

AGENDA

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

Thursday ~March 13, 2014 at 7:00 pm

**Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: February 27, 2014
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-PP-011: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 6 Preliminary Plat Revision for 50.61 acres more or less; TCAD Parcel #796313; generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Lookout Development Group, L.P.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

7. Zoning Case #14-Z-004: Hold a public hearing and consider action on the rezoning of two parcels of land located at 409 & 503 Horseshoe Drive for 3.37 acres more or less; Parcels #R036482 and R036483. Currently, the property is zoned TF-2-B (Two-Family). The property is proposed to be zoned MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones on behalf of Ricky Shipman
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

8. Zoning Case #14-Z-003: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1101 CR 177 for 0.40 acres more or less; Parcel #R031540. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned HC-4-D (Heavy Commercial) formerly known as LI-4-D (Light Industrial) Leander, Williamson County, Texas. Applicant: Richard E. & Sharon Kaydean Bott.

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

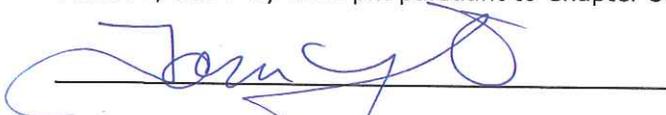
9. Zoning Case 13-Z-026: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2,118.6 acres more or less: Parcels: 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380-459395, 459399-459401, 467140-467160, 467162-467187, 467192-467197, 467200-467213, 467215-467217 467219-467228, 467230-467233, 467236-467238, 513803, 513809, 796296, 796297, 796302, 819093, 825510, 827467, 827468. Currently, the property is zoned SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), SFE-2-A (Single-Family Estate), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), MF-2-B (Multi-Family), GC-3-A (General Commercial), and GC-3-B (General Commercial). The property is proposed to be zoned PUD (Planned Unit Development); Leander, Travis County, Texas. Applicant: Nancy Stroder (Taylor Morrison) on behalf of Trivisso, LTD (Taylor Morrison Homes of Texas, Inc).

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

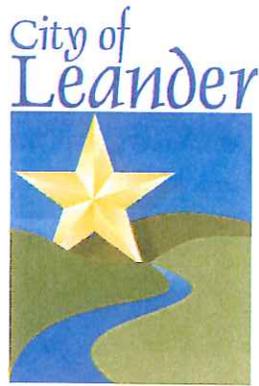
10. Meeting adjourned

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 March 7, 2014 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 ~February 27, 2014 at 7:00 pm

**Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson**

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

1. Call to Order
Meeting called to order at 7:20 pm.
2. Roll Call
All Commissioners were present except Commissioner Allen.
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: February 13, 2014
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their February 20, 2014 meeting, on items that were recommended from the P & Z Commission.

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

Public Hearing

6. Zoning Case #14-Z-002: Zoning Case #14-Z-002: Hold a public hearing and consider action on the rezoning of three tracts of land located at 9450 RR 2243 for 9.889 acres more or less; Parcels #R048847, R433122, and R315909. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and LI-4-D (Light Industrial). The property is proposed to be zoned LI-5-D (Light Industrial), Leander, Williamson County, Texas. Applicant: Sam LaRue on behalf of LaRue 2243 LP.

- a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

- b) Applicant Presentation

Sam LaRue was present for questions.

- c) Open Public Hearing

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

- d) Close Public Hearing

Chairman Seiler closed the public hearing.

- e) Discussion

No discussion took place

- f) Consider Action

**Commissioner Sokol moved to approve the zoning request,
Commissioner Stephenson seconded the motion. Motion passed
unanimously.**

7. Meeting adjourned @ 7:30

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

MARCH 13, 2014

- Agenda Subject:** Subdivision Case 13-PP-011: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 6 Preliminary Plat Revision for 50.61 acres more or less; TCAD Parcel #796313; generally located to the southwest of the intersection Cantina Sky Drive and Crystal Falls Parkway, north of the Crystal Falls Golf Course; 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 that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Lookout Development Group, L.P.
- Financial Consideration:** None
- Recommendation:** The applicant is requesting to revise the previously approved Fairways at Crystal Falls, Section 6 Preliminary Plat. This revision includes adding 10 acres more or less and increasing the number of lots from lots 75 to 98 single-family lots (total of 23). This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:**
1. Fairways at Crystal Falls, Section 6 Preliminary Plat Revision
 2. Current Fairways at Crystal Falls, Section 6 Preliminary Plat
- Prepared By:** Robin M. Griffin
Senior Planner

03/07/2014

THE FAIRWAYS @ CRYSTAL FALLS

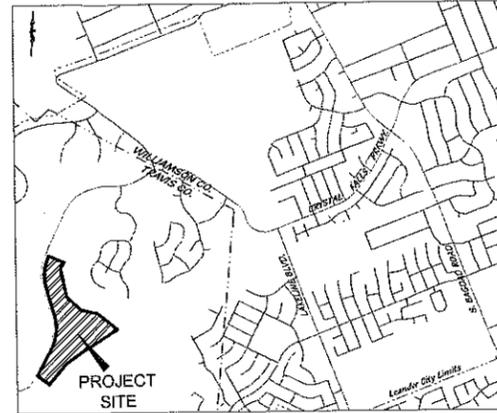
SECTION 6 PRELIMINARY PLAT REVISION 2

IN THE CITY OF LEANDER, TRAVIS COUNTY & WILLIAMSON COUNTY, TEXAS

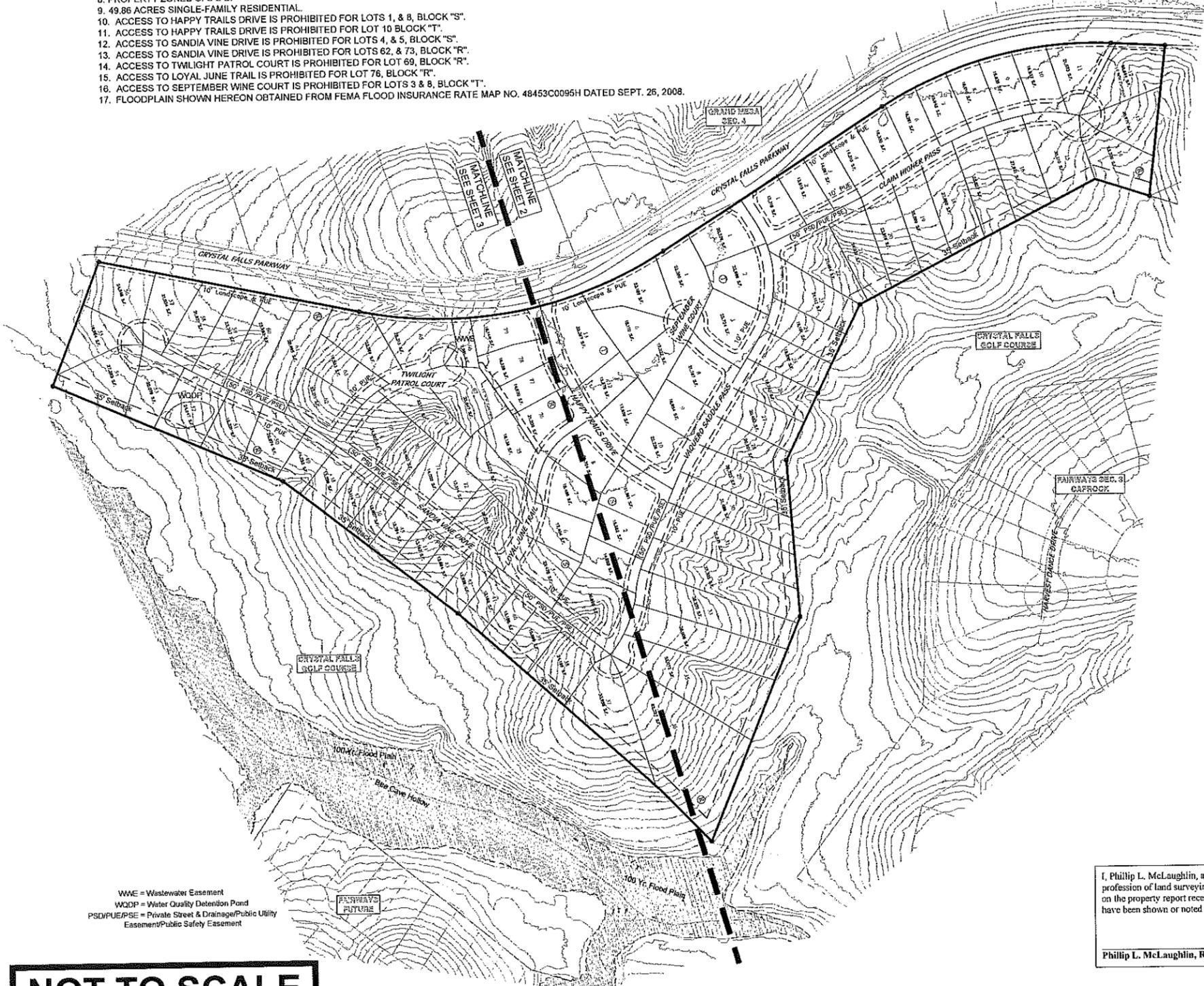


NOTES:

1. A THIRTY-FIVE (35) FOOT BUILDING SETBACK FROM THE CRYSTAL FALLS GOLF COURSE SHALL BE DEDICATED WITH FINAL PLAT.
2. ALL 100-YEAR FLOODPLAIN WITHIN THE SUBDIVISION SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENT.
3. ALL WATER QUALITY/RETENTION BASINS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE CRYSTAL FALLS HOMEOWNERS ASSOCIATION.
4. OBSTRUCTION OF DRAINAGE EASEMENT IS PROHIBITED.
5. ALL STREETS ARE PRIVATE, UNLESS AMENDED.
6. PARKLAND DEDICATION SATISFIED THROUGH DEVELOPMENT AGREEMENT DATED NOV. 17, 2003.
7. DRIVEWAY ACCESS TO CRYSTAL FALLS PARKWAY IS PROHIBITED.
8. PROPERTY ZONED SFS-2-B.
9. 49.86 ACRES SINGLE-FAMILY RESIDENTIAL.
10. ACCESS TO HAPPY TRAILS DRIVE IS PROHIBITED FOR LOTS 1, & 8, BLOCK "S".
11. ACCESS TO HAPPY TRAILS DRIVE IS PROHIBITED FOR LOT 10 BLOCK "T".
12. ACCESS TO SANDIA VINE DRIVE IS PROHIBITED FOR LOTS 4, & 5, BLOCK "S".
13. ACCESS TO SANDIA VINE DRIVE IS PROHIBITED FOR LOTS 62, & 73, BLOCK "R".
14. ACCESS TO TWILIGHT PATROL COURT IS PROHIBITED FOR LOT 69, BLOCK "R".
15. ACCESS TO LOYAL JUNE TRAIL IS PROHIBITED FOR LOT 76, BLOCK "R".
16. ACCESS TO SEPTEMBER WINE COURT IS PROHIBITED FOR LOTS 3 & 8, BLOCK "T".
17. FLOODPLAIN SHOWN HEREON OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NO. 48453C0095H DATED SEPT. 26, 2008.

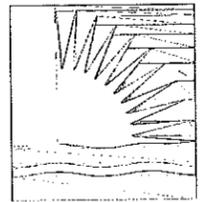


LOCATION MAP
SCALE: 1"=2,000'



FAIRWAYS Sec. 6	
RESIDENTIAL LOTS	98
ACREAGE	49.86 Ac.
WWE/WQDP LOTS	2
WWE/WQDP ACREAGE	0.75 Ac.
TOTAL	50.61

Total Acreage = 50.61 Ac.



THE LOOKOUT GROUP



CRYSTAL FALLS™
The Natural Alternative To Subdivisions

TABLE OF CONTENTS

- 1_Overall Layout
- 2_Layout (100' Scale)
- 3_Layout (100' Scale)
- 4_Water Distribution System
- 5_Wastewater Collection System
- 6_Overall Drainage Plan
- 7_Tree Plan

I, Phillip L. McLaughlin, an authorized under the laws of the state of Texas to practice the profession of land surveying, and hereby state that all existing easements of record as found on the property report received from Independence Title Company on November 18, 2013, have been shown or noted on the Preliminary Plat.

Phillip L. McLaughlin, R.P.L.S. #5300

SCALE: 1"=150'
1 FOOT CONTOURS
Date: 02-05-14

NOT TO SCALE

WWE = Wastewater Easement
WQDP = Water Quality Detention Pond
PSD/PUE/PSE = Private Street & Drainage/Public Utility Easement/Public Safety Easement

Jay Engineering Company, Inc.
Jay Engineering
Leander, Texas 78646-1220
Tel: (512) 259-3882 Fax: (512) 259-4015
Texas Registered Engineering Firm F-4780



Section 6 Preliminary Plat Revision 2
FAIRWAYS
SECTION 6 LAYOUT

THE LOOKOUT GROUP
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: Feb. 2014
DWG. NO. AS NOTED JOB NO. 157-053-20

Sheet
No. **1**
of **7**

2-6-14

NOT TO SCALE



STREET INFORMATION						
STREET NAME	LENGTH	EASEMENT WIDTH	ROAD WIDTH	DESIGN SPEED	HMAC	BASE
CLAIM HIGHER PASS	930 L.F.	50'	27' F-F	30 MPH	1-1/2"	8"
SEPTEMBER WINE COURT	198 L.F.	50'	27' F-F	30 MPH	1-1/2"	8"
VAQUERO SADDLE PASS	1,374 L.F.	50'	27' F-F	30 MPH	1-1/2"	8"
HAPPY TRAILS DRIVE	662 L.F.	50'	27' F-F	30 MPH	1-1/2"	8"
LOYAL JUNE TRAIL	493 L.F.	50'	27' F-F	25 MPH	1-1/2"	8"
TWILIGHT PATROL COURT	384 L.F.	50'	27' F-F	25 MPH	1-1/2"	8"
SANDIA VINE DRIVE	1,536 L.F.	50'	27' F-F	30 MPH	1-1/2"	8"

PSD/PUE/PSE = Private Street & Drainage/Public Utility Easement/Public Safety Easement

Line Table		
Line #	Length	Direction
L1	363.13'	S52°08'35"E
L2	723.41'	S28°26'25"W
L3	714.49'	S13°58'58"E
L4	148.81'	S19°44'14"W
L5	411.94'	N66°29'39"W
L6	157.40'	N31°17'07"E
L7	726.23'	N10°46'38"W
L8	266.33'	N47°16'32"W
L9	203.71'	N47°15'59"W
L10	429.17'	N77°26'01"W
L11	739.76'	N58°32'41"E
L12	587.09'	N5°47'15"E
L13	688.18'	N40°07'14"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	865.083	1115.000	044.5046	S06°16'49"W	844.47'
C2	458.146	1060.000	035.4664	S01°47'07"W	545.72'

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (612) 258-8242 Fax. (612) 258-8218
Texas Registered Engineering Firm F-47780



Section 6 Preliminary Plat Revision 2
LAYOUT (100' Scale)

THE LOOKOUT GROUP
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: Feb. 2014
DWG. NO. AS NOTED JOB NO. 157-053-20

DATE	DESCRIPTION	BY

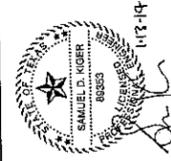
MATCHLINE

SEE SHEET 3

SCALE: 1"=100'
1 FOOT CONTOURS
Date: 02-05-14

Sheet
No. **2**
of **7**

03/19/2014 10:07:28 AM - Leander County GIS - Design - Section 6 Preliminary Plat Revision 2 - Layout (100' Scale) - 157-053-20 - 02/05/14



