

## **AGENDA**

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

**Thursday ~January 9, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Joel Wixson  
Place 3 Vacant**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler - Vice Chairman**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: December 12, 2013
4. Director's report to P & Z Commissioners on actions taken by the City Council.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

6. Subdivision Case 13-FP-015: Hold a public hearing and consider action on the Savanna Ranch, Section 4, Lot 14, Blk A Final Plat for 1.217 acres more or less; WCAD Parcel R508012; generally located on the northeast corner of the intersection of Halsey Drive and Heritage Grove Road; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.

- a) Staff Presentation
- b) Open Public Hearing
- c) Close Public Hearing
- d) Discussion
- e) Consider Action

7. Subdivision Case 13-FP-018: Hold a public hearing and consider action on the Travisso, Section 1, Phase 1 Final Plat for 36.962 acres more or less; TCAD Parcels 513809 and 382583; generally located 4,000 feet to the east of the intersection of RM 1431 and Nameless Road, more specifically located to the north of the intersection of RM 1431 and Lonesome Creek Trail; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd

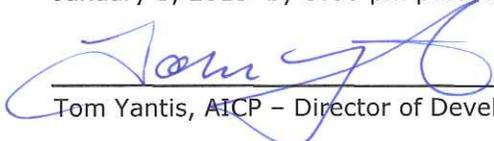
- a) Staff Presentation
- b) Open Public Hearing
- c) Close Public Hearing
- d) Discussion
- e) Consider Action

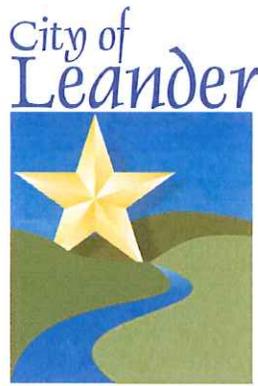
8. Subdivision Variance 13-VA-003: Hold a public hearing and consider action on a request for a Variance to Article III, Section 45(a)(4) of the Subdivision Ordinance regarding block width requirements for the property generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243; WCAD Parcel ID R031324; Williamson County, Leander, Texas. Applicant/Agent: Don Pool on behalf of TVI, Inc (Jeff Musgrove).

9. Meeting adjourned

### CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of January 3, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
\_\_\_\_\_  
Tom Yantis, AICP – Director of Development Services



## **MINUTES**

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

**Thursday ~December 12, 2013 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Joel Wixson  
Place 3 Ronald Abruzzese – Chairman**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler - Vice Chairman**

1. Call to Order  
**Meeting called to order at 7:18 pm.**
2. Roll Call  
**All Commissioners were present.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 26, 2013  
**Motion made by Commissioner Seiler to approve the minutes with the correction that Commissioner Wixson was not present at the November 26<sup>th</sup> meeting, seconded by Commissioner Saenz. Motion passed unanimously.**

4. Director's report to P & Z Commissioners on actions taken by the City Council.
  - Actions taken by Council
  - Smart Code update
  - Training opportunities

**Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their December 5th, 2013 meeting, on items that were recommended from the P & Z Commission and what was discussed at City Council open work session on the creation of Public Improvement Districts for new residential developments.**

**Tom Yantis also reminded the Commissioners about the joint workshop with City Council on January 9<sup>th</sup> at 6:00 pm and informed the Commissioners about a training opportunity on conservation subdivision design by Randall Arendt on January 24th from 9:00 a.m. to 4:00 p.m. at the Lady Bird Johnson Wildflower Center.**

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak.**

<b>Public Hearing</b>
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6. Ordinance Case #13-OR-004: Hold a public hearing and consider action on amending sections of article 14.200, the Composite Zoning Ordinance, to modify the GC (General Commercial) and LI (Light Industrial) Use Components and the Type 3 Site Component. City of Leander Planning Department

a) Staff Presentation

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

b) Open Public Hearing

**Chairman Abruzzese opened the public hearing.  
No one wished to speak.**

c) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Seiler moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.**

7. Comprehensive Plan Implementation – Priority #1: Adopt a Future Land Use Node Plan. City of Leander Planning Department

a) Staff Presentation

**Tom Yantis, Director of Development Services discussed Future Land Use Node Plan**

b) Discussion

**Discussion took place.**

c) Consider Action

**No action took place.**

8. Discuss potentially canceling P & Z meeting on December 26, 2013.

**Commissioner Sokol moved to approve canceling the December 26, 2013 P & Z meeting, Commissioner Stephenson seconded the motion. Motion passed unanimously.**

9. Meeting adjourned **at 9:30**

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Chair, Ron Abruzzese

ATTEST: \_\_\_\_\_

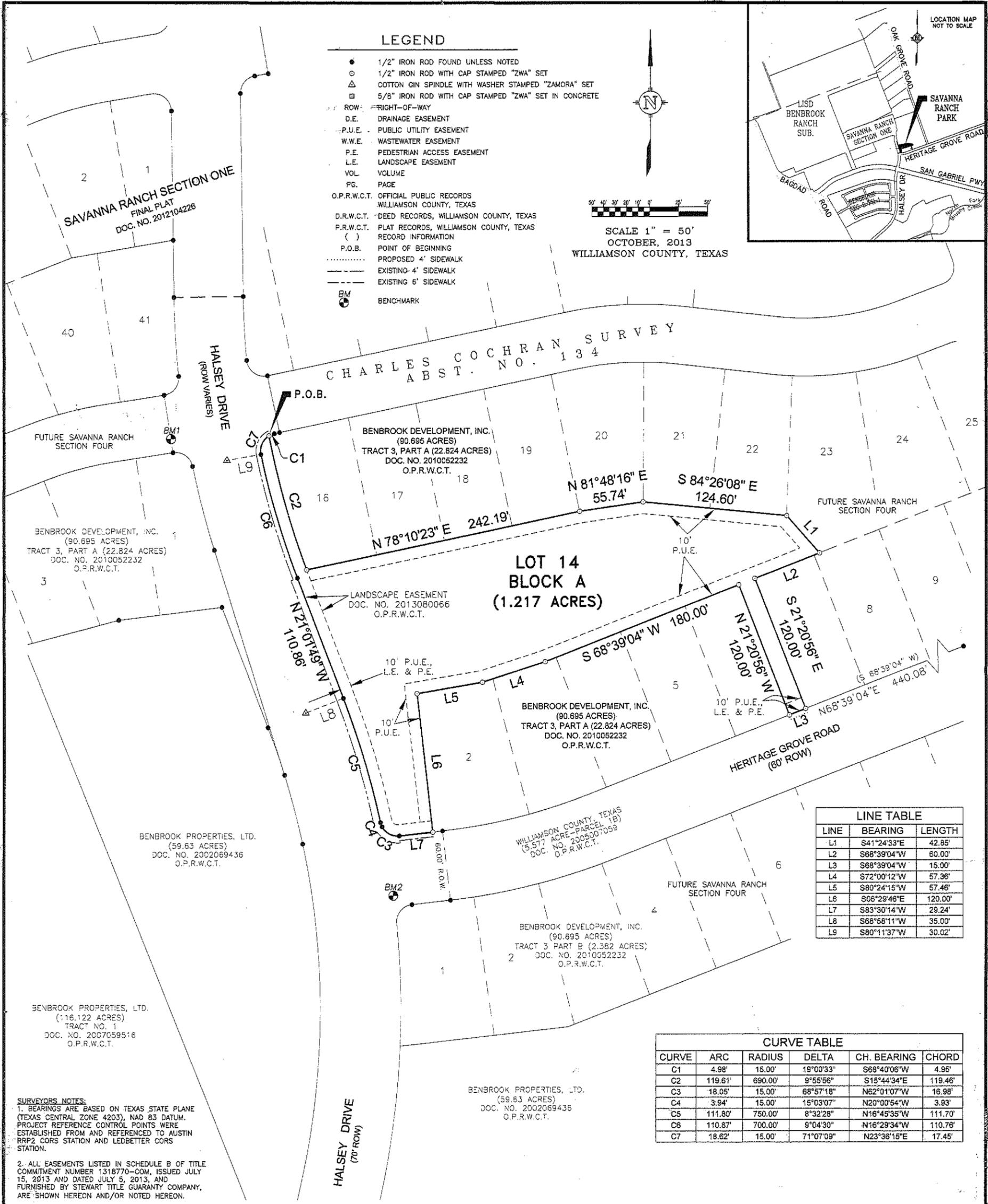
Ellen Pizalate, P & Z Secretary



## EXECUTIVE SUMMARY

JANUARY 09, 2014

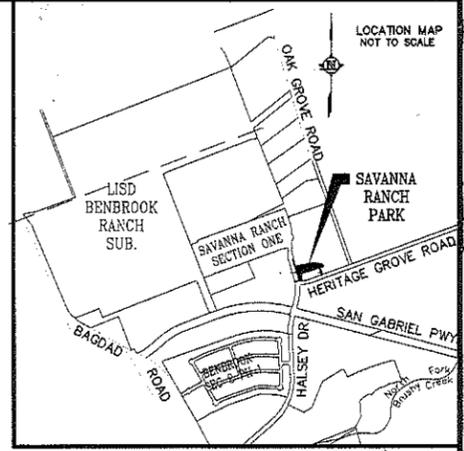
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- Agenda Subject:** Subdivision Case 13-FP-015: Hold a public hearing and consider action on the Savanna Ranch, Section 4, Lot 14, Blk A Final Plat for 1.217 acres more or less; WCAD Parcel R508012; generally located on the northeast corner of the intersection of Halsey Drive and Heritage Grove Road; 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 that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Danny R. Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.
- Financial Consideration:** None
- Recommendation:** This final plat includes 1 park lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 12/31/2013



