



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

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

September 8, 2022 at 7:00 PM



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

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

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

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

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-FP-026 regarding Crystal Village Phase 2 Final Plat on one parcel of land approximately 23.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031201; generally located at 10744 E Crystal Falls Parkway, Leander, Williamson County, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

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

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

REGULAR AGENDA

9. Discuss and consider action regarding Subdivision Case 21-PP-012 to approve the Garlock Preliminary Plat on one parcel of land approximately 44.662 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021708; generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
10. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. Was posted on the bulletin board at City Hall in Leander, Texas on the 1 day of September 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
09/08/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-026 regarding Crystal Village Phase 2 Final Plat on one parcel of land approximately 23.57 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R031201; generally located at 10744 E Crystal Falls Parkway, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

1/17/2013 – Annexation

06/16/2016 – Zoning Approved

01/21/2021 – Amendment to Global Village PUD Zoning

APPLICANT/AGENT:

Perspective Design & Development, LLC (Jamie Forbes) on behalf of Koniag Real Estate, LLC – Owner of Premas Global Leander, LLC (Ronald Unger).

RECOMMENDATION:

This final plat includes five total lots. Lot breakdown is as follows: three of the lots are to be designated commercial, one lot contains a multi-family project and one lot is dedicated as public parkland. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends approval of the final plat with the following condition:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Final Plat
2. Location Exhibit

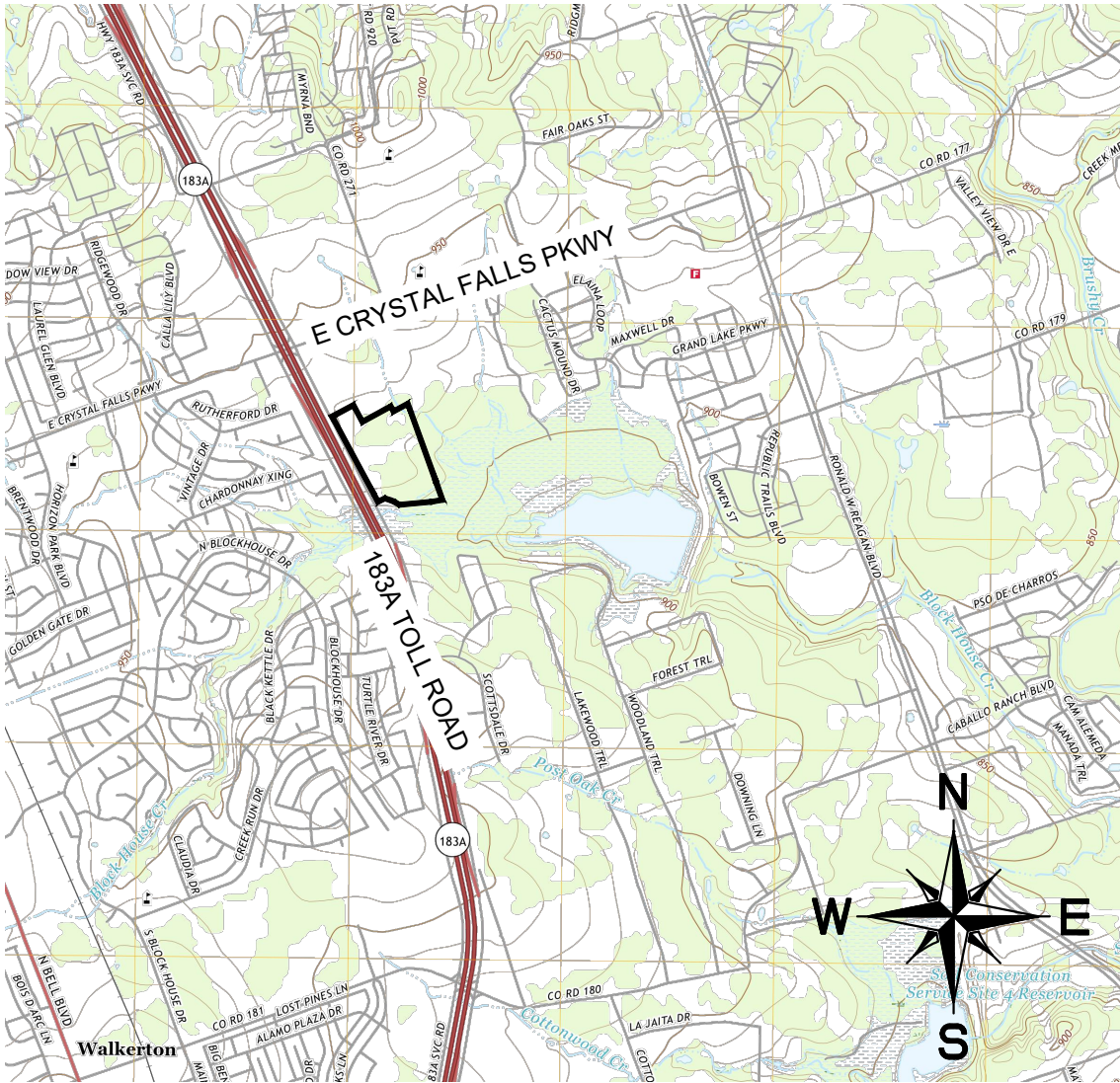
CRYSTAL VILLAGE PHASE TWO FINAL PLAT

SURVEYOR:
EARLY LAND SURVEYING
P.O BOX 92588
AUSTIN, TX 78709
CONTACT: JOE BEN EARLY, Jr., R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194487

CIVIL ENGINEER/AGENT:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLY VILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771
CONTACT: BRADLEY M. WILKINS, P.E.

OWNER/DEVELOPER:
PREMAS GLOBAL LEANDER I, LLC
3800 CENTERPOINT DRIVE, SUITE 502
ANCHORAGE, AK 99503

ACRES: 23.568 ACRES
SURVEY: WALTER CAMPBELL, ABSTRACT 3
NUMBER OF LOTS: 5
NUMBER OF BLOCK: 2
SUBMITTAL DATE: OCTOBER 12, 2021



LOCATION MAP
SCALE: 1"=2000'

SHEET INDEX	
SHEET NAME	SHEET NUMBER
COVER SHEET	1 OF 3
FINAL PLAT	2 OF 3
NOTES & SIGNATURES	3 OF 3

LOT INFORMATION		
LOT NUMBER	BLOCK	ACREAGE
LOT 12	A	1.619
LOT 1	B	1.410
LOT 2	B	1.194
LOT 3	B	15.004
LOT 4 (PUBLIC PARKLAND)	B	3.213
70' ROW	N/A	1.128

CRYSTAL VILLAGE PHASE 2 - STREET INFORMATION		
STREET NAME	TYPE	LENGTH
RAIDER WAY	70' ROW	585'

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1006-015
DRAWING NO.:
1006-015-PL2
PLOT DATE:
8/11/22
PLOT SCALE:
1" = 100'
DRAWN BY:
BBP & JBE

SHEET
1 OF 4

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

SE R.O.W. LINE
E CRYSTAL FALLS PKWY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°12'58"E	70.00'
L2	S84°59'23"W	3.03'
L3	N59°01'32"W	78.74'
L4	S64°15'52"W	97.60'
L5	N28°12'58"W	100.94'
L6	N28°12'58"W	70.00'
L7	N82°09'31"E	101.44'
L8	S78°12'58"E	26.91'
L9	S67°12'58"E	96.19'
L10	N53°47'02"E	41.00'
L11	N51°47'02"E	51.50'
L12	S19°50'46"E	54.22'

FINAL PLAT: CRYSTAL VILLAGE
PHASE TWO

OWNERS ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

THAT PREMAS GLOBAL LEANDER I, LLC, A DELAWARE CORPORATION, AS THE OWNER OF 8.564 ACRES OUT OF THAT CERTAIN TRACT OF LAND IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.25 ACRE TRACT DESIGNATED AS TRACT 1, DESCRIBED IN THE DEED TO SAID PREMAS GLOBAL LEANDER I, LLC, OF RECORD IN DOCUMENT NO. 2009000970, 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; AND DOES HEREBY GRANT EASEMENTS TO THE CRYSTAL VILLAGE PROPERTY OWNERS ASSOCIATION FOR THE PERPETUAL MAINTENANCE OF JOINT USE DRIVEWAYS AND OTHER SHARED FACILITIES, AS SHOWN HEREON.

DOES HEREBY SUBDIVIDE 8.564 ACRES TO BE KNOWN AS "CRYSTAL VILLAGE PHASE TWO" SUBDIVISION;

PREMAS GLOBAL LEANDER I, LLC
BY: PREMAS GLOBAL PARTNERS, LLC
AS ITS MANAGER

BY:
RONALD W. UNGER DATE
3800 CENTERPOINT DRIVE, SUITE 502
ANCHORAGE, AK 99503

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, RONALD W. UNGER, AS MANAGER OF PREMAS GLOBAL PARTNERS, LLC, A DELAWARE CORPORATION, ON BEHALF OF SAID PREMAS GLOBAL PARTNERS, 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, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME _____ MY COMMISSION EXPIRES _____

OWNERS ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

THAT LG CRYSTAL FALLS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 15.004 ACRE TRACT OF LAND IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 2022042565, 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; AND DOES HEREBY GRANT EASEMENTS TO THE CRYSTAL VILLAGE PROPERTY OWNERS ASSOCIATION FOR THE PERPETUAL MAINTENANCE OF JOINT USE DRIVEWAYS AND OTHER SHARED FACILITIES, AS SHOWN HEREON.

DOES HEREBY SUBDIVIDE 15.004 ACRES TO BE KNOWN AS "CRYSTAL VILLAGE PHASE TWO" SUBDIVISION;

LG CRYSTAL FALLS, LLC.

BY:
_____ DATE _____

PRINTED NAME: _____
3500 MAPLE AVENUE, STE 1600
DALLAS, TX 75219

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, _____, 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, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 NEW CORNER MONUMENTS SHOWN THEREON WILL BE 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, GF NO. 2005018-GTN ISSUED 2/7/20, HAVE BEEN SHOWN OR NOTED HERON.

JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6016
EARLY LAND SURVEYING, A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

BRADLEY WILKINS, P.E.
KIMLEY-HORN
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200,
AUSTIN, TX 78759
DIRECT: 512 418 4503
TBPELS FIRM NO. 928

LEANDER PLANNING AND ZONING COMMISSION

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:

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

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

GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS SUBDIVISION IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0462F, FOR WILLIAMSON COUNTY, DATED DECEMBER 20, 2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE OF THE CITY OF LEANDER.
- DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2016076167, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, REQUIRES TEN (10') FOOT SIDEWALKS WILL BE PROVIDED ALONG 183A TOLL ROAD AND SIX (6') FOOT SIDEWALKS ALONG THE REMAINDER OF E. CRYSTAL FALLS PARKWAY IN CONJUNCTION WITH SITE DEVELOPMENT PERMITS OF INDIVIDUAL PLATTED LOTS.
- 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.
- DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA) FOR 'GLOBAL VILLAGE CENTER' PREPARED BY ROBERT J. HALLS & ASSOCIATES DATED AUGUST 9, 2010.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, LIENS FOR CRYSTAL VILLAGE RECORDED IN DOCUMENT NO. _____, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS (CRYSTAL VILLAGE COVENANTS AND RESTRICTIONS).
- THE POA HAS A BINDING, CONTINUING RESPONSIBILITY TO LEVY AND COLLECT ASSESSMENTS IN AMOUNTS SUFFICIENT TO MAINTAIN, OPERATE, REPAIR AND REPLACE JOINT USE DRIVES LOCATED WITHIN JOINT USE ACCESS EASEMENTS, DRAINAGE FACILITIES, LANDSCAPING IN COMMON AREAS, AND SUCH OTHER FACILITIES AS REQUIRED BY THE CRYSTAL VILLAGE COVENANTS AND RESTRICTIONS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON 7/22/21.
- PARKLAND LOT SHALL BE MAINTAINED BY THE CRYSTAL VILLAGE PROPERTY OWNERS ASSOCIATION.

METES AND BOUNDS DESCRIPTION:

BEGINNING at a 1/2" rebar with "Early Boundary" cap to be set in east right-of-way line of Toll 183A (right-of-way width varies) as described in Document Nos. 2004046955, 2004097776 and 2004097777 of the Official Public Records of Williamson County, Texas, being the west line of the said 45.25 acre tract, from which a 1/2" rebar with an illegible cap found in the east right-of-way line of Toll 183A and the west line of the said 45.25 acre tract bears North 28°12'58" West, a distance of 397.30 feet;

THENCE crossing the said 45.25 acre tract, the following four (4) courses and distances:

- North 61°47'02" East, a distance of 300.00 feet to a 1/2" rebar with "Early Boundary" cap set;
- South 28°12'58" East, a distance of 235.00 feet to a 1/2" rebar with "Early Boundary" cap set;
- North 61°47'02" East, a distance of 402.00 feet to a 1/2" rebar with "Early Boundary" cap set;
- South 28°12'58" East, a distance of 70.00 feet to a 1/2" rebar with "Early Boundary" cap set in the north line of the said 15.004 acre tract;

THENCE North 61°47'02" East, crossing the said 45.25 acre tract, and with the north line of the said 15.004 acre tract, a distance of 203.39 feet to a 1/2" rebar with "Early Boundary" cap set in the east line of the said 15.004 acre tract, being the east line of the said 45.25 acre tract, being also the west line of a 66.49 acre tract described in Document No. 2014013495 of the Official Public Records of Williamson County, Texas;

THENCE with the east line of the said 15.004 acre tract, being the east line of the said 45.25 acre tract and the west line of the said 66.49 acre tract, the following two (2) courses and distances:

- South 19°50'46" East, a distance of 1037.38 feet to a 1/2" rebar with "Forest 1847" cap found;
- South 19°31'53" East, passing a 1/2" rebar with "Forest 1847" cap found at a distance of 176.42 feet and continuing for a total distance of 235.95 feet to a calculated point in the approximate center of Block House Creek, being the southeast corner of the said 45.25 acre tract, being the southwest corner of the said 66.49 acre tract, being also in the north line of a 15.71 acre tract described in Document No. 2019106627 of the Official Public Records of Williamson County, Texas;

THENCE with the approximate centerline of Block House Creek, same being the south line of the said 45.25 acre tract and the north line of the said 15.71 acre tract, the following six (6) courses and distances:

- South 84°59'23" West, a distance of 3.03 feet to a calculated point;
- South 79°39'30" West, a distance of 135.71 feet to a calculated point;
- South 84°52'27" West, a distance of 402.37 feet to a calculated point;
- North 59°01'32" West, a distance of 78.74 feet to a calculated point;
- North 70°55'52" West, a distance of 116.22 feet to a calculated point;
- South 64°15'52" West, a distance of 97.60 feet to a calculated point in the east right-of-way line of Toll 183A (right-of-way width varies) as described in Document Nos. 2004046955, 2004097776 and 2004097777 of the Official Public Records of Williamson County, Texas, being the southwest corner of the said 45.25 acre tract, being also the northwest corner of the said 15.71 acre tract;

THENCE with the east right-of-way line of Toll 183A and the west line of the said 15.004 acre tract, being the west line of the said 45.25 acre tract, the following three (3) courses and distances:

- North 28°12'58" West, a distance of 100.94 feet to a mag nail in stone found for the southwest corner of the said 15.004 acre tract;
- North 28°12'58" West, a distance of 1105.74 feet to the POINT OF BEGINNING, containing 23.568 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE DAY OF _____, 20____, AD, AT _____ O'CLOCK, _____M, AND DULY RECORDED THIS

THE DAY OF _____, 20____, AD, AT _____ O'CLOCK _____M, IN THE PLAT RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____