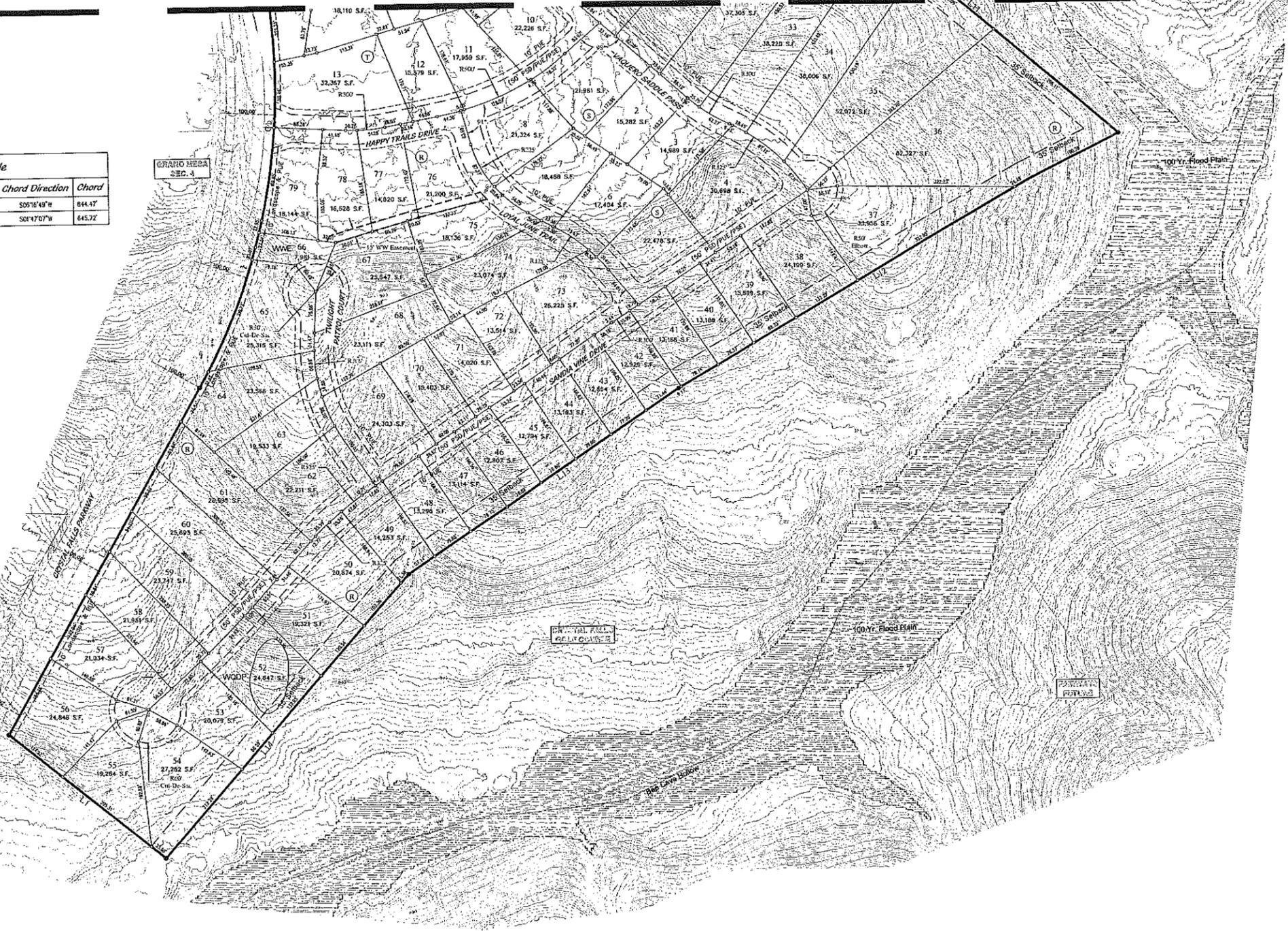
MATCHLINE

SEE SHEET 2

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L1	363.13'	S52°08'35"E
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L5	611.94'	N85°29'39"W
L6	157.40'	N34°17'07"E
L7	726.23'	N10°46'39"W
L8	268.33'	N47°18'32"W
L9	203.71'	N47°55'59"W
L10	428.17'	N77°26'09"W
L12	739.76'	N58°32'11"E
L13	597.09'	N54°47'15"E
L14	680.16'	N60°07'44"E

Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	868.083	1115.000	044.5048	S06°16'49"W	844.47
C2	656.146	1060.000	035.4684	S01°47'07"W	645.72

WWE = Wastewater Easement
 WQDP = Water Quality Detention Pond
 PSD/PUE/PSE = Private Street & Drainage/Public Utility Easement/Public Safety Easement



STREET INFORMATION						
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CLAIM HIGHER PASS	939 L.F.	50'	27' F-F	30 MPH	1-1/2"	8"
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NOT TO SCALE

SCALE: 1"=100'
 1 FOOT CONTOURS
 Date: 02-05-14

Section 6 Preliminary Plat Revision 2
LAYOUT (100' Scale)

THE LOOKOUT GROUP
 SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: Feb 2014
 DWS: NO. AS NOTED JOB NO. 157-053-20

Sheet
 No. **3**
 of **7**

JACO
 JACO Engineering Company, Inc.
 P.O. Box 1220, 78646-1220
 TX 78102, 254-3682 Fax: (817) 255-4016
 Texas Registered Engineering Firm, F-4750

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THE FAIRWAYS @ CRYSTAL FALLS

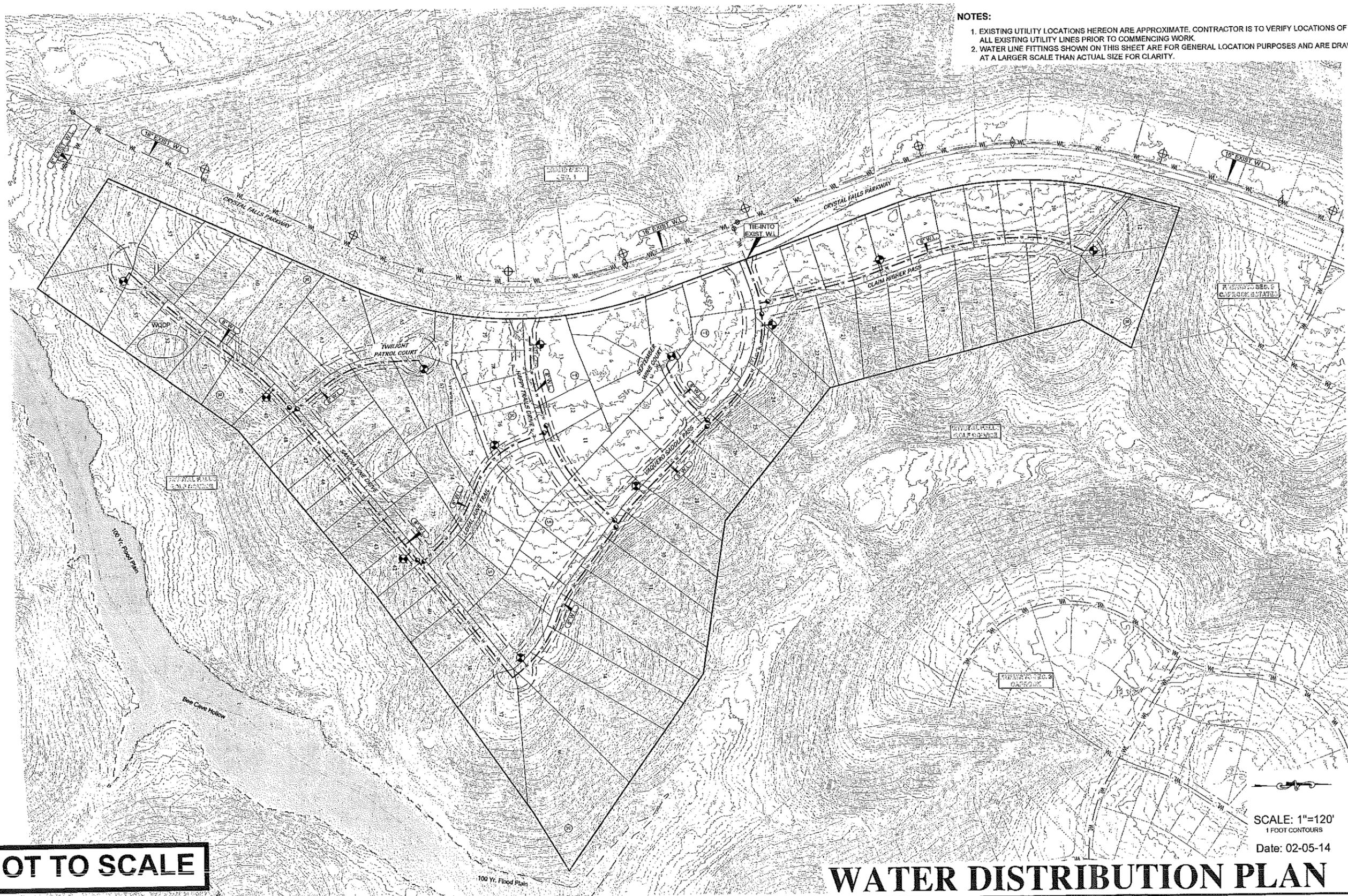
SECTION 6 PRELIMINARY PLAT REVISION 2

IN THE CITY OF LEANDER, TRAVIS COUNTY & WILLIAMSON COUNTY, TEXAS



NOTES:

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



NOT TO SCALE

SCALE: 1"=120'
1 FOOT CONTOURS
Date: 02-05-14

WATER DISTRIBUTION PLAN

Jay Engineering Company, Inc.
P.O. Box 1220 76646-1220
Tel: (817) 299-8892 Fax: (817) 299-8016
Texas Registered Engineering Firm F-4780



Section 6 Preliminary Plat Revision 2
WATER DISTRIBUTION PLAN

THE LOOKOUT GROUP
SCALE: AS NOTED DWN: VDI DESIGN: SOK DATE: Feb. 2014
DWG. NO. AS NOTED JOB NO. 157-053--20

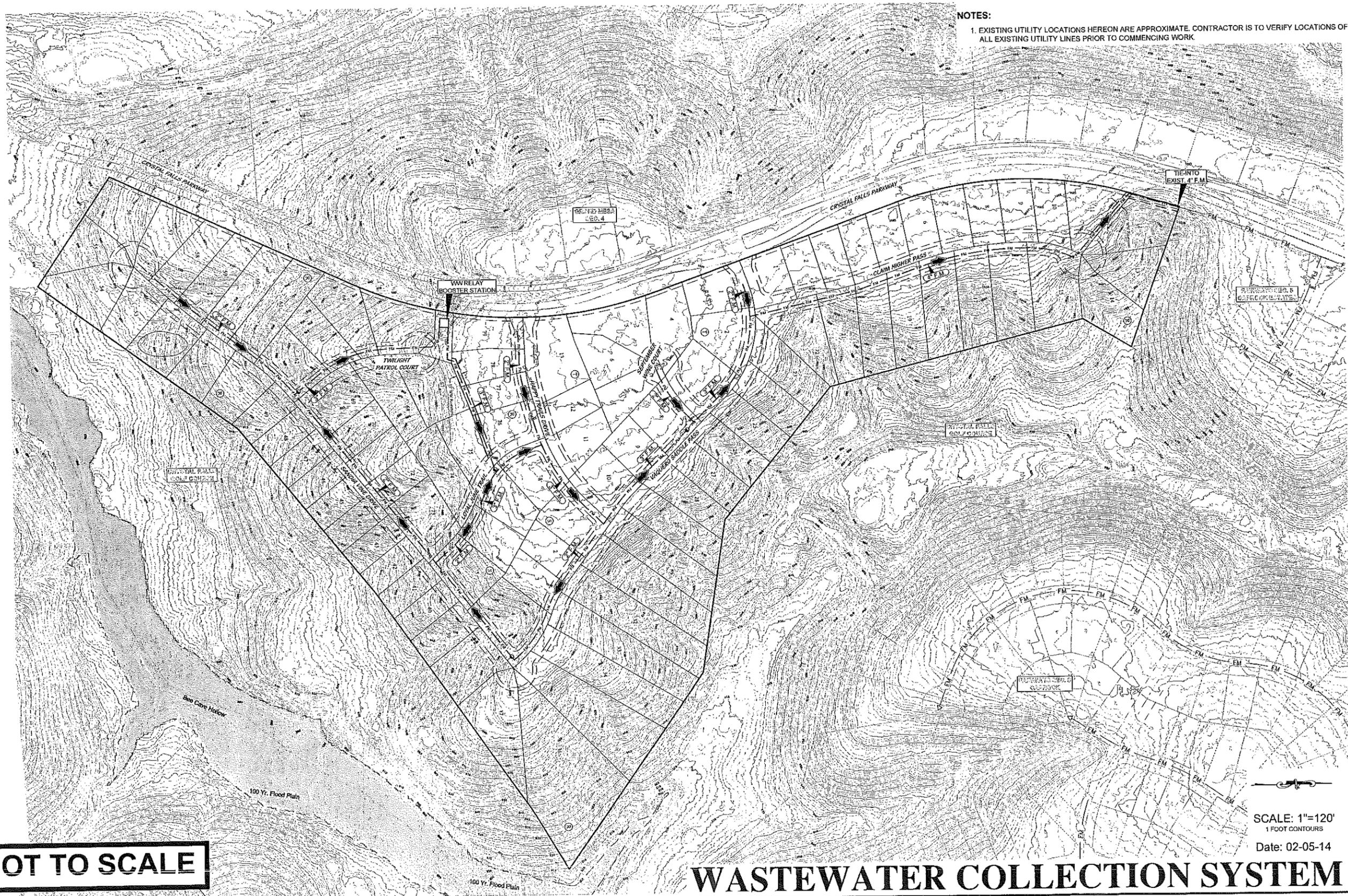
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of **7**

THE FAIRWAYS @ CRYSTAL FALLS

SECTION 6 PRELIMINARY PLAT REVISION 2

IN THE CITY OF LEANDER, TRAVIS COUNTY & WILLIAMSON COUNTY, TEXAS



NOTES:

1. EXISTING UTILITY LOCATIONS HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK

NOT TO SCALE

SCALE: 1"=120'
1 FOOT CONTOURS
Date: 02-05-14

WASTEWATER COLLECTION SYSTEM

Section 6 Preliminary Plat Revision 2
**WASTEWATER
COLLECTION SYSTEM**

THE LOOKOUT GROUP
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: Feb 2014
DWG. NO. AS NOTED JOB NO. 157-053-20

