



## **AGENDA**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ July 14, 2016 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: June 23, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 7, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

<b>Consent Agenda</b>
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7. Subdivision Case 15-SFP-008: Consider action on the Travisso, Phase 2, Section 1J Short Form Final Plat for 23.46 acres more or less; TCAD Parcels 857393 and 863593; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Leander Independent School District.
  
8. Subdivision Case 16-PP-003: Consider action on the Travisso, Phase 3, Section 1 Preliminary Plat for 7.45 acres more or less; TCAD Parcels 863593 and 353024; generally located to the northwest of the intersection of Travisso Parkway and RM 1431 at the western terminus of Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso, LTD.

Meeting Adjourned at

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [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 P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 8th day of July, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager



## Minutes

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ June 23, 2016 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:00 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Cotten.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: June 9, 2016  
**Motion made by Commissioner Schwendenmann to approve the minutes with corrections, seconded by Commissioner Means. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the June 16, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at June 16, 2016 meeting.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

**Public Hearing**

7. Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Hold a public hearing and consider action on the rezoning and approval of the Tylerville Commercial Concept Plan and PUD zoning of a tract of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 11.221 acres more or less; WCAD Parcel R395875. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial); Leander, Williamson County, Texas. Applicant/Agent: Kristiana Alfsen on behalf of Waterstone Tylerville, LP.

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the proposed zoning request and staff recommendation.**

b) Applicant Presentation

**Bill Pohl and Andrew Holden explained the purpose for their zoning request.**

c) Open Public Hearing

**Chair Sokol opened the public hearing  
No one wished to speak.**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve the zoning request to amend the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial) with staff recommendation including items 2 through 5; Chair Sokol seconded the motion. Motion failed 2 to 4 with Commissioner Schwendenmann, Vice Chair Allen, Commissioner Means, and Commissioner Hines opposing.**

**Commissioner Means moved to approve the zoning request to amend the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial) with staff recommendation; Vice Chair Allen seconded the motion. Motion passed 5 to 1 with Commissioner Anderson opposing.**

8. Ordinance Case 16-OR-001: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the use components, to modify setbacks for commercial fueling, to update requirements for screening, to update the parking requirements table, to modify residential setbacks, to clarify requirements for drainage and detention facilities, to modify outdoor lighting requirements, to update the architectural standards, to update the site development standards. Applicant: City of Leander

a) Staff Presentation

**Robin Griffin, Senior Planner explained the proposed amendments to the Composite Zoning Ordinance.**

b) Open Public Hearing

**Chair Sokol opened the public hearing.**

**Nathan Button – Against - stucco limitation**

**Geoffrey Tahuahua – Against – stucco limitation and pond wall materials**

**Tom Klemcke – Against - stucco limitation**

**Brandon Cooper – Against - stucco limitation**

c) Close Public Hearing

**Chair Sokol closed the public hearing**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Hines moved to approve the amendments to the Composite Zoning Ordinance with staff recommendation with the following changes:**

- 1. Remove the restrictions regarding the limitations on stucco**
- 2. Reword the language regarding the drainage structures to clarify the permitted wall materials**

**Commissioner Anderson seconded the motion. Motion passed unanimously.**

9. Ordinance Case 16-OR-002: Hold a public hearing and consider action on amending sections of the Subdivision Ordinance, to add definitions, to modify provisions for the protection of riparian corridors, to modify requirements associated with construction plans; to update tree preservation plan requirements, to modify private street standards, and to clarify the park land dedication requirements. Applicant: City of Leander

a) Staff Presentation

**Robin Griffin, Senior Planner, explained the proposed amendments to the Subdivision Ordinance.**

b) Open Public Hearing

**Chair Sokol opened the public hearing**

**No one wished to speak.**

c) Close Public Hearing

**Chair Sokol closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Hines moved to approve the amendments to the Subdivision Ordinance with staff recommendation and modifying the provisions associated with gated, private streets to include private drives. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.**

Meeting Adjourned at **8:55 pm**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary

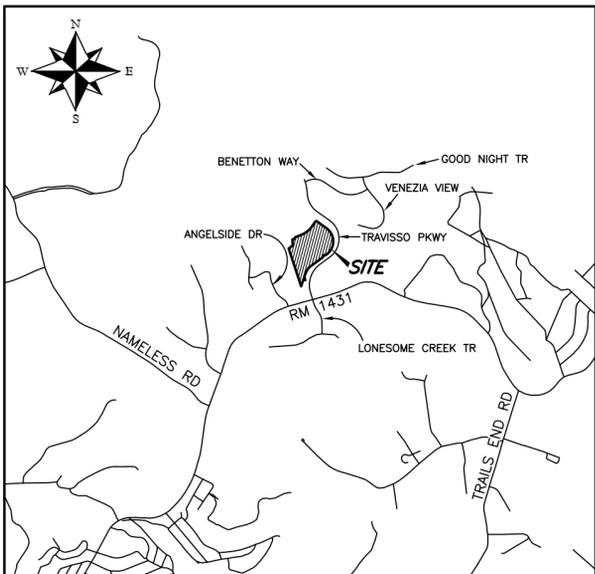


## EXECUTIVE SUMMARY

JULY 14, 2016

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- Agenda Subject:** Subdivision Case 15-SFP-008: Consider action on the Travisso, Phase 2, Section 1J Short Form Final Plat for 23.46 acres more or less; TCAD Parcels 857393 and 863593; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Leander Independent School District.
- Financial Consideration:** None
- Recommendation:** This final plat includes 1 non-residential lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 07/06/2016

# SHORT FORM FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1J



LOCATION MAP (NOT TO SCALE)

PORTION OF 2144.875 AC. TRAVISSO, LTD. DOC. NO. 2013056181

X = 3061936.3  
Y = 10162839.9

8029 SQ. FT. HEREBY DEDICATED FOR ROAD PURPOSES (DOT HATCHED AREA)

JOSE ANTONIO YBARBO SURVEY 421, ABS. 840

LOT 1, BLOCK A  
23.276 AC.

PORTION OF 2144.875 AC. TRAVISSO, LTD. DOC. NO. 2013056181

14.000 AC. ANGELSIDE OAKS, LLC DOC. NO. 2007230903

**LEGEND:**

- CAP ● = IRON ROD WITH CAP FOUND
- = 1/2" IRON ROD FOUND
- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- PUE = PUBLIC UTILITY EASEMENT
- ..... = SIDEWALK REQUIRED

OWNER:  
LEANDER INDEPENDENT SCHOOL DISTRICT  
P.O. BOX 218  
LEANDER, TEXAS 78646

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TEXAS 78728

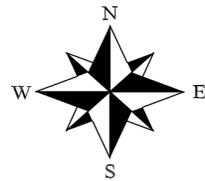
SUBMITTAL DATE: MARCH 17, 2015  
TOTAL AREA OF THIS PLAT: 23.460 ACRES  
TOTAL NUMBER OF LOTS: 1  
RESIDENTIAL: 0  
NON-RESIDENTIAL: 1  
NO NEW STREETS