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

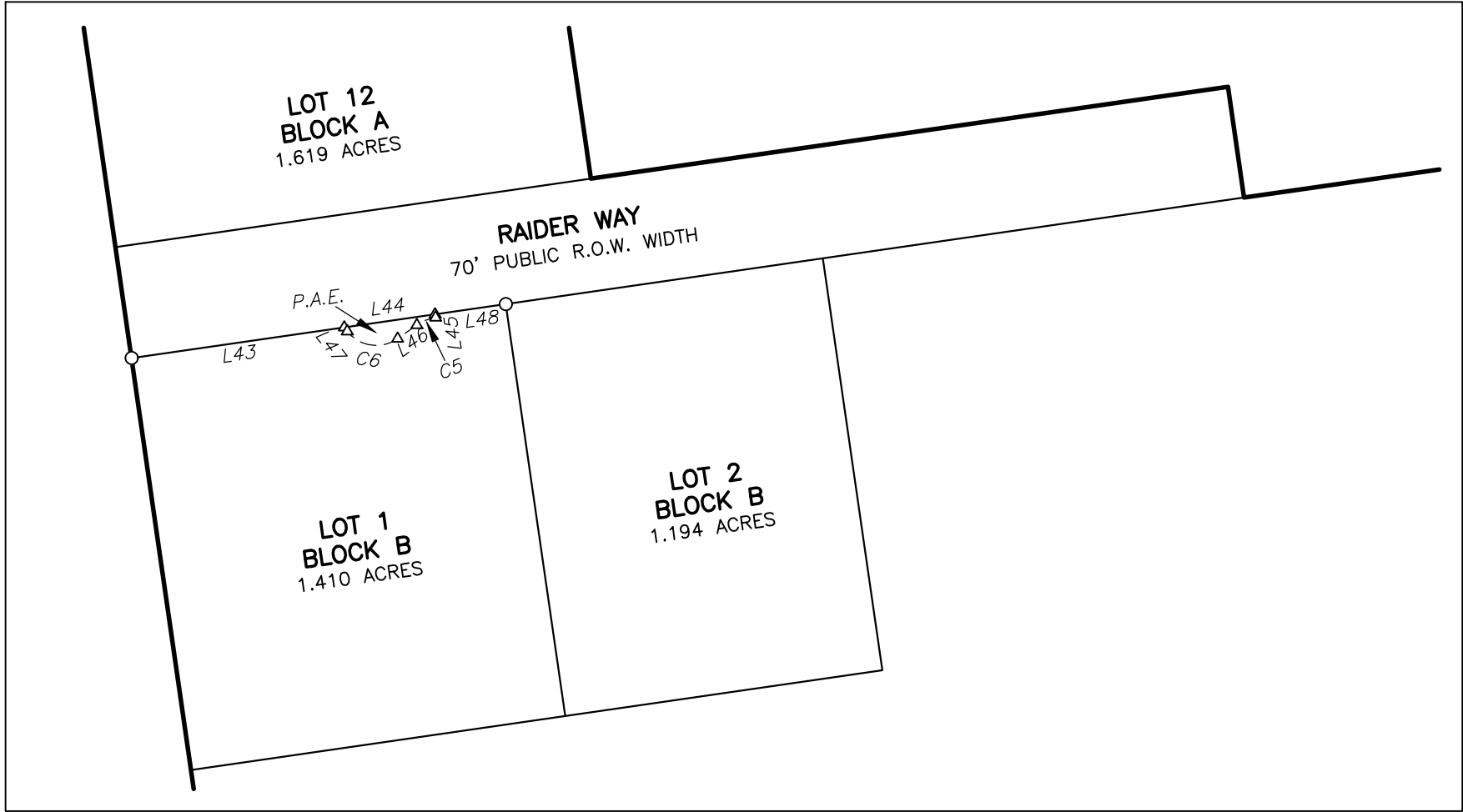
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

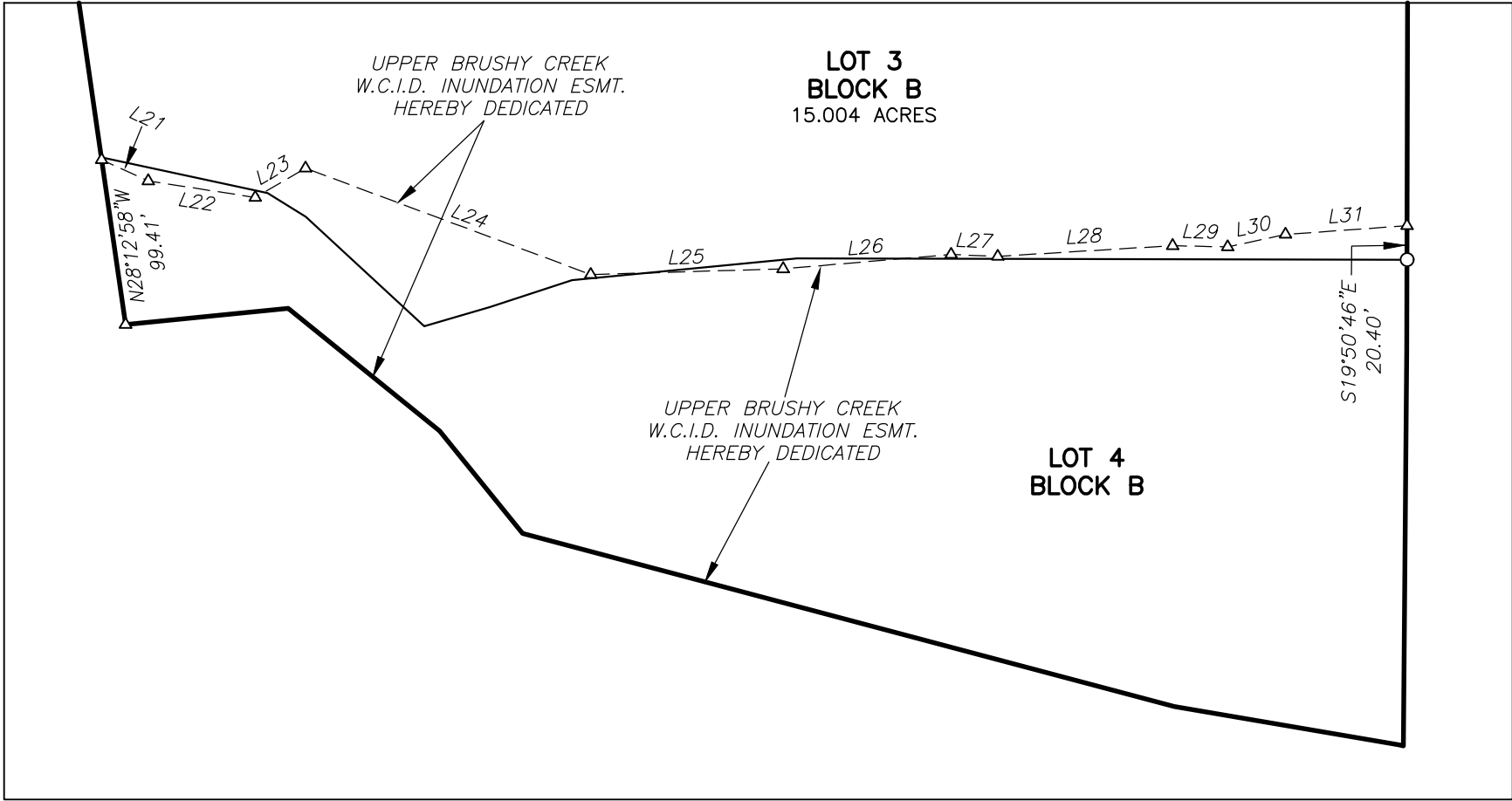
EARLY LAND SURVEYING A LIMITED LIABILITY COMPANY	PROJECT NO.: 1006-015
	DRAWING NO.: 1006-015-PL2
	PLOT DATE: 8/12/22
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487	PLOT SCALE: 1" = 100'
	DRAWN BY: BBP & JBE
SHEET 3 OF 4	

FINAL PLAT: CRYSTAL VILLAGE
PHASE TWO

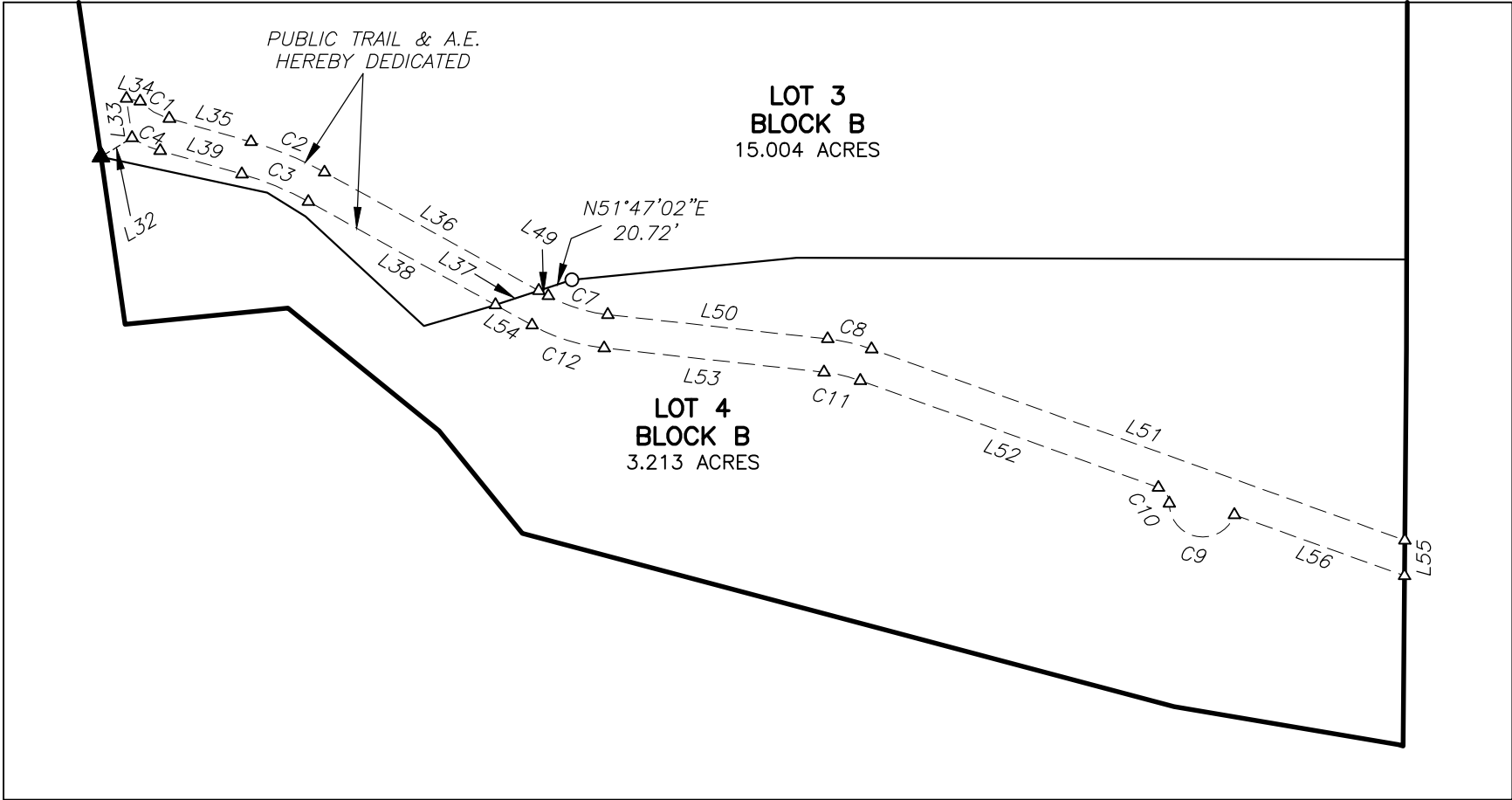
P.A.E. DETAIL
1" = 100'



INUNDATION EASEMENT DETAIL
1" = 100'



PUBLIC TRAIL & ACCESS EASEMENT
DETAIL
1" = 100'



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	40.00'	29°18'37"	20.46'	S79°23'55"E	20.24'
C2	210.00'	12°57'48"	47.51'	S87°34'19"E	47.41'
C3	190.00'	12°57'48"	42.99'	N87°34'19"W	42.90'
C4	60.00'	17°38'52"	18.48'	N85°13'47"W	18.41'
C5	27.00'	27°08'30"	12.79'	S48°12'47"W	12.67'
C6	23.00'	87°08'30"	34.98'	S78°12'47"W	31.71'
C7	95.00'	22°37'53"	37.52'	N87°35'39"E	37.28'
C8	115.00'	13°26'48"	26.99'	N83°00'06"E	26.93'
C9	20.00'	160°32'47"	56.05'	S80°01'01"W	39.43'
C10	10.00'	70°25'13"	12.29'	N55°03'52"W	11.53'
C11	95.00'	13°26'48"	22.30'	S83°00'06"W	22.24'
C12	115.00'	22°37'53"	45.42'	S87°35'39"W	45.13'

LINE	BEARING	DISTANCE
L13	N28°31'49"E	48.64'
L14	N16°28'11"W	24.45'
L15	S79°36'28"W	20.16'
L16	N85°34'20"W	16.00'
L17	N16°28'11"W	31.11'
L18	N28°31'49"E	47.78'
L19	N19°50'46"W	1066.50'
L20	N61°47'02"E	35.38'
L21	S85°39'51"E	30.55'
L22	N78°49'01"E	64.57'
L23	N39°45'33"E	34.73'
L24	S89°32'07"E	181.68'
L25	N68°17'17"E	114.75'
L26	N65°05'31"E	100.59'
L27	N72°23'34"E	27.93'
L28	N66°29'02"E	104.51'
L29	N71°22'31"E	32.86'
L30	N57°44'46"E	35.35'
L31	N65°53'57"E	72.66'
L32	N38°38'59"E	21.75'
L33	N28°12'58"W	23.67'
L34	N81°06'52"E	8.33'
L35	N85°56'47"E	50.73'
L36	S81°05'25"E	146.06'
L37	S51°47'02"W	27.29'
L38	N81°05'25"W	127.49'
L39	S85°56'47"W	50.73'
L40	N61°47'02"E	40.00'
L41	S43°12'58"E	39.34'
L42	S11°10'59"E	15.18'
L43	N61°47'02"E	134.26'
L44	N61°47'02"E	57.36'
L45	S28°12'58"E	2.00'
L46	S34°38'32"W	14.69'
L47	N58°12'58"W	3.13'
L48	N61°47'02"E	44.62'
L49	S81°05'25"E	6.38'
L50	N76°16'42"E	132.00'
L51	N89°43'30"E	337.98'
L52	S89°43'30"W	188.86'
L53	S76°16'42"W	132.00'
L54	N81°05'25"W	24.95'
L55	S19°31'53"E	21.19'
L56	S89°43'30"W	107.82'

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1006-015
DRAWING NO.:
1006-015-PL2
PLOT DATE:
8/12/22
PLOT SCALE:
1" = 100'
DRAWN BY:
BBP & JBE

SHEET
4 OF 4

R354007

CRYSTAL VILLAGE PH 2

 Leander City Limits
 ETJ
 Site Location

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
09/08/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached draft August 25, 2022, P & Z Meeting Minutes.

RECOMMENDATION:

Approval of draft August 25, 2022 P & Z Minutes

PRESENTER:

Attachments

8-25-2022 P & Z Minutes



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

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

August 25, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Commissioner Hampton, Jr.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 18, 2022, meeting

4. Review of meeting protocol.

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

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 22-FP-002 regarding Horizon Lake Phase 3 Section 1 and 2 Final Plat on two parcels of land approximately 16.928 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031236 and R601928; generally located west of Horizon Park Blvd. and Leeward Pass, Leander, Williamson County, Texas.

7. Approval of Subdivision Case 22-FP-004 regarding Edgewood Phase 1 Section 1 Final Plat on one parcel of land approximately 52.610 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R619606; generally located east of CR 175 approximately 3,700 ft. south of RM 2243, Leander, Williamson County, Texas.

8. Disapproval of Subdivision Case 22-SFP-009 to approve the Moon Valley Short Form Final Plat on two parcels of land approximately 8.8 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031223 and R319362; more commonly known as 15841 Ronald Reagan Blvd, Leander, Williamson County, Texas.

9. Approval of Minutes.

Motion made by Commissioner Lantrip to approve the consent agenda items 6 through 9, seconded by Commissioner May.

6 to 0 Passed

PUBLIC HEARING: ACTION

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-002 to amend the current zoning of Interim Single-Family Rural to adopt the Creeks Edge PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) and LO-2-A (Local Office) on one parcel of land approximately 9.977 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R332409; and more commonly known as 14751 Ronald W Reagan Blvd, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-002 as described above.

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

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

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-005 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 675 Kauffman Loop PUD (Planning Unit Development) with the base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) on two parcels of land approximately 24.91 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R328207 and R555049; and more commonly known as 675 Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-005 as described above.

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

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

6 - 0 Passed

REGULAR AGENDA

12. Adjournment at 7:22 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

09/08/2022

AGENDA SUBJECT:

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

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

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

Henderson Professional Engineers (Jen Henderson, PE) on behalf of Las Vegas LB LLC (Les Blake).

RECOMMENDATION:

The applicant did not complete the Neighborhood Outreach within 14 days of the Planning & Zoning Commission. No action may be taken until the Neighborhood Outreach is completed. The City has contacted all property owners within 200 feet for the September 22nd meeting. The applicant will also complete the Neighborhood Outreach prior to the next meeting.

