plan

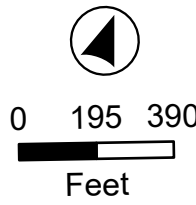
Collector, Existing
Rural, Existing
Access Controlled, Proposed
Collector, Proposed



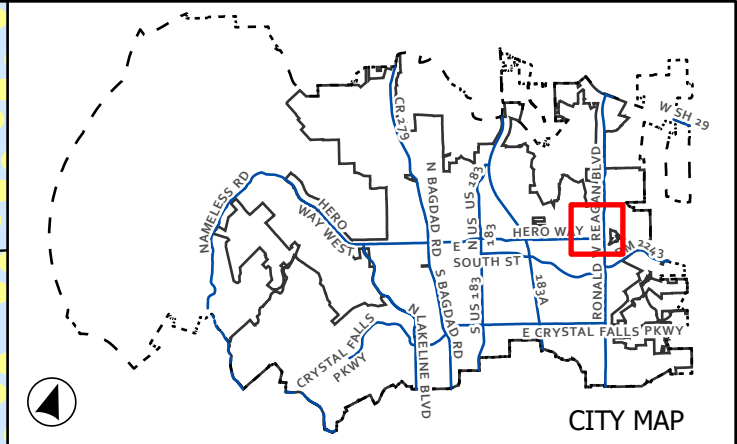
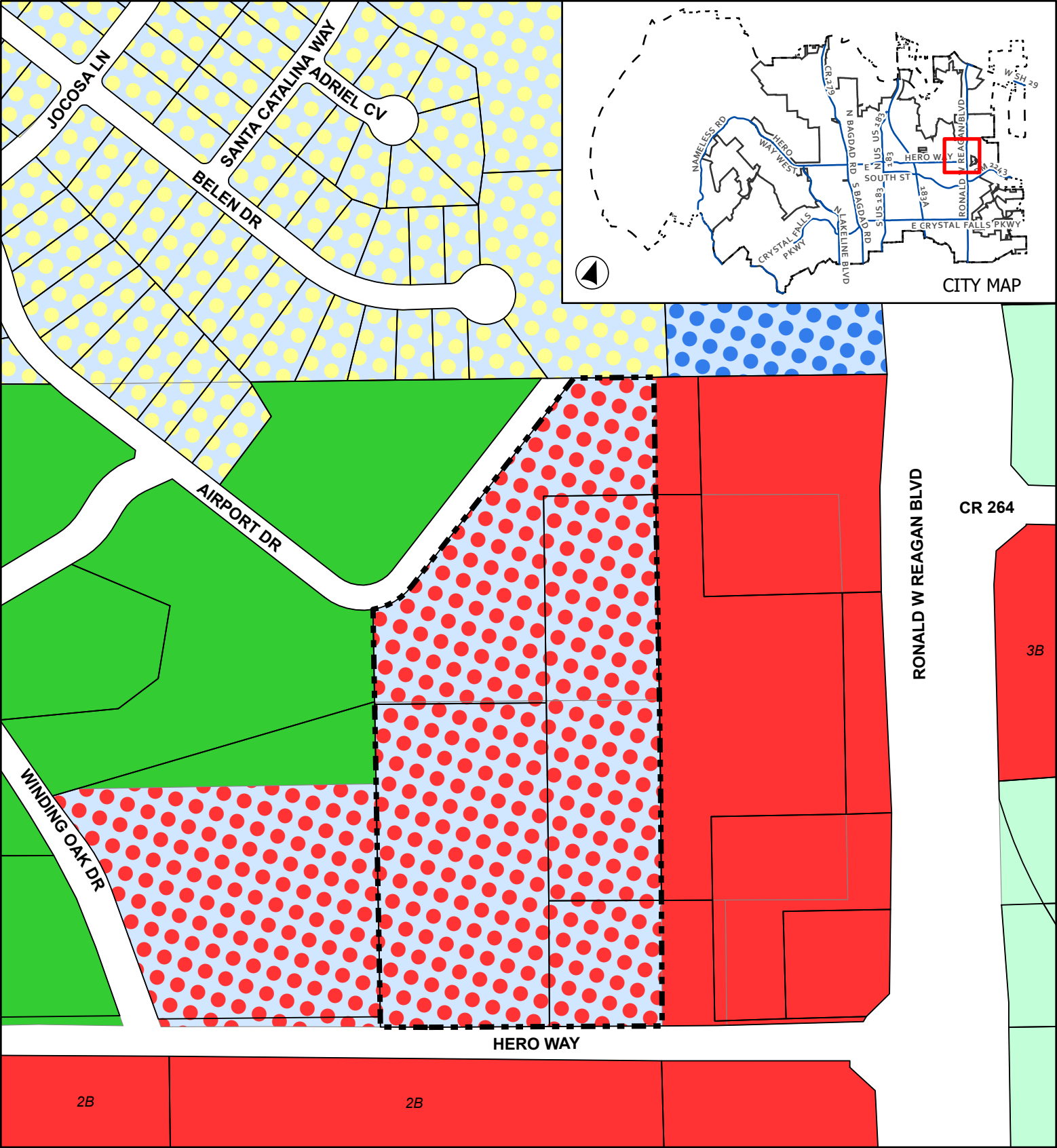
CASE: Z-24-0112 ATTACHMENT 4 HERO RANCH MINOR PUD

Public Notification

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



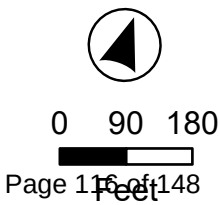
CITY MAP

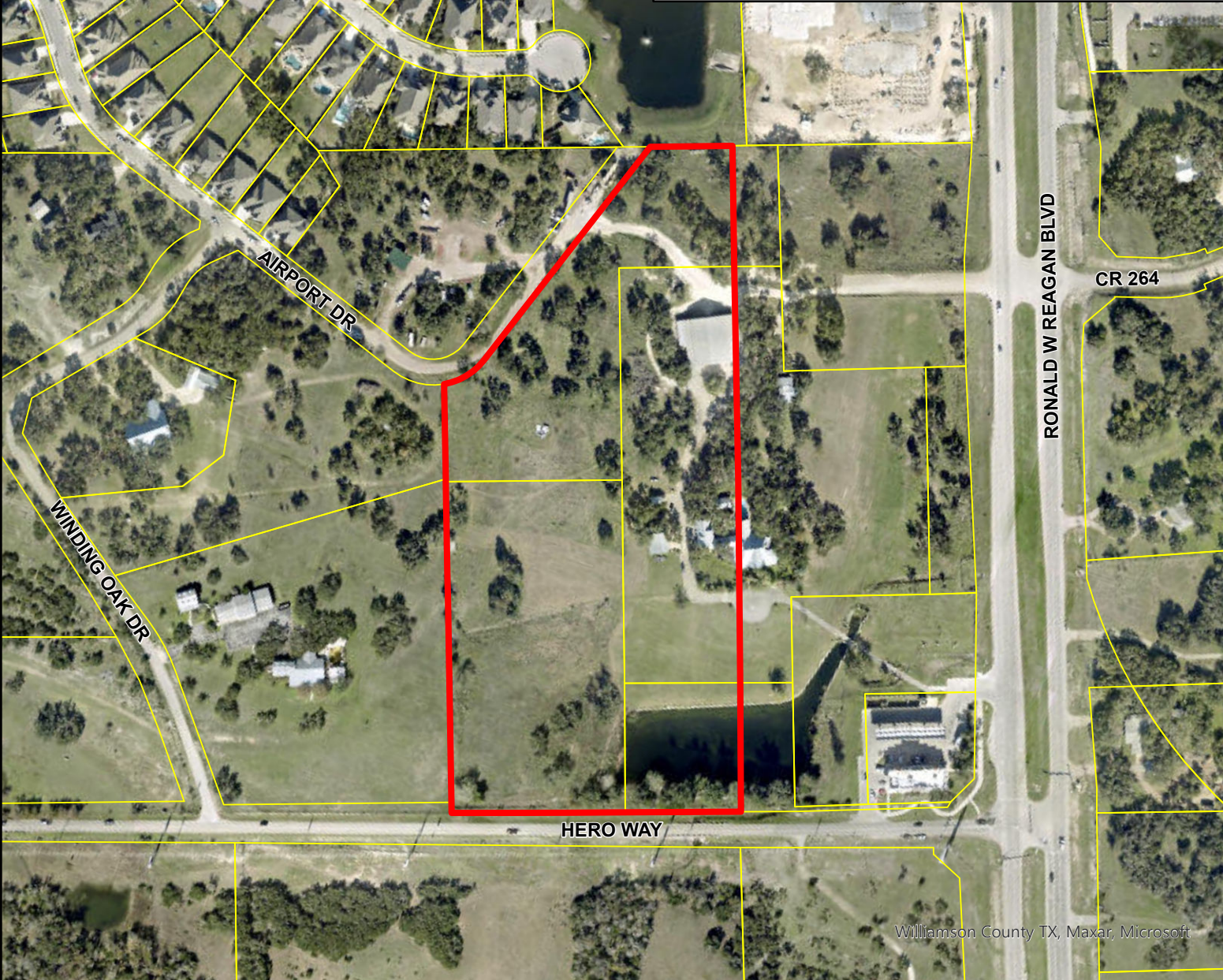
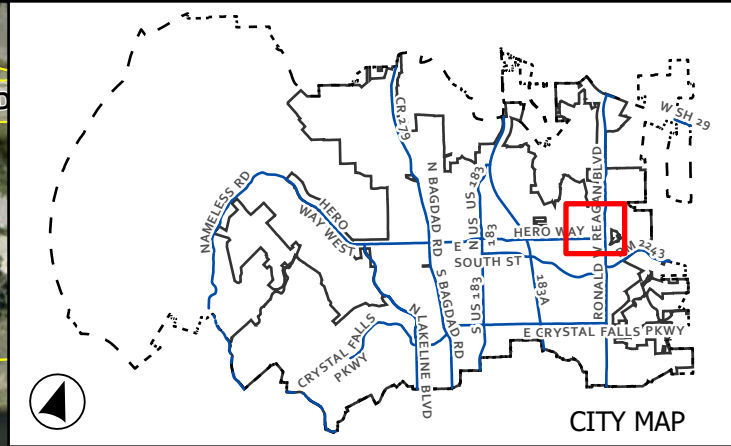
CASE: Z-24-0112 ATTACHMENT 5 HERO RANCH MINOR PUD