X = 3061553.1  
Y = 10161111.3

X = 3061664.0  
Y = 10161272.3

NUMBER	DIRECTION	DISTANCE
L1	S53°41'53"W	36.82'
L2	S53°37'00"W	50.00'
L3	S48°43'09"W	69.89'
L4	S31°12'44"W	106.34'
L5	S11°45'32"E	111.56'
L6	N77°34'09"W	55.78'
L7	S68°22'52"W	33.05'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	86°12'39"	60.00'	90.28'	N55°42'55"E	82.00'
C2	55°46'16"	20.00'	19.47'	N40°29'44"E	18.71'
C3	33°27'34"	625.00'	364.99'	N51°39'05"E	359.82'
C4	90°54'14"	25.00'	39.66'	N80°22'25"E	35.63'
C5	107°57'15"	430.00'	810.19'	S00°11'51"E	695.55'
C6	90°04'54"	25.00'	39.31'	N81°15'40"W	35.38'
C7	89°55'06"	25.00'	39.23'	S08°44'20"W	35.33'
C8	90°54'14"	25.00'	39.66'	S80°22'25"W	35.63'
C9	33°27'34"	632.00'	369.07'	N51°39'05"E	363.85'
C10	40°32'09"	25.00'	17.69'	S48°06'47"W	17.32'
C11	100°32'09"	50.00'	87.73'	N78°06'47"E	76.90'
C12	19°07'51"	430.00'	143.57'	N44°36'33"W	142.91'



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

SHORT FORM FINAL PLAT OF  
TRAVISSO PHASE 2, SECTION 1J

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT THE BOARD OF TRUSTEES, LEANDER INDEPENDENT SCHOOL DISTRICT, ACTING HEREIN BY AND THROUGH BRET CHAMPION, ITS SUPERINTENDENT, BEING THE OWNER OF 23.460 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, HAVING BEEN CONVEYED TO SAID LEANDER INDEPENDENT SCHOOL DISTRICT BY DEEDS OF RECORD IN DOCUMENT NO. 2014191830 AND DOCUMENT NO. 2015192918, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 23.460 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED SHORT FORM FINAL PLAT TO BE KNOWN AS "TRAVISSO PHASE 2, SECTION 1J", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
BRET CHAMPION, SUPERINTENDENT  
LEANDER INDEPENDENT SCHOOL DISTRICT  
P.O. BOX 218  
LEANDER, TEXAS 78646

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRET CHAMPION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES:\_\_\_\_\_

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 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 (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
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 WEST SIDE OF TRAVISSO PARKWAY. 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. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION AND TO ADJACENT PROPERTIES.
13. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-30483, ISSUED NOVEMBER 11, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

  
PHILLIP L. McLAUGHLIN 06-24-16  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 23.460 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABS. 840, BEING ALL OF THAT CERTAIN 23.198 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LEANDER INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NO. 2014191830 AND ALL OF THAT CERTAIN 0.262 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LEANDER INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NO. 2015192918, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 23.460 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap found in the easterly line of a 14.000 acre tract of land described in a deed of record to Angleside Oaks, LLC in Document No. 2007230903, Official Public Records of Travis County, Texas, at the most westerly or northwest corner of Lot 1, Block I, Travisso Phase One, Section One, Amended, a subdivision of record in Document No. 201500051, Official Public Records of Travis County, Texas for the most southerly corner of said 0.262 Acre Tract and POINT OF BEGINNING of the herein described tract;

THENCE N18°23'11"W, with the westerly lines of said 0.262 Acre Tract and said 23.198 Acre Tract, same being the easterly line of said 14.000 Acre Tract, passing at a distance of 643.65 feet, a 1/2" iron rod found at the northeasterly corner of said 14.000 Acre Tract and continuing, for a total distance of 1059.15 feet to an iron rod with G&R Cap set at the most westerly corner of said 23.198 Acre Tract and the herein described tract;

THENCE with the northwesterly line of said 23.198 Acre Tract, the following seven (7) courses:

1. N52°34'09"E, a distance of 136.74 feet to an iron rod with G&R Cap set;
2. N02°11'27"W, a distance of 161.46 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
3. Along said curve to the left, having a radius of 60.00 feet, an arc length of 90.28 feet and a chord which bears N55°42'55"E, a distance of 82.00 feet to an iron rod with G&R Cap set at the point of reverse curvature of a curve to the right;
4. Along said curve to the right, having a radius of 20.00 feet, an arc length of 19.47 feet and a chord which bears N40°29'44"E, a distance of 18.71 feet to an iron rod with G&R Cap set at the end of said curve;
5. N68°22'52"E, a distance of 173.10 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
6. Along said curve to the left, having a radius of 625.00 feet, an arc length of 364.99 feet and a chord which bears N51°39'05"E, a distance of 359.82 feet to an iron rod with G&R Cap set at the end of said curve;
7. N34°55'18"E, a distance of 160.46 feet to an iron rod with cap found in the westerly line of Travisso Parkway (R.O.W. Varies), dedicated by plat of Travisso Section One, Phase One, a subdivision of record in Document No. 201400009, Official Public Records of Travis County, Texas, at the point of curvature of a curve to the right;

THENCE with the westerly line of said Travisso Parkway and the easterly line of said 23.198 Acre Tract, the following twelve (12) courses:

1. Along said curve to the right, having a radius of 25.00 feet, an arc length of 39.66 feet and a chord which bears N80°22'25"E, a distance of 35.63 feet to an iron rod with cap found at the end of said curve, for the most northerly corner of the herein described tract;
2. S54°10'28"E, a distance of 323.09 feet to an iron rod with cap found at the point of curvature of a curve to the right;
3. Along said curve to the right, having a radius of 430.00 feet, an arc length of 810.19 feet and a chord which bears S00°11'51"E, a distance of 695.55 feet to iron rod with cap found at the end of said curve;
4. S53°41'53"W, a distance of 36.82 feet to an iron rod with cap found at the point of curvature of a curve to the right;
5. Along said curve to the right, having a radius of 25.00 feet, an arc length of 39.31 feet and a chord which bears N81°15'40"W, a distance of 35.38 feet to an iron rod with cap found at the end of said curve;
6. S53°37'00"W, a distance of 50.00 feet to an iron rod with cap found at the point of curvature of a curve to the right;
7. Along said curve to the right, having a radius of 25.00 feet, an arc length of 39.23 feet and a chord which bears S08°44'20"W, a distance of 35.33 feet to an iron rod with cap found at the end of said curve;
8. S53°41'53"W, a distance of 405.28 feet to an iron rod with cap found;
9. S48°43'09"W, a distance of 69.89 feet to an iron rod with cap found;
10. S31°12'44"W, a distance of 106.34 feet to an iron rod with cap found;
11. S22°19'48"W, a distance of 131.55 feet to an iron rod with cap found;
12. S11°45'32"E, a distance of 111.56 feet to an iron rod with cap found at the northeasterly corner of said Lot 1 and the southeasterly corner of said 23.198 Acre Tract;

THENCE N77°34'09"W, leaving the westerly line of said Travisso Parkway, and continuing with the northerly line of said Lot 1 and the southerly line of said 23.198 Acre Tract, a distance of 55.78 feet to an iron rod with cap found at the northeasterly corner of said 0.262 Acre Tract;

