



AGENDA

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

Thursday ~ July 24, 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: July 10, 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 12-FP-001: Hold a public hearing and consider action on the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas. Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.

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

7. Subdivision Case 14-FP-017: Hold a public hearing and consider action on the Hazlewood, Phase 3 Final Plat for 11.315 acres more or less; WCAD Parcel R031216; generally located 100 feet from the southwest corner of the intersection of Ericanna Ln. and Pecan Valley Dr.; Leander, Williamson County Texas. Applicant/Agent: Dustin Goss, P.E. on behalf of Continental Homes of Texas, LP.

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

8. Subdivision Case 14-CP-004: Hold a public hearing and consider action on the Springwoods Concept Plan, for 104.23 acres more or less; WCAD Parcels R496874, R032138, R031736, and R496876 generally located approximately $\frac{3}{4}$ of a mile from the southeast corner of the intersection of RM 2243 and CR 175, Leander, Williamson County Texas. Applicant: Fred Lockwood on behalf of Cannon 140 L.P.

Withdrawn

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

9. Zoning Case #14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco

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

10. Zoning Case 14-Z-009: Hold a public hearing and consider action on the rezoning of a tract of land generally located to the southwest of the intersection of Crystal Falls Pkwy & Christine Dr. for 9.604 acres more or less of land located in the Lucius B. Johnson Sur 426 & the Bittick Sur. 144, TCAD Parcel #823336 and WCAD Parcel #R484293. Currently, the property is zoned SFT-2-A (Single Family Townhome) and LO-2-A (Local Office) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis and Williamson Counties, Texas. Applicant: Mike Siefert on behalf of Lookout Partners LP.

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

11. Zoning Case #14-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 1001 CR 280 for 150.176 acres more or less; Parcel #R365151 & R473817. Currently the property is zoned Interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFR-2-A (Single Family Rural), Leander, Williamson County, Texas. Applicant: Haynie Consulting, Inc. on behalf of Ewing Development Co, LLC.

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

12. Zoning Case 14-Z-019: Hold a public hearing and consider action on the rezoning of two tracts of land located at 523 Powell Drive for 6.95 acres more or less, WCAD Parcels #R036452 and # R036453. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and the applicant is proposing to zone the property MF-3-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Gary Eli Jones and David Singleton on behalf of Lexor Homes.

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

13. Zoning Case #14-Z-020: Hold a public hearing and consider action on the rezoning of five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Tool Road; for 41.666 acres more or less; WCAD Parcels #R031586, #R031588, #R031589, #R031584 and #R031585. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Ryan Betz on behalf of Charles H and Arleen W. Wilde.

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

14. Zoning Case #14-Z-021: Hold a public hearing and consider action on the rezoning of two tracts of land located at 2937 Hero Way for 6.42 acres more or less; WCAD Parcels #R508107 and #R031283. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HI-5-D (Heavy Industrial), Leander, Williamson County, Texas. Applicant: Ryan Betz on behalf Noel Larson, Fab-Con Products, Inc.

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

15. Ordinance Case 14-OR-002: Hold a public hearing and consider action on an ordinance adopting Chapter 3, Article 3.08, Code of Ordinances, City of Leander, Texas, regarding the regulation of signs; and providing for a savings clause and repealing conflicting ordinances and resolutions. City of Leander Planning Department.

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

16. Comprehensive Plan Amendment Case 14-CPA-002: Hold a public hearing and consider action on an amendment to the comprehensive plan adopting a node plan that provides guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods. City of Leander Planning Department.

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

17. Meeting adjourned at

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 18th day of July, 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 ~ July 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
Meeting called to order at 7:02 pm.

2. Roll Call
**All Commissioners were present except Commissioner Allen.
Commissioner Allen took his seat at 7:11 pm.**

3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: June 26, 2014
**Motion made by Commissioner Wixson to approve the minutes,
seconded by Vice Chairman Stephenson. 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 July 3rd, 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 citizens wished to speak.

Public Hearing

6. Subdivision Case 14-FP-015: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6A Final Plat for 6.471 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the north of the terminus of Champion Corners Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Sam Kiger 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

Vice Chairman Stephenson moved to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-TOD-PP-001: Hold a public hearing and consider action on the Village at Leander Station Preliminary Plat, for 21.80 acres more or less; WCAD Parcels R031324 and R510026; generally located to the north of the intersection of Mel Mathis Avenue and RM 2243; Leander, Williamson County, Texas. Applicant/Agent: Don Pool on behalf of TVI, Inc (Jeff Musgrove).

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval.

David Urban and Jeff Musgrove were present for questions.

b) Open Public Hearing

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

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Vice Chairman Stephenson moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

8. Subdivision Case 12-PP-009: Hold a public hearing and consider action on the Connelly's Crossing, Phase 1B Preliminary Plat, for 4.938 acres more or less; WCAD Parcels R031400 and R032159; generally located to the southwest of the intersection of Peregrine Way and Penstemon Drive; Leander, Williamson County, Texas. Applicant/Agent: Blake Rue on behalf of Oryx Holdings, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Brit Benton 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 Wixson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

9. Subdivision Case 14-PP-004: Hold a public hearing and consider action on the Greatwood Preliminary Plat for 150.176 acres more or less; WCAD Parcels R473817 & R365151; generally located $\frac{3}{4}$ of a mile from the northeast corner of the intersection of N. Bagdad Rd and CR 280; Williamson County, Texas. Applicant/Agent: Timothy Haynie on behalf of Ewing Development Co., LLC.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Timothy Haynie 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

Discussion took place.

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation, Vice Chairman Stephenson seconded the motion. Motion passed 6 to 1 with Commissioner Sokol opposing.

10. Zoning Case 14-Z-016: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the west side of Raider Way, approximately 1,620 ft from the northwest corner of the intersection of E. Crystal Falls Pkwy and Raider Way; 0.48 acres more or less of land located in the Elijah D. Harmon Survey, Abstract #6 and being a portion of Lot 1, Block A, Final Plat Cantwell Tract Subdivision; WCAD Parcel #R497326. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Brian J. Parker on behalf of Crystal Falls LTD.

Commissioner Joel Wixon recused himself from this agenda item.

a) Staff Presentation

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

b) Applicant Presentation

Nathan Fuller 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

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve the zoning request of MF-2-B (Multi-Family), Commissioner Anderson seconded the motion. Motion passed unanimously.

11. Meeting adjourned at 7:31 pm

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

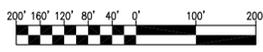
JULY 24, 2014

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- Agenda Subject:** Subdivision Case 12-FP-001: Hold a public hearing and consider action on the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 lots for the development of a middle school and high school. 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

07/16/2014

LEGEND

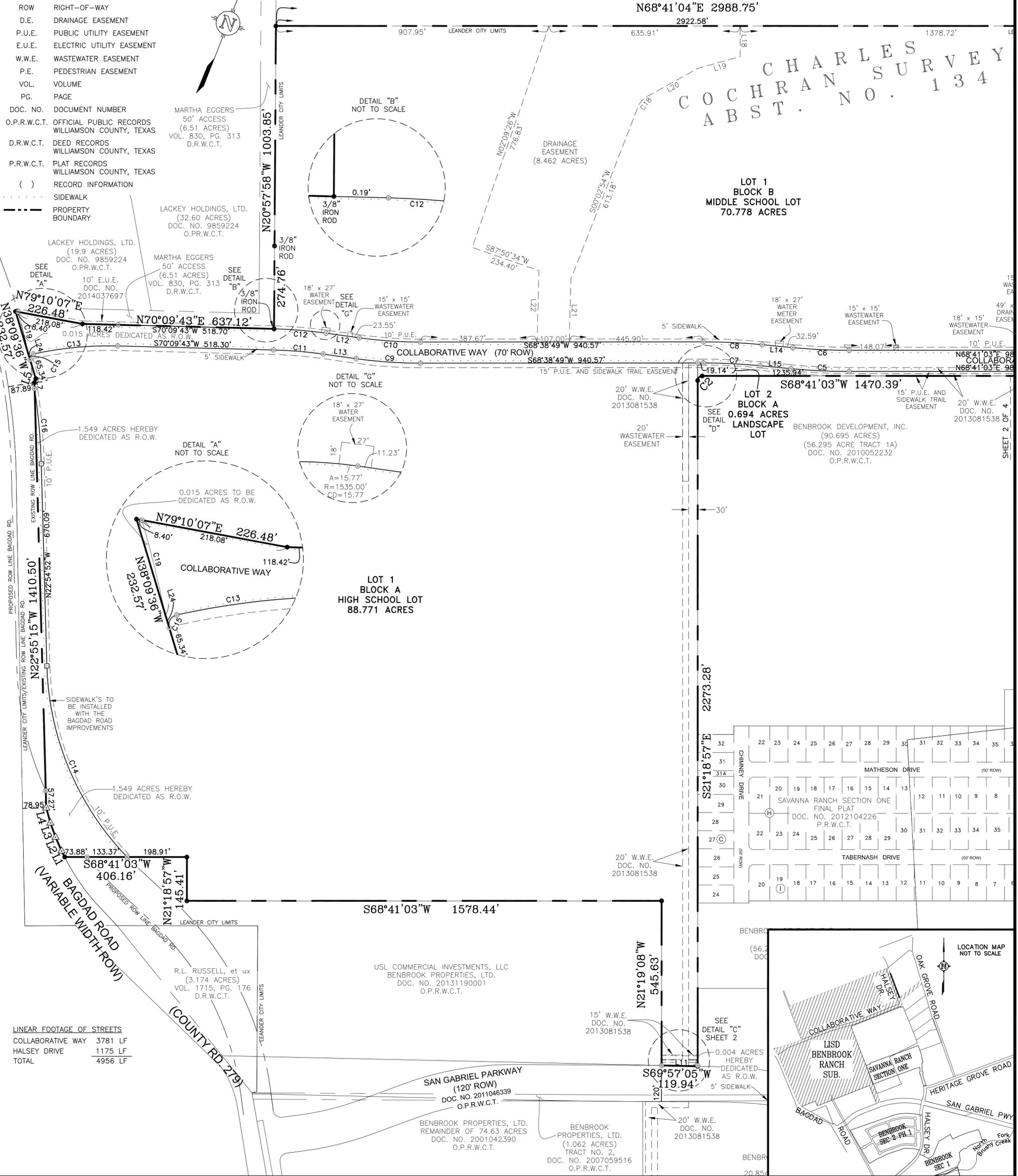
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON ROD WITH CAP STAMPED "ZWA" SET
- △ FENCE POST FOUND
- 5/8" IRON ROD WITH CAP STAMPED "ZWA" SET IN CONCRETE
- ROW RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.U.E. ELECTRIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.E. PEDESTRIAN EASEMENT
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- SIDEWALK
- PROPERTY BOUNDARY



SCALE 1" = 200'
MAY 2014
WILLIAMSON COUNTY, TEXAS

MARTHA EGGERS, ET AL
(63.649 ACRES)
VOL. 830, PG. 313
D.R.W.C.T.

N68°41'04"E 2988.75'

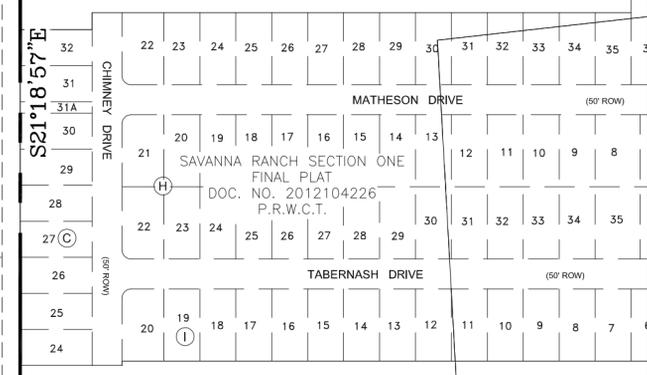


COCHRAN SURVEY
ABST. NO. 134

LOT 1
BLOCK B
MIDDLE SCHOOL LOT
70.778 ACRES

LOT 2
BLOCK A
LANDSCAPE LOT
0.694 ACRES

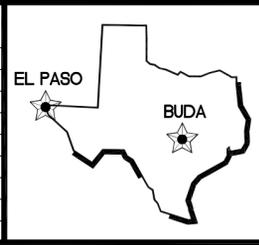
LOT 1
BLOCK A
HIGH SCHOOL LOT
88.771 ACRES



LINEAR FOOTAGE OF STREETS

COLLABORATIVE WAY	3781 LF
HALSEY DRIVE	1175 LF
TOTAL	4956 LF

PROJECT: LISD BENBROOK RANCH SUB
JOB NUMBER: 10-1011-01
DATE: FEBRUARY 2013
SCALE: 1"=200'
SURVEYOR: ZAMORA
TECHNICIAN: SEGURA
DRAWING: Sht1-200.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



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

L.I.S.D. BENBROOK RANCH SUBDIVISION
FINAL PLAT

SHEET
1
OF
4
ZWA PLAT No. 10-1011-01

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS
THAT LEANDER INDEPENDENT SCHOOL DISTRICT, ACTING HEREIN AND THROUGH ITS SUPERINTENDENT, BRET CHAMPION, AS OWNER OF THAT CERTAIN 170.764 ACRE TRACT OF LAND, AS DESCRIBED IN AN AGREED JUDGMENT IN ABSENCE OF OBJECTIONS, CAUSE NO. 08-1018-CC4, OF RECORD IN DOCUMENT NO. 2008086829 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 0.672 ACRE TRACT 1B, AS DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 2013081535 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS,

DO HEREBY SUBDIVIDE A TOTAL OF 171.436 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF LEANDER MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

"L.I.S.D. BENBROOK RANCH SUBDIVISION FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2014, A.D.

LEANDER INDEPENDENT SCHOOL DISTRICT

BY: BRET CHAMPION, SUPERINTENDENT
LEANDER INDEPENDENT SCHOOL DISTRICT
204 W. SOUTH STREET
LEANDER, TEXAS 78641

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS
APPROVED THIS THE _____ DAY OF _____, 2014, 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.

JEFF SEILER, CHAIRMAN
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2014 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2014 A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS
I, SCOTT A. SMILEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0435E, (WILLIAMSON COUNTY) EFFECTIVE DATE SEPTEMBER 26, 2008.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2014, A.D.

SCOTT A. SMILEY, P.E.
STATE OF TEXAS NO. 57308
ATKINS
TBPE REG. NO. F-474
6504 BRIDGE POINT PKWY., STE. 200
AUSTIN, TEXAS 78730
(512) 327-6840 office, (512) 327-2453 fax

L.I.S.D. BENBROOK RANCH SUBDIVISION
171.436 ACRE TRACT

DESCRIPTION OF A 171.436 ACRE TRACT OF LAND, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS BEING ALL OF A 170.764 ACRE TRACT OF LAND AS DESCRIBED IN AN AGREED JUDGMENT IN ABSENCE OF OBJECTIONS, CAUSE NO. 08-1018-CC4, TO LEANDER INDEPENDENT SCHOOL DISTRICT OF RECORD IN DOCUMENT NO. 2008086829 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THAT CERTAIN 0.672 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM BENBROOK DEVELOPMENT, INC., TO L.I.S.D. OF RECORD IN DOCUMENT NO. 2013081535 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 171.436 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d Nail found for the northeast corner of said 170.764 acre tract, being also the southwest corner of that certain 10.00 acre tract of land as described in a deed to Loretta Howard of record in Document No. 9626612 of the Official Public Records of Williamson County, Texas, being also the northwest corner of that certain 15.96 acre tract of land as described in a deed to Ronald D. and Carmen Fuessel of record in Document No. 2002041143 of the Official Public Records of Williamson County, Texas and being the most southerly southeast corner of that certain 63.649 acre tract of land as described in a deed to Martha Eggers of record in Volume 830, Page 313 of the Deed Records of Williamson County, Texas;

THENCE with the east line of said 170.764 acre tract, the west line of said 15.96 acre Fuessel tract and the east line of the herein described tract, the following three (3) courses and distances:

1. S 18°42'39" E, for a distance of 177.93 feet to a 60d Nail found for an angle point, and,
 2. S 20°42'41" E, for a distance of 727.70 feet to a ½" iron rod found for an ell corner of the herein described tract, being also the southwest corner of said 15.96 acre, and
 3. N 50°54'53" E, with the south line of said 15.96 acre tract, for a distance of 779.98 feet to a ½" iron rod found lying in the west line of Oak Grove Road, a 50 foot wide road easement, being also the southeast corner of said 15.96 acre,
- THENCE S 16°42'30" E, with the west line of said Oak Grove Road, for a distance of 108.17 feet to a ½" iron rod found lying in the west line of Oak Grove Road, being an ell corner of said 107.764 acre tract, and being the northeast corner of that certain 5.18 acre tract of land as described in a deed to Thomas R. and Loraine Lintner of record in Document 2004072990 of the Official Public Records of Williamson County, Texas;
- THENCE S 50°54'26" W, with the east line of said 107.764 acre Tract No. 3 and the north line of said 5.18 acre tract, for a distance of 769.80 feet to a railroad spike found lying in the east line of said 107.764 acre tract, being also in the east line of said 90.695 acre tract and being the northeast corner of said 0.672 acre Tract 1B, being also the southwest corner of said 1.779 acre Tract No. 3, and being the northwest corner of said 5.18 acre tract;

THENCE S 21°48'18" E, continuing with the east line of said 90.695 acre tract and with the west line of said 5.18 acre tract, for a distance of 164.51 feet to a 1/2 inch iron rod set with cap stamped "ZWA";

THENCE departing the east line of said 170.764 acre tract, the west line of said 5.18, with the south line of said 0.672 acre Tract 1B and the north line of said 56.295 acre Tract 1A the following three (3) courses and distances:

1. S 68°30'48" W for a distance of 72.69 feet to a 1/2 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the left,
2. 23.52 feet along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 89°49'46", and a chord bearing and distance of N 66°24'04" W, 21.18 feet to a 1/2 inch iron rod set with cap stamped "ZWA" at the end of said curve, and
3. S 68°41'03" W for a distance of 234.45 feet to 1/2 inch iron rod found in the south line of said 170.764 acre tract, the north line of said 90.695 acre tract and being the southwest corner of said 0.672 acre Tract 1B,

THENCE along the east line of said 170.764 acre tract, the following Three (3) courses and distances:

1. S 68°41'03" W, for a distance of 1235.94 feet to a ½" iron rod found with cap stamped "ZWA", for the beginning of a curve to the left,
2. 23.56 feet along the arc of said curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing and distance of S 23°41'03" W, 21.21 feet to a ½" iron rod found with cap stamped "ZWA", and
3. S 21°18'57" E, for a distance of 2273.28 feet to a ½" iron rod found with cap stamped "ZWA" in the north right-of-way line of San Gabriel Parkway, a 120-foot wide right-of-way described in Document No. 2011046339 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of said 170.764 acre tract, the following Five (5) courses and distances:

1. S 69°57'05" W, with said north right-of-way line, for a distance of 119.94 feet to a ½" iron rod found with cap stamped "ZWA",
2. N 21°19'08" W, departing said north right-of-way line, for a distance of 545.63 feet to a ½" iron rod found with cap stamped "ZWA",
3. S 68°41'03" W, for a distance of 1578.44 feet to a ½" iron rod found with cap stamped "ZWA",
4. N 21°18'57" W, for a distance of 145.41 feet to a ½" iron rod found with cap stamped "ZWA", and
5. S 68°41'03" W, for a distance of 406.16 feet to a ½" iron rod found with cap stamped "ZWA" lying in the west line of said 170.764 acre tract, being also in the west line of the herein described tract and being in the east line of Bagdad Road (also known as County Road 279), a varying width right-of-way;

THENCE continuing along the west line of said 170.764 acre tract and the east right-of-way line of Bagdad Road (County Road 279), the following Seven (7) courses and distances:

1. N 48°37'30" W, for a distance of 22.35 feet to a fence post found,
2. N 45°02'17" W, for a distance of 49.96 feet to a fence post found,
3. N 41°18'52" W, for a distance of 50.25 feet to a fence post found,
4. N 36°42'20" W, for a distance of 51.65 feet to a fence post found,
5. N 22°55'15" W, at a distance of 1390.71 feet passing a ½" iron rod set with cap stamped "ZWA", and continuing for a distance of 19.79 feet, for a total distance of 1410.50 feet to a ½" iron rod found,
6. N 02°09'10" W, for a distance of 14.02 feet to a ½" iron rod found, and
7. N 38°09'36" W, for a distance of 232.57 feet to a ½" iron rod found for the most westerly northwest corner of said 170.764 acre tract, being also the southwest corner of that certain 6.51 acre tract of land as described in a deed to Martha Eggers of record in Volume 830, Page 313 of the Deed Records of Williamson County, Texas and being the most westerly northwest corner of the herein described tract;

THENCE with the south line of said 6.51 acre Martha Eggers tract and a north line of said 170.764 acre tract, the following two (2) courses and distances:

1. N 79°10'07" E, for a distance of 226.48 feet to a ½ inch iron rod found, for an angle point and
 2. N 70°09'43" E, for a distance of 637.12 feet to a ½ inch iron rod found, for an ell corner in the north line of said 170.764 acre tract and being the southeast corner of said 6.51 acre Martha Eggers tract;
- THENCE N 20°57'58" W, with the east line of said 6.51 acre Martha Eggers tract and a north line of said 170.764 acre tract for a distance of 274.76 feet passing a 3/8" iron rod found and continuing for a total distance of 1003.85 feet to a ½ inch iron rod found, for the most northerly northwest corner of said 170.764 acre tract, being also the southwest corner of said 63.649 acre Martha Eggers tract and being the most northerly northwest corner of the herein described tract;

THENCE N 68°41'04" E, with the northerly line of said 170.764 acre tract, the south line of said 63.649 acre Martha Eggers tract and the north line of the herein described tract for a distance of 2988.75 feet to the POINT OF BEGINNING and containing 171.436 acres of land.

STATE OF TEXAS
COUNTY OF HAYS

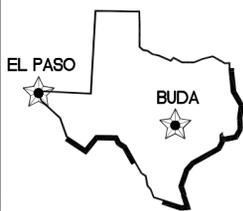
KNOW ALL BY THESE PRESENTS
I, G. RENE ZAMORA, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, ALL EASEMENTS OF RECORD ARE SHOWN HEREON OR NOTED ON THE PLAT IN ACCORDANCE WITH TITLE SEARCH OF DHI TITLE OF CENTRAL TEXAS HAS BEEN MADE, AS TO THE HEREIN DESCRIBED PROPERTY ON THE 7TH DAY OF MARCH, 2011, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BUDA, HAYS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2014, A.D.