ORDER OF EVENTS:

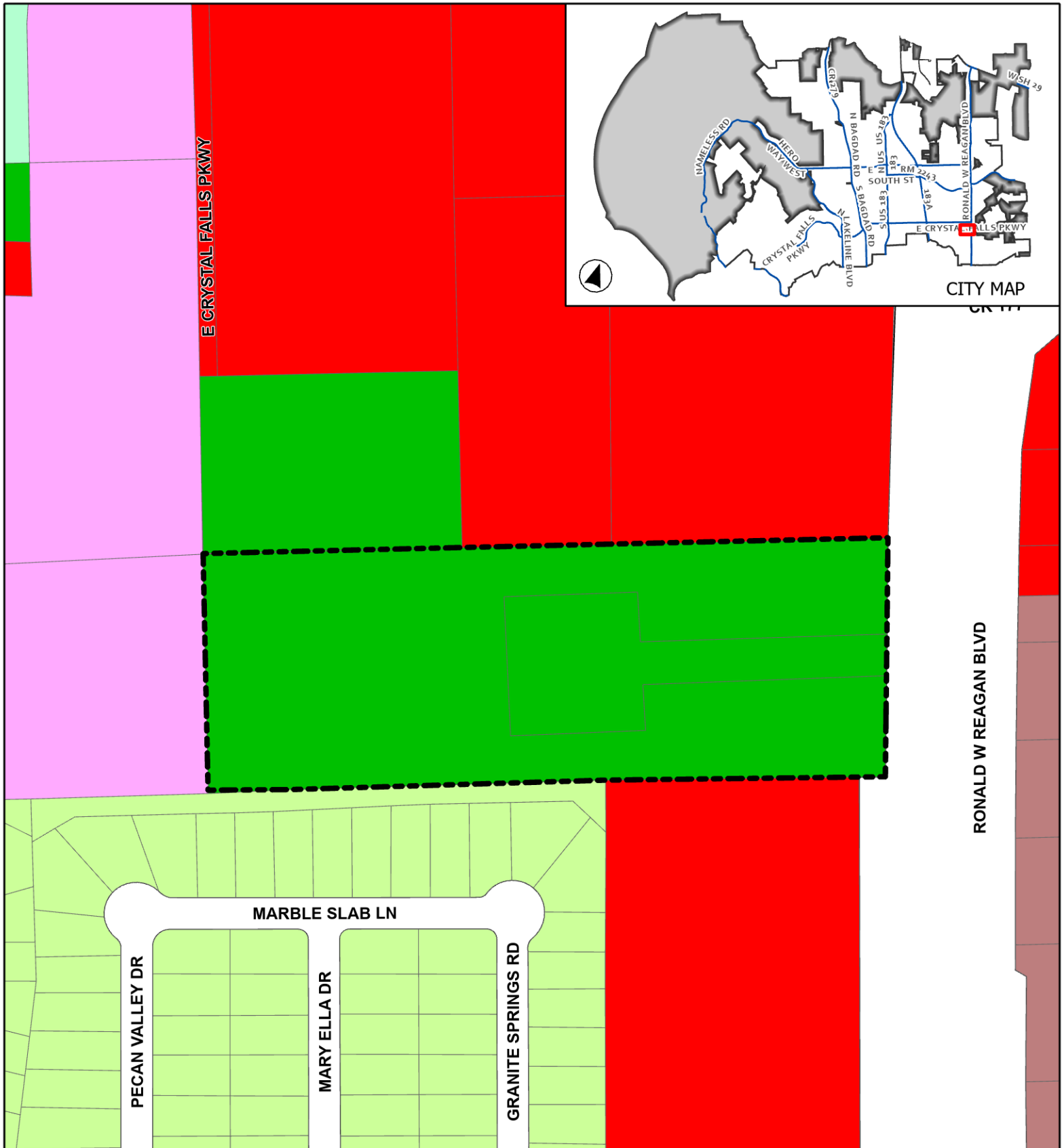
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

2. Current Zoning
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes



CASE: 22-Z-022

ATTACHMENT 2

MOON VALLEY 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

ETJ

Subject Area

SFR - Single-Family Rural

SFS - Single-Family Suburban

SFU - Single-Family Urban

SFC - Single-Family Compact

LC - Local Commercial

GC - General Commercial

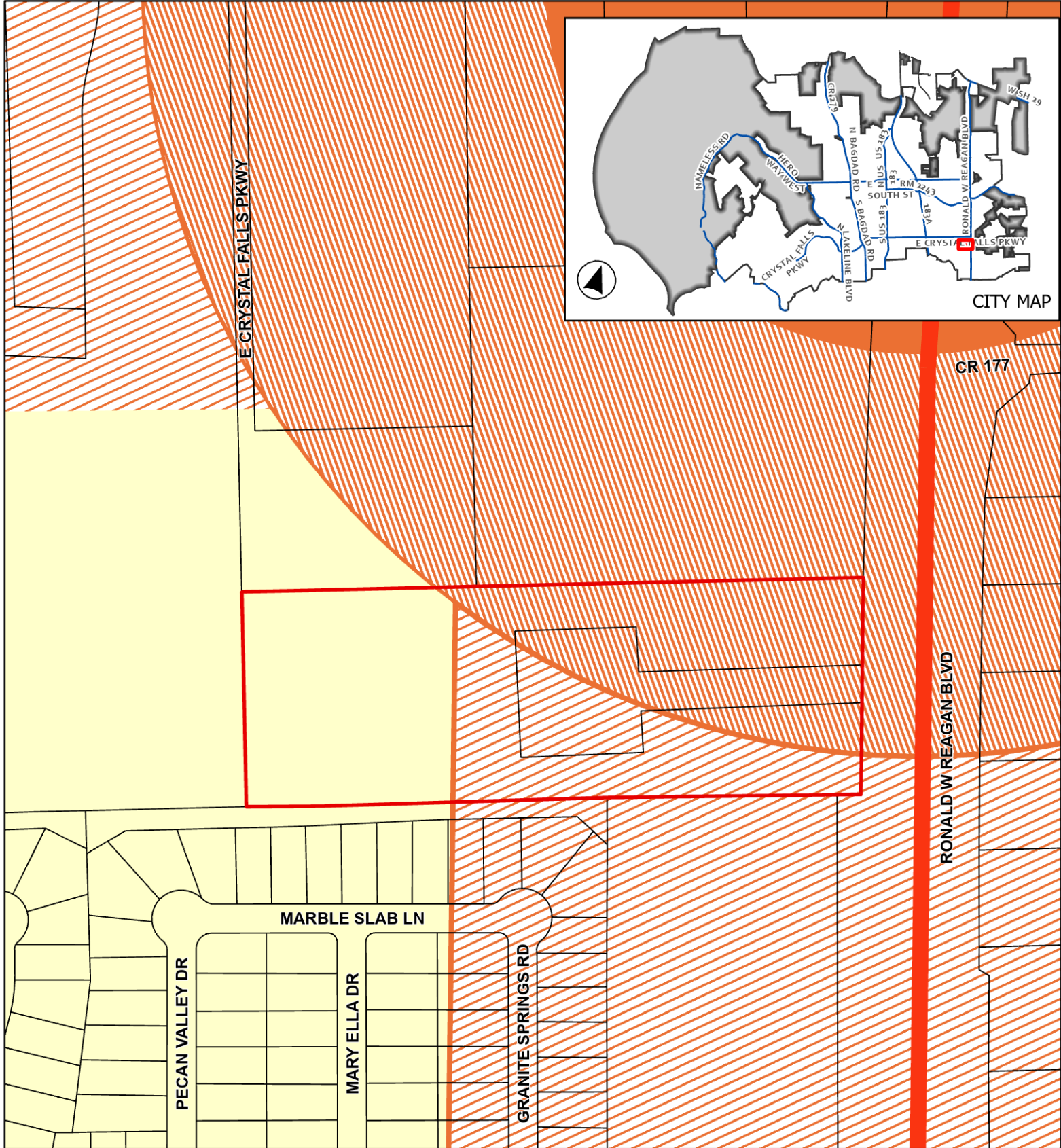
HC - Heavy Commercial



0 70 140



Feet



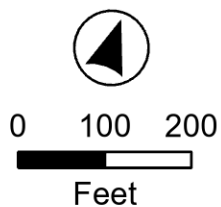
CASE: 22-Z-022

ATTACHMENT 3

MOON VALLEY PUD

Future Land Use Map

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

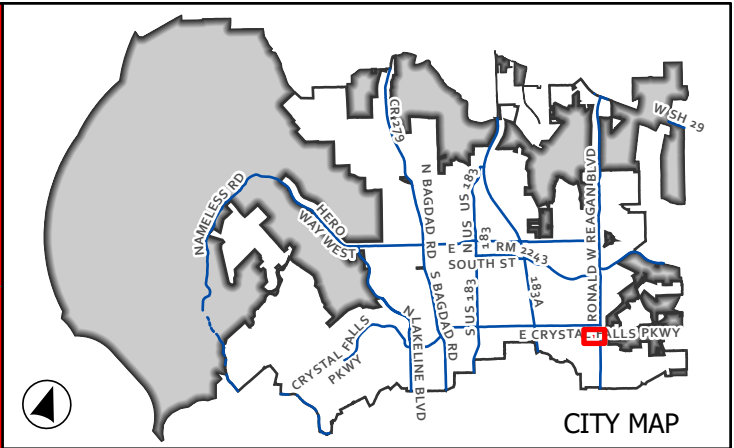
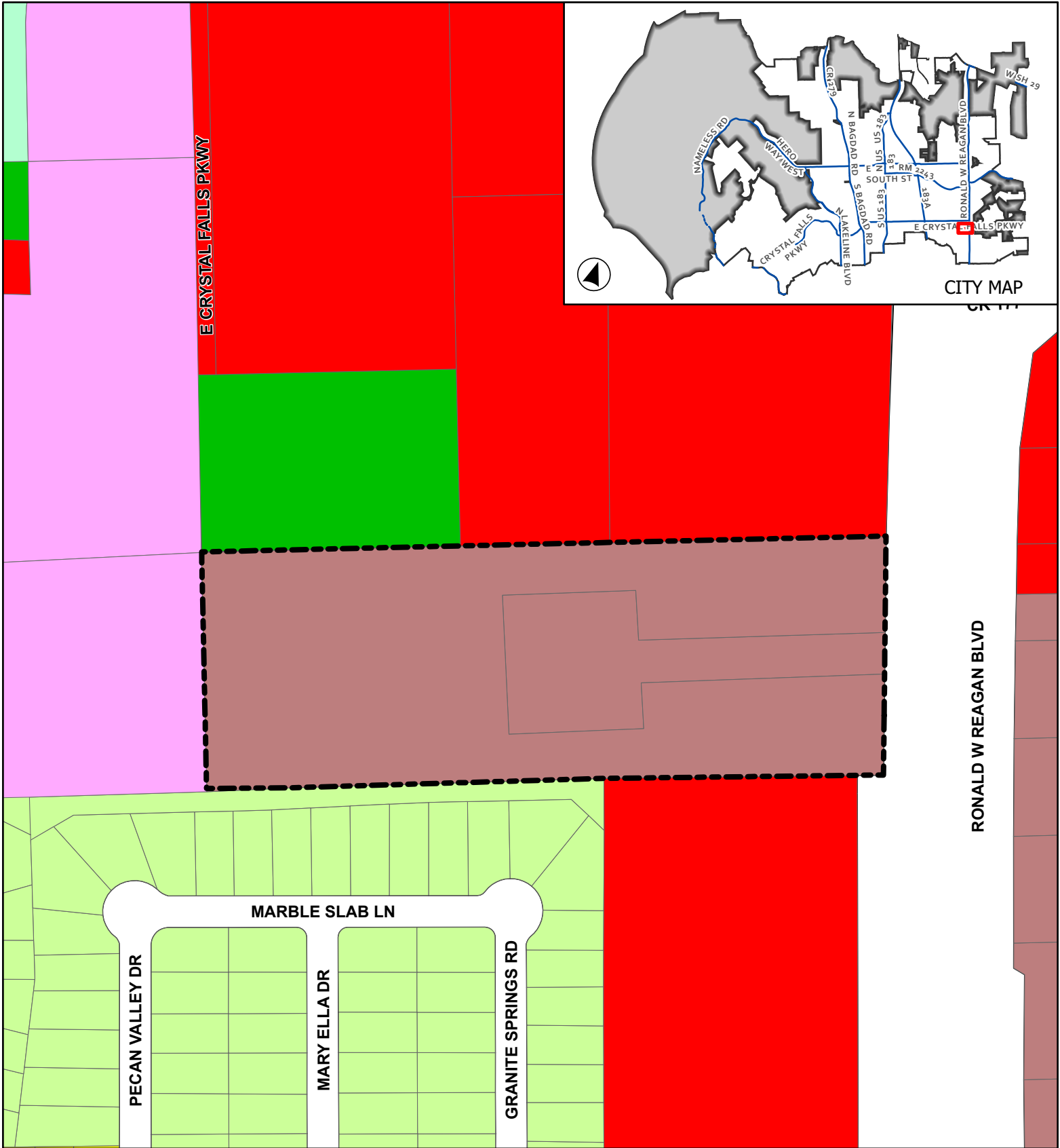


- Leander City Limits
- Leander ETJ
- Subject Area
- Access Controlled, Existing

Future Land Use

- Neighborhood Residential

- Neighborhood Center - Solid
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor



CASE: 22-Z-022 ATTACHMENT 5 MOON VALLEY PUD

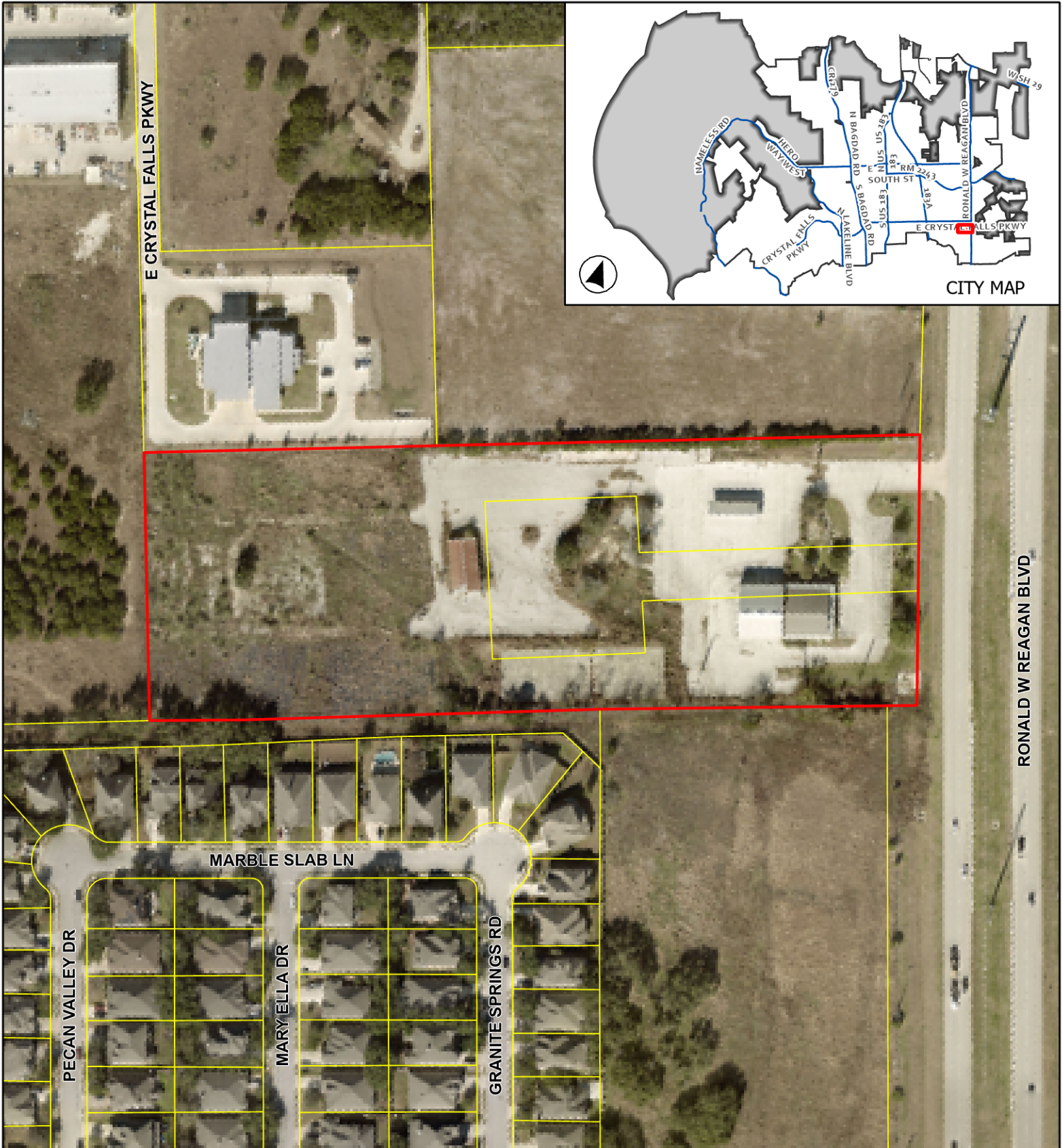
Proposed Zoning

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

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

- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial

0 70 140 Feet



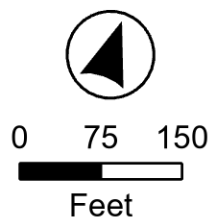
CASE: 22-Z-022

ATTACHMENT 6

MOON VALLEY PUD

Aerial Map

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



- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Moon Valley Planned Unit Development

A. Purpose and Intent

1. The Moon Valley PUD is comprised of approximately 8.78 acres, as shown in **Exhibit B**. The development of this property includes a retail nursery with associated parking, drive lanes and necessary appurtenances.
2. The purpose of this Planned Unit Development is to ensure that:
 - a. is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements,
 - b. is in harmony with the General Plan, as amended, and nearby areas
 - c. will encourage harmonious and coordinated development by developing plans that better address natural features, community facilities, circulation patterns and surrounding properties and neighborhoods,
 - d. will enable productive development of the land with unusual physical or location characteristics which may not be feasible under the standard zoning district regulations,
 - e. will facilitate the development of the tax base, the local economy, population and public facilities and provide protection to the environment
 - f. will provide and result in enhanced work environment for those persons working within the district
 - g. will allow the application of professional planning and design techniques to avoid negative effects of piecemeal, segregated or unplanned development, and
 - h. will provide a cohesive development of the contiguous properties.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**. If there is a conflict between this PUD and the City Ordinances, this PUD shall supersede the conflicting provisions.
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-5-D (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.