**LEGEND**

- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD WITH CAP STAMPED "ZWA" SET
- △ COTTON GIN SPINDLE WITH WASHER STAMPED "ZAMORA" SET
- 5/8" IRON ROD WITH CAP STAMPED "ZWA" SET IN CONCRETE
- ROW: RIGHT-OF-WAY
- - - D.E. DRAINAGE EASEMENT
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - W.W.E. WASTEWATER EASEMENT
- - - P.E. PEDESTRIAN ACCESS EASEMENT
- - - L.E. LANDSCAPE EASEMENT
- - - VOL. VOLUME
- - - PG. PAGE
- - - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- - - D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- - - P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- PROPOSED 4' SIDEWALK
- EXISTING 4' SIDEWALK
- EXISTING 6' SIDEWALK
- BM BENCHMARK

SCALE 1" = 50'  
OCTOBER, 2013  
WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°24'33"E	42.85'
L2	S68°39'04"W	60.00'
L3	S68°39'04"W	15.00'
L4	S72°00'12"W	57.36'
L5	S80°24'15"W	57.46'
L6	S05°29'46"E	120.00'
L7	S83°30'14"W	29.24'
L8	S68°58'11"W	35.00'
L9	S80°11'37"W	30.02'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	CHORD
C1	4.98'	15.00'	19°00'33"	S68°40'06"W	4.95'
C2	119.81'	690.00'	9°55'56"	S15°44'34"E	119.46'
C3	18.05'	15.00'	68°57'18"	N62°01'07"W	16.98'
C4	3.94'	15.00'	15°03'07"	N20°00'54"W	3.93'
C5	111.80'	750.00'	8°32'28"	N16°45'35"W	111.70'
C6	110.87'	700.00'	9°04'30"	N16°29'34"W	110.76'
C7	18.62'	15.00'	71°07'09"	N23°38'15"E	17.45'

**SURVEYORS NOTES:**  
 1. BEARINGS ARE BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83 DATUM. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RRP2 CORS STATION AND LEDBETTER CORS STATION.  
 2. ALL EASEMENTS LISTED IN SCHEDULE B OF TITLE COMMITMENT NUMBER 1318770-COM, ISSUED JULY 15, 2013 AND DATED JULY 5, 2013, AND FURNISHED BY STEWART TITLE GUARANTY COMPANY, ARE SHOWN HEREON AND/OR NOTED HEREON.

**PROJECT:** SAVANNA RANCH RANCH SUB  
**JOB NUMBER:** 13-1014-01  
**DATE:** JULY 2013  
**SCALE:** 1" = 50'  
**SURVEYOR:** TERRELL  
**TECHNICIAN:** TERRELL  
**DRAWING:** SavannaRanch-Plat.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**FIELDBOOKS:**



**ZWA**  
**Zamora, L.L.C.**  
**Professional Land Surveyors**  
 1435 South Loop 4 • Buda, Texas 78601  
 Telephone: (512) 295-6201 • Fax (512) 295-6091

**SAVANNA RANCH SECTION FOUR LOT 14, BLOCK A FINAL PLAT**

**SHEET 1 OF 3**  
 ZWA PLAT No. 13-1014-01

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS  
THAT BENBROOK DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, JOHN S. LLOYD, AS OWNER OF THAT CERTAIN 90.695 ACRE TRACT OF LAND, AS DESCRIBED AS A 56.285 ACRE TRACT (TRACT 1), AN 8.522 ACRE TRACT (TRACT 2), A 22.824 ACRE TRACT (TRACT 3, PART A) AND A 2.382 ACRE TRACT (TRACT 3, PART B), AS CONVEYED TO BY A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010052232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE A TOTAL OF 1.217 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE ALL RIGHT OF WAY, 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 THIS SUBDIVISION IS TO BE KNOWN AS:

"SAVANNA RANCH SECTION FOUR LOT 14, BLOCK A FINAL PLAT"

FURTHER, BENBROOK DEVELOPMENT, INC., ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D.

BENBROOK DEVELOPMENT, INC., A TEXAS CORPORATION

*John S. Lloyd*

BY: JOHN S. LLOYD, PRESIDENT  
BENBROOK DEVELOPMENT, INC.  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF November, 2013, A.D.

*Bridget M. Whittemore*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
BRIDGET M. WHITTEMORE  
MY COMMISSION EXPIRES  
July 7, 2014

DATE NOTARIZED

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL BY THESE PRESENTS  
I, BRIAN K. TERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, ALL EASEMENTS LISTED IN SCHEDULE B OF TITLE COMMITMENT NUMBER 1318770-COM, ISSUED JULY 15, 2013 AND DATED JULY 5, 2013, AND FURNISHED BY STEWART TITLE GUARANTY COMPANY, ARE SHOWN HEREON AND/OR NOTED ON THE ACCOMPANYING PLAT, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BUDA, HAYS COUNTY, TEXAS, THIS THE  
12<sup>th</sup> DAY OF November, 2013, A.D.

*Brian K. Terrell*

BRIAN K. TERRELL, R.P.L.S. NO. 5604  
STATE OF TEXAS  
ZAMORA, L.L.C. (dba ZWA)  
FIRM REGISTRATION NO. 100627-00  
1435 SOUTH LOOP 4  
BUDA, TEXAS 78610  
(512) 295-6201 OFFICE, (512) 295-6091 FAX



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS  
I, DANNY R. MARTIN, 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 AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0435E & NO. 48491C0455E, (WILLIAMSON COUNTY, TEXAS) EFFECTIVE DATE SEPTEMBER 26, 2008.

THIS LOT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE  
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE  
12<sup>th</sup> DAY OF November, 2013, A.D.

*Danny R. Martin*

DANNY R. MARTIN, P.E.  
STATE OF TEXAS NO. 44980  
MALONE/WHEELER, INC.  
FIRM REGISTRATION NO. F-786  
7500 RIALTO BLVD. BLDG. ONE, STE. 150  
AUSTIN, TEXAS 78735  
(512) 899-0601 OFFICE, (512) 899-0655 FAX



STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS  
APPROVED THIS \_\_\_\_\_, 2013, A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

RONALD ABRUZZESE, CHAIRMAN  
PLANNING & ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST:  
ELLEN PIZALATE, SECRETARY  
PLANNING & ZONING COMMISSION  
CITY OF LEANDER, TEXAS

BENCHMARK NOTES

SEE SURVEYORS NOTES ON PAGE 1 OF 3 FOR GRID BASIS

BM#1: COTTON SPINDLE WITH WASHER STAMPED "ZAMORA" SET IN PAVEMENT  
GRID COORDINATES:  
N=10,189,67.38  
E=3,089,868.51  
ELEVATION BASED ON NAVD88  
ELEV=1018.42'

BM#2: COTTON SPINDLE WITH WASHER STAMPED "ZAMORA" SET IN PAVEMENT  
GRID COORDINATES:  
N=10,189,284.48  
E=3,070,050.88  
ELEVATION BASED ON NAVD88  
ELEV=1017.16'

PROJECT: SAVANNA RANCH RANCH SUB  
JOB NUMBER: 13-1014-01  
DATE: JULY 2013  
SCALE: 1" = 50'  
SURVEYOR: TERRELL  
TECHNICIAN: TERRELL  
DRAWING: SavannaRanch-Plat.dwg  
FIELDNOTES:  
PARTYCHIEF:  
FIELDBOOKS:



**ZWA**  
Zamora, LLC.  
Professional Land Surveyors  
1435 South Loop 4 • Buda, Texas 78610  
Telephone: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH  
SECTION FOUR  
LOT 14, BLOCK A  
FINAL PLAT

SHEET  
2  
OF  
3  
ZWA PLAT No.  
13-1014-01

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS  
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON 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 \_\_\_\_\_, 2013 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN THE PLAT RECORDS OF

WILLIAMSON COUNTY, TEXAS IN DOCUMENT NUMBER \_\_\_\_\_

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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

BY SIGNING THIS PLAT, JEFFERY M. HUTCHENS, EXECUTIVE VICE PRESIDENT OF MOODY NATIONAL BANK HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

*Jeffery M. Hutchens*

BY: JEFFERY M. HUTCHENS  
EXECUTIVE VICE PRESIDENT  
MOODY NATIONAL BANK  
860 EAST ANDERSON LANE  
AUSTIN, TEXAS 78752

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF November, 2013, A.D.