G. RENE ZAMORA, R.P.L.S. NO. 5682
STATE OF TEXAS
ZAMORA, L.L.C. (dba ZWA)
FIRM REGISTRATION NO. 100627-00
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 office, (512) 295-6091 fax

DHI TITLE OF CENTRAL TEXAS CERTIFIES THAT A DILIGENT SEARCH OF THE REAL PROPERTY RECORDS OF DHI TITLE OF CENTRAL TEXAS TITLE PLANT HAS BEEN MADE, AS TO THE HEREIN DESCRIBED PROPERTY ON THE 7TH DAY OF MARCH, 2011

PROJECT: LISD BENBROOK RANCH SUB
JOB NUMBER: 10-1011-01
DATE: FEBRUARY 2013
SCALE: 1"=200'
SURVEYOR: ZAMORA
TECHNICIAN: SEGURA
DRAWING: Sht2-200.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



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

L.I.S.D. BENBROOK RANCH SUBDIVISION
FINAL PLAT

SHEET
3
OF
4
ZWA PLAT No.
10-1011-01

GENERAL NOTES

1. TOTAL ACRES: 171.436 ACRES
2. NUMBER OF LOTS: 4
3. NUMBER OF BLOCKS: 3
4. AREA OF SMALLEST LOT: 0.694 ACRES (LOT 2, BLOCK A)
5. PROPOSED USES: SCHOOL, OPEN SPACE, DRAINAGE AND LANDSCAPE LOTS.

LAND USE SUMMARY

LANDSCAPE LOT	1	0.694 ACRES
DRAINAGE EASEMENT LOT	1	1.763 ACRES
HIGH SCHOOL LOT	1	88.771 ACRES
MIDDLE SCHOOL LOT	1	70.778 ACRES
SUBDIVISION RIGHT-OF-WAY		7.866 ACRES
BAGDAD ROAD RIGHT-OF-WAY	4	1.564 ACRES
		171.436 ACRES

6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
7. THIS TRACT IS LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED IN WRITING THE CONTRIBUTING ZONE PLAN.
8. BUILDING SETBACKS LINES, NOT SHOWN HEREON, SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
9. UNLESS OTHERWISE INDICATED, A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
10. STORM WATER DETENTION AND WATER QUALITY PONDS SERVING BOTH PUBLIC STREETS AND SCHOOL FACILITIES SHALL BE SITUATED IN A DRAINAGE EASEMENT AND SHALL BE MAINTAINED BY LEANDER I.S.D. AND SAVANNA RANCH SECTION 3 HOMEOWNERS ASSOCIATION. IN ACCORDANCE WITH THE DEVELOPMENT EASEMENTS FOR ACCESS, DRAINAGE AND WASTEWATER DOCUMENT RECORDED IN DOCUMENT NO. 2013081538.
11. THE ELECTRIC SERVICE PROVIDER IS PEDERNALES ELECTRIC COOPERATIVE.
12. SIDEWALKS SHALL BE INSTALLED ON THE WEST SIDE OF HALSEY DRIVE, THE NORTH SIDE OF SAN GABRIEL PARKWAY, AND BOTH SIDES OF COLLABORATIVE WAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
13. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCING, OR LANDSCAPING, SHALL BE ALLOWED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.
14. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
15. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
16. ALL EASEMENTS OF RECORD AFFECTING THIS TRACT ARE SHOWN HEREON.

OWNER OF RECORD/DEVELOPER:

LEANDER INDEPENDENT SCHOOL DISTRICT
204 W. SOUTH STREET
LEANDER, TEXAS 78641
(512) 570-0000 FAX (512) 570-0054

LICENSED PROFESSIONAL ENGINEER

SCOTT A. SMILEY, P.E.
STATE OF TEXAS NO. 57308
ATKINS
6504 BRIDGE POINT PKWY, STE. 200
AUSTIN, TEXAS 78730
(512) 327-6840 FAX (512) 327-2453

REGISTERED PROFESSIONAL LAND SURVEYOR

G. RENE ZAMORA, R.P.L.S. NO. 5682
STATE OF TEXAS
ZAMORA, L.L.C. (dba ZWA)
FIRM REGISTRATION NO. 100627-00
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 FAX (512) 295-6091

SURVEYORS NOTES:

1. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (TEXAS CENTRAL ZONE 4203, NAD 83). ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RRP2 CORS STATION AND LEDBETTER CORS STATION.

2. EASEMENTS AND OTHER ENCUMBRANCES:
A. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE(S) IN FAVOR OF TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 235, PAGE 99, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. RELEASED BY REMOVAL OF LINES.

B. EASEMENT FOR RIGHT-OF-WAY TO THE FEDERAL LAND BANK OF HOUSTON, RECORDED IN VOLUME 404, PAGE 498, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. NOT DETERMINED.

T.B.M. DESCRIPTIONS

BM#1 SPINDLE SET IN POWER POLE, EAST SIDE OF C.R. 279, 1.5 MILES +/- NORTH OF THE INTERSECTION OF C.R. 2243 & C.R. 279
ELEVATION= 1037.18'

BM#2 SPINDLE SET IN POWER POLE, EAST SIDE OF C.R. 279, 1.3 MILES +/- NORTH OF THE INTERSECTION OF C.R. 2243 & C.R. 279.
ELEVATION= 1031.36'

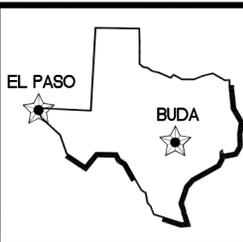
BM#3 BOX CUT ON NORTH END OF HEADWALL OVER DRY BRUSH CREEK, EAST SIDE OF C.R. 279, 0.8 MILES +/- NORTH OF INTERSECTION ON C.R. 2243 & C.R. 279.
ELEVATION= 1001.06'

BM#4 SPINDLE SET IN POWER POLE, EAST SIDE OF C.R. 279, 17' +/- NORTH OF THE SOUTHWEST CORNER OF SAVANNA RANCH, SECTION 1.
ELEVATION= 1020.92'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	23.52	15.00	89°49'46"	N66°24'04"W	21.18
C2	23.56	15.00	90°00'00"	S23°41'03"W	21.21
C3	37.90	24.00	90°29'21"	N23°26'22"E	34.09
C4	31.25	20.00	89°30'39"	N66°33'38"W	28.16
C5	194.19	2035.00	5°28'03"	N71°25'04"E	194.12
C6	187.51	1965.00	5°28'03"	N71°25'04"E	187.44
C7	188.79	1965.00	5°30'17"	S71°23'57"W	188.72
C8	195.51	2035.00	5°30'17"	S71°23'57"W	195.44
C9	214.38	1535.00	8°00'07"	N72°38'52"E	214.20
C10	204.60	1465.00	8°00'07"	N72°38'52"E	204.43
C11	165.87	1465.00	6°29'13"	S73°24'19"W	165.78
C12	173.79	1535.00	6°29'13"	S73°24'19"W	173.70
C13	282.23	1165.00	13°52'50"	S63°13'18"W	281.55
C14	703.41	950.00	42°25'25"	N44°07'34"W	687.45
C15	24.72	15.00	94°26'27"	S09°03'39"W	22.02
C16	250.41	2050.00	6°59'56"	N26°24'50"W	250.26
C17	20.50	1060.00	01°06'30"	S21°15'03"E	20.50
C18	47.30	68.00	39°51'15"	S19°58'32"W	46.35
C19	143.49	2050.00	04°00'37"	N35°10'46"W	143.45

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°37'30"W	22.35
L2	N45°02'17"W	49.96
L3	N41°18'52"W	50.25
L4	N36°42'20"W	51.65
L5	N02°09'10"W	14.02
L6	S68°30'48"W	72.69
L7	N22°55'15"W	19.79
L8	S68°30'48"W	12.55
L9	S21°48'18"E	10.09
L10	S16°42'30"E	108.17
L11	S69°00'26"W	119.92
L12	S76°38'56"W	110.83
L13	S76°38'56"W	110.83
L14	S74°09'06"W	102.74
L15	S74°09'06"W	102.74
L16	N21°48'18"W	144.86
L17	N21°52'53"W	104.81
L18	S21°18'56"E	101.14
L19	S53°07'21"W	144.65
L20	S39°54'10"W	193.76
L21	S19°53'36"E	208.24
L22	N19°53'36"W	236.71
L23	S68°30'48"W	60.14
L24	N38°09'36"W	20.12

PROJECT: LISD BENBROOK RANCH SUB
JOB NUMBER: 10-1011-01
DATE: FEBRUARY 2013
SCALE: 1"=200'
SURVEYOR: ZAMORA
TECHNICIAN: SEGURA
DRAWING: Sht2-200.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



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

L.I.S.D. BENBROOK RANCH SUBDIVISION
FINAL PLAT

SHEET
4
OF
4
ZWA PLAT No.
10-1011-01



EXECUTIVE SUMMARY

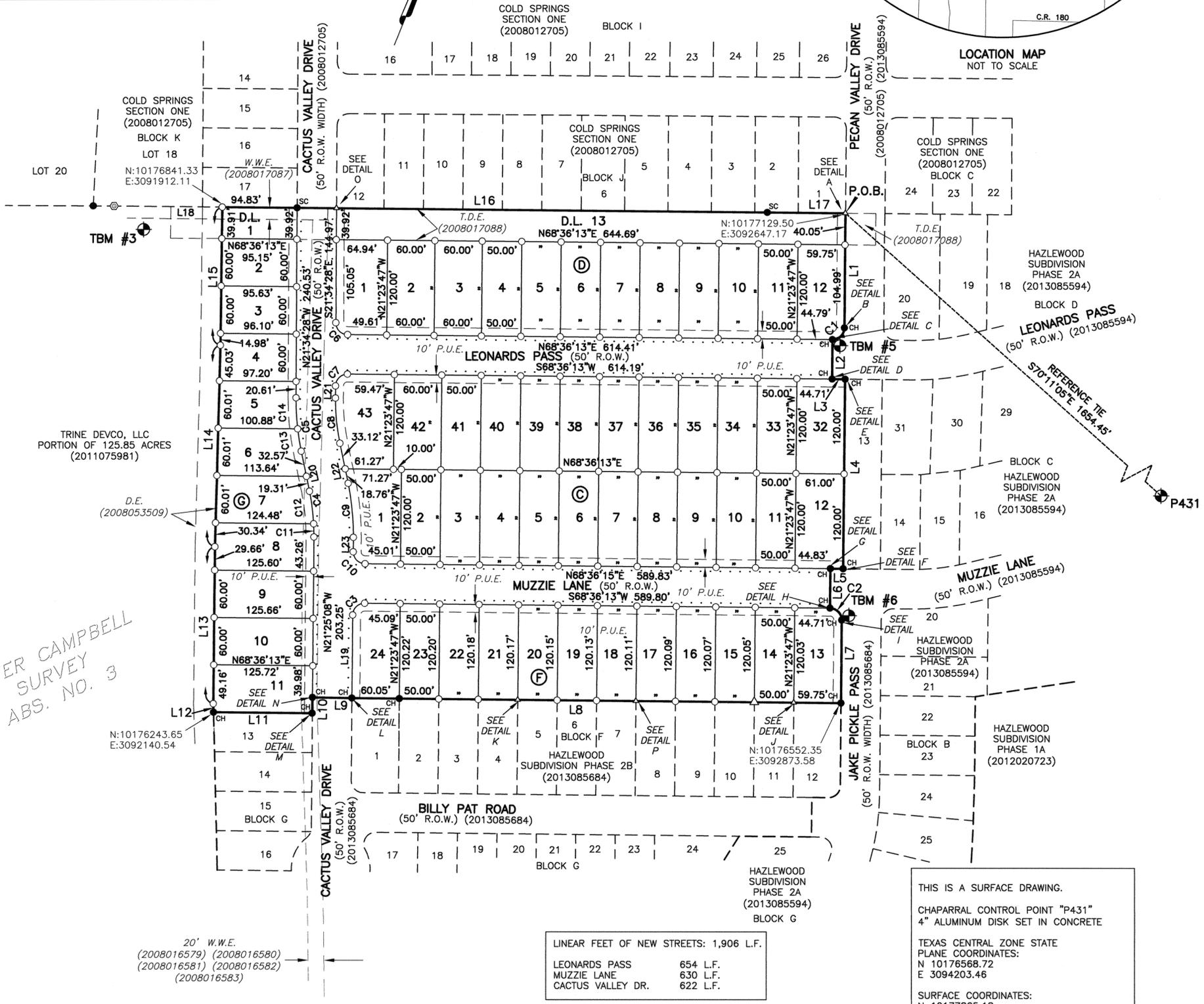
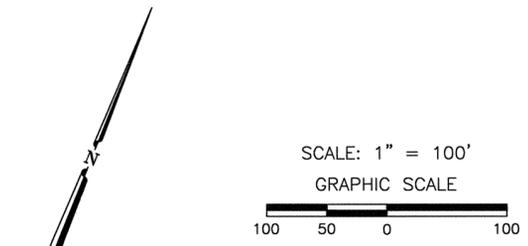
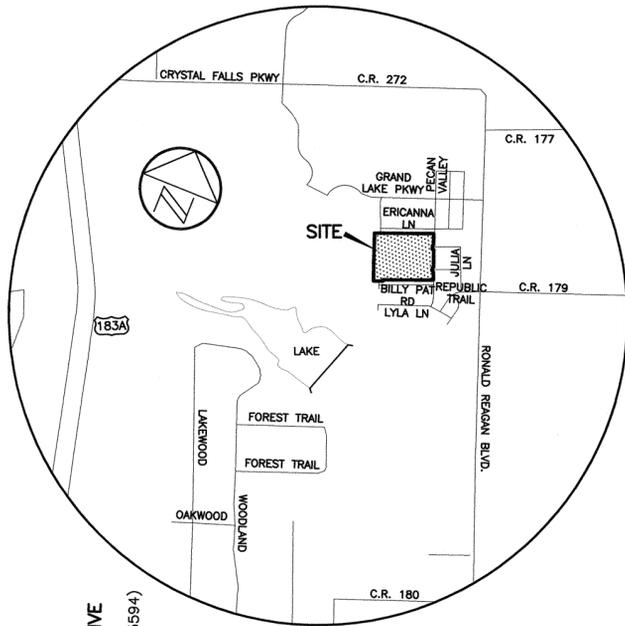
JULY 24, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-017: Hold a public hearing and consider action on the Hazlewood, Phase 3 Final Plat for 11.315 acres more or less; WCAD Parcel R031216; generally located 100 feet from the southwest corner of the intersection of Ericanna Ln. and Pecan Valley Dr.; Leander, Williamson County Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances that require approval by the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Dustin Goss, P.E. on behalf of Continental Homes of Texas, LP.
- Financial Consideration:** None
- Recommendation:** This final plat includes 58 single-family lots and 2 drainage lots. 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:** Martin Siwek, GISP
Planner

07/11/2014

FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 3 LEANDER, TEXAS

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{SC} 1/2" REBAR WITH "STANLEYCONSULT" CAP FOUND
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - △ CALCULATED POINT
 - ⊙ CUT OFF 6" CEDAR POST FOUND
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - () RECORD INFORMATION
 - ⋯⋯ 4' WIDE SIDEWALK LOCATION
 - (A) BLOCK DESIGNATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER LINE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.L. DRAINAGE LOT
 - T.D.E. TEMPORARY DRAINAGE EASEMENT



WALTER CAMPBELL
SURVEY
ABS. NO. 3

THIS IS A SURFACE DRAWING.
 CHAPARRAL CONTROL POINT "P431"
 4" ALUMINUM DISK SET IN CONCRETE
 TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES:
 N 10176568.72
 E 3094203.46
 SURFACE COORDINATES:
 N 10177865.18
 E 3094597.65
 ELEVATION = 890.16'
 VERTICAL DATUM: NAVD 88 (GEOID 09)
 COMBINED SCALE FACTOR = 0.99987262
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.00012739623
 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0,0
 TEXAS CENTRAL ZONE 4203
 THETA ANGLE: 1°18'20"

LINEAR FEET OF NEW STREETS: 1,906 L.F.

LEONARDS PASS	654 L.F.
MUZZIE LANE	630 L.F.
CACTUS VALLEY DR.	622 L.F.

LOT AREAS
(LOT/ACRES/APPROX. SQ. FT.)

BLOCK C:	42/0.165/7200	17/0.138/6005
	43/0.194/8452	18/0.138/6006
1/0.172/7490		19/0.138/6007
2/0.138/6000	BLOCK D:	20/0.138/6008
3/0.138/6000		21/0.138/6009
4/0.138/6000	1/0.177/7722	22/0.138/6009
5/0.138/6000	2/0.165/7200	23/0.138/6010
6/0.138/6000	3/0.165/7200	24/0.165/7174
7/0.138/6000	4/0.138/6000	
8/0.138/6000	5/0.138/6000	BLOCK G:
9/0.138/6000	6/0.138/6000	2/0.131/5723
10/0.138/6000	7/0.138/6000	3/0.132/5752
11/0.138/6000	8/0.138/6000	4/0.133/5794
12/0.168/7312	9/0.138/6000	5/0.135/5902
32/0.168/7328	10/0.138/6000	6/0.147/6409
33/0.138/6000	11/0.138/6000	7/0.165/7196
34/0.138/6000	12/0.164/7124	8/0.173/7522
35/0.138/6000		9/0.173/7538
36/0.138/6000	BLOCK E:	10/0.173/7541
37/0.138/6000		11/0.173/7544
38/0.138/6000	13/0.163/7120	
39/0.138/6000	14/0.138/6002	
40/0.138/6000	15/0.138/6003	
41/0.138/6000	16/0.138/6004	

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
 10700 PECAN PARK BLVD., SUITE 400,
 AUSTIN, TX 78750

ACREAGE: 11.315 ACRES

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 60

DATE OF SURVEY: MARCH 4, 2014

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.

ENGINEER: PAPE-DAWSON ENGINEERS, INC.

BENCHMARK: "P431" (SEE SEPARATE INFO. BOX)

LOT SUMMARY

SINGLE FAMILY LOTS (58):	8.501 ACRES
DRAINAGE LOTS (2):	0.679 ACRES
LOT 1, BLOCK G	
LOT 13, BLOCK D	
RIGHT-OF-WAY:	2.135 ACRES
TOTAL:	11.315 ACRES

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
801-001

DRAWING NO.:
801-001-PL-3

PLOT DATE:
07/01/14

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB

SHEET
01 OF 03



7/01/2014

FINAL PLAT OF: HAZLEWOOD SUBDIVISION PHASE 3 LEANDER, TEXAS

11.315 ACRES
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 11.315 ACRES OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 125.85 ACRE TRACT DESCRIBED IN A DEED TO TRINE DEVCO, LLC, DATED OCTOBER 5, 2011 AND RECORDED IN DOCUMENT NO. 2011075981 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.315 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point for the intersection of the north line of the said 125.85 acre tract and the west right-of-way line of Pecan Valley Drive (50' right-of-way width), being the southwest terminus of Pecan Valley Drive as shown on the plat of Cold Springs, Section One, a subdivision recorded in Document No. 2008012705 of the Official Public Records of Williamson County, Texas, same being the southeast corner of Lot 1, Block J, of said Cold Springs, Section One, also being the northwest corner of Hazlewood Subdivision Phase 2A, a subdivision recorded in Document No. 2013085594 of the Official Public Records of Williamson County, Texas;

THENCE crossing said 125.85 acre tract, with the west right-of-way line of Pecan Valley Drive, being the west line of said Hazlewood Subdivision Phase 2A, the following four (4) courses and distances:

1. South 21°25'08" East, at a distance of 0.22 feet passing a 1/2" rebar found, and continuing, for a total distance of 145.04 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 30°02'28" West, a distance of 0.26 feet;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 90°01'21", an arc length of 23.57 feet, and a chord which bears South 23°35'32" West, a distance of 21.22 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 47°00'38" West, a distance of 0.24 feet;
3. South 21°25'59" East, a distance of 50.00 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 2°11'54" East, a distance of 0.17 feet;
4. North 68°36'13" East, a distance of 16.43 feet to a calculated point for the northwest corner of Lot 13, Block C of said Hazlewood Subdivision Phase 2A, same being an angle point in the west line of said Hazlewood Subdivision Phase 2A, from which a 1/2" rebar with "RJ Surveying" cap found bears South 55°00'04" West, a distance of 0.21 feet;

THENCE South 21°19'48" East, crossing said 125.85 acre tract, with the west line of said Lot 13, same being the west line of said Hazlewood Subdivision Phase 2A, a distance of 240.00 feet to a calculated point for the southwest corner of said Lot 13, same being an angle point in the west line of said Hazlewood Subdivision Phase 2A, from which a 1/2" rebar with "RJ Surveying" cap found bears South 31°07'28" West, a distance of 0.22 feet;

THENCE crossing said 125.85 acre tract, with the west line of said Hazlewood Subdivision Phase 2A, the following four (4) courses and distances:

1. South 68°36'14" West, a distance of 16.04 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 26°19'10" West, a distance of 0.26 feet;
2. South 21°23'47" East, a distance of 50.00 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 50°47'44" West, a distance of 0.26 feet;
3. With a curve to the right, having a radius of 15.00 feet, a delta angle of 89°58'39", an arc length of 23.56 feet, and a chord which bears South 68°24'28" East, a distance of 21.21 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 24°11'08" West, a distance of 0.24 feet;
4. South 21°25'08" East, a distance of 105.01 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of Lot 12, Block F of Hazlewood Subdivision Phase 2B, a subdivision recorded in Document No. 2013085684 of the Official Public Records of Williamson County, Texas;

THENCE crossing said 125.85 acre tract, with the north line of said Hazlewood Subdivision Phase 2B, the following four (4) courses and distances:

1. South 68°34'52" West, a distance of 619.80 feet to a calculated point for the northwest corner of Lot 1, Block F of said Hazlewood Subdivision Phase 2B, from which a 1/2" rebar with "RJ Surveying" cap found bears South 3°55'13" West, a distance of 0.54 feet;
2. South 68°54'33" West, a distance of 50.00 feet to a calculated point, from which a 1/2" rebar with "RJ Surveying" cap found bears South 46°22'20" West, a distance of 0.59 feet;
3. South 21°25'08" East, a distance of 20.02 feet to a calculated point for the northeast corner of Lot 13, Block G of said Hazlewood Subdivision Phase 2B, from which a 1/2" rebar with "RJ Surveying" cap found bears South 47°52'49" West, a distance of 0.58 feet;
4. South 68°36'13" West, a distance of 125.44 feet to a 1/2" rebar with "Chaparral" cap found for the northwest corner of Lot 13, Block G of said Hazlewood Subdivision Phase 2B;

THENCE crossing said 125.85 acre tract, the following four (4) courses and distances:

