



## **AGENDA**

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

**Thursday ~April 10, 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: March 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 14-FP-001: Hold a public hearing and consider action on the Carneros Ranch, Section 1 Final Plat for 20.21 acres more or less; WCAD Parcel R032156; generally located approximately 190 feet north of the intersection of Vista Ridge Drive and Bagdad Road on the west side of Bagdad Road; Williamson County, Texas. Applicant/Agent: CSF Civil Group, LLC on behalf of MHI Central Texas, LLC.

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

7. Subdivision Case 13-CP-010: Hold a public hearing and consider action on the Marbella Concept Plan, for 85.28 acres more or less; WCAD Parcels R031302, R031303, R031368, R031305, R383410, R433132, R432798, R031371, R031370, R031369, and R031304 generally located  $\frac{3}{4}$  of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243, Williamson County, Texas. Applicant: Brian Birdwell on behalf of NK Land Investment, LLC, Weldon Stephen Walker and Tammy Walker.

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

8. Subdivision Case 14-CP-001: Hold a public hearing and consider action on the Stewart Crossing Concept Plan, for 66.2 acres more or less; WCAD Parcels R433136, R031257, R031259, R031261, R031260, R432796, and R432795 generally located 1,000 feet to the east of the northeast corner of the intersection of 183A Toll Road and E. Woodview Drive Leander, Williamson County Texas. Applicant: Jones & Carter, Inc. on behalf BW and Carlene Pruett Trust and Samuel, Ida Nell Pearson Family Trust and Samuel and Ida Nell Pearson and BW and Carlene Pruett Family Trust.

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

9. Zoning Case 14-Z-006: Hold a public hearing and consider action on the rezoning of several tracts of land located to the west of the western terminus of Osage Drive in the Bluffs at Crystal Falls Subdivision; Legally described as 13.385 acres more or less out of the B.F. Davis Survey 73, the J.H. Harris Survey 96, the I.A. Hampton Survey 613, and the Lucinda Carter Survey; TCAD Parcel 831299. Currently, the property is zoned SFU-2-B (Single- Family Urban), SFS-2-B (Single-Family Suburban), and SFC-2-B (Single-Family Compact). The property is proposed to be zoned SFU-2-B (Single- Family Urban), SFS-2-B (Single-Family Suburban), and SFC-2-B (Single-Family Compact), Leander, Travis County, Texas. Applicant: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.

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

#### **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 4 day of April, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Director of Development Services



## EXECUTIVE SUMMARY

APRIL 10, 2014

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**Agenda Subject:** Subdivision Case 14-FP-001: Hold a public hearing and consider action on the Carneros Ranch, Section 1 Final Plat for 20.21 acres more or less; WCAD Parcel R032156; generally located approximately 190 feet north of the intersection of Vista Ridge Drive and Bagdad Road on the west side of Bagdad 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: CSF Civil Group, LLC on behalf of MHI Central Texas, LLC.

**Financial Consideration:** None

**Recommendation:** This final plat includes 63 single-family lots and 1 detention 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.

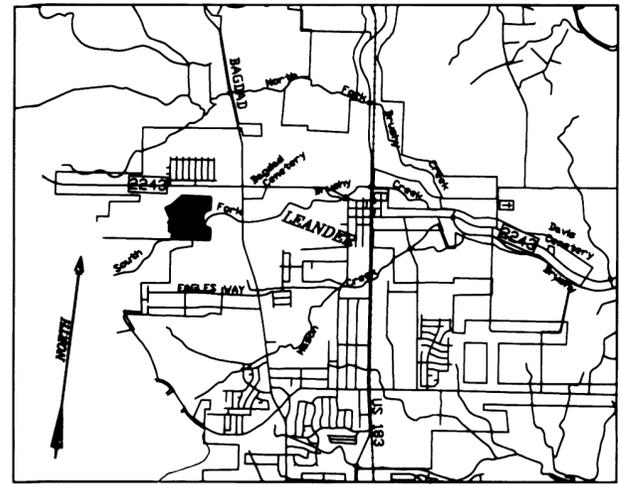
**Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.

**Attachments:** 1. Final Plat

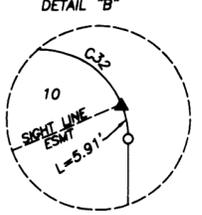
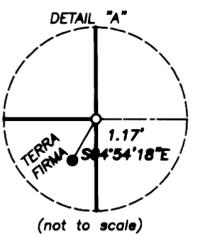
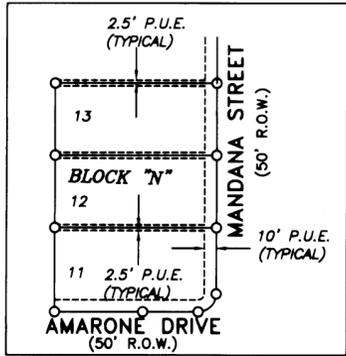
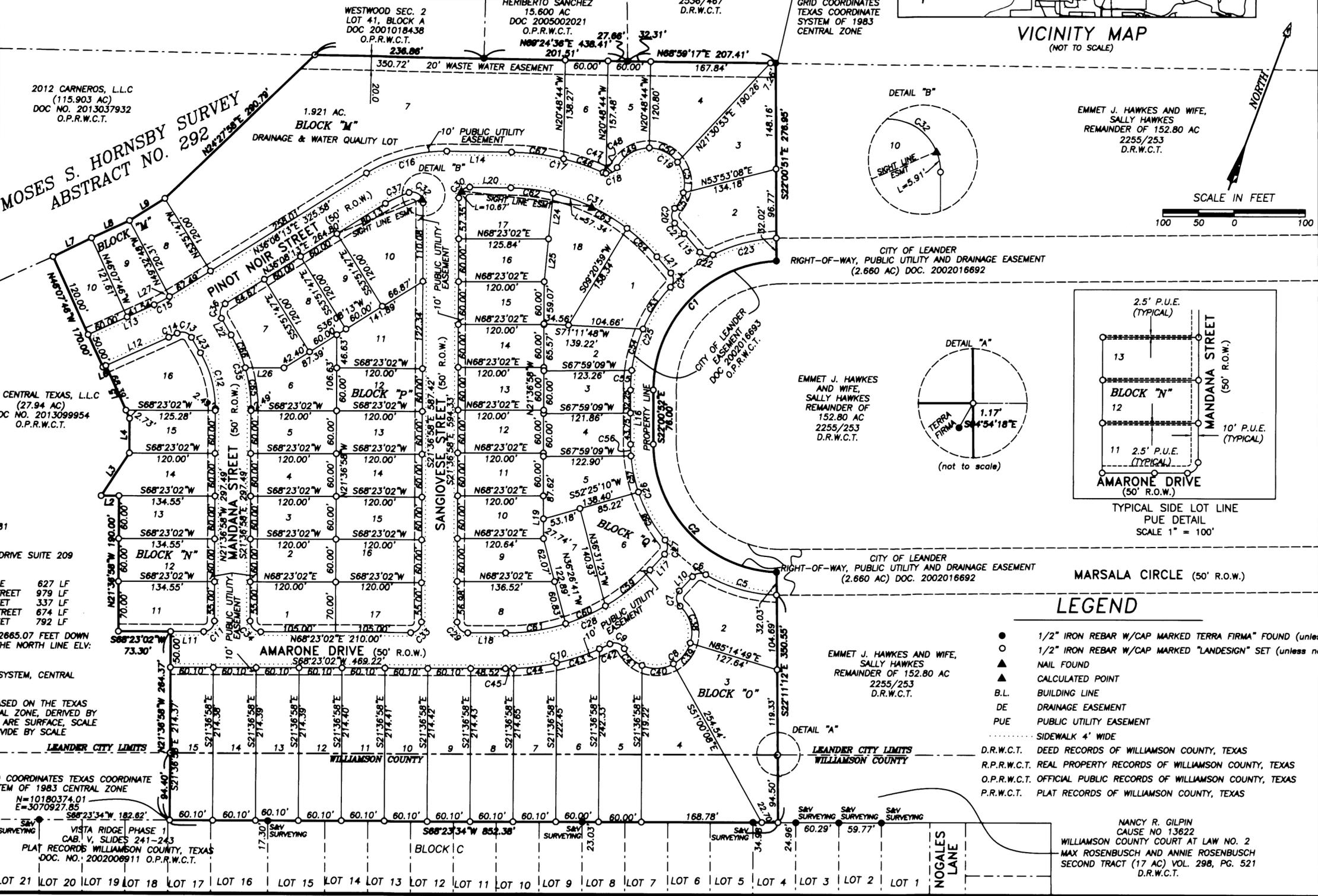
**Prepared By:** Robin M. Griffin, AICP  
Senior Planner