*Bridget M. Whittemore*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYORS WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND THE WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCOHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THE PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

*Deborah L. Marlow, R.S.*  
DEBORAH L. MARLOW, R.S., 050029586  
ASSISTANT COUNTY DIRECTOR  
ENVIRONMENTAL HEALTH SERVICES, WCOHD

DATE 12/13/2013

GENERAL NOTES

1. TOTAL ACRES: 1.217 ACRES
2. NUMBER OF LOTS: 1
3. PROPOSED USES: PRIVATE PARK
4. THIS LOT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO CONSTRUCTION ON THIS LOT MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED THE CONTRIBUTING ZONE PLAN IN WRITING.
5. MAINTENANCE OF THE LOT IN THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
7. A TEN FOOT (10') PUBLIC UTILITY, LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
8. THE ELECTRIC SERVICE PROVIDER IS FEDERNALES ELECTRIC COOPERATIVE.
9. DRIVEWAY ACCESS IS PROHIBITED FROM THIS LOT TO HERITAGE GROVE ROAD.
10. THE SIDEWALKS ALONG HALSEY DRIVE HAVE BEEN CONSTRUCTED ALONG THE FRONTAGE OF THIS SUBDIVISION. THE SIDEWALK ON THE SUBDIVISION SIDE OF HERITAGE GROVE ROAD WILL BE CONSTRUCTED WITH THE CONSTRUCTION OF HERITAGE GROVE ROAD.
11. WATER SERVICE FOR THIS LOT WILL BE PROVIDED BY THE CITY OF LEANDER.
12. SEWER SERVICE FOR THIS LOT WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES OR BY THE CITY OF LEANDER WHEN A FUTURE PHASE OF THIS SUBDIVISION EXTENDS SEWER SERVICE TO THIS LOT.

**LEGAL DESCRIPTION**

DESCRIPTION OF 1.217 ACRES OF LAND, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING PART OF THAT CERTAIN 22.824 ACRE TRACT 3, PART A, AND BEING PART OF THAT CERTAIN 2.382 ACRE TRACT 3, PART B, BOTH AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM JOHN S. LLOYD TO BENBROOK DEVELOPMENT, INC., OF RECORD IN DOCUMENT NO. 2010052232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.217 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**SAVANNA RANCH SECTION FOUR LOT 14, BLOCK A, FINAL PLAT**

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "ZWA" set in a right-curving east line of Halsey Drive, a variable-width right-of-way as dedicated by Savanna Ranch, Section One, a subdivision of record in Document Number 2012104226 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "ZWA" found at the end of said curving east line bears 4.98 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 19°00'33", and a chord bearing and distance of N 47°21'09" E, 4.95 feet;

THENCE, departing said east line of Halsey Drive, and over and across said 22.824 acre tract, with the north and east lines of the herein described tract, the following seven (7) courses and distances:

1. 119.61 feet along the arc of a curve to the left, having a radius of 690.00 feet, a central angle of 09°55'56", and a chord bearing and distance of S 15°44'34" E, 119.46 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set at the end of said curve,
2. N 78°10'23" E, for a distance of 242.19 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
3. N 81°48'16"E, for a distance of 55.74 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
4. S 84°26'08" E, for a distance of 124.60 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
5. S 41°24'33" E, for a distance of 42.85 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
6. S 68°39'04" W, for a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set, and
7. S 21°20'56" E, for a distance of 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set at the intersection of the north line of Heritage Grove Road, a 60-foot wide right-of-way as described in a Donation Special Warranty Deed to Williamson County, Texas of record in Document No. 2005007059 of the Official Public Records of Williamson County, Texas;

THENCE, S 68°39'04" W, with said north line of Heritage Grove Road and the south line of the herein described tract, for a distance of 15.00 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set;

THENCE, departing said north line of Heritage Grove Road, and over and across said 22.824 acre tract, continuing with the south line of the herein described tract, the following five (5) courses and distances:

1. N 21°20'56" W, for a distance of 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
2. S 68°39'04" W, for a distance of 180.00 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
3. S 72°00'12" W, for a distance of 57.36 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set,
4. S 80°24'15" W, for a distance of 57.46 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set, and
5. S 06°29'46" E, for a distance of 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set at the intersection of the aforementioned north line of said Heritage Grove Road, from which a 1/2-inch iron rod with plastic cap stamped "ZWA" found for the southeast corner of said 22.824 acre tract bears N 68°39'04" E, for a distance of 440.08 feet;

THENCE, with said north line of Heritage Grove Road, and continuing with the south line of the herein described tract, the following two (2) courses and distances:

1. S 83°30'14" W, for a distance of 29.24 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" found at the beginning of a curve to the right, and
2. 18.05 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 68°57'18", and a chord bearing and distance of N 62°01'07" W, 16.98 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set at a point of compound curvature to the right at the intersection of the aforementioned east line of said Halsey Drive;

THENCE, with the east line of said Halsey Drive, and the west line of the herein described tract, the following five (5) courses and distances:

1. 3.94 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 15°03'07", and a chord bearing and distance of N 20°00'54" W, 3.93 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" set at a point of reverse curvature to the left,
2. 111.80 feet along the arc of said curve to the left, having a radius of 750.00 feet, a central angle of 08°32'28", and a chord bearing and distance of N 16°45'35" W, 111.70 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" found at the end of said curve, from which a cotton gin spindle set for reference bears S 68°58'11" W, for a distance of 35.00 feet,
3. N 21°01'49" W, for a distance of 110.86 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" found at the beginning of a curve to the right,
4. 110.87 feet along the arc of a curve to the right, having a radius of 700.00 feet, a central angle of 09°04'30", and a chord bearing and distance of N 16°29'34" W, 110.76 feet to a 1/2-inch iron rod with plastic cap stamped "ZWA" found at a point of compound curvature, from which a cotton gin spindle set for reference bears S 80°11'37" W, for a distance of 30.02 feet, and
5. 18.62 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 71°07'09", and a chord bearing and distance of N 23°36'15" E, 17.45 feet to the **POINT OF BEGINNING** and containing 1.217 acres of land.

PROJECT: SAVANNA RANCH RANCH SUB  
 JOB NUMBER: 13-1014-01  
 DATE: JULY 2013  
 SCALE: 1" = 50'  
 SURVEYOR: TERRELL  
 TECHNICIAN: TERRELL  
 DRAWING: SavannaRanch-Plat.dwg  
 FIELDNOTES:  
 PARTYCHIEF:  
 FIELDBOOKS:



**ZWA**  
 Zamora, LLC.  
 Professional Land Surveyors  
 1435 South Loop 4 • Buda, Texas 78610  
 Telephone: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH  
 SECTION FOUR  
 LOT 14, BLOCK A  
 FINAL PLAT

SHEET  
 3  
 OF  
 3  
 ZWA PLAT No.  
 13-1014-01



## EXECUTIVE SUMMARY

JANUARY 9, 2014

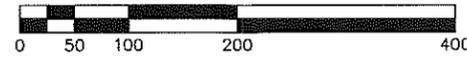
- Agenda Subject:** Subdivision Case 13-FP-018: Hold a public hearing and consider action on the Travisso, Section 1, Phase 1 Final Plat for 36.962 acres more or less; TCAD Parcels 513809 and 382583; generally located 4,000 feet to the east of the intersection of RM 1431 and Nameless Road, more specifically located to the north of the intersection of RM 1431 and Lonesome Creek Trail; 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 final plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 12 single-family lots, 3 greenbelt/drainage easement lots, 4 landscape lots and 1 fire station lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve 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.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin  
Senior Planner

12/31/2013

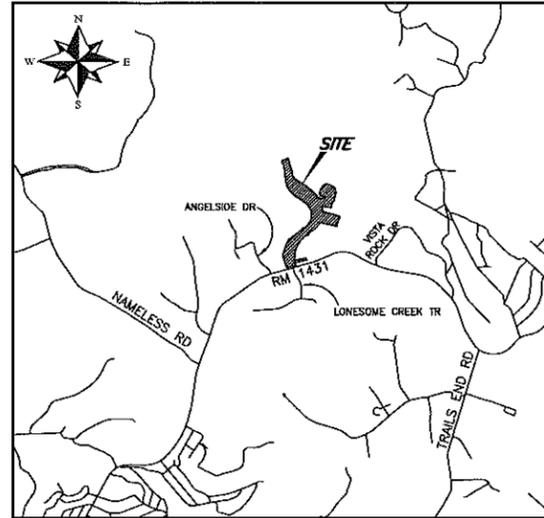
# FINAL PLAT OF TRAVISSO SECTION ONE, PHASE ONE