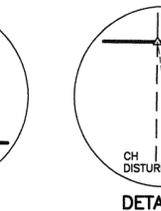
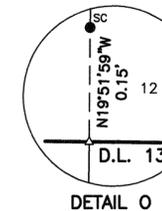
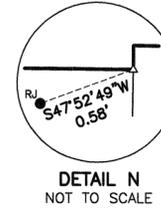
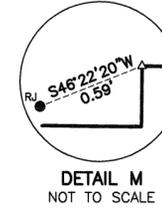
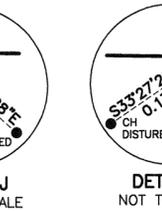
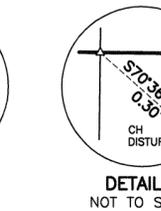
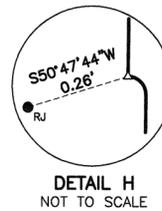
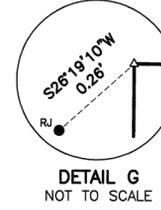
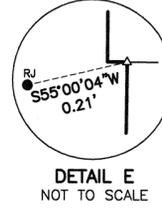
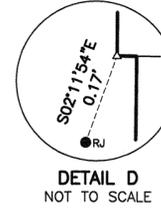
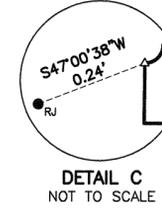
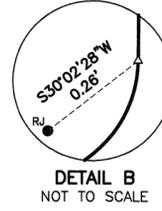
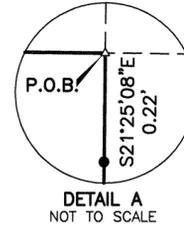
1. North 23°11'00" West, a distance of 10.85 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 21°21'36" West, a distance of 198.82 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 20°20'17" West, a distance of 255.40 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 21°07'05" West, a distance of 174.89 feet to a 1/2" rebar with "Chaparral" cap set in the north line of said 125.85 acre tract, same being the south line of Block K of said Cold Springs, Section One, from which a cut off 6" cedar post found in the north line of said 125.85 acre tract, same being the south line of said Cold Springs, Section One, bears South 68°35'46" West, a distance of 137.12 feet;

THENCE with the north line of said 125.85 acre tract and the south line of said Cold Springs, Section One, the following two (2) courses and distances:

1. North 68°35'46" East, a distance of 690.70 feet to a 1/2" rebar with "StanleyConsult" cap found;
2. North 68°34'27" East, a distance of 98.93 feet to the POINT OF BEGINNING, containing 11.315 acres of land, more or less.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°01'21"	23.57'	S23°35'32"W	21.22'
C2	15.00'	89°58'39"	23.56'	S66°24'28"E	21.21'
C3	15.00'	90°01'21"	23.57'	S23°35'32"W	21.22'
C4	275.00'	12°08'48"	58.30'	N27°29'32"W	58.19'
C5	325.00'	12°00'00"	68.07'	N27°33'56"W	67.94'
C6	15.00'	89°49'19"	23.52'	S66°29'08"E	21.18'
C7	15.00'	90°10'09"	23.61'	S23°31'08"W	21.24'
C8	275.00'	12°00'00"	57.60'	S27°33'56"E	57.49'
C9	325.00'	12°08'48"	68.90'	S27°29'32"E	68.77'
C10	15.00'	89°58'39"	23.56'	S66°24'28"E	21.21'
C11	275.00'	3°29'20"	16.75'	S23°09'48"E	16.74'
C12	275.00'	8°39'27"	41.55'	S29°14'12"E	41.51'
C13	325.00'	5°02'17"	28.58'	S31°02'47"E	28.57'
C14	325.00'	6°57'43"	39.49'	S25°02'47"E	39.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°25'08"E	145.04'
L2	S21°25'59"E	50.00'
L3	N68°36'13"E	16.43'
L4	S21°19'48"E	240.00'
L5	S68°36'14"W	16.04'
L6	S21°23'47"E	50.00'
L7	S21°25'08"E	105.01'
L8	S68°34'52"W	619.80'
L9	S68°54'33"W	50.00'
L10	S21°25'08"E	20.02'
L11	S68°36'13"W	125.44'
L12	N23°11'00"W	10.85'
L13	N21°21'36"W	198.82'
L14	N20°20'17"W	255.40'
L15	N21°07'05"W	174.89'
L16	N68°35'46"E	690.70'
L17	N68°34'27"E	98.93'
L18	S68°35'46"W	137.12'
L19	S21°25'08"E	105.24'
L20	N33°33'56"W	51.87'
L21	S21°33'56"E	15.42'
L22	S33°33'56"E	51.87'
L23	S21°25'08"E	18.29'



BENCHMARK INFORMATION:

TBM #3: SQUARE IN TOP OF CONCRETE WALL TRAVERSING ACROSS THE WEST PORTION OF THE SUBJECT TRACT, +/- 218' WEST OF THE CENTERLINE OF CACTUS VALLEY DRIVE, ALONG THE NORTH PROPERTY LINE OF THE SUBJECT TRACT TO THE CONCRETE WALL AND THEN SOUTH +/- 29' ALONG THE WALL.

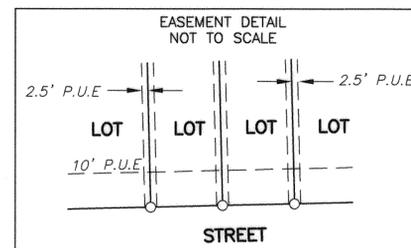
ELEVATION = 908.04'
VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #5: SQUARE IN TOP OF CONCRETE CURB AND GUTTER ALONG THE WEST CURB LINE OF PALM VALLY DRIVE AND THE NORTH LINE OF LEONARDS PASS, +/- 17' FEET WEST OF THE CENTERLINE OF PALM VALLY DRIVE AND +/- 30 FEET NORTH OF THE CENTERLINE OF LEONARDS PASS.

ELEVATION = 898.37'
VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #6: SQUARE IN TOP OF CONCRETE CURB AND GUTTER ALONG THE WEST CURB LINE OF JAKE PICKLE PASS, +/- 16' FEET WEST OF THE CENTERLINE OF JAKE PICKLE PASS AND +/- 35 FEET SOUTH OF THE CENTERLINE OF MUZZIE LANE.

ELEVATION = 896.79'
VERTICAL DATUM: NAVD 88 (GEOID 09)



EW
7/01/2014

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:	801-001
DRAWING NO.:	801-001-PL-3
PLOT DATE:	07/01/14
PLOT SCALE:	1" = 100'
DRAWN BY:	JDB
SHEET	02 OF 03

FINAL PLAT OF:
HAZLEWOOD SUBDIVISION
PHASE 3
LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF 11.315 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014042511 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 11.315 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS HAZLEWOOD SUBDIVISION PHASE 3

AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT-OF-WAY, 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 ____ DAY OF _____, 20__ A.D.

BY: RICHARD N. MAIER, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

BY:

CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER
10700 PECAN PARK BLVD., SUITE 400,
AUSTIN, TEXAS 78750

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, 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 ____ DAY OF _____, 20__ AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, ERIC J. DANNHEIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD LISTED IN TITLE COMMITMENT GF 141-140201439-491, DATED 3/21/2014 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

BEARING BASIS IS GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).
DATE OF SURVEY: 5/15/2014.

ERIC J. DANNHEIM, R.P.L.S. 6075

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724
T.B.P.L.S. FIRM NO.10124500



ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR., 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 NO. MAP NO. 48491C0460E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

JAMES A. HUFFCUT, JR., P.E. 55253

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

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.

JEFF SEILER, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
2. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
5. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE 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.
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL LANDSCAPE LOTS.
9. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
10. 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 NO. 48491C0460E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
11. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
14. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
15. PARKLAND TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
16. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.
17. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SFL, OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
18. HAZLEWOOD IS LOCATED IN THE BRUSHY CREEK WATERSHED.
19. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
20. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. LOT 13, BLOCK D AND LOT 1, BLOCK G SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
22. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN FENCES ALONG RIGHTS-OF-WAY AND DRAINAGE AREAS.
23. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
24. INFORMATION PERTAINING TO THE HOMEOWNERS ASSOCIATION IS RECORDED IN DOCUMENTS 2012057032, 2012063130, 2012057227, AND 2012063131 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
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 THE ____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK ____ M., AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

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

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 801-001
	DRAWING NO.: 801-001-PL-3
	PLOT DATE: 07/01/14
	PLOT SCALE: 1" = 100'
	DRAWN BY: JDB
	SHEET 03 OF 03



EXECUTIVE SUMMARY

JULY 24, 2014

-
- Agenda Subject:** Subdivision Case 14-CP-004: Hold a public hearing and consider action on the Springwoods Concept Plan, for 104.23 acres more or less; WCAD Parcels R496874, R032138, R031736, and R496876 generally located approximately $\frac{3}{4}$ of a mile from the southeast corner of the intersection of RM 2243 and CR 175, 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: Fred Lockwood on behalf of Cannon 140 L.P.
- Financial Consideration:** None
- Recommendation:** The applicant has withdrawn the request.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Withdrawal Letter
- Prepared By:** Martin Siwek, AICP
Planner

07/17/2014



CIVIL ENGINEERING & PLANNING

TBPE REGISTERED FIRM NO. F-2613

(512) 260-9100
FAX (512) 260-9101

July 16, 2014

Robin Griffin
Senior Planner
City of Leander
P O Box 319
Leander, TX 78646

Subject: Springwoods (Case #14-CP-005) – Concept Plan

LE#13-993

Dear Ms. Griffin:

Cannon 140 LP requests withdrawal of the Concept Plan for the Springwoods 140.2322 acre tract located adjacent to the eastern side of CR 175 (Old Sam Bass Road) approximately 0.8 miles south of FM 2243. Cannon 140 LP desires to revise the plan. We are aware that we will have to pay re-notification fees and possibly new sign fees before the plan is again set for P & Z and City Council consideration. It is also our understanding that staff will handle the withdrawal at the July 24, 2014 P & Z meeting and the August 7, 2014 City Council, therefore, we do not need to attend these meetings.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Fred C. Lockwood'.

Fred C. Lockwood, P.E., Agent

Copy: Cannon 140 LP



EXECUTIVE SUMMARY

JULY 24, 2014

Agenda Subject: Zoning Case #14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas.

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

Origination: Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco

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

7/8/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-008
Giacco Property, 17400 Ronald Reagan Blvd

GENERAL INFORMATION

Owner: Vince & Nanette Giaco

Current Zoning: GC-2-B (General Commercial)

Proposed Zoning: GC-3-B (General Commercial)

Size and Location: The property is located at 17400 Ronald Reagan Blvd. and includes 4.2 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 SFS-2-B	Developed Single Family Home
EAST	O.C.L. (Outside of City Limit)	Vacant Property
SOUTH	GC-2-B	Vacant Property
WEST	GC-2-B GC-3-B	Vacant Property Single Family Home

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:**GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

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.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, LI and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

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.

ANALYSIS:

The applicant is requesting to rezone the property from GC-2-B (General Commercial) to GC-3-B. The applicant's request pertains to altering the site component from a Type 2 to a Type 3 classification. The property on the southwest corner of the RM 2243 and Ronald W. Reagan Blvd. intersection is zoned GC-3-B, while the remaining property corners at this intersection are zoned GC-2-B.

A previous zoning case on this property was brought before the Commission at the August 25th, 2011 meeting. The applicant was requesting to rezone the property from Interim SFS-2-B (Single Family Suburban) to GC-3-B. The Commission at that time recommended approval to GC-2-B, which was later approved by Council.

The main differences between the Type 2 and Type 3 site components are summarized in the below statements.

Type 2:

- Outdoor display is not permitted
- Outdoor storage and container storage are not permitted.
- Outdoor fuel sales are not permitted.
- Individual users shall not exceed 40,000 gross square feet of floor area in a single building. A single building may not exceed 60,000 square feet of floor area.

- Overhead commercial service doors are not permitted.

Type 3:

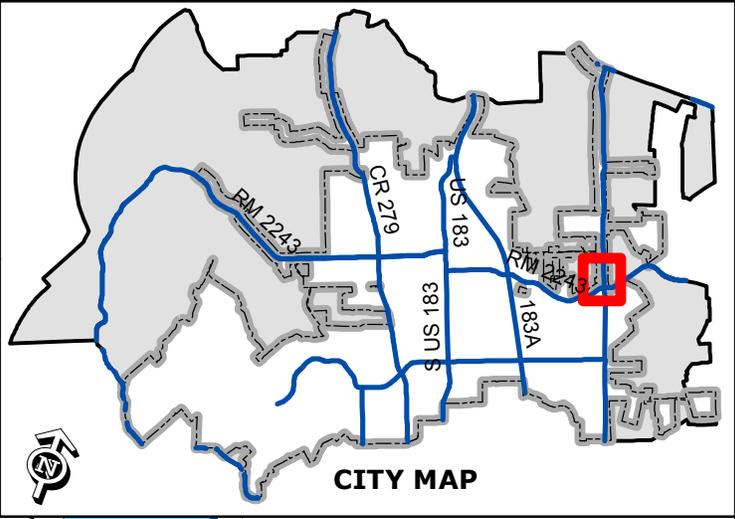
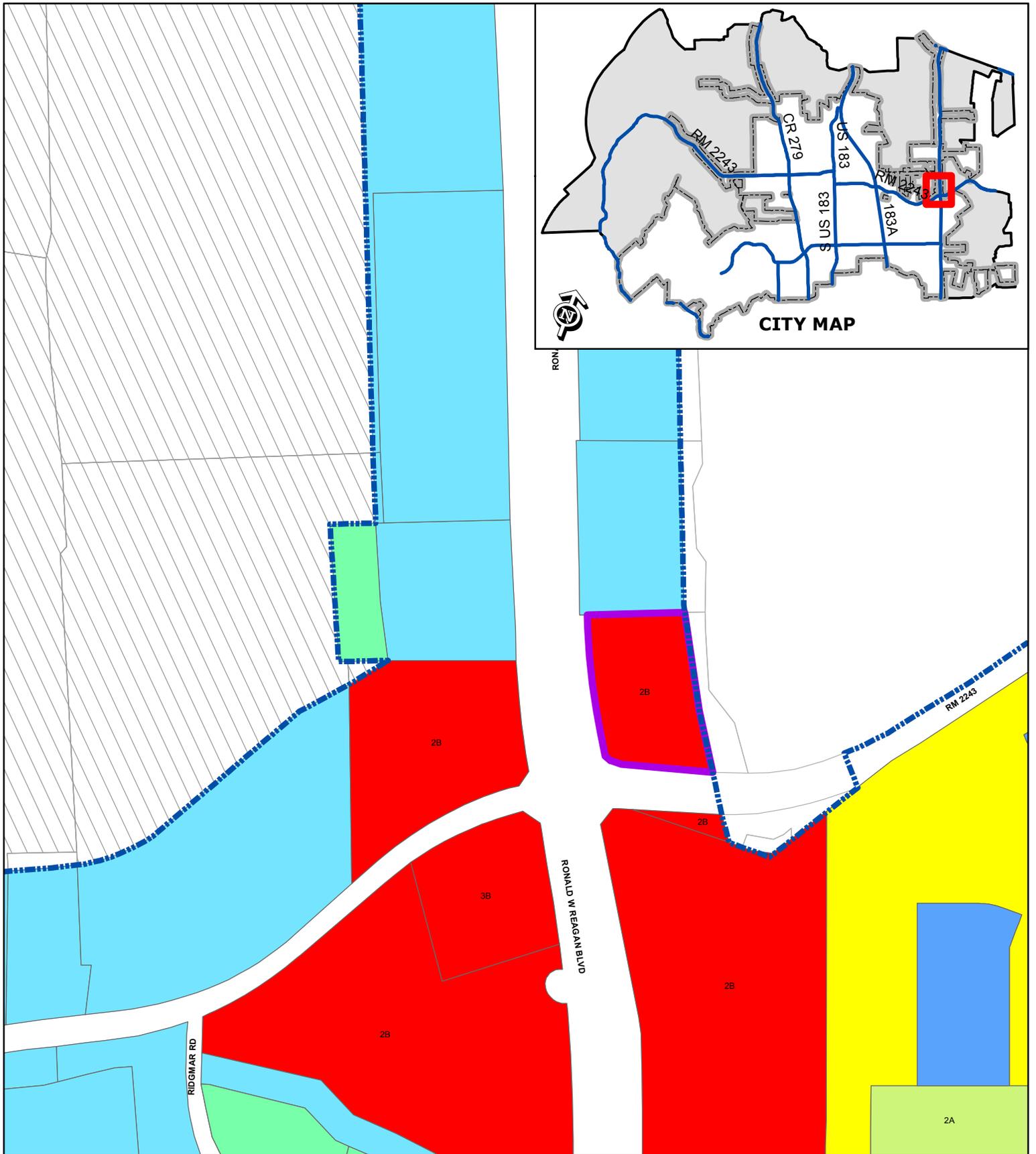
- Outdoor display is permitted and limited to not more than thirty percent (30%) of the gross floor area of the building which houses the business displaying such merchandise.
- Outdoor display of landscape plants, trees, shrubs, garden materials, etc. is not limited.
- Outdoor display shall occur only during the business hours of the applicable business establishment.
- Outdoor storage and container storage are permitted as an accessory use as follows:
 - Such storage does not exceed twenty percent (20%) of the gross floor area of the primary building that houses the business storing such materials.
 - Such storage or container is located no closer to a street frontage than the primary building that houses the business storing such materials.
 - Such storage or container is screened from view from adjacent properties and any street in accordance with the Screening Requirements of Art. VI, Sec 1.
- The combination of outdoor display, outdoor storage and accessory buildings/structures shall not exceed forty percent (40%) of the gross floor area of the primary building / structure utilizing such.
- Outdoor commercial fueling and washing of vehicles is permitted.
- Overhead commercial services doors are permitted.

The Type 3 site component has additional requirements for vehicle fueling stations, which are as follows:

- Commercial fueling is not located within one hundred (100') feet of a residential district unless such district is utilized for a non-residential purpose. The location is measured from the closest portion of the structure associated with the outdoor commercial fueling to the residential district.
- No more than two outdoor commercial fueling and washing of vehicle facilities shall be located within six hundred (600') feet of any intersection separately or in combination with a convenience store or other use.
- Vehicle fueling and washing facility locations are reserved only by obtaining an approved building permit for such facility and keeping such permit active.
- Gasoline pumps shall be located no closer to the street than the primary structure.

STAFF RECOMMENDATION:

Staff recommends approval of the requested GC-3-B district. The request satisfies the use component's intent statements relating to being located in a high traffic area, providing access by an arterial street, and providing the heaviest concentration of this component at intersections of arterial class streets. Additionally, the requested zone change would result in minimal conflict with the adjacent properties.



ZONING CASE 14-Z-008

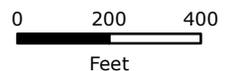
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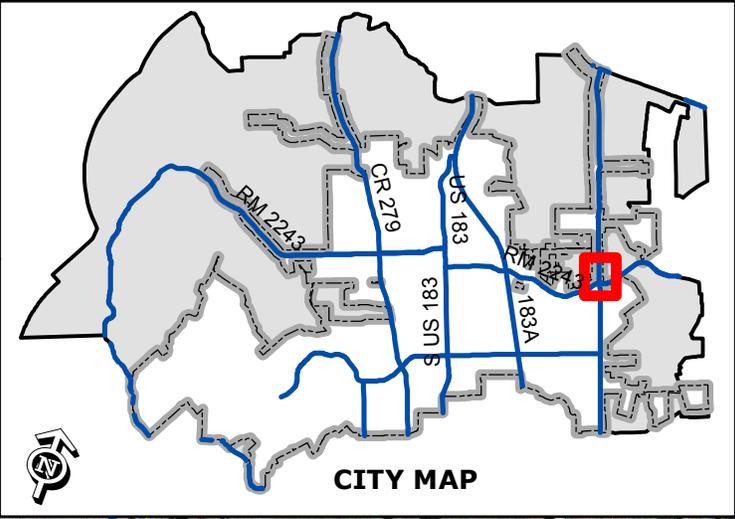
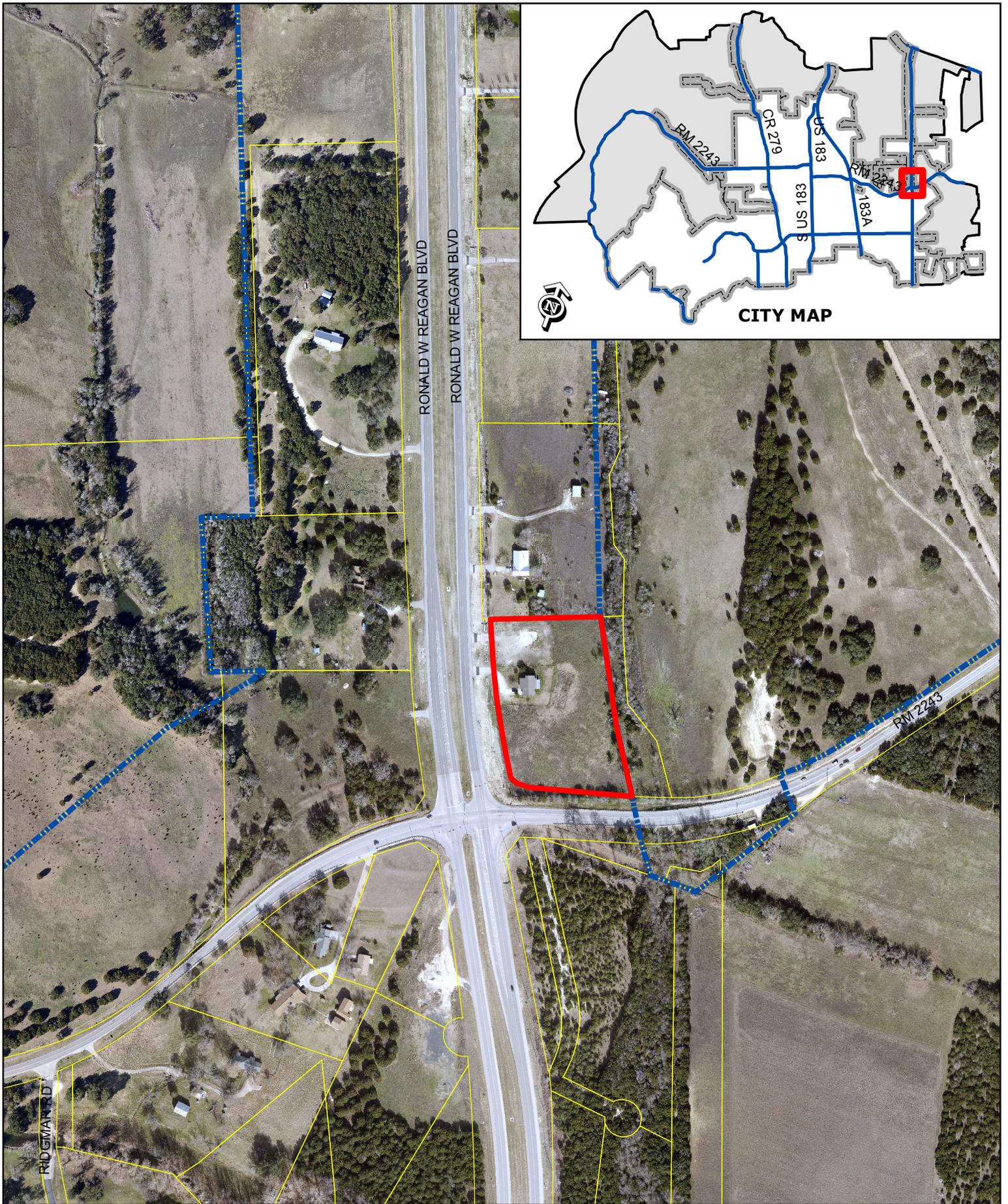
Current Zoning Map
Giaco



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

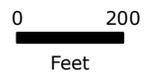
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|-----|--------|-----|
| SFR | SFT | GC |
| SFE | SFU/MH | HC |
| SFS | TF | HI |
| SFU | MF | PUD |
| SFC | LO | |
| SFL | LC | |





ZONING CASE 14-Z-008 Attachment #3

Aerial Exhibit - Approximate Boundaries
Giaco



- Subject Property
- City Limits



P.O. Box 3639
Cedar Park, Texas 78630

April 16, 2014

Mrs. Robin Griffin
City of Leander
Planning Department
PO Box 319
Leander, TX 78646

**Re: Request for Zoning Change
Letter of Intent
NEC RR 2243 and Ronald Reagan – +/-4.2 Acres**

Dear Mrs. Griffin:

Please accept this letter as a written request to rezone the subject tract from GC-2-B/ETJ to GC-3-B/ETJ. According to the City of Leander Comprehensive Plan, major intersections are nodes that encourage density and mixture of uses including apartments, condominiums, major commercial, major retail, and office uses. The node of RR 2243 and Ronald Reagan is not specifically identified; however, the surrounding zoning supports the rezoning of the subject tract.