04/02/2014

| NO. | Radius | Delta Angle | Length | Chord Bearing | Chord Length | NO. | Radius | Delta Angle | Length | Chord Bearing | Chord Length | NO. | Radius | Delta Angle | Length | Chord Bearing | Chord Length |
|-----|--------|-------------|--------|---------------|--------------|-----|--------|-------------|--------|---------------|--------------|-----|--------|-------------|--------|---------------|--------------|
| C1  | 180.00 | 87°46'17"   | 275.74 | S21°52'16"W   | 249.56       | C26 | 212.00 | 39°18'33"   | 145.45 | S41°40'07"E   | 142.61       | C49 | 50.00  | 63°57'54"   | 55.82  | S36°53'29"W   | 52.97        |
| C2  | 180.00 | 87°31'28"   | 274.97 | S65°46'39"E   | 249.00       | C27 | 15.00  | 82°22'06"   | 21.56  | S20°08'21"E   | 19.75        | C50 | 50.00  | 52°24'19"   | 45.73  | N84°55'25"W   | 44.15        |
| C3  | 212.00 | 28°17'55"   | 104.71 | S84°12'24"W   | 103.65       | C28 | 275.00 | 47°20'20"   | 227.21 | S44°42'32"W   | 220.80       | C51 | 50.00  | 51°57'20"   | 45.34  | N32°44'35"W   | 43.80        |
| C4  | 15.00  | 77°18'40"   | 20.24  | S59°42'02"W   | 18.74        | C29 | 15.00  | 89°58'40"   | 23.56  | N66°36'17"W   | 21.21        | C52 | 50.00  | 28°44'40"   | 25.08  | N07°36'25"E   | 24.82        |
| C5  | 15.00  | 90°50'25"   | 23.78  | S24°22'31"E   | 21.37        | C30 | 15.00  | 90°48'13"   | 23.77  | N23°47'09"E   | 21.36        | C53 | 212.00 | 18°58'15"   | 70.19  | N11°15'38"E   | 69.87        |
| C6  | 90.00  | 201°14'16"  | 175.61 | S30°49'25"W   | 98.29        | C31 | 275.00 | 48°39'44"   | 233.56 | S86°28'52"E   | 226.61       | C54 | 212.00 | 16°18'09"   | 60.20  | N06°21'34"W   | 60.00        |
| C7  | 15.00  | 89°48'57"   | 23.51  | S65°23'04"W   | 21.18        | C32 | 15.00  | 108°42'01"  | 28.46  | S75°57'58"E   | 24.38        | C55 | 212.00 | 07°31'12"   | 27.83  | N18°15'15"W   | 27.81        |
| C8  | 325.00 | 26°45'27"   | 151.78 | S55°00'19"W   | 150.40       | C33 | 15.00  | 90°00'00"   | 23.56  | S23°23'02"W   | 21.21        | C56 | 212.00 | 04°23'50"   | 16.27  | N24°12'46"W   | 16.27        |
| C9  | 15.00  | 90°00'00"   | 23.56  | N23°23'02"E   | 21.21        | C34 | 15.00  | 90°00'00"   | 23.56  | N66°36'58"W   | 21.21        | C57 | 212.00 | 13°57'00"   | 51.62  | S33°23'11"E   | 51.49        |
| C10 | 155.00 | 30°20'52"   | 82.10  | N36°47'24"W   | 81.14        | C35 | 205.00 | 30°20'52"   | 108.58 | N36°47'24"W   | 107.32       | C58 | 212.00 | 20°57'42"   | 77.56  | N50°50'32"W   | 77.13        |
| C11 | 15.00  | 87°23'37"   | 22.88  | S84°20'22"W   | 20.73        | C36 | 15.00  | 88°06'03"   | 23.06  | N07°54'48"W   | 20.86        | C59 | 275.00 | 16°47'48"   | 80.62  | S29°26'36"W   | 80.33        |
| C12 | 230.00 | 03°13'41"   | 12.96  | S42°15'23"W   | 12.96        | C37 | 155.00 | 13°32'49"   | 36.65  | N42°54'37"E   | 36.56        | C60 | 275.00 | 12°43'55"   | 61.11  | S44°12'28"W   | 60.98        |
| C13 | 180.00 | 07°44'01"   | 24.30  | N40°00'14"E   | 24.28        | C38 | 50.00  | 65°02'32"   | 56.76  | N37°16'27"W   | 53.76        | C61 | 275.00 | 17°48'38"   | 85.48  | S59°28'44"W   | 85.14        |
| C14 | 205.00 | 33°03'02"   | 118.25 | N52°39'44"E   | 116.62       | C39 | 50.00  | 43°45'02"   | 38.18  | S17°07'20"W   | 37.26        | C62 | 275.00 | 12°32'00"   | 60.16  | S75°27'15"W   | 60.04        |
| C15 | 325.00 | 23°21'30"   | 132.50 | N80°52'01"E   | 131.58       | C40 | 50.00  | 52°08'41"   | 45.50  | S65°04'12"W   | 43.95        | C63 | 275.00 | 24°04'23"   | 115.54 | N66°14'33"W   | 114.69       |
| C16 | 15.00  | 87°38'14"   | 22.94  | N48°43'39"E   | 20.77        | C41 | 50.00  | 40°18'00"   | 35.17  | N68°42'27"W   | 34.45        | C64 | 275.00 | 12°03'22"   | 57.86  | N68°10'41"W   | 57.76        |
| C17 | 50.00  | 19°04'13"   | 17.98  | S76°33'22"E   | 98.89        | C42 | 325.00 | 02°51'23"   | 16.20  | S43°03'17"W   | 16.20        | C65 | 205.00 | 16°17'29"   | 58.29  | S29°45'42"E   | 58.09        |
| C18 | 15.00  | 87°38'14"   | 22.94  | S21°50'22"E   | 20.77        | C43 | 325.00 | 11°09'36"   | 63.30  | S50°03'47"W   | 63.20        | C66 | 205.00 | 14°03'23"   | 50.29  | S44°56'08"E   | 50.17        |
| C19 | 325.00 | 03°30'29"   | 19.90  | S63°54'15"E   | 19.90        | C44 | 325.00 | 10°41'59"   | 60.69  | S60°59'34"W   | 60.60        | C67 | 325.00 | 12°59'47"   | 73.72  | N75°41'09"E   | 73.56        |
| C20 | 15.00  | 76°46'35"   | 20.10  | N79°27'42"E   | 18.63        | C45 | 325.00 | 02°02'29"   | 11.58  | S67°21'48"W   | 11.58        |     |        |             |        |               |              |
| C21 | 212.00 | 25°01'15"   | 92.58  | N53°35'02"E   | 91.85        | C46 | 325.00 | 10°21'43"   | 58.78  | S87°21'54"W   | 58.70        |     |        |             |        |               |              |
| C22 | 15.00  | 82°53'46"   | 21.70  | S20°42'07"E   | 19.86        | C47 | 15.00  | 16°47'46"   | 4.40   | S84°08'53"W   | 4.38         |     |        |             |        |               |              |
| C23 | 212.00 | 42°45'37"   | 158.22 | S00°38'03"E   | 154.57       | C48 | 15.00  | 70°50'28"   | 18.55  | S40°19'46"W   | 17.39        |     |        |             |        |               |              |



| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L2     | S68°23'02"W | 25.02'   |
| L3     | N11°47'32"E | 71.88'   |
| L4     | N21°36'58"W | 48.42'   |
| L5     | N46°07'48"W | 81.11'   |
| L6     | S43°52'14"W | 4.61'    |
| L7     | N42°19'45"E | 60.02'   |
| L8     | N43°44'27"E | 58.66'   |
| L9     | N36°06'38"E | 58.43'   |
| L10    | S21°02'42"W | 27.16'   |
| L11    | N68°23'02"E | 46.25'   |
| L12    | S43°52'14"W | 96.92'   |
| L13    | N43°52'14"E | 101.54'  |
| L14    | N69°11'16"E | 90.72'   |
| L15    | S62°09'00"E | 34.08'   |
| L16    | S22°00'51"E | 76.00'   |
| L17    | S21°02'42"W | 30.03'   |
| L18    | S68°23'02"W | 52.98'   |
| L19    | N22°13'21"W | 60.00'   |
| L20    | N69°11'16"E | 57.57'   |
| L21    | S62°09'00"E | 29.81'   |
| L22    | N51°57'50"W | 26.97'   |
| L23    | N51°57'50"W | 25.07'   |
| L24    | S15°49'19"E | 64.48'   |
| L25    | S16°03'08"E | 60.28'   |
| L26    | N68°23'02"E | 54.32'   |
| L27    | N36°08'13"E | 0.08'    |



**LEGEND**

- 1/2" IRON REBAR W/CAP MARKED "TERRA FIRMA" FOUND (unless noted)
  - 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET (unless noted)
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - B.L. BUILDING LINE
  - DE DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - ..... SIDEWALK 4' WIDE
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
R.P.R.W.C.T. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: MHI CENTRAL TEXAS, L.L.C.  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063

AREA: 20.21 ACRES  
MHI CENTRAL TEXAS, L.L.C.  
(27.94 AC)  
DOC NO. 2013099954  
O.P.R.W.C.T.

SURVEY: MOSES S. HORNSBY  
SURVEY ABSTRACT NO. 292

LOTS: 63 SINGLE FAMILY  
1 DETENTION

BLOCKS: 5

SURVEYOR: LANDESIGN SERVICES, INC.  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681

ENGINEER: CSF CIVIL GROUP, L.L.C.  
3636 EXECUTIVE CENTER DRIVE SUITE 209  
AUSTIN, TEXAS 78731

STREET DEDICATION - MARSALA CIRCLE 627 LF  
PINOT NOIR STREET 979 LF  
MANDANA STREET 337 LF  
SANGIOVESE STREET 674 LF  
AMARONE STREET 792 LF

BENCHMARK: AERIAL PANEL APPROX. 2665.07 FEET DOWN  
THE NORTH LINE AND 86 FEET OFF THE NORTH LINE ELV:  
1044.68'

BEARINGS BASIS: TEXAS COORDINATE SYSTEM, CENTRAL  
ZONE NAD 83

COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, OF 1983 CENTRAL ZONE, DERIVED BY  
GPS RTK. DISTANCES SHOWN HEREON ARE SURFACE. SCALE  
FACTOR 0.99986 TO GET THE GRID DIVIDE BY SCALE  
FACTOR OF 0.99986

MHI PARTNERSHIP, LTD  
(3.537 AC.)  
DOC. NO. 2014015739

GRID COORDINATES TEXAS COORDINATE  
SYSTEM OF 1983 CENTRAL ZONE  
N=10180374.01  
E=3070927.95

VISTA RIDGE PHASE 1  
CAB. V, SLIDES 241-243  
PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2002009911 O.P.R.W.C.T.

**LANDESIGN SERVICES, INC.**  
512-258-7901  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

**CARNEROS RANCH SECTION ONE**

BAGDAD ROAD (R.O.W. VARIES)

PROJECT NAME: CARNEROS  
JOB NUMBER: 191-12-3  
DATE: 03/11/2014  
SCALE: 1" = 100'

DRAWING FILE PATH: L:\CSF CIVIL\CARNEROS\_V\DWG  
FIELDNOTE FILE PATH: L:\CSF CIVIL\CARNEROS\_V\NOTES  
PLOTTER: JIB  
TECH: HAS  
PARTYCHECKER: AG  
CHECKED BY: JIB  
FIELDBOOKS: 218/250

**DRAWING NAME**  
SEC 1

**SHEET**  
1 of 2

# FINAL PLAT OF: CARNEROS RANCH, SECTION ONE LEANDER, TEXAS

## METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS {}  
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THE PRESENTS:

THAT MHI CENTRAL TEXAS, LLC, A TEXAS LIMITED COMPANY, BEING OWNERS OF 27.94 ACRES IN THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS, SAID 27.94 ACRES HAVING BEEN CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013089954 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND MHI PARTNERSHIP, LTD, BEING OWNERS OF 3.573 ACRES HAVING BEEN CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014015739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 20.21 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

### CARNEROS RANCH, SECTION ONE

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 14 DAY OF MARCH, 2014 A.D.