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of **7**

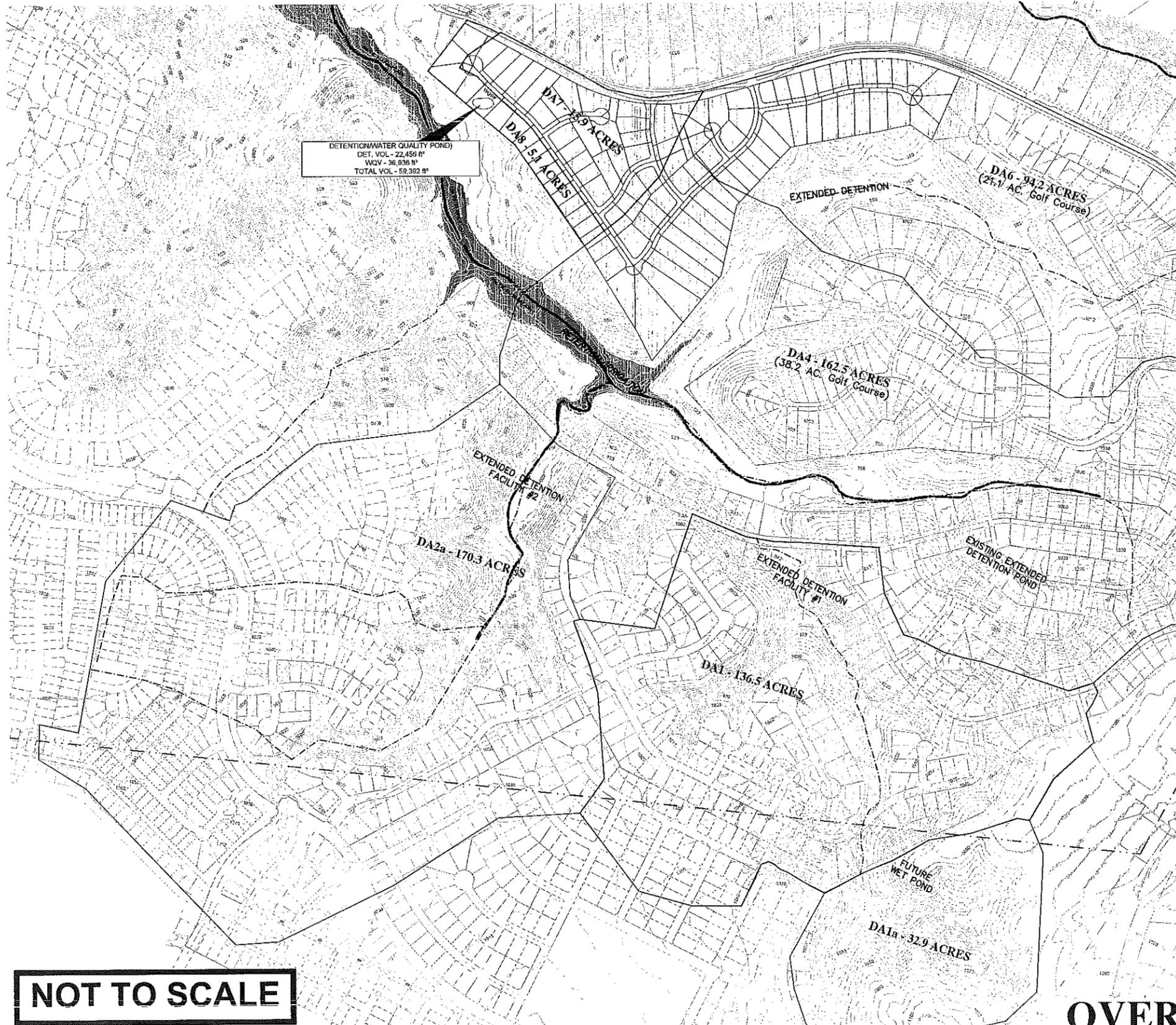
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Jay Engineering Company, Inc.
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Tel: (512) 259-8892 Fax: (512) 259-8016
Texas Registered Engineering Firm F-4780

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THE FAIRWAYS @ CRYSTAL FALLS

SECTION 6 PRELIMINARY PLAT REVISION 2

IN THE CITY OF LEANDER, TRAVIS COUNTY & WILLIAMSON COUNTY, TEXAS



DETENTION WATER QUALITY POND
 DET. VOL. - 22,456 ft³
 WQV - 36,836 ft³
 TOTAL VOL. - 59,392 ft³

NOTES:
 1. PROPOSED DETENTION POND WILL MAINTAIN FLOWS AT OR BELOW EXISTING LEVELS FOR THE 2, 10, 25 AND 100 YEAR STORMS.

BLUFFS/FAIRWAYS (DA1)		DETENTION DESIGN FOR 100 YEAR FREQUENCY STORM		2 year storm:		25 year storm:		
Cp	0.68	proposed runoff coefficient		a =	54.767	a =	82.936	
Ap	15.9	drainage area		b =	11.051	b =	10.746	
Qa	78	cfs	Q allowable is Q existing	c =	0.8116	c =	0.7634	
Tcp	19.8	minutes	proposed time of concentration	5 year storm:		100 year storm:		
storm frequency	a	b	c	a =	62.981	a =	118.3	
100	118.3	13.185	0.7736	b =	10.477	b =	13.185	
EQUATION USED: $Q = (a + b \cdot c) \cdot [1 + (a + b \cdot c) \cdot T] = 2 \cdot C_p \cdot A_p / Q_{allowable}$				c =	0.782	c =	0.7736	
Initial Td	New Td	LHS	RHS	C.F.	10 year storm:			
30		0.338443	0.277230769	0.824005	a =	70.82		
	24.72016702	0.2899626	0.277230769	0.976294	b =	10.396		
	24.13413228	0.2781879	0.277230769	0.996559	c =	0.7725		
	24.05109657	0.2773706	0.277230769	0.999496	MODIFIED RATIONAL METHOD Td = 24.05 min			
Pond Storage Volume: EQUATION USED: $60 \cdot C_p \cdot (a + b \cdot c) \cdot A_p \cdot Td - (30 \cdot Qa) \cdot (Td + Tcp)$								
Sd	9583.615611 ft ³							
P180	6.87	Duration (min)	Precipitation Values in Austin, inches					
Ptd	2.93	5	2 yr	5 yr	10 yr	25 yr	100 yr	
		10	0.54	0.64	0.72	0.82	0.99	
		15	0.9	1.08	1.21	1.4	1.7	
		30	1.15	1.4	1.58	1.84	2.25	
		60	1.82	2.03	2.31	2.73	3.38	
		120	2.07	2.69	3.1	3.72	4.66	
		180	2.45	3.32	3.9	4.74	6.03	
			2.64	3.68	4.37	5.36	6.87	
REQUIRED VOLUME Sr = Sd * P180 / Ptd		CALC VALUES		1.43	1.76	2.02	2.38	2.93
Sr =		22456.62 ft ³						
*EXISTING FLOW WAS DECREASED BY 7.7 cfs TO COMPENSATE FOR INCREASED FLOWS FROM FULL BUILD-OUT IN DA8								

RATIONAL METHOD DRAINAGE SUMMARY FAIRWAYS AT CRYSTAL FALLS SECTION 6 PRELIM REVISION 2								
Drainage Area ID	Area (ac)	Time of Concentration (min)	C1	C25	C100	Q1 (cfs)	Q25 (cfs)	Q100 (cfs)
7-Existing	15.9	20.1	0.29	0.50	0.57	15.2	47.9	71.2
7-Developed	15.9	20.7	0.37	0.61	0.69	19.2	59.3	85.4
8-Existing	5.1	5.0	0.28	0.47	0.54	7.3	24.1	34.4
8-Developed	5.1	5.0	0.34	0.58	0.66	9.4	30.0	42.1

NOT TO SCALE

SCALE: 1"=300'
 1 FOOT CONTOURS
 Date: 02-05-14

OVERALL DRAINAGE PLAN

Joy Engineering Company, Inc.
 13030 North Loop West, Suite 78846-1220
 Houston, Texas 77040
 Tel: (817) 259-8882 Fax: (817) 259-8016
 Texas Registered Engineering Firm F-4780



Section 6 Preliminary Plat Revision 2
OVERALL DRAINAGE PLAN

THE LOOKOUT GROUP
 SCALE: AS NOTED DWN: VDI DESIGN: SDX DATE: Feb 2014
 DWG. NO. AS NOTED JOB NO. 157-053-20

REV	DATE	REVISIONS	BY

Sheet
 No. **6**
 of **7**

THE FAIRWAYS @ CRYSTAL FALLS

SECTION 6 PRELIMINARY PLAT REVISION 2

IN THE CITY OF LEANDER, TRAVIS COUNTY & WILLIAMSON COUNTY, TEXAS



NOT TO SCALE



SCALE: 1"=100'
Date: 02-05-14

TREE PLAN

Section 6 Preliminary Plat Revision 2
TREE PLAN

THE LOOKOUT GROUP
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: Feb 2014
DWG. NO. AS NOTED JOB NO. 157-053-20

NO.	DATE	REVISIONS	APPX.

Sheet
No. **7**
of **7**

JACO
Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78645-1220
Tel: (512) 259-8882 Fax: (512) 259-8016
Texas Registered Engineering Firm E-4780

D:\Projects\137 - Lookout Group\137-053-20 Tree Plan.dwg, Section 6 Preliminary Plat Revision 2, 02-05-14

3/22/12

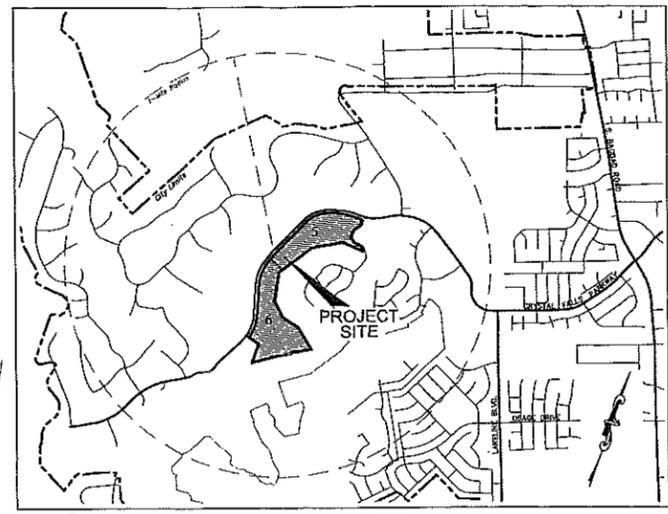
THE FAIRWAYS @ CRYSTAL FALLS II - SEC. 5 & 6

CAPROCK ESTATES

PRELIMINARY PLAT REVISION

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS

Approved on 3-23-12 by PZ/CC.

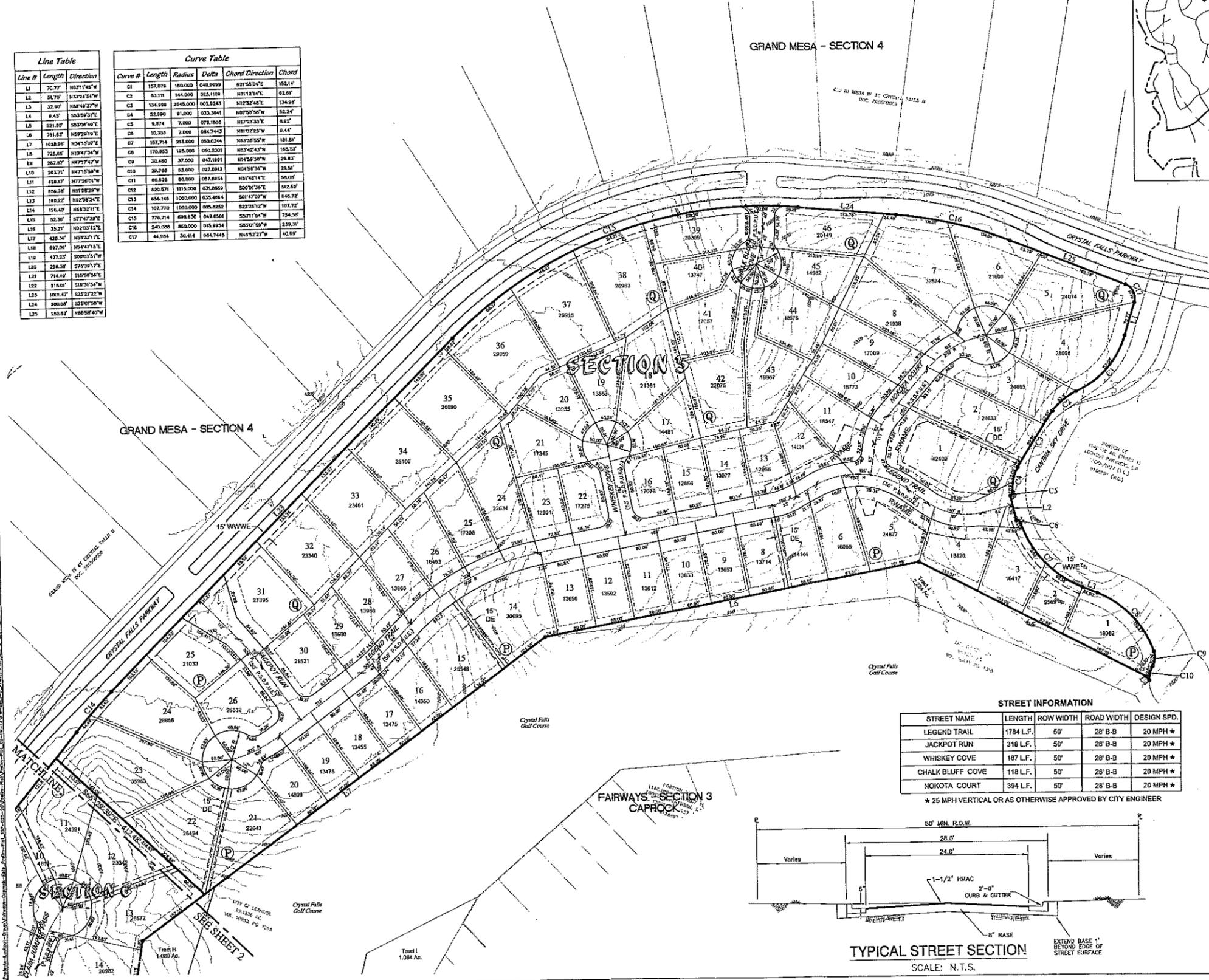


Line Table

Line #	Length	Direction
L1	70.77	N83°14'45"W
L2	81.70	N33°24'54"W
L3	32.90	N88°49'37"W
L4	6.45	S23°59'31"E
L5	501.87	S83°08'46"E
L6	781.87	S69°28'04"E
L7	1028.86	N34°53'09"E
L8	728.86	N10°47'34"W
L9	287.87	N47°27'47"W
L10	203.77	N47°15'58"W
L11	428.37	N77°28'01"W
L12	804.38	N51°08'22"W
L13	190.22	S62°59'34"E
L14	196.40	S62°59'34"E
L15	33.30	S77°47'28"E
L16	35.27	N27°22'42"E
L17	438.20	N32°21'11"E
L18	897.20	N54°47'18"E
L19	497.23	S90°23'51"W
L20	298.30	S78°29'17"E
L21	714.40	S15°58'58"W
L22	218.01	S18°39'54"W
L23	100.47	S25°01'22"E
L24	200.94	S75°01'50"W
L25	265.82	N88°59'40"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	157.076	188,000	048.9699	N81°55'04"E	152.14'
C2	82.111	144,000	025.1108	N31°21'47"E	82.01'
C3	134.898	258,000	062.8243	N12°32'40"E	134.89'
C4	55.890	87,000	033.2611	N07°58'56"W	52.24'
C5	6.874	7,000	078.0838	N17°22'33"E	8.82'
C6	10.303	7,000	084.7143	N18°02'32"W	8.44'
C7	180.714	718,000	080.6214	N53°35'55"W	181.81'
C8	176.853	185,000	056.2301	N23°45'43"W	165.35'
C9	20.480	32,000	042.1881	N14°58'30"W	28.83'
C10	20.188	32,000	027.0812	N04°58'34"W	28.51'
C11	80.516	80,000	057.8834	N01°48'14"E	58.05'
C12	420.571	1115,000	031.8869	S00°01'30"E	812.59'
C13	654.149	1003,000	033.4884	S01°47'57"W	645.72'
C14	107.710	198,000	008.8282	S22°20'12"W	107.72'
C15	776.714	698,430	049.8501	S50°11'54"W	754.58'
C16	240.085	802,000	015.8824	S83°01'59"W	239.31'
C17	44.984	30,414	084.7446	N15°32'27"W	40.89'



- NOTES:**
- A thirty-five (35) foot Building Setback from the Crystal Falls Golf Course shall be dedicated with final plat.
 - All 100-Year Floodplain within the subdivision shall be contained within drainage easement.
 - All Water Quality/Detention Basins within the subdivision shall be maintained by the Crystal Falls Homeowners Association.
 - Obstruction of drainage easement is prohibited.
 - This Plat represents the maximum density and may be adjusted to a lower density based on topography, greenbelts, ingress, regress and market conditions.
 - All streets are private, unless amended.
 - Parkland dedication satisfied through Development Agreement dated Nov. 17, 2003.
 - Property Zoned SFS-2-B.
 - The Following Variances Were Granted With The Concept Plan:
 - a. Private Streets With Roadside Drainage
 - b. No Sidewalks
 - c. No Streetlights
 - d. No Tree Survey
 - Driveway Access To Crystal Falls Parkway Is Prohibited For Following Lots:
 - Lots 6-7, 39, 46, & 31 - Block Q
 - Lots 23 thru 25 - Block P
 - Lots 1-9, 11 - Block R
 - Lot 6 - Block S
 - All Easements Of Record Are Shown Or Noted On The Plat Per A Title Search Prepared For The Most Recent Purchase Of The Property.