The surrounding area is generally zoned GC-2-B which limits the ability to provide both density and the mixture that is envisioned in the comprehensive plan. By allowing the majority of the subject tract to be zoned to its highest and best use, GC-3-B, the diversity of the development around this “node” will be achieved. It is envisioned that this corner and surrounding parcels will fulfill additional objectives of the comprehensive plan. The eastern portion of the tract contains a drainage tributary (+/- 0.8 acres) which will provide a natural buffer to the properties to the east. The properties to the north are along Ronald Reagan Boulevard and are anticipated to be developed for commercial uses in the future.

If you should have any questions, or need additional information, please feel free to contact us at (512) 354-4682.

Very truly yours,

360 PROFESSIONAL SERVICES, INC.



Scott J. Foster, P.E.
Principal



EXECUTIVE SUMMARY

JULY 24, 2014

-
- Agenda Subject:** Zoning Case 14-Z-009: Hold a public hearing and consider action on the rezoning of a tract of land generally located to the southwest of the intersection of Crystal Falls Pkwy & Christine Dr. for 9.604 acres more or less of land located in the Lucius B. Johnson Sur 426 & the Bittick Sur. 144, TCAD Parcel #823336 and WCAD Parcel #R484293. Currently, the property is zoned SFT-2-A (Single Family Townhome) and LO-2-A (Local Office) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis and Williamson Counties, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Mike Siefert on behalf of Lookout Partners LP.
- 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. Proposed Crystal Falls Cottages PUD
 4. Aerial Map
 5. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

07/11/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-009 CRYSTAL FALLS COTTAGES PUD

GENERAL INFORMATION

Owner:	Lookout Partners LP.
Current Zoning:	SFT-2-A (Single-Family Townhome) LO-2-A (Local Office)
Proposed Zoning:	PUD (Planned Unit Development)
Size and Location:	The property located southwest of the intersection of Crystal Falls Pkwy & Christine Drive and includes approximately 9.604 acres.
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	Whitestone Elementary School
EAST	SFU-2-B GC-3-A	Fire Station Undeveloped Land Zoned for Commercial
SOUTH	SFT-2-A GC-3-A	Undeveloped Land Zoned for Townhomes Undeveloped Land Zoned for Commercial
WEST	SFS-2-B	Developed Neighborhood (Fairways at Crystal Falls)

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS**PUD/TOD – PLANNED UNIT DEVELOPMENT/TRANSIT ORIENTED 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. 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 sixty unit detached single-family condominium project. The base zoning district for this PUD is MF-2-A (Multi-Family). The proposed building envelopes will be a minimum of 50 feet by 35 feet and 50 by 30 feet. This property was rezoned as part of the Crystal Falls Town Center zoning case which included LO-2-A (Local Office), GC-3-A (General Commercial), and SFT-2-A (Single-Family Townhome) zoning districts. The Planning & Zoning Commission recommended approval of the request at the March 8, 2012 Meeting and the City Council approved the request at the April 5, 2012 meeting.

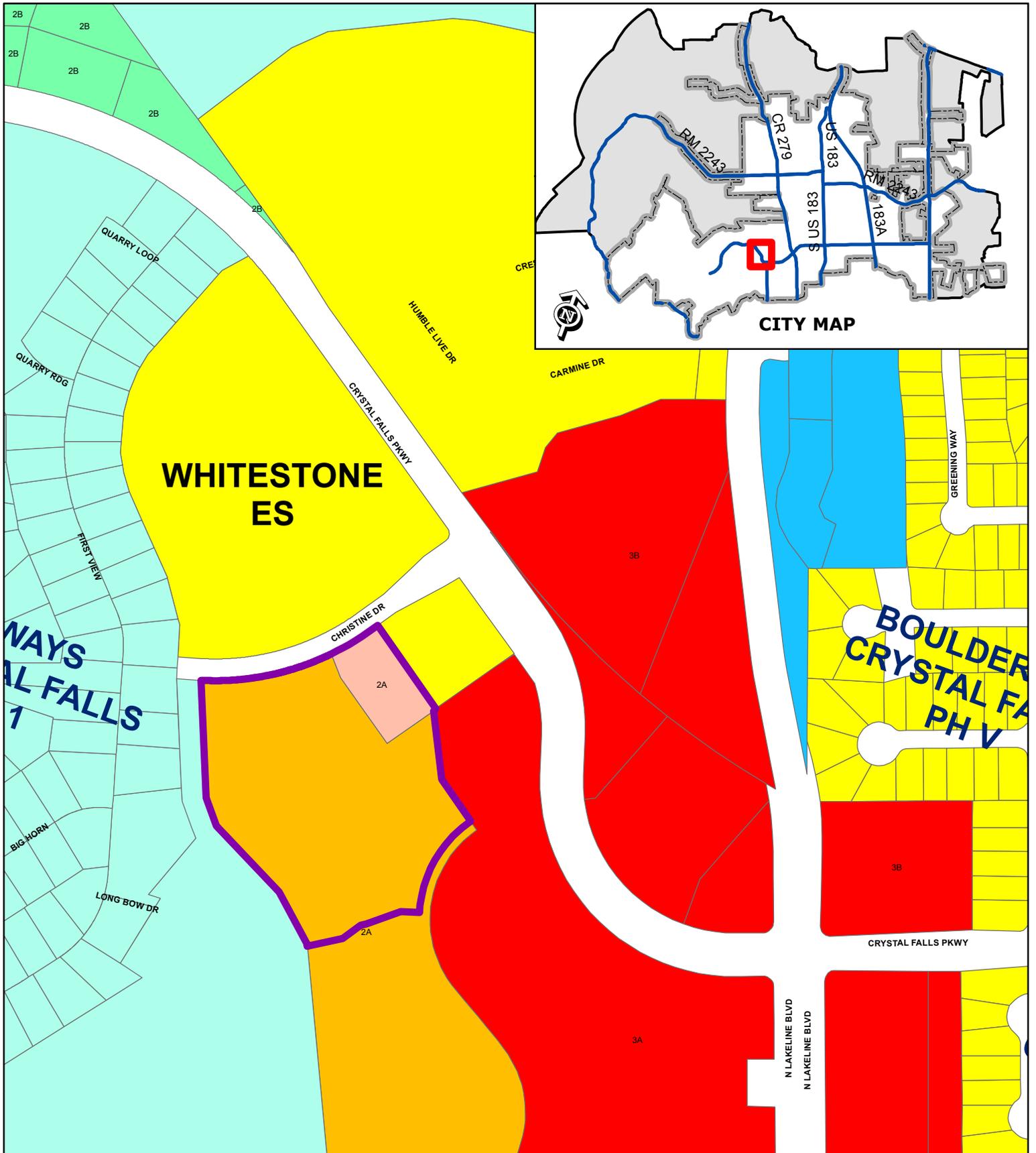
The property to the north is currently developed as an elementary school and the property to the west is developed as Phase 1 of the Fairways at Crystal Falls subdivision. As part of the Crystal Falls Town Center zoning case and final plat, a green belt lot has been platted between the Fairways at Crystal Falls subdivision and the proposed development. The property to the south is undeveloped and zoned for SFT-2-A and the property to the east is undeveloped and zoned GC-3-A.

A PUD district is an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a condominium style residential development with limits to the permitted density. The applicant is proposing to reduce the masonry to a minimum of 5% and utilize cementitious fiber products as the predominant building material provided that the home's architectural style are of similar character and form to the images shown in the PUD.

The proposal of a condominium project allows the developer to design the neighborhood through the site plan process instead of the typical subdivision process. The land would be owned and maintained by a Home Owner's Association and the homes would be owned by individuals. The PUD plan provides for setbacks between the homes, building envelopes and perimeter setbacks. The total unit count will not exceed sixty (60) units.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD (Planned Unit Development) district. The requested zoning would be appropriate at this location. The proposed PUD would provide for a unique residential product at this location. The proposed zoning request follows the intent statements of the Composite Zoning Ordinance.



ZONING CASE 14-Z-009

Attachment #2

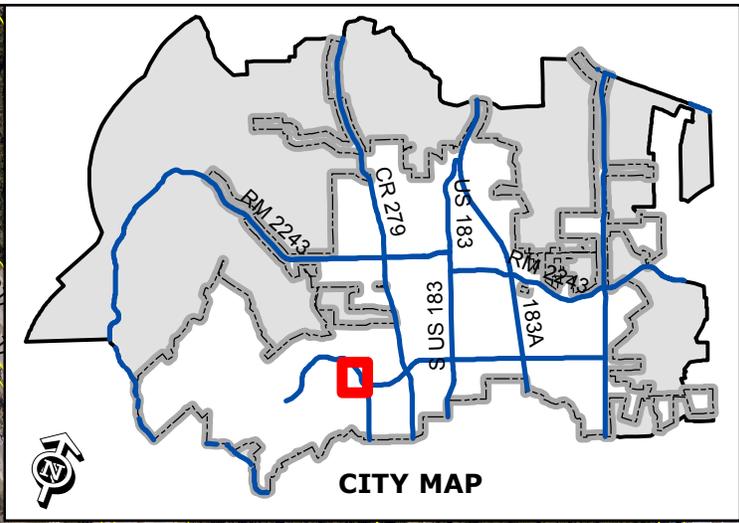
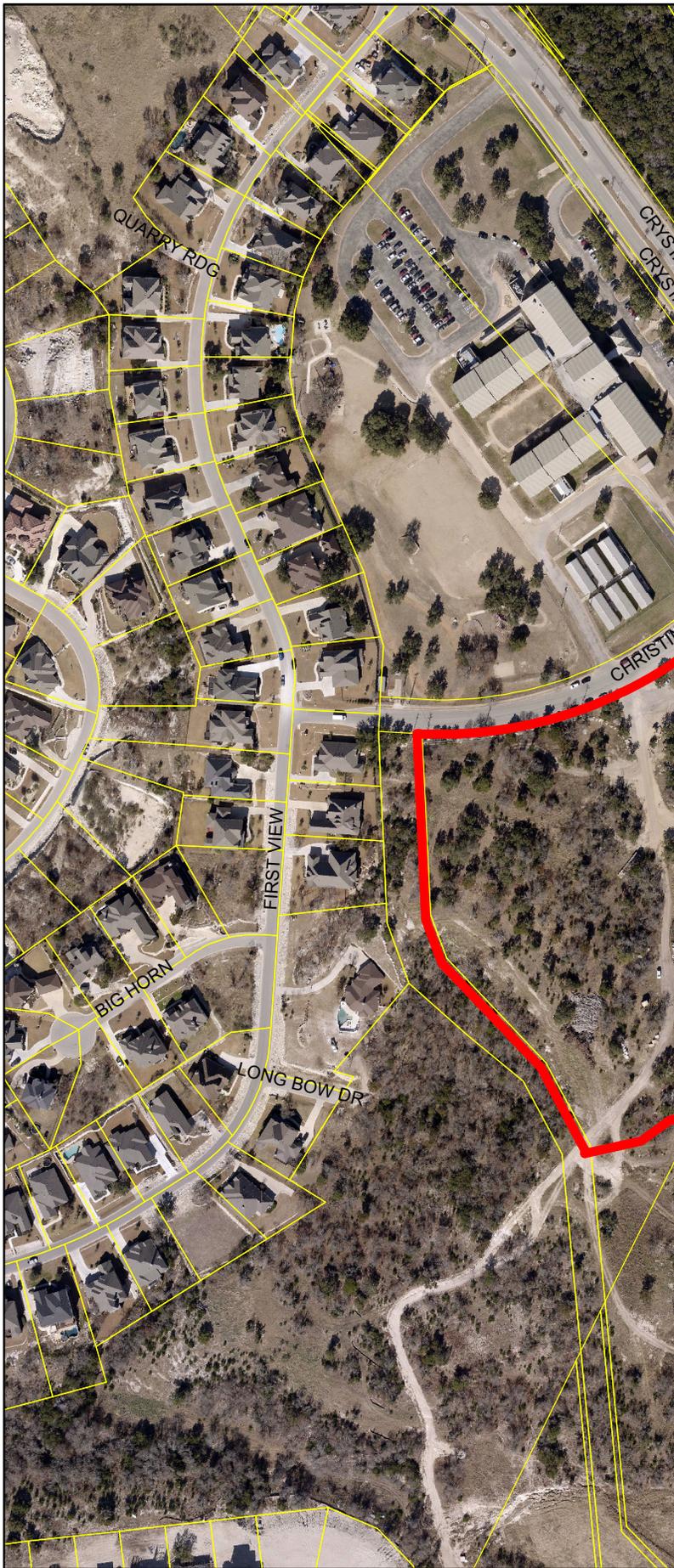
Current Zoning Map
Crystal Falls Cottages PUD



-  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 ₀ | |
|  SFL |  LC | |





ZONING CASE 14-Z-009 Attachment #3

Aerial Exhibit - Approximate Boundaries
Crystal Falls Cottages PUD

0 200
Feet



 Subject Property
 City Limits

EXHIBIT A

CRYSTAL FALLS COTTAGES- PUD

1. Base zoning districts:
 - A. The base zoning district for the PUD is MF-2-A (Multi-Family) as provided in this PUD Plan.
2. PUD Area = 9.6 Acres
3. The use shall be a Single-Family condominium residential development
4. Unit distribution (building envelope). Patios (covered or uncovered) and decks are not included these dimensions.
 - a. Maximum- 50' Wide x 35' Deep Building Envelope
 - b. Minimum- 50' Wide x 30' Deep Building Envelope
5. MAXIMUM UNIT COUNT: The project shall be limited to 60 units.
6. LIGHTING: Street lights will not be required but are permitted.
7. ACCESS/PRIVATE DRIVES: See site plan for detailed cross section of vehicular access easement. Minimum centerline radius for private drives is 100-feet. Minimum cul-de-sac drive surface radius is 50-feet. The access drive alignment, building pads and island locations may vary to minimize disturbance to significant trees and natural topographic features. Private drives will have a 23-foot wide pavement width with 18-inch ribbon curbs or a 23-foot wide pavement width with 24-inch curb and gutter (which includes mountable curb or stand up curb). The project will be gated.
8. RESIDENTIAL SETBACKS: Front building setbacks shall be a minimum of 18-feet from back of curb. Side building separation shall be a minimum of 10-feet. When the rear of one unit is immediately adjacent to the side of another unit the minimum setback shall be 10-feet. Rear building separation (defined as the condition when rears of two units are immediately adjacent to one another) shall be a minimum of 30-feet. Patios (covered or uncovered) and decks are not included in the rear building separation. Eave overhang is not included in calculations for minimum building separation. A minimum of seven-foot clear zone between building roof lines will be provided.
9. PERIMETER SETBACKS: Minimum perimeter setbacks are as follows:
 - a. All buildings will be setback 15-feet from the perimeter lot line.
10. SIDEWALKS: Sidewalks are required along the proposed Local Rebel Street (as shown on the approved Crystal Falls Town Center preliminary plat). Sidewalks are not required along Christine Drive, however a sidewalk connection will be required from the Crystal Falls Cottage PUD to Whitestone Elementary as generally shown on Exhibit B. Sidewalks are not required in the interior of the project. Sidewalk connection (which can be concrete or crushed granite) is required from this project to the greenbelt (Lot 5 of the Crystal Falls Town Center Subdivision).
11. MASONRY: At least 5% of the exterior surface areas shall be masonry materials (ledge stone, fieldstone, cast stone, painted stucco, non reflective glass façade, glass block, or factory tinted split faced concrete masonry unit). The remaining exterior wall surface shall be comprised of those materials listed above or cementious-fiber products (including plank, shingle, etc). The homes shall substantially conform to the

architectural style shown below, otherwise, the Type A architectural component shall apply.



12. GARAGES: Units will have single car garages with driveways at least 18- feet long and 9- feet wide. Garages will be set back at least 8' from the PUE or 18' from the back of curb. Garages may be flush or behind the primary façade (porches are considered part of the primary façade as long as they are a minimum of seven feet wide).
13. PARKING: 2.5 parking spaces per unit will be provided (1 enclosed garage, 1 driveway parking, 0.5 offsite).
14. LANDSCAPE: The intent for this development is to save as many of the existing trees as possible. In addition to the existing trees saved, each unit will install 2-2" caliper trees and 10 shrubs during the construction of each residential unit.

BUILDING ENVELOPES

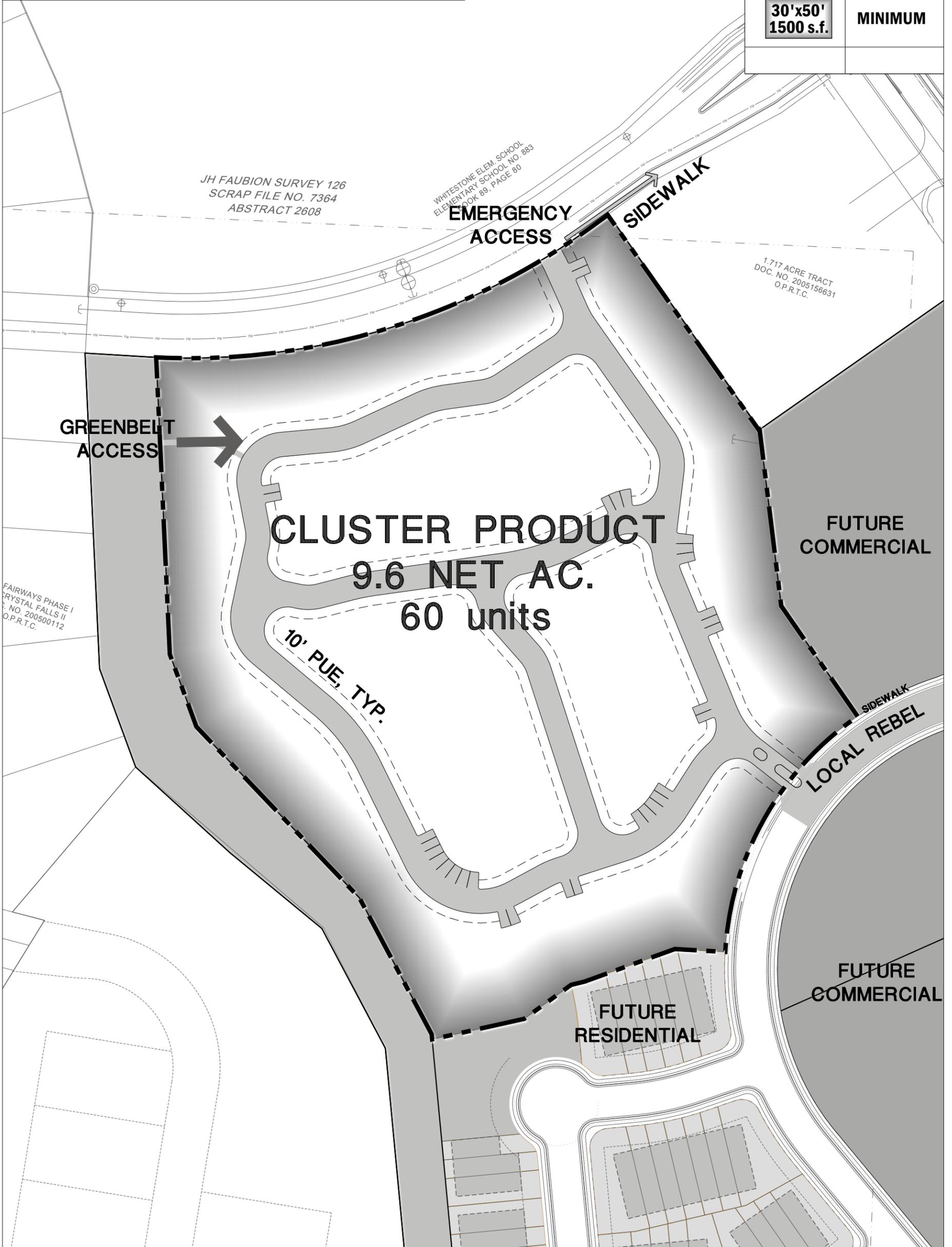
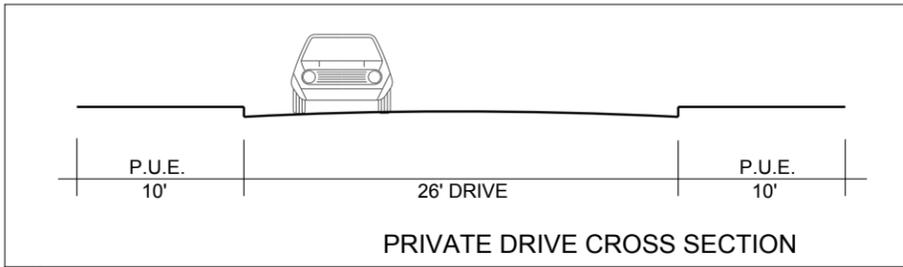
TOTAL

35'x50'
1750 s.f.