  
MHI CENTRAL TEXAS, LLC, A TEXAS LIMITED COMPANY  
DAVID BRUNING, CFO  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063

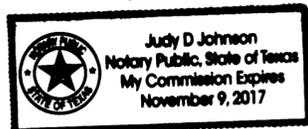
  
MHI PARTNERSHIP, LTD  
DAVID BRUNING, CFO  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063

THE STATE OF TEXAS {}  
THE COUNTY OF WILLIAMSON {}

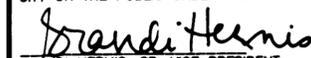
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BRUNING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 14 DAY OF MARCH, 2014 A.D.

  
NOTARY PUBLIC, STATE OF TEXAS  
  
PRINTED NAME: Judy D. Johnson MY COMMISSION EXPIRES 11/9/2017

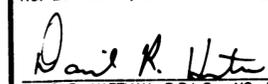


BY SIGNING THIS PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THE PLAT.

  
BRANDI HERMIS, SR. VICE PRESIDENT  
U.S. BANK  
HOUSING CAPITAL COMPANY, A DIVISION OF US BANK  
5555 SAN FELIPE STREET, SUITE 1150  
HOUSTON, TEXAS 77056

### LAND SURVEYOR'S STATEMENT

I, DAVID R. HARTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL APPLICABLE EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS INDICATED IN COMMITMENT FOR TITLE G.F. NO. 01348-2469, DATED OCTOBER 9, 2013 AND G.F. NO. 201400141, DATED JANUARY 22, 2014.

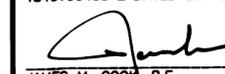
  
DAVID R. HARTMAN, R.P.L.S. NO. 5264  
DATE: 3/11/14  
LANDESIGN SERVICES, INC.  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800  
(512) 238-7901

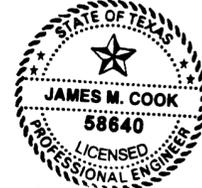


### ENGINEER'S CERTIFICATION:

I, JAMES M. COOK, P.E. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP 48491C0455 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

  
JAMES M. COOK, P.E.  
DATE: 3/11/14  
ENGINEERING BY:  
CSF CIVIL GROUP, LLC  
3836 EXECUTIVE CENTER DRIVE, SUITE 209  
AUSTIN, TEXAS 78731  
(512) 614-4486  
TPE FIRM REGISTRATION NO. 12377



### GENERAL NOTES:

- 1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AS SHOWN.
- 2) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- 3) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- 4) CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 5) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 6) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO MAINTAIN PRE-DEVELOPMENT PEAK RATES AND/OR REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
- 7) 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 REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENT.
- 8) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 9) THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) EDWARDS AQUIFER RULES.
- 10) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
- 12) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 13) DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES.
- 14) PARKLAND REQUIREMENTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE "PARKLAND DEVELOPMENT PLAN FOR THE CARNEROS RANCH".
- 15) COMPLIANCE WITH ANY PROVISIONS OF THE CITY OF LEANDER ZONING ORDINANCE AFFECTING THIS SUBDIVISION IS REQUIRED.
- 16) FOR LOTS LESS THAN SIXTY (60) FEET WIDE AND ZONED SFC, SFL OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE (5) FEET IN FRONT OF DWELLING OR POOR COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN (7) 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.
- 17) A TWO AND ONE HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE SIDE LOT LINES OF ALL RESIDENTIAL LOTS.
- 18) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS) SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS ABUTTING A RESIDENTIAL LOT SHALL BE BUILT BY THE HOMEOWNER.
- 19) ALL SITE UTILITY LINES MUST BE UNDERGROUND.
- 20) THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VISTA RIDGE. REFERENCE IS HEREBY MADE TO THE SEPARATE INSTRUMENTS RECORDED IN DOCUMENTS NO. 2002012873, 2008035850, 2013005393 AND 2013088006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (TOGETHER WITH ALL OTHER AMENDMENTS OR SUPPLEMENTS, OF THE "DECLARATION").
- 21) LOT 7, BLOCK M SHALL BE OWNED BY THE VISTA RIDGE HOA.
- 22) WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

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

ATTEST: J. JEFF SEILER, CHAIRMAN ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

BEGINNING AT A FOUND IRON ROD WITH PLASTIC CAP STAMPED "TERRA FIRMA" AT THE NORTHEAST CORNER OF SAID 27.94 ACRE TRACT, THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 152.80 ACRE TRACT CONVEYED TO EMMET J. HAWKES AND WIFE SALLY HAWKES OF RECORD IN VOLUME 2255, PAGE 283 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.) AND THE SOUTH LINE OF A CALLED 17.00 ACRE TRACT DESCRIBED IN DEED TO LOUIS AVERY RECORDED IN VOLUME 2536, PAGE 487 OF THE D.R.W.C.T.;

THENCE WITH THE EAST LINE OF SAID 27.94 ACRE TRACT AND THE WEST LINE OF THE REMAINDER OF SAID 152.80 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 22°00'51" EAST A DISTANCE OF 276.95 FEET TO A FOUND IRON ROD WITH PLASTIC CAP STAMPED "TERRA FIRMA" IN THE WEST LINE OF A CALLED 2.660 ACRE TRACT CONVEYED TO THE CITY OF LEANDER OF RECORD IN DOC. NO. 2002016892 OF THE O.P.R.W.C.T.;

2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 87°46'17" A LENGTH OF 275.74 FEET AND A CHORD WHICH BEARS SOUTH 21°52'16" WEST A DISTANCE OF 249.56 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

3. SOUTH 22°00'52" EAST A DISTANCE OF 76.00 FEET A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 87°31'28" A LENGTH OF 274.97 FEET AND A CHORD WHICH BEARS SOUTH 65°46'39" EAST A DISTANCE OF 249.00 FEET TO A FOUND IRON ROD WITH PLASTIC CAP STAMPED "TERRA FIRMA";

5. THENCE SOUTH 22°11'12" EAST, AT A DISTANCE OF 256.03 FEET PASSING A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET FOR THE SOUTHEAST CORNER LINE OF SAID 27.94 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 3.537 ACRE TRACT, FROM WHICH A FOUND IRON ROD WITH PLASTIC CAP STAMPED "TERRA FIRMA" BEARS SOUTH 04°54'18" EAST 1.17 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 350.55 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET FOR THE SOUTHEAST CORNER OF SAID 3.537 ACRE TRACT AND IN THE NORTH LINE OF LOT 4, BLOCK C, VISTA RIDGE PHASE 1 A SUBDIVISION OF RECORD IN CABINET V, SLIDES 241-243 OF THE PLAT RECORDS OF WILLIAMSON COUNTY (P.R.W.C.T.) DOCUMENT NUMBER 2002006911 O.P.R.W.C.T.;

THENCE SOUTH 68°23'34" WEST WITH THE SOUTH LINE OF SAID 3.537 ACRE TRACT AND THE NORTH LINE OF SAID BLOCK C, VISTA RIDGE PHASE 1 TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET AT A DISTANCE OF 852.38 FEET;

THENCE NORTH 21°36'58" WEST CROSSING THROUGH SAID 3.537 ACRE TRACT, AT 94.40 FEET PASSING THE NORTH LINE OF SAID 3.537 ACRE TRACT AND THE SOUTH LINE OF SAID 27.94 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 264.37 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

THENCE CROSSING THROUGH SAID 27.94 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 68°23'02" WEST A DISTANCE OF 73.30 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

2. NORTH 21°36'58" WEST A DISTANCE OF 190.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

3. SOUTH 68°23'02" WEST A DISTANCE OF 25.02 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

4. NORTH 11°47'32" EAST A DISTANCE OF 71.88 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

5. NORTH 21°36'58" WEST A DISTANCE OF 48.42 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

6. NORTH 46°07'46" WEST A DISTANCE OF 81.11 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

7. SOUTH 43°52'14" WEST A DISTANCE OF 4.61 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

8. NORTH 46°07'46" WEST A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET IN THE NORTH LINE OF SAID 27.94 ACRE TRACT AND IN THE EAST LINE OF THE REMAINDER OF A CALLED 115.903 ACRE TRACT CONVEYED TO 2012 CARNEROS, LLC OF RECORD IN DOCUMENT NO. 2013037932 OF THE O.P.R.T.C.T.;

THENCE WITH THE NORTH LINE OF SAID 27.94 ACRE TRACT AND THE EAST LINE OF THE REMAINDER OF SAID 115.903 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. NORTH 42°19'45" EAST A DISTANCE OF 80.02 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

2. NORTH 43°44'27" EAST A DISTANCE OF 58.66 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

3. NORTH 36°06'38" EAST A DISTANCE OF 58.43 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

4. NORTH 24°27'58" EAST A DISTANCE OF 290.79 FEET 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET IN THE NORTH LINE OF SAID 27.94 ACRE TRACT AND THE SOUTH LINE OF WESTWOOD SECTION 2 LOT 41, BLOCK A RECORDED IN DOCUMENT NUMBER 2001018438 OF THE O.P.R.W.C.T.;

THENCE NORTH 69°24'36" EAST A DISTANCE OF 438.41 FEET WITH THE NORTH LINE OF SAID 27.94 ACRE TRACT, THE SOUTH LINE OF LOT 41, BLOCK A AND THE SOUTH LINE OF A CALLED 15.600 ACRE TRACT DESCRIBED IN DEED TO HERIBERTO SANCHEZ RECORDED IN DOCUMENT NUMBER 2005002021 OF THE O.P.R.W.C.T. TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 15.600 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 17.00 ACRE TRACT;

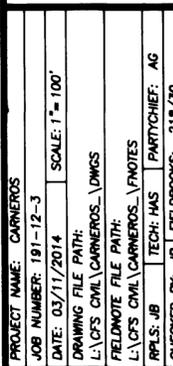
THENCE NORTH 68°59'17" EAST A DISTANCE OF 207.40 FEET WITH THE NORTH LINE OF SAID 27.94 ACRE TRACT AND THE SOUTH LINE OF SAID 17.00 ACRE TRACT TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.21 ACRES OF LAND, MORE OR LESS, OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS.