	FAIRWAYS SEC. 5	FAIRWAYS SEC. 6	TOTAL
RESIDENTIAL LOTS	72	75	147
ACREAGE	32.50 Ac.	40.62 Ac.	73.12 Ac.
GREEN BELT	0.0 Ac.	0.0 Ac.	

* TRACTS 5, 6, 11 & 12 DEDICATED TO GOLF COURSE PER DEVELOPMENT AGREEMENT.

OWNERS:
 Lookout Partners, L.P.
 2370 Rice Blvd., Suite 200
 Houston, Texas 77005
 Phone: (713) 524-5263
 Fax: (713) 524-2607

SURVEYOR:
 G & R Surveying, LLC
 1805 Oulida Drive
 Austin, Texas 78728
 Phone: (512) 267-7430
 Fax: (512) 836-8385

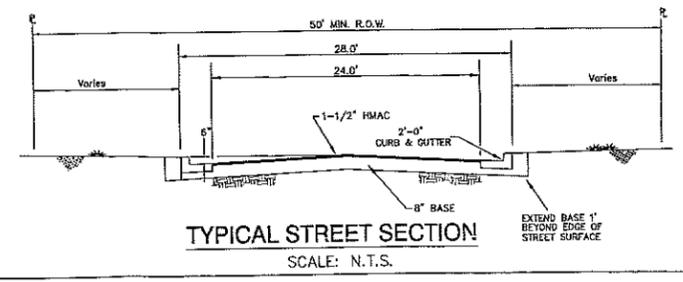
ENGINEER:
 Jay Engineering Co., Inc.
 Texas Registered Engineering Firm F-4780
 P.O. Box 1220
 Leander, Texas 78646-1220
 Phone: (512) 259-3882
 Fax: (512) 259-8016

DE = Drainage Easement
 WWE = Wastewater Easement
 WWWE = Water-Wastewater Easement
 RWAME = Retaining Wall Access & Maintenance Easement
 P.S.D.P.U.E. = Private Street, Drainage & Public Utility Easement

STREET INFORMATION

STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	DESIGN SPD.
LEGEND TRAIL	1784 L.F.	50'	28' B-B	20 MPH *
JACKPOT RUN	316 L.F.	50'	28' B-B	20 MPH *
WHISKEY COVE	187 L.F.	50'	28' B-B	20 MPH *
CHALK BLUFF COVE	118 L.F.	50'	28' B-B	20 MPH *
NOKOTA COURT	394 L.F.	50'	26' B-B	20 MPH *

* 25 MPH VERTICAL CUR OR AS OTHERWISE APPROVED BY CITY ENGINEER



CRYSTAL FALLS IITM
 The Natural Alternative To Subdivisions

SCALE: 1"=100'
 5 FOOT CONTOURS
 Date: 02-09-12

THE FAIRWAYS @ CRYSTAL FALLS II - SEC. 5 & 6
 CAPROCK ESTATES - PRELIMINARY PLAT REVISION
OVERALL LAYOUT

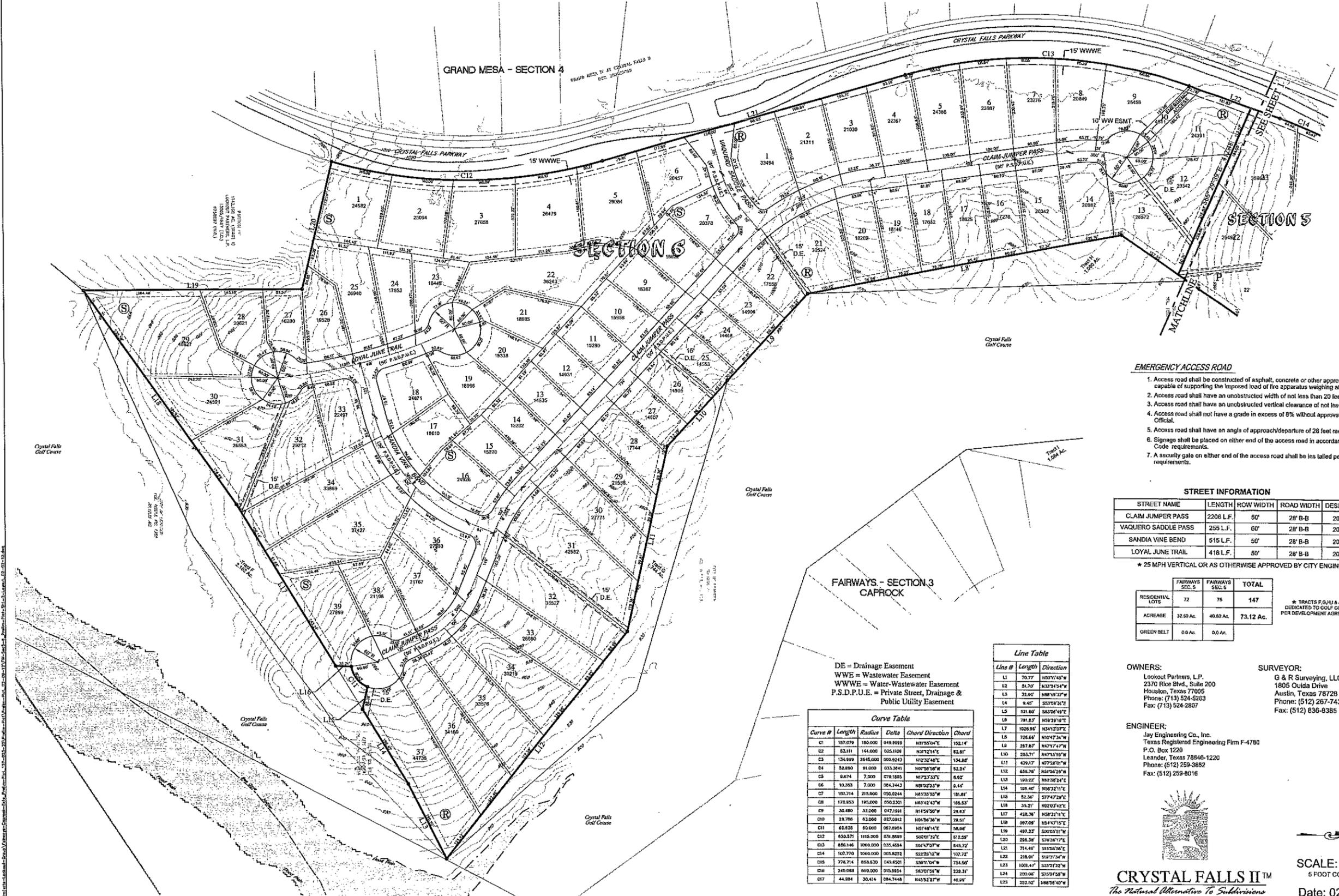
THE LOOKOUT GROUP
 SCALE: AS NOTED
 DWN: JD
 DESIGN: SBK
 DATE: FEB 2012
 JOB NO. 157-095-20
 AS NOTED

Sheet
 No. 1
 of 6

THE FAIRWAYS @ CRYSTAL FALLS II

SECTION 5 & 6 - PRELIMINARY PLAT REVISION

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



- EMERGENCY ACCESS ROAD**
1. Access road shall be constructed of asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 80,000 pounds.
 2. Access road shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.
 3. Access road shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
 4. Access road shall not have a grade in excess of 8% without approval from Fire Code Official.
 5. Access road shall have an angle of approach/departure of 28 feet radius typical.
 6. Signage shall be placed on either end of the access road in accordance with Fire Code requirements.
 7. A security gate on either end of the access road shall be installed per Fire Code requirements.

STREET INFORMATION

STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	DESIGN SPD.
CLAIM JUMPER PASS	2206 L.F.	50'	28' B-B	20 MPH *
Vaquero SADDLE PASS	258 L.F.	60'	28' B-B	20 MPH *
SANDIA VINE BEND	615 L.F.	50'	28' B-B	20 MPH *
LOYAL JUNE TRAIL	418 L.F.	50'	28' B-B	20 MPH *

* 25 MPH VERTICAL OR AS OTHERWISE APPROVED BY CITY ENGINEER

	FAIRWAYS SEC. 5	FAIRWAYS SEC. 6	TOTAL
RESIDENTIAL LOTS	72	75	147
ACREAGE	32.50 AC.	40.62 AC.	73.12 AC.
GREEN BELT	0.0 AC.	0.0 AC.	

* TRACTS F, G, H, I & J DEDICATED TO GOLF COURSE PER DEVELOPMENT AGREEMENT.

FAIRWAYS - SECTION 3
CAPROCK

DE = Drainage Easement
 WWS = Wastewater Easement
 WWWE = Water-Wastewater Easement
 P.S.D.P.U.E. = Private Street, Drainage & Public Utility Easement

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	157.879	180.000	0.498899	N173°55'47"E	152.14'
C2	53.111	144.000	0.265108	N31°12'14"E	52.81'
C3	134.999	288.000	0.529542	N12°32'48"E	134.88'
C4	52.890	91.000	0.333541	N87°38'58"W	52.24'
C5	6.674	7.000	0.781805	N172°33'37"E	6.92'
C6	10.253	7.000	0.617443	S89°02'23"W	6.44'
C7	181.714	216.000	0.508244	S43°30'50"W	181.81'
C8	170.853	185.000	0.503301	S43°42'43"W	165.53'
C9	30.480	37.000	0.471591	N14°59'50"W	29.63'
C10	21.786	83.000	0.270912	N04°56'36"W	29.55'
C11	60.820	80.000	0.678854	N51°48'14"E	58.08'
C12	630.371	1115.000	0.518889	S00°01'33"E	612.59'
C13	456.146	1066.000	0.554854	S54°47'07"W	545.72'
C14	107.370	1066.000	0.058292	S22°29'12"W	107.72'
C15	778.714	858.830	0.494501	S58°01'04"W	754.56'
C16	240.088	866.000	0.151954	S83°01'58"W	239.31'
C17	44.884	30.414	0.847448	S43°52'27"W	40.99'

Line Table

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L3	32.90	N88°49'37"W
L4	9.45	S33°59'31"E
L5	521.80	S83°04'49"E
L6	781.87	N59°29'18"E
L7	1028.95	N54°12'07"E
L8	726.66	N10°47'34"W
L9	267.67	N47°14'77"W
L10	203.77	N47°13'39"W
L11	429.17	N77°22'01"W
L12	658.78	N47°02'39"W
L13	100.22	N83°28'24"E
L14	108.46	N56°32'11"E
L15	52.36	S77°47'29"E
L16	33.27	N09°31'11"E
L17	428.38	N14°07'52"E
L18	597.08	N09°31'11"E
L19	497.23	S00°01'33"E
L20	228.26	S18°24'17"E
L21	714.47	S15°58'28"E
L22	218.07	S07°01'24"W
L23	1003.47	S27°14'22"W
L24	290.00	S10°01'58"W
L25	252.07	N46°59'40"W

OWNERS:
 Lookout Partners, L.P.
 2370 Rice Blvd., Suite 200
 Houston, Texas 77005
 Phone: (713) 524-5263
 Fax: (713) 524-2807

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

ENGINEER:
 Jay Engineering Co., Inc.
 Texas Registered Engineering Firm F-4780
 P.O. Box 1220
 Leander, Texas 78646-1220
 Phone: (512) 259-3682
 Fax: (512) 259-8016



SCALE: 1"=100'
 5 FOOT CONTOURS
 Date: 02-09-12

THE FAIRWAYS @ CRYSTAL FALLS II
 SECTIONS 5 & 6 - PRELIMINARY PLAT REVISION
OVERALL LAYOUT

THE LOOKOUT GROUP
 SCALE: AS NOTED
 DWN. JD. DESIGN: SKK DATE: FEB 2012
 DWG. NO.: 157-025-20

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

Jay Engineering Company, Inc.
 P.O. Box 1220
 Leander, Texas 78646-1220
 Tel: (512) 259-3682 Fax: (512) 259-8016
 TEXAS REGISTERED ENGINEERING FIRM F-4780

THE FAIRWAYS @ CRYSTAL FALLS II - SEC. 5 & 6 CAPROCK ESTATES - PRELIMINARY PLAT REVISION

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

SCALE: 1"=300'
5 FOOT CONTOURS

DRAINAGE AREAS

THE FAIRWAYS @ CRYSTAL FALLS II - Sec. 5 & 6
CAPROCK ESTATES - PRELIMINARY PLAT REVISION

DRAINAGE AREAS

THE LOOKOUT GROUP

SCALE: AS NOTED DWN: JLB DESIGN: SKK DATE: FEB 2012
DWG. NO. AS NOTED JOB NO. 197-025-20

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

Jay Engineering Company, Inc.
P.O. Box 1220
Austin, Texas 78768-1220
Tel: (512) 259-9667 Fax: (512) 259-9918



TEXAS REGISTERED ENGINEERING FIRM # 4790

THE FAIRWAYS @ CRYSTAL FALLS II - Sec. 5 & 6 CAPROCK ESTATES- PRELIMINARY PLAT REVISION

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



NOTE:

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
2. FIRE HYDRANT LOCATIONS ARE APPROXIMATE. EXACT LOCATION SHOULD BE NEAREST PRACTICAL LOCATION TO THAT WHICH IS SHOWN AVOIDING CURB INLETS, DRIVEWAYS, AND WASTEWATER.
3. WATER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

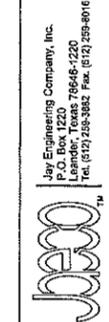
DE = Drainage Easement
 WWE = Wastewater Easement
 WWWE = Water-Wastewater Easement



CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

SCALE: 1" = 200'
 5 FOOT CONTOURS
 Date: 02-09-12

WATER DISTRIBUTION SYSTEM



Jay Engineering Company, Inc.
 P.O. Box 1220 - 78648-1220
 Leander, TX 78648
 Tel: (512) 258-3832 Fax: (512) 258-8016
 TEXAS REGISTERED ENGINEERING FIRM 7-178

THE FAIRWAYS @ CRYSTAL FALLS II - Sec. 5 & 6
 CAPROCK ESTATES - PRELIMINARY PLAT REVISION
WATER DISTRIBUTION SYSTEM

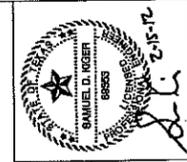
THE LOOKOUT GROUP
 SCALE: AS NOTED DWG: JLD DESIGN: SKK DATE: FEB 2012
 JOB NO. 17-025-20
 DWS, INC. AS NOTED

NO.	DATE	REVISION	BY

Sheet
 No. **4**
 of **6**

THE FAIRWAYS @ CRYSTAL FALLS - Sec. 5 & 6 CAPROCK ESTATES - PRELIMINARY PLAT REVISION

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



DE = Drillage Easement
WVE = Waterway Easement
WWWE = Waste-Waterway Easement



CRYSTAL FALLS II™
The Natural Alternative To Subdivisions



SCALE: 1" = 200'
5 FOOT CONTOURS
Date: 02-09-12

NOTE:
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2. FIRE HYDRANT LOCATIONS ARE APPROXIMATE. EXACT LOCATION SHOULD BE NEAREST PRACTICAL LOCATION TO THAT WHICH IS SHOWN AVOIDING CURB INLETS, DRIVEWAYS, AND WASTEWATER.