MAXIMUM

30'x50'
1500 s.f.

MINIMUM





THE LOOKOUT GROUP

ATTACHMENT 5

2370 Rice Blvd., Suite 200
Houston, Texas 77005
Tel: 713.524.5263
Fax: 713.524.2807
mycrystalfalls.com

May 6th, 2014

Ms. Robin Griffin
Senior Planner, City of Leander
104 North Brushy Street
PO Box 319
Leander, Texas 78646-0319
Fax (512) 528-2729

Re: Letter of Intent for PUD –Town Center Cottages

Dear Ms. Griffin:

I respectfully request for the City of Leander to consider the attached PUD application for the tract located near the proposed Randalls, City of Leander Fire Station #2, Whitestone Elementary and The Fairways at Crystal Falls. The 10 acre tract (more or less) described in this package is proposed to change from the current zoning of SFT-2-A to a PUD with a base zoning district of SFT-2-A. The PUD will allow for the development of a 60 unit detached single family condominium project. With the current zoning we have planned +/-90 townhomes for this property. The proposed PUD will reduce the unit count to 60 detached homes ranging from approximately 1,300 SF to 1,800 SF. This unique product will give the homebuilder the flexibility to save existing trees and deliver a truly custom street scene. The project will be gated with front and back yards maintained through the HOA. This housing product is currently in Avery Ranch near the train station and in Steiner Ranch near the UT golf club. The time is right to bring this niche product to the City of Leander.

You can reach me at (512)260-2066 or mike@mycrystalfalls.com if you have any questions.

Regards,

Michael Siefert, P.E.
Vice President of Construction
The Lookout Development Group, Inc.



EXECUTIVE SUMMARY

JULY 24, 2014

-
- Agenda Subject:** Zoning Case #14-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 1001 CR 280 for 150.176 acres more or less; Parcel #R365151 & R473817. Currently the property is zoned Interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFR-2-A (Single Family Rural), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Haynie Consulting, Inc. on behalf of Ewing Development Co, 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. Letter of Intent
- Prepared By:** Martin Siwek, GISP
Planner
- 7/8/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-011
Greatwood

GENERAL INFORMATION

Owner: Ewing Development Co, LLC.

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

Proposed Zoning: SFR-2-A (Single Family Rural)

Size and Location: The property is located at 1001 CR 280 and is 150.176 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	O.C.L. (Outside of City Limit)	Vacant Property
EAST	Interim SFR-1-B O.C.L.	Vacant Property Vacant Property
SOUTH	Interim SFR-1-B O.C.L.	Developed Single Family Home Developed Single Family Home
WEST	Interim SFR-1-B O.C.L.	Vacant Property

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:**SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

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 A:**

Features: 85% masonry; 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to

help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC 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.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.

ANALYSIS:

The zone change request for this 150.176 acre tract (more or less) is from SFR-1-B to SFR-2-A. The property is located approximately $\frac{3}{4}$ of a mile from the northwest corner of the intersection of CR 280 and CR 279 (N. Bagdad Rd.). This zone change is for the preliminary plat that was approved by the Commission on the July 10th Planning and Zoning meeting.

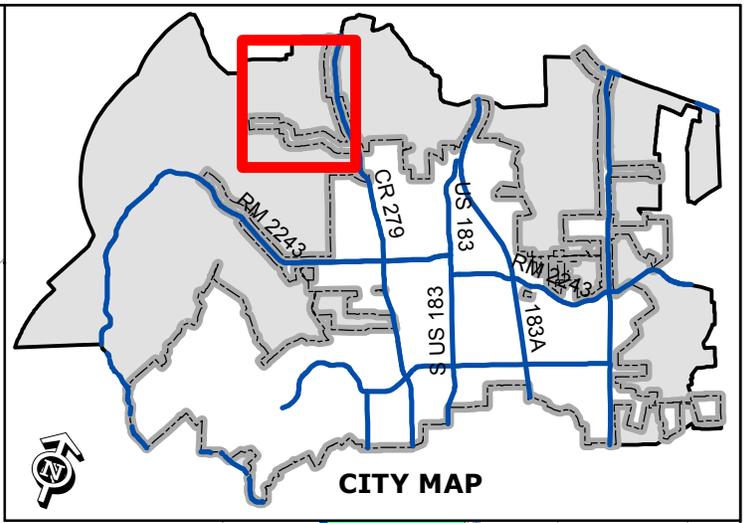
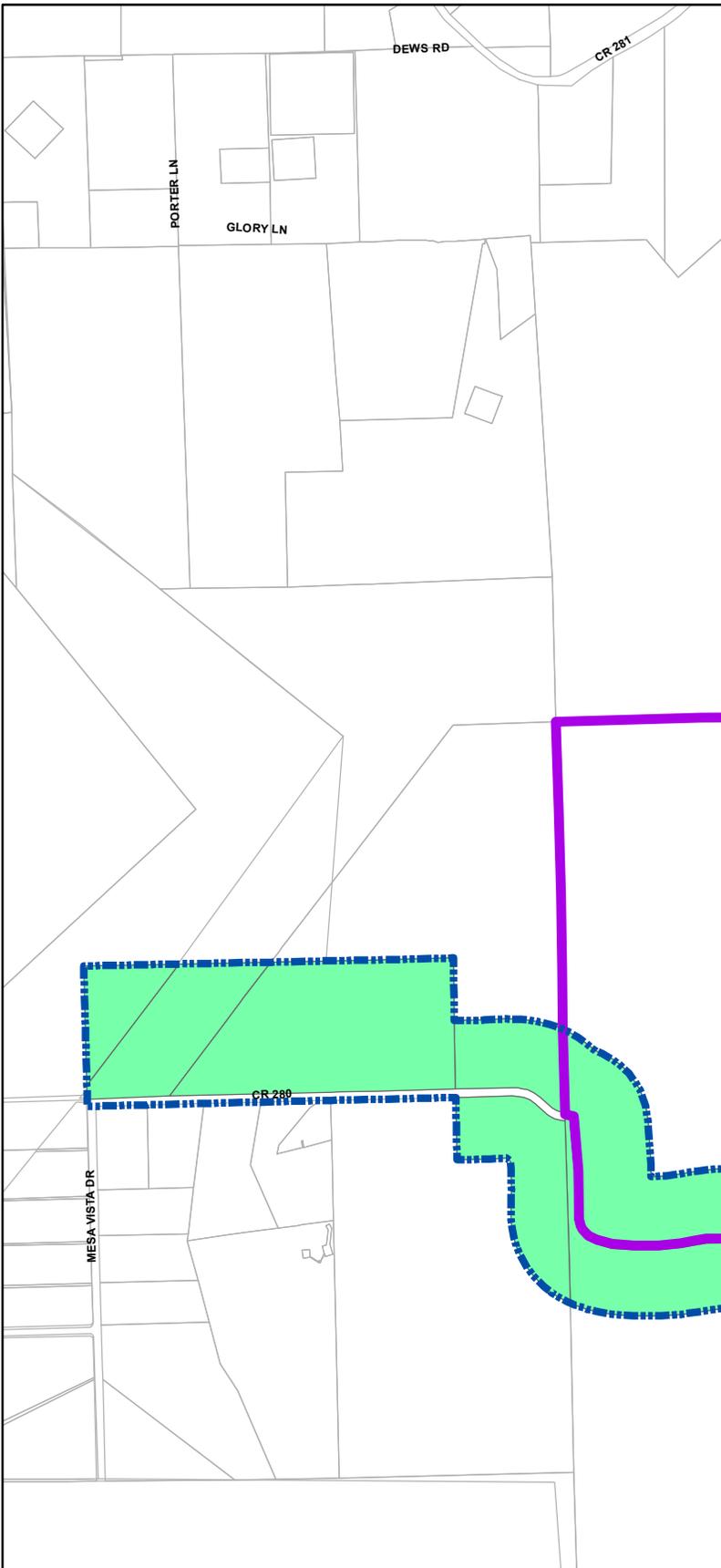
The site is heavily wooded, and is adjacent to the City of Leander Water Tower. The land immediately to the north, east, south, and west are mostly vacant properties. The property's first voluntary annexation hearing was held on July 3rd, 2014 and the second hearing will be held on July 17th, 2014.

The SFR use component permits large lot developments with a minimum lot size of one acre. The change from the Type 1 site component to the Type 2 site component will permit an increased size for accessory structures from 5% to 10% of the gross floor area of the primary structure.

The development agreement pertaining to this property stipulates that the property shall be developed and adhere to the SFR-2-A zoning standards. The development agreement stipulates that the zone change request shall be subject to the process, notices, hearing and procedures applicable to all other properties within the City. The development agreement was approved by the Council at the April 17th, 2014 City Council meeting.

STAFF RECOMMENDATION:

The requested zoning of SFR-2-A for this property is appropriate for a large lot subdivision. The physical characteristics and location of the property lend itself to large lot development. Staff recommends approval of the requested zone change from Interim SFR-1-B to SFR-2-A.



ZONING CASE 14-Z-011

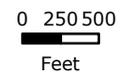
Attachment #2

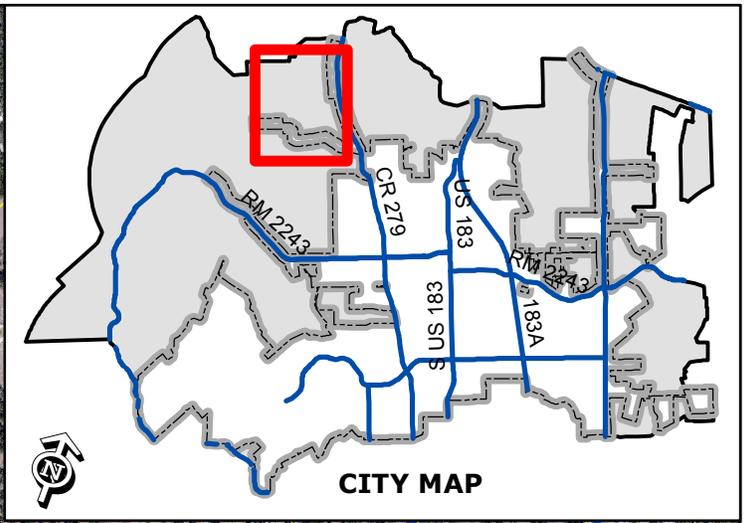
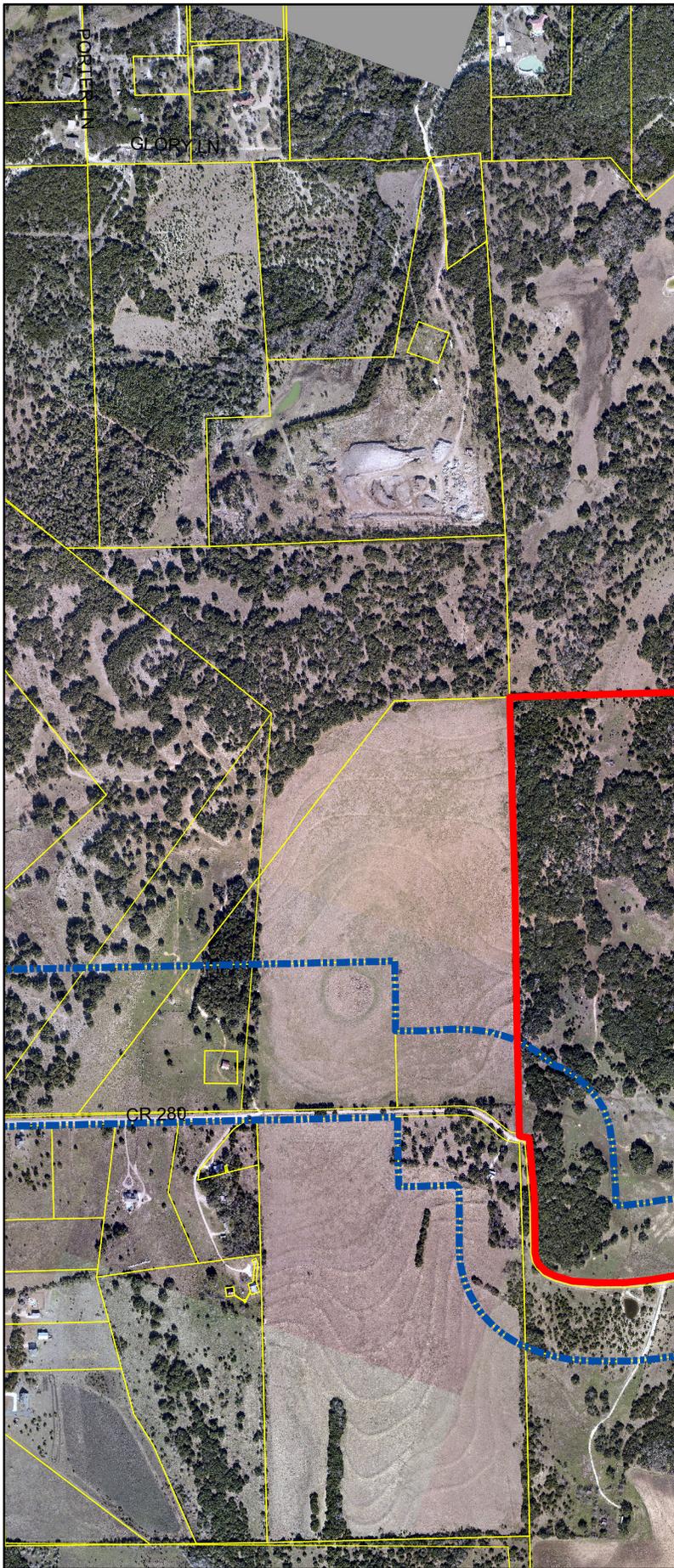
Current Zoning Map
Greatwood



-  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 | |





CITY MAP

ZONING CASE 14-Z-011 Attachment #3

Aerial Exhibit - Approximate Boundaries
Greatwood



0 200
Feet

-  Subject Property
-  City Limits



ATTACHMENT 4

April 7, 2014

City of Leander
Robin Griffin
Senior Planner
104 North Brushy Creek
P.O. Box 319
Leander, Texas 78646-0319

**RE: Greatwood Subdivision
Zoning to SFR-2-A**

Dear Ms. Griffin,

Please consider our request for the above zoning change to SFR-2-A. The property owner is Ewing Development Co., LLC. The property address is 1001 CR 280. Leander, Texas 78641. We are in support of the request.

The surrounding property is all un-zoned except for the strip annexation along CR 280. The City made a volunteer strip annexation along CR 280 several years ago. We are requesting the entire property be zoned SFR-2-A

Should you have any questions or need additional information, please feel free to contact me at 512-837-2446, ext 208 or 512-784-6670.

Sincerely,

Haynie Consulting, Inc.

Texas Registered Engineering Firm # F-2411

Texas Licensed Surveying Firm # 10025000

Timothy E. Haynie, President

Professional Engineer (Civil) License No. 36982

Registered Professional Land Surveyor, License No. 2380

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EXECUTIVE SUMMARY

JULY 24, 2014

-
- Agenda Subject:** Zoning Case 14-Z-019: Hold a public hearing and consider action on the rezoning of two tracts of land located at 523 Powell Drive for 6.95 acres more or less, WCAD Parcels #R036452 and #R036453. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and the applicant is proposing to zone the property MF-3-B (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Gary Eli Jones and David Singleton on behalf of Lexor Homes.
- 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:** Robin M. Griffin, AICP
Senior Planner
- 07/16/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-019
523 POWELL DRIVE

GENERAL INFORMATION

Owner: Lexor Homes

Current Zoning: SFU/MH-2-B (Single Family Urban/Manufactured Home)

Proposed Zoning: MF-3-B (Multi-Family)

Size and Location: The property located is located at 523 Powell Drive and includes approximately 6.95 acres.

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/MH-2-B	Established single-family home
EAST	SFU/MH-2-B	Established single-family home
SOUTH	SFU-2-B	Proposed Magnolia Creek Subdivision
WEST	SFL-2-B	Established single-family neighborhood (Mason Creek North)

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

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.

TYPE 1:

Features: Accessory buildings greater of 5% of primary building or 120 sq. ft.; 150% of standard landscaping; pedestrian scale signage and lighting; scale of buildings limited; mansion style multi-family; at least eighty-five percent (85%) of multi-family units are required to have at least one enclosed garage parking space; alley access to SFL and SFT; accessory dwellings for SFT and SFE.

Intent:

- (1) The Type 1 site component is intended to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street or residential collector street and are bounded by single-family development on at least one side. This component is also intended to be utilized for single-family and two-family residential lots backing up to or siding to a major thoroughfare.
- (2) This component ensures that development will not have site intensive uses or large buildings and will ensure that development is designed to a form and scale that is compatible with residential neighborhoods.

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.

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:

- 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.

ANALYSIS:

The applicant is requesting the MF-2-B (Multi-Family) district in order to allow for the development of a four-plex and six-plex community. The applicant originally requested MF-3-B and later requested to amend the zoning request to the MF-2-B district after the newspaper advertisement was published.

The properties to the north and east are currently developed as single-family homes. The property to the west is developed as the Mason Creek North subdivision and the neighborhood park is adjacent to the proposed development. The property to the south is part of the Magnolia Creek Subdivision that is currently under development.

The applicant is proposing a condominium style project that would include approximately fifteen units per acre. The proposed project is not a traditional apartment complex. Currently, the Composite Zoning Ordinance does not include a zoning district that would achieve this proposed product type. The only use component that would allow for the condominium regime is the multi-family use component.

The intent of the multi-family use component is to serve as a buffer between single family neighborhoods and more intensive uses including commercial uses and roadways. In addition, one of the goals of the use component includes limiting the amount of contiguous land zoned for

multi-family to twenty five acres. Another goal is to provide for a variety of housing opportunities throughout the community.

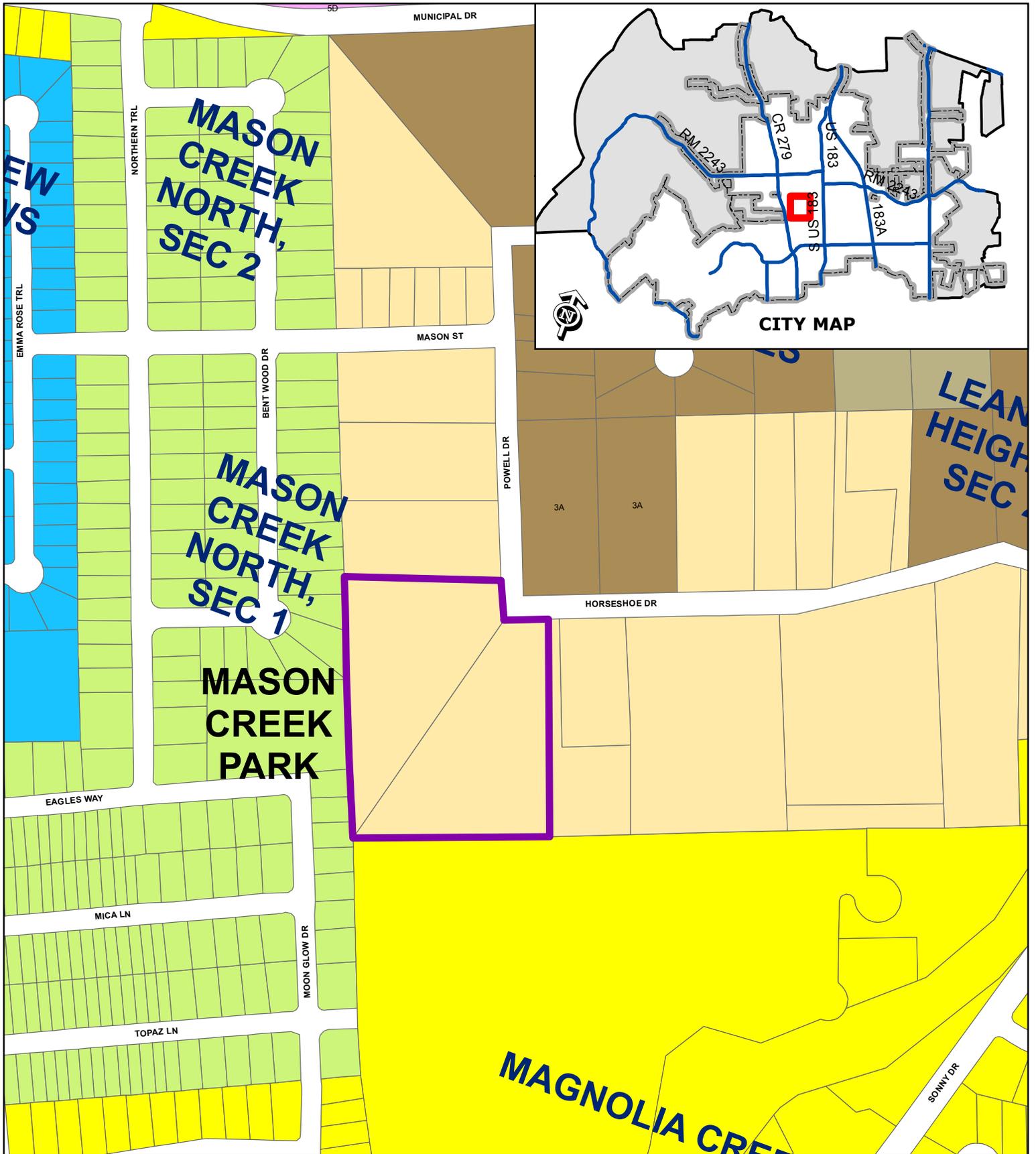
The Type 2 site component requires that 35% percent of the units have at least one enclosed garage parking space and that the parking areas are not wider then two parking modules. The Type 1 site component is intended for multi-family developments that are bounded by single-family development on at least one side. This component ensures that a development will not have large buildings and that the scale is compatible with residential neighborhoods. The following standards would apply:

- Landscape requirements are increased to 150% of the standard requirements for area and planting materials.
- Detention and water quality ponds shall utilize earthen berms and be designed with a curvilinear, contoured shape with minimal concrete structures. The ponds are required to be integrated with the landscaping.
- No parking modules, drive aisles, driveways, garages or similar facilities are permitted between the buildings closest to the street and the street frontage.
- Parking areas shall be no wider than two parking modules wide.
- At least eighty-five percent (85%) of the units are required to have at least one enclosed garage parking space.
- Buildings shall be constructed to a residential scale. No first floor gross building area shall exceed 7,000 gross square feet. No building shall contain more than 14,000 gross square feet of floor area.
- No building shall be constructed to a height of greater than thirty-five feet.
- The front of all buildings shall face a public street or an exclusive front yard area for that building (not shared with another building) no less than twenty feet in depth and garage doors shall not be located on the front of the building.
- Front door access is shared so that a maximum of two front doors are provided with each building.
- Each residential structure is designed to appear to be one large single-family structure (mansion).