THE STATE OF TEXAS {}  
THE COUNTY OF WILLIAMSON {}

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET \_\_\_\_\_ SLIDES \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN WRITTEN ABOVE.

BY: \_\_\_\_\_  
NANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS



|                        |   |
|------------------------|---|
| PROJECT NAME: CARNEROS | SCALE: 1" = 100'                                |
| JOB NUMBER: 191-12-3   | DRAWING FILE PATH: L:\CS CIVIL\CARNEROS\DWGS    |
| DATE: 03/11/2014       | FLEWNOTE FILE PATH: L:\CS CIVIL\CARNEROS\FNOTES |
| APP'LS: JB             | TECH: MAS                                       |
| CHECKED BY: JB         | FIELDWORKS: 218/230                             |
| DRAWING NAME: SEC 1    |   |
| SHEET: 2 of 2          |   |

CARNEROS RANCH SECTION ONE

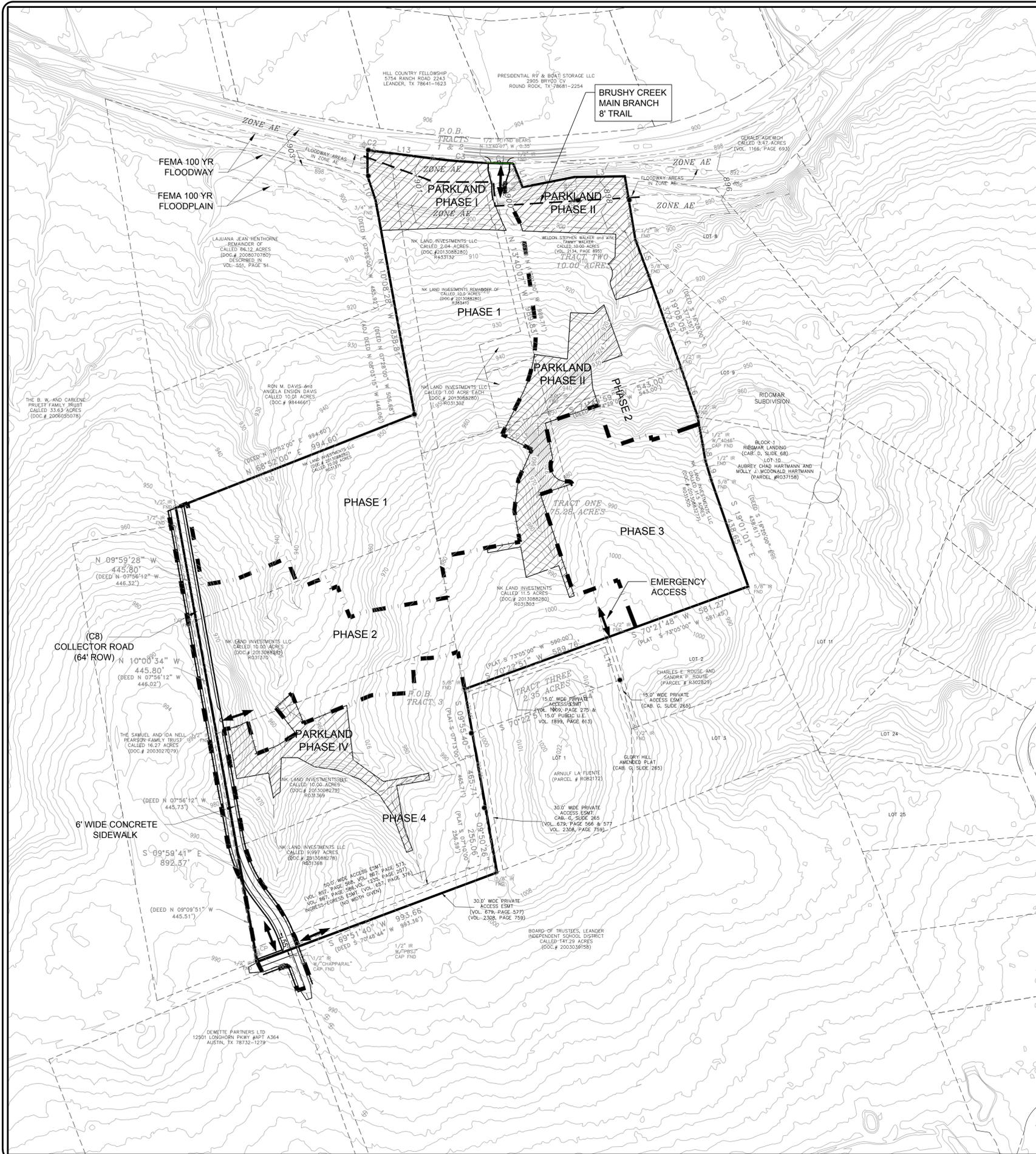


## EXECUTIVE SUMMARY

APRIL 10, 2014

- 
- Agenda Subject:** Subdivision Case 13-CP-010: Hold a public hearing and consider action on the Marbella Concept Plan, for 85.28 acres more or less; WCAD Parcels R031302, R031303, R031368, R031305, R383410, R433132, R432798, R031371, R031370, R031369, and R031304 generally located  $\frac{3}{4}$  of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243, Williamson County, Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant: Brian Birdwell on behalf of NK Land Investment, LLC, Weldon Stephen Walker and Tammy Walker.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan contains approximately 216 single-family lots and 12.22 acres of parkland. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Martin Siwek, GISP  
Planner

04/02/2014



### Trip Generation Rates from the 8th Edition ITE Trip Generation Report

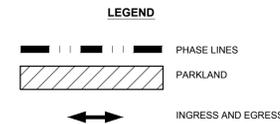
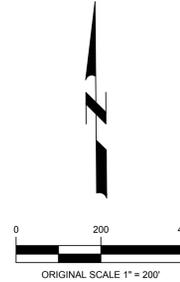
NA: Not Available  
 DU: Dwelling Unit  
 Occ.Room: Occupied Room

KSF<sup>2</sup>: Units of 1,000 square feet  
 Fuel Position: # of vehicles that could be fueled simultaneously

| Description / ITE Code | Units | Rate | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculated Daily Trips | PM Peak Trips - Total | PM In | PM Out |
|------------------------|-------|------|---------------------|---------|----------|---------------------------------------|------------------------|-----------------------|-------|--------|
| Single Family/210 Code | DU    | 9.57 | 1.01                | 63%     | 0        | 216.0                                 | 2067.1                 | 218                   | 137   | 81     |

| CONCEPT PLAN TABLE                     |             |
|--|-------------|
| LANDUSE                                | RESIDENTIAL |
| TRACTS                                 | 1           |
| ACRES                                  | 85.28       |
| RES. LOT NO.                           | 216         |
| LOT SIZE                               | MIXED       |
| DENSITY (SINGLE FAMILY UNITS PER ACRE) | 2.53        |
| PPL PER UNIT (COA GUIDANCE DOC.)       | 3.5         |
| PPL                                    | 756         |

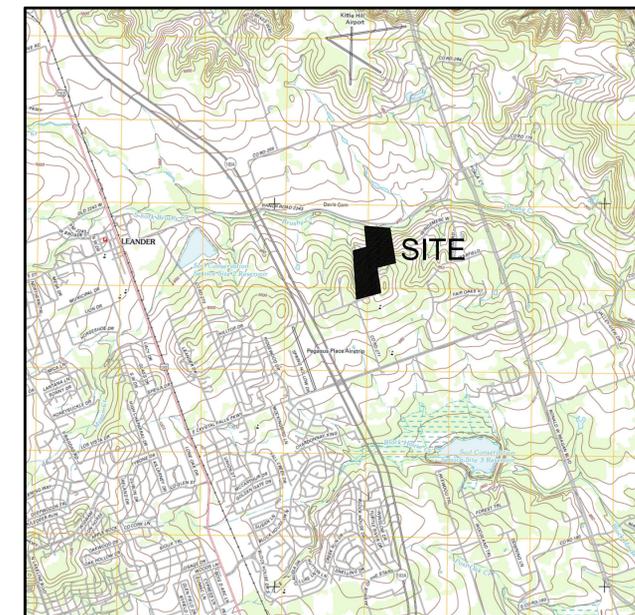
| PHASING PLAN TABLE |              |          |       |                    |
|--------------------|--------------|----------|-------|--------------------|
| PHASE NO.          | RES. LOT NO. | LOT SIZE | ACRES | ANTICIPATED TIMING |
| PHASE I            | 69           | MIXED    | 24.17 | 2014-2015          |
| PHASE II           | 70           | MIXED    | 33.5  | 2015-2016          |
| PHASE III          | 30           | MIXED    | 10.04 | 2016-2018          |
| PHASE IV           | 47           | MIXED    | 17.57 | 2016-2018          |
| TOTAL              | 216          |          | 85.28 |                    |



#### NOTES:

- AT THE TIME OF FINAL PLAT APPLICANT WILL PROVIDE A PAYMENT OF \$126.00 PER RESIDENTIAL UNIT.

| LOT SIZE TABLE |           |          |     |     |     |
|----------------|-----------|----------|-----|-----|-----|
| PHASE          | RES. LOTS | LOT SIZE |     |     |     |
|                |           | 60'      | 65' | 70' | 80' |
| I              | 69        | 0        | 50  | 5   | 14  |
| II             | 70        | 4        | 39  | 5   | 22  |
| III            | 30        | 0        | 0   | 0   | 30  |
| IV             | 47        | 0        | 35  | 11  | 1   |
| TOTAL          | 216       | 4        | 124 | 21  | 67  |