SCALE: 1"=100'



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



LOCATION MAP (NOT TO SCALE)

JOSE ANTONIO YBARBO SURVEY 421, ABS. 840

REMAINDER OF 2144.875 AC. TRAVISSO, LTD. DOCUMENT NO. 2013056181

JOSE ANTONIO YBARBO SURVEY 421, ABS. 840

REMAINDER OF 2144.875 AC. TRAVISSO, LTD. DOCUMENT NO. 2013056181

**LEGEND:**

- = 1/2" IRON ROD WITH G&R CAP SET
- = TXDOT TYPE 1 MONUMENT FOUND
- = CALCULATED POINT
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- WBZE = WATER BUFFER ZONE EASEMENT
- DE = DRAINAGE EASEMENT
- WWDE = WASTEWATER/DRAINAGE EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- = LIMITS OF WBZE
- ... = SIDEWALK REQUIRED

**SIDEWALK ASSIGNMENTS**

WIDTH	STREET NAME (LOCATION)
8'	TRAVISSO PARKWAY (BOTH SIDES)
5'	PAVIA PASS (BOTH SIDES)
5'	BENETTON WAY (NORTH END OF LOT 1, BLK. G)
5'	TRAVISSO PARKWAY (SOUTH END OF LOT 1, BLK. H)
6'	RM 1431 (NORTH SIDE)
4'	VENEZIA VIEW (SOUTH SIDE)
4'	VENETO CIRCLE (NORTH & EAST SIDES)

**G&R SURVEYING, LLC**  
 1805 OUIDA DR.  
 AUSTIN, TEXAS 78728  
 PHONE: (512) 267-7430  
 FAX: (512) 836-8385  
 FIRM NO. 10032000  
 SHEET 1 OF 3

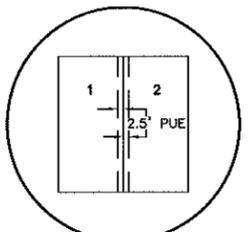
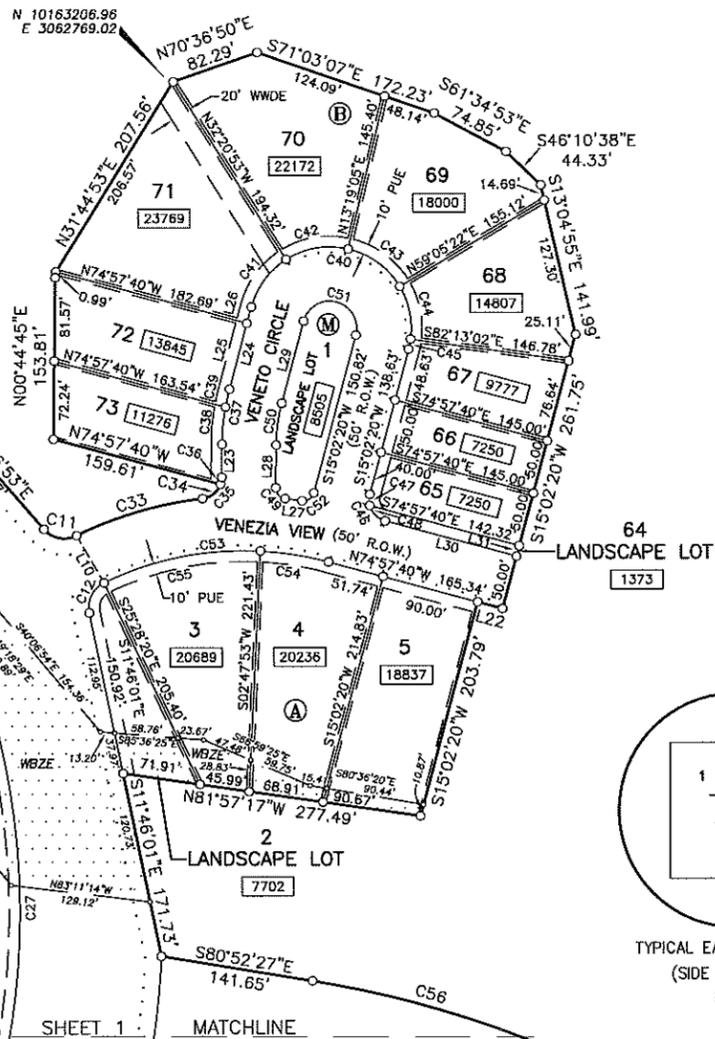
OWNER AND DEVELOPER:  
 TRAVISSO, LTD.  
 11200 LAKELINE BOULEVARD, SUITE 150A  
 AUSTIN, TEXAS 78717

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

ENGINEER:  
 JAY ENGINEERING CO., INC.  
 P. O. BOX 1220  
 LEANDER, TEXAS 78646

SUBMITTAL DATE: OCTOBER 16, 2013  
 TOTAL AREA OF THIS PLAT: 36.962 ACRES  
 TOTAL NUMBER OF LOTS: 20  
 RESIDENTIAL: 12  
 NON-RESIDENTIAL: 5  
 GREENBELT/DRAINAGE: 3

LINEAR FEET OF NEW STREETS:  
 TRAVISSO PARKWAY: 3815  
 VENEZIA VIEW: 398  
 VENETO CIRCLE: 537  
 BENETTON WAY: 212  
 PAVIA PASS: 244  
 TOTAL: 5206



TYPICAL EASEMENT DETAIL (SIDE LOT LINES) N.T.S.



FINAL PLAT OF  
TRAVISSO SECTION ONE,  
PHASE ONE

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 36.962 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 36.962 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO SECTION ONE, PHASE ONE", 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.

ADIB R. KHOURY, VICE PRESIDENT  
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP  
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, 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. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICATION PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
3. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON EAST AND WEST SIDES OF TRAVISSO PARKWAY AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON NORTH AND SOUTH SIDES OF MEDIAN CROSSING OF TRAVISSO PARKWAY AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON NORTH SIDE OF LOT 1, BLK. G AND SOUTH SIDE OF LOT 1, BLK. H AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON SOUTH SIDE OF VENEZIA VIEW AND NORTH AND EAST SIDES OF VENETO CIRCLE AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 6 FOOT SIDEWALKS SHALL BE INSTALLED ON NORTH SIDE OF RM 1431 AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
4. SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/DEVELOPER'S REPRESENTATIVE TO CONSTRUCT CROSSWALKS THAT ARE COMPLIANT WITH AMERICAN WITH DISABILITIES ACT.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FOUNDATION SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE HIGHEST GROUND ELEVATION WITHIN FIVE (5) FEET OF THE SLAB PERIMETER, AND THE GROUND ADJACENT TO THE SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
12. A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS IS HEREBY DEDICATED WITH THIS PLAT. A 2.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES IS HEREBY DEDICATED WITH THIS PLAT (SEE TYPICAL EASEMENT DETAIL).
13. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION ARTERIAL STREET.
14. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
15. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
18. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
20. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
21. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
22. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
23. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
24. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
25. LOT 2, BLOCK A, LOT 64, BLOCK B, LOT 1, BLOCK G, LOT 1, BLOCK H AND LOT 1, BLOCK M SHALL BE MAINTAINED BY THE HOA.
26. ALL MONUMENTS, WALLS, AND LANDSCAPE IMPROVEMENTS ON LOT 1, BLOCK I AND LOT 1, BLOCK X, SHALL BE MAINTAINED BY THE HOA.
27. BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
28. ACCESS TO TRAVISSO PARKWAY IS PROHIBITED FOR LOT 2, BLOCK A.
29. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OF SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING
30. LOT 32, BLOCK A IS TO BE DEDICATED TO THE CITY OF LEANDER FOR USE AS A FIRE STATION.
31. ALL WATER QUALITY/RETENTION BASINS AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE CITY OF LEANDER.
32. ALL UTILITIES SERVICING THIS SUBDIVISION MUST BE UNDERGROUND.
33. LOT 1, BLK G AND LOT 1, BLK H SHALL BE OWNED BY TRAVISSO COMMUNITY, INC. ("ASSOCIATION") AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. LOT 1, BLK X SHALL BE OWNED BY TRAVISSO COMMUNITY, INC. ("ASSOCIATION")
34. THE HOMEOWNER ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO SECTION ONE, PHASE ONE" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF. HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, 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.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

THE \_\_\_\_\_ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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: \_\_\_\_\_

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 INDEPENDENCE TITLE COMPANY, OF NO. 1220682-COM, ISSUED SEPTEMBER 6, 2012, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 12-18-13  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, 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 THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.  
STATE OF TEXAS NO. 89353  
P.O. BOX 1220  
LEANDER, TEXAS 78648-1220  
512-259-3882

STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT 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.