Type B architectural component requires that 85% of the first story walls and 50% overall are masonry. In addition, this architectural component allows for 18 units per acre. The Type A architectural component requires that 85% of the entire building is masonry and permits 25 units per acre.

STAFF RECOMMENDATION:

Staff recommends approval of MF-1-B (Multi-Family) zoning district. The change from the Type 2 to the Type 1 site component will make this project more compatible with the existing neighborhood. The added requirements that limit the scale and form of the project will assist with the integration of this project into the existing development. The maximum height will be limited to thirty-five feet and the building size will be limited to 7,000 gross square feet for the first floor and a total of 14,000 gross square feet. The staff recommendation follows the intent statements of the Composite Zoning Ordinance.



ZONING CASE 14-Z-019

Attachment #2

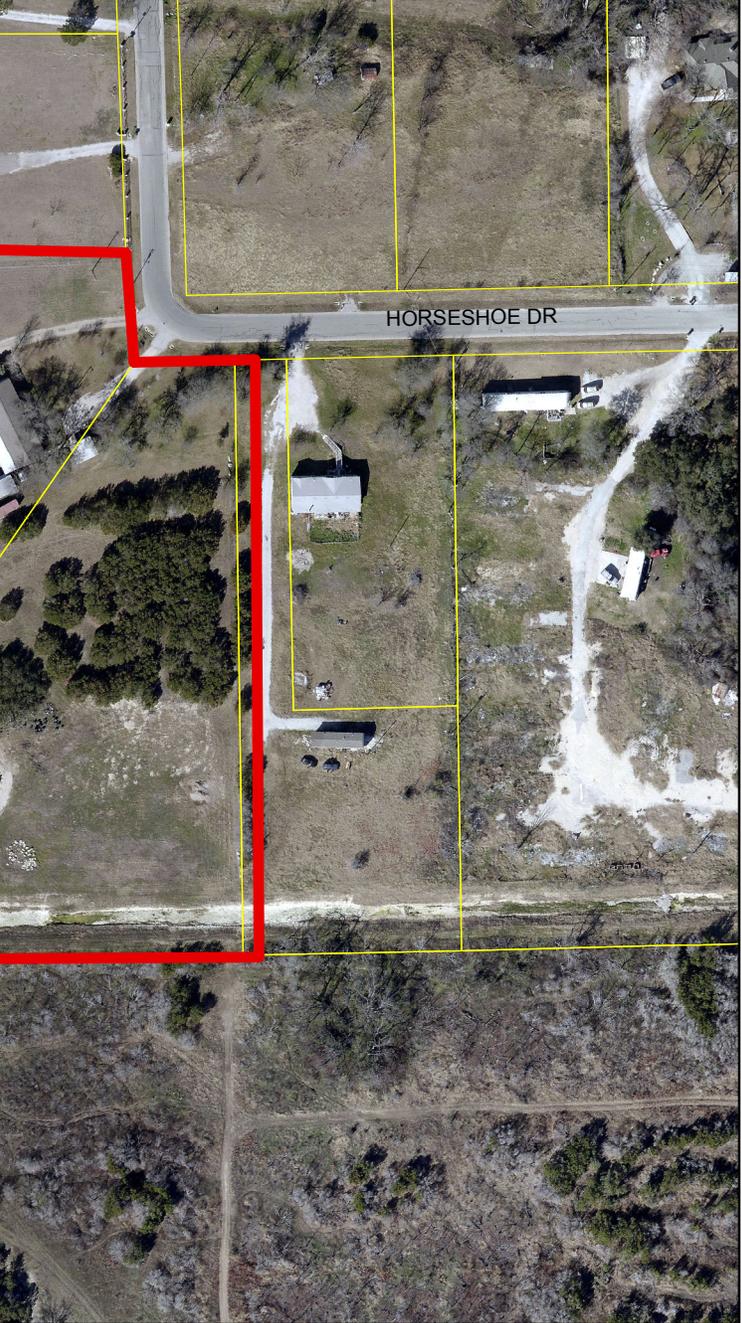
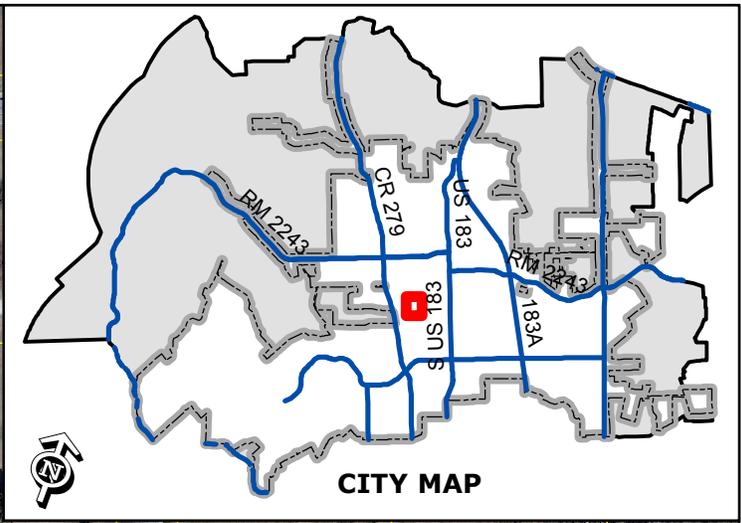
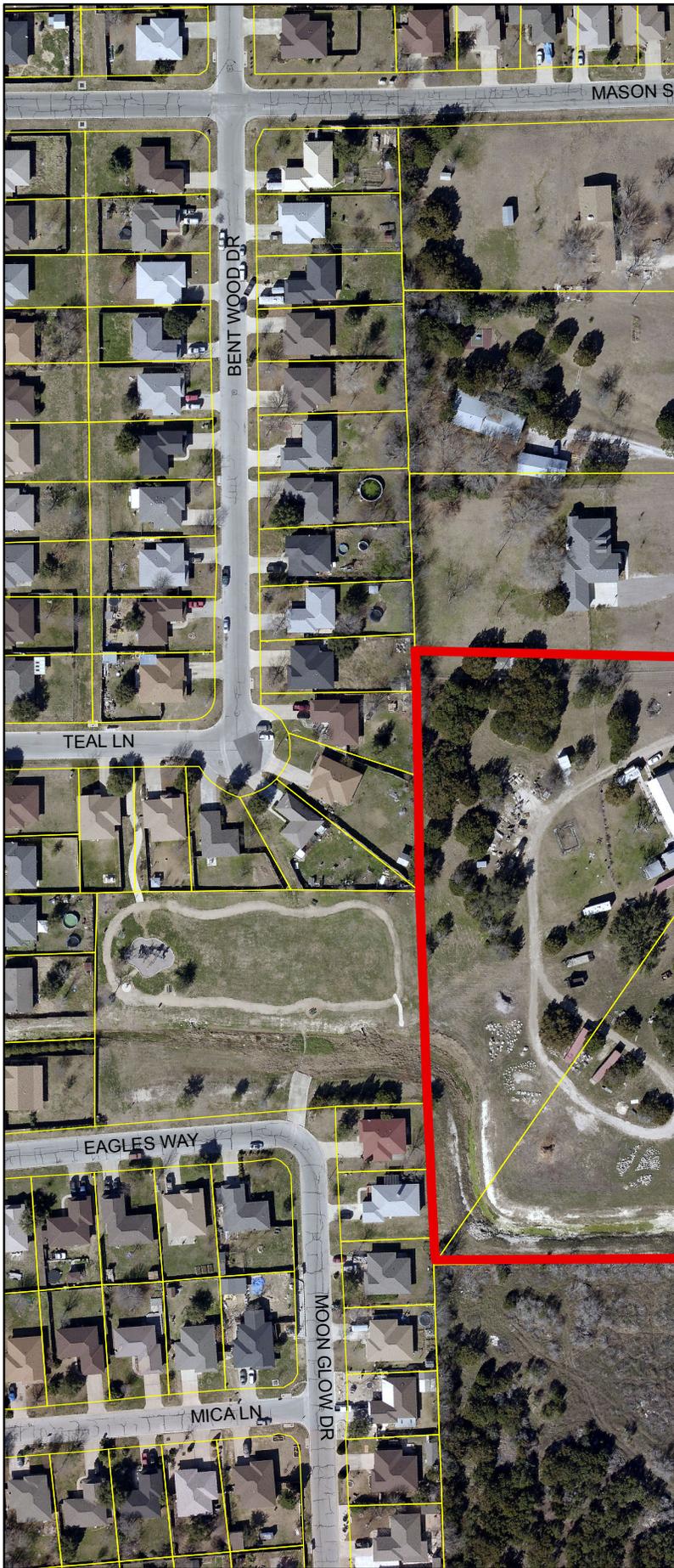
Current Zoning Map
523 Powell Drive



-  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	





ZONING CASE 14-Z-019 Attachment #3

Aerial Exhibit - Approximate Boundaries
523 Powell Drive



-  Subject Property
-  City Limits



Firm # 10967

AR
TEX ENGINEERING SERVICES, INC.

ATTACHMENT 4

June 30, 2014

To: Ms. Robin Griffin, AICP
Senior Planner
City of Leander Planning Department
P.O. Box 3169
Leander, TX 78646

From: Gary Eli Jones, P.E.

Re: Zoning Change Application-Amended
523 Powell
Lot 15 and 16 , Block A Leander Heights Section Two

On behalf of Lexar Homes, we are submitting the enclosed Zoning Application to rezone the referenced property from SFU/MH to MF-2-B. The Owner intends on developing a four or six plex style of development on the property and has no intentions of exceeding 15 units per acre. The zoning request is consistent with other zoning in the immediate vicinity.

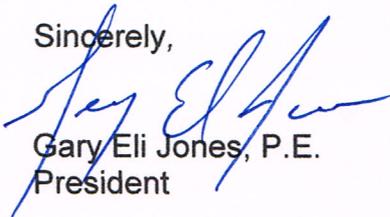
The boundary of the proposed zoning change is defined as Lot 15 and 16, Block "A" of the Leander Heights Section 2 Final Plat recorded in Cabinet 5, Slide 105, Williamson County Official Records.

The topography of the site is relatively flat with slopes less than two (2) percent. The property has a numerous oak trees that will be documented in and developed in accordance with the Site Development Ordinance. The back of the property has a drainage easement that conveys flows from Mason Creek subdivision. There is one house on the property that would be demolished in the scheme of ultimate development.

A water line extension to provide fire flows for the property will be required up Powell Drive. Wastewater service is available at the rear of the property.

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

JULY 24, 2014

-
- Agenda Subject:** Zoning Case #14-Z-020: Hold a public hearing and consider action on the rezoning of five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Tool Road; for 41.666 acres more or less; WCAD Parcels #R031586, #R031588, #R031589, #R031584 and #R031585. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HC-5-D (Heavy Commercial), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Ryan Betz on behalf of Charles H and Arleen W. Wilde.
- 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

7/10/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-020
Larson Commercial

GENERAL INFORMATION

Owner: Charles H and Arleen W. Wilde.

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

Proposed Zoning: HC-5-D (Heavy Commercial)

Size and Location: The property is approximately located ½ mile from the northeast corner of the intersection of Hwy 183 A and Hero Way; and is approximately 41.666 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	O.C.L. (Outside of City Limits)	Developed Large Acreage Single Family Homes
EAST	O.C.L.	Developed Large Acreage Single Family Homes
SOUTH	O.C.L.	Vacant Property
WEST	O.C.L.	Developed Large Acreage Single Family Homes

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:

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 5 (non-residential only):

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined 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.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

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, HC 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.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.

ANALYSIS:

The applicant is requesting to rezone the property from Interim SFR-1-B to the HC-5-D district. The intent of the applicant's request is to provide a site that would support development of a business park with a mix of office, warehouse and manufacturing uses that would necessitate outside storage and assembly.

The property is presently zoned Interim SFR-1-B, and underwent its first public hearing for voluntary annexation at the July 3rd, 2014 City Council meeting and it completed its second public hearing at the July 17th, 2014 City Council meeting.

The proposed HC use component's intent statement indicates that this type of zoning classification is to be located on a collector or higher class thoroughfare. The property has frontage onto Hero Way and the future extension of E. San Gabriel Pkwy, with both roads being designated as arterial class streets per the City's Transportation Plan. Additionally, the property is located within a proposed industrial area as noted in the City's Future Land Use Map (to be adopted).

The HC use component permits a variety of uses including any uses permitted in the General Commercial use component, storage yards, assembly and processing, mini-warehouse, the storage of RV, Trailers and boats, wholesale, warehouse, and wrecker impoundment.

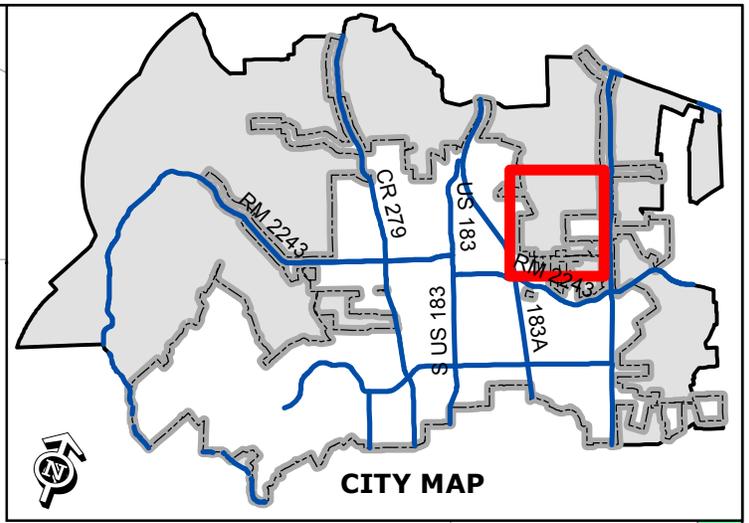
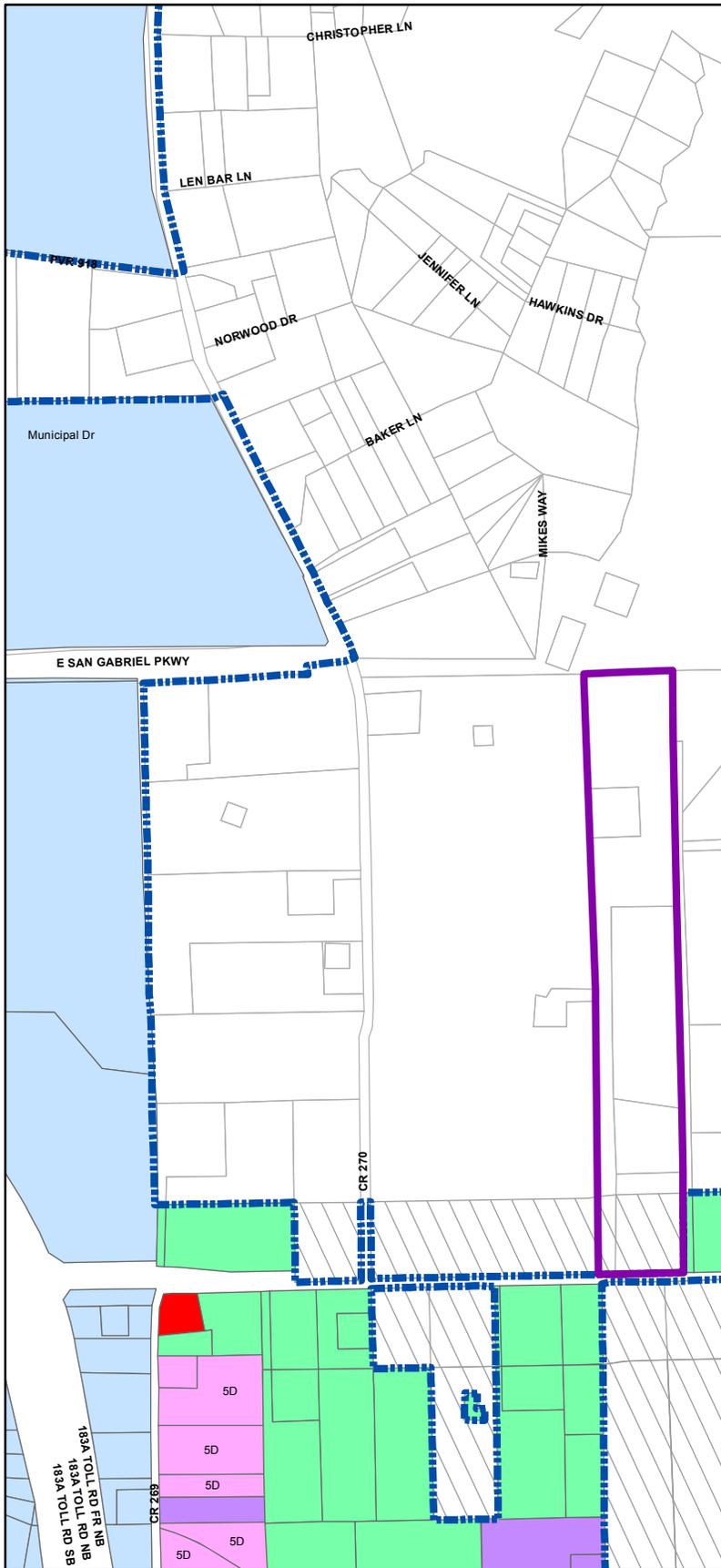
The intent statement of the Type 5 site component notes that it is to be utilized only for industrial or the heaviest commercial uses. The intent statement also notes that the Type 5 site component is to be discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

The Type 5 site component permits the following:

- Unlimited outdoor storage and display.
- Outdoor entertainment venues involving substantial outdoor facilities (i.e. golf ranges, sports venues and courts, arenas, amphitheaters, and outdoor amplified sound systems etc.).
- Outdoor commercial fueling and washing of vehicles as permitted per Type 3 conditions.
- Drive-through service lanes and drive-in service lanes as permitted per Type 2 conditions.
- Overhead commercial service doors are permitted.

STAFF RECOMMENDATION:

Staff recommends approval of the requested HC-5-D zoning district. The requested zoning classification is proposed to be located within an industrial area as denoted by the City's Future Land Use Map (to be adopted), and is located along an arterial class street per the City's Transportation Plan.



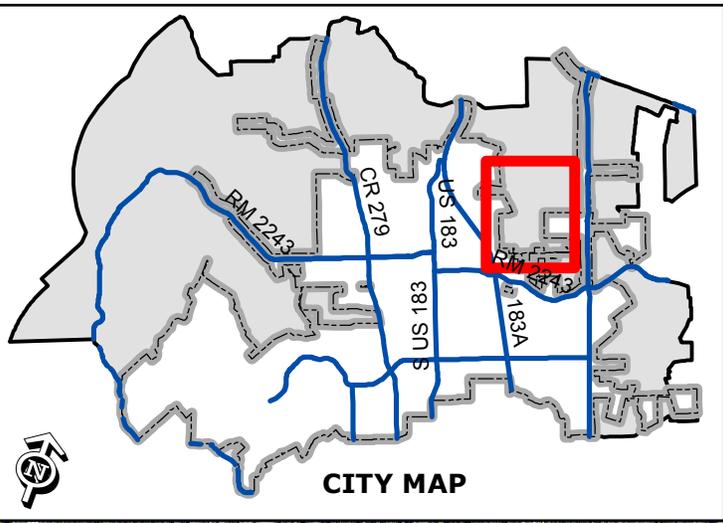
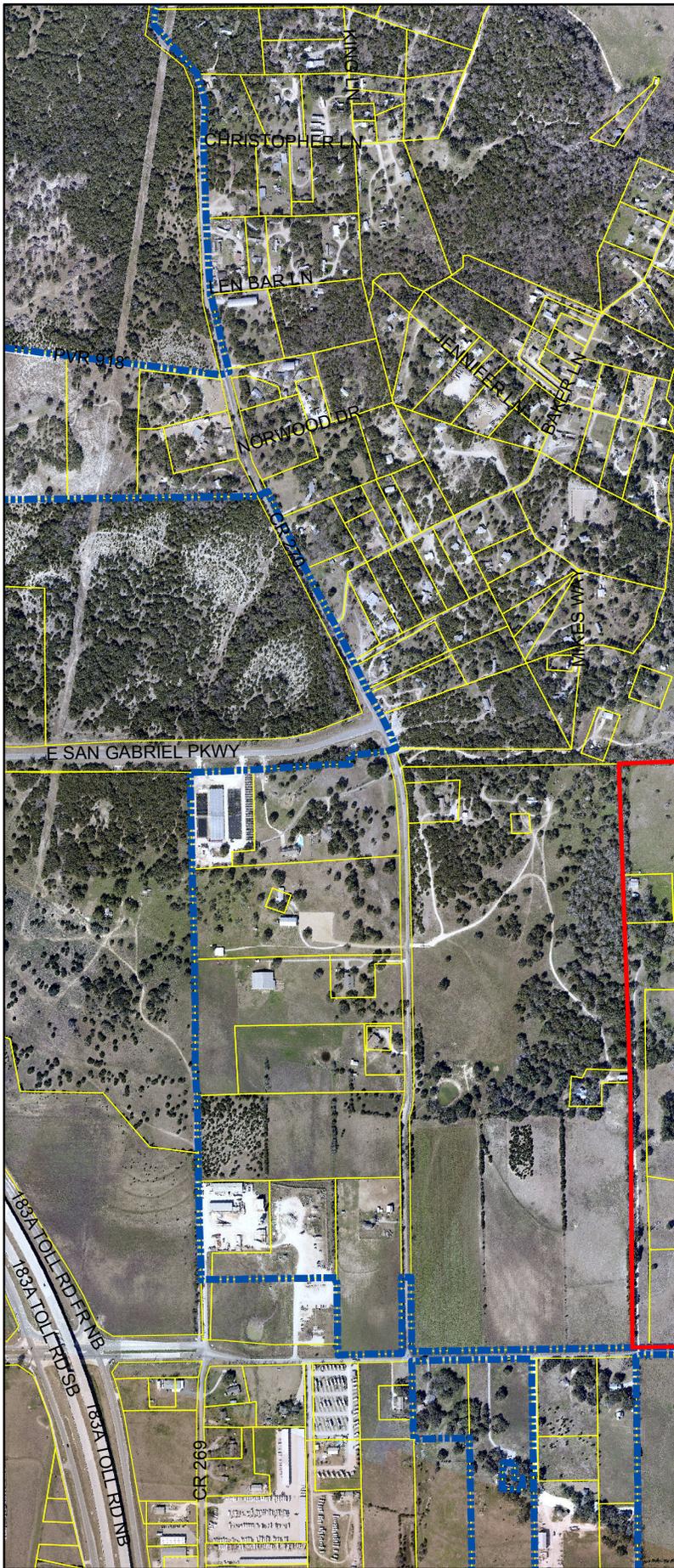
ZONING CASE 14-Z-020

Attachment #2

Current Zoning Map
Larson Commercial

Subject Property	SFR	SFT	GC
City Limits	SFE	SFU/MH	HC
Future Annexation Per DA	SFS	TF	HI
Involuntary Annexation	SFU	MF	PUD
Voluntary Annexation	SFC	LO	
	SFL	LC	

0 200 400
Feet



ZONING CASE 14-Z-020 Attachment #3

Aerial Exhibit - Approximate Boundaries
Larson Commercial



0 200
Feet

- Subject Property
- City Limits



Betz Company

5707 Willow Lane
Dallas, TX 75230

ATTACHMENT 4

June 24, 2014

Robin Griffin
Senior Planner
City of Leander
P.O. Box 319
Leander, TX 78646

Re: Letter of Intent for Zoning the Larson Commercial Property (41.669 acres)

Dear Robin:

Please accept this letter regarding the proposed zoning for approximately 41.669 acres ("Property"). The Property is owned by Charles H. and Arleen W. Wilde ("Owners").