Proposed Zoning

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- Subject Boundary
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- SFS - Single-Family Suburban
- LC - Local Commercial
- GC - General Commercial
- PUD - Single-Family
- PUD - Mixed Use
- PUD - General Commercial





Williamson County TX, Maxar, Microsoft

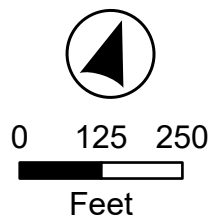
CASE: Z-24-0112

ATTACHMENT 6

HERO RANCH MINOR PUD

Aerial Map

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



- Leander City Limits
- Subject Boundary



February 14th, 2024

City of Leander Planning Department
201 N. Brushy Street
Leander, TX 78646

RE: General Commercial Zoning Request (GC-3-C) – Letter of Intent
17601 Ronald Reagan Blvd, Leander, TX 78641

To Whom It May Concern:

Please find the attached application to rezone a portion of land located at 17601 Ronald Reagan Blvd. This tract is approximately 14.5 acres in size and is located along the north side of Hero Way, approximately 465 ft to the west from the intersection of Ronald Reagan Blvd. and Hero Way. The proposed commercial zoning for this tract would be GC-3-C and is intended to be a contiguous extension of the existing GC-3-C zoning along the Ronald Reagan frontage of this overall property.

The tract is currently zoned Single Family Rural and there are several existing structures on the property related to a single-family residence/ranch. The property is gently sloped and generally drains from the north to the south. There are numerous trees throughout the site.

This project falls within an Activity Center as identified in the City of Leander Comprehensive Plan. We believe the proposed zoning and uses are compatible with the intent described by the City of Leander. We are striving to develop a community destination featuring several sit-down restaurants, a variety of personal services, retail, medical services, and professional offices. We also intend to incorporate several outdoor patio areas, a decorative and well-maintained retention pond, as well as a playground.

Combining the existing commercial zoned tract and this new commercial tract, the development is planned for approximately 100,000 SF of retail/restaurant along Ronald Reagan and Hero, and approximately 60,000 SF of office and personal services located in the areas without street frontage/visibility.

We also own parcel R598871, but it will remain with the current zoning for now. Our intention in the future is to utilize step-down zoning of some kind in this area to buffer the commercial zoning from the residents at Palmera Ridge.

If you have any questions or concerns, please do not hesitate to call me at (512) 799-8978 or email me at bgh@stonecrestinvestments.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blake Herman", with a stylized flourish extending to the right.

Blake Herman
Asset & Construction Manager
StoneCrest Investments

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Letters were mailed 11/20/23 to each owner of property within 500' describing the proposed zoning change and intended uses. Letter and contact information are attached as exhibits to this application. The letter offered contact information through phone, email, and we hosted an open house on 12/19/23 to give property owners a chance to voice their questions and/or concerns. We received 3-4 phone calls from owners to ask questions and 6 residents from Palmera Ridge attended our open house.

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

All property owners, including the HOA for Palmera Ridge, within the 500' area surrounding the subject property were sent the informational letter and highlighted/labeled tax map with the invite to our open house.

3. What concerns were raised during these communications?

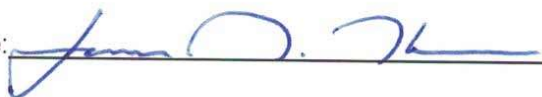
The main questions/concerns that came up were regarding bright lighting that would be visible from their houses. The gas station on the corner at Hero and Ronald Reagan has very bright site lighting and they were concerned our project would be similar to that. Lighting requirements for retail and office are not nearly as intense as a gas station. We believe the residents were comfortable after talking through our plans for the property. There were also questions about building height, but ours are all planned to be single story.

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

No other concerns or correspondence has been received by the applicant from adjacent owners as of 2/14/24.

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

Signature:



Date 2/14/24



November 20th, 2023

RE: Rezoning of 17601 Ronald Reagan Blvd, Leander, TX 78641

Dear Neighbor:

This letter is to notify you of an upcoming commercial development near the intersection of Ronald Reagan Blvd. and Hero Way. We are currently working to rezone a portion of our property to extend our existing General Commercial zoning that runs along Ronald Reagan Blvd. and Hero Way farther to the west. Please see the included tax map showing the subject property and surrounding area.

This project falls within an *Activity Center* as identified in the City of Leander Comprehensive Plan. We believe the proposed zoning and uses are compatible with the intent described by the City of Leander. We are striving to develop a community destination featuring several sit-down restaurants, a variety of personal services, retail, medical services, and professional offices. We also intend to incorporate several outdoor patio areas, a decorative and well-maintained retention pond, as well as a playground. We are a local company that prides ourselves on developing high quality projects. Please look at our website for examples of our other developments – www.stonecrestinvestments.com.

This tract being rezoned is approximately 14.5 acres in size and is located along the north side of Hero Way, approximately 465 ft to the west from the intersection of Ronald Reagan Blvd. and Hero Way. The proposed commercial zoning for this tract would be GC-3-C and is intended to be a contiguous extension of the existing GC-3-C zoning along the Ronald Reagan frontage of this overall property. The tract is currently zoned Single-Family Rural, which is the default zoning when land is annexed by the City of Leander.

We also own parcel R598871, but it will remain with its Single-Family Rural zoning for now. Our intention in the future is to utilize step-down zoning of some kind in this area to buffer the commercial zoning from the residents at Palmera Ridge.

We have reserved the *Sienna House* in the Rancho Sienna neighborhood for an open house style meeting to discuss any questions or concerns you may have regarding this project. **This meeting will be held Tuesday, December 19th, from 5-7pm at 404 Via De Sienna Blvd, Georgetown, TX 78628.**

If you are unable to attend the meeting and would like to reach out with questions, please do not hesitate to contact me at (512) 799-8978 or bgh@stonecrestinvestments.com.

Sincerely,

Blake Herman
Asset & Construction Manager
StoneCrest Investments

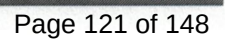
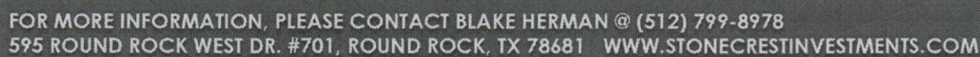
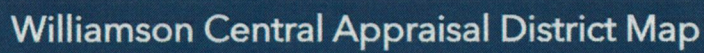


EXHIBIT A

Hero Ranch Minor Planned Unit Development

A. Purpose and Intent

1. The Hero Ranch Minor PUD is comprised of approximately 14.5 acres, as shown in **Exhibit B**. The development of this property includes commercial uses.