THENCE S18°04'48"W, continuing with the northerly line of said Lot 1, same being the easterly line of said 0.262 Acre Tract, a distance of 181.94 feet to the POINT OF BEGINNING, containing an area of 23.460 ACRES OF LAND MORE OR LESS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
SID SOKOL, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST: \_\_\_\_\_  
ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT 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

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. AT \_\_\_\_\_ O'CLOCK

\_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385

SHEET 2 OF 2



## EXECUTIVE SUMMARY

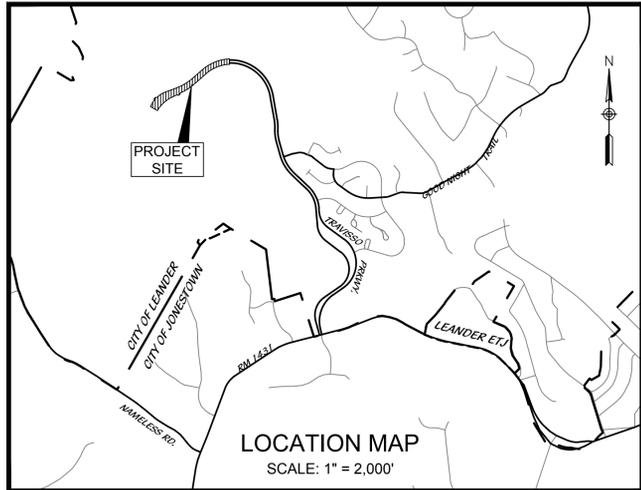
JULY 14, 2016

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- Agenda Subject:** Subdivision Case 16-PP-003: Consider action on the Travisso, Phase 3, Section 1 Preliminary Plat for 7.45 acres more or less; TCAD Parcels 863593 and 353024; generally located to the northwest of the intersection of Travisso Parkway and RM 1431 at the western terminus of Travisso Parkway; Leander, Travis 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.
- Origination:** Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso, LTD.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes the Travisso Parkway ROW. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

06/21/2016

# TRAVISSO PHASE 3 - SECTION 1 PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



**OWNER:**  
Travisso, LTD.  
11200 Lakeline Blvd., Suite 150A  
Austin, Texas 78717  
Phone: (512) 328-866  
Fax: (512) 328-7988

**ENGINEER:**  
Jay Engineering Co., Inc.  
Texas Registered Engineering Firm F-4780  
P.O. Box 1220  
Leander, Texas 78646-1220  
Phone: (512) 259-3882  
Fax: (512) 259-8016

**SURVEYOR:**  
Phillip L. McLaughlin RPLS  
G & R Surveying, LLC  
1805 Ouida Drive  
Austin, Texas 78728  
Phone: (512) 267-7430  
Fax: (512) 836-8385

- 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 to 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 no. 48453C 00951H for Travis County, effective Sept. 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 Travisso Parkway. Those sidewalks not abutting a residential, commercial, or industrial lot (including sidewalk 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.
- 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 local or arterial street.
  - The HOA bylaws are recorded in the Official Public Records of Travis County, Texas under document number 2013223985
  - The homeowners association is required to mow and maintain landscaping in the open channels, detention and water quality areas.
  - The City accepts and maintains drainage and water quality improvements contained in open channels, detention and water quality areas. (which should be contained in a drainage easement).

**Line Table**

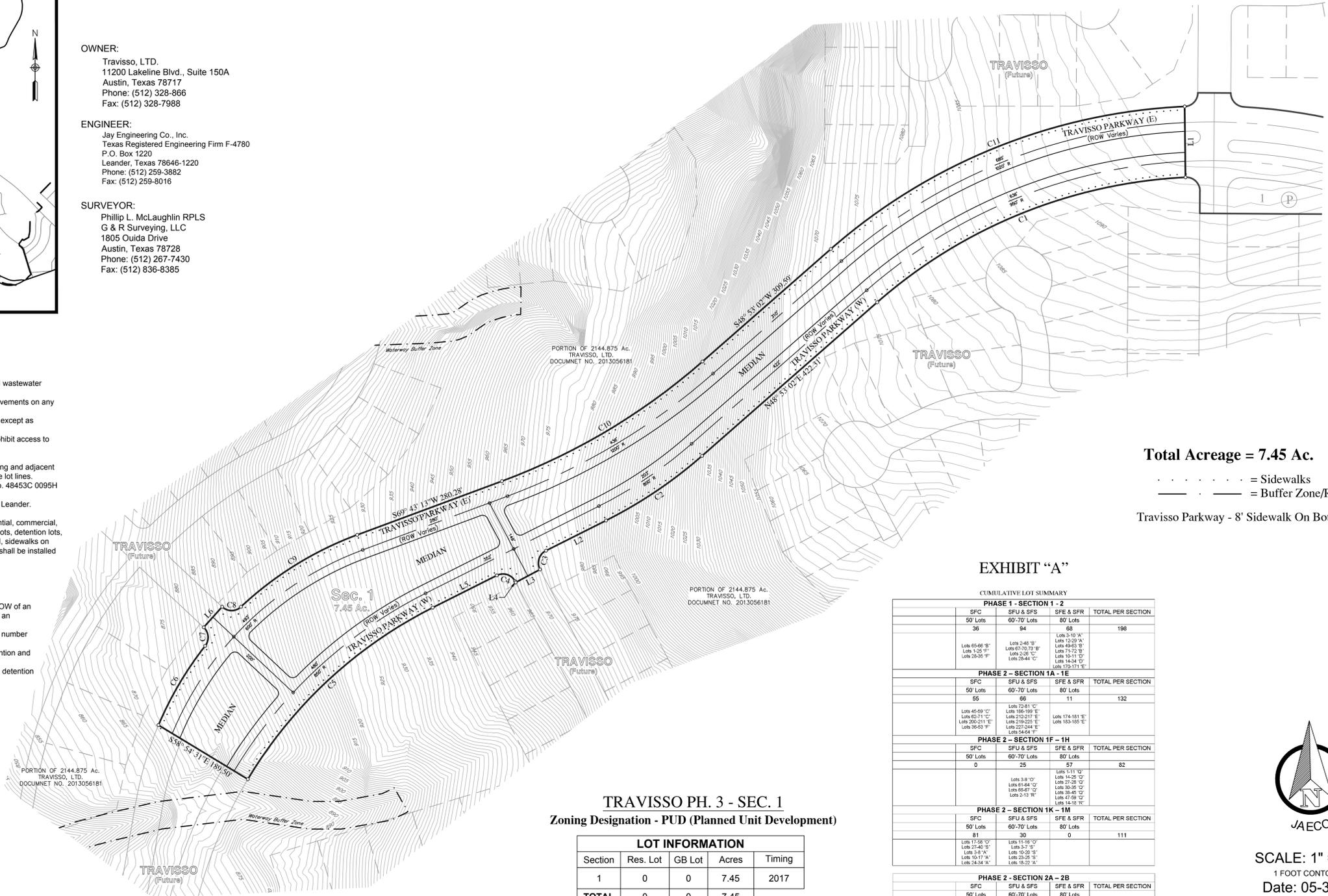
Line #	Length	Direction
L1	128.08	N00° 41' 07.88"W
L2	121.88	N63° 28' 28.82"E
L3	50.00	N62° 08' 28.27"E
L4	2.24	S27° 51' 31.73"E
L5	130.20	N63° 28' 28.82"E
L6	50.01	S42° 05' 32.77"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	615.20	921.00	038.2717	N68° 01' 10.84"E	603.82
C2	210.39	829.00	014.5409	N56° 09' 15.29"E	209.82
C3	39.83	25.00	091.2835	N17° 48' 58.55"E	35.75
C4	38.71	25.00	088.7353	S72° 13' 01.45"E	34.96
C5	463.31	821.00	032.3333	N47° 15' 28.85"E	457.19
C6	166.74	629.00	015.1883	S30° 36' 56.44"W	166.25
C7	37.14	25.00	085.1128	S04° 20' 47.71"E	33.82
C8	37.58	25.00	086.1175	N89° 57' 42.22"W	34.14
C9	249.65	629.00	022.7408	S58° 20' 59.81"W	248.02
C10	425.85	1171.00	020.8365	S59° 18' 07.51"W	423.51
C11	705.52	1049.00	038.5353	S68° 09' 05.22"W	692.30

LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-57786, ISSUED MAY 18, 2016, HAVE BEEN SHOWN HEREON.

*Phillip L. McLaughlin*  
PHILLIP L. McLAUGHLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



**Total Acreage = 7.45 Ac.**

..... = Sidewalks  
- - - - - = Buffer Zone/Riparian Corridor Setback

Travisso Parkway - 8' Sidewalk On Both Sides

**TRAVISSO PH. 3 - SEC. 1**  
Zoning Designation - PUD (Planned Unit Development)

**LOT INFORMATION**

Section	Res. Lot	GB Lot	Acres	Timing
1	0	0	7.45	2017
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>7.45</b>	

**STREET INFORMATION**

STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	DESIGN SPEED
TRAVISSO (W) (COLLECTOR)	1,894 L.F.	128' (Min.)	27' F-F	40 MPH
TRAVISSO (E) (COLLECTOR)	2,093 L.F.	128' (Min.)	27' F-F	40 MPH

**BUFFER ZONES - SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS**

**EXHIBIT "A"**  
CUMULATIVE LOT SUMMARY

PHASE 1 - SECTION 1 - 2			
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION
50' Lots	60-70' Lots	80' Lots	
36	94	68	198
Lots 65-66 'B' Lots 1-25 'F' Lots 26-35 'F'			
Lots 2-46 'B' Lots 67-73 'B' Lots 2-20 'C' Lots 28-44 'C'			
Lots 3-10 'A' Lots 12-29 'A' Lots 64-65 'B' Lots 71-72 'B' Lots 10-11 'D' Lots 14-34 'D' Lots 17-21 'E'			
PHASE 2 - SECTION 1A - 1E			
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION
50' Lots	60-70' Lots	80' Lots	
66	11		132
Lots 68-69 'C' Lots 62-74 'C' Lots 200-211 'E' Lots 19-20 'F'			
Lots 72-81 'C' Lots 180-199 'C' Lots 212-217 'E' Lots 219-225 'E' Lots 227-244 'E' Lots 16-14 'D'			
Lots 174-181 'E' Lots 183-185 'E'			
PHASE 2 - SECTION 1F - 1H			
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION
50' Lots	60-70' Lots	80' Lots	
0	25	57	82
Lots 3-8 'D' Lots 14-25 'D' Lots 26-29 'D' Lots 30-36 'D' Lots 69-87 'C' Lots 47-59 'D' Lots 2-13 'B'			
Lots 11-16 'D' Lots 2-7 'B' Lots 10-20 'E' Lots 23-25 'E' Lots 15-22 'E'			
PHASE 2 - SECTION 1K - 1M			
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION
50' Lots	60-70' Lots	80' Lots	
81	30	0	111
Lots 17-58 'D' Lots 27-40 'B' Lots 5-8 'A' Lots 10-17 'A' Lots 18-22 'E'			
Lots 11-11 'D' Lots 12-25 'D' Lots 26-29 'D' Lots 30-36 'D' Lots 69-87 'C' Lots 21-25 'E' Lots 18-78 'D' Lots 10-82 'D'			
PHASE 2 - SECTION 2A - 2B			
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION
50' Lots	60-70' Lots	80' Lots	
0	0	23	23
Lots 2-3 'D' Lots 50-100, 103-107 Lots 108-129 'D' Lots 2-19 'D' Lots 2-19 'D' Lots 1-22 'D' Lots 2-19 'D' Lots 2-19 'D'			
Lots 207-285 'E' Lots 287-288 'E' Lots 1-15 'B' Lots 16-21 'E' Lots 22-42 'Z' Lots 44-48 'Z'			
PHASE 2 - SECTION 2C, 2D, 2E, 2F, 2G, & 2H			
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION
50' Lots	60-70' Lots	80' Lots	
25	129	93	247
Lots 4-16 'D' Lots 85-90 'D'			
Lots 2-3 'D' Lots 50-100, 103-107 Lots 108-129 'D' Lots 2-19 'D' Lots 2-19 'D' Lots 1-22 'D' Lots 2-19 'D' Lots 2-19 'D'			
Lots 207-285 'E' Lots 287-288 'E' Lots 1-15 'B' Lots 16-21 'E' Lots 22-42 'Z' Lots 44-48 'Z'			
Total Lots =	197	944	252
Allowed Per PUD =	20% of 420-635 Max	20% of 420-635 Min	25% of 525-793 Min
Current Percentage =	25%	43%	32%

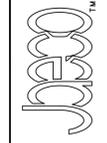
**JAECO**

SCALE: 1" = 100'  
1 FOOT CONTOURS  
Date: 05-31-16

**TABLE OF CONTENTS**

1	Overall Layout
2	Water & Wastewater Layout
3	Storm Sewer Plan
4	Existing Drainage
5	Proposed Drainage
6	Tree Plan

Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220  
Tel: (512) 259-3882 Fax: (512) 259-8016  
Texas Registered Engineering Firm F-4780



TRAVISSO PHASE 3 - SECTION 1  
PRELIMINARY PLAT  
**OVERALL LAYOUT**

TRAVISSO, L.T.D.  
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: May 2016  
JOB NO. 153-084-20

Sheet  
No. **1**  
of **6**

**NOTES:**

- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
- WATER, & WASTEWATER LINE FITTINGS SHOWN ON THIS SHEET ARE GENERAL FOR GENERAL LOCATION PURPOSED AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