USGS LEANDER 7.5 MIN QUADRANGLE  
 LOCATION MAP  
 NTS

#### OWNER (1):

NK LAND INVESTMENTS, LLC.  
 P.O. BOX 1726  
 GEORGETOWN, TX 78627  
 C: 254-220-7499  
 F: 512-394-6023

#### OWNER (2):

STEPHEN AND TAMMY WALKER  
 8761 RR 2243  
 LEANDER, TX 78641

#### OWNERS REPRESENTATIVE:

VISION 360  
 12809 WOODED LAKE CT  
 AUSTIN, TX 78732  
 O: 512-394-6022  
 F: 512-394-6023

#### CIVIL ENGINEER & SURVEYOR:

BAKER-AICKLEN & ASSOCIATES, INC.  
 507 W LIBERTY AVENUE  
 ROUND ROCK, TX 78664  
 O: 512-244-9620  
 F: 512-244-9623

#### LAND PLANNER:

LARSON, BURNS, SMITH  
 1108 WEST AVE  
 AUSTIN, TX 78701  
 O: 512-476-1559  
 F: 512-476-8128

#### DATE PREPARED:

JANUARY 2014

**BAKER-AICKLEN & ASSOCIATES, INC.**  
 507 WEST LIBERTY AVENUE  
 ROUND ROCK, TEXAS 78664  
 (512) 244-9620

Engineers | Surveyors | GIS | Planners | Landscape Architects

DESIGNED: DRAWN: REVIEWED:

DAVID URBAN  
 82783  
 LICENSED PROFESSIONAL SURVEYOR  
 2/21/2014

| NO. | DATE | REVISIONS | RECORD |
|-----|------|-----------|--------|
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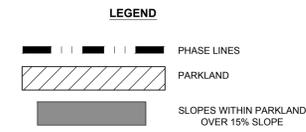
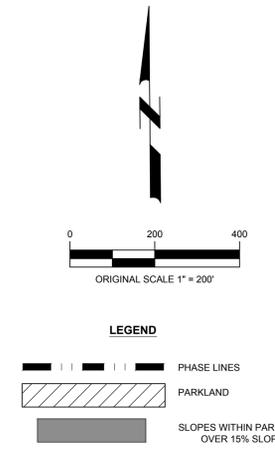
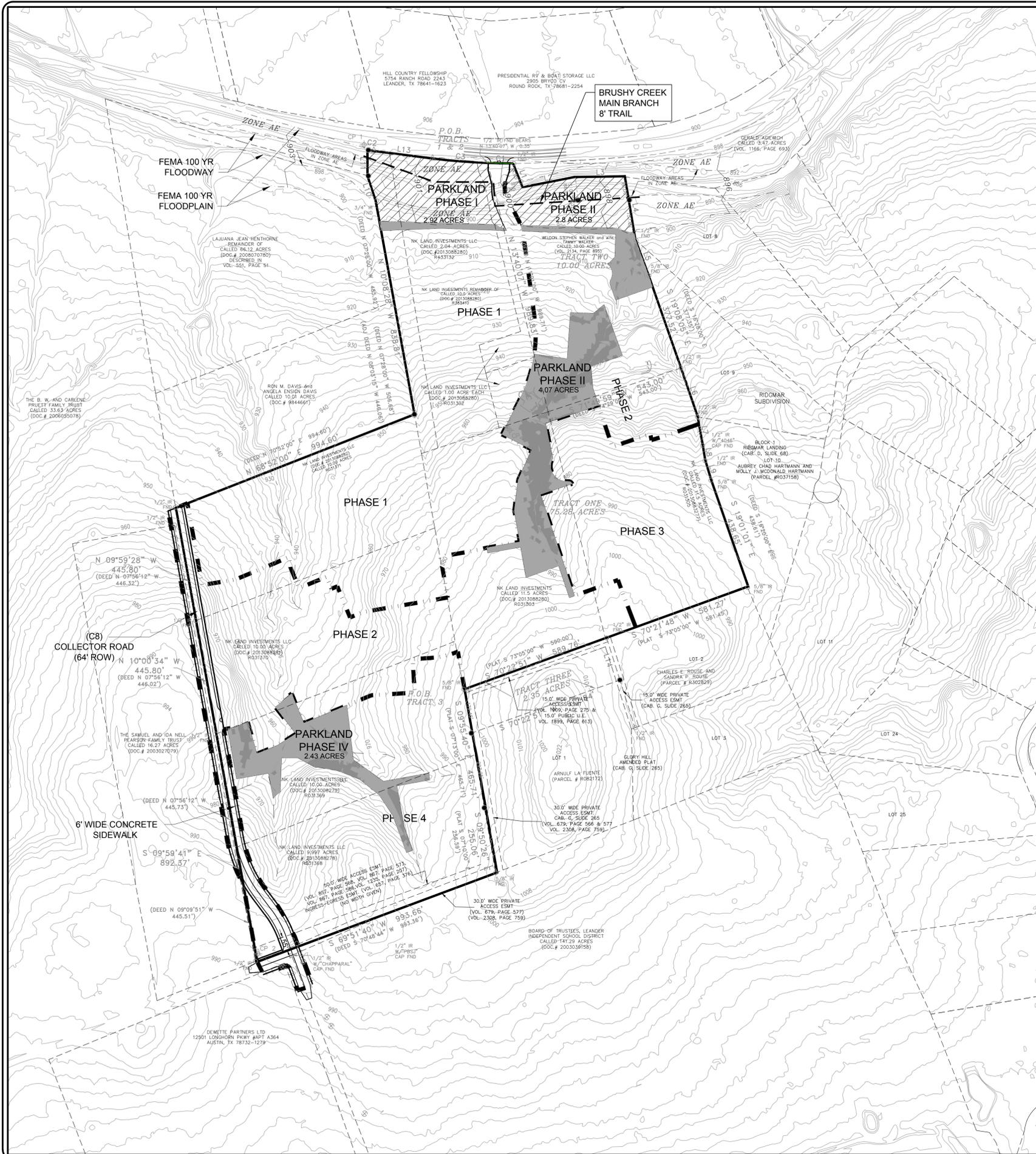
CLIENT: NK LAND INVESTMENTS, LLC

PROJECT: MARBELLA

SHEET TITLE: MARBELLA CONCEPT PLAN

PROJECT No. 2276-2-001

SHEET No. 1



| PHASE         | RES. LOTS  | PARKLAND REQUIRED ACRES | PARKLAND UPLAND ACRES | PARKLAND FLOODPLAIN ACRES AT 50% | PARKLAND ACRES 15% > AT 50% | TOTAL ACRES OF PARKLAND WITH DEDICATION | TOTAL ACRES OF PARKLAND PROVIDED |
|---------------|------------|-------------------------|-----------------------|----------------------------------|-----------------------------|---|----------------------------------|
| I             | 69         | 2.415                   | 0.27                  | 1.32                             | 0                           | 1.59                                    | 2.92                             |
| II            | 70         | 2.45                    | 3.36                  | 0.97                             | 0.79                        | 5.12                                    | 6.87                             |
| III           | 30         | 1.05                    | 0                     | 0                                | 0                           | 0                                       | 0                                |
| IV            | 47         | 1.65                    | 1.98                  | 0                                | 0.23                        | 2.21                                    | 2.43                             |
| <b>TOTAL:</b> | <b>216</b> | <b>7.56</b>             | <b>5.61</b>           | <b>2.29</b>                      | <b>1.02</b>                 | <b>8.92</b>                             | <b>12.22</b>                     |

PARKLAND PROPOSED BY SITE AND ESTIMATED VALUE:  
 -PRIVATE AMENITY -- \$450,000.00  
 -PRIVATE PARK -- \$100,000.00  
 -PUBLIC PARKLAND -- \$100,000.00  
 -PUBLIC TRAIL -- \$50,000.00

**MARBELLA/SHIPMAN RANCH PARKLAND DEDICATION WORKSHEET**

| Phase          | Lots       | Parkland Required | Parkland Proposed | FP Acres    | SS Acres    | Acres Credited* | Surplus/Deficit Acres*** | Fee In-lieu Land Value | Rec. Imp. Fee Req'd** | Facilities Proposed  |
|----------------|------------|-------------------|-------------------|-------------|-------------|-----------------|--------------------------|------------------------|-----------------------|--|
| I              | 69         | 2.415             | 2.92              | 2.64        | 1.58        | 1.59            | -0.825                   | \$ 19,446.00           | \$ 24,150.00          | 8' public trail and public park  |
| II             | 70         | 2.45              | 6.88              | 1.94        | 1.58        | 5.12            | 2.67                     | \$(62,936.00)          | \$ 24,500.00          | 8' public trail, public park, private amenity center, community pool, and private park |
| III            | 30         | 1.05              | 0                 | 0           | 0           | 0               | -1.05                    | \$ 24,750.00           | \$ 10,500.00          | NA   |
| IV             | 47         | 1.65              | 2.43              | 0           | 0.46        | 2.21            | -0.565                   | \$ 20,389.00           | \$ 16,450.00          | private park   |
| <b>Totals:</b> | <b>216</b> | <b>7.56</b>       | <b>12.23</b>      | <b>4.58</b> | <b>2.04</b> | <b>8.92</b>     | <b>0.23</b>              | <b>\$ 1,649.00</b>     | <b>\$ 75,600.00</b>   |  |

\* First priority for parkland dedication must satisfy the Parks, Recreation & Open Space Master Plan requirements for the trail along RM 2243. This land dedication must be for public use, not private. 5.72 acres proposed for public dedication in Phases I & II.  
 \*\* First priority for use of Recreation Improvement Fees required by the Parkland Dedication Ordinance is to construct the 8' wide reinforced concrete trail identified in the Parks, Recreation & Open Space Master Plan. The trail is to be for public use.  
 \*\*\* Fiscal surities must be posted for phases where parkland dedication is deficient for phase one. After the Phase 2 parkland dedication is completed fiscal surities will not be required for parkland dedication.