RONALD ABRUZZESE, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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



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

SHEET 3 OF 3



## EXECUTIVE SUMMARY

JANUARY 9, 2014

- 
- Agenda Subject:** Subdivision Variance 13-VA-003: Hold a public hearing and consider action on a request for a Variance to Article III, Section 45(a)(4) of the Subdivision Ordinance regarding block width requirements for the property generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243; WCAD Parcel ID R031324; Williamson County, Leander, Texas.
- Background:** The applicant is requesting a variance from Article III, Section 45(a)(4) of the Subdivision Ordinance regarding block width requirements. The Planning & Zoning Commission will make a recommendation that is forwarded to the City Council for final action.
- Origination:** Applicant/Agent: Don Pool on behalf of TVI, Inc (Jeff Musgrove).
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the variance request based on the findings of fact.  
DENIAL: The Planning & Zoning Commission recommends denial of the variance request based on the findings of fact.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Exhibit
  3. Aerial Exhibit
  4. Proposed Preliminary Plat
  5. Letter of Intent
  6. Findings of Fact
- Prepared By:** Robin M. Griffin  
Senior Planner

01/02/2014



## PLANNING ANALYSIS

### PLANNING & ZONING COMMISSION SUBDIVISION VARIANCE 13-VA-003 VILLAGE AT LEANDER STATION

#### GENERAL INFORMATION

- Owners:** TVI, Inc
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Size and Location:** The subject property generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243 and includes WCAD Parcel R031324.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner  
City of Leander, Texas

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	PUD/TOD	Undeveloped Property
EAST	PUD/TOD	Proposed Village at Leander Station Subdivision
SOUTH	PUD/TOD	Undeveloped Property
WEST	GC-3-C	Established Single-Family Home zoned for commercial uses and undeveloped properties

**ORDINANCE PROVISION FOR WHICH VARIANCE IS REQUESTED:**

**SUBDIVISION ORDINANCE**

**Article III, Section 45 (a) (4)**

**Section 45 (a) (4)**

(4) The width of blocks shall be sufficient to accommodate two (2) tiers of lots with minimum depth as required by this Section, exceptions to this width shall be permitted in blocks adjacent to major streets, railroads, waterways, or other topographical features prohibiting a second lot tier.

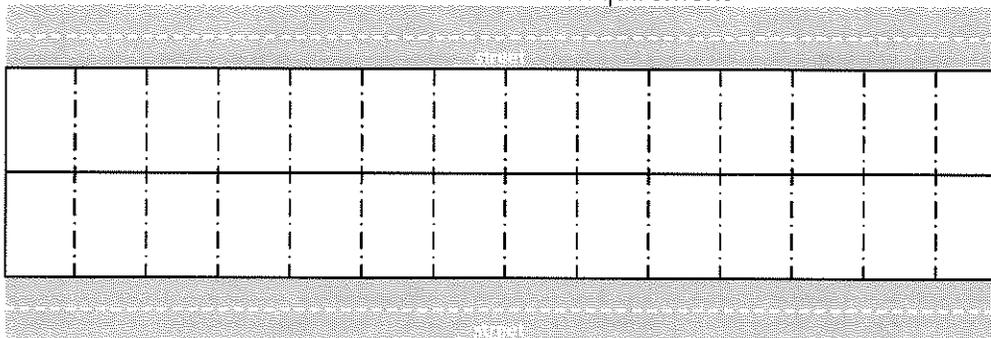
**ANALYSIS:**

The applicant is requesting a variance to the block width requirements listed in the Subdivision Ordinance in order to create a block with a single tier of lots between East Street and the proposed "Road 4" in the applicant's preliminary plat application.

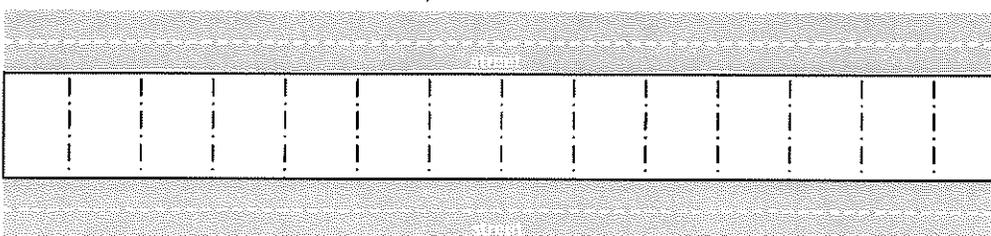
In order to promote an efficient layout in the street network and prevent double frontage lots, the subdivision ordinance requires that each block shall accommodate two tiers of lots. The ordinance does provide exceptions to this requirement when the lots are adjacent to major streets, railroads, waterways or other topographical features that would prevent a second tier of lots. The applicant's situation does not meet any of the requirements for an exception and therefore the variance has been requested.

The exhibits below demonstrate the ordinance requirement and the applicant's request.

Subdivision Ordinance Requirement



Proposed Variance



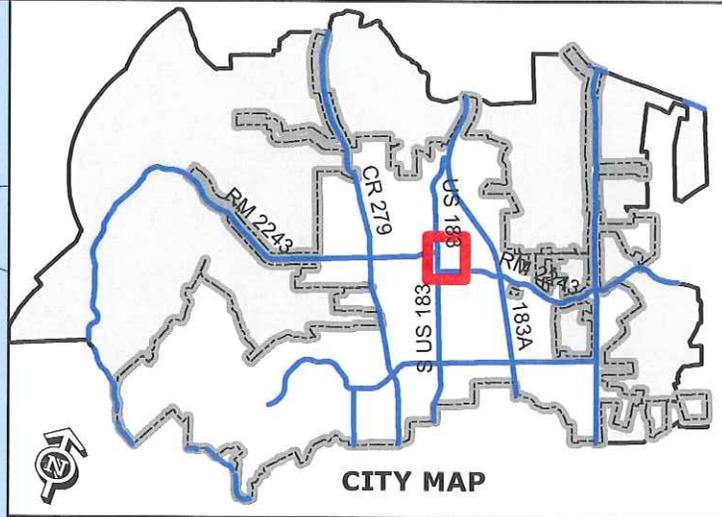
**FINDINGS OF FACT:**

In granting approval of a request for variance, the Planning & Zoning Commission and City Council shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship, and so that the variance observes the spirit of this Ordinance and concludes that substantial justice is done.

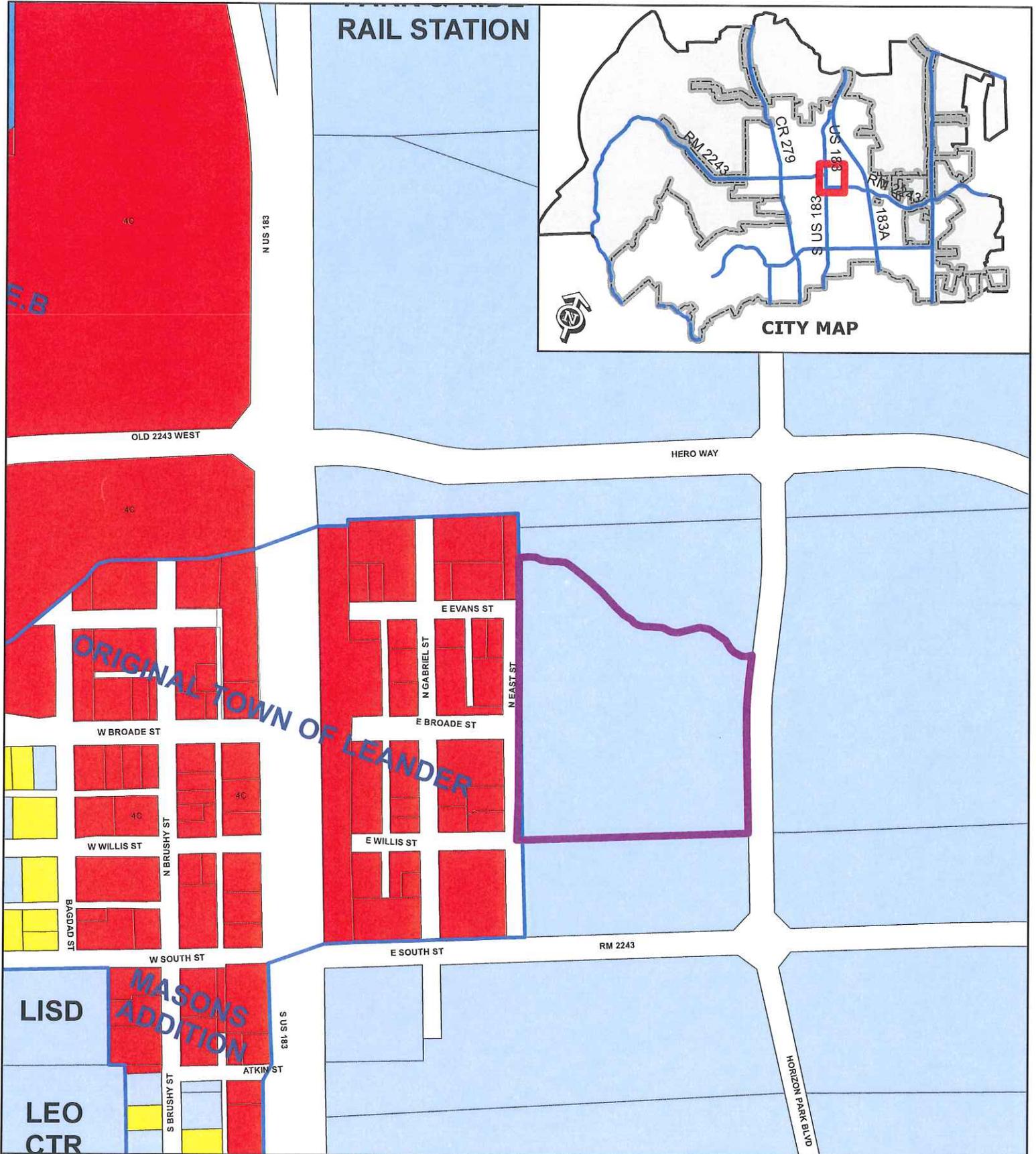
The Commission and Council shall meet these requirements by making findings that