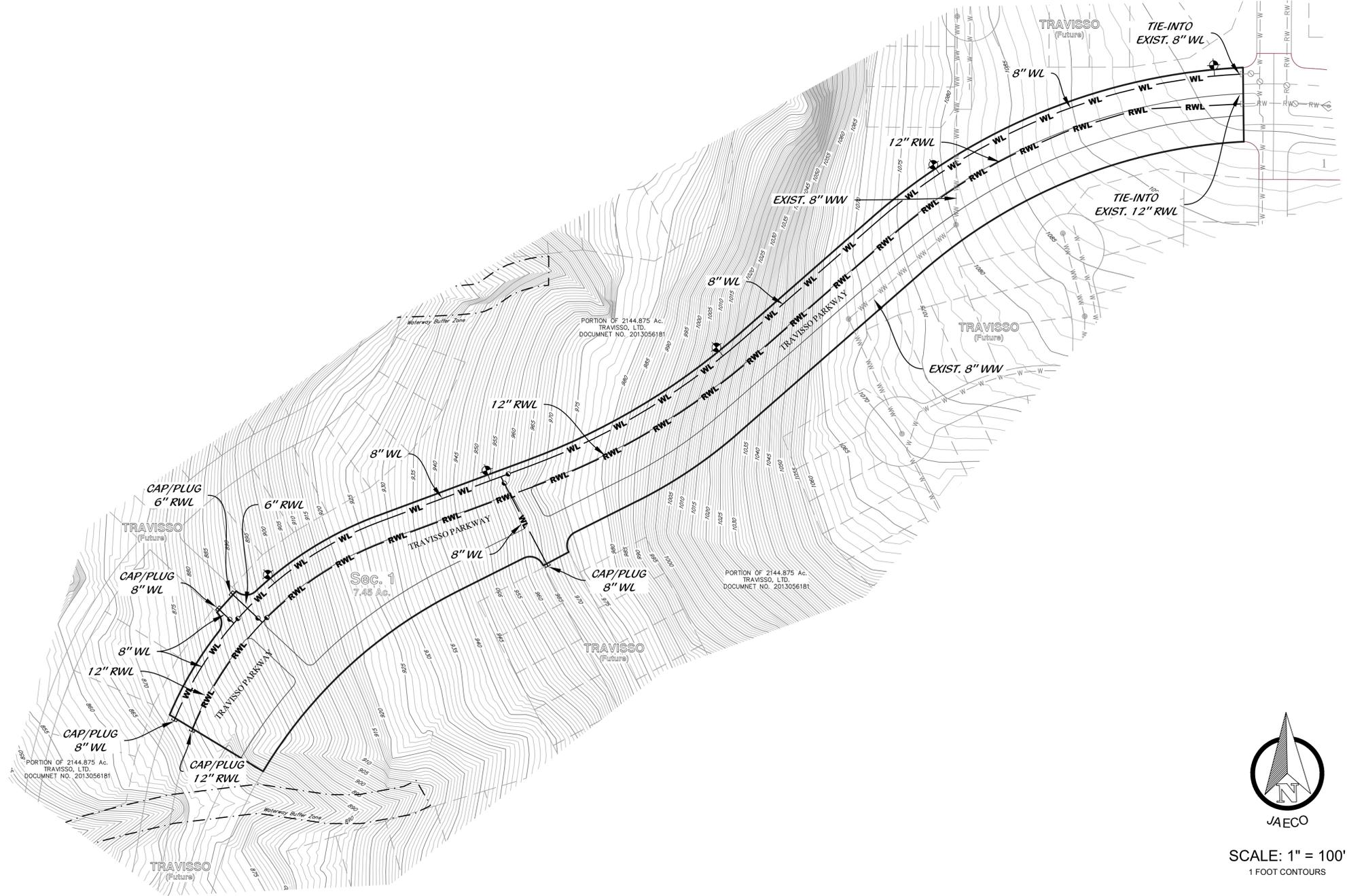


**Water Legend**

Proposed	Existing
— W — Water Transmission Main	— W — Exist. Water Line
— RW — Reclaimed Water Main	— RW — Exist. Reclaimed Water Line
● Gate Valve	○ Exist. Gate Valve
⊕ Fire Hydrant	⊕ Exist. Fire Hydrant

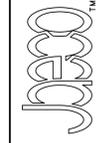
**Wastewater Legend**

Proposed	Existing
— WW — Wastewater Line	— WW — Exist. Wastewater Line
— FM — Force Main	— FM — Exist. Force Main
● Manhole	⊙ Exist. Manhole
▽ Flushing/Cleanout (End Of Line)	
➔ Flow Direction	



SCALE: 1" = 100'  
1 FOOT CONTOURS

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Leander, Texas 78646-1220  
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Texas Registered Engineering Firm E-4760



TRAVISSEO - PHASE 3 - SECTION 1  
PRELIMINARY PLAN  
**WATER & WASTEWATER LAYOUT**

**TRAVISSEO, L.T.D.**  
SCALE: AS NOTED DWN: VOI DESIGN: SKK DATE: May 2016  
DWS: NO. AS NOTED JOB NO. 193-084-20

Sheet  
No. **2**  
of **6**

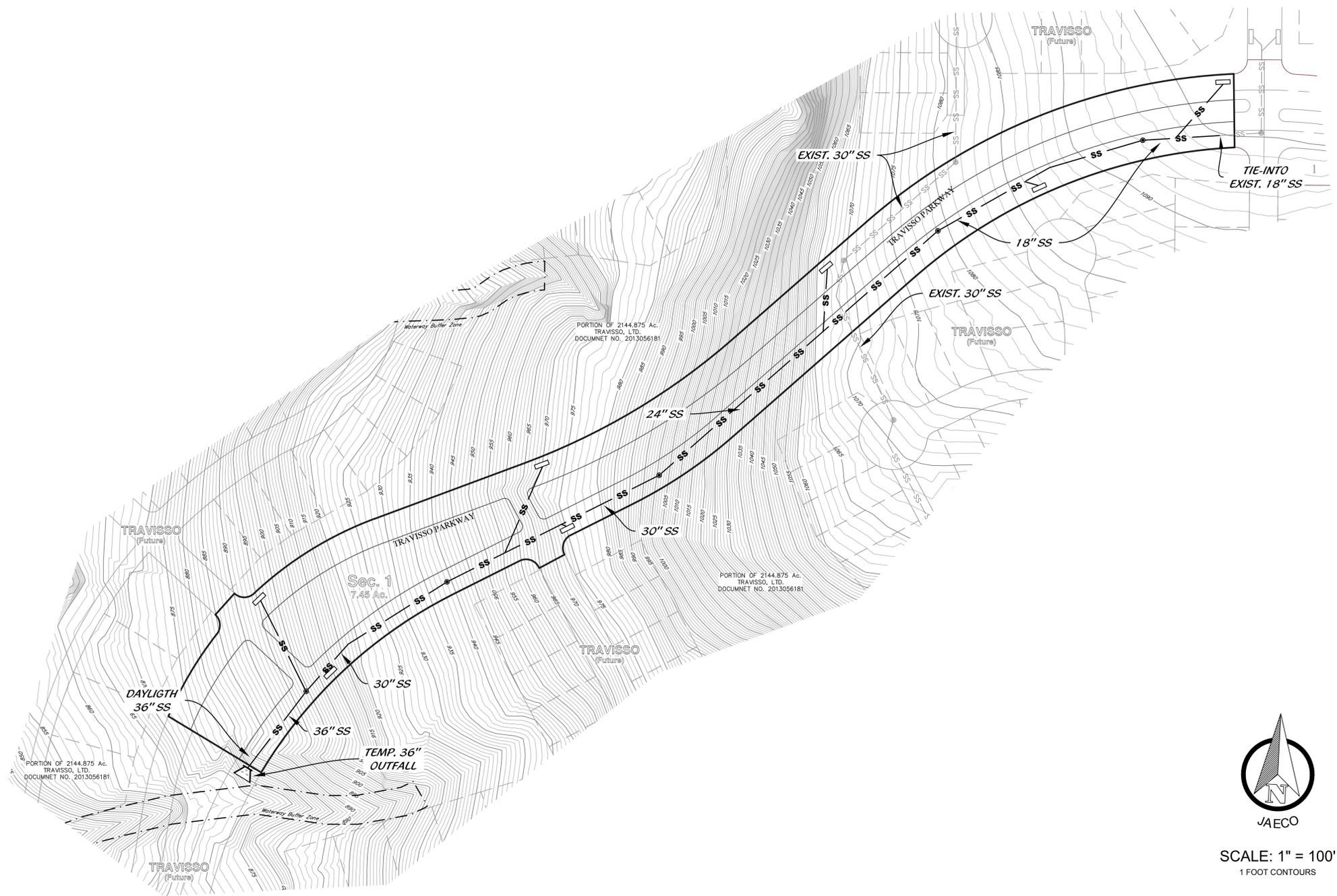
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**NOTES:**

- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
- STORM SEWER LINE FITTINGS SHOWN ON THIS SHEET ARE GENERAL FOR GENERAL LOCATION PURPOSED AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

**Storm Sewer Legend**

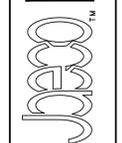
Proposed		Existing	
— SS —	Storm Sewer Line	— SS —	Exist. Storm Sewer Line
□	Curb Inlet	□	Exist. Curb Inlet
●	Manhole	⊙	Exist. Manhole
△	Outfall	△	Exist. Outfall



SCALE: 1" = 100'  
1 FOOT CONTOURS



Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220  
Tel: (512) 259-3862 Fax: (512) 259-8016  
Texas Registered Engineering Firm E-4760

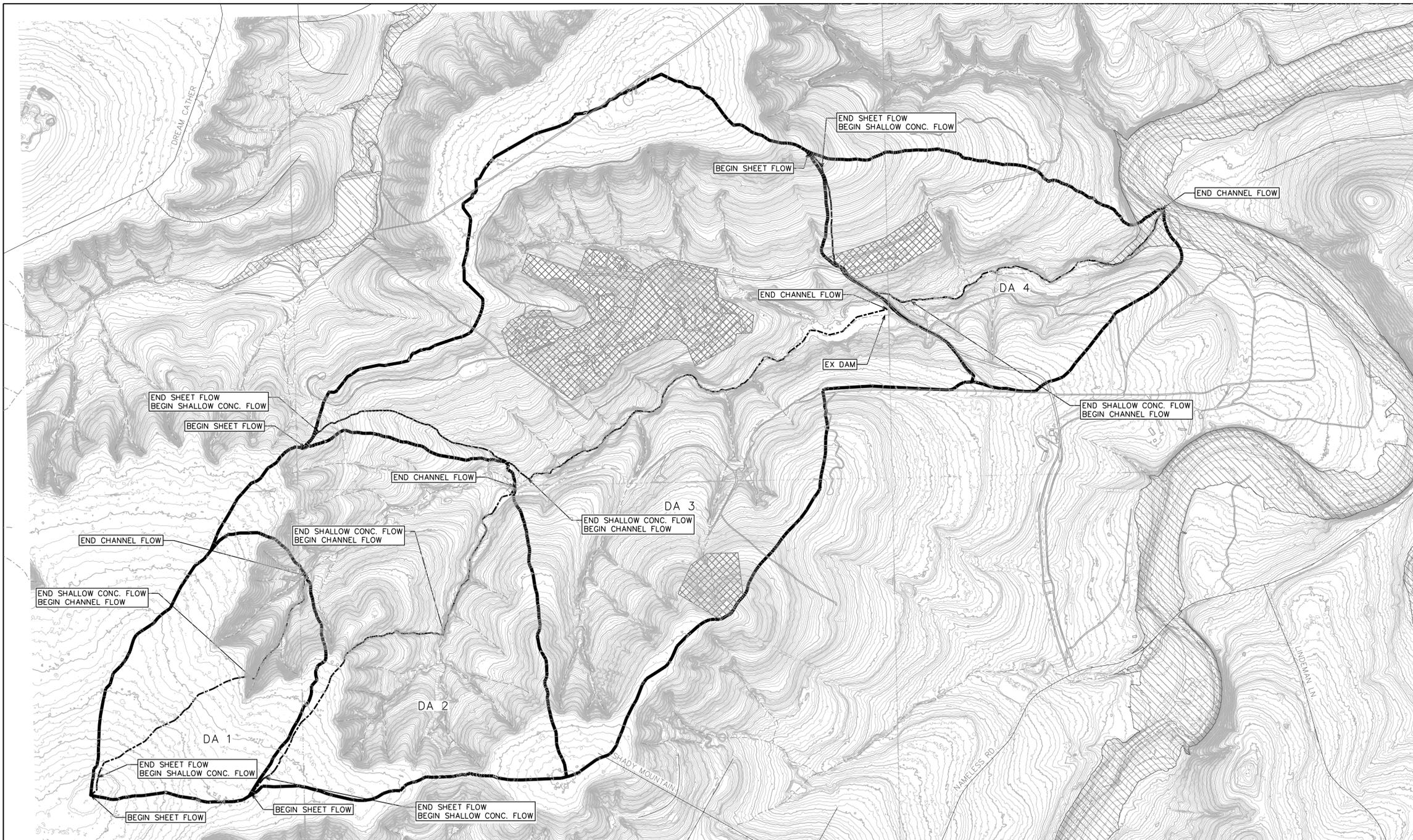


TRAVISSEO - PHASE 3 - SECTION 1  
PRELIMINARY PLAT  
**STORM SEWER PLAN**

**TRAVISSEO, L.T.D.**  
SCALE: AS NOTED DWN: VOI DESIGN: SDK DATE: May 2016  
DWS: NO. AS NOTED JOB NO. 193-084-20

Sheet  
No. **3**  
of **6**

D:\Projects\193 - Taylor Morrison\193-084-20 Travisso Ph. 3 Sec. 3A Prelim Plat\Preiminary Plat\3rd Submitted\Travisso-Ph3-Sec. 3A-Prelim-Plat-SW-3\_Storm-Sewer-Plan.dwg



NOTES:  
 1. CONTOURS ARE BASED ON 2006 LIDAR TOPOGRAPHIC INFORMATION AT 2-FT CONTOUR INTERVAL  
 2. DRAINAGE COMPUTATIONS ARE BASED ON COA DCM, AND TR-55  
 3. LONGEST FLOW PATHS ARE BASED ON TR-55 METHOD ARE UNDEVELOPED SHEET FLOW SEGMENTS WERE SET AT 200 FEET MAX.  
 4. COMPOSITE CN IS BASED OFF HYDROLOGIC SOIL GROUP "D" FOR THE ENTIRE WATERSHED. LAND USE IS DIVIDED INTO RURAL COMMERCIAL (IC = 30%) AND NATURAL BRUSH IN "FAIR" CONDITIONS.  
 5. EXISTING HYDROLOGIC ANALYSIS INCLUDED THE EXISTING DAM STRUCTURE AND ITS EFFECT ON PEAK DISCHARGES. ANALYSIS WAS PERFORMED USING HEC-HMS.  
 6. FLOW LINE OF EXISTING DAM CULVERTS WERE APPROXIMATED OFF 1-FT PROJECT LIDAR CONTOURS (NO SHOWN HEREIN).  
 7. ANALYSIS WAS PERFORMED IN GRID COORDINATES, STATE PLANE CENTRAL, NAD 83, AND NAVD 88 VERTICAL.