**BAKER-AICKLEN & ASSOCIATES, INC.**  
 507 WEST LIBERTY AVENUE  
 SUITE 100  
 AUSTIN, TEXAS 78703  
 (512) 254-9620

DESIGNED: [Signature]  
 DRAWN: [Signature]  
 REVIEWED: [Signature]

STATE OF TEXAS  
 DAVID URBAN  
 82783  
 LICENSED PROFESSIONAL ENGINEER  
 2/21/2014

| NO. | DATE | REVISIONS | RECORD |
|-----|------|-----------|--------|
|     |      |           |        |

CLIENT: **NK LAND INVESTMENTS, LLC**  
 PROJECT: **MARBELLA**

SHEET TITLE: **PARKLAND EXHIBIT**  
 PROJECT No.: 2276-2-001  
 SHEET No.: 2

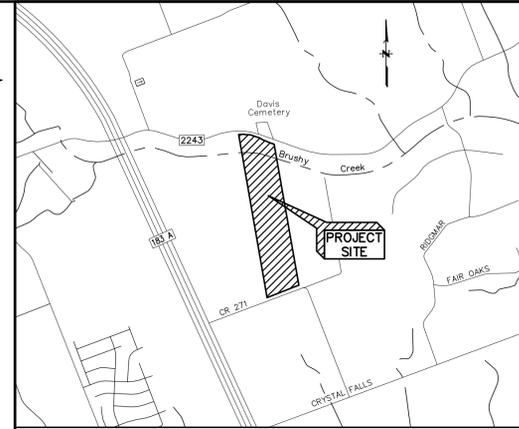


## EXECUTIVE SUMMARY

APRIL 10, 2014

- 
- Agenda Subject:** Subdivision Case 14-CP-001: Hold a public hearing and consider action on the Stewart Crossing Concept Plan, for 66.2 acres more or less; WCAD Parcels R433136, R031257, R031259, R031261, R031260, R432796, and R432795 generally located 1,000 feet to the east of the northeast corner of the intersection of 183A Toll Road and E. Woodview Drive Leander, Williamson County Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant: Jones & Carter, Inc. on behalf BW and Carlene Pruett Trust and Samuel, Ida Nell Pearson Family Trust and Samuel and Ida Nell Pearson and BW and Carlene Pruett Family Trust.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan approximately 225 single-family lots and 7.2 acres of parkland. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

04/02/2014



VICINITY MAP  
1" = 2000'

| Property Owners within 200 feet of Site Boundaries |  |   |   |
|--|--|---|---|
| Property ID  | Owner's Name & Address   | Site Address                                | Recording Information                           |
| R031374  | Life Church Inc<br>1393 E. Woodview Drive<br>Leander, TX 78641                     | 1393 E. Woodview Drive<br>Leander, TX 78642 | Doc. No. 2009023646<br>(Remainder of 66.055 AC) |
| R031373  | Life Church Inc<br>1393 E. Woodview Drive<br>Leander, TX 78641                     | 1393 E. Woodview Drive<br>Leander, TX 78641 | Doc. No. 2009023646<br>(Remainder of 66.055 AC) |
| R512974  | Tain, LLC<br>111 Marshall Court<br>Georgetown, TX 78628                            | CR 271<br>Leander, TX 78641                 | Doc. No. 2011067089<br>(10.00 AC)               |
| R502299  | Generations Ministries, Inc.<br>P.O. Box 280<br>Cedar Park, TX 78630               | 1461 E. Woodview Drive<br>Leander, TX 78641 | Doc. No. 2009023887<br>(33.00 AC)               |
| R433137  | Generations Ministries, Inc.<br>P.O. Box 280<br>Cedar Park, TX 78630               | CR 271<br>Leander, TX 78641                 | Doc. No. 2009023887<br>(33.00 AC)               |
| R031367  | Lajuna Jean Henthorne<br>701 Private Road 920<br>Leander, TX 78641                 | 701 PR 920<br>Leander, TX 78641             | Vol. 1917 Pg. 890<br>(18.13 AC)                 |
| R332693  | Lajuna Jean Henthorne<br>701 Private Road 920<br>Leander, TX 78641                 | 721 PR 920<br>Leander, TX 78641             | Vol. 1917 Pg. 900<br>(18.13 AC)                 |
| R343708  | Alan Craig & Carla Renee Parsley<br>351 Private Road 920 #2<br>Leander, TX 78641   | 1394 E. Woodview Drive<br>Leander, TX 78641 | Doc. No. 2013091353<br>(4.92 AC)                |
| R031251  | DeWette Partners, LTD<br>12501 Longhorn Parkway Apt. #A 364<br>Austin, Texas 78732 | CR 271<br>Leander, TX 78641                 | Doc. No. 200040462<br>(20.679 AC)               |
| R031265  | Leander ISD Trustee<br>P.O. Box 238<br>Leander, TX 78646                           | 1222 Raider Way<br>Leander, TX 78641        | Doc. No. 2009029158<br>(139.46 AC)              |
| R433125  | Daniel Ramirez & Candelaria Miranda<br>8770 Ranch Road 2243<br>Leander, TX 78641   | 8770 RR 2243<br>Leander, TX 78641           | Vol. 2000 Pg. 9<br>(6.8 AC)                     |
| R031277  | City of Leander<br>P.O. Box 319<br>Leander, TX 78646                               | FM 2243<br>Leander, TX 78641                | Vol. 1474, Pg. 953<br>(7.61 AC)                 |
| R362088  | David Cemetery<br>FM 2243<br>Leander, TX 78641                                     | NA  | Unknown   |
| R362089  | City of Leander<br>P.O. Box 319<br>Leander, TX 78646                               | NA  | Unknown   |
| R318744  | Tom McLand Ltd.<br>P.O. Box 268<br>Hutto, TX 78634                                 | 9200 RR 2243<br>Leander, TX 78641           | Doc. No. 2012043731<br>(5.4 AC)                 |
| R031296  | Andrew Hines & James Harvey Hines<br>901 Main St.<br>Austin, TX 78758              | 9220 FM 2243<br>Leander, TX 78641           | Doc. No. 2013052911<br>(2.00 AC)                |
| R031294  | HL Chapman Investments, Ltd.<br>P.O. Box 4109<br>Cedar Park, TX 78613              | 9250 FM 2243<br>Leander, TX 78641           | Vol. 19 Pg. 5940248<br>(7.7 AC)                 |
| R318556  | Ron M. Davis & Angela E. Davis<br>551 Private Road 920<br>Leander, TX 78641        | 551 920 PR<br>Leander, TX 78641             | Doc. No. 1998044661<br>(10.01 AC)               |
| R031371  | NK Land Investments, LLC<br>P.O. Box 3762<br>Georgetown, TX 78627                  | CR 271<br>Leander, TX 78641                 | Doc. No. 2013082382<br>(10.00 AC)               |
| R031370  | NK Land Investments, LLC<br>P.O. Box 1762<br>Georgetown, TX 78627                  | 351 920 PR<br>Leander, TX 78641             | Doc. No. 2013082821<br>(10.00 AC)               |
| R031369  | NK Land Investments, LLC<br>P.O. Box 1762<br>Georgetown, TX 78627                  | CR 271<br>Leander, TX 78641                 | Doc. No. 2013082799<br>(10.00 AC)               |
| R031368  | NK Land Investments, LLC<br>P.O. Box 3762<br>Georgetown, TX 78627                  | 125 PR 920<br>Leander, TX 78641             | Doc. No. 2013082378<br>(9.99 AC)                |
| R031315  | Lajuna Jean Henthorne<br>701 Private Road 920<br>Leander, TX 78641                 | 701 920 PR<br>Leander, TX 78641             | Vol. 2696, Pg. 259<br>(1.75 AC)                 |
| R432798  | NK Land Investments, LLC<br>P.O. Box 1762<br>Georgetown, TX 78627                  | CR 271<br>Leander, TX 78641                 | Doc. No. 2013082799<br>(10.00 AC)               |
| R502298  | Generations Ministries, Inc.<br>P.O. Box 280<br>Cedar Park, TX 78630               | CR 271<br>Leander, TX 78641                 | Doc. No. 2009023887<br>(33.00 AC)               |

DEVELOPER:  
RJ MADDEN, INC  
1201 E. NEW HOPE DRIVE  
CEDAR PARK, TEXAS 78613  
(512) 346-1200 (Phone)

PLANNER:  
SEC PLANNING, LLC  
4201 W. PARMER LANE  
AUSTIN, TEXAS 78727

OWNERS:  
THE BW & CARLENE PRUETT FAMILY TRUST  
P.O. BOX 316  
LEANDER, TEXAS 78646

THE SAMUEL AND IDA NELL PEARSON FAMILY TRUST  
1601 E. WOODVIEW DRIVE  
LEANDER, TEXAS 78641

| LOT TABLE              |          |
|------------------------|----------|
| RESIDENTIAL (50'x120') | 225 LOTS |
| L.U.E.'s               | 225      |

| LAND USE TABLE |         |
|----------------|---------|
| SINGLE FAMILY  | 53.5 AC |
| PARKS          | 7.2 AC  |
| PONDS          | 5.5 AC  |
| TOTAL ACRES    | 66.2 AC |

| STEWART CROSSING PARKLAND DEDICATION WORKSHEET |                    |                   |                           |                    |                          |                            |                        |   |  |
|--|--------------------|-------------------|---------------------------|--------------------|--------------------------|----------------------------|------------------------|---|--|
| Parkland Lots                                  | Parkland Required* | Parkland Proposed | Parkland Floodplain Acres | Parkland Credited* | Parkland Deficit/Surplus | Parkland Fee in-Lieu Value | Rec. Imp. Fee Required | Facilities Proposed                       |  |
| 225  | 7.875              | 7.2               | 3.5                       | 5.45               | -2.425                   | \$ 57,160.00               | \$ 78,750.00           | 10' concrete trail + unknown improvements |  |

\* The first priority for meeting requirements of the Parkland Dedication Ordinance shall be the dedication of the 6-acre park land and construction of the public trail along the Brushy Creek Trail Corridor. The trail and creek corridor are master plan priorities identified in the Parks, Rec. & Open Space Master Plan. The 6-acre park area must be dedicated simultaneously with the first final plat and construction of the trail must occur then also. Credit for the 1.2-acre private park is dependent upon first satisfying the master plan priority need for the public trail corridor dedication and trail construction. Recreation improvement fees shall be expended on public trail construction prior to their use to construct private park improvements and the fee in-lieu parkland deficit value will be credited towards public trail construction.

- NOTES:
- BASED ON CURRENT LOT YIELD, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 2,159 AVERAGE DAILY TRIPS. A FEE IN LIEU PAYMENT (\$126/LOT) WILL BE REQUESTED FOR THE TIA.
  - THIS PROPERTY IS SUBJECT TO ROADWAY ADEQUACY FEES.