1. The public convenience and welfare will be substantially served;
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
3. The applicant has not created the hardship from which relief is sought;
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;
5. The hardship from which relief is sought is not solely of an economic nature;
6. The variance is not contrary to the public interest;
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship; and
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

# RAIL STATION



CITY MAP



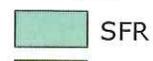
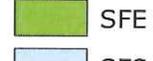
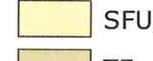
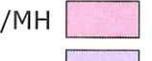
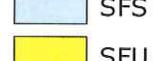
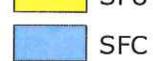
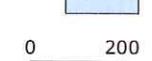
## VARIANCE CASE 13-VA-003

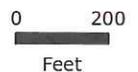
### Attachment #2

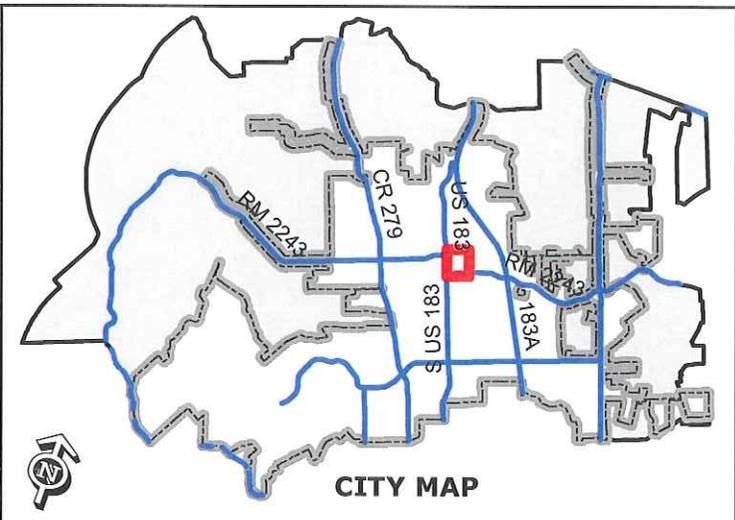
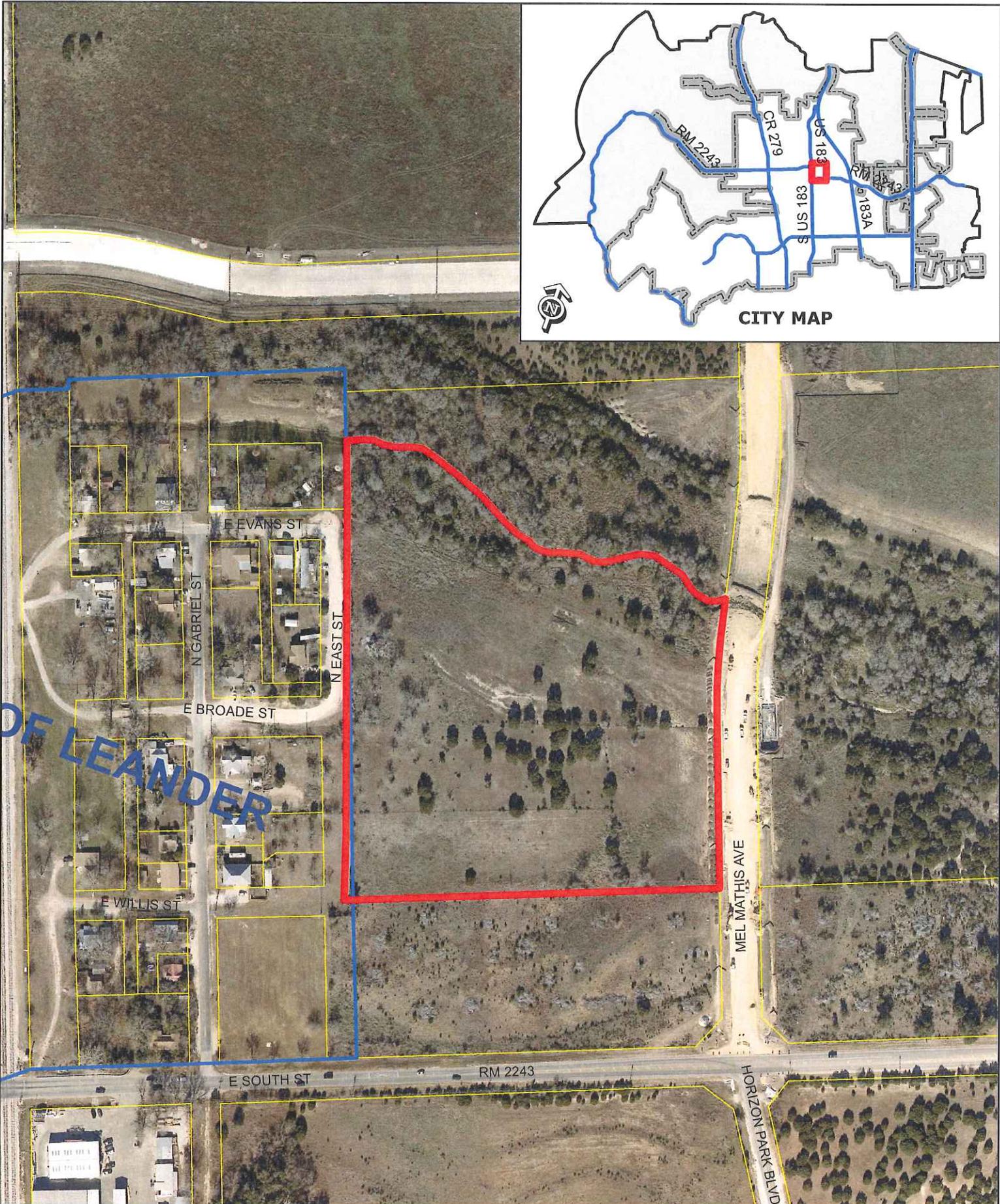
Current Zoning Map  
Village at Leander Station



-  Subject Property
-  City Limits
-  Future Annexation Per DA
-  Involuntary Annexation
-  Voluntary Annexation

- |                                                                                           |                                                                                              |                                                                                           |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  SFR |  SFT    |  GC  |
|  SFE |  SFU/MH |  LI  |
|  SFS |  TF     |  HI  |
|  SFU |  MF     |  PUD |
|  SFC |  LO     |                                                                                           |
|  SFL |  LC     |                                                                                           |





**VARIANCE CASE 13-VA-003 Attachment #3**

Aerial Exhibit - Approximate Boundaries  
Village at Leander Station



- Subject Property
- City Limits

DOC.2004089007

TALBOT CHAMBERS SURVEY A-125

ELIJAH HARMON SURVEY A-6

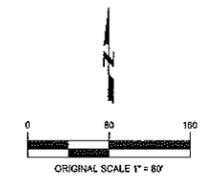
HERO WAY (C.R. 269)

CITY OF LEANDER  
NO. 33 P.C. 349

EAST STREET (55' ROW)

MEL MATHIS AVENUE (C.R. 273)