D. Allowable / Prohibited Uses

1. The allowable uses shall include:
 - a. Retail Nursery.
 - b. Artisan and handcraft activities and sales if such activities are located completely within an enclosed structure except for specific activities as provided in the applicable site component
 - c. Retail sales of new product and services
2. The prohibited uses shall include:
 - a. Bank or other lending institution.
 - b. Funeral home, including embalming facilities associated with an on-site funeral home or cemetery, but no crematory.
 - c. Restaurants
 - d. Cultural facilities including art gallery, museum, dancing or music academy, fitness center, martial arts academy, photographic or artist studio.
 - e. Florist shop
 - f. Grocery and dry goods sales including convenience stores
 - g. Medical clinics
 - h. Pharmacies

E. Development Standards

1. The following building setbacks shall apply:

Front Setback	35'
Side Setback	15'
Street Side Setback	35'
Rear Setback	15'
Special Setback, where adjacent to SFR	50'

2. The following paving setbacks shall apply:

Front Setback	25'
Side Setback	20'
Street Side Setback	NA
Rear Setback	20'

Note: existing structures shall be grandfathered into the agreement and will not be subject to the aforementioned setbacks. The setbacks will apply for any new buildings or any re-construction of buildings.

3. Outdoor storage setbacks shall comply with the Composite Zoning Ordinance and be located to the rear of the property as shown in **Exhibit C**.

EXHIBIT B

FIELD NOTES

JOB NO. 220589-00

DATE: 5-5-2020

PAGE 1 OF 2

8.80 ACRES – field notes to accompany exhibit

Being 8.80 acres of land situated in Williamson County, Texas, out of the Walter Campbell Survey, Abstract No. 3, and being that same property conveyed to Glad Tidings Assembly Of God, Inc., in that instrument recorded under Document No. 2015010081 of the Official Public Records, Williamson County, Texas, as surveyed on the ground on this, the 2nd day of May, 2022, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a ½" iron rod w/ orange cap stamped "Diamond Surveying", found in the west line of Ronald Reagan Blvd., for the southeast corner of a called 8.340 acres, conveyed to AR Reddy Spring Creek LLC, in that instrument recorded under Document No. 2021078877 of said Official Public Records, the northeast corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, from which a ½" iron rod w/ orange cap stamped "Diamond Surveying", found in the west line of Ronald Reagan Blvd., for the northeast corner of said AR Reddy Spring Creek LLC tract, bears N 21°03'01" W, 538.97 feet.

THENCE: S 19°19'22" E, 367.04 feet along the west line of Ronald Reagan Blvd., the east line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a 60D nail found, for the northeast corner of a called 6.184 acres, conveyed to Texas Alpha Investments, LP, in that instrument recorded under Document No. 2017014616 of said Official Public Records, the southeast corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel.

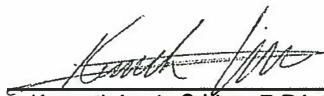
THENCE: S 68°52'00" W, 1044.17 feet along the north line of said Texas Alpha Investments, LP tract, in part the north line of Cold Springs, Section One, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet EE, Slides 155 through 158 of the Plat Records of Williamson County, Texas, the south line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a ½" iron rod found, for the southeast corner of a called 11.939 acres, conveyed to Crystal Falls Partners, LLC, in that instrument recorded under Document No. 2015090922 of said Official Public Records, the southwest corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel.

THENCE: N 21°17'50" W, 363.42 feet along the east line of said Crystal Falls Partners, LLC tract, the west line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a ½" iron rod w/ illegible orange cap found, for the southwest corner of a called Lot 2, Block A of Anderson Commercial, a subdivision in Williamson County, Texas according to the map or plat thereof, recorded under Document No. 2015072232 of said Official Public Records, the northwest corner of said Glad Tidings Assembly Of God, Inc. tract, and this parcel.

THENCE: N 68°41'14" E, 399.28 feet along the south line of said Lot 2, Block A, the north line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to a ½" iron rod found, for the southeast corner of said Lot 2, Block A, the southwest corner of said AR Reddy Spring Creek LLC tract, and an angle point in the north line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, from which a ½" iron rod w/ blue cap stamped "Holt Carson" found, for the northeast corner of said Lot 2, Block A, bears N 21°19'10" W, 272.76 feet.

THENCE: N 68°40'31" E, 657.53 feet along the south line of said AR Reddy Spring Creek LLC tract, the north line of said Glad Tidings Assembly Of God, Inc. tract, and this parcel, to the Point of Beginning, and containing a computed area of 8.80 acres more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone (NAD83).



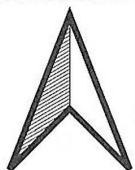
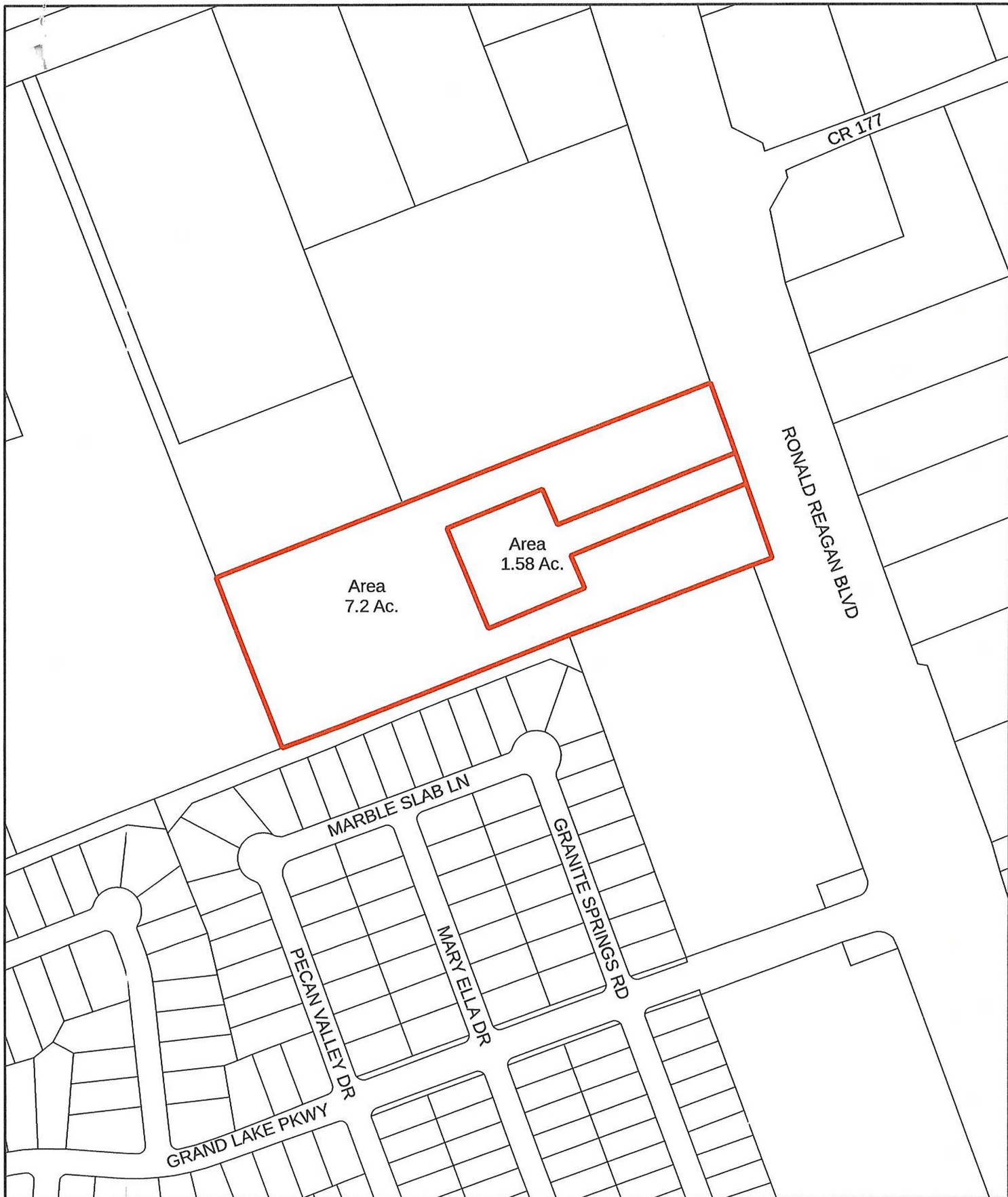
5-6-22

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

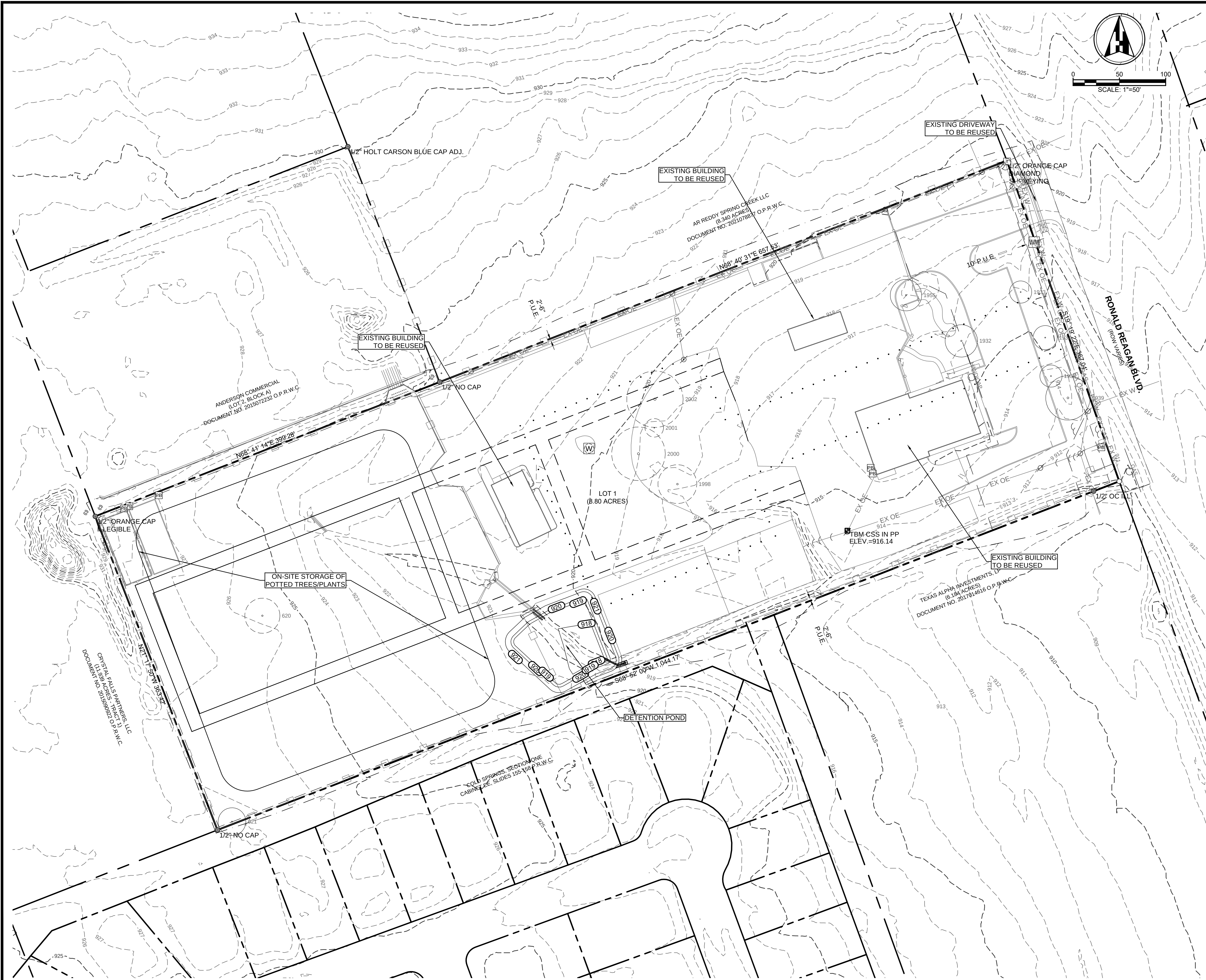


0 150 300 ft



15845 Ronald Reagan Blvd.

HPE
Civil Engineering



NOTES:

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

	PROJECT NO. 220205	THIS DOCUMENT IS FOR PRELIMINARY PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF JENNIFER L. HENDERSON, PELLS FIRM ON JULY 29, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.	EXHIBIT TO SERVE MOON VALLEY 15841 RONALD REAGAN BLVD. LEANDER, TEXAS 78641	EXHIBIT C CONCEPTUAL SITE LAYOUT AND LAND USE PLAN																																																														
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EXECUTIVE SUMMARY

09/08/2022

AGENDA SUBJECT:

Discuss and consider action regarding Subdivision Case 21-PP-012 to approve the Garlock Preliminary Plat on one parcel of land approximately 44.662 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R021708; generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

10/12/2021 Concept Plan Approved

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Mary Garlock Living Trust U/D/A (Mary Garlock).

RECOMMENDATION:

This preliminary plat includes 100 single-family lots, 2 HOA landscape lots and 2 HOA water quality and greenspace lots. This request also includes the removal of a 31" Live Oak Heritage Tree for construction of the ROW. The project is preserving 97% of existing Heritage Trees on site and approximately 77% of all other significant trees onsite. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

PRESENTER:

Michael Chenausky, AICP, Senior Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

GARLOCK SUBDIVISION
PRELIMINARY PLAT

CITY OF LEANDER FILE # 21-PP-012
FILING DATE: 10-19-2021

PROJECT INFORMATION

SUBMITTAL DATE:

ZONING: SFC-2-A

FUTURE LAND USE CATEGORY:

- NEIGHBORHOOD RESIDENTIAL
- GREENWAY

LAND USE SUMMARY:	
SINGLE FAMILY RESIDENTIAL:	16.315 AC
HOA LANDSCAPE/SIDEWALK & GREENSPACE EASEMENT:	0.839 AC
HOA DRAINAGE/WATER QUALITY/DETENTION POND/LANDSCAPE/SIDEWALK & GREENSPACE EASEMENT AND PARK:	15.326 AC
HOA DRAINAGE/WATER QUALITY/DETENTION POND/LANDSCAPE/SIDEWALK & GREENSPACE EASEMENT:	6.646 AC
ROADS RIGHT-OF-WAY:	5.536 AC
TOTAL:	44.662 AC

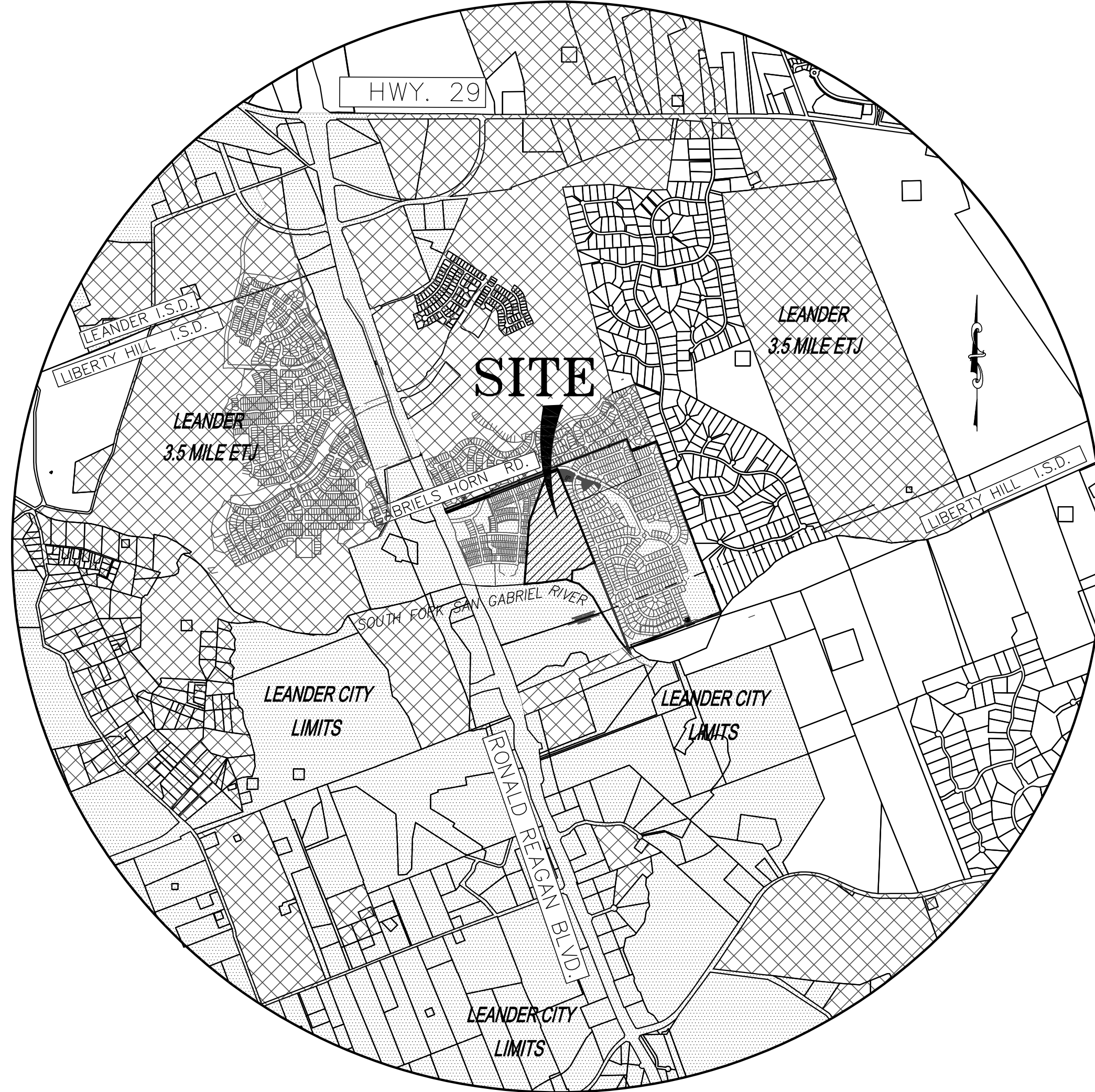
TOTAL NO. OF LOTS: 104	
NO. OF BLOCKS: 5	
NO. OF SINGLE FAMILY LOTS: 100	
NO. OF HOA DRAINAGE/WATER QUALITY/DETENTION POND/LANDSCAPE/SIDEWALK & GREENSPACE EASEMENT AND PARK LOTS: 1	
NO. OF HOA DRAINAGE/WATER QUALITY/DETENTION POND/LANDSCAPE/SIDEWALK & GREENSPACE EASEMENT LOTS: 1	
NO. OF HOA LANDSCAPE/SIDEWALK & GREENSPACE EASEMENT LOTS: 2	
TOTAL LINEAR FOOTAGE OF STREETS: 4,507 LF	
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)	

OWNER:
MARY GARLOCK, TRUSTEE
MARY GARLOCK LIVING TRUST
450 BRADLEY RANCH ROAD
GEORGETOWN, TEXAS 78628
(512) 576-8590

DEVELOPER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TEXAS 78750
(512) 651-8064

PROJECT AGENT:
CARLSON, BRIGANCE & DOERING, INC.
ATTN: GEOFF GUERRERO
5501 W. WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165



LOCATION MAP

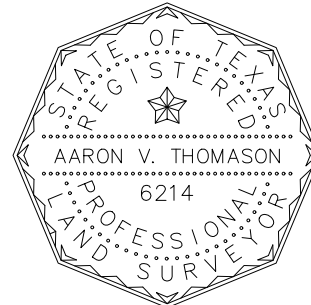
SCALE: 1" = 2,000'

LEGAL DESCRIPTION: BEING ALL OF THAT CERTAIN 44.662 ACRES TRACT OR PARCEL OF LAND, OUT OF AND A PART OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, IN WILLIAMSON COUNTY, TEXAS, SAID 44.662 ACRE TRACT BEING DESCRIBED AS BEING OUT OF A CALLED 54.23 ACRE TRACT OF LAND CONVEYED TO MARY ANN GARLOCK IN VOLUME 636, PAGE 293, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), OUT OF A CALLED 26.13 ACRE TRACT OF LAND, AND OUT OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO MARY ANN SNYDER, TRUSTEE IN VOLUME 604, PAGE 680 (D.R.W.C.Tx.)