B. Applicability and Base Zoning

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

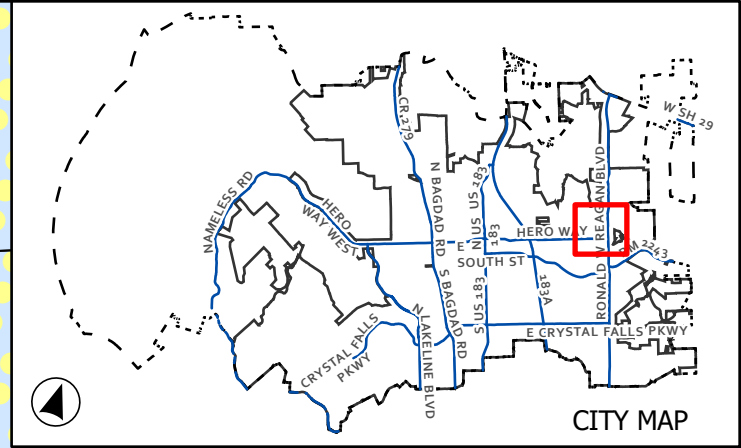
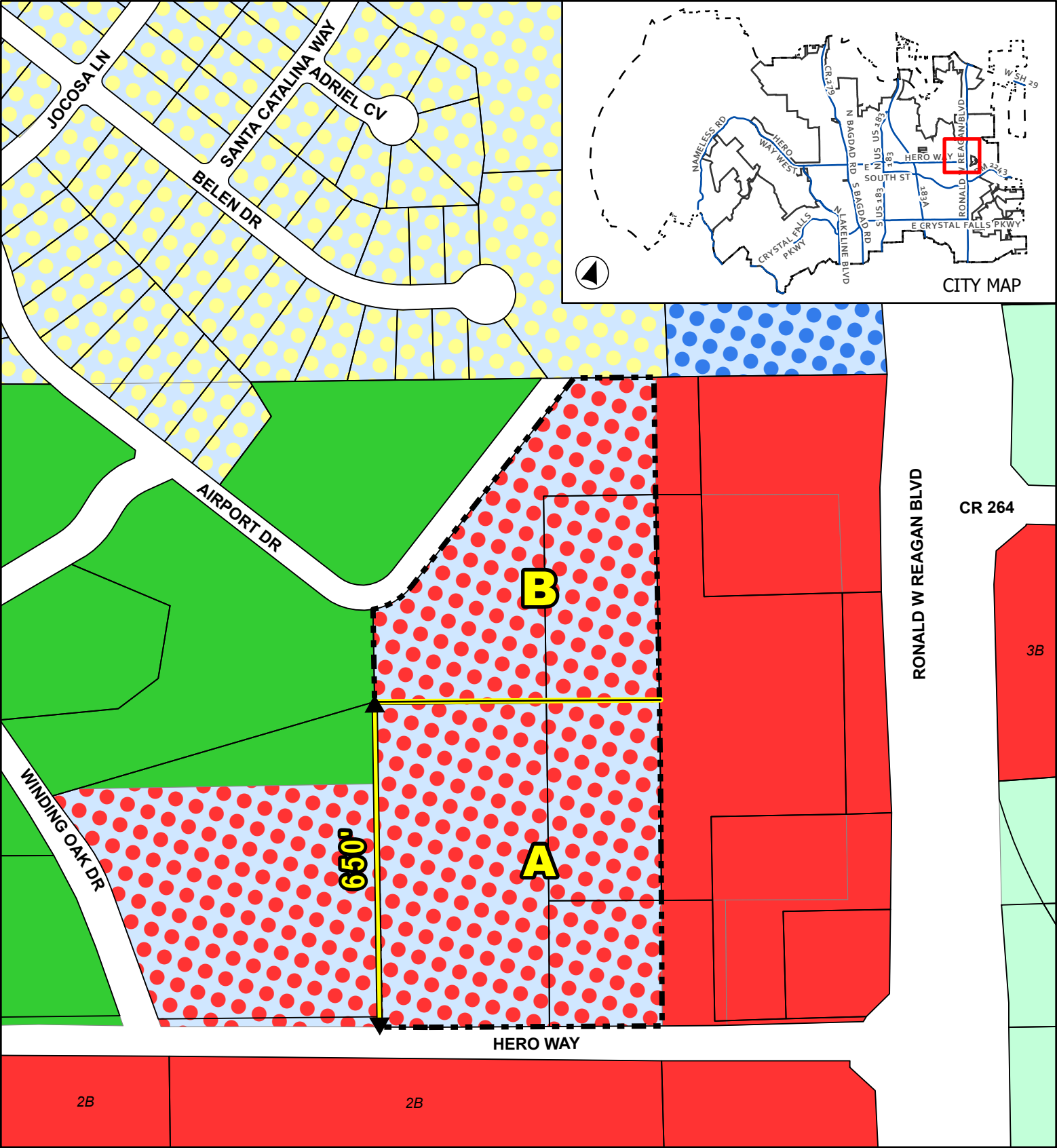
GC-3-C (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted within the GC use component except as limited below.
2. The following uses shall be prohibited on Parcel B as shown in **Exhibit B**:
 - a. Bar, nightclub or private club
 - b. Manufactured housing sales and accessory building sales
 - c. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.

CI. Development Standards

1. Building height on Parcel B shall be limited to one (1) story and thirty-five (35') feet.



CASE: Z-24-0112 EXHIBIT B HERO RANCH

Proposed Zoning

	Leander City Limits		LC - Local Commercial
	Extra-Territorial Jurisdiction		GC - General Commercial
	Subject Boundary		PUD - Single-Family
	SFR - Single-Family Rural		PUD - Mixed Use
	SFS - Single-Family Suburban		PUD - General Commercial



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Page 122 of 148

Feet

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EXECUTIVE SUMMARY
5/9/2024

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case Z-24-0113 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) on two (2) parcels of land approximately six (6) acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032212 and R500771; and generally located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process. The Planning & Zoning Commission held a public hearing during the April 25, 2024 meeting and voted to postpone action to review the updated PUD Notes following discussions during the meeting.

HISTORY/TIMELINE:

09/22/2005 – Approval of the TOD Zoning

04/25/2024 – Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the zoning request.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-24-0113 Att 1 Planning Analysis - Historic Bryson Farmstead PUD
2. Z-24-0113 Att 2 Current Zoning - Historic Bryson Farmstead PUD
3. Z-24-0113 Att 3 FLU Map - Historic Bryson Farmstead PUD
4. Z-24-0113 Att 4 Public Notification - Historic Bryson Farmstead PUD
5. Z-24-0113 Att 5 Proposed Zoning - Historic Bryson Farmstead PUD
6. Z-24-0113 Att 6 Aerial Map - Historic Bryson Farmstead PUD
7. Z-24-0113 Att 7 Historic Bryson Farmstead PUD 04.26.2024
8. Z-24-0113 Att 8 Letter of Intent - Historic Bryson Farmstead PUD

9. Z-24-0113 Att 9 Neighborhood Outreach - Historic Bryson Farmstead PUD



PLANNING ANALYSIS

ZONING CASE Z-24-0113
HISTORIC BRYSON FARMSTEAD
10500 183A TOLL FR RD

GENERAL INFORMATION

Owner/Agent:	City of Leander
Current Zoning:	TOD-CD (Transit Oriented Development - Conventional Development)
Proposed Zoning:	Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial)
Size and Location:	The property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway, Leander, Williamson County, Texas, including approximately 6 acres.
Staff Contact:	Justin Hunt, Planner

APPLICANT REQUEST

The city has initiated a zoning request to change the designated zoning district in order to create the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). The proposed development of this property will include the preservation of existing buildings that will be reused for historic interpretation and the addition of a public event space, visitor center, and Chamber of Commerce offices. The city has completed a preservation plan to provide for the preservation of the historic buildings as well as development of the site in a way that respects the history of the property.

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

This property was dedicated to the City of Leander by easement during the acquisition of right-of-way for 183A Toll Road. As part of the land dedication, the City has agreed to maintain the historic nature of the property through adopting a Preservation Plan. Part of this plan includes the adaptive reuse of the site to use the facilities as office space for the Chamber of Commerce. This project is currently labeled as CIP Project P.47.

The Planning & Zoning Commission held a public hearing during the April 25, 2024 meeting and voted to postpone action to review the updated PUD Notes following discussions during the meeting. The notes were revised to update the hours of operation to 9 am to 11 pm Friday, Saturday, and National Holidays, and 8 am to 9 pm Sunday to Thursday. The notes also now allow for outdoor amplified sound oriented towards 183A in compliance with the Noise Ordinance and limit outdoor concerts to the western side of the property labeled as Green Space Plaza.

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

	ZONING	LAND USE
NORTH	CD (Conventional Development)	Undeveloped
EAST	CD (Conventional Development)	Undeveloped
SOUTH	CD (Conventional Development)	Undeveloped
WEST	CD (Conventional Development)	Undeveloped

SURROUNDING AREA:

This property is located northeast of the intersection of 183A Toll Road and East San Gabriel Parkway. The subject property is surrounded by the proposed Pioneer Farmstead PUD.

PHYSICAL AND NATURAL FEATURES:

This property mostly contains open space with a pond and tree coverage at the rear of the property.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 08/08/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-006 Adoption of the TOD (Transit Oriented Development) establishing this area as Conventional Development Sector and was approved on 09/22/2005.

MAJOR CORRIDORS:

This property has access onto 183A Toll Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes no future transportation improvements per the Transportation Master Plan.

SUBDIVISIONS:

There were no subdivision cases previously submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater along 183A Toll Road and East San Gabriel Parkway.

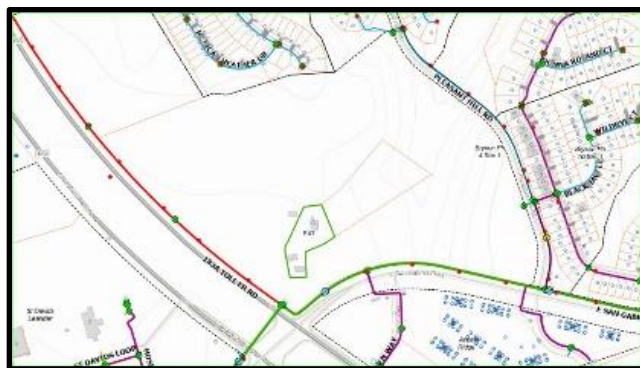


Figure 1: Water

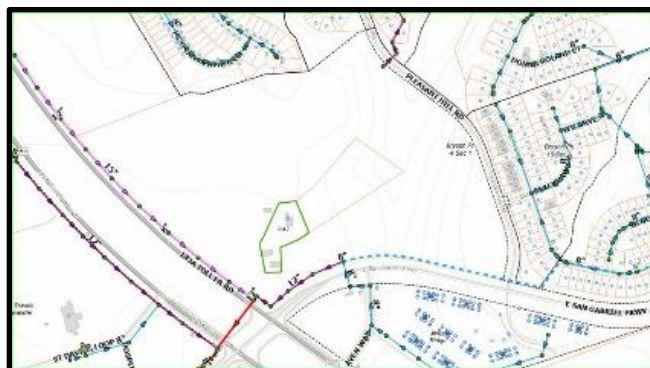


Figure 2 Wastewater

CURRENT LAND USES:

This property currently has three historic buildings on the property that are under undergoing rehabilitation by the City of Leander.

PROPOSED ZONING DISTRICT:**USE COMPONENT****PUD – PLANNED UNIT DEVELOPMENT:**

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

LC – LOCAL COMMERCIAL:

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

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Pursue signature regional attractions, destinations, and events.