WASTEWATER COLLECTION SYSTEM

Jay Engineering Company, Inc.
P.O. Box 1228
Leander, TX 78646-1220
Tel. (612) 258-8882 Fax. (612) 258-8818



THE FAIRWAYS @ CRYSTAL FALLS II - Sec. 5 & 6
CAPROCK ESTATES - PRELIMINARY PLAT REVISION
WASTEWATER COLLECTION SYSTEM

THE LOOKOUT GROUP
SCALE: AS NOTED DWN: JLD DESIGN: SKX DATE: FEB 2012
DWG. NO. 157-025-20

NO.	DATE	REVISION	BY

Sheet
No. **5**
of **6**



EXECUTIVE SUMMARY

MARCH 13, 2014

-
- Agenda Subject:** Zoning Case #14-Z-004: Hold a public hearing and consider action on the rezoning of two parcels of land located at 409 & 503 Horseshoe Drive for 3.37 acres more or less;. Parcels #R036482 and R036483. Currently, the property is zoned TF-2-B (Two-Family). The property is proposed to be zoned MF-2-B (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Gary Eli Jones on behalf of Ricky Shipman
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
 2. Current Zoning Map
 3. Aerial Map
 4. Letter of Intent
- Prepared By:** Martin Siwek, GISP
Planner
- 3/3/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-004
409 and 503 Horseshoe Dr

GENERAL INFORMATION

Owner: Ricky Shipman

Current Zoning: TF-2-B (Two-Family)

Proposed Zoning: MF-2-B (Multi-Family)

Size and Location: The property is at 409 & 503 Horseshoe and is approximately 3.37 acres in size.

Staff Contact: Martin Siwek, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	TF-2-B MF-2-B	Developed Single Family Home Developed Single Family Home
EAST	GC-3-C	Developed Commercial Property
SOUTH	SFU/MH-2-B	Developed Single Family Homes
WEST	SFU/MH-2-B	Developed Single Family Home

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:**MF – MULTI-FAMILY:**

Features: Apartments (25 un./ac. if Type A; 18 un./ac. if Type B)

Intent: Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

SITE COMPONENT:**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

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

ARCHITECTURAL COMPONENTS:**TYPE B**

Features: 85% masonry 1st floor, 50% overall; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Plan for future development that is compatible with existing residential neighborhoods.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.

ANALYSIS:

The property is presently zoned TF-2-B (Two-Family) district, and the applicant is requesting to rezone the property to MF-2-B (Multi-Family) district. Immediately north of this property is a TF-2-B district with a developed single family home, and a MF-2-B district with a developed single family home. The property to the east is zoned as GC-3-C (General Commercial) and is a developed commercial property. The southern properties are zoned SFU/MH-2-B (Single Family Urban / Manufactured Home), and are developed with single family homes. The property to the west is zoned SFU/MH-2-B and is developed with a single family home.

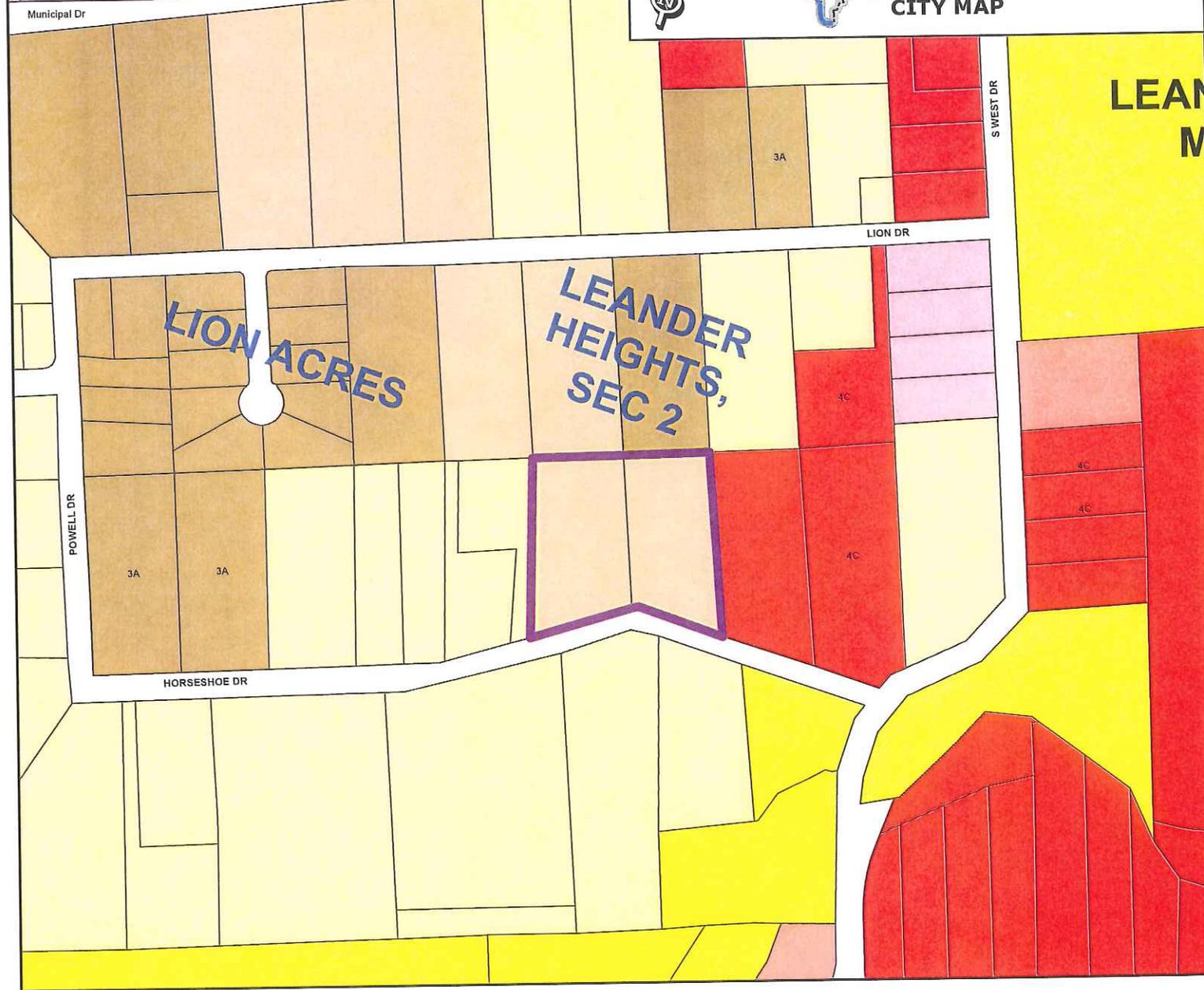
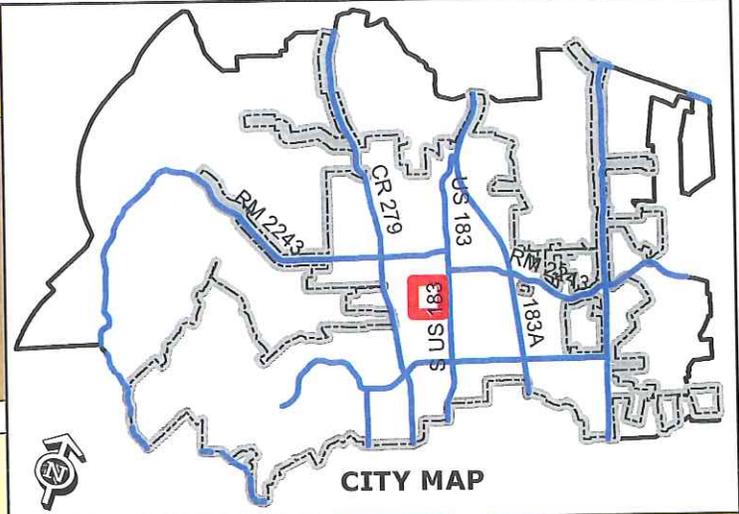
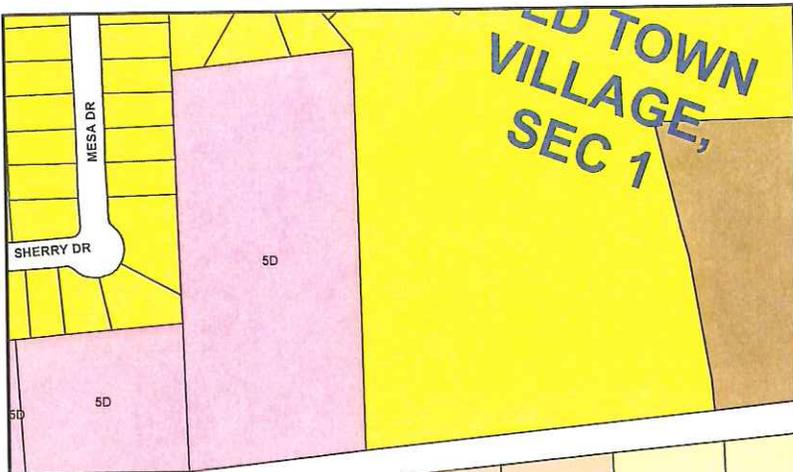
This property was requested to be rezoned from SFU/MH-2-B to TF-2-B at the June 13th, 2013 Planning and Zoning Commission meeting. The request was approved by the Commission, and subsequently approved by the City Council.

The intent of the Multi-Family district is to serve as a buffer between single family uses, and more intensive commercial developments or arterial class roadways. The goal is to create more variety in housing, while seeking to avoid creating a zoning district of Multi-Family larger than 25 acres. Additionally, access to Multi-Family zoned property should be provided to the property through the use of a collector street. The Type B architectural requirement will allow for 18.0 units/acre, and the Type A architectural requirement would allow for 25.0 units/acre. Additionally, the Type 2 site component requires that 35% of the units are provided with an enclosed garage parking space.

STAFF RECOMMENDATION:

The applicant's request meets several of the intent statements for the Multi-Family district. It would provide a buffer between existing single family developments to the west and buffer more intensive commercial developments immediately to the east. The property is approximately three and a half acres, and avoids forming a 25 acre contiguous tract of Multi-Family zoning.

However, the property is located on a residential class street, and fails to meet the intent statement for locating Multi-Family districts on collector or higher classified streets. Staff recommends approval of this request, as the proposed request does satisfy the majority of the intent statements outlined in the composite zoning ordinance. The Commission may wish to consider limiting the unit density of the property given the project's size.



ZONING CASE 14-Z-004

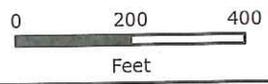
Attachment #2

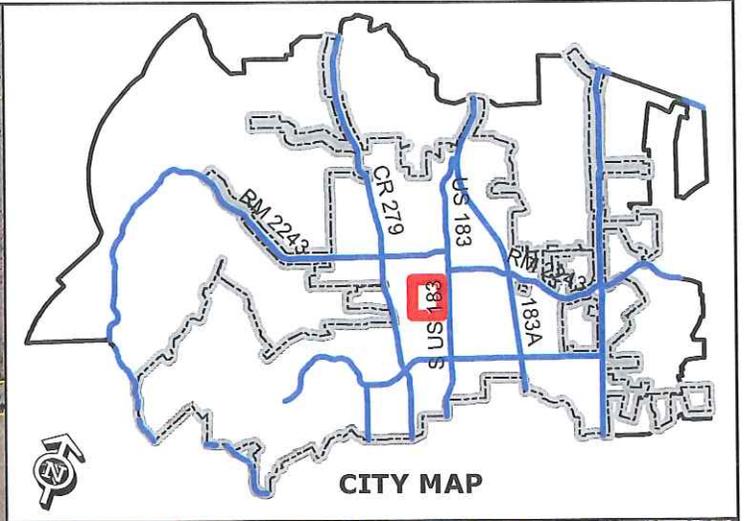
Current Zoning Map
409 & 503 Horseshoe Dr



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

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



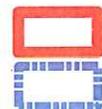


ZONING CASE 14-Z-004 Attachment #3

Aerial Exhibit - Approximate Boundaries
409 & 503 Horseshoe Dr

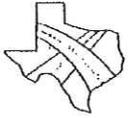


0 200
Feet



Subject Property

City Limits



Firm # 10967



February 10, 2014

To: Ms. Robin Griffin, AICP
Senior Planner
City of Leander

From: Gary Eli Jones, P.E.

Re: 409 and 503 Horseshoe Drive Zoning Application

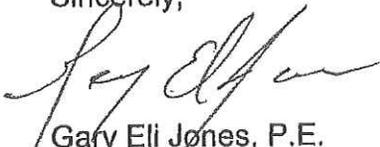
On behalf of the Owner, CarTex Engineering is submitting a request for zoning change to the referenced property from TF-2-B to MF-2-B. The Owner intends on developing a fourplex style of development on the property within the limits of the multi-family zoning maximum density. Due to the configuration of the property, it is highly unlikely the property will support any more than 15 units per acre. The zoning request is consistent with other zoning in the immediate vicinity and close to an existing collector. Utility extensions to provide fire flows for the property have already been submitted to the City for review and are pending the final approval of this zoning case.

The boundary of the proposed zoning change is defined as Lot 21 and 22, Block "B" of the Leander Heights Section 2 Final Plat recorded in Cabinet 5, Slide 105, Williamson County Official Records.

The topography of the site is relatively flat with slopes less than two (2) percent. The property has a few trees around where the previous mobile homes were located on the property consisting of Hackberry, Oak and Mountain Laurel. There are no defined waterways that cross the property and there are currently no existing structures located on either lot. There are remnants of the previous mobile homes such as utility poles and impervious cover located on the property that will be removed when the property is developed.

We respectfully request Staff's recommendation for approval of the request and welcome any questions you have with regard to the request.

Sincerely,



Gary Eli Jones, P.E.
President



EXECUTIVE SUMMARY

MARCH 13, 2014

-
- Agenda Subject:** Zoning Case #14-Z-003: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1101 CR 177 for 0.40 acres more or less;. Parcel #R031540. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned HC-4-D (Heavy Commercial) formerly known as LI-4-D (Light Industrial) Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Richard E. & Sharon Kaydean Bott.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
 2. Current Zoning Map
 3. Aerial Map
 4. Letter of Intent
- Prepared By:** Martin Siwek, GISP
Planner

3/4/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-004
409 and 503 Horseshoe Dr

GENERAL INFORMATION

Owner: Richard E. & Sharon Kaydean Bott

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: HC-4-D (Heavy Commercial) formerly known as LI-4-D (Light Industrial).