SURVEYORS CERTIFICATION

ALL EASEMENTS OF RECORD ARE HEREBY SHOWN OR NOTED ON THIS PRELIMINARY PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

WITNESS MY HAND THIS 15th DAY OF August, 2022.



Aaron Van Thomason

R.P.L.S. NO. 6214

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS (100 SCALE)
- PRELIMINARY PLAT (100 SCALE)
- PRELIMINARY WATER PLAN (100 SCALE)
- PRELIMINARY WASTEWATER PLAN (100 SCALE)
- DEVELOPED CONDITIONS DRAINAGE PLAN (100 SCALE)
- EXISTING CONDITIONS DRAINAGE PLAN (100 SCALE)
- TREE SURVEY (100 SCALE)
- HERITAGE TREE SURVEY (100 SCALE)
- TREE LIST (1 OF 3)
- TREE LIST (2 OF 3)
- TREE LIST (3 OF 3)
- PARK PLAN (100 SCALE)

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY 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.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48461C0455F WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. 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.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
BLOCK A, LOT 21
BLOCK C, LOT 19
BLOCK D, LOT 30
BLOCK E, LOT 6
- THE HOA BYLAWS WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- TREE MITIGATION WILL COMPLY WITH THE LEANDER SUBDIVISION ORDINANCE. HERITAGE MITIGATION FEE WILL BE PAID PRIOR TO APPROVAL OF THE CONSTRUCTION PLAN APPLICATION.
- TIA NOTE: AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA IN THE AMOUNT OF \$250.00 PER RESIDENTIAL UNIT.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THIS PRELIMINARY PLAT SHALL MEET THE CITY OF LEANDER SUBDIVISION ORDINANCE REGULATIONS REGARDING THE PARKLAND DEDICATION AND RECREATION IMPROVEMENTS REQUIREMENTS BY DEDICATION AND IMPROVEMENTS OF THE TRAIL SYSTEM WHICH SATISFIES THE PARKLAND DEDICATION IMPROVEMENTS.
- THIS TRACT HAS RECEIVED A VARIANCE TO EXCLUDE THE ENTIRETY OF THE ORIGINAL TRACT. REFER TO THE APPROVED CONCEPT PLAN 21-CP-005.
- THIS PROJECT IS SUBJECT TO ROW DEDICATION REQUIREMENTS AS FOUND IN THE CURRENT CITY OF LEANDER TRANSPORTATION POLICY. IN ADDITION THIS PROJECT IS ALSO SUBJECT TO THE CURRENT CITY OF LEANDER DRAINAGE POLICY.
- THIS PROJECT IS SUBJECT TO THE TCEQ GUIDELINES FOR WATER QUALITY TREATMENT.
- THE DEVELOPMENT OF LOTS 21-23, BLOCK D WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF LEANDER FOR LOTS IN THE ATLAS - 14 100 YEAR FLOODPLAIN, TO BE PROCESSED WITH THE PICP APPLICATION.

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES AND WILLIAMSON COUNTY.

WITNESS MY HAND THIS 15th DAY OF August, 2022.

Charles R. Brigance, Jr.

CHARLES R. BRIGANCE, JR.

P.E. NO. 64346

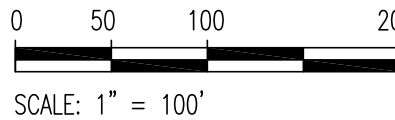
DESIGNED BY: CB	DRAFTED BY: JSL
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 5501 William Cannon Dr., Austin, Texas 78749 North Office: 12129 North Loop Dr., Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdteng.com	
PRELIMINARY PLAT COVER SHEET	
GARLOCK SUBDIVISION	
PRELIMINARY PLAT	
SHEET NAME:	PRELIMINARY PLAT COVER SHEET
JOB NAME:	GARLOCK SUBDIVISION
PROJECT:	PRELIMINARY PLAT
Charles R. Brigance, Jr. State of Texas Charles R. Brigance, Jr. 64346 Professional Engineer Carlson, Brigance & Doering, Inc. ID# F3791 08/15/2022	
DATE:	OCT 2021
JOB NUMBER:	5306
SHEET 1 OF 13	

FILE PATH: \\ACD\\5306\\wp\\5306-EXISTING CONDITIONS (SHT 2).dwg - Apr 21, 2022 - 2:01pm



LEGEND	
	CONCRETE MONUMENT SET
	IRON PIPE FOUND
	IRON ROD FOUND
	IRON ROD SET
	WATER LINE EASEMENT
	WASTEWATER EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE LOT
	DRAINAGE EASEMENT
	SIDEWALK LOT
	LOT NUMBER
	BLOCK NUMBER
	EASEMENT LINE
	100-YR FULLY DEVELOPED FLOODPLAIN
	RIPARIAN CORRIDOR

SCALE: 1"=100'

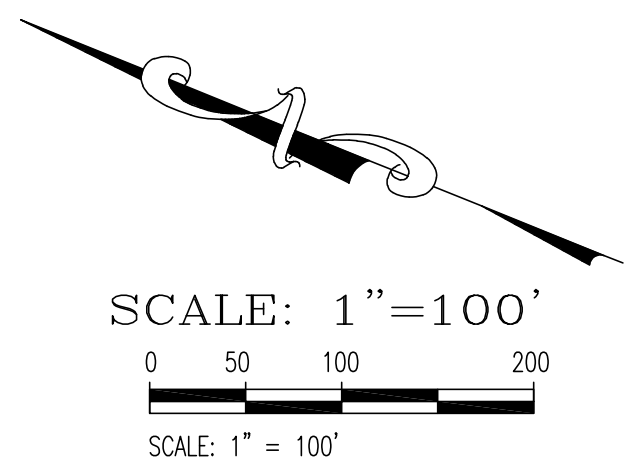
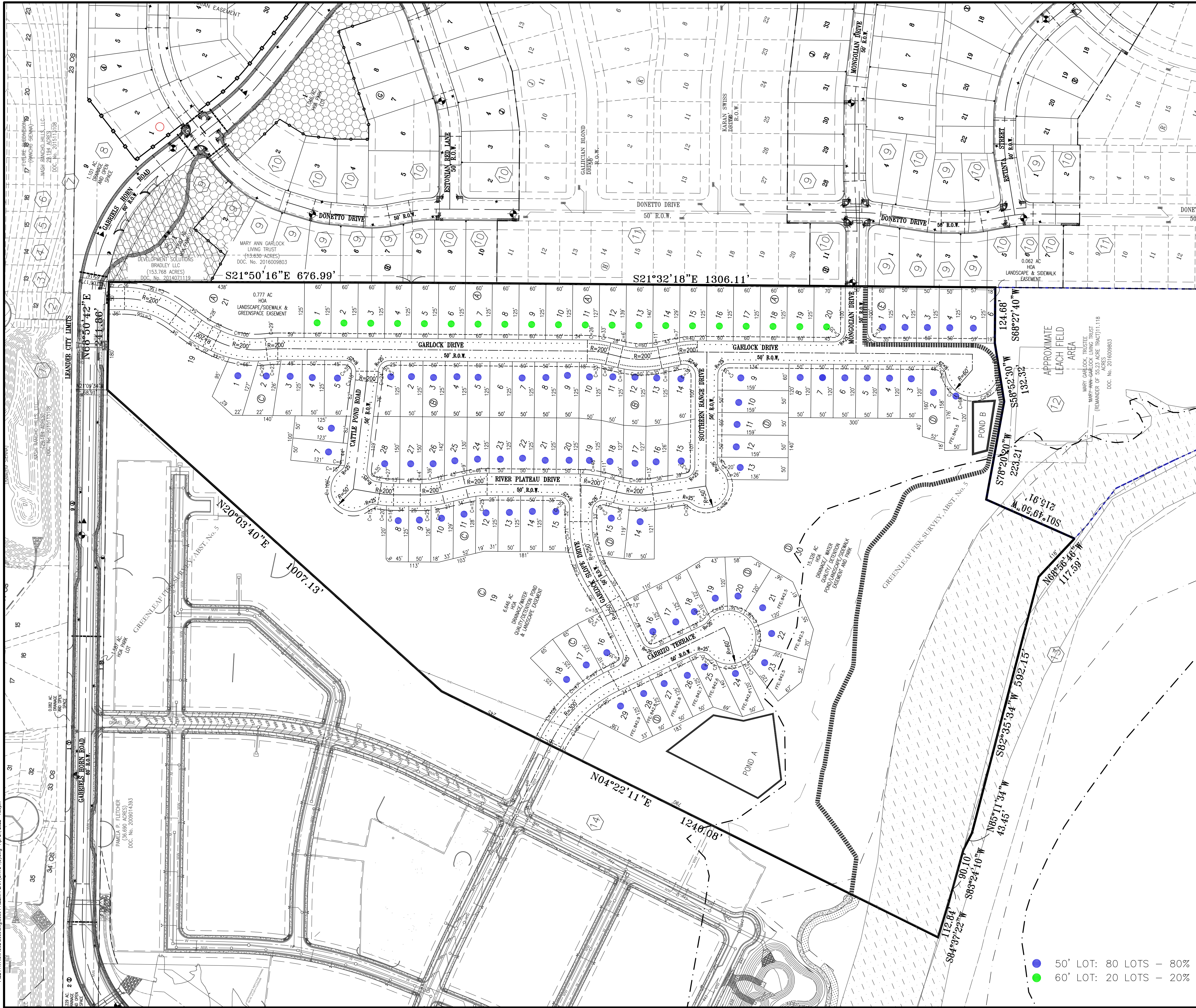


DESIGNED BY: CB	DRAFTED BY: JSL
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAN EXISTING CONDITIONS 100 SCALE	
JOB NAME: GARLOCK SUBDIVISION	
PROJECT: PRELIMINARY PLAT	
SHEET 2 OF 13	
DATE: OCT 2021	
JOB NUMBER: 5306	
SHEET 2 OF 13	

Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
FIRM ID #F3791
Main Office: North Office
5501 West William Cannon Dr. 12129 RR (20 N. Ste. 600)
Austin, Texas 78750
Phone No. (512) 280-5160
www.cbdeing.com

04/19/2022
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

FILE PATH: J:\AC3D\3536\04\5308-PRELIM PLAN SHITS 1,31.dwg - Apr 21, 2022 - 1:58pm



LEGEND	
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK LOT
17	LOT NUMBER
(A)	BLOCK NUMBER
---	EASEMENT LINE
---	SIDEWALK LOCATION (4")
---	100-YR FULLY DEVELOPED FLOODPLAIN
(12)	ADJACENT OWNER
	PROPOSED 10' HIKING TRAIL

ADJACENT OWNERS:

- ① R561118
WILLIAMSON COUNTY MUD #12
C/O ARMBRUST & BROWN
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TX 78701
- ② R561119
JORGE AND NANCY AGUIRRE
324 PANZANO DRIVE
GEORGETOWN, TX 78628
- ③ R561120
JOE P REYNA, JR.
1800 CONNORS COVE
CEDAR PARK, TX 78613
- ④ R561121
TRENDMAKER HOMES, INC.
16340 PARK TEN PLACE, SUITE 250
HOUSTON, TX 77084
- ⑤ R561122
JOSHUA AND JENNIFER BROWN
336 PANZANO DRIVE
GEORGETOWN, TX 78628
- ⑥ R561123
DAVID AND LARKEY PHILLIPS
340 PANZANO DRIVE
GEORGETOWN, TX 78628
- ⑦ R561131
RANCHO SIENNA MASTER COMMUNITY, INC.
11149 RESEARCH BOULEVARD, SUITE 100
AUSTIN, TX 78759
- ⑧ 596372, R587375, R596256, R596383
PULTE HOMES OF TEXAS, LP AND
TAYLOR MORRISON OF TEXAS, INC.
9401 AMBERGLEN BOULEVARD, BUILDING 1, SUITE 150
AUSTIN, TX 78729
- ⑨ R596378, R596375, R596483, R596373, R596377, R596374
R596484, R596481, R596379, R596376, R596491, R596489
R596391, R596482
PULTE HOMES OF TEXAS, LP
9401 AMBERGLEN BOULEVARD, BUILDING 1, SUITE 150
AUSTIN, TX 78729
- ⑩ R596367, R596365, R596487, R596385, R596381, R596490
R596486, R596366, R596485, R596485, R596382, R596488, R596380
TAYLOR MORRISON OF TEXAS, INC.
12000 LAKEVIEW BOULEVARD, SUITE 150A
AUSTIN, TX 78717
- ⑪ R031231
DEVELOPMENT SOLUTIONS BRADLEY, LLC
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251
- ⑫ R021709, R021708
MARY GARLOCK, TRUSTEE
MARY GARLOCK LIVING TRUST UDA 9/16/15
450 BRADLEY RANCH ROAD
GEORGETOWN, TX 78628
- ⑬ R031233
W/C PARKER 93, LP
401 CONGRESS AVENUE, FL 33
AUSTIN, TX 78701
- ⑭ R021710
PACESETTER HOMES, LLC
14400 THE LAKES BOULEVARD, BUILDING C, SUITE 200
PFLUGERVILLE, TX 78660

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS
MONGOLIAN DRIVE	50'	150 LF	28' FACE TO FACE	5.0'
CARRIZO TERRACE	50'	507 LF	28' FACE TO FACE	5.0'
GARLOCK DRIVE	50'	2,000 LF	28' FACE TO FACE	5.0'
CATTLE POND ROAD	50'	315 LF	28' FACE TO FACE	5.0'
RIVER PLATEAU DRIVE	50'	796 LF	28' FACE TO FACE	5.0'
GARLOCK SLOPE DRIVE	50'	439 LF	28' FACE TO FACE	5.0'
SOUTHERN RANGE DRIVE	50'	300 LF	28' FACE TO FACE	5.0'

- 50' LOT: 80 LOTS - 80%
- 60' LOT: 20 LOTS - 20%

DESIGNED BY: CB

DRAFTED BY: MS

REVISION

DATE

Carlson, Brigrance & Doering, Inc.

Civil Engineering

FIRM ID #F3791

North Office
12120 W. Highway 290, Suite 600
Austin, Texas 78759
www.cbdo.com

Main Office
5501 W. Highway 290, Suite 600
Austin, Texas 78759
www.cbdo.com

PRELIMINARY PLAT 100 SCALE

GARLOCK SUBDIVISION

PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

PROJECT:

DATE

OCT 2021

JOB NUMBER

5306

SHEET

3

OF

13

04/19/2022

STATE OF TEXAS

CHARLES R. BRIGANCE, JR.

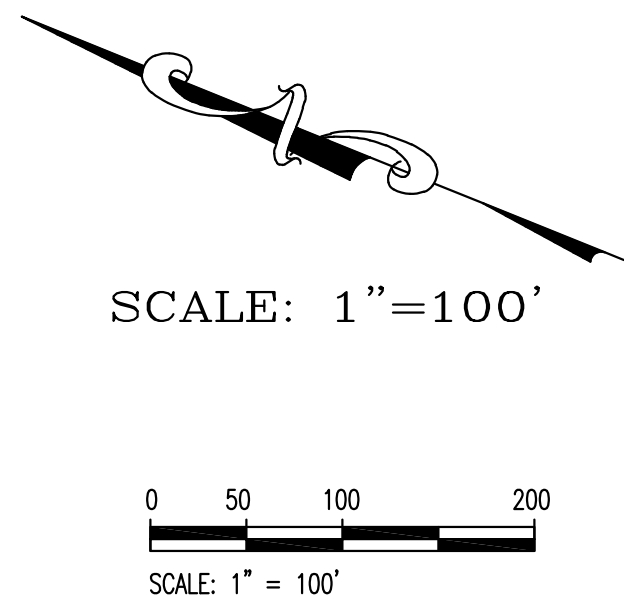
64346

PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.