Applicable Future Land Use categories

ACTIVITY CENTER

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

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

NOTIFICATION

- 04/04/2024 - Public Notice on Hill Country News
- 04/10/2024 - Mail Notification to Property Owners within 200'
- 04/10/2024 - Public Hearing Signage Posted on Property
- 04/25/2024 - Planning and Zoning Commission Public Hearing
- 05/16/2024 - City Council Public Hearing & First Reading of the Ordinance
- 06/06/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notices were mailed on behalf of the City to all property owners within 200'. A neighborhood meeting was not required for this project since there are no neighborhoods or residential zoned properties within 500' of the property. Staff did conduct a courtesy meeting with the neighboring Bryson Community on March 19, 2024. This meeting was scheduled as an in person meeting, but was changed to a virtual meeting per the request of the neighborhood. Staff also participated in the meeting scheduled by the developer on April 16, 2024.

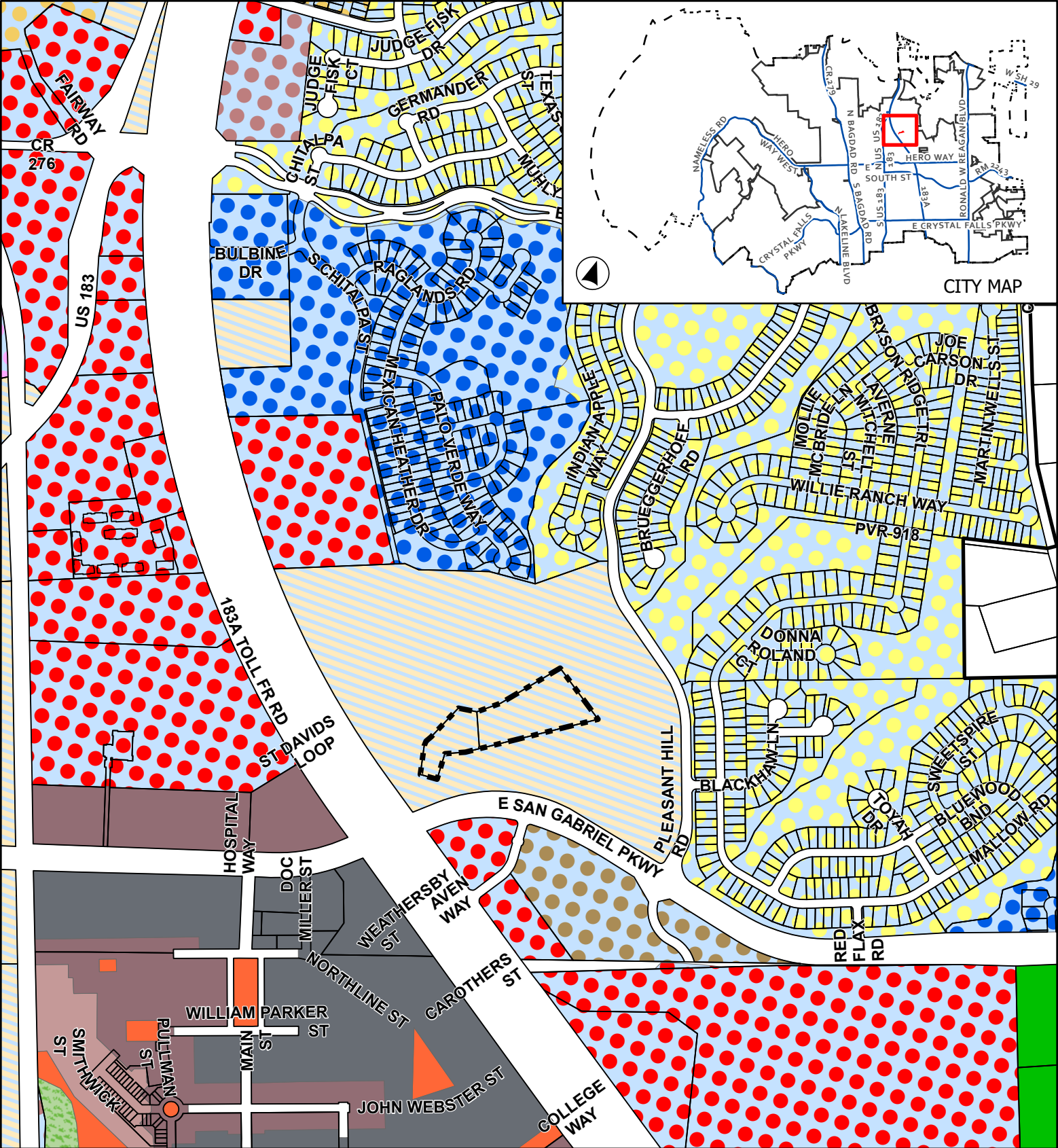
Please see the full report attached with City of Leander responses.

APPROVAL CRITERIA:

The proposed PUD calls for the preservation of the historic farmstead while allowing the property to be reused for historic interpretation, public event space, visitor center, and the Chamber of Commerce offices. Staff recommends approval of this zoning request.

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

HIGHER STANDARDS	WAIVERS
Master Sign Plan	Additional uses allowed in the LC Use component
Limited hours of operation for outdoor activities	Masonry Screening Walls are not required when adjacent to residential.
Trail connectivity	Historic style farm fence/split rail
Outdoor concerts oriented towards 183A	Crushed granite overflow parking
Outdoor concerts limited to the Green Space Plaza	Interior trails not located along public ROW or required by the Transportation Master Plan may be crushed granite.



CITY MAP

CASE: Z-24-0113

ATTACHMENT 2

HISTORIC BRYSON
FARMSTEAD PUD

Current Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural
- PUD - Single-Family
- PUD-CH

- PUD - Multi-Family
- PUD - Mixed Use
- PUD - Local Commercial
- PUD - General Commercial
- PUD - Heavy Commercial
- OS - Open Space

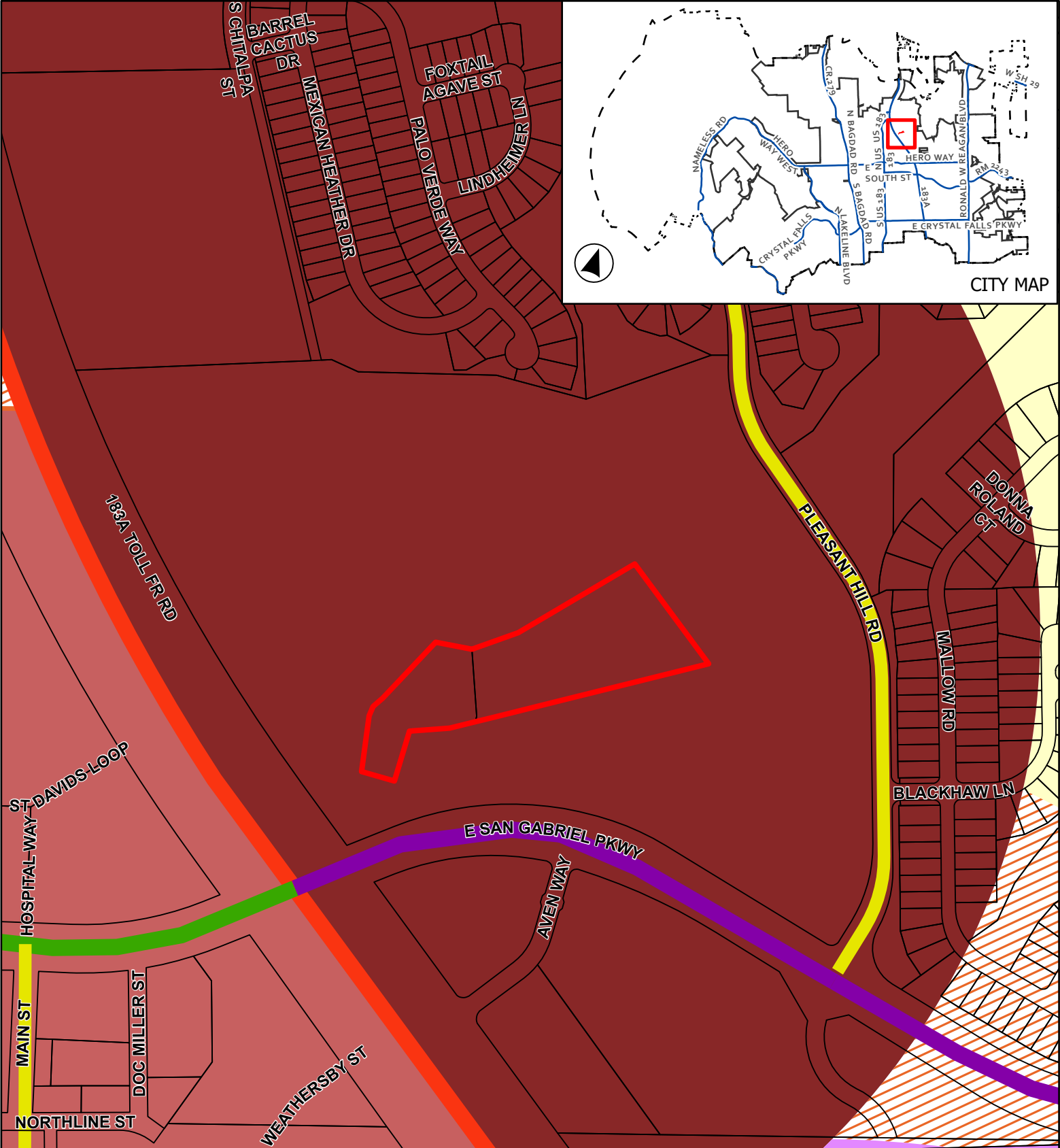
- CD - Conventional Sector
- Civic Building
- T4 - Genral Urban
- T5 - Urban Center
- T6 - Urban Core