On the Wilde Property, the zoning request is for HC-5-D. The requested zoning will allow for the development of a business park with a mix of office, warehouse and manufacturing uses utilizing outside storage and assembly.

I look forward to working with you on the Zoning of this Property.

Cordially,

Ryan Betz
Manager



EXECUTIVE SUMMARY

JULY 24, 2014

Agenda Subject: Zoning Case #14-Z-021: Hold a public hearing and consider action on the rezoning of two tracts of land located at 2937 Hero Way for 6.42 acres more or less; WCAD Parcels #R508107 and #R031283. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HI-5-D (Heavy Industrial), Leander, Williamson County, Texas.

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

Origination: Applicant: Ryan Betz on behalf Noel Larson, Fab-Con Products, 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. Letter of Intent

Prepared By: Martin Siwek, GISP
Planner

7/11/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-021
2937 Hero Way / Fab-Con

GENERAL INFORMATION

- Owner:** Noel Larson, Fab-Con Products, Inc.
- Current Zoning:** Interim SFR-1-B (Single-Family Rural).
- Proposed Zoning:** HI-5-D (Heavy Industrial)
- Size and Location:** The property is approximately located ½ mile from the southeast corner of the intersection of Hwy 183 A and Hero Way; and is 6.42 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	O.C.L.	Developed Large Acreage Single Family Homes
EAST	Interim SFR-1-B	Developed Large Acreage Single Family Home
SOUTH	Interim SFR-1-B HI-5-D	Commercial Buildings Tex Mix Concrete
WEST	O.C.L.	Developed Large Acreage Single Family Home

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:

HI – HEAVY INDUSTRIAL:

Features: Any use in HC plus outdoor manufacture, assembly and processing.

Intent: Development of outdoor processing (when associated with a Type 5 site component) and large scale manufacturing, assembly and processing businesses. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT:

TYPE 5 (non-residential only):

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined 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.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

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, HC 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.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.

ANALYSIS:

The applicant is requesting to rezone the property from the Interim SFR-1-B to the HI-5-D district. The intent of the applicant's request is to provide a site that would support development of a business park with a mix of office, warehouse and manufacturing uses that would necessitate outside storage and assembly.

The proposed HI use component's intent statement indicates that this type of zoning classification is to be located on a collector or higher class thoroughfare, and allows for the development of outdoor processing, large scale manufacturing (with Type 5 site component), and large scale manufacturing and assembly. The property has frontage onto Hero Way which is designated as an arterial class street per the City's Transportation Plan. Additionally, the property is located within a proposed industrial area as noted in the City's Future Land Use Map (to be adopted).

The HI use component permits a variety of uses including any uses permitted in the HC (Heavy Commercial) use component, outdoor processing of materials, and sexually oriented businesses.

The intent statement of the Type 5 site component notes that it is to be utilized only for industrial or the heaviest commercial uses. The intent statement also notes that the Type 5 site component is to be discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

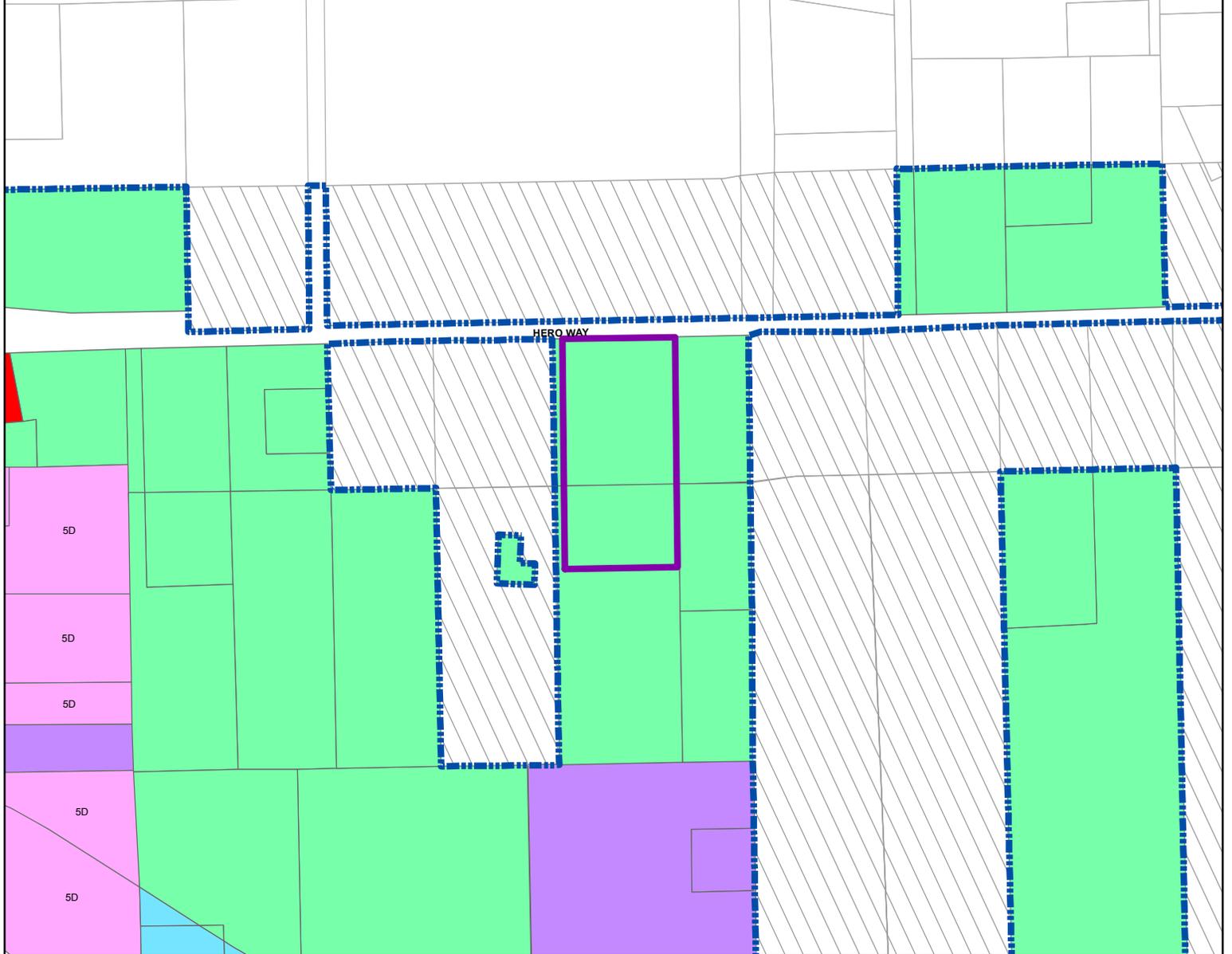
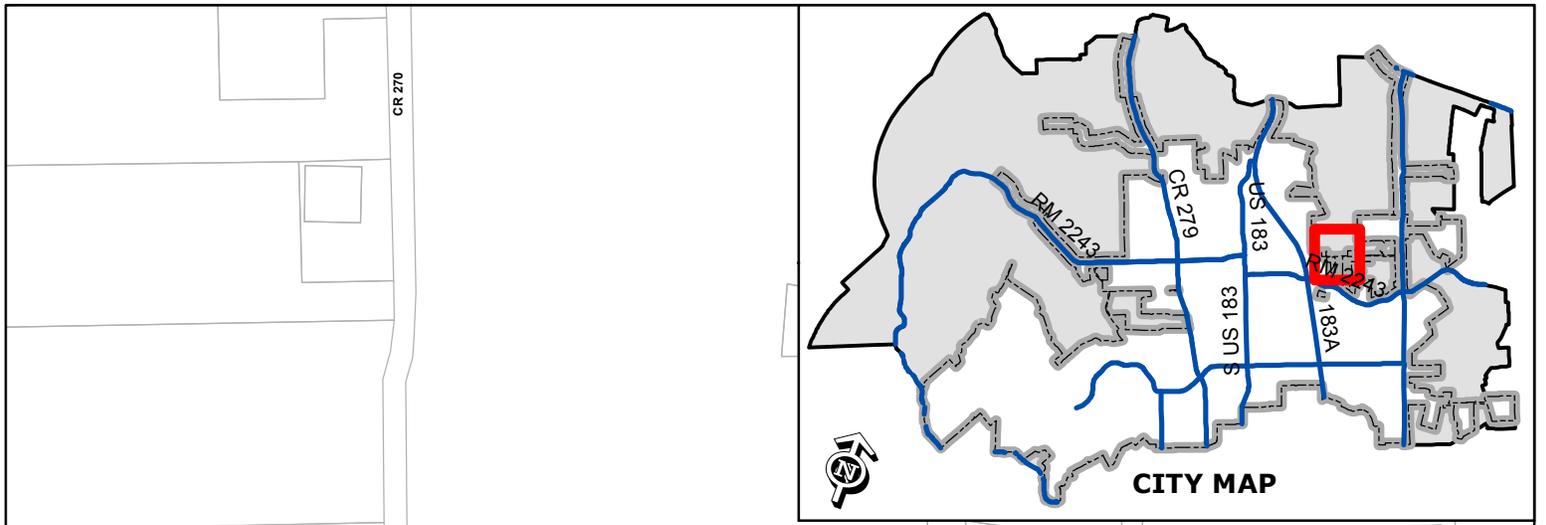
The Type 5 site component permits the following:

- Unlimited outdoor storage and display.
- Outdoor entertainment venues involving substantial outdoor facilities (i.e. golf ranges, sports venues and courts, arenas, amphitheaters, and outdoor amplified sound systems etc.).
- Outdoor commercial fueling and washing of vehicles as permitted per Type 3 conditions.
- Drive-through service lanes and drive-in service lanes as permitted per Type 2 conditions.
- Overhead commercial service doors are permitted.

STAFF RECOMMENDATION:

Staff recommends approval of the requested HI-5-D zoning district. The property is located within an identified industrial area per the City's Future Land Use Map (to be adopted), and is

located along an arterial classified street. The adjacent land uses would result in minimal conflict with the proposed development.



ZONING CASE 14-Z-021

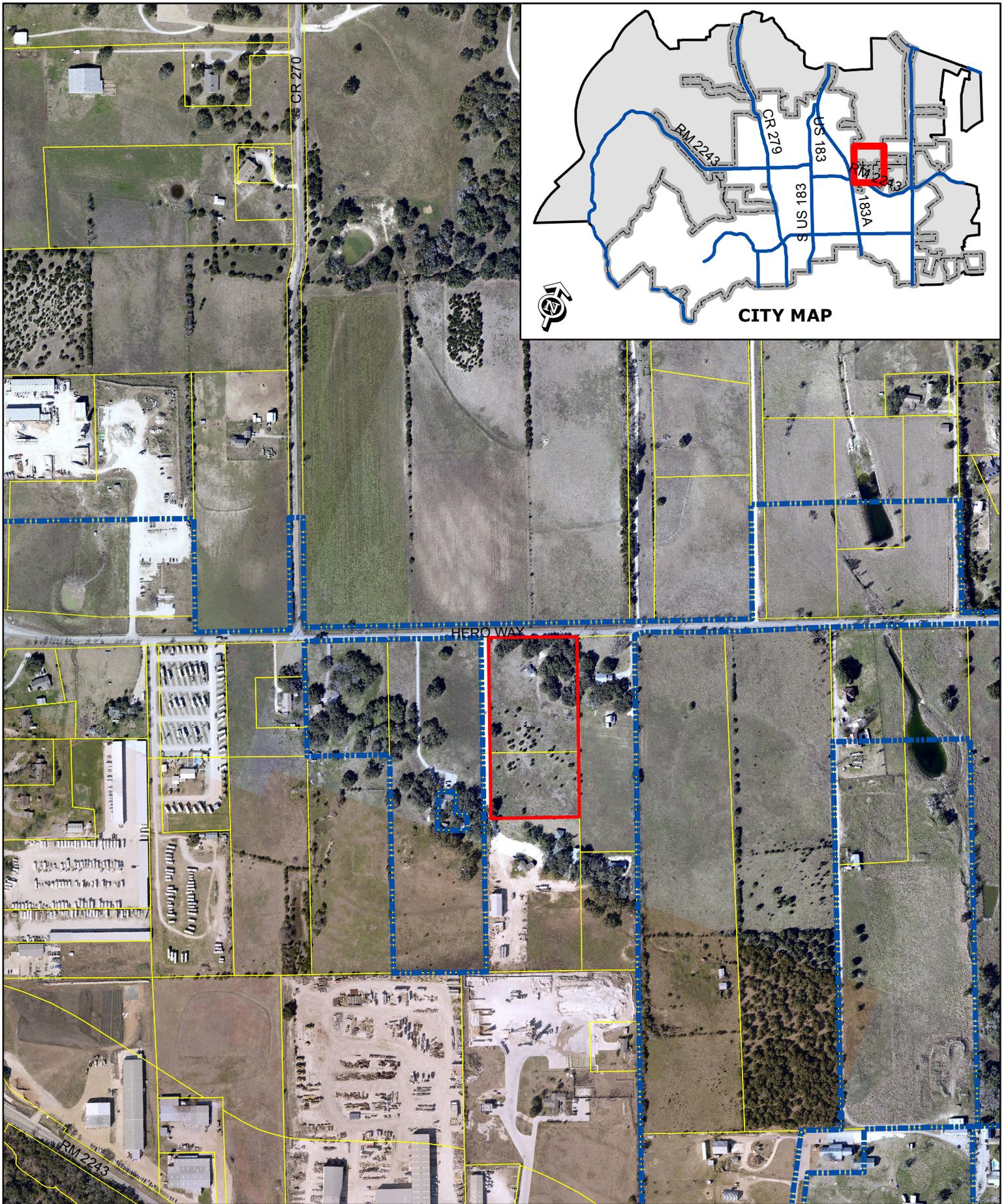
Attachment #2

Current Zoning Map
2937 Hero Way / Fab-Con



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

- | | | |
|---|--|---|
|  SFR |  SFT |  GC |
|  SFE |  SFU/MH |  HC |
|  SFS |  TF |  HI |
|  SFC |  MF |  PUD |
|  SFL |  LO | |
| |  LC | |
- 0 200 400
Feet



ZONING CASE 14-Z-021 Attachment #3

Aerial Exhibit - Approximate Boundaries
 2937 Hero Way / Fab-Con



0 200
 Feet

- Subject Property
- City Limits



Betz Company

5707 Willow Lane
Dallas, TX 75230

ATTACHMENT 4

June 24, 2014

Robin Griffin
Senior Planner
City of Leander
P.O. Box 319
Leander, TX 78646

Re: Letter of Intent for Zoning 2937 HERO WAY (6.42 acres)

Dear Robin:

Please accept this letter regarding the proposed zoning for approximately 6.42 acres ("Property"). The Property is owned by Fab-Con Products, Inc. ("Owner").

The zoning request is for HI-5-D. The requested zoning will allow for the development of a business park with a mix of office, warehouse and manufacturing uses utilizing outside storage and assembly.

I look forward to working with you on the Zoning of this Property.

Cordially,

Ryan Betz
Manager



EXECUTIVE SUMMARY

JULY 24, 2014

-
- Agenda Subject:** Ordinance Case 14-OR-002: Hold a public hearing and consider action on an ordinance adopting Chapter 3, Article 3.08, Code of Ordinances, City of Leander, Texas, regarding the regulation of signs; and providing for a savings clause and repealing conflicting ordinances and resolutions.
- Background:** The City of Leander Sign Ordinance was adopted September 4, 2003. The Planning & Zoning Commission held a worksession to discuss the Sign Ordinance and possible changes on February 13, 2014. As a result of this work session, staff is presenting the following updates:
- Addition of illustrations;
 - Updates to the list of prohibited signs;
 - Updates to how sign area is measured;
 - Addition of provisions for Master Sign Plans; and
 - Addition of permitted signs table.
- Origination:** City of Leander Planning Department
- Financial Consideration:** None
- Recommendation:** Staff recommends approval.
- Attachments:** 1. Sign Ordinance
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

07/16/2014

ORDINANCE NO. ~~03-023-00~~

AN ORDINANCE TO AMEND ORDINANCE ~~02-021-02-03-023-00~~ OF THE CITY OF LEANDER, TEXAS, REGARDING THE REGULATION OF SIGNS; AMENDING SECTIONS 2 THROUGH 28 AND 82; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

Whereas, the regulation of signs within the City of Leander (the “City”) is necessary for pedestrian and traffic safety, the public health and safety, the preservation of property values, and the avoidance of unnecessary clutter;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, ~~THAT:~~

That Chapter 3, Article 3.08, Code of Ordinances, City of Leander, Texas, is hereby replaced in its entirety, and shall read as follows:

ARTICLE 1. GENERAL

Chapter 3, Article 3.08: SIGNS

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SECTION 3.08.001. FIRST AMENDMENT RIGHTS.

This Ordinance shall not be construed, applied, interpreted nor enforced in a manner to violate the first amendment rights of any person, and the ~~Building Official Director of Planning and Community Development~~ shall seek the advice and recommendation of the City Attorney prior to taking any action to enforce any provision of this Ordinance with respect to any non-commercial sign or speech by any person.

SECTION 3.08.002. JURISDICTION.

In accordance with the Texas Local Government Code, the provisions of this article shall apply to all signs in the city limits and to the areas in the city's extraterritorial jurisdiction (ETJ).

SECTION 3.08.0032. AUTHORITY.

The provisions of this Chapter are adopted pursuant to Texas Local Government Code Chapter 216 and the City Charter.

SECTION 3.08.0043. PURPOSE.

The purpose of this Code is to promote the public health, safety and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements. It is further determined that the provisions of this Code cannot achieve the end result desired unless the community voluntarily cooperates in upholding these provisions.

With these concepts in mind, this Code is adopted for the following purposes: To preserve and protect the public health, safety and welfare of the citizens of the City of Leander; to balance public and private objectives by allowing adequate signage for business identification; to maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape which affects the image of the City of Leander; and to enable the fair and consistent enforcement of these sign regulations.

SECTION 3.08.0054. APPLICABILITY – EFFECT.

- A. A sign may be erected, constructed, placed, painted, created, enlarged, moved or converted within the City of Leander and its extraterritorial jurisdiction only in compliance with the standards, procedures, exemptions, and other requirements of this Code.
- B. The effect of this Code as more specifically set forth herein, is:
 - (1) Provide functional flexibility, encourage variety, and create an incentive to relate signing to basic principles of good design;
 - (2) Provide an improved visual environment for the citizens of, and visitors to, the City of Leander;
 - (3) To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this Code;
 - (4) To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective Lots on which they are located, subject to the substantive requirements of this Chapter, but without requirements for permits;
 - (5) To provide for Temporary Signs without Commercial Messages in limited circumstances; and,
 - (6) Provide cost recovery measures supporting the administration and enforcement of this Code.

SECTION 3.08.0065. DEFINITIONS AND INTERPRETATION.

As used in this Ordinance, the following terms shall have the meaning indicated below unless the context clearly indicates otherwise. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise:

“A” Frame Sign is a sandwich board sign constructed in such a manner as to form an “A” or tent-like shape, hinged or not hinged at the top and each angular face held at an opposite distance by a supporting member.

Abandoned Sign is a sign which for a period of at least ninety (90) consecutive days advertises or identifies a business establishment that has been closed or abandoned.

Actively being built means the project or subdivision has continuous construction efforts underway to complete the project.

Animated Sign is a sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means that move, scroll, rotate revolve, change, flash, osculate or visibly alters in appearance of the sign. This shall specifically exclude barber poles and time/temperature signs.

Announcement Sign means a residential sign located on a fence or window that makes an announcement, such as, no trespassing, beware of dog, or children/animals inside for police or fire.

Architectural Feature is any element or details of a building or structure that defines its style, such as, but not limited to, windows, doors, and building material coursing patterns.

Area Identification Sign/Entry Feature Sign is any sign or entry feature identifying the name of a subdivision, district or development with multiple buildings grouped together with a distinct identity.

Armature Sign is a freestanding sign that hangs, suspended by chains, hooks, or similar means, below an arm extending horizontally from a single vertical support affixed to the ground.

Arterial Streets are designed to carry high volumes of through traffic. Access is usually limited to intersections and major driveways. Arterial streets serve as a link between major activity centers within the urban area. These roadways are also identified as Arterials on the Transportation Plan.

Awning means a shelter constructed of materials on a supporting framework that projects from and is supported by the exterior wall of a building.

Awning/Canopy Sign is any sign that is painted on or applied directly to, and contained entirely within the face, valance, or side panels of an awning/canopy. When the shelter is made from rigid materials, a sign may be mounted to the underside or top.

~~*Actively being built* means the project or subdivision has continuous construction efforts underway to complete the project.~~

Bandit Signs are temporary signs, usually of cardboard or foam board and mounted on angle iron or a wooden stake.

Banner means a sign made of fabric or any non-rigid material.

Base (of a sign) is the portion of a sign that is in contact with the finished grade, and acts as the sign structure.

Billboard means a sign advertising products not made, sold, used or served on the premises upon which the sign is located.

Building Official includes his/her designee.

Building Scrim Sign is a large non-rigid banner of a durable, mesh, fabric material that allows air and light to pass through, used to wrap a building or portion of a building with items of information.

Building Sign is any sign attached to any portion of a building, including accessory buildings and structures, on windows, and attached or placed on awnings/canopies.

Cabinet Sign is a sign, which is typically internally lit and contains all of its components and items of information within a single enclosure and whose perimeter is not shaped to

the content of the sign and where the sign face is differentiated from the structure against or within which a sign face is placed. Logos, pan-faced signs, raceways, and taglines shall be exempt from this definition.