04/19/2022

FILE PATH: \\C:\3D\3306\463306-PRELIM V & WW PLAN (SHT 4.5) (dwg) - Jun 06, 2022 - 7:08am



LEGEND	
---	EASEMENT LINE
---	100-YR FULLY DEVELOPED FLOODPLAIN
---	WATER LINE
---	WASTEWATER LINE
---	FORCE MAIN
---	STORMSEWER LINE
---	FORCEMAIN
---	FIRE HYDRANT
---	GATE VALVE
---	WATER LINE EASEMENT
---	WASTEWATER EASEMENT
---	PUBLIC UTILITY EASEMENT
---	LANDSCAPE EASEMENT
---	DRAINAGE EASEMENT
---	ACCESS EASEMENT

PRV PRESSURE REDUCING VALVE

- NOTES:
1. ALL WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 2. ALL WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE

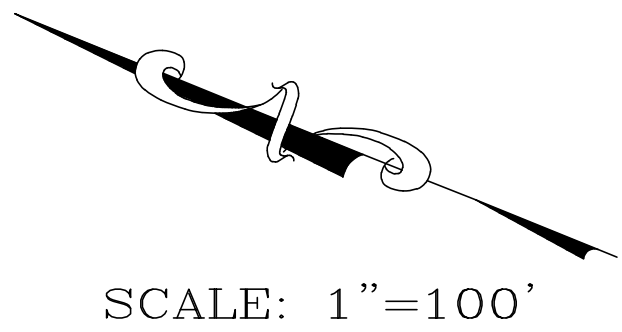
WATER DEMAND:
AVERAGE DAILY FLOW:
280 GPD x 3.5 PEOPLE/HOME = 980 GAL/DAY/HOME
ADF = 980 GPD/LOT x 100 LOTS = 98,000 GPD
= 68 GPM.
PEAK DAILY FLOW:
1.3 GPM/LUE x 100 LUES = 130 GPM
PEAK HOUR FLOW:
2.2 GPM/LUE x 100 LUES = 220 GPM

HGL FULL: 1200' MSL
HGL 1/2 FULL: 1180' MSL
HIGHEST SERVICE ELEVATION: 887 MSL
LOWEST SERVICE ELEVATION: 843 MSL
HIGHEST SERVICE PRESSURE: (1200-843)/2.31 = 155 PSI
LOWEST SERVICE PRESSURE: (1180-887)/2.31 = 127 PSI

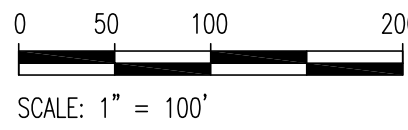
PRVS ARE REQUIRED AT ALL THREE WATER SYSTEM CONNECTION POINTS

DESIGNED BY: CB	DRAFTED BY: ISL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 North Office 12120 W. Austin Dr. Austin, Texas 78759 www.cbdtg.com Phone No. (512) 280-5160	
PRELIMINARY WATER PLAN 100 SCALE	
GARLOCK SUBDIVISION	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
Charles R. Brigrance Jr. Professional Engineer 64346 CARLSON, BRIGRANCE & DOERING, INC. 06-06-22	
DATE	OCT 2021
JOB NUMBER	5306
SHEET	4 OF 13

FILE PATH: J:\AC30306\dwg\5306-PRELIM W & WW PLAN (SIT) 4.5.dwg - Apr 21, 2022 - 1:56pm



SCALE: 1"=100'



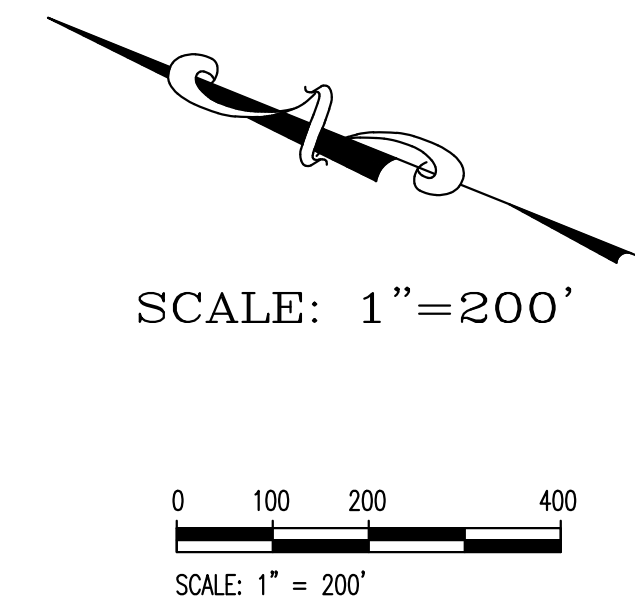
LEGEND	
	EASEMENT LINE
	100-YR FULLY DEVELOPED FLOODPLAIN
	WATER LINE
	WASTEWATER LINE
	FORCE MAIN
	STORMSEWER LINE
	FORCE MAIN
	FIRE HYDRANT GATE VALVE
	WATER LINE EASEMENT
	WASTEWATER EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT

- NOTES:
1. ALL WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 2. ALL WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 3. ALL SANITARY MANHOLES ARE 48" DIAMETER UNLESS NOTED OTHERWISE

NOTE:
LOTS 1-9 AND 21-32, BLOCK D
SHALL UTILIZE PRESSURE SEWER
TO CONNECT TO THE GRAVITY LINES.

FLOW TO VALLEY VISTA EAST:
GARLOCK: 43 LUES
VALLEY VISTA: 60 LUES
TOTAL: 103 LUES = 86 GPM
8" CAPACITY AT 0.50% SLOPE,
75% FULL = 350 GPM ok.
FLOW TO BLUFFVIEW 8" LINE:
GARLOCK: 59 LUES
BLUFFVIEW 8": 72 LUES
TOTAL: 131 LUES = 104 GPM ok
FLOW TO BLUFFVIEW 12" LINE:
GARLOCK: 59 LUES
BLUFFVIEW 12": 513 LUES
TOTAL: 572 LUES = 430 LUES
12" CAPACITY AT 0.40% SLOPE,
75% FULL = 920 GPM ok

DESIGNED BY: CB	DRAFTED BY: ISL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering FIRM ID #F3791 Main Office: 12129 RR #20 N, Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdi.com	
PRELIMINARY WASTEWATER PLAN 100 SCALE	
GARLOCK SUBDIVISION	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE OCT 2021	
JOB NUMBER 5306	
SHEET 5 OF 13	



D4

**HP
LP**

→

LEGEND

DRAINAGE AREA NUMBER

DRAINAGE BOUNDARY

HIGH POINT

LOW POINT

EASEMENT LINE

FLOW ARROW

100-YR FEMA FLOODPLAIN

ATLAS 14 100 YR FLOODPLAIN

ANALYSIS POINT IN S. SAN GABRIEL
RIVER HYDROGRAPH J066
AFFECTED SUB-AREA IS "077"

PONDS A AND B ARE WATER QUALITY
PONDS REQUIRED BY TCEQ DUE TO
LOCATION IN THE EDWARDS AQUIFER
CONTRIBUTING ZONE.

ELEVATION CERTIFICATES SHALL BE PROVIDED FOR LOTS 21-23/D. MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL COMPLY WITH THE TABLE BELOW.

FFE SUMMARY				
LOT (D)	FEMA WSE	ATLAS 14 WSE	MIN LOT FFE	PROPOSED MIN FFE
21	838	839.1	841.1	842.5
22	838	839.1	841.1	842.5
23	838	839.1	841.1	842.5
24	838	839.1	841.1	842.6
25	838	839.1	841.1	842.6
26	838	839.1	841.1	842.7
27	838	839.1	841.1	842.8
28	838	839.1	841.1	842.8
29	838	839.1	841.1	842.9

GARLOCK DRAINAGE CALCULATIONS
INTERNAL DRAINAGE CALCULATIONS (RATIONAL METHOD-ATLAS 14 INTENSITIES)

AREA #	AC	C 25	C 100	Tc MIN	125 IN/HR	1100 IN/HR	Q 25 CFS	Q 100 CFS
DEVELOPED CONDITIONS								
D1	53.52	0.50	0.57	30	5.58	7.35	149.4	224.3
D2	17.19	0.55	0.62	20	6.90	9.04	65.3	96.3
D3	7.74	0.60	0.67	15	7.92	10.34	36.8	53.6
D4	13.53	0.40	0.47	15	7.92	10.34	42.9	65.8
EXISTING CONDITIONS								
E1	53.52	0.45	0.52	30	5.58	7.35	134.4	204.6
E2	38.46	0.40	0.47	25	6.16	8.09	94.7	146.2

GARLOCK TRACT
HEC-HMS RESULTS IN THE S. SAN GABRIEL RIVER

HYDROGRAPH	2 YEAR		10 YEAR		25 YEAR		100 YEAR	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
O77	332.9	315.3	803.2	760.7	1174.7	1112.5	1864.3	1765.7
GARLOCK	n/a	50.1	n/a	95.8	n/a	129.9	n/a	190.6
JO66 ANALYSIS POINT	14563.8	14563.5	35266.6	35266.1	51266.7	51264.3	86385.9	86378.9

[illegible]

CBD

Carlson, Brigrance & Doering, Inc.

Civil Engineering

Surveying

FIRM ID #E3791

Main Office

5501 West William Cannon Dr.

Austin, Texas 78749

Phone No. (512) 280-5160

North Office

12129 RR 620 N., Ste. 600

Austin, Texas 78750

www.cbdieng.com

PRELIMINARY DEVELOPED CONDITIONS DRAINAGE PLAN

JOB NAME:

GARLOCK SUBDIVISION

PROJECT:

PRELIMINARY PLAT

A circular professional seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. In the center is a five-pointed star. Below the star, the text reads "CHARLES R. BRIGANCE JR.", "64346", and "LICENSED".

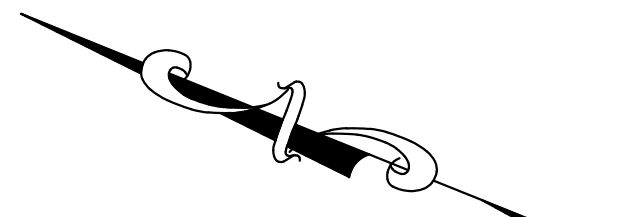
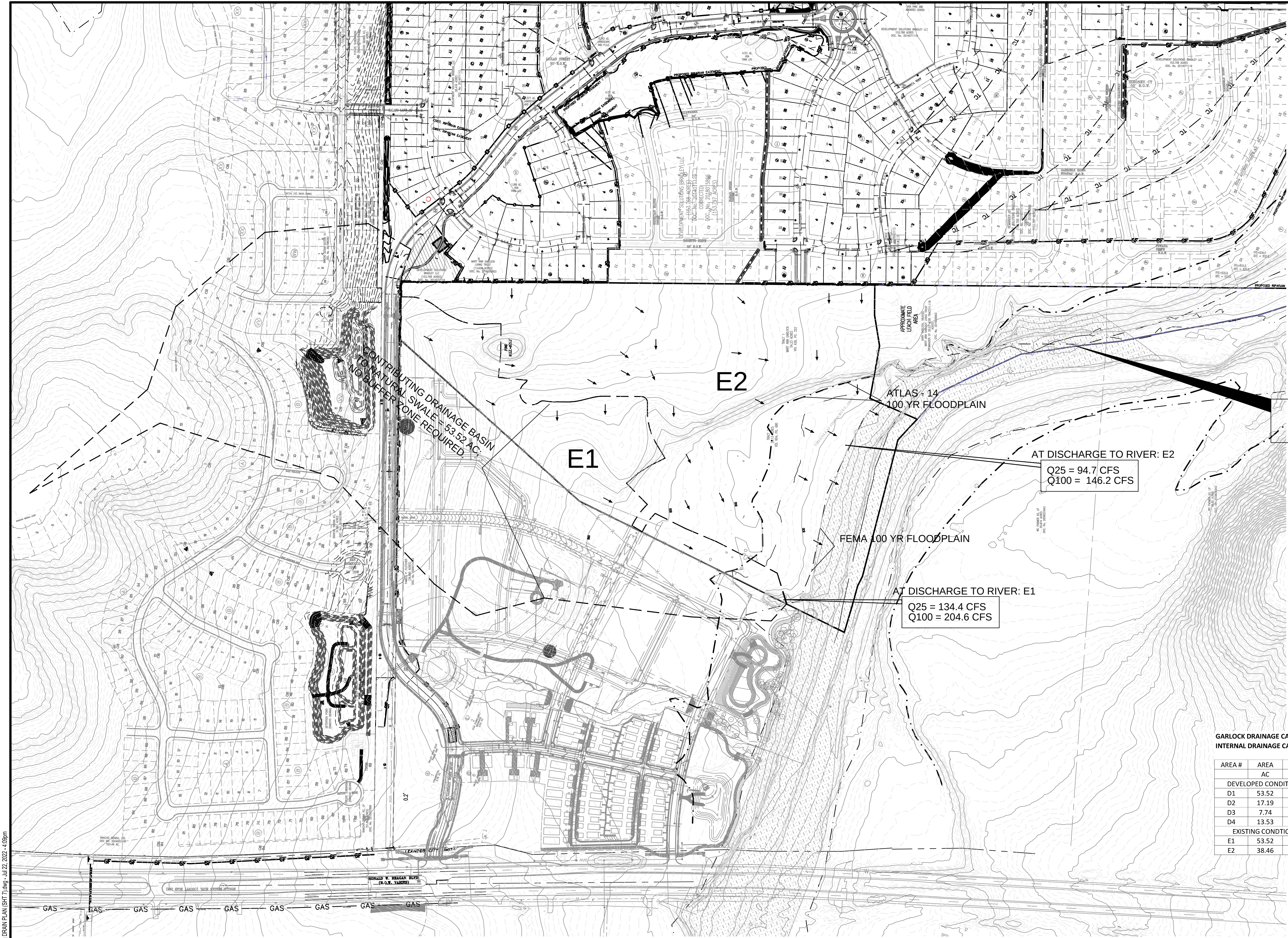
07-22-22

DATE
OCT 2021

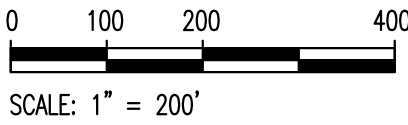
JOB NUMBER
5306

SHEET
6 OF 1

FILE PATH: J:\CADD\5306\5306.dwg:5306-PRELIM Existing DRAIN PLAN (SHT 7) dwg - JUL 22, 2022 - 4:09pm



SCALE: 1"=200'



LEGEND	
D4	DRAINAGE AREA NUMBER
---	DRAINAGE BOUNDARY
HP	HIGH POINT
LP	LOW POINT
---	EASEMENT LINE
→	FLOW ARROW
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100 YR FLOODPLAIN

ANALYSIS POINT IN S. SAN GABRIEL RIVER HYDROGRAPH J066 AFFECTED SUB-AREA IS "077"

GARLOCK DRAINAGE CALCULATIONS
INTERNAL DRAINAGE CALCULATIONS (RATIONAL METHOD-ATLAS 14 INTENSITIES)