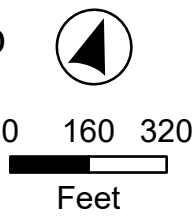
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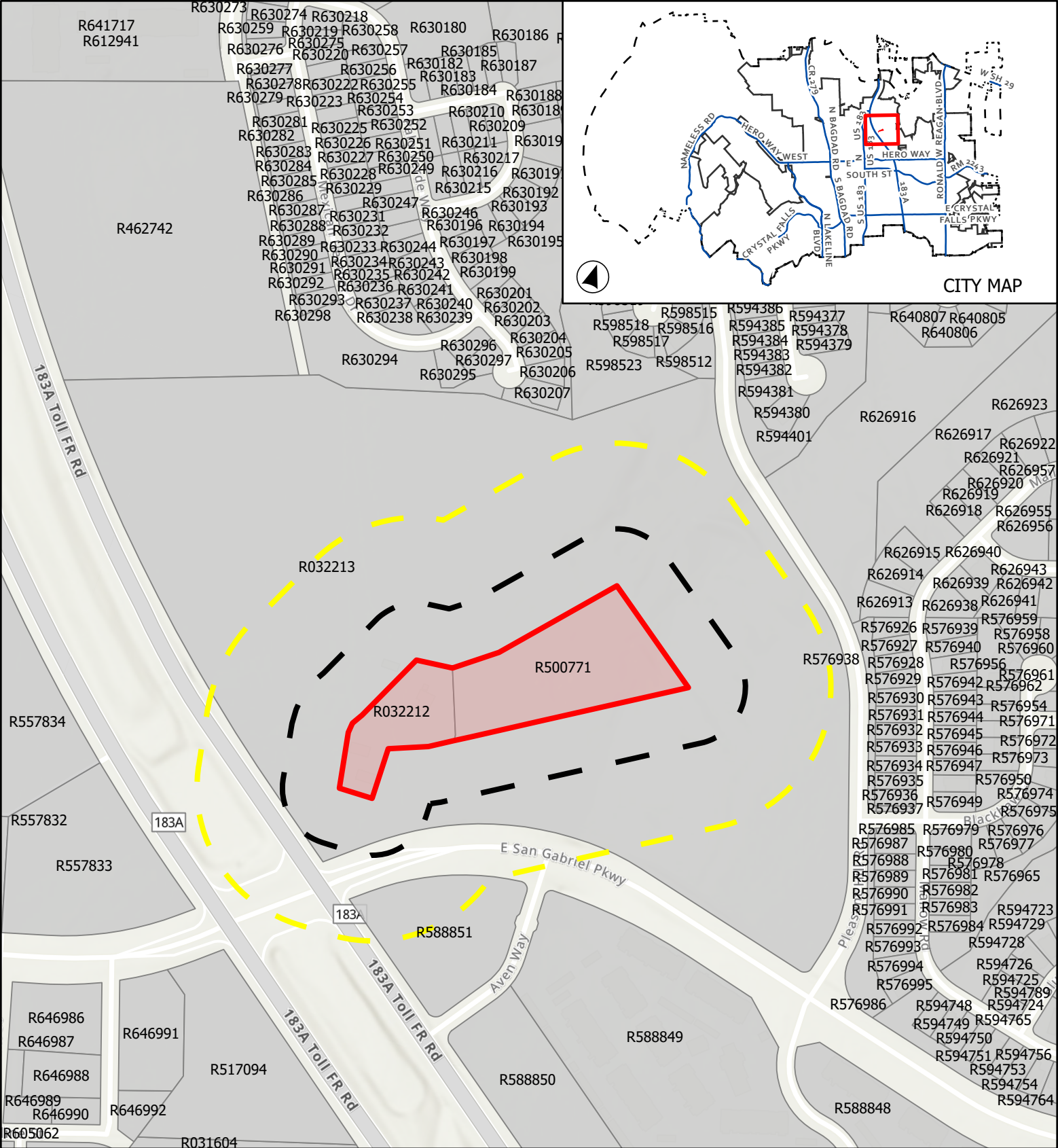
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- Leander City Limits
 - ETJ Boundary
 - Subject Boundary
- Future Land Use**
- Neighborhood Residential

- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Activity Center
- Employment Center
- Leander Central

- Thoroughfare Plan**
- Access Controlled, Existing
 - Arterial 6 Lane, Existing
 - Arterial 4 Lane, Existing
 - Collector, Existing



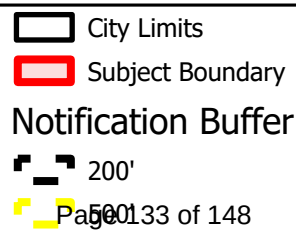
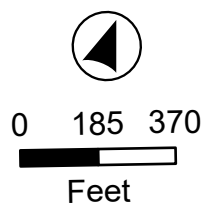
CASE: Z-24-0113

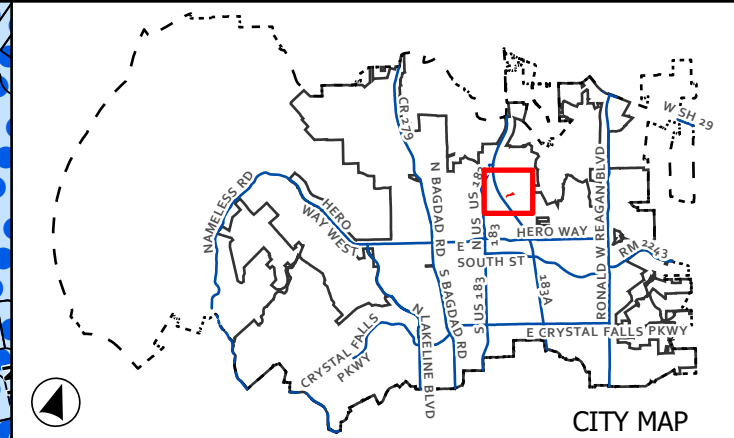
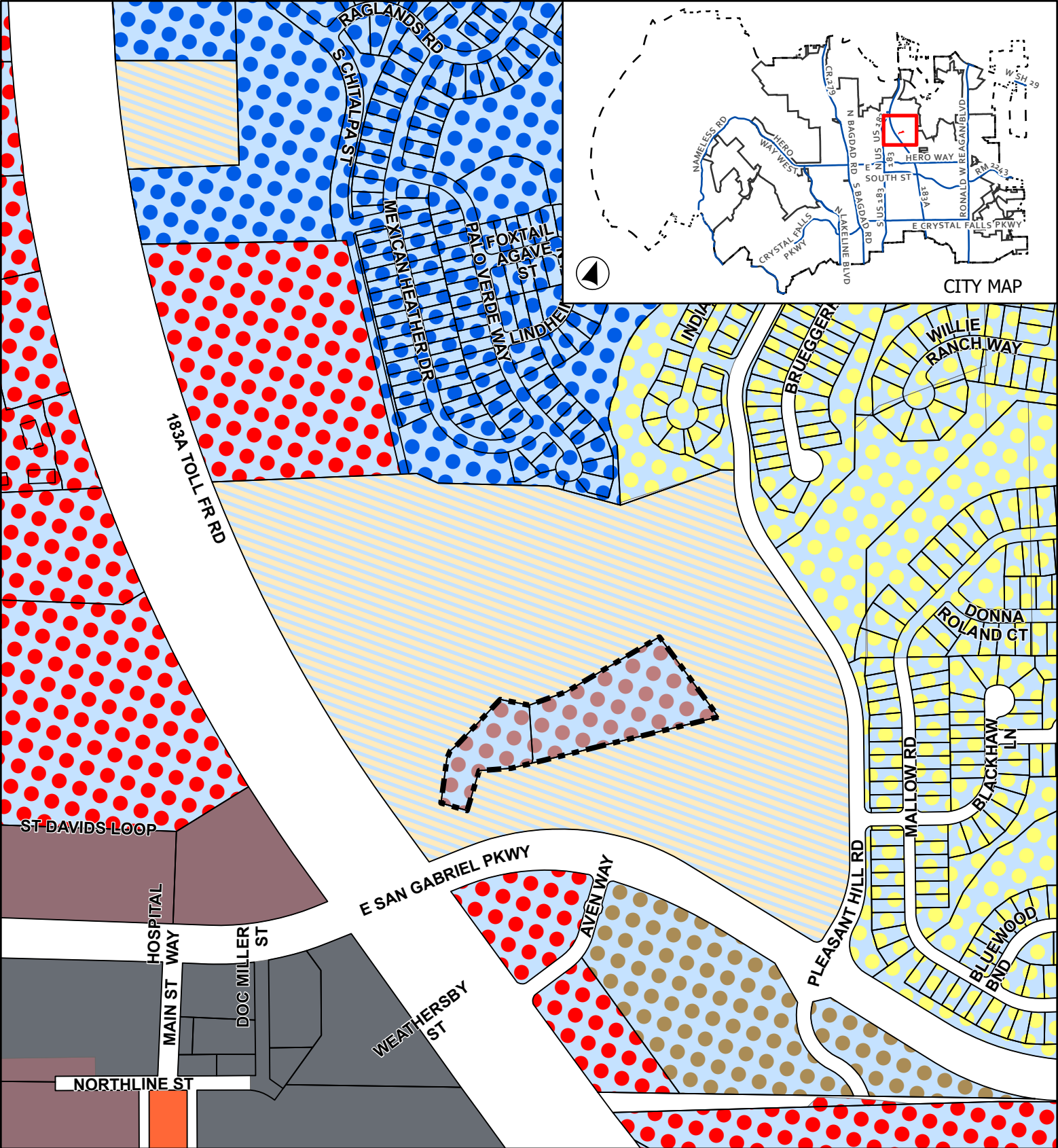
ATTACHMENT 4