Size and Location: The property is located at 1101 CR 177 and includes 0.40 acres more or less.

Staff Contact: Martin Siwek, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Non-developed property
EAST	Interim SFR-1-B	Developed single family home
SOUTH	OCL	City ETJ
WEST	GC-2-A	Non-developed commercial property

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

HC – HEAVY COMMERCIAL:

Features: Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT:

TYPE 4 (non-residential only):

Features: Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 4 site component is intended to be utilized in combination with GC, LI or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, LI or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.

ARCHITECTURAL COMPONENTS:

TYPE D (non-residential only):

Features: 35% masonry (60% street facing); metal siding for remainder not facing a street; 2 or more architectural features.

Intent:

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, LI or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.

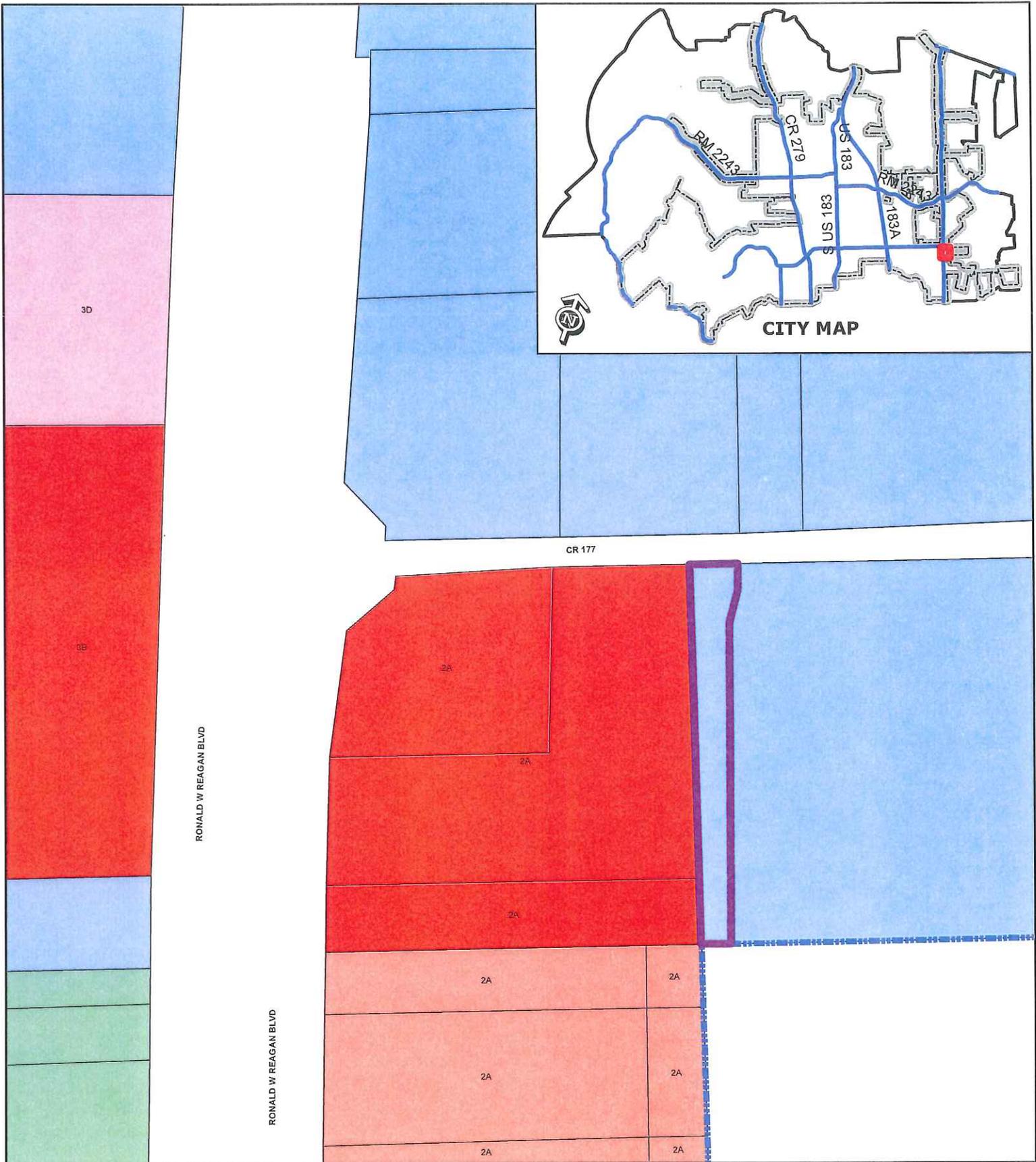
ANALYSIS:

The property is presently zoned Interim SFR-1-B (Single Family Rural) district. The property to the north is zoned Interim SFR-1-B, and is currently not developed. The property to the east is also zoned Interim SFR-1-B, and is currently developed with a single family home. The properties to the west are zoned GC-2-A (General Commercial) district, and are currently not developed. The property to the south is located within the City's ETJ (Extra-Territorial Jurisdiction) and is currently not developed.

The applicant is seeking to rezone this property to allow for the construction of a commercial driveway, which is not permitted in residential districts. The proposed strip of land requested to be rezoned is approximately 55 feet wide and 440 feet deep. The applicants are seeking to develop the rear portion of their property for commercial use which is located within the City's ETJ. The drive that would connect to the rear portion of their property is under the jurisdiction of the City's Composite Zoning Ordinance, and therefore requires a paved drive to support the commercial use.

STAFF RECOMMENDATION:

The requested zoning change fits in with the commercial properties zoned to the west and south, and would cause minimal conflict with the other surrounding zoned districts. Staff recommends approval for the requested zone change with a more restrictive zoning class of GC-2-A. The applicant's objective may be achieved with a more restrictive zoning class that conforms to the adjacent commercially zoned properties.



ZONING CASE 14-Z-003

Attachment #2

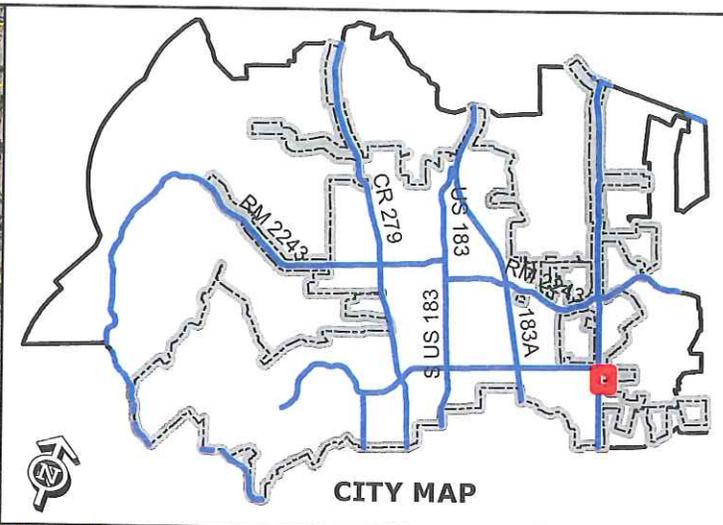
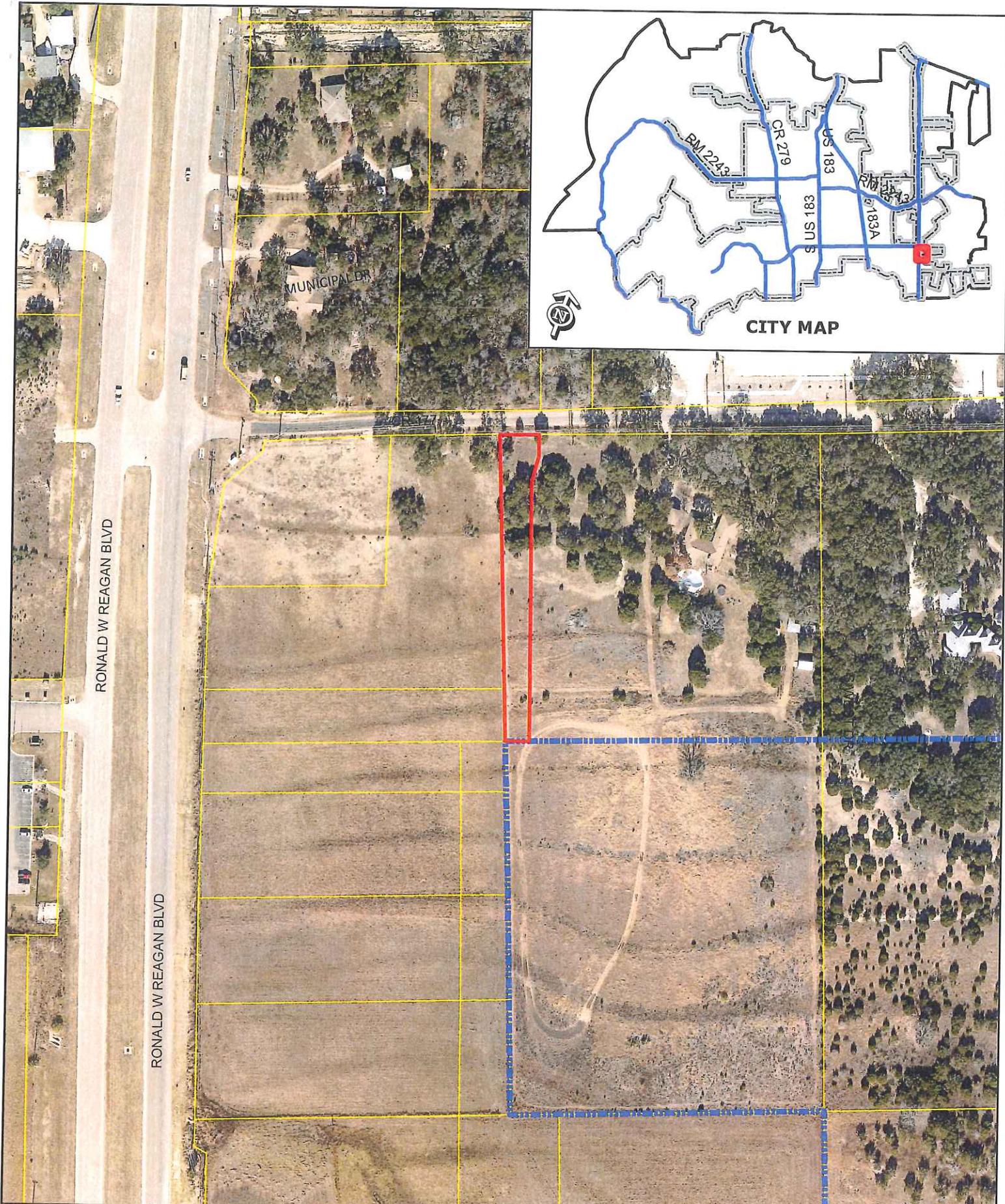
Current Zoning Map
1101 CR 177



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

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





RONALD W REAGAN BLVD

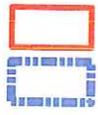
RONALD W REAGAN BLVD

MUNICIPAL DR

CITY MAP

ZONING CASE 14-Z-003 Attachment #3

Aerial Exhibit - Approximate Boundaries
1101 CR 177



Subject Property
City Limits

Rick Bott
1101 CR 177
Leander, TX 78641
January 30, 2014

Robin Griffin
Planner
City of Leander Planning Department
104 Brushy Street
Leander, TX 78646-0319

Dear Robin:

I would like to request a zoning change for a portion of my property, located at 1101 CR 177, in order to provide drive access from CR 177 to the rear of the property which is not in the city.

I would like to be able to access the acreage located in the county for possible future commercial purposes.

Please note that the back of my property is currently sharing two borders with property that has already been zoned commercial.

Sincerely,

Richard E. Bott

A handwritten signature in black ink, appearing to read "Richard E. Bott", with a horizontal line drawn through it.



EXECUTIVE SUMMARY

MARCH 13, 2014

-
- Agenda Subject:** Zoning Case 13-Z-026: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2,118.6 acres more or less: Parcels: 186323, 352969, 353024, 353246, 353247, 353650, 382583, 459376, 459380-459395, 459399-459401, 467140-467160, 467162-467187, 467192-467197, 467200-467213, 467215-467217, 467219-467228, 467230-467233, 467236-467238, 513803, 513809, 796296, 796297, 796302, 819093, 825510, 827467, 827468. Currently, the property is zoned SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), SFE-2-A (Single-Family Estate), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), MF-2-B (Multi-Family), GC-3-A (General Commercial), and GC-3-B (General Commercial). The property is proposed to be zoned PUD (Planned Unit Development); Leander, Travis County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Nancy Stroder (Taylor Morrison) on behalf of Travisso, LTD (Taylor Morrison Homes of Texas, Inc).
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____:
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
 2. Current Zoning Map
 3. Aerial Map
 4. Proposed PUD
 5. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

02/28/2014



PLANNING ANALYSIS

ZONING CASE 13-Z-026 TRAVISSO PUD

GENERAL INFORMATION

- Owner:** Travisso, LTD (Taylor Morrison Homes of Texas, Inc)
- Current Zoning:** SFR-2-A (Single-Family Rural)
SFR-2-B (Single-Family Rural)
SFR-3-B (Single-Family Rural)
SFE-2-A (Single-Family Estate)
SFS-2-A (Single-Family Suburban)
SFS-2-B (Single-Family Suburban)
SFU-2-A (Single-Family Urban)
SFC-2-A (Single-Family Compact)
MF-2-B (Multi-Family)
GC-3-A (General Commercial)
GC-3-B (General Commercial).
- Proposed Zoning:** PUD (Planned Unit Development)
- Size and Location:** The property is generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west and is approximately 2,118.6 acres in size.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B OCL	Established Single-Family Homes, Grand Mesa Neighborhood Established Single-Family Homes & Undeveloped Properties
EAST	SFR-2-B	Established Single-Family Homes, Grand Mesa Neighborhood
SOUTH	OCL	Established Single-Family Homes & Undeveloped Properties
WEST	OCL	Established Single-Family Homes & Undeveloped Properties

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a mixed-residential community. This integrated project will include a blend of single-family, multiple family housing types and commercial development. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.

ANALYSIS:

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a mixed residential community that includes multi-family and commercial development located along major roadways. The proposal includes residential lot widths ranging from as narrow as forty (40') feet to over one hundred twenty (120') feet wide. The applicant has incorporated the mixture of residential districts in a well integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The original zoning case for this property was heard by the Planning & Zoning Commission on April 26, 2012, the City Council on May 3, 2012 and approved on May 17, 2012. A revision to this portion of the project was heard by the Planning & Zoning Commission on September 13, 2012, the City Council on September 20, 2012, and approved on October 4, 2012.

PROPOSED USE COMPONENTS

The PUD proposal includes three zoning districts: MU (Mixed Use), COM (Commercial), and RES (Residential).

The table below identifies which district each use component is permitted and the permitted percentages.

Use	RES District	MU District	COM District	Allowed with Limitations (See Section III.D)	Allowed Percent
Single Family Compact (SFC)	X				20% max
Single Family Urban (SFU)	X				N/A
Single Family Suburban (SFS)	X				20% min
Single Family Estate (SFE)	X				25% min
Single Family Rural (SFR)	X				
Single Family Townhome (SFT)		X			50% acreage & 300 units max
Single Family Limited (SFL)		X			
Multi-Family (MF)		X			
General Commercial (GC)		X	X	X	N/A

The MU district permits the development of uses listed in the MF (Multi-Family), SFL (Single-Family Limited), SFT (Single-Family Townhome) and/or GC (General Commercial) use components from the Composite Zoning Ordinance. No more than 300 multi-family units may be developed in the PUD. No more than 50% of the gross acreage may be developed with the multi-family or residential use components, the remaining 50% shall consist of uses permitted in the COM district or open space.