# STEWART CROSSING

# CONCEPT PLAN

CITY OF LEANDER  
JANUARY 2014  
(REVISED MARCH 2014)



## EXECUTIVE SUMMARY

APRIL 10, 2014

**Agenda Subject:** Zoning Case 14-Z-006: Hold a public hearing and consider action on the rezoning of several tracts of land located to the west of the western terminus of Osage Drive in the Bluffs at Crystal Falls Subdivision; Legally described as 13.385 acres more or less out of the B.F. Davis Survey 73, the J.H. Harris Survey 96, the I.A. Hampton Survey 613, and the Lucinda Carter Survey; TCAD Parcel 831299. Currently, the property is zoned SFU-2-B (Single-Family Urban), SFS-2-B (Single-Family Suburban), and SFC-2-B (Single-Family Compact). The property is proposed to be zoned SFU-2-B (Single-Family Urban), SFS-2-B (Single-Family Suburban), and SFC-2-B (Single-Family Compact), Leander, Travis County, Texas.

**Background:** This request is the first step in the rezoning process.

**Origination:** Applicant: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.

**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 Zoning Map
5. Letter of Intent

**Prepared By:** Martin Siwek  
Planner

04/03/2014



## PLANNING ANALYSIS

### ZONING CASE 14-Z-006 Bluffs Section 3

#### GENERAL INFORMATION

- Owner:** Taylor Morrison at Crystal Falls, LLC.
- Current Zoning:** SFU-2-B (Single-Family Urban), SFS-2-B (Single-Family Suburban), SFC-2-B (Single-Family Compact)
- Proposed Zoning:** SFU-2-B (Single-Family Urban), SFS-2-B (Single-Family Suburban), SFC-2-B (Single-Family Compact)
- Size and Location:** The property is located approximately 1,300 feet from the westward extension of Osage Dr.
- 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 | SFS-2-B            | Undeveloped Residential                            |
| EAST  | SFS-2-B<br>SFC-2-B | Undeveloped Residential<br>Undeveloped Residential |
| SOUTH | SFU -2-B           | Undeveloped Residential                            |
| WEST  | PUD                | Undeveloped Residential                            |

|   |
|---|
| <b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b> |
|---|

**USE COMPONENTS:****SFS – SINGLE FAMILY SUBURBAN:**

*Features:* 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

**SFU – SINGLE FAMILY URBAN:**

*Features:* 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods.

**SFC – SINGLE FAMILY COMPACT:**

*Features:* 5,500 sq. ft. lot min.; 1,100 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on small lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with small lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods, and to be developed on a moderate scale with a maximum district size of seventy-five (75) acres.

**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 1<sup>st</sup> 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.

**ANALYSIS:**

The property is presently zoned SFU-2-B (Single-Family Urban), SFS-2-B (Single-Family Suburban), and SFC-2-B (Single-Family Compact) districts. The applicant is requesting to adjust the zoning boundaries for three tracts of land to coordinate the appropriate lot sizes with their subsequent preliminary plat.

The three tracts and corresponding proposed zone change classifications are listed below:

- An approximate 6.7 acre tract of land from SFU-2-B to SFS-2-B
- An approximate 5.0 acre tract of land from SFS-2-B to SFU-2-B
- An approximate 1.6 acre tract of land from SFU-2-B to SFC-2-B

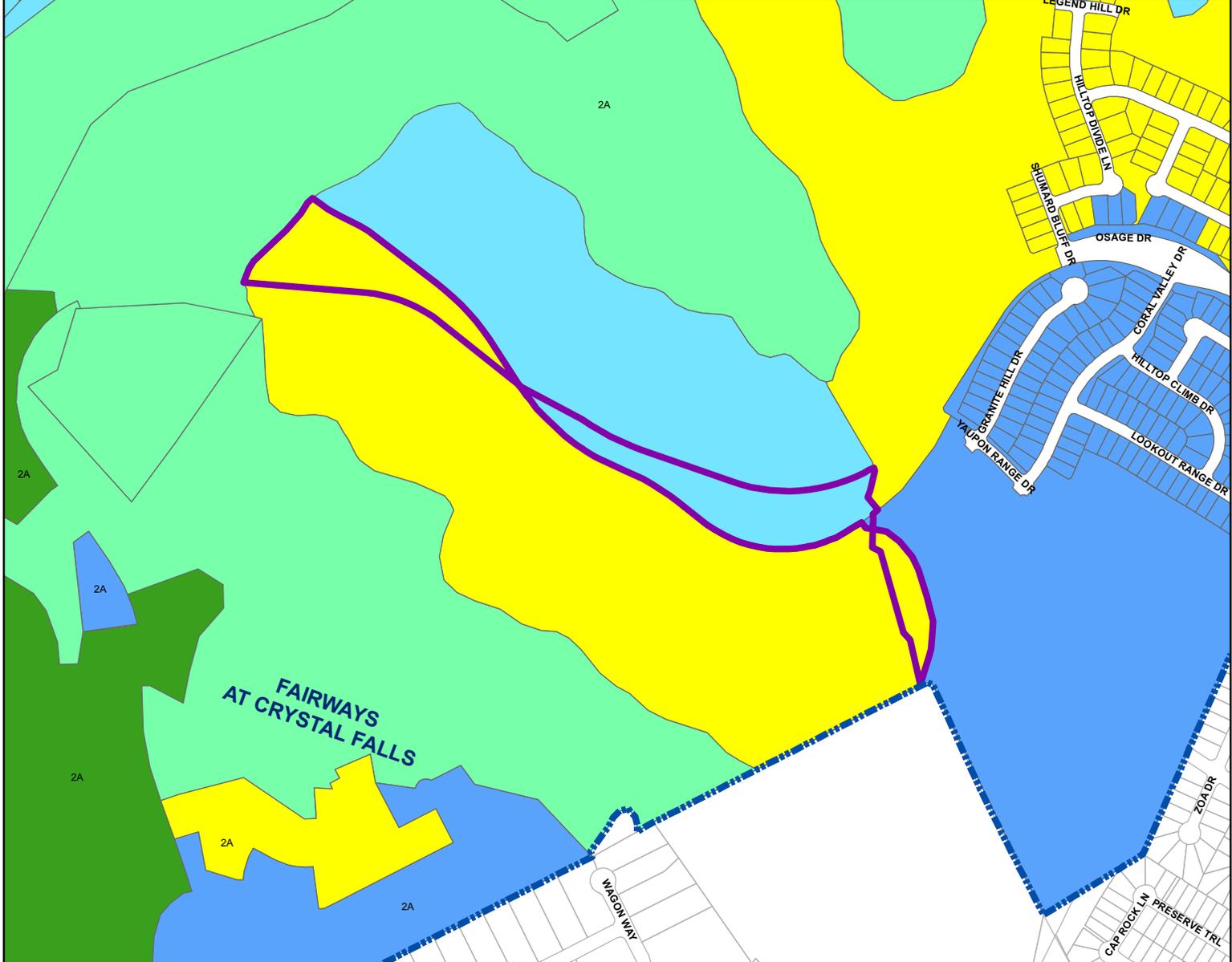
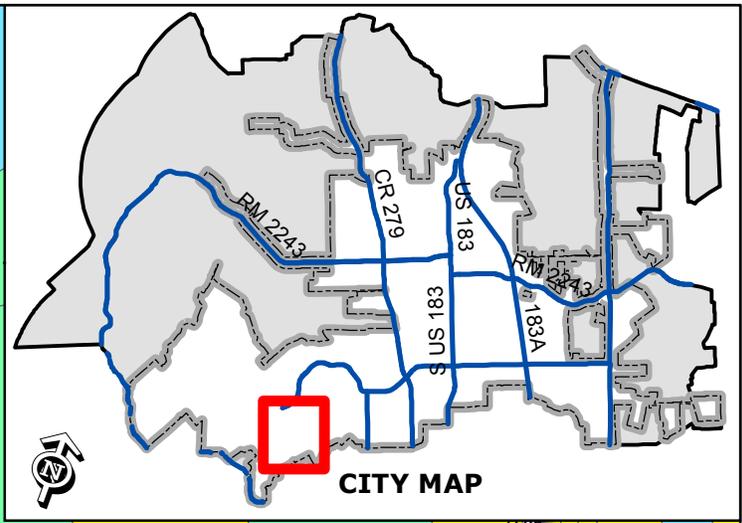
The intent of rezoning the approximate 6.7 acre tract would be to allow for increases in minimum lot width, depths, and lot areas, while the intent of rezoning the 5.0 and 1.6 acre tracts would reduce the minimum lot widths, depths, and areas.

The following table is a summary of lot widths, depths, and areas for the above listed zoning classes.

| Zoning District | Permitted Lot Widths (ft) | Permitted Lot Depths (ft) | Permitted Lot Areas (sq. ft.) |
|-----------------|---------------------------|---------------------------|-------------------------------|
| SFS-2-B         | 70                        | 115                       | 9,000                         |
| SFU-2-B         | 60                        | 110                       | 7,200                         |
| SFC-2-B         | 50                        | 105                       | 5,500                         |

**STAFF RECOMMENDATION:**

The applicant's request allows for an equal exchange of acreage for lot size increases and reductions. The proposed rezoning meets the intent of the composite zoning ordinance and comprehensive plan. Staff finds no objection to the applicant's request, and recommends approval for the requested zone change.