HISTORIC BRYSON
FARMSTEAD PUD

Public Notification

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CITY MAP

CASE: Z-24-0113

ATTACHMENT 5

HISTORIC BRYSON
FARMSTEAD PUD

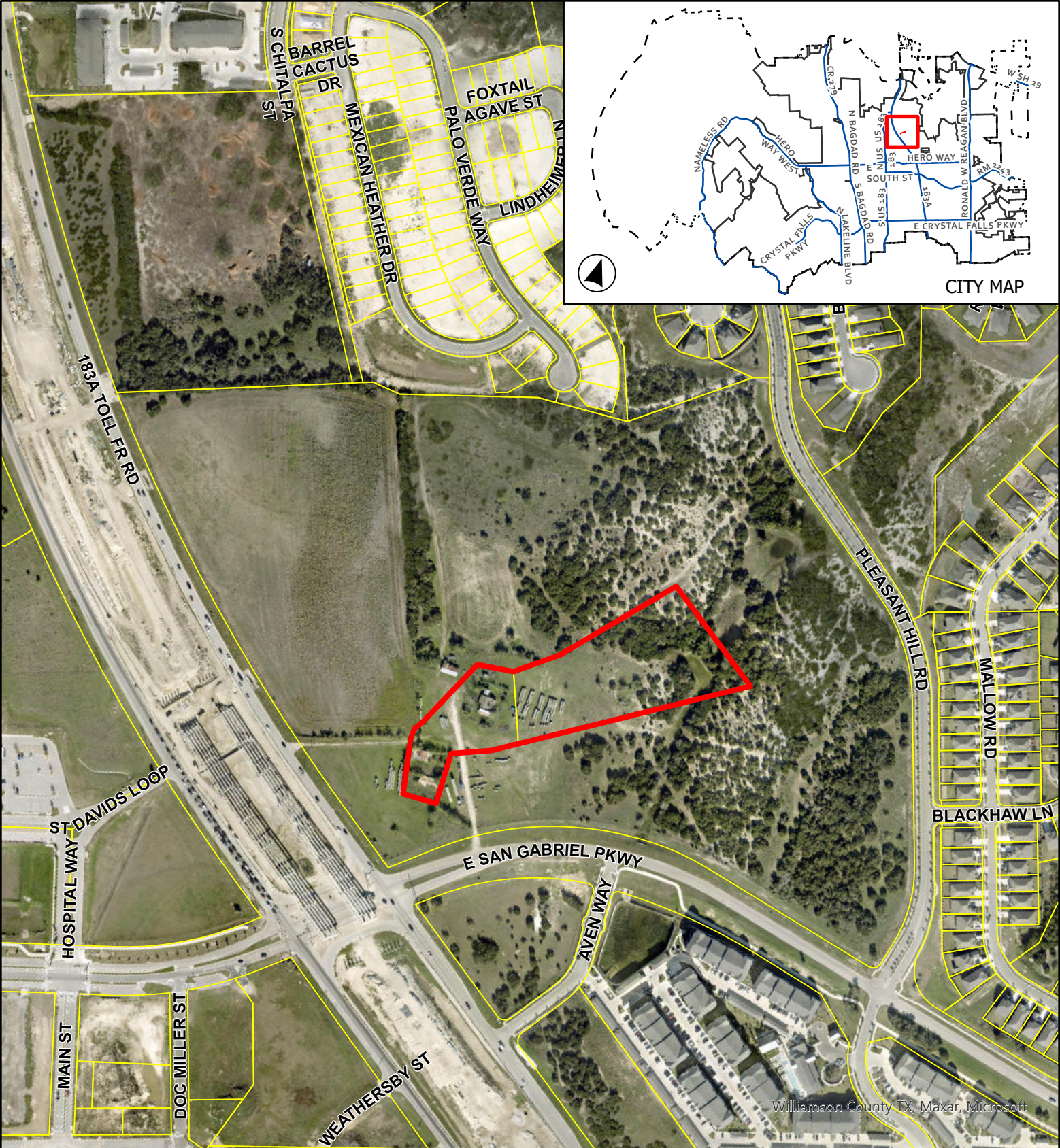
Proposed Zoning

- | | | |
|--------------------------------|--------------------------|--------------------------|
| Leander City Limits | PUD - Multi-Family | CD - Conventional Sector |
| Extra-Territorial Jurisdiction | PUD - Mixed Use | Civic Building |
| Subject Boundary | PUD - Local Commercial | T5 - Urban Center |
| PUD - Single-Family | PUD - General Commercial | T6 - Urban Core |



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Feet

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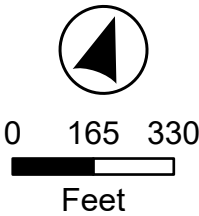
CASE: Z-24-0113

ATTACHMENT 6

HISTORIC BRYSON
FARMSTEAD PUD

Aerial Map

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- Leander City Limits
- Subject Boundary

EXHIBIT A

Historic Bryson Farmstead Planned Unit Development

A. Purpose and Intent

1. The Historic Bryson Farmstead PUD is comprised of approximately six (6) acres, as shown in Exhibit B. The development of this property includes the preservation of existing buildings that will be reused for historic interpretation and the addition of a public event space, visitor center, and chamber offices.

B. Applicability and Base Zoning

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

LC-2-A (Local Commercial)

C. Conceptual Site Layout & Land Use Plan

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

D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC-2-A (Local Commercial) District with the addition of the following uses:
 - a. Special event space including but not limited to trade shows
 - b. Outdoor events such as farmer's markets, market days, festivals, or outdoor concerts
 - c. Outdoor historic interpretive events

E. Development Standards

1. Masonry Screening Walls not required when adjacent to residential.
2. Hours of operation for outdoor activities shall be limited to 9:00 a.m. to 11:00 p.m. Friday, Saturday and National Holidays, and 8:00 a.m. to 9:00 p.m. Sunday through Thursday.

3. Outdoor concerts shall be oriented towards 183A away from residential uses. Outdoor amplified sound may be permitted in compliance with the Noise Ordinance.
4. Outdoor concerts are limited to the western side of the property labeled as Green Space Plaza on **Exhibit C**.
5. Historic style farm fence/split rail may be used on the property.
6. A Master Sign Plan is required and may include historic farm signs.

F. Transportation

1. Trail connectivity similar to wagon trails shall be provided.
2. Crushed granite overflow parking may be provided. Required parking for everyday occupancy shall be paved.
3. Interior trails not located along public ROW or required by the Transportation Master Plan may be crushed granite.

EXHIBIT B

METES AND BOUNDS DESCRIPTION

FOR A 2.000-ACRE TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMNANT OF A CALLED 320.38-ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THAT DEED TO J. SAM WINTERS AND ROY A. BUTLER RECORDED IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF SAID COUNTY, SAID 2.000-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a iron rod found with a cap stamped SAM laying in the northeasterly line of a called 24.697 acre tract of land described in that deed to Williamson County, Texas and recorded in Document No. 2004068741 of the Official Public Records of said County, said 24.697-acre tract being a portion of U.S. 183-A, a 400-foot wide public right-of-way, said point being a point of curvature of in the right-of way line, from which the calculated intersection of the northeasterly right-of-way line of said State Highway 183-A with a southerly line of the remnant of the said 320.38-acre tract, bears S 56° 03' 40" E at a distance of 1296.50 feet;

THENCE departing the northeasterly right-of-way line of said State Highway 183-A, over and through a remnant portion of the said 320.38-acre tract, N 53° 45' 33" E for a distance of 152.89 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southwesterly corner and **POINT OF BEGINNING** hereof;

THENCE continuing over and through the interior of the remnant portion of the said 320.38-acre tract, the following seven (7) courses:

- 1) N 13° 25' 00" W for a distance of 175.47 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most westerly northwest corner hereof,
- 2) N 31° 35' 00" E for a distance of 307.83 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northerly northwest corner hereof,
- 3) N 81° 35' 00" E for a distance of 132.00 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northeasterly corner hereof,

- 4) S 08° 25' 00" E for a distance of 218.50 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most easterly southeast corner hereof,
- 5) S 57° 35' 00" W for a distance of 165.83 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for an angle point in the easterly line hereof,
- 6) S 03° 25' 00" E for a distance of 138.40 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southern southeasterly corner hereof, from which a capped iron rod stamped ZWA was found at a point of curvature in the apparent northerly right-of-way line of Williamson County Road 276, a variable width public right-of-way described in Document No. 2006066934 of the Official Public Records of said County;
- 7) S 86° 35' 00" W for a distance of 151.60 feet to the POINT OF BEGINNING and containing 2.000-acres of land.

Bearings described herein are based on the NAD-83, HARN 93, Texas State Plane Coordinate System, Central Zone No. 4203.

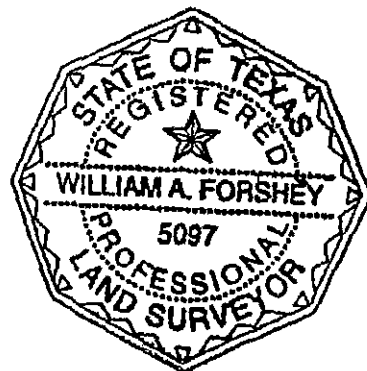
Surveyed under the direct supervision of the undersigned during June, 2008.