**EXISTING DRAINAGE CALCULATIONS:**

BASIN	AREA (AC)	AREA (SQ MI)	LAG (MIN)	CN USED	EXISTING FLOW			
					2 YR	Q 10 YR	Q 25 YR	
DA1	89.68	0.140126	18.18	77.00	83.3	219.2	302.7	443.8
DA2	176.28	0.275436	22.81	77.00	147.7	388.8	537.1	787.1
DA3	414.10	0.647024	18.13	78.34	412.4	1051	1439.8	2092.9
DA4	115.68	0.180750	13.89	77.69	124.6	322.7	443.5	646.6
				<b>OUTFALL</b>	<b>140.4</b>	<b>1476.6</b>	<b>2145.8</b>	<b>3236</b>
				<b>D/S OF EX POND</b>	<b>123.60</b>	<b>1333.10</b>	<b>1910.80</b>	<b>2867.50</b>

**Tc CALCULATIONS**

BASIN	LTOTAL (FT)	Lsheet (FT)	Lshallow (FT)	Lchannel (FT)	n (sheet)	n (shallow)	Ssheet (FT/FT)	Sshallow (FT/FT)	P2 (IN)	Vshallow (FPS)	Vchannel	Tsheet	Tshallow	Tchannel	Tc (HR)	LAG (MIN) MINIMUM	LAG (MIN)
DA1	3240.5	200.0	1850.5	1190.0	0.2	0.08	0.02	0.06	3.44	4.00	7.00	0.329	0.13	0.05	0.51	3	18.18
DA2	4378.8	200.0	2478.7	1700.1	0.2	0.08	0.01	0.08	3.44	4.60	7.00	0.417	0.15	0.07	0.63	3	22.81
DA3	6813.7	200.0	2254.2	4359.6	0.2	0.08	0.10	0.07	3.44	4.30	7.00	0.185	0.15	0.17	0.50	3	18.13
DA4	4974.4	200.0	1780.8	2993.6	0.2	0.08	0.18	0.11	3.44	4.00	7.00	0.143	0.12	0.12	0.39	3	13.89

**CN CALCULATIONS**

BASIN	AREA (AC)	Rural Commercial (AC)	Brush - Grass Mix "Fair" Conitons (AC)	Rural Commercial	Brush - Grass Mix "Fair" Conditions CN	COMPOSITE CN
DA1	89.68	0.00	89.68	88	77	77.00
DA2	176.28	0.00	176.28	88	77	77.00
DA3	414.10	49.44	364.65	88	77	78.34
DA4	115.68	7.12	108.56	88	77	77.69

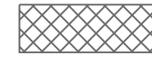
\*CN based on HSG D for entire watershed. Ref. NRCS Web Soil Survey Report.



SCALE: 1" = 500'  
 PLAN SIZE: 24" X 36"



**LEGEND**

-  EXISTING DRAINAGE AREA
-  EXISTING LONGEST FLOW PATH
-  EXISTING FEMA FLOODPLAIN (ZONE A)
-  EXISTING RURAL COMMERCIAL LANDUSE (ASSUMED 30% IC)

REV. NO.	BY	DATE	DESCRIPTION

MIKE MOYER  
 TAYLOR MORRISON OF TEXAS, INC.  
 11200 LAKELINE BLVD., STE. 150A  
 AUSTIN, TX 78717  
 737-346-9796

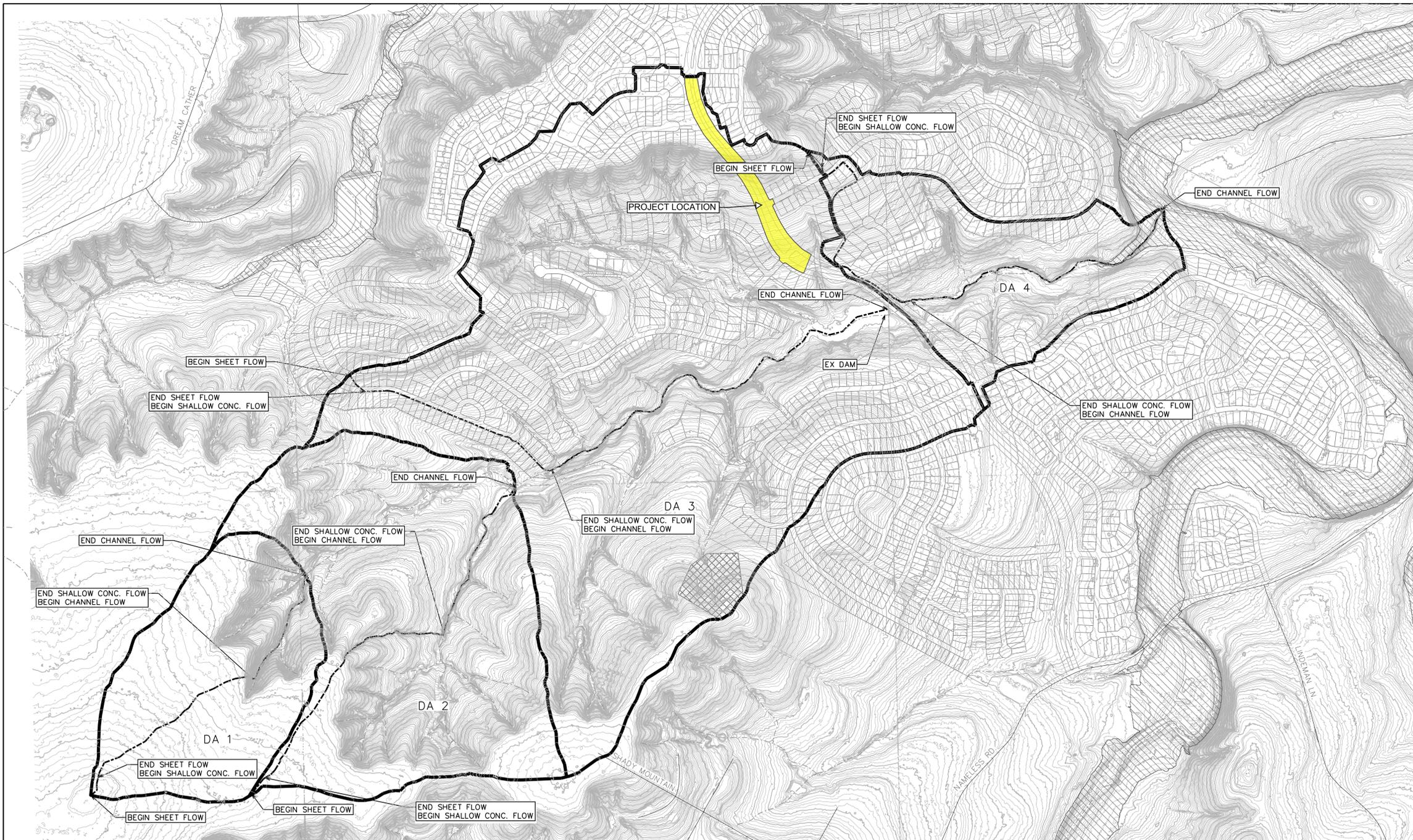
**SCHEIBE CONSULTING LLC**  
 PO BOX 161357, AUSTIN, TX 78716  
 (512) 263-0418 or (713) 859-5744