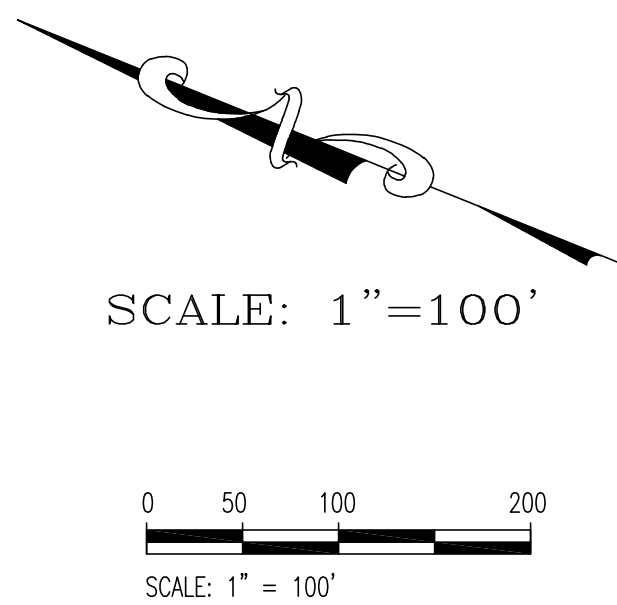
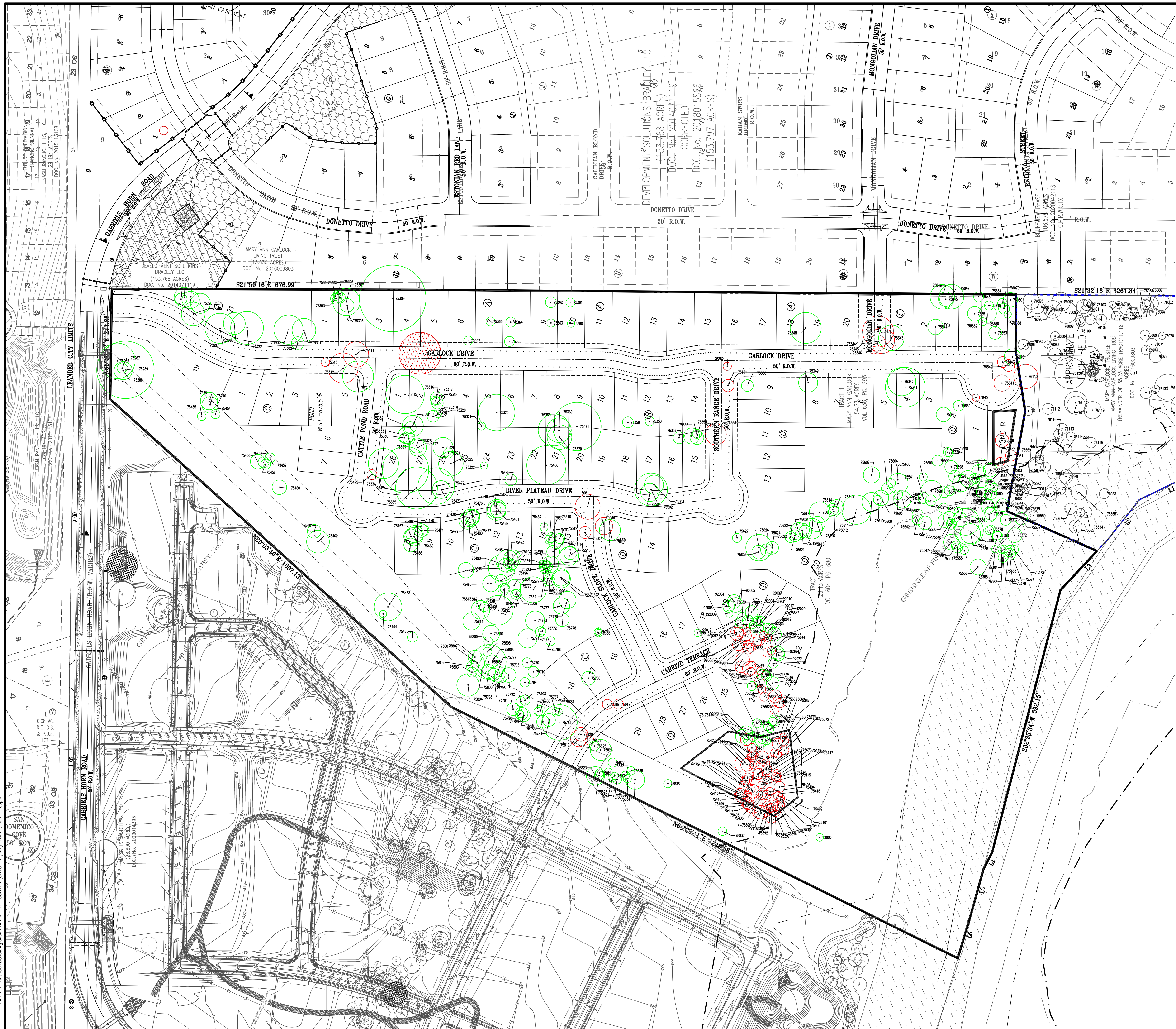
AREA #	AREA AC	C 25	C 100	Tc MIN	I 25 IN/HR	I 100 IN/HR	Q 25 CFS	Q 100 CFS
DEVELOPED CONDITIONS								
D1	53.52	0.50	0.57	30	5.58	7.35	149.4	224.3
D2	17.19	0.55	0.62	20	6.90	9.04	65.3	96.3
D3	7.74	0.60	0.67	15	7.92	10.34	36.8	53.6
D4	13.53	0.40	0.47	15	7.92	10.34	42.9	65.8
EXISTING CONDITIONS								
E1	53.52	0.45	0.52	30	5.58	7.35	134.4	204.6
E2	38.46	0.40	0.47	25	6.16	8.09	94.7	146.2

GARLOCK TRACT
HEC-HMS RESULTS IN THE S. SAN GABRIEL RIVER

HYDROGRAPH	2 YEAR		10 YEAR		25 YEAR		100 YEAR	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
077	332.9	315.3	803.2	760.7	1174.7	1112.5	1864.3	1765.7
GARLOCK	n/a	50.1	n/a	95.8	n/a	129.9	n/a	190.6
J066 ANALYSIS POINT	14563.8	14563.5	35266.6	35266.1	51266.7	51264.3	86385.9	86378.9

DESIGNED BY: CB	DRAFTED BY: ISL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 Phone No. (512) 250-5160 www.cbdi.com North Office: 12129 RR C20 N., Ste. 600 Austin, Texas 78750 www.cbdi.com	
PRELIMINARY EXISTING CONDITIONS DRAINAGE PLAN	
GARLOCK SUBDIVISION	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
06-06-22	
DATE:	OCT 2021
JOB NUMBER:	5306
SHEET:	7 OF 13

FILE PATH: J:\CADD\3306\45306-PRELIM TREE SURVEY (S)TS 1-11.dwg, Apr 21, 2022 - 1:53pm



TREE SURVEY DATE:
11/09/2020 - 12/15/2020

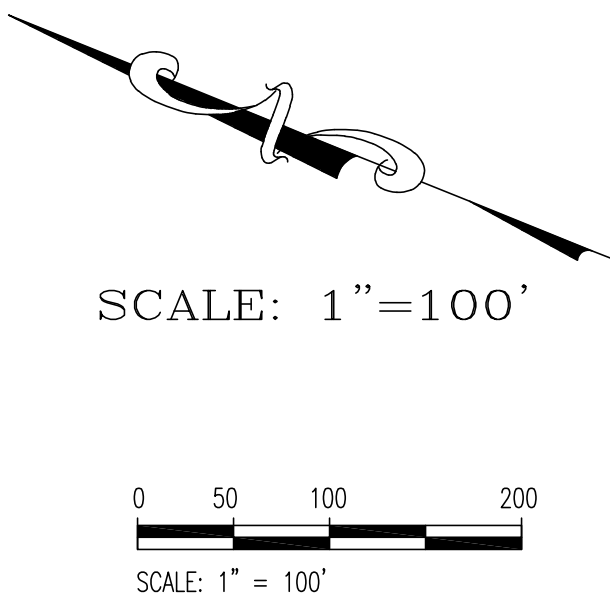
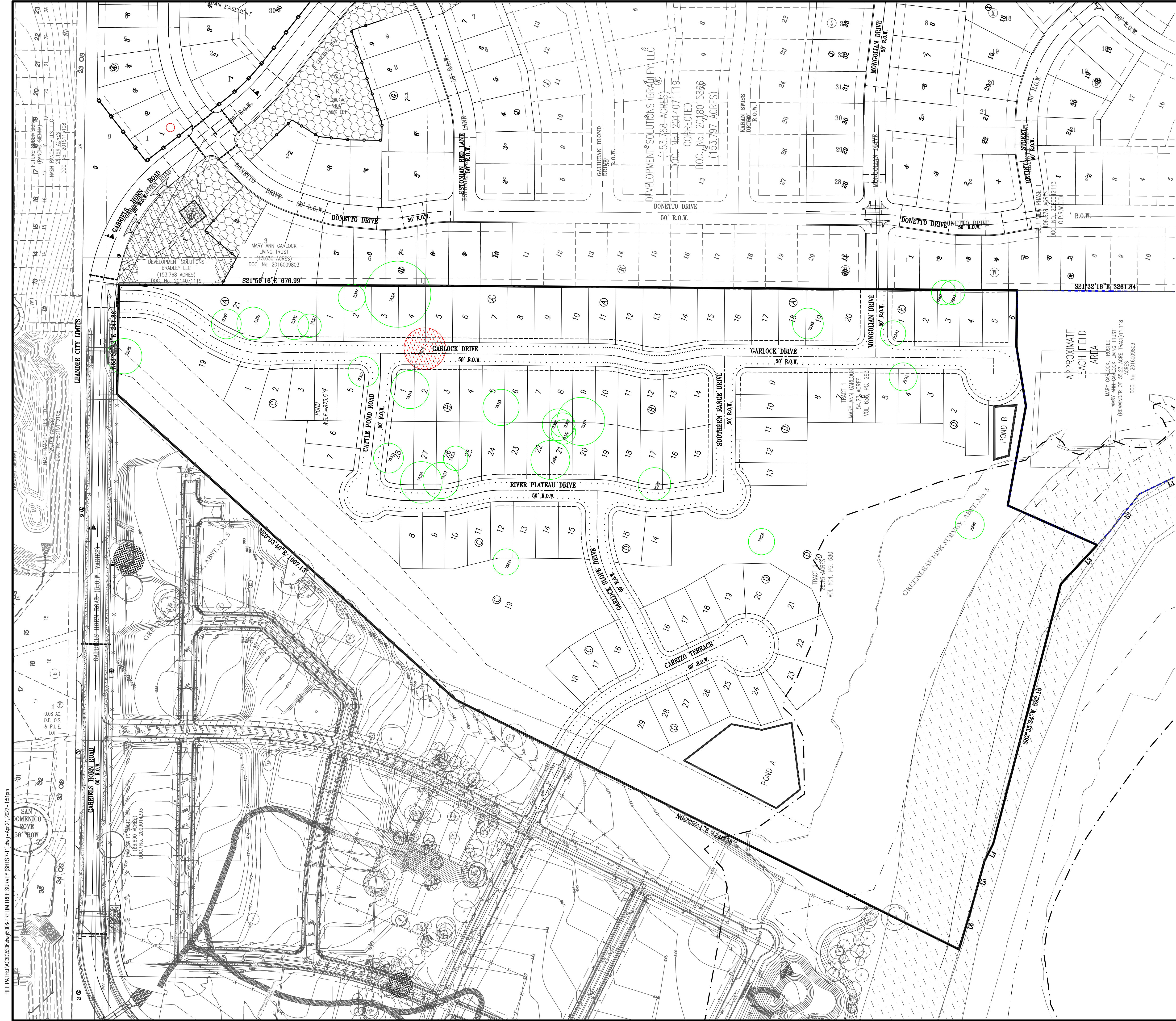
- H - DESIGNATES HERITAGE TREE
- [H] - DESIGNATES HERITAGE TREE TO BE REMOVED.
- * - DESIGNATES SIGNIFICANT TREE TO BE REMOVED

- [Green Circle] TREE TO BE RETAINED
- [Red Circle] TREE TO BE REMOVED
- [Red Hatched Circle] HERITAGE TREE TO BE REMOVED
- [Circle with X] TREE OFFSITE (THAT WERE SURVEYED)

NOTE: IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON THE PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION LIST, THE TREE LIST AND MITIGATION TABLE WILL APPLY. IT IS THE CONTRACTOR'S 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.

21-PP-012

DESIGNED BY:	CB
DRAFTED BY:	ISI
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. C&D Civil Engineering ♦ Surveying North Office 12129 RR 620 N., Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdoe.com Main Office 5501 West William Cannon Dr. Austin, Texas 78750 Phone No. (512) 280-5160	
PRELIMINARY TREE SURVEY 100 SCALE	
GARLOCK SUBDIVISION	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE	OCT 2021
JOB NUMBER	5306
SHEET	8 OF 13



- H - DESIGNATES HERITAGE TREE
[H] - DESIGNATES HERITAGE TREE TO BE REMOVED.
* - DESIGNATES SIGNIFICANT TREE TO BE REMOVED
- HERITAGE TREE TO BE RETAINED
[Hatched Circle] HERITAGE TREE TO BE REMOVED

NOTE: IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON THE PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION LIST, THE TREE LIST AND MITIGATION TABLE WILL APPLY. IT IS THE CONTRACTOR'S 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.

TREE SURVEY DATE:
11/09/2020 - 12/15/2020

FILE PATH: J:\ACD\3306\dwg\3306-PRELIM TREE SURVEY (SHTS 7-11).dwg - Apr 21, 2022 - 1:51pm

DESIGNED BY: CB	DRAFTED BY: ISL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F5791 Main Office: 5501 Westway, Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdieng.com	
SHEET NAME: HERITAGE TREE SURVEY 100 SCALE	
JOB NAME: GARLOCK SUBDIVISION	
PROJECT: PRELIMINARY PLAT	
DATE: OCT 2021	
JOB NUMBER: 5306	
SHEET: 9 OF 13	

FILE PATH: J:\ACSD\5306\dwg\5306-PRELIM TREE SURVEY (SHTS 7-11).dwg, Apr 21, 2022 - 1:48pm

Tree Table								
Tree #	Tree Description	Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"- (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	Reason for Removal
75286	H LIVE OAK	39		39	39			
75287	LIVE OAK	11		11		11		
75288	LIVE OAK	20		20			20	
75289 multi	LIVE OAK	22		22			22	
	LIVE OAK	20		20			20	
	LIVE OAK	19		19			19	
	LIVE OAK	18		18		18		
	LIVE OAK	16		16		16		
	LIVE OAK	9		9		9		
75290 multi	CEDAR ELM	8		8		8		
	CEDAR ELM	7						
	CEDAR ELM	6						
75291 multi	CEDAR ELM	9		9		9		
	CEDAR ELM	7						
	CEDAR ELM	6						
75292	LIVE OAK	13		13		13		
75293 multi	LIVE OAK	15		15		15		
	LIVE OAK	14		14		14		
75294	ELM	19		19		19		
75295 multi	LIVE OAK	19		19		19		
	LIVE OAK	13		13		13		
75296 multi	LIVE OAK	16		16		16		
	LIVE OAK	13		13		13		
75297	H LIVE OAK	33		33	33			
75298	LIVE OAK	24		24			24	
75299	H LIVE OAK	36		36	36			
75300	H LIVE OAK	32		32	32			
75301	H LIVE OAK	26		26	26			
75302 multi	LIVE OAK	6						
	LIVE OAK	4						
	LIVE OAK	3						
	LIVE OAK	3						
75303	LIVE OAK	12		12		12		
75304	LIVE OAK	8		8		8		
75305	LIVE OAK	10		10		10		
75306	LIVE OAK	12		12		12		
75307	H LIVE OAK	30		30	30			
75308 multi	ELM	7						
	ELM	11		11		11		
75309 multi	H LIVE OAK	26		26	26			
	H LIVE OAK	32		32	32			
	H LIVE OAK	44		44	44			
75310	H LIVE OAK	34		34	34			
75311	✱ LIVE OAK	18	18			18		IN R.O.W.
	✱ LIVE OAK	19	19				19	IN R.O.W.
75312	✱ LIVE OAK	23	23				23	IN R.O.W.
	✱ LIVE OAK	19	19				19	IN R.O.W.
75313	✱ LIVE OAK	3	3					IN R.O.W.
	✱ LIVE OAK	8	8			8		IN R.O.W.
75314	[H] ✱ LIVE OAK	31	31		31			IN R.O.W.
	✱ LIVE OAK	16	16			16		IN R.O.W.
	✱ LIVE OAK	14	14			14		IN R.O.W.
75315	H LIVE OAK	42		42	42			
75316 multi	LIVE OAK	10		10		10		
	LIVE OAK	8		8		8		
75317 multi	LIVE OAK	7						
	LIVE OAK	6						
75318 multi	CEDAR ELM	9		9		9		
	LIVE OAK	7						
75319 multi	LIVE OAK	7						
	LIVE OAK	3						
75320	LIVE OAK	13		13		13		
75321 multi	LIVE OAK	8		8		8		
	LIVE OAK	4						

Tree Table								
Tree #	Tree Description	Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"- (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	Reason for Removal
75322	LIVE OAK	8		8		8		
75323	H LIVE OAK	40		40	40			
75324	ELM	11		11		11		
75325	H LIVE OAK	27		27	27			
75326	LIVE OAK	22		22			22	
75327 multi	LIVE OAK	13		13		13		
	LIVE OAK	12		12		12		
75328	LIVE OAK	12		12		12		
	LIVE OAK	9		9		9		
75329 multi	LIVE OAK	9		9		9		
	LIVE OAK	9		9		9		
75330	LIVE OAK	10		10		10		
75331	LIVE OAK	23		23			23	
75332	LIVE OAK	13		13		13		
75333	LIVE OAK	18		18		18		
75334	H LIVE OAK	33		33	33			
75335	H LIVE OAK	46		46	46			
75338 multi	LIVE OAK	6						
	LIVE OAK	6						
75339 multi	LIVE OAK	8		8		8		
	LIVE OAK	4						
75340 multi	ELM	11		11		11		
	ELM	10		10		10		
75341 multi	LIVE OAK	24		24			24	
	LIVE OAK	21		21			21	
	LIVE OAK	18		18		18		
75342	H LIVE OAK	31		31	31			
75343	H LIVE OAK	28		28	28			
75344 multi	✱ LIVE OAK	19	19				19	IN R.O.W.
	✱ LIVE OAK	17	17			17		IN R.O.W.
75345	✱ LIVE OAK	18	18			18		IN R.O.W.
75346	✱ ELM	12	12			12		IN R.O.W.
75347 multi	✱ LIVE OAK	25	25				25	IN R.O.W.
	✱ LIVE OAK	18	18			18		IN R.O.W.
75348	H POST OAK	34		34	34			
75349	POST OAK	21		21			21	
75350	BLACK WALNUT	13		13		13		
75351 multi	✱ BLACK WALNUT	8	8			8		IN R.O.W.
	✱ BLACK WALNUT	6	6					IN R.O.W.
	✱ BLACK WALNUT	5	5					IN R.O.W.
75352	✱ BLACK WALNUT	9	9			9		IN R.O.W.
75353	✱ LIVE OAK	23	23				23	IN R.O.W.
75354 multi	LIVE OAK	8		8		8		
	LIVE OAK	4						
75355	LIVE OAK	15		15		15		
75356 multi	LIVE OAK	6						
	LIVE OAK	6						
	LIVE OAK	5						
	LIVE OAK	3						
75357	ELM	13		13		13		
75358	BLACK WALNUT	10		10		10		
75359	BLACK WALNUT	12		12		12		
75360	BLACK WALNUT	8		8		8		
75361	BLACK WALNUT	10		10		10		
75362	BLACK WALNUT	12		12		12		
75363	BLACK WALNUT	9		9		9		
75364	BLACK WALNUT	11		11		11		
75365	BLACK WALNUT	11		11		11		
75366	BLACK WALNUT	10		10		10		
75367	BLACK WALNUT	10		10		10		
75368	H LIVE OAK	35		35	35			
75369	H LIVE OAK	27		27	27			
75370	H LIVE OAK	27		27	27			