William A. Forshey 6/4/08

William A. Forshey
Registered Professional Land Surveyor No. 5097
Baker-Aicklen & Associates, Inc.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700

Job No.: 1801-3-001-20

Filename: W:\PROJECTS\BRYSON FARMSTEAD\CONTRACT 1 - 2 ACRES.DOC



WILLIAM J. TURNER
WILLIAM J. TURNER, JR., 1401 14TH ST. N.W., WASH. D.C. 20004

RECORDERS MEMORANDUM

All or part of the text on this page was not clearly legible for satisfactory recordation.

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METES AND BOUNDS DESCRIPTION

FOR A 4.000-ACRE TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMNANT OF A CALLED 320.38-ACRE TRACT OF LAND AS DESCRIBED AS TRACT 1 IN THAT DEED TO J. SAM WINTERS AND ROY A. BUTLER RECORDED IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF SAID COUNTY, SAID 4.000-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a iron rod found with a cap stamped ZWA laying in the northerly line of Williamson County Road 276, a variable width public right-of-way recorded in Document No. 2006066934 of the Official Public Records of said County, said point being a point of curvature in the right-of-way, from which the calculated intersection of the northerly line of County Road 276 with the northeasterly right-of-way line of said State Highway 183-A, a 400-foot wide public right-of-way described in Document No. 2004068741 of the Official Public Records of said County, and also laying on a southwesterly line of a remnant of the said 320.38-acre tract, bears S 48° 13' 49" W at a distance of 152.34 feet;

THENCE departing the northerly right-of-way line of said County Road 276, over and through a remnant portion of the said 320.38-acre tract, N 15° 37' 15" E for a distance of 368.80 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southwesterly corner and **POINT OF BEGINNING** hereof, said point also being the most easterly southeast corner of Tract 1, a 2.000-acre tract;

THENCE continuing over and through the interior of the remnant portion of the said 320.38-acre tract, the following four (4) courses:

- 1) N 08° 25' 00" W for a distance of 218.50 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northwesterly corner hereof said point also being the most northeasterly corner of said Tract 1;
- 2) N 41° 35' 00" E for a distance of 522.90 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most northeasterly corner hereof;
- 3) S 58° 25' 00" E for a distance of 382.45 feet to a 1/2-inch iron rod with a Baker-Aicklen cap set for the most southeasterly corner hereof, from which a iron rod found with a cap stamped

ZWA, laying at a point of curvature in the northerly line of Williamson County Road 276, bears S 19° 14' 28" W at a distance of 554.57 feet;

- 4) S 57° 35' 00" W for a distance of 759.17 feet to the **POINT OF BEGINNING** and containing 4.000-acre of land.

Bearings described herein are based on the NAD-83, HARN 93, Texas State Plane Coordinate System, Central Zone No. 4203.

Surveyed under the direct supervision of the undersigned during June, 2008.

William A. Forshey 6/04/08

William A. Forshey

Registered Professional Land Surveyor No. 5097

Baker-Aicklen & Associates, Inc.

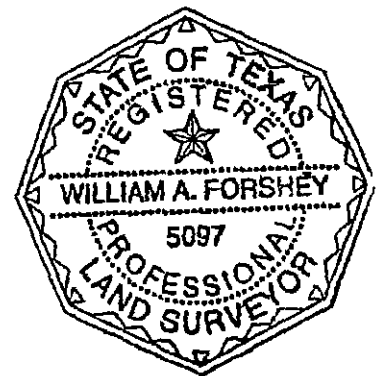
405 Brushy Creek Road

Cedar Park, Texas 78613

(512) 260-3700

Job No.: 1801-3-001-20

Filename: W:\PROJECTS\BRYSON FARMSTEAD\DOC\TRACT 3 - 4 ACRES.DOC



LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND
- ▲ NAIL WITH "BAKER-ACKLEN" WASHER SET
- 1/2" IRON ROD WITH "BAKER-ACKLEN" CAP SET
- # UTILITY POLE
- # LIGHT POLE
- ⊥ FAUCET
- ANTENNA ON MAST
- OVERHEAD UTILITY LINE
- GUY WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- IRON FENCE

WILLIAM MARSH, BUYER
INSTRUCT NO 457
WILLIAMSBURG COUNTY, TEXAS

20 00' FROM 17-11 DELTA = 57°13'08" CR = N 66°49'53" E = 206.32'
 FROM 16-80 DELTA = 57°10'51" CR = N 66°58'44" E = 205.82'

[illegible]

BAYER-ADCO
C. ADDOLINI, P.D.
Bayer - Adco - Bayer - Adco

SITE ACCESS & PARKING PROS AND CONS

PROS

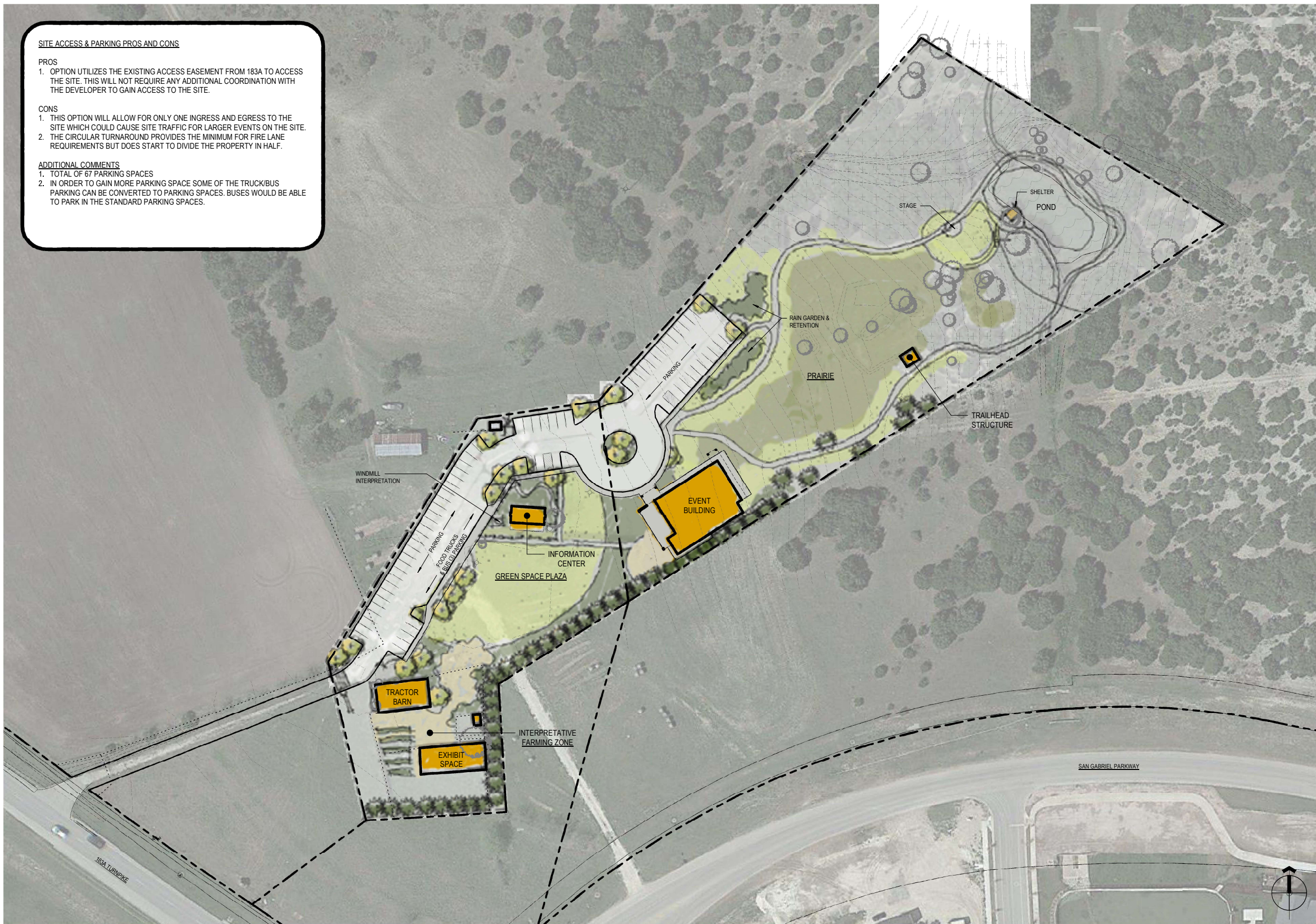
1. OPTION UTILIZES THE EXISTING ACCESS EASEMENT FROM 183A TO ACCESS THE SITE. THIS WILL NOT REQUIRE ANY ADDITIONAL COORDINATION WITH THE DEVELOPER TO GAIN ACCESS TO THE SITE.

CONS

1. THIS OPTION WILL ALLOW FOR ONLY ONE INGRESS AND EGRESS TO THE SITE WHICH COULD CAUSE SITE TRAFFIC FOR LARGER EVENTS ON THE SITE.
2. THE CIRCULAR TURNAROUND PROVIDES THE MINIMUM FOR FIRE LANE REQUIREMENTS BUT DOES START TO DIVIDE THE PROPERTY IN HALF.

ADDITIONAL COMMENTS

1. TOTAL OF 67 PARKING SPACES
2. IN ORDER TO GAIN MORE PARKING SPACE SOME OF THE TRUCK/BUS PARKING CAN BE CONVERTED TO PARKING SPACES. BUSES WOULD BE ABLE TO PARK IN THE STANDARD PARKING SPACES.