The COM district permits uses allowed in the GC (General Commercial) use component. The following uses are prohibited:

1. Venues with a primary use of live, amplified outdoor music;
2. Outdoor animal boarding;
3. Animal crematory;
4. Farms or truck gardens;
5. Funeral homes;
6. Manufactured housing and accessory building sales;
7. Office/Warehouse including painting, plumbing or other similar commercial service; provided that professional offices, medical offices, public offices, and similar offices are permitted;
8. Vehicle and major equipment sales, rental or leasing, unless such use is only a secondary and incidental part of the commercial use of such site;
9. Auto body shop; and
10. Processing of dry cleaning on premises.

The RES district permits the uses allowed in the SFC (Single-Family Compact), SFU (Single-Family Urban), SFS (Single-Family Suburban), SFE (Single-Family Estate), and SFR (Single-Family Rural) use components. The property will be developed to include not less than 2,100 and not more than 3,173 single-family residential lots. The Development Agreement limits the maximum density to 3,172 units. A minimum of a 250 foot buffer area adjacent to Grand

Mesa/Northern Crystal Falls residential property, is restricted to SFE and SFR use components only.

PROPOSED SITE & ARCHITECTURAL COMPONENTS

RES District

The site component for the RES District will comply with the Type 2 site component. The proposed architectural component will include 65% masonry overall, 85% masonry for the front elevation, 100% masonry for the first floor all sides, and 100% masonry for the second floor side and rear facing walls when street and greenbelt. The current architectural component is Type A and requires 85% masonry for the entire structure.

MU District

The permitted zoning districts in the MU District include:

- MF-2-B
- MF-2-A
- SFT-2-B
- SFL-1-B
- GC-3-A

The applicant is proposing the Type 2 site component for multi-family development. This site component requires that at least 35% of the units have at least one enclosed garage parking space. Currently, the multi-family portion of this property is zoned MF-2-B. This district limits the density to 18 units per acre. The proposed MF-2-A would allow for a density of 25 units per acre. The proposed GC-3-A district is consistent with the current zoning of the property.

COM District

The permitted zoning districts in the COM District includes GC-3-B. Currently, the general commercial portions of this property are zoned GC-3-B along Nameless Road and GC-3-A along FM 1431. The proposed Type B architectural component will change the required masonry from 85% overall to 85% for first story and 50% overall. In addition, the design features would be reduced from 7 to 4.

ADDITIONAL VARIATIONS

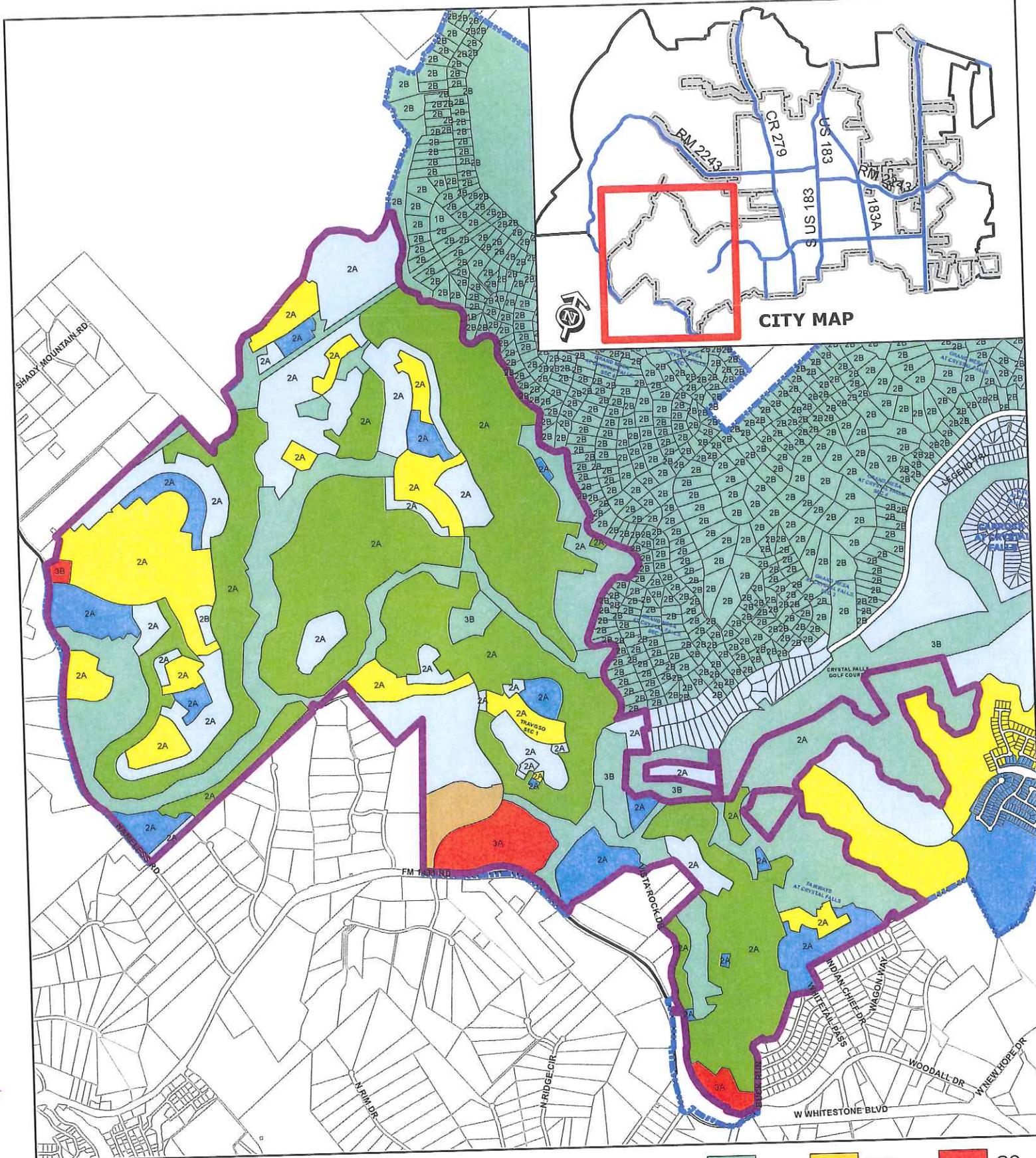
The applicant is requesting the following variations from the City Ordinances:

- Allowing temporary model home parking areas and permitting crushed granite as the parking lot material with a time frame of 10 years. Currently, we require a special use permit to be submitted and reviewed by Planning & Zoning Commission and City Council. Including this provision, would waive the requirement for the special use permit.
- Allowing tertiary entrance signs at entryways into sections within the PUD and are permitted only in subdivisions that exceed 50 acres. They may be used to identify various sections that are 15 acres or greater in size in order to enhance direction within the PUD. Currently, the ordinance requires that the sections are a minimum of 25 acres in size. In addition, they are requesting to increase the sign face from 10 square feet to 12 square feet.

- Allowing decorative poles with energy efficient LED light fixtures. A license agreement will also be required to allow the decorative poles.
- Not requiring sidewalks along FM 1431 frontage due to safety concerns. Sidewalks will be provided internally to all properties developed in the Mixed Use Areas, developed commercially, or developed as multi-family to maintain pedestrian connectivity to sidewalks abutting Divided Collector Road (Travisso Parkway) and Neighborhood Collector Road (Osage).
- Requiring additional landscaping for residential development (see Exhibit D).
- Requiring increased lot depths, lot area, and building square footages for residential development (see Exhibit D).

STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD with the condition that the proposed COM district includes the Type A architectural component instead of the proposed Type B. The proposed PUD meets the intent of the current zoning, while allowing more flexibility with the location of the single-family districts. This application effectively utilizes composite zoning to incorporate a variety of land uses while maintaining high form standards. The modification to the architectural requirements increases the amount of masonry for the portion of the homes that is visible from the street and greenbelt areas. This requirement is reduced to a percentage that is between the Type A and Type B, however, the homes visible from the streets and greenbelts will be 100% masonry. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.



ZONING CASE 13-Z-026

Attachment #2

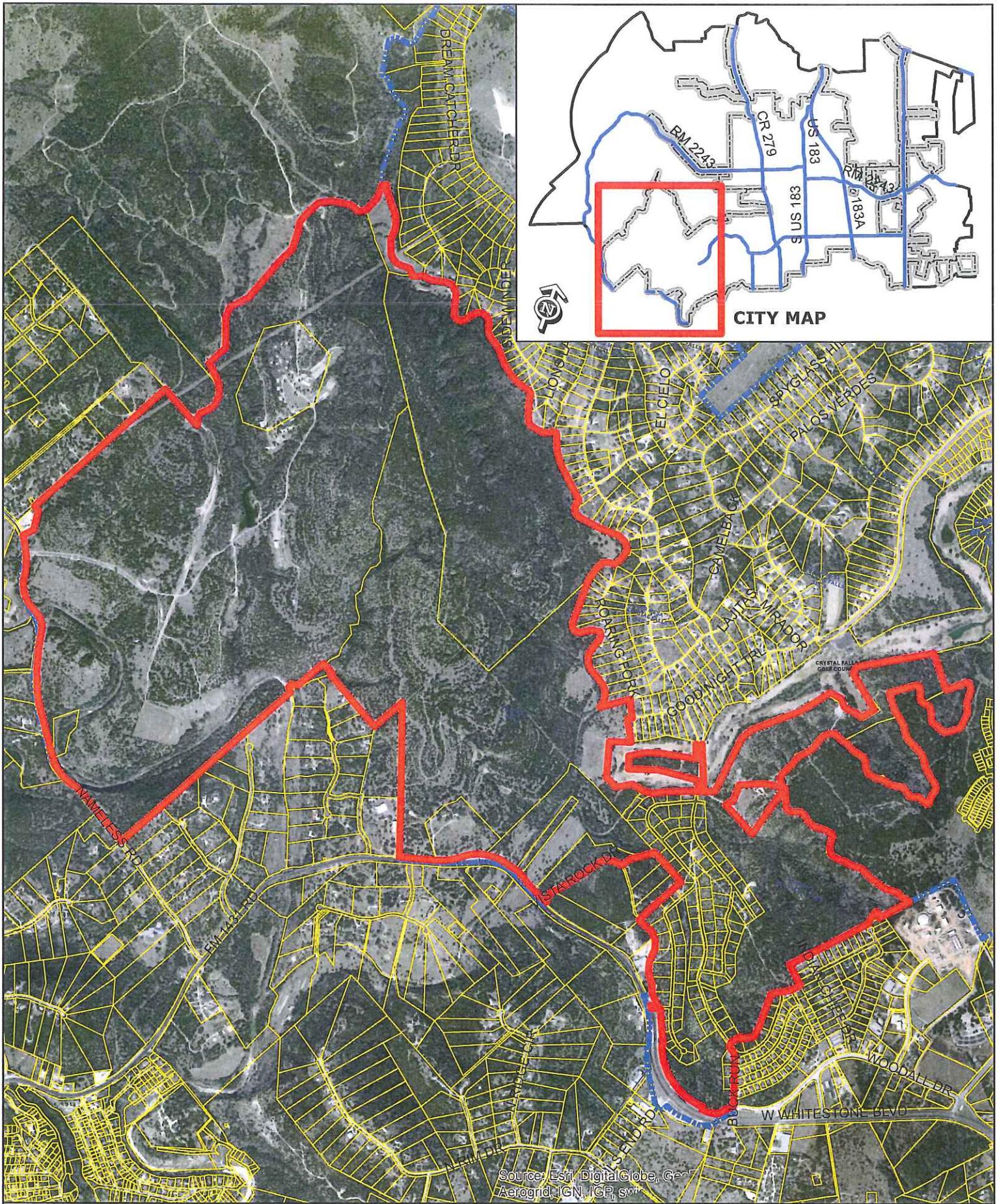
Current Zoning Map
Travisso PUD



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

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

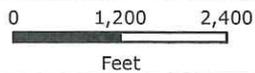
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Source: Esri, DigitalGlobe, GeoEye, AeroGrid, IGN, ICP, swis

ZONING CASE 13-Z-026 Attachment #3

Aerial Exhibit - Approximate Boundaries
Travisso PUD



- Subject Property
- City Limits

Travisso Planned Unit Development

I. General Notes

- A. The PUD consists of approximately 2118.6 acres (the “Property”) located in Travis County, Leander, Texas formerly known as Crystal Falls West or Nameless Valley Ranch, as particularly described in Exhibit A attached to this PUD ordinance.
- B. Except as otherwise provided in this PUD ordinance, including Exhibits B, C, and D, the Property and PUD shall be governed by the Composite Zoning Ordinance of the City of Leander in effect as of the date of this PUD Ordinance (the “Zoning Ordinance”). Any capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Zoning Ordinance.

II. Zoning Districts

- A. The PUD consists of three use districts depicted on Exhibit C attached hereto, including:
 - 1. MU (Mixed Use) containing approximately 64.3 acres;
 - 2. COM (Commercial) containing approximately 16.6 acres; and
 - 3. RES (Residential) containing approximately 2,037.7 acres.

III. Use Components

- A. Allowed Uses. The following table contains the Use Components allowed within the zoning use district boundaries shown on Exhibit C attached to this PUD ordinance.

Use	RES District	MU District	COM District	Allowed with Limitations (See Section III.D)	Allowed %
Single Family Compact (SFC)	X				20% max
Single Family Urban (SFU)	X				N/A
Single Family Suburban (SFS)	X				20% min
Single Family Estate (SFE)	X				25% min
Single Family Rural (SFR)	X				
Single Family Townhome (SFT)		X			50% acreage & 300 units max
Single Family Limited (SFL)		X			
Multi-Family (MF)		X			
General Commercial (GC)		X	X	X	N/A

B. RES District Permitted Uses and Limitations.

1. The Property will be developed to include not less than 2,100 and not more than 3,173 single-family residential lots.
2. Single-family residential lots in the RES District may be developed by the owner of the Property utilizing SFC, SFE, SFR, SFU and SFS Use Components, as more particularly set forth in Exhibit D attached to this PUD ordinance, in accordance with the following requirements:
 - (a) SFC – the maximum percentage of SFC lots allowed to be developed in the project is 20% of the total lots developed in the PUD (635 lots, if the maximum 3,173 single-family residential lots are developed in the PUD);
 - (b) SFE and SFR – the minimum percentage of SFE and SFR lots is 25% of the total lots developed in the PUD (793 lots, if the maximum 3,173 single-family residential lots are developed in the PUD); and
 - (c) SFU and SFS –any lots not developed as SFC lots may be developed as SFU, SFS, SFE, and SFR lots; the minimum percentage of SFS lots is 20% of the total lots developed in the PUD, provided the PUD shall not include more than 3,173 single-family residential lots.
3. A minimum of 250' buffer area adjacent to Grand Mesa/Northern Crystal Falls residential property, as shown in the hatched area on Exhibit C attached to this PUD ordinance, may be developed as SFE and SFR Use Components only.

C. Mixed Use District Use Limitations.

1. Mixed Use is defined as combining different permitted uses in the same building and/or having multiple permitted uses within the MU District. The different uses are not required to be within the same building or the same Legal Lot or Legal Tract.
2. No more than 50% of the gross acreage in the MU district may be developed utilizing MF, SFL and/or SFT Use Components. No more than 300 MF Units may be developed in the PUD. The remainder of the property in the MU District shall be utilized for commercial uses permitted in the COM District or open space.