F.M. 2243



MIXED USE SUMMARY

TOTAL ACREAGE	21.81 AC
RIGHT-OF-WAY	4.15 AC
SINGLE FAMILY (4 ZONE)	11.07 AC
TOTAL CIVIC OPEN SPACE	6.57 AC
CIVIC OPEN SPACE WITHIN PROPOSED FEMA 100 YR FLOODPLAIN	3.80 AC
CIVIC OPEN SPACE WITHOUT PROPOSED FEMA 100 YR FLOODPLAIN	2.77 AC

STREET LENGTHS

ROAD 1	841 LF
ROAD 2	783 LF
ROAD 3	553 LF
ROAD 4	821 LF
ROAD 5	248 LF
ROAD 6	433 LF
ROAD 7	1138 LF
ROAD 8	303 LF

- NOTES
1. PARKING REQUIREMENTS WILL BE PROVIDED IN CONFORMANCE WITH THE SMARTCODE.
  2. DRIVEWAY INTERSECTION LOCATIONS WILL BE PROVIDED IN CONFORMANCE WITH THE SMARTCODE.
  3. DRIVEWAY AND ABLE CURBS RETURN RAIM WILL BE PROVIDED IN CONFORMANCE WITH THE SMARTCODE.
  4. FIRE LAMES WITH CURBS AND/OR ABLE MARKINGS WILL BE PROVIDED IN CONFORMANCE WITH THE SMARTCODE.
  5. DRIVEWAYS WILL CONFORM TO THE LEANDER SMARTCODE.
  6. SINGLE CAR GARAGES ARE PROPOSED.
  7. A WAIVER OF SECTION 5.5.4.B GARAGE LOCATION IS REQUESTED TO ALLOW PROPOSED GARAGE LOCATIONS WITHIN THE SECOND LAYER.
  8. A WAIVER OF SECTION 5.5.4.C PARKING IN REAR IS REQUESTED AS PROPOSED PARKING IS LOCATED IN FRONT OF THE HOUSES.
  9. A WAIVER FROM SECTION 5.2.1, AVERAGE LOT SIZE IS REQUESTED TO ALLOW AN AVERAGE LOT SIZE OF 4,000 SQUARE FEET.
  10. A SECONDARY EMERGENCY ACCESS WILL BE PROVIDED FOR BLOCKS WITH LOT COUNTS OVER 30. THE ACCESS LOCATION WILL BE DEVELOPED DURING SUBDIVISION CONSTRUCTION PLAN PERMITTING WHERE APPLICABLE.

TAG NO.	TREE DESCRIPTION
2901	14" CEDAR ELM
2902	15" CEDAR ELM
2903	20" CEDAR ELM
2904	9" 7" CEDAR ELM
2905	15" CEDAR ELM
2906	24" CEDAR ELM
2907	10" CEDAR ELM
2908	11" CEDAR ELM
2909	10" CEDAR ELM
2910	10" 7" BOARD
2911	14" CEDAR ELM
2912	10" CEDAR ELM
2913	9" CEDAR ELM
2914	21" CEDAR ELM
2915	3" CEDAR ELM
2916	10" CEDAR ELM
2917	12" CEDAR ELM
2918	15" CEDAR ELM
2919	15" CEDAR ELM
2920	17" CEDAR ELM
2921	20" CEDAR ELM
2922	11" CEDAR ELM
2923	12" CEDAR ELM
2924	10" CEDAR ELM
2925	14" CEDAR ELM
2926	13" CEDAR ELM
2927	11" CEDAR ELM
2928	12" CEDAR ELM
2929	8" CEDAR ELM
2930	12" CEDAR ELM
2931	8" CEDAR ELM
2932	10" CEDAR ELM
2933	13" CEDAR ELM
2934	10" CEDAR ELM
2935	15" CEDAR ELM
2936	10" BOARD
2937	19" CEDAR ELM
2938	8" CEDAR ELM
2939	9" CEDAR ELM
2940	16" CEDAR ELM
2941	9" CEDAR ELM
2942	11" CEDAR ELM
2943	12" CEDAR ELM
2944	18" BOARD
2945	24" CEDAR ELM
2946	15" CEDAR ELM
2947	20" CEDAR ELM
2948	8" CEDAR ELM
2949	8" CEDAR ELM
2950	8" CEDAR ELM
2951	11" 10" CEDAR ELM
2952	10" CEDAR ELM
2953	9" CEDAR ELM
2954	15" CEDAR ELM
2955	14" CEDAR ELM
2956	11" CEDAR ELM
2957	14" CEDAR ELM
2958	14" CEDAR ELM
2959	11" CEDAR ELM
2960	11" CEDAR ELM
2961	10" CEDAR ELM
2962	8" BOARD
2963	17" LIVE OAK
2964	10" LIVE OAK
2965	10" LIVE OAK
2966	8" LIVE OAK
2967	11" LIVE OAK
2968	9" LIVE OAK
2969	14" 11" BOARD
2970	8" LIVE OAK
2971	7" 8" LIVE OAK
2972	10" 7" LIVE OAK
2973	12" 8" LIVE OAK
2974	20" 12" LIVE OAK
2975	14" LIVE OAK
2976	10" LIVE OAK
2977	14" LIVE OAK
2978	13" LIVE OAK
2979	14" LIVE OAK
2980	10" LIVE OAK
2981	8" LIVE OAK
2982	14" LIVE OAK
2983	13" LIVE OAK
2984	20" CEDAR ELM
2985	11" CEDAR ELM
2986	23" 10" CEDAR ELM
2987	13" 11" CEDAR ELM
2988	8" CEDAR ELM
2989	14" CEDAR ELM
2990	13" BOARD
2991	10" CEDAR ELM
2992	10" CEDAR ELM
2993	17" 15" BOARD
2994	8" CEDAR ELM
2995	12" 11" 8" MESQUITE
2996	12" CEDAR ELM
2997	8" CEDAR ELM
2998	25" 10" WILL
2999	23" CEDAR ELM
3000	24" CEDAR ELM

PIX HOWELL, AICP, CNU, URBAN DESIGN OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

TOM YANTIS, AICP, DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

WAYNE S. WATTS, PE, CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF JOSHUA DAVIS, FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL INFORMATION  
 PROPERTY OWNER: TVI, INC. PHONE: (512) 477-1312  
 ADDRESS: 712 CONGRESS AVE, STE. 200 AUSTIN, TX 78701

ACREAGE: 21.81 AC  
 LEGAL DESCRIPTION: FREEFORM LEGAL, 3 TR MULTI SVY & ABST, SPECIAL WARRANTY DEED DOC NO. 2006112794  
 MIXED USE SUMMARY: SUMMARIZED IN TABLE ABOVE

PREPARING PLAN: BRENDASCON COMPANY: BAKER-ACKLEN  
 ADDRESS: 507 W. LIBERTY AVE. CITY/STATE: ROLLING ROCK, TX 78664  
 PHONE: (512) 244-9500 FAX: (512) 244-9503  
 ENGINEER: KEN C. ACKLEN, PE COMPANY: BAKER-ACKLEN  
 ADDRESS: 507 W. LIBERTY AVE. CITY/STATE: ROLLING ROCK, TX 78664  
 PHONE: (512) 244-9500 FAX: (512) 244-9503  
 AGENT: BRENDASCON COMPANY: BAKER-ACKLEN  
 ADDRESS: 507 W. LIBERTY AVE. CITY/STATE: ROLLING ROCK, TX 78664  
 PHONE: (512) 244-9500 FAX: (512) 244-9503

BAKER-ACKLEN & ASSOCIATES, INC.  
 CONSULTING ENGINEERS ARCHITECTS INTERIORS LANDSCAPE ARCHITECTS  
 512.244.9500  
 512.244.9503