SITE ACCESS & PARKING PROS AND CONS

PROS

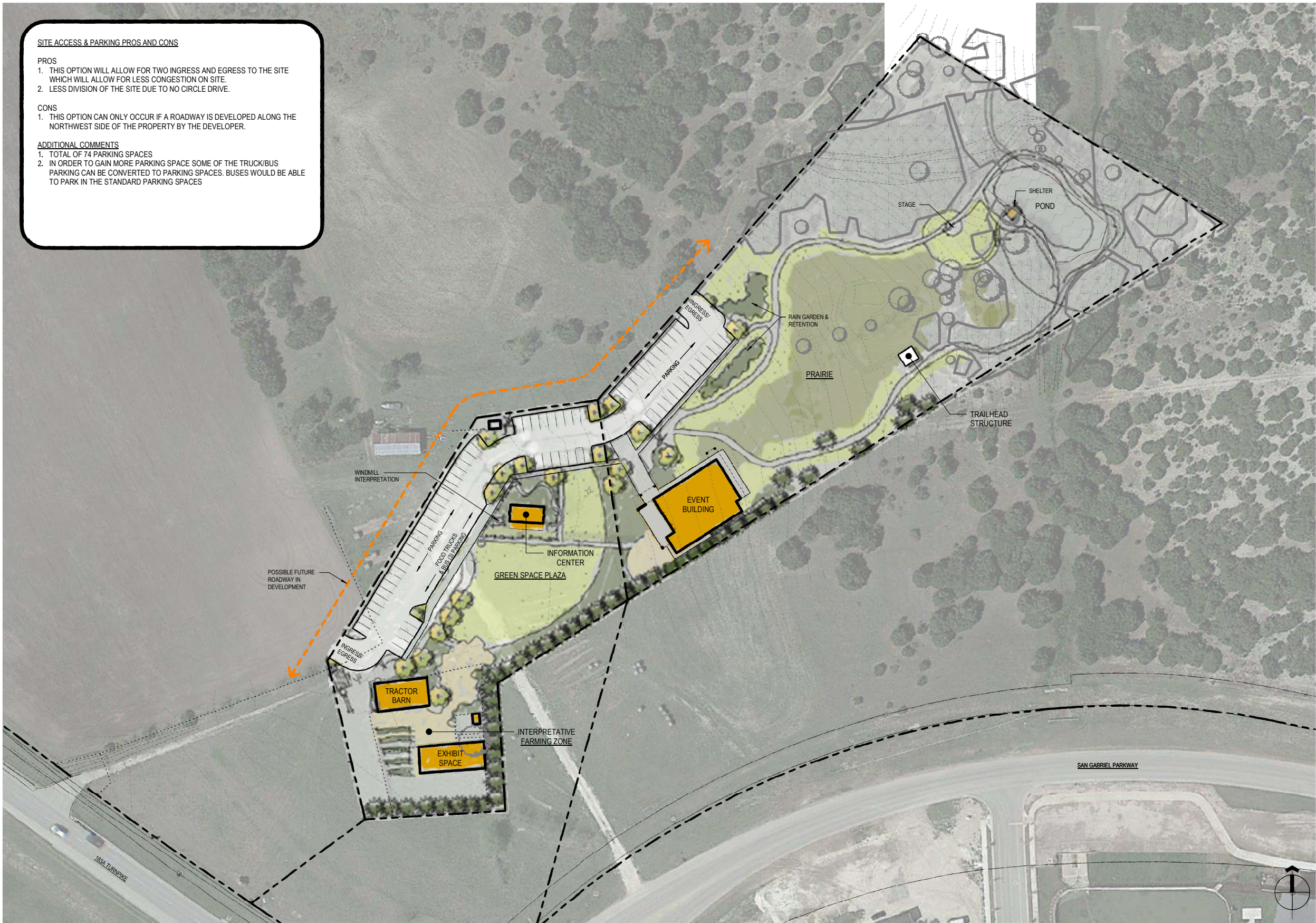
1. THIS OPTION WILL ALLOW FOR TWO INGRESS AND EGRESS TO THE SITE WHICH WILL ALLOW FOR LESS CONGESTION ON SITE.
2. LESS DIVISION OF THE SITE DUE TO NO CIRCLE DRIVE.

CONS

1. THIS OPTION CAN ONLY OCCUR IF A ROADWAY IS DEVELOPED ALONG THE NORTHWEST SIDE OF THE PROPERTY BY THE DEVELOPER.

ADDITIONAL COMMENTS

1. TOTAL OF 74 PARKING SPACES
2. IN ORDER TO GAIN MORE PARKING SPACE SOME OF THE TRUCK/BUS PARKING CAN BE CONVERTED TO PARKING SPACES. BUSES WOULD BE ABLE TO PARK IN THE STANDARD PARKING SPACES





March 4, 2024

City of Leander
Planning & Zoning Commission
P.O. Box 319
Leander, Texas 78646-0319

Re: Z-24-0113 History Bryson Farmstead PUD Letter of Intent

The purpose in this correspondence is to request a zoning change for two (2) parcels of land totaling six (6) acres and owned by the City of Leander. This property is located at 10500 183A Toll Road and is mostly open land to the front with heavy tree coverage in the rear. There are multiple registered historic buildings on the property and other historic features including trails located on the property.

The request includes changing the current zoning of CD (Conventional Development- Smart Code) to create the Historic Bryson Farmstead PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). The proposed development of this property will include the preservation of existing buildings that will be reused for historic interpretation and the addition of a public event space, visitor center, and Chamber of Commerce offices.

The city has completed a preservation plan to provide for the preservation of the historic buildings as well as development of the site in a way that respects the history of the property.

If you have any questions, please let me know.

Justin Hunt

Planner

City of Leander
PO Box 319
Leander, Texas 78646
512-528-2751
planning@leandertx.gov



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

City staff did conduct a courtesy meeting with the neighboring Bryson Community on March 19, 2024. This meeting was scheduled as an in person meeting, but was changed to a virtual meeting per the request of the neighborhood. In this meeting the project specifics were discussed. Specifics to the meeting, including questions, and COL responses are attached in a separate sheet. Staff also participated in the meeting scheduled by the developer on April 16, 2024.

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

Bryson Community HOA was notified. Board members of the HOA and residents of the community.

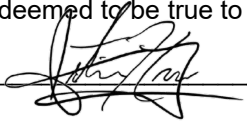
3. What concerns were raised during these communications?

Neighborhood meeting questions and answers have been attached in a separate document included under attachment #9.

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

There would be no amplified sound.

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

Signature:  Date 04/19/2024

Neighborhood Meeting Questions and Answers

Below, please find a list of the questions that were presented during the meeting as well as emailed to the city. After the meeting, the city updated the zoning request to clarify that amplified sound is not permitted as an outdoor use.

MEETING QUESTIONS

1. **What are the proposed uses?**
 - a. COL Response: This project includes preservation of the Historic Bryson Farmstead, added interpretive uses, trails, adding the Chamber of Commerce facilities, and outdoor events including festivals, farmers' markets, and outdoor music.
2. **How will the property be accessed?**
 - a. COL Response: Currently, the city has an easement to allow access to 183A Toll Rd. When the adjacent property develops, the city will have access to any surrounding roads.
3. **How will overflow parking be handled?**
 - a. COL Response: This site will contain parking to support the day to day uses as well as provide onsite overflow parking during special events. Parking will not be provided for this property within the Bryson Neighborhood.
4. **What is the timing of the completion of San Gabriel Pkwy connecting to Ronald W Reagan Blvd?**
 - a. COL Response: The city anticipates that the complete San Gabriel Pkwy extension will occur in the Summer of 2027. This estimate may change depending on project cost and coordination with the County with regards to other planned improvements to Ronald W. Reagan Blvd.
5. **The timing of the traffic light at San Gabriel Pkwy and 183A has changed recently and the timing is causing traffic issues.**
 - a. COL Response: Public Works will reach out to CTRMA to confirm any changes and if there are any issues.
6. **Why is the city allowing more residential with all of the water concerns?**
 - a. COL Response: The city has adopted a water resolution to discourage new residential zoning requests with lots less than 70 feet wide. Here is a link with more information: <https://www.leandertx.gov/790/BCRUA-pipeline-repair-shutdown-expected-> The water resolution can be found at the bottom of the page. The city cannot stop the developer from applying for a zoning change. We have notified the developer that staff is not supportive of additional residential zoning at this density.
7. **What is the timing of the project?**
 - a. COL Response: The city is currently working on maintaining and restoring the historic structures. Our next step is to start the platting process and site development.
8. **Will the residents of Bryson have prioritized access to the facilities?**
 - a. COL Response: No, they will not have prioritized access.

EMAILED QUESTIONS

1. **Can you please specify whether amplified music will be allowed outdoors on the property including the event center? If so, what will be the frequency and times of day that this will be allowed?**
 - a. COL Response: We have added clarification to the PUD Notes to prohibit amplified music outdoors.
2. **Will the event property be held to the residential or the commercial city noise limits?**
 - a. COL Response: It will be required to comply with the commercial standards.
3. **Also, I see that the noise ordinance for the city allows for exceptions for special events. Will there potentially be special events that would be allowed an exemption from the noise limits currently approved?**
 - a. COL Response: It is possible that a special event permit could be considered in the future. This permit would not override the zoning that prohibits amplified sound.
4. **Finally, what type of screening will be included in the development to mitigate the impact of noise on residents surrounding the development?**
 - a. COL Response: The developer agreed to a screening wall in the Zoom Meeting on 04/15.