Tree Table								
Tree #	Tree Description	Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"-< (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	Reason for Removal
75371	H LIVE OAK	53		53	53			
75372	ELM	16		16		16		
75373 multi	LIVE OAK	7						
	LIVE OAK	5						
75374	LIVE OAK	11		11		11		
75375	LIVE OAK	9		9		9		
75376 multi	LIVE OAK	10		10		10		
	LIVE OAK	6						
75377	ELM	12		12		12		
75378	ELM	9		9		9		
75379 multi	ELM	7						
	ELM	5						
75380	ELM	10		10		10		
75381 multi	ELM	9		9		9		
	ELM	5						
75382	ELM	10		10		10		
75383	LIVE OAK	9		9		9		
75384	LIVE OAK	8		8		8		
75385	LIVE OAK	8		8		8		
75386	H LIVE OAK	32		32	32			
75389	✱ ASH	18	18			18		WQ POND
75390	✱ ASH	15	15			15		WQ POND
75391 multi	✱ ASH	7	7					WQ POND
	✱ ASH	9	9			9		WQ POND
	✱ ASH	5	5					WQ POND
75392 multi	✱ ASH	7	7					WQ POND
	✱ ASH	6	6					WQ POND
75393	✱ ASH	10	10			10		WQ POND
75394	✱ ASH	9	9			9		WQ POND
75395	✱ ASH	13	13			13		WQ POND
75396	✱ ASH	10	10			10		WQ POND
75397	✱ ASH	12	12			12		WQ POND
75398	✱ ASH	10	10			10		WQ POND
75399	✱ ASH	13	13			13		WQ POND
75400	✱ ASH	8	8			8		WQ POND
75401	✱ ASH	9	9			9		WQ POND
75402	✱ ASH	10	10			10		WQ POND
75403	✱ ASH	12	12			12		WQ POND
75404	✱ ASH	9	9			9		WQ POND
75405	✱ ASH	11	11			11		WQ POND
75406	✱ ASH	11	11			11		WQ POND
75407	✱ ASH	21	21				21	WQ POND
75408	✱ ASH	12	12			12		WQ POND
75409	✱ ASH	12	12			12		WQ POND
75410	✱ ASH	11	11			11		WQ POND
75411	✱ ASH	10	10			10		WQ POND
75412	✱ ELM	10	10			10		WQ POND
75413	✱ ELM	14	14			14		WQ POND
75414	✱ ASH	15	15			15		WQ POND
75415	✱ ASH	8	8			8		WQ POND
75416	✱ ASH	10	10			10		WQ POND
75417	✱ ASH	8	8			8		WQ POND
75418	✱ ASH	12	12			12		WQ POND
75419 multi	✱ ASH	9	9			9		WQ POND
	✱ ASH	5	5					WQ POND
75420	✱ ASH	8	8			8		WQ POND
75421	✱ ELM	13	13			13		WQ POND
75422	✱ ELM	11	11			11		WQ POND
75423	✱ ELM	10	10			10		WQ POND
75424	✱ ELM	10	10			10		WQ POND
75425	ELM	11		11		11		
75426	✱ ELM	14	14			14		WQ POND
75427	✱ ELM	18	18			18		WQ POND
75428	ASH	9		9		9		

FILE PATH: J:\AC3D\3306\img\3306-PRELIM TREE SURVEY (SHS 7-11).dwg - Apr 21, 2022 - 1:48pm

Tree #	Tree Description	Tree Table						Reason for Removal
		Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"-< (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	
75513 multi	LIVE OAK	12		12		12		
	LIVE OAK	11		11		11		
75514 multi	LIVE OAK	3						
	LIVE OAK	6						
	LIVE OAK	10		10		10		
75515 multi	LIVE OAK	4						
	LIVE OAK	5						
	LIVE OAK	8		8		8		
	LIVE OAK	5						
	LIVE OAK	8		8		8		
	LIVE OAK	3						
75516 multi	LIVE OAK	8		8		8		
	LIVE OAK	5						
	LIVE OAK	7						
	LIVE OAK	8		8		8		
75517 multi	LIVE OAK	5						
	LIVE OAK	5						
	LIVE OAK	4						
75518 multi	LIVE OAK	6						
	LIVE OAK	4						
75519	LIVE OAK	8		8		8		
75520 multi	LIVE OAK	8		8		8		
	LIVE OAK	8		8		8		
75521	LIVE OAK	11		11		11		
75522	LIVE OAK	9		9		9		
75523 multi	LIVE OAK	7						
	LIVE OAK	3						
75524	ELM	8		8		8		
75525 multi	LIVE OAK	7						
	LIVE OAK	2						
75526 multi	LIVE OAK	6						
	LIVE OAK	8		8		8		
75527 multi	LIVE OAK	13		13		13		
	LIVE OAK	12		12		12		
75528 multi	LIVE OAK	5						
	LIVE OAK	10		10		10		
	LIVE OAK	12		12		12		
75532	LIVE OAK	22		22			22	
75533 multi	ELM	22		22			22	
	ELM	15		15		15		
75534	ELM	16		16		16		
75535	ELM	14		14		14		
75536	ELM	15		15		15		
75537 multi	LIVE OAK	10		10		10		
	LIVE OAK	7						
75538	ELM	11		11		11		
75539	ELM	12		12		12		
75540	ELM	12		12		12		
75541	ELM	12		12		12		
75542	ELM	12		12		12		
75543	ELM	12		12		12		
75544	ELM	15		15		15		
75545	ELM	11		11		11		
75546	ELM	13		13		13		
75547	ELM	8		8		8		
75548	ELM	11		11		11		
75549	ELM	16		16		16		
75550	ELM	15		15		15		
75551 multi	ELM	7						
	ELM	5						
75552	ELM	17		17		17		
75553 multi	LIVE OAK	8		8		8		
	LIVE OAK	4						
75554	ELM	11		11		11		

Tree #	Tree Description	Tree Table						Reason for Removal
		Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"-< (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	
75555	ELM	9		9		9		
75556 multi	ELM	11		11		11		
	ELM	10		10		10		
	ELM	7						
75577	ELM	11		11		11		
75581	✕ ELM	12	12			12		WQ POND
75582 multi	✕ ELM	7	7					WQ POND
	✕ ELM	7	7					WQ POND
75583	ELM	15		15		15		
75584	ELM	10		10		10		
75585 multi	ELM	11		11		11		
	ELM	8		8		8		
75586	LIVE OAK	11		11		11		
75587	LIVE OAK	11		11		11		
75588	LIVE OAK	11		11		11		
75589	LIVE OAK	9		9		9		
75590	LIVE OAK	13		13		13		
75591	LIVE OAK	8		8		8		
75592	LIVE OAK	11		11		11		
75593	LIVE OAK	14		14		14		
75594	ELM	13		13		13		
75595 multi	ELM	14		14		14		
	ELM	8		8		8		
75596 multi	ELM	13		13		13		
	ELM	12		12		12		
75597	LIVE OAK	7						
75598	LIVE OAK	3					19	
75599 multi	ELM	8		8		8		
	ELM	5						
75600 multi	ELM	8		8		8		
	ELM	2						
75601 multi	ELM	17		17		17		
	ELM	17		17		17		
75602	ELM	19		19			19	
75603 multi	ELM	8		8		8		
	ELM	5						
75604	ELM	13		13		13		
75605	ELM	10		10		10		
75606	LIVE OAK	22		22			22	
75607	LIVE OAK	18		18		18		
75608	ELM	17		17		17		
75609	ELM	10		10		10		
75610 multi	ELM	14		14		14		
	ELM	14		14		14		
75611 multi	ELM	18		18		18		
	ELM	23		23			23	
75612	ELM	12		12		12		
75613	ELM	19		19			19	
75614	ELM	13		13		13		
75615	ELM	23		23			23	
75616	ELM	17		17		17		
75617 multi	ELM	13		13		13		
	ELM	16		16		16		
75618	ELM	14		14		14		
75619	ELM	16		16		16		
75620	ELM	19		19			19	
75621	ELM	13		13		13		
75622	ELM	12		12		12		
75623 multi	LIVE OAK	10		10		10		
	LIVE OAK	8		8		8		
75624 multi	LIVE OAK	9		9		9		
	LIVE OAK	5						
75624 multi	LIVE OAK	9		9		9		
	LIVE OAK	5						
75624 multi	LIVE OAK	2						
	LIVE OAK	2						

Tree #	Tree Description	Tree Table						Reason for Removal
		Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"-< (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	
75624 multi	LIVE OAK	2						
75625	ELM	15		15		15		
75626	H ELM	29		29	29			
75627	ELM	10		10		10		
75630	ASH	12		12		12		
75631	ASH	8		8		8		
75632	✕ ASH	9	9			9		IN R.O.W.
75633	✕ ASH	8	8			8		IN R.O.W.
75634	✕ ASH	13	13			13		IN R.O.W.
75635	✕ ASH	10	10			10		IN R.O.W.
75636	✕ ASH	9	9			9		IN R.O.W.
75637	✕ ASH	12	12			12		IN R.O.W.
75638	✕ ASH	10	10			10		IN R.O.W.
75639	✕ ASH	10	10			10		IN R.O.W.
75640	✕ ASH	13	13			13		IN R.O.W.
75641	✕ ASH	9	9			9		IN R.O.W.
75642	✕ ASH	8	8			8		IN R.O.W.
75643	✕ ASH	9	9			9		IN R.O.W.
75644	✕ ASH	10	10			10		IN R.O.W.
75645	ASH	9		9		9		
75646	ELM	11		11		11		
75647	✕ ASH	12	12			12		IN R.O.W.
75648	✕ ASH	8	8			8		IN R.O.W.
75649	✕ ASH	8	8			8		IN R.O.W.
75650	✕ ELM	15	15			15		IN R.O.W.
75651	✕ ELM	13	13			13		IN R.O.W.
75652	✕ ASH	15	15			15		IN R.O.W.
75653	✕ ASH	9	9			9		IN R.O.W.
75654	ASH	11	11			11		
75655	ASH	10		10		10		
75656	ASH	9		9		9		IN D.E.
75657	ASH	10		10		10		
75658	ASH	14		14		14		
75659	✕ ASH	14	14			14		IN D.E.
75660	✕ ASH	14	14			14		IN D.E.
75661	✕ ASH	10	10			10		IN D.E.
75662	✕ ASH	10	10			10		IN D.E.
75663	ASH	12		12		12		
75664	ASH	9		9		9		
75665	ASH	8		8		8		
75666	ASH	9		9		9		
75667	✕ ASH	8	8			8		WQ POND
75668	✕ ASH	11	11			11		WQ POND
75669	✕ ASH	12	12			12		WQ POND
75670	✕ ASH	9	9			9		WQ POND
75671	✕ ASH	9	9			9		WQ POND
75672	✕ ASH	10	10			10		WQ POND
75673	✕ ASH	11	11			11		WQ POND
75767	LIVE OAK	8		8		8		
75768	LIVE OAK	10		10		10		
75769	ELM	12		12		12		
75770	ELM	11		11		11		
75771	LIVE OAK	11		11		11		
75772	LIVE OAK	8		8		8		
75773 multi	LIVE OAK	10		13		13		
	LIVE OAK	8		8		8		
	LIVE OAK	8		8		8		
75774 multi	LIVE OAK	8		8		8		
	LIVE OAK	7						
	LIVE OAK	6						
	LIVE OAK	6						
	LIVE OAK	4						
75775 multi	LIVE OAK	3						
	LIVE OAK	23		23			23	
	LIVE OAK	23		23			23	

Tree #

FILE PATH: J:\CDS\5306\5306-PP-01 PRELIM TREE SURVEY (SITS 7-11).dwg - Apr 21, 2022 - 1:47pm

	Tree Table							
Tree #	Tree Description	Caliper (inches)	Removed (inches)	Protected (inches)	Heritage 26"- (inches)	Significant 8"-18" (inches)	Significant 18.5"-25.5" (inches)	Reason for Removal
75837 multi	ELM	7						
	ELM	5						
75839 multi	ELM	9		9		9		
	ELM	5						
75840	ELM	8		8		8		
75841 multi	ELM	12		12		12		
	ELM	11		11		11		
75842	ELM	13		8		8		
75843	ELM	12		12		12		
75844	ELM	17		17		17		
75845	LIVE OAK	16		16		16		
75846	H LIVE OAK	27		27	27			
75847	H LIVE OAK	27		27	27			
75848	LIVE OAK	11		11		11		
75849	ELM	10		10		10		
75850 multi	ELM	7						
	ELM	7						
	ELM	6						
	ELM	6						
	ELM	5						
75851	ELM	16		16		16		
75852 multi	LIVE OAK	7						
	LIVE OAK	4						
75853	LIVE OAK	14		14		14		
75854 multi	LIVE OAK	7						
	LIVE OAK	7						
76078	ELM	18		18		18		
76079	LIVE OAK	12		12		12		
76080	MESQUITE	16		16		16		
76081 multi	SHUMARD OAK	8		8		8		
	SHUMARD OAK	8		8		8		
76082 multi	LIVE OAK	8		8		8		
	LIVE OAK	8		8		8		
	LIVE OAK	8		8		8		
	LIVE OAK	5						
76088	LIVE OAK	8		8		8		
76110 multi	✱ ELM	18	18			18		DRIVEWAY
	✱ ELM	17	17			17		DRIVEWAY
76111	ELM	10		10		10		
76111	ELM	15		15		15		
92003	LIVE OAK	8.5		8.5		8.5		
92004	ASH	15		15		15		
92005	ASH	16		16		16		
92006	ELM	13		13		13		
92007	ELM	8		8		8		
92008	ASH	14		14		14		
92009	ASH	10		10		10		
92010 multi	ASH	9		9		9		
	ASH	2		2		2		
92012	ASH	9.5		9.5		9.5		
92013	ASH	12		12		12		
92014	✱ ELM	10.5	10.5			10.5		IN R.O.W.
92015	✱ ELM	14.5	14.5			14.5		IN R.O.W.
92017	ASH	16		16		16		
92018	ASH	10		10		10		
92019	ASH	11		11		11		
92020	ASH	15		15		15		
92021 multi	LIVE OAK	3						
	LIVE OAK	6						
	LIVE OAK	2						
	LIVE OAK	7						
	LIVE OAK	3						
92022	ASH	13		13		13		
92023	ASH	11		11		11		

Garlock Tract Subdivision
Preliminary Plan
Tree Mitigation Calculations

Tree Mitigation Requirement Summary:	Total Inches	Inches Removed	Mitigation	Inches Retained	Percentage Retained/Removed
Significant Trees 8"-18"	5072	1147	0	3925	77% RET / 23% REM
Significant Trees 18.1"-25.99"	819	189	0	630	77% RET / 23% REM
Heritage Trees	1023	31	93	992	97% RET / 3% REM
Trees Surveyed Below 8" in Multi Groups	943				
TOTAL CALIPER INCHES OF TREES	7857	1367		5547	

Significant Trees 8" - 18": 1147" removed; mitigation 1:1 = 1147" mitigation (no mitigation required (<50%))

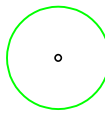
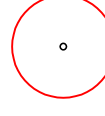
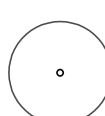
Significant Trees 18" - 26": 189" removed; mitigation 2:1 = 378" mitigation (no mitigation required (<50%))

Significant Trees 8" - 18" Credit: 1369"
Significant Trees 18.1" - 25.99" Credit: 221"

Heritage Trees >26": 31" removed; mitigation 3:1 = 93" mitigation (\$27,900.00 mitigation fee)
(Heritage mitigation fee to be paid prior to approval of construction plan application)

Significant Trees Overall Credit: 1590" (no mitigation replacement for significant or heritage trees required)

- H - Designates Heritage Tree
- [H] - Designates Heritage Tree to be removed.
- * - Designates Significant Tree to be removed

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  HERITAGE TREE TO BE REMOVED
-  TREE OFFSITE (THAT WERE SURVEYED)

NOTE: IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON THE PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION LIST, THE TREE LIST AND MITIGATION TABLE WILL APPLY. IT IS THE CONTRACTOR'S 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.

DESIGNED BY: CB

DRAFTED BY: JSL

DATE

REVISION

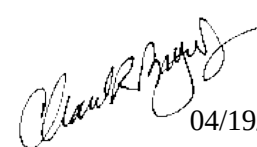
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TREE LIST

JOB NAME: GARLOCK SUBDIVISION

PROJECT: PRELIMINARY PLAT


04/19/2022


CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791

DATE: OCT 2021

JOB NUMBER: 5306

SHEET: 12 OF 13