D. General Commercial District Permitted Uses and Limitations.

1. All uses permitted in the GC use component of the Zoning Ordinance are permitted in the COM District except for the following:
 - (a) Venues with a primary use of live, amplified outdoor music;
 - (b) Outdoor animal boarding;
 - (c) Animal crematory;
 - (d) Farms or truck gardens;
 - (e) Funeral homes;
 - (f) Manufactured housing and accessory building sales;

- (g) Office/Warehouse including painting, plumbing or other similar commercial service; provided that professional offices, medical offices, public offices, and similar offices are permitted;
- (h) Vehicle and major equipment sales, rental or leasing, unless such use is only a secondary and incidental part of the commercial use of such site;
- (i) Auto body shop; and
- (j) Processing of dry cleaning on premises.

IV. Site and Architectural Components and Standards

A. RES District.

1. Development Standards for each Use Component are shown on the table attached as Exhibit D to this PUD ordinance. This table sets out lot size, home size, setback, architectural, masonry, and landscaping, increasing the standards of many traditional zoning categories. To the extent that these requirements are inconsistent with the requirements of Article V (Site Components), Article VI (Site Standards), Article VII (Architectural Components), and Article VIII (Architectural Standards) of the Zoning Ordinance, the Development Standards set forth in this PUD ordinance and Exhibit D attached hereto will apply.
2. Development in the RES District of the PUD will comply with the Type 2 site component.
3. Temporary model home parking areas are permitted uses in the RES District in areas adjacent to or nearby model home sales areas for a maximum of ten (10) years after the issuance of a site development permit for such parking area. In addition to authorized materials, such temporary parking areas may be constructed with crushed granite.

B. MU District. Development in the MU District of the PUD will comply with one of the following Use, Site and Architectural Component standards:

1. MF-2-B;
2. MF-2-A;
3. SFT-2-B;
4. SFL-1-B or
5. GC-3-A.

C. COM District. Development in the COM District will comply with one of the following Use, Site and Architectural Component standards:

1. GC-3-B

V. Signage

- A. Tertiary entrance signs constructed within the PUD shall be regulated by Ordinance No. 03-023-00 and the Zoning Ordinance, with the following exceptions. Tertiary entrance signs may be located at the entryway into sections within the PUD and are permitted only in subdivisions that exceed fifty (50) acres. They may be used to identify various sections that are fifteen (15) acres or greater in size in order to enhance direction within the PUD. Tertiary entrance signs shall be comprised entirely of stone or masonry, with engraved lettering set within the stone or with pin-mounted aluminum or steel letters. The sign face of tertiary entrance signs shall be limited to a total size of twelve (12) square feet. The owner shall submit to the city restrictive covenants providing for perpetual maintenance of such signs by the homeowners' association for Travisso before a permit will be issued for such signs.

VI. Lighting

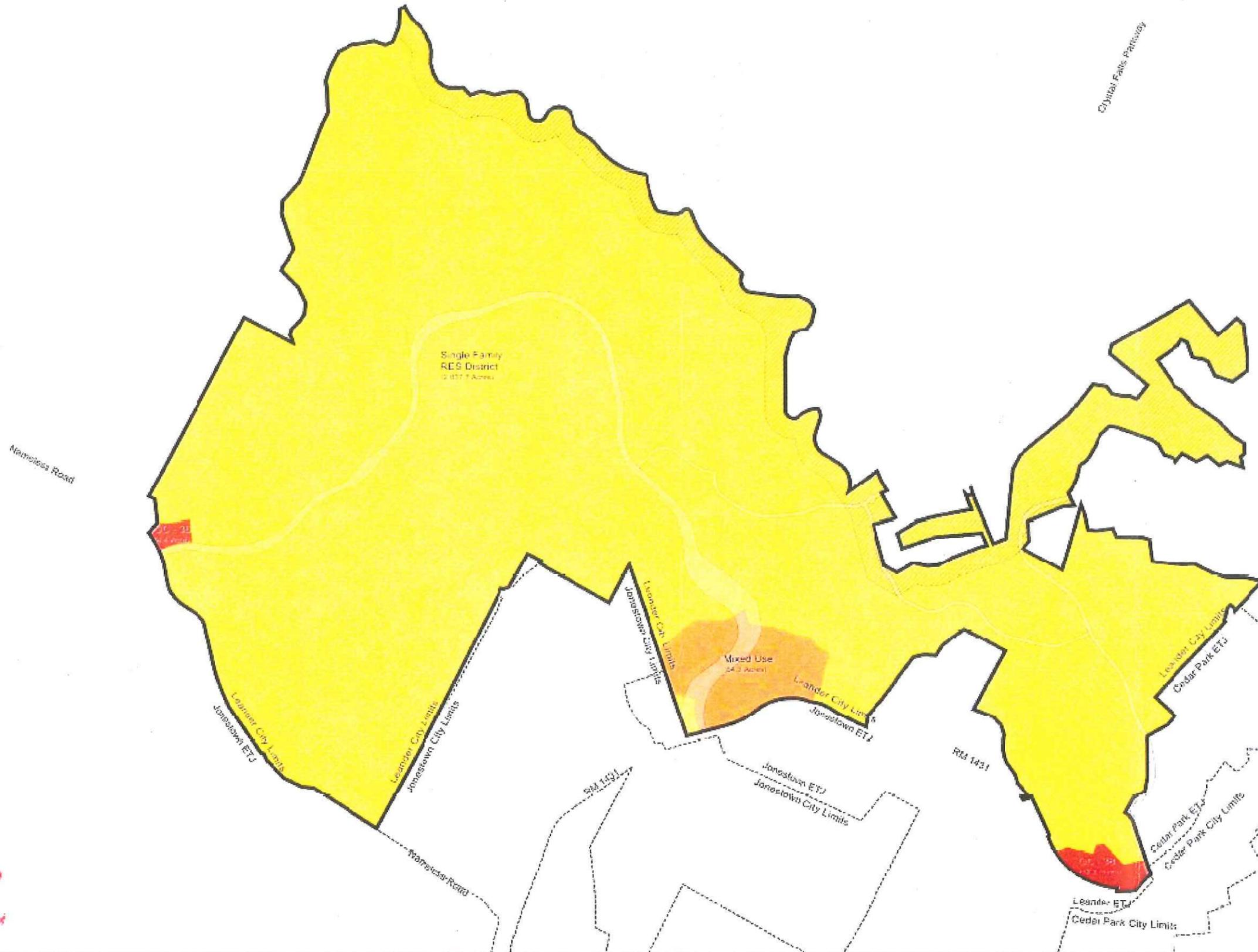
- A. Lighting constructed or installed within the PUD shall be regulated by Section 12 of Article V (Site Component) of the Zoning Ordinance in effect as of the date of this PUD Ordinance; provided, however, that all street lighting along Travisso Parkway will be decorative poles with energy efficient LED light fixtures.

VII. Sidewalks

- A. Pedestrian sidewalks are not required to be installed along FM 1431 frontage due to safety concerns. Sidewalks will be provided internally to all properties developed in the Mixed Use Areas, developed commercially, or developed as multi-family to maintain pedestrian connectivity to sidewalks abutting Divided Collector Road (Travisso Parkway) and Neighborhood Collector Road (Osage).

Exhibit C

PUD Zoning Plan



Zoning Schedule	
Zoning Type	Acres
Single Family RES District (SFC, SFU, SFS, SFE, SPR, Amenity Center)	2,837.7 Ac
High Density Lot Types (SFE or SFR)	
Commercial (GC-20)	9.1 Ac
Mixed Use (GC-45, Multi-Family, Town Homes, First Story)	24.3 Ac
Unzoned Total	2,971.1 Ac

Residential Breakdown			
Zoning	Lot Size	Percentage	Unit Count
SFC	50'	26%	635 (Mixed)
SFU	60'		
SFS	70'	13%	1,540 (Floated)
SH	83-100'	25%	791 (Mixed)
SR	120'		
		100%	3,171 Units



Exhibit D

RES District Development Standards

RES DISTRICT MINIMUM STANDARDS

Zoning Use Component	Interior				Corner				Building Sq Foot	Front Setback	Side Setbacks	Street Side Setback	Rear Setback	Architectural / Masonry Req	Landscaping
	Lot Width	Lot Depth	Lot Area	Lot Width	Lot Depth	Lot Area									
SFC	50	130	6500	60	130	7800	70	130	9100	1400	5	15 (20 street facing garage)	10	65% - Overall 85% Front Elev 100% - 1st Floor all sides 100% - 2nd Floor Side & Rear facing street & greenbelts	Trees: 2 x 3" hardwood Shrubs - 20 x 5 Gal Shrubs - 20 x 1 Gal - OG, GC, P Turf - Bermuda or Zoysia AC Units, Dry Utility pedestals must be screened. 24" min ht at planting 36" w/in 1-2 years
SFU	60	130	7800	70	130	9100	70	130	9100	1850	5	15 (20 street facing garage)	15	65% - Overall 85% Front Elev 100% - 1st Floor all sides 100% - 2nd Floor Side & Rear facing street & greenbelts	Trees: 2 x 3" hardwood, 1 x 2" ornamental Shrubs - 20 x 5 Gal Shrubs - 20 x 1 Gal - OG, GC, P Turf - Bermuda or Zoysia AC Units, Dry Utility pedestals must be screened. 24" min ht at planting 36" w/in 1-2 years
SFS	70	130	9100	80	130	10400	80	130	10400	2400	5	15 (20 street facing garage)	15	65% - Overall 85% Front Elev 100% - 1st Floor all sides 100% - 2nd Floor Side & Rear facing street & greenbelts	Trees: 3 x 3" hardwood, 1 x 2" ornamental Shrubs - 25 x 5 Gal Shrubs - 25 x 1 Gal - OG, GC, P Turf - Bermuda or Zoysia AC Units, Dry Utility pedestals must be screened. 24" min ht at planting 36" w/in 1-2 years
SFE	80	150	12000	90	150	13500	90	150	13500	2600	7.5	15 (20 street facing garage)	15	65% - Overall 85% Front Elev 100% - 1st Floor all sides 100% - 2nd Floor Side & Rear facing street & greenbelts	Trees: 4 x 3" hardwood, 1 x 2" ornamental Shrubs - 30 x 5 Gal Shrubs - 30 x 1 Gal - OG, GC, P Turf - Bermuda or Zoysia AC Units, Dry Utility pedestals must be screened. 24" min ht at planting 36" w/in 1-2 years
SFR	120	160	19200	120	160	19200	120	160	19200	3000	7.5	15 (20 street facing garage)	15	65% - Overall 85% Front Elev 100% - 1st Floor all sides 100% - 2nd Floor Side & Rear facing street & greenbelts	Trees: 4 x 3" hardwood, 2 x 2" ornamental Shrubs - 40 x 5 Gal Shrubs - 40 x 1 Gal - OG, GC, P Turf - Bermuda or Zoysia AC Units, Dry Utility pedestals must be screened. 24" min ht at planting 36" w/in 1-2 years

GENERAL NOTES

- OG - Ornamental Grasses
- GC - Ground Cover
- P - Perennials



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February 6, 2014

Robin Griffin
Senior Planner
City of Leander
Planning Department
P.O. Box 319
Leander, Texas 78646

RE: Travisso – PUD Zoning Application – Letter of Intent

Dear Ms. Griffin

Please accept the following “Letter of Intent” to propose a residential development with adjustments to the Subdivision and Composite Zoning Ordinances, as required by the City of Leander’s PUD zoning application. The 2118 acre Travisso community (formerly known as Crystal Falls West or Nameless Valley Ranch) is currently subject to several zoning districts set forth in the Amended Zoning Ordinance No. 12-023-00 (the “Zoning Ordinance”). Travisso is currently owned by Travisso, Ltd.

Travisso, Ltd. proposes to amend the Zoning Ordinance to create a Planned Unit Development (PUD) district to raise the standard for development in order to facilitate flexible, customized zoning and subdivision standards to encourage superior and innovative designs for the development of the Travisso community. The proposed PUD would continue to include a blend of single family use, multifamily and general commercial use, and related parks, trails and public improvements without increasing the number of single family lots or multifamily or general commercial acreage. Numerous benefits to the City of Leander, the Travisso community, and the neighborhoods surrounding Travisso are detailed below.

The Travisso Planned Unit Development will raise the standard of development with the following purposes and intents:

1. To create unified development standards in order to provide flexible, customized zoning and subdivision standards;
2. To provide for development which is harmonious with nearby areas;
3. To enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance;
4. To provide for more efficient use of land, resulting in streets that are safer and open space that is larger superior;
5. To encourage harmonious and coordinated development by developing plans that better address natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
6. To enable productive development of land with unusual physical or location characteristics that may not be feasible under standard zoning district regulations;
7. To facilitate the development of the tax base, the local economy, population and public facilities;
8. To provide additional protections to the environment;
9. To provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district;
10. To require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development; and
11. To include a mixture of single family, multi-family and commercial zoning districts to promote diverse demographic and economic characteristics.

Travisso, Ltd. proposes a revision to the zoning map to establish composite zoning districts and to allow flexibility in the placement of particular product within such. The Zoning Map would consist of three districts: Residential (RES) district; Mixed Use (MU) district, and Commercial (COM) district, which would include the following:

A. Revise Zoning Map. Travisso, Ltd. proposes a revision to the zoning map to establish composite zoning districts and to allow flexibility in the placement of particular product within such districts upon confirmation of the City Manager or Director of Development Services that proposed development complies with the PUD and Development Agreement provisions. The Zoning Map would consist of three districts: Residential (RES) district; Mixed Use (MU) district, and Commercial (COM) district, which would include the following:

1. Increase the acreage and establish designated composite districts for improved green space, parks and a new trail system;
2. Continue to set aside convenient land for schools and a fire station;
3. Establish designated yet flexible Single Family Estate/Single Family Rural composite districts within 250' of adjacent existing neighborhoods along the northern property boundary to provide buffers to increase harmony with neighboring communities;
4. Establish Single Family Suburban/Single Family Urban/Single Family Compact composite districts to allow flexibility in placement of such uses; and
5. Establish designed yet flexible General Commercial/Multifamily use component districts to allow innovative town center or new urban designs.

B. Development Requirements. The PUD would provide for required minimum and maximum utilization or development of particular zoning use component districts, including:

1. No increase in the maximum number of single family lots allowed under the current PUD and Development Agreement (limited to 3173);
2. A maximum number of Single Family Compact lots to be developed limited to 20% of lots up to 635 lots;
3. A flexible number of Single Family Urban and Single Family Suburban lots to be developed, limited to 55% of lots up to 1745 lots; and a minimum of 20% of Single Family Suburban lots
4. A minimum number of Single Family Rural and Single Family Estate lots to be developed, with a flexible mix of such uses, including at least 25% of lots and at least 793 lots if 3173 lots are developed.

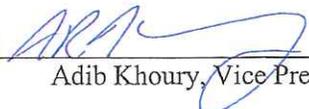
C. Increase Standards for Travisso. The PUD would raise the standards of all square footage requirements, landscaping requirements, lot depths and lighting requirements. Several undesirable uses currently permitted in the General Commercial districts would be prohibited.

We look forward to working with the City of Leander Staff, Planning and Zoning Commission and the City Council on this application.

Sincerely,

Travisso, Ltd.
A Texas limited partnership

By: TMC Travisso GP, LLC,
a Texas limited liability company,
its general partner

By: 
Adib Khoury, Vice President