# ZONING CASE 14-Z-006

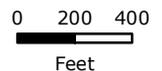
## Attachment #2

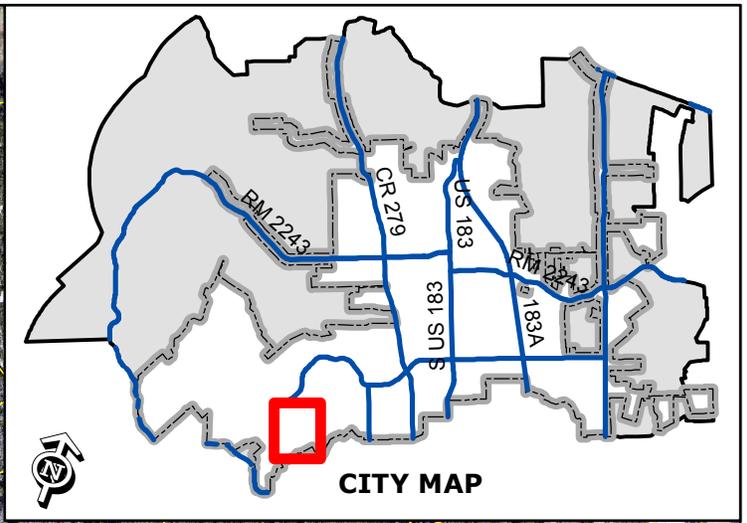
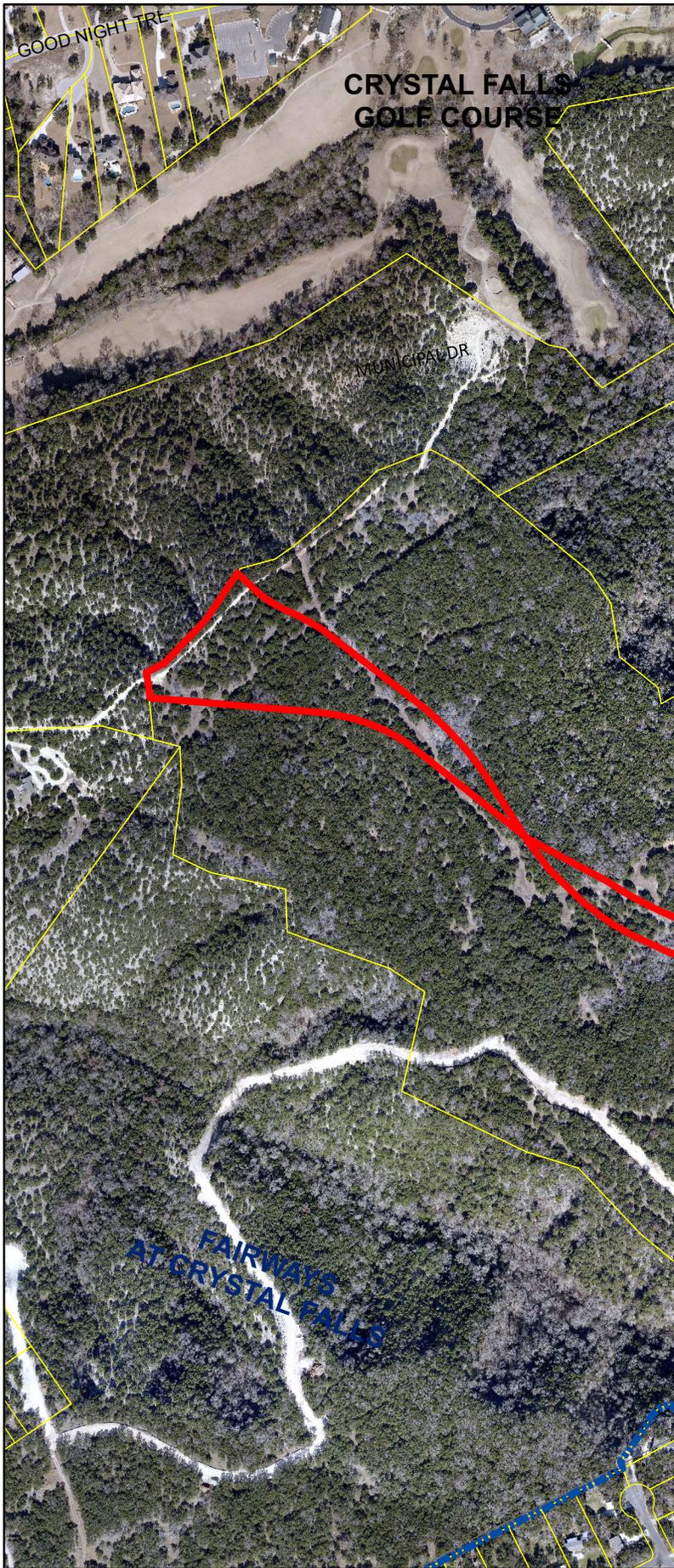
Current Zoning Map  
Bluffs at Crystal Falls Sec. 3



- 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     |     |

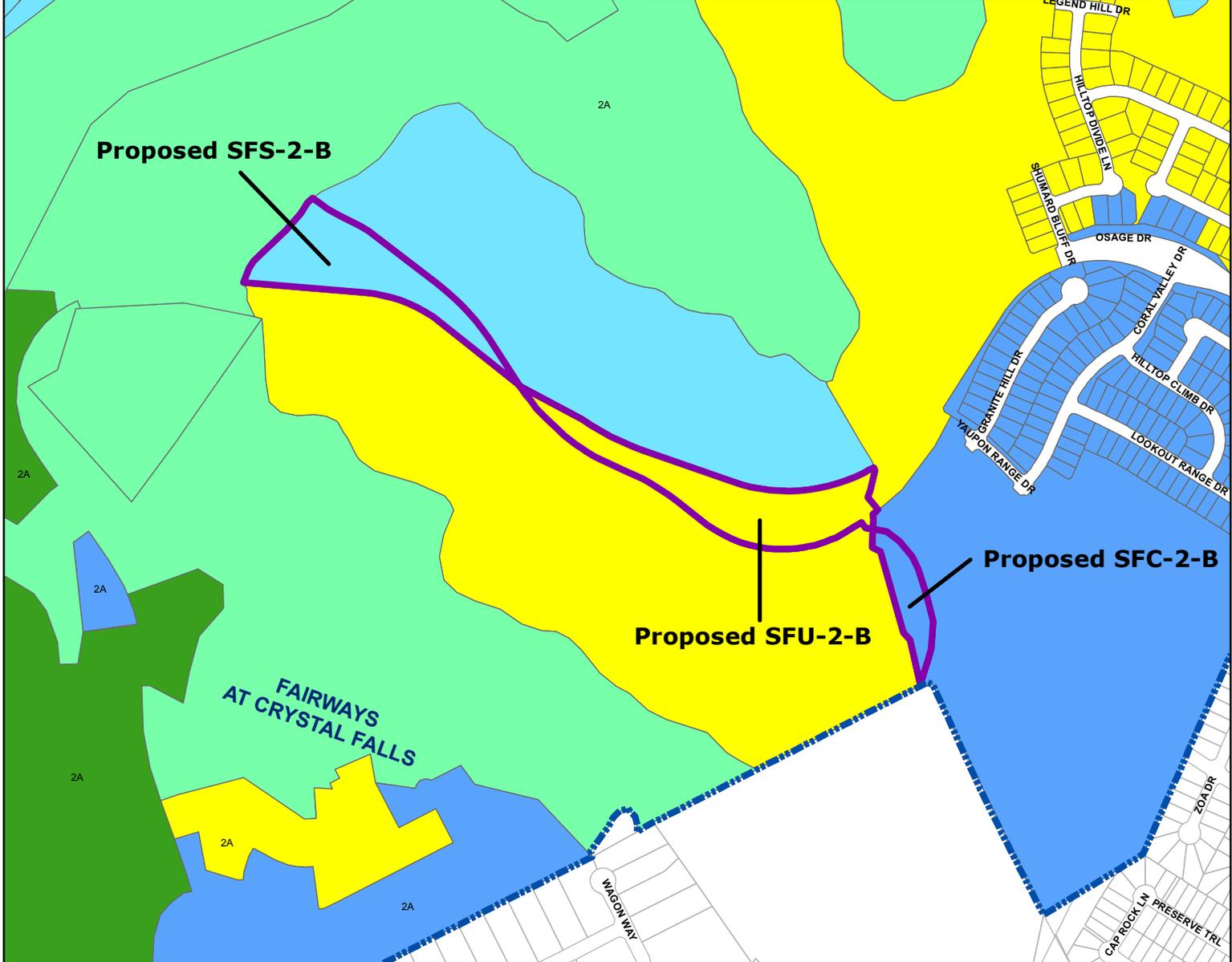
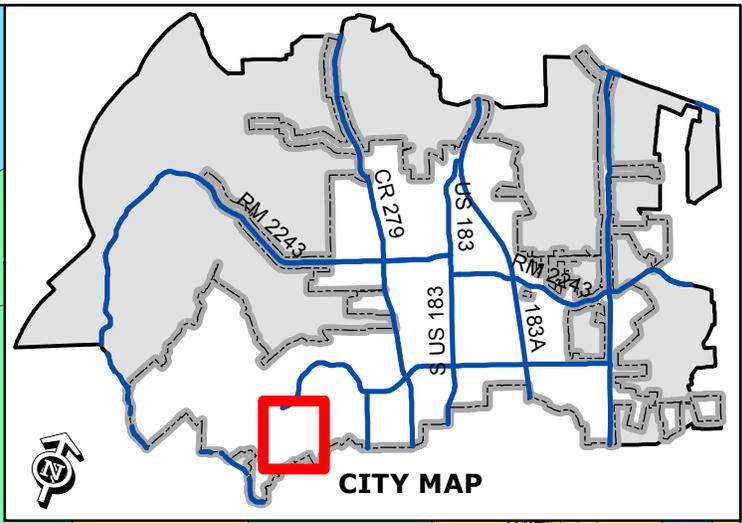




**ZONING CASE 14-Z-006 Attachment #3**

Aerial Exhibit - Approximate Boundaries  
Bluffs at Crystal Falls Section 3





**ZONING CASE 14-Z-006**

**Attachment #4**

Proposed Zoning Map  
Bluffs at Crystal Falls Sec. 3



- 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     |     |
- 0 200 400  
Feet

TaylorMorrison

TAYLOR MORRISON  
OF TEXAS, INC.

Austin Division

11200 Lakeline Boulevard  
Suite 150A  
Austin, TX 78717

p. (512) 328-8866  
f. (512) 328-7988

taylormorrison.com

March 10, 2014

Ms. Robin Griffin  
Planner  
City of Leander  
P.O. Box 319  
Leander, Texas 78646

Dear Ms. Griffin,

Taylor Morrison at Crystal Falls, LLC respectfully asks for staff consideration to amend the zoning for portions of The Bluffs at Crystal Falls from SFU to SFC (1.6 acres), SFS to SFU (5.038 acres) and from SFU to SFS (6.7 acres). The main purpose for the need to re-zone in these areas is a result of minor changes to the land plan and the future alignment of Osage Drive as it extends to our most westerly boundary. The overall net affect of the proposed zoning classifications is virtually the same between downzoning and upzoning in these areas based on the acreages outlined above.

This property is subject to the guidelines of the development agreement for Highlands at Crystal Falls Sections 3, executed February 18, 2010. Section 2.02 of the Development Agreement places minimum and maximum requirements on lot mixture and house size. The proposed land plan/rezoning meets these requirements outlined in the development agreement.

Attached is an exhibit with the boundaries of the proposed changes delineated. We look forward to working with City staff in our planning efforts and appreciate your support.

Sincerely,

  
Adib R. Khoury  
Vice President Land Resources