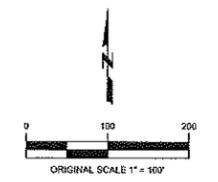
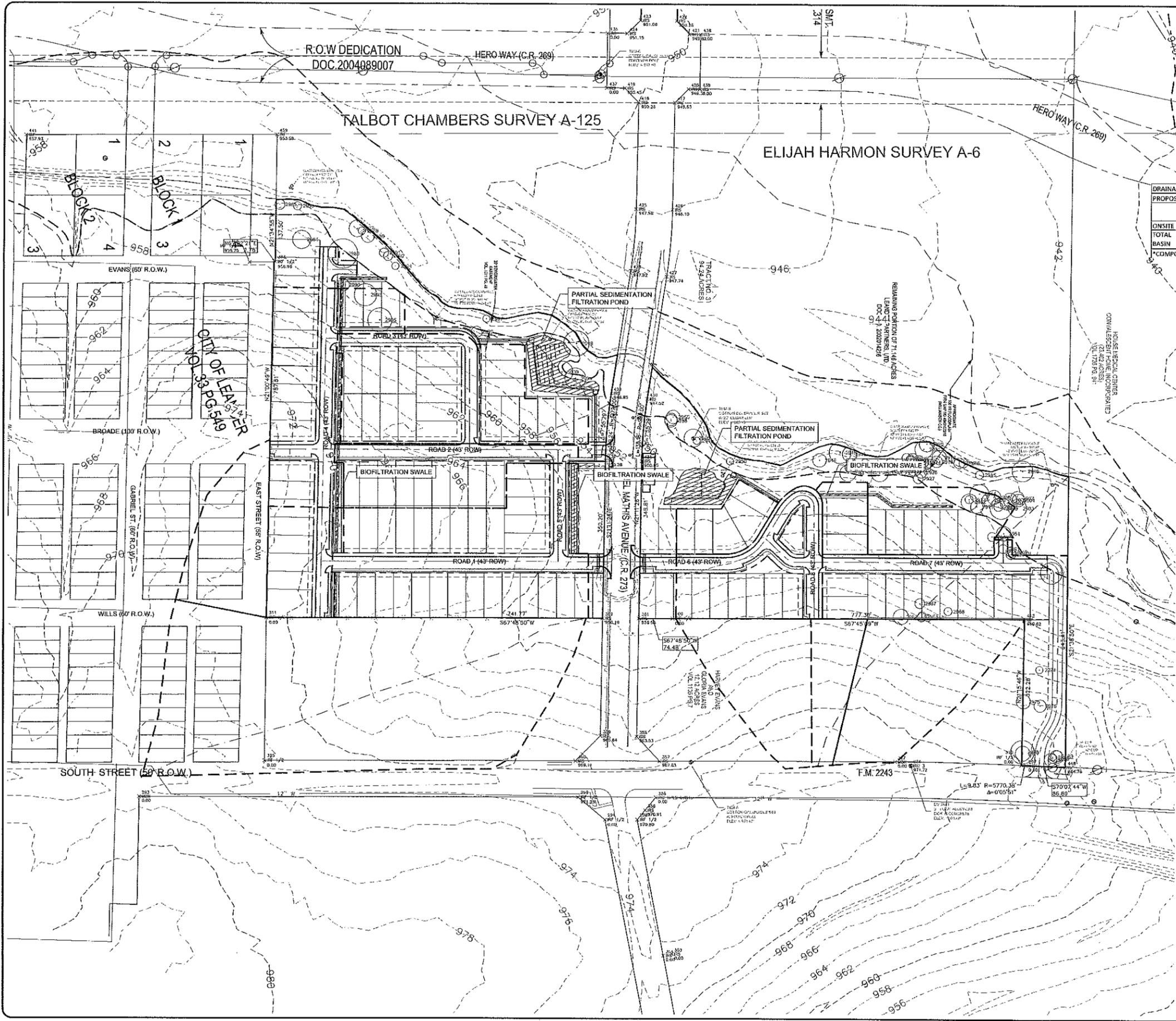
DESIGNED: BR  
 DRAWN: BR  
 REVISIONS: \_\_\_\_\_  
 RECORDED: \_\_\_\_\_  
 INC. DATE

CLIENT: TVI, LP  
 PROJECT: VILLAGE AT LEANDER STATION LEANDER, TEXAS

SHEET TITLE: VILLAGE AT LEANDER STATION PRELIMINARY PLAT

PROJECT No. 2194-2-001  
 SHEET No. 1 OF 3





**DRAINAGE SUMMARY**

PROPOSED CONDITIONS							
AREA (ac)	IMP COV (ac)	IMP COV (%)	C	i (in/hr)	Q 25 cfs	Q 100 cfs	TSS REMOVAL
ONSITE	21.81	8.47	38.9%	*	128.80	180.60	7294 LBS
TOTAL BASIN	33.82	8.47	25.0%	*	166.37	236.49	7294 LBS

\*COMPOSITE ANALYSIS

Use Table 2-2 for Composite Analysis

Character of Surface	2 YR	10 YR	25 YR	100 YR
Asphaltic	0.73	0.81	0.86	0.95
Concrete	0.75	0.83	0.88	0.97
Grass Area Good, 2-7%	0.29	0.35	0.39	0.46
Pasture, 2-7%	0.33	0.38	0.42	0.49

Rainfall Intensity (in/hr)

	5 min	30 min	3-hr	24-hr
2 YR	5.76	2.64	0.773	0.343
10 YR	8.57	3.96	1.24	0.254
25 YR	10.1	4.72	1.52	0.318
100 YR	12.5	6.08	2.04	0.424

BAKER-AICKLEN & ASSOCIATES, INC.  
 10000 W. 14th Street, Suite 100  
 Fort Worth, TX 76140  
 (817) 441-1111  
 www.baker-aicklen.com

DESIGNED BY: BR  
 DRAWN BY: BR  
 REVIEWED BY: BR

CLIENT

TVI, LP

PROJECT

VILLAGE AT LEANDER STATION  
LEANDER, TEXAS

SHEET TITLE

VILLAGE AT LEANDER STATION  
PRELIMINARY DRAINAGE PLAN

PROJECT No.

2194-2-001

SHEET No.

3 OF 3



507 West Liberty Avenue + Round Rock, Texas 78664  
Office: 512.244.9620 Fax: 512.244.9623  
www.baker-aicklen.com + TBPE #F-45 TLSF #100231

December 12, 2013

Ms. Robin Griffin  
Planning Coordinator  
104 N. Brushy Street  
Leander, Texas 78641  
(512) 528-2750

RE: Subdivision Ordinance Variance Request, Village at Leander Station, 13-TOD-S2-001

Dear Ms. Griffin,

On behalf of our client, the owner of the reference proposed subdivision, we formally request a variance to Section 45.a.4 regarding lot frontage. The variance will meet the intent of the Subdivision Ordinance and the Leander Smart Code while following the common practice of containing neighborhood pedestrian sheds within the proposed subdivision.

The Subdivision Ordinance states that "The width of blocks shall be sufficient to accommodate two (2) tiers of lots with minimum depth as required by this Section, exceptions to this width shall be permitted in blocks adjacent to major streets, railroads, waterways, or other topographical features prohibiting a second lot tier."

The requested variance is to allow residential lots adjacent to East Street, which is not an arterial street, to also have frontage on a local street within the proposed subdivision. This variance will allow the proposed subdivision to follow the common practice of containing the neighborhood pedestrian sheds within the proposed project. The lots adjacent to East Street will propose a six (6) foot masonry wall along the East Street right-of-way.

To meet the intent of the Subdivision Ordinance and the Leander Smart Code, the lots will be designed to encourage pedestrian-oriented and mixed-use neighborhoods. The lots adjacent to East Street are proposed to be 110 feet in depth to allow for future ancillary apartments with access to East Street. The future development of ancillary apartments or units along East Street will potentially encourage mixed-use units and create connectivity with the adjoining roads.

Please do not hesitate to contact our office if you have any questions.

Sincerely,

Don Pool

Engineering Supervisor

CITY OF LEANDER  
PLANNING & ZONING COMMISSION  
January 9, 2014

Case # 13-VA-003  
Agenda Item Number:

Property: Village at Leander Station Request: Variance

Address: TVI, Inc (Jeff Musgrove)  
712 Congress Avenue, STE 200  
Leander, Texas 78641

Description of Variance Request: A variance to Article III, Section 45 (a) (4) of the Subdivision Ordinance regarding the block width requirements.

---

**NOW COMES** the Planning & Zoning Commission for the City of Leander, having heard the request of Don Pool to be granted a variance from Article III, Section 45 of the Composite Zoning Ordinance of the City concerning the property described above. The application for a variance dated November 20, 2013 was presented to the Planning & Zoning Commission on January 9, 2014. The Commission having given the applicant, interested parties and the City representatives an opportunity to present arguments and evidence at a public hearing makes the following findings:

1. The public convenience and welfare will be substantially served. [Yes] / [No]
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished. [Yes] / [No]
3. The applicant has not created the hardship from which relief is sought. [Yes] / [No]
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property. [Yes] / [No]
5. The hardship from which relief is sought is not solely of an economic nature. [Yes] / [No]
6. The variance is not contrary to the public interest. [Yes] / [No]
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship. [Yes] / [No]
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done. [Yes] / [No]

The specific facts that the Commission finds to support the findings are:

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Motion: \_\_\_\_\_ By: \_\_\_\_\_

Second By: \_\_\_\_\_

	In Favor	Opposed
Vote: Vice Chairman Seiler	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stephenson	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Wixson	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Sokol	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Allen	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Saenz	<input type="checkbox"/>	<input type="checkbox"/>

Based on the foregoing facts and findings, the Commission has determined that the variance requested by applicant should be [Denied], or should be [Granted] / with the conditions stated below.

Conditions of variance to alleviate potential negative effects:

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Planning & Zoning Commission, Vice Chair

---

Name: \_\_\_\_\_