**SCHEIBE CONSULTING, LLC**  
**TRAVIS SUBDIVISION**  
**REGIONAL DETENTION & WATER QUALITY**  
**EXISTING DRAINAGE**



DATE: 02/24/2016  
 TBPE FIRM # 13880

DRAWN BY: **ES**  
 DESIGN BY: **ES**  
 SURVEY BY:  
 REVIEWED BY:



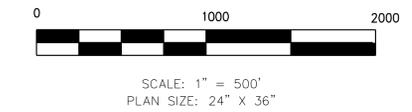
NOTES:  
 1. CONTOURS ARE BASED ON 2006 LIDAR TOPOGRAPHIC INFORMATION AT 2-FT CONTOUR INTERVAL  
 2. DRAINAGE COMPUTATIONS ARE BASED ON COA DCM, AND TR-55  
 3. LONGEST FLOW PATHS ARE BASED ON TR-55 METHOD ARE UNDEVELOPED SHEET FLOW SEGMENTS WERE SET AT 200 FEET MAX.  
 4. COMPOSITE CN IS BASED OFF HYDROLOGIC SOIL GROUP "D" FOR THE ENTIRE WATERSHED. LAND USE IS DIVIDED INTO RURAL COMMERCIAL (IC = 30%), NATURAL BRUSH IN "FAIR" CONDITIONS, AND RESIDENTIAL (IC = 60%).  
 5. PROPOSED HYDROLOGIC ANALYSIS INCLUDED THE PROPOSED DAM STRUCTURE AND ITS EFFECT ON PEAK DISCHARGES. ANALYSIS WAS PERFORMED USING HEC-HMS.  
 6. ANALYSIS WAS PERFORMED IN GRID COORDINATES, STATE PLANE CENTRAL, NAD 83, AND NAVD 88 VERTICAL.

PROPOSED DRAINAGE CALCULATIONS:					PROPOSED FLOW			
BASIN	AREA (AC)	AREA (SQ MI)	LAG (MIN)	CN USED	2 YR	Q 10 YR	Q 25 YR	Q 100 YR
DA1	89.68	0.140126	18.18	77.00	83.3	219.2	302.7	443.8
DA2	176.28	0.275436	22.81	77.00	147.7	388.8	537.1	787.1
DA3	433.99	0.678108	11.10	83.72	675.2	1524.2	2021.6	2847.2
DA4	91.42	0.142842	9.46	83.75	150.3	339.2	449.8	632.7
OUTFALL (EX POND)					346.3	1696.5	2405.8	3527.6
D/S OF EX POND					324.6	1490.2	2103.70	3089.2
OUTFALL (W DET)					160.9	1224.4	1999.4	3192.5
D/S OF DET					118	1145.1	1804	2830.9

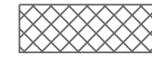
Tc CALCULATIONS																	
BASIN	L TOTAL (FT)	Lsheet (FT)	Lshallow (FT)	Lchannel (FT)	n (sheet)	n (shallow)	Ssheet (FT/FT)	Sshallow (FT/FT)	P2 (IN)	Vshallow (FPS)	Vchannel	Tsheet	Tshallow	Tchannel	Tc (HR)	LAG (MIN) MINIMUM	LAG (MIN)
DA1	3240.5	200.0	1850.5	1190.0	0.2	0.08	0.02	0.06	3.44	4.00	7.00	0.329	0.13	0.05	0.51	3	18.18
DA2	4378.8	200.0	2478.7	1700.1	0.2	0.08	0.01	0.08	3.44	4.60	7.00	0.417	0.15	0.07	0.63	3	22.81
DA3	6293.2	207.9	2006.4	4079.0	0.04	0.02	0.14	0.07	3.44	5.50	7.00	0.045	0.10	0.16	0.31	3	11.10
DA4	5524.9	200.0	2331.3	2993.6	0.04	0.02	0.18	0.09	3.44	6.20	7.00	0.040	0.10	0.12	0.26	3	9.46

CN CALCULATIONS								
BASIN	AREA (AC)	Rural Commercial (AC)	Brush - Grass Mix "Fair" Conditons (AC)	RESIDENTIAL (AC)	Rural Commercial	Brush - Grass Mix "Fair" Conditons CN	RESIDENTIAL CN	COMPOSITE CN
DA1	89.68	0.00	89.68	0.00	88	77	90.8	77.00
DA2	176.28	0.00	176.28	0.00	88	77	90.8	77.00
DA3	433.99	6.31	221.57	206.11	88	77	90.8	83.72
DA4	91.42	0.00	46.67	44.75	88	77	90.8	83.75

\*CN based on HSG D for entire watershed. Ref. NRCS Web Soil Survey Report.



LEGEND

-  PROPOSED DRAINAGE AREA
-  PROPOSED LONGEST FLOW PATH
-  EXISTING FEMA FLOODPLAIN (ZONE A)
-  EXISTING RURAL COMMERCIAL LANDUSE (ASSUMED 30% IC) TO REMAIN

REV. NO.	BY	DATE	DESCRIPTION

MIKE MOYER  
 TAYLOR MORRISON OF TEXAS, INC.  
 11200 LAKELINE BLVD., STE. 150A  
 AUSTIN, TX 78717  
 737-346-9796

**SCHEIBE CONSULTING LLC**  
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**SCHEIBE CONSULTING, LLC**  
**TRAVIS SUBDIVISION**  
**REGIONAL DETENTION & WATER QUALITY**  
**PROPOSED DRAINAGE**



DATE: 02/24/2016  
 TBP# FIRM # 13880

DRAWN BY:	<b>ES</b>
DESIGN BY:	<b>ES</b>
SURVEY BY:	
REVIEWED BY:	



**LEGEND**

— — — — — LIMITS OF CONSTRUCTION

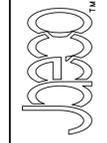


SCALE: 1" = 100'  
1 FOOT CONTOURS

APPROVAL OF THE TREE PROTECTION PLAN DOES NOT CONSTITUTE APPROVAL OF ITEMS SUBJECT TO REVIEW UPON SUBMITTAL OF A PRELIMINARY PLAT

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TRAVISSO, PHASE 3 - SECTION 1  
PRELIMINARY PLAT  
**TREE PLAN**

**TRAVISSO, L.T.D.**  
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: May 2016  
DWS. NO. AS NOTED JOB NO. 193-084-20

Sheet  
No. **6**  
of **6**

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