Candidate Signs are any device announcing or promoting the candidacy of one or more persons for elective public office, or concerning any political issue appearing or which is to appear on the ballot in any public election.

Canopy ~~means a freestanding structure with a roof but not walls.~~ See awning/canopy sign.

Cap (of a sign) is the uppermost surface or part of a sign that is usually added as a decorative feature.

Changeable Message includes items of information that may be changed or rearranged through manual, mechanical or electrical means, including time and temperature messages and EMC's.

Channel Letters are individually constructed and individually illuminated letters, graphics, or graphic elements.

City means the City of Leander, a municipal corporation in the State of Texas.

Civic Sign is a temporary stake sign that publicizes times or locations of meetings or special events of homeowners associations, religious organizations or groups, or civic groups. This definition excludes directional signs for regularly scheduled religious events. A civic sign may also publicize times or locations of special events for schools and athletic team registrations.

Clearance (of a sign) means the smallest vertical distance between the grade of the adjacent street curb and the lowest point of any sign, including framework and embellishments, but excluding sign supports.

Collector Streets are streets with the primary function of a collector street is to intercept traffic from intersecting local streets and expedite the movement of this traffic in the most direct route to an arterial street or other collector street. These roadways are also identified as Collectors on the Transportation Plan.

Contractor Sign is a sign which indicates the name of the contractor working on a project.

Construction Sign is a sign which indicates the names of architects, engineers, landscape architects, contractors, and/or sponsors, etc. having a role or interest with respect to the structure or project.

Directional Sign is any sign relating solely to internal pedestrian and vehicular traffic circulation within a complex or project without any form of advertising.

Director of Planning and Community Development includes his/her designee.

Electrical Sign means a sign containing electrical wiring, connections, or fixtures, or utilizing electric current, but not including a sign illuminated by an exterior light source.

Electronic Messaging Center (EMC) is any sign using an array of lights which can be programmed to provide items of information as a changeable message displayed through electronic means.

External Illumination (of a Sign) is light shining on the outer surface of a sign. Includes backlit signs when 1 shielding is provided.

Facade means all building wall elevations, including any vertical extension of the building wall (parapet), but not including any part of the building roof.

Face Change means the replacing or revision of the logos, wording, etc. included on the front of the sign by means of replacing the physical material or by repainting or similar process. This includes change of business. This does not include changeable copy signs.

Festoon is fabric suspended, draped, and bound at intervals and suspended between two locations or points.

Fine Art means sculpture, fountain, or similar object, and containing no reference to or image of a business or its logo, is not considered as a sign.

Finished Grade is the completed elevations of lawns, walks, roads and other surfaces brought to a grade as designed.

~~*Fine Art* means sculpture, fountain, or similar object, and containing no reference to or image of a business or its logo, is not considered as a sign.~~

Flag means fabric containing distinctive colors and patterns that represent an official symbol of a nation, state, school, religious group, or other type of public institution.

Flashing means to light suddenly or intermittently, including rotating, pulsating or a light source that changes or alternates the color of the light in sequence.

Freestanding Sign is a sign that is not attached to a building but is permanently attached to the ground.

Frontage means a boundary line separating public right-of-way from the lot.

Future Development Sign (Temporary construction, real estate, or development sign) is a freestanding or wall sign advertising the construction, remodeling, development, sale, or lease of a building or the land on which the sign is located.

Government Sign is a sign installed, maintained, or used (i) by the city, county, State of Texas or the federal government, required or specifically authorized for the public purpose pursuant to regulations promulgated by the state or federal government, (ii) a traffic-related sign installed by any government agency within public right-of-way, or (iii) convey information to the public regarding city, state, or federal government activities and events.

Hanging Sign is any sign suspended from an awning, canopy, eave or overhang, typically by a chain, hooks, brackets or similar devices intended to affix hanging signs to a building.

Holiday Decorations are signs or displays including lighting which are a nonpermanent installation celebrating national, state, and local holidays or holiday seasons.

Height (of a sign) means the vertical distance between the grade of the adjacent street curb, measured to the highest point of the sign.

Home Improvement Sign is a temporary stake sign that displays the name of a roofing, fence, pool, paint, landscape, or other home improvement contractor.

Human Sign means a sign held or attached to a human for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product. A person dressed in costume for the purpose of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product shall also be construed as a human sign.

Incidental Sign is a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises (e.g. a credit card sign or a sign indicating hours of business).

Inflatable Sign is any hollow sign expanded or enlarged by the use of gas or air.

Information Signs include bulletin boards, changeable copy directories, signs relating solely to publicly owned institutions (city, county, state, school district), or non-profit organizations (churches, homeowners associations) intended for use by the institution on which the sign is located.

Illuminated Sign means any sign which has characters, letters, figures, designs or outline illuminate directly or indirectly by electric lights, luminous tubes or other means.

Light Pole-Mounted Banner is a banner mounted on a vertical light pole.

Local Streets are streets with the primary function of a local street is to serve abutting land use and traffic within a neighborhood or limited residential district. A local street is not generally continuous through several districts.

Logo is an emblem, letter, character, pictograph, trademark, color scheme, or symbol that is registered, trademarked, or used in media to represent any firm, organization, entity, product, or service.

Lot is a single, legally created parcel of land intended as a unit for transfer of ownership or for development and having frontage on a dedicated street.

Low-profile Sign is a freestanding sign, with a base measuring one hundred (100%) percent of the width of the sign..

Mansard Roof is the style of roof where there are two (slopes) to the roof structure.

Marquee means a permanent roof-like structure or awning or rigid materials attached from, supported by, and extending from the facade of a building, including a false “mansard roof”.

Memorial Signs or tablets include freestanding historical markers in accordance with state historical standards, and/or cornerstones with names and dates of construction of a building when cut into a building surface or inlaid upon it to become part of the building.

Menu Boards are freestanding or wall signs used for the purpose of informing patrons of food which may be purchased on the premises.

Model Homes Sign is a temporary real estate sign placed in front of a group of model homes that is removed from the premises upon sale of the last model.

Monument sign ~~means a~~ is any freestanding sign where the entire bottom of which is attached directly to the ground or is supported by a sign structure that is a base whose width measures at least seventy-five (75%) of the width of the sign that is placed or anchored in the ground. frame of the sign face is set at grade with the ground as a monument or in an earthen berm.

Multi-tenant Center Sign means a sign advertising two or more retail, wholesale, business, industrial, or professional uses (not necessarily under single ownership) utilizing common facilities including off-street parking, access, or landscaping.

Multi-tenant Center Identification Sign means the portion of the sign that identifies the general name of the center or development as a whole. The sign shall include only the name and address of the development.

Mural means a work of art applied directly to a wall, ceiling, or floor surface where forms and/or figures are the dominant elements and not intended for commercial advertising.

Nameplate is a non-electrical, on-premise sign which communicates only the name of the occupant of the address of the premises.

Neighborhood Information Kiosks are signs utilized and maintained by a Homeowners Association or a neighborhood association with a legal entity for the purpose of conveying information related to association activities to the association members.

Nonconforming Sign means a sign that was lawfully installed at its current location but that does not comply with this Code.

Occupant Frontage is the length of a wall of a building occupied by a single business or by multiple businesses with a single entrance, which faces either a dedicated public street or internally to a parking or driveway of a multi-tenant center.

Off-premise sign is a sign referring to goods, products or services provided at a location other than that which the sign occupies.

On-premise Sign means a sign identifying or advertising the business, person, activity, goods, products, or services located on the site where the sign is installed, or that directs persons to a location on that site.

On-Site "Burma Shave" Signs are intended to provide information and direction to potential homebuyers within a recorded subdivision in which new homes are actively being built.

Parapet means the extension of a false front or wall above a roof line.

Point-of-Sale Sign is a sign advertising a retail item accompanying its display (e.g., an advertisement on a product dispenser).

Political Sign is a temporary stake sign relating to the election of a person to a public office, relating to a political party, or relating to a matter to be voted upon at an election called by a public body.

Portable signs are signs not permanently affixed to a building, structure, or the ground; designed or installed in a manner allowing the sign to be moved or relocated without any structural or support changes. This definition includes a "A" and "T" frame signs.

Projecting Sign means a sign attached to and projecting out from a building face or wall more than twelve (12) inches, generally at a right angle.

Pylon signs are freestanding signs that are supported by a structure extending from and permanently attached to the ground by a foundation or footing, with a clearance between the ground and the sign face.

Real Estate Signs are signs posted by an owner or owner's agent to indicate sale or lease of the property.

Roof Sign means any sign installed over or on the roof of a building.

Scoreboards are signs erected at an athletic field or stadium and which are generally used to maintain the score or time expired in an event at the field or stadium. This definition shall also include signs mounted or applied to the outfield wall within a baseball field.

Searchlight means a searchlight used to direct beams of light upward for advertising purposes.

Seasonal Decorations means special lighting, banners or other forms of physical art celebrating seasonal events or holidays.

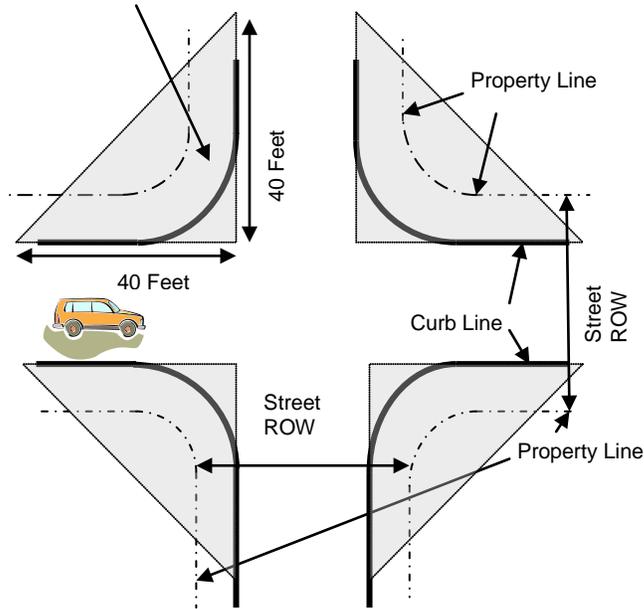
Security Sign is a sign which identifies emergency telephone numbers, hours, and security information.

Sign means any surface, display, design, or device visible from public right-of-way on which letters, illustrations, designs, figures, or symbols are painted, printed, stamped, raised, projected, outlined or attached in any manner whatsoever. The term "sign" includes the supporting structure of the sign.

Sign Area includes all lettering, wording, logos, design, symbols, framing, roofing, and cabinets, or modules, calculated according to the provisions established in this Code.

Sight Triangle means the area within a right triangle formed by extending the curb lines of intersecting streets from the point of intersection for a distance of forty-five (45) feet to the hypotenuse, or for streets intersecting a driveway or alley for a distance of twenty (20) feet to the hypotenuse.

Sight Line Visibility Triangle: Area (shaded) in which no visual obstruction is permitted between three feet and eight feet above curb elevation.



Stake Sign means a temporary sign that utilizes the support structure to anchor the sign to the ground by inserting the support structure into the ground.

Subdivision means, for purposes of this chapter, the subdivision in its entirety, not a phase, section, village, unit, or product line.

Subdivision Development Identification Signs are defined as 1) Primary Entrance Signs, 2) Secondary Entrance Signs, and 3) Tertiary Entrance Signs, and are used to define various entries of the subdivision.

Swooper Flag is a temporary, freestanding, vertical sign consisting of a loose poly-knit sign face that flutters in the wind from a harpoon-style pole or staff driven into the ground for support.

“T” Frame Sign is a sign that is constructed in such a manner as to form an inverted “T.”

Temporary Wall Sign is considered a banner sign.

Traffic control signs are small signs on private property indicating interior circulation of parking areas on site, warn of obstacles or overhead clearance, or designate permissible parking.

Vehicle Sign is a sign that is attached to or placed in or on a truck, bus, car, trailer, boat, recreations vehicle, or any other vehicle. Vehicle signs shall exclude bumper stickers, license plates, and inspection stickers.

Vending Machine Sign is a sign that is attached to a vending machine or gasoline pump and which generally advertises the products dispensed from the vending machine or gasoline pump.

Wall Sign is a sign attached to the facade of a building or a canopy. Wall signs include signs on or affixed to walls, windows, awnings, or other parts of the exterior of a building or canopy.

Window or door surface signs are signs visible from the public street or sidewalk and are installed or applied on or in a window or door or a sign that is located within three (3) feet of a window.

SECTION 3.08.0076. LAND USE CATEGORIES.

For purposes of this Code, all territory within the City’s jurisdiction is classified into a Land Use (L.U.) Category. Those properties within the city limits are classified based upon their zoning district classification. Those properties located within the extraterritorial jurisdiction shall be classified by the Building Official or the Director of Planning ~~and Community Development~~ based upon the existing or proposed use and which zoning district would be the most restrictive zoning district in which that use would be permitted. Classification into a category is for the purposes of signage only and in no manner establishes vested use rights towards the assignment of zoning should the property be annexed into the city limits of Leander.

- A. ~~Low-density Single-Family Residential L.U. Category~~ includes ~~any residential single-family districts as defined by the Composite Zoning Ordinance site in an R/A1, R-1, R-1C, R-1A, R-1B, M-1 zoning district~~ or equivalent use in the City’s Extraterritorial Jurisdiction (“ETJ”). Non-residential uses permitted in the identified residential districts shall be included in the Non-Residential neighborhood Business L.U. Category below.
- B. *Multi-family Residential L.U. Category* includes any zoning districts defined by the Composite Zoning Ordinance that permit two or more dwellings on a single lot site in an R-1E, R-2, R-3, R-4, M-2, M-3 zoning district or equivalent use in the ETJ. Non-residential uses permitted in the identified residential districts shall be included in the Non-Residential neighborhood Business L.U. Category below.
- C. ~~Non-Residential neighborhood Business L.U. Category~~ includes commercial and industrial districts as defined by the Composite Zoning Ordinance any site that is located within the boundaries of an C-1A, or C-1B zoning district or equivalent use in the ETJ and permitted non-residential uses in zoning districts included in the ~~Low-density Residential and Multi-family Residential L.U. Categories.~~

~~1. Business L.U. Category includes any site that is located within the boundaries of an C-1, C-2, C-3, C-4, C-5, I-1, I-2, I-3, or I-4 zoning district or equivalent use in the ETJ.~~

~~2. Highway L.U. Category includes any site that is located adjacent US Highway 183 within a commercial or industrial zoning district or equivalent use in the ETJ.~~

~~3. Freeway L.U. Category includes any site that is located adjacent 183-A within a commercial or industrial zoning district or equivalent use in the ETJ.~~

~~4. Towncenter L.U. Category includes any site that is located within the Towncenter zoning district.~~

SECTION 3.08.008. SIGN STANDARD CRITERIA BY ROAD TYPES

A. Standards for signs shall be determined either by:

- (1) The type of road adjacent to the lot or multi-tenant center; or
- (2) The type of road which an occupant frontage faces.

B. Road Types. All roads fall within one of the following road types: Toll, Arterial, or Collector/Local Roads. A roadway type may change over time. A roadway may have more than one type along its length.

- (1) Toll Road. For the purposes of this Chapter, Toll Roads shall include only the following road: 183A Toll
- (2) Arterial Roads. For the purposes of this Chapter, Arterial Roads shall include arterials as identified on the Transportation Plan.
- (3) Collector/Local Roads. For the purposes of this Chapter, Collector/Arterial Roads shall include collectors as identified on the Transportation Plan and any road not classified as a Toll Road or Arterial on the Transportation Plan.

SECTION 3.08.009. EXEMPT SIGNS.

The following signs shall be exempt from obtaining a sign permit provided that standards of this Code shall be met:

- A. Any Public Notice, or warning required by a valid and applicable federal, state, or local law, regulation or ordinance;
- B. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the lot or parcel on which such sign is located;
- C. Works of art that do not include a commercial message;
- D. Holiday lights and decorations with no commercial message;
- E. Government signs erected by the city, county, state, or federal government in furtherance of their governmental responsibility;
- F. Memorial signs or Tablets and building markers displayed on public or private buildings and Tablets or headstones in cemeteries;
- G. Signs prepared by or for the local, state or federal government marking sites or buildings of historical significance;
- H. Address and postbox numerals conforming to incidental sign regulations;
- I. Onsite real estate "for sale" signs;
- J. Political signs on private property, including private passenger vehicle;
- K. Use of Temporary Decorations as Signs otherwise referred to as decorative festoon, meaning tinsel, strings of ribbon, small commercial flags, or streamers, may be used as temporary enhancement of signage in a multi-family project providing these devices have no glare, no moving parts, are maintained, and comply with all codes and policy guidelines governing their safe use. No lettering is permitted on these

items. Use of these decorations shall be limited to a maximum period of up to sixty (60) days per calendar year;

L. Signs for vendors that are exempt under the City's Solicitor/Temporary Vendors Ordinance;

M. Flags and flag poles are exempt unless they extend twenty (20') feet above the maximum building height established by the Composite Ordinance;

N. Contactor Signs;

O. Garage sale signs; and

P. Building addresses, except as required on freestanding signs.

SECTION 3.08.010. PROHIBITED SIGNS AND ACTIVITIES.

Any sign not specifically authorized by this Code is prohibited unless required by law. The following signs and conditions are prohibited unless allowed as part of a special events permit:

A. Signs shall have no: flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts. For purposes of this Code an electronically controlled changeable-copy sign is not considered a flashing sign unless it directly falls under the definition of "flashing" as defined in this Code;

B. No billboards shall be permitted. No other off-premise signs shall be permitted, except as specifically authorized in this Code;

C. Freestanding cabinet signs that do not have a surround;

D. Abandoned signs, with the exception of free standing signs where items of information shall be removed and the sign display area left so that it does not indicate the former use;

E. Any sign located within, on, or projecting over a property line which borders a public or private street, highway, alley, lane, parkway, avenue, road, sidewalk, or other right-of-way, except as provided in this Chapter. The Permits Division personnel may cause to be removed any temporary or portable sign erected or displayed upon, or projecting into public property;

F. Any sign attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein;

G. Any sign placed, which by reason of its location, will obstruct the view of any authorized traffic sign, signal or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device;

H. Any sign which constitutes a traffic hazard including but not limited to signs containing words such as "stop," "look," "danger;"

I. Any sign placed within a sight triangle;

J. Animated signs;

K. Swooper flags;

L. Bandit Signs;

M. Human Signs;

N. Pole Signs;

O. Inflatable Signs;

P. Festoons, tethered balloons, pennants, searchlights, streamers, and any clearly similar attention getting features and devices;

L.Q. Any sign which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the International Building Code, or by Fire Department Regulations;

M.R. Any sign which emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign that employs any stereopticon, or motion picture projection;

N.S. Any sign placed, mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on the public right-of-way or private premises in a manner intended to attract the attention of the public. This provision expressly excludes business signs that are permanently painted on, or magnetically attached to motor vehicles or rolling stock that are regularly and consistently used to conduct normal business activities;

O.T. Roof signs, excluding mansard roofs when constructed in compliance with this Code;

P.U. Banners and Temporary Signs except as provided herein; and,

Q.V. Signs or banners erected or affixed within or projecting over any public right-of-way except as provided herein.

SECTION 3.08.0117. GENERAL PROVISIONS.

A. Sign Measurement Criteria.

(1) Sign Area Measurement. Sign area for all sign types is measured as follows:

- a. Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.



◀ Calculate the area inside defined border or inside contrasting color area

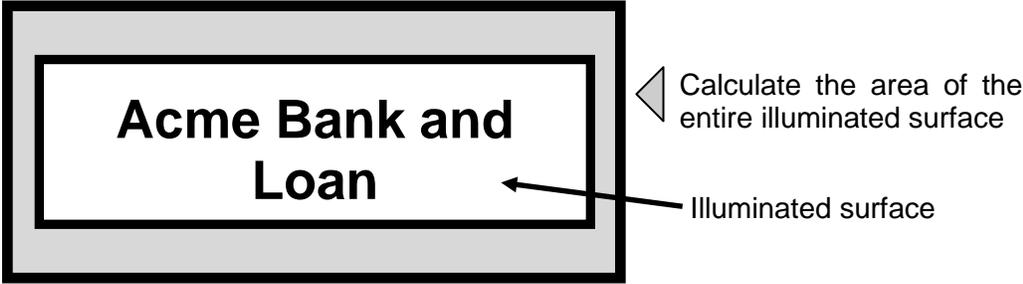
- b. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.



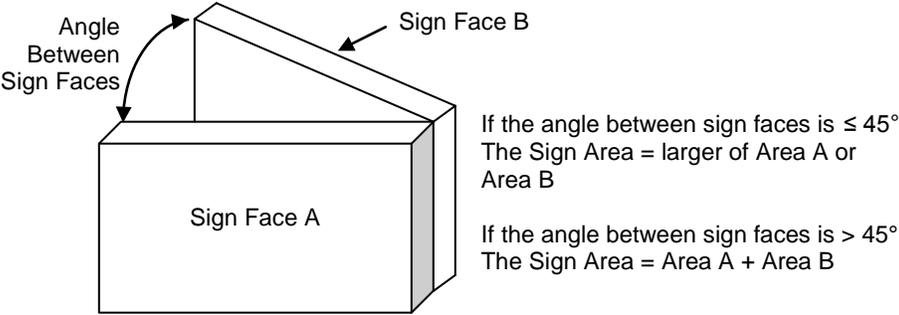
◀ Calculate the area around copy elements only

- c. Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy. Such

elements may include, but are not limited to lit canopy fascia signs; cabinet signs; and/or interior lit awnings.

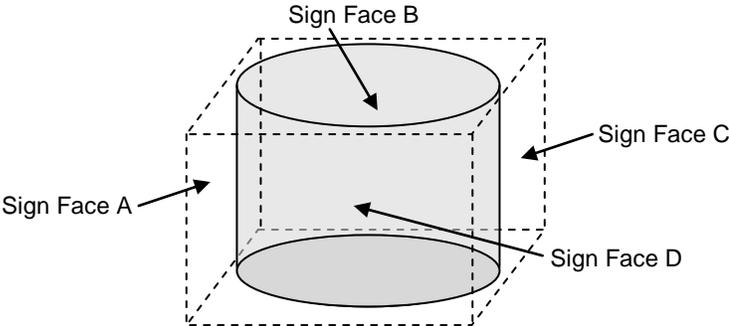


- d. Multi-face signs are measured as follows:
 - i. Two (2) face signs: If the interior angle between the two (2) sign faces is forty-five degrees (45°) or less, the sign area is of one (1) sign face only. If the angle between the two (2) sign faces is greater than forty-five degrees (45°), the sign area is the sum of the areas of the two (2) sign faces.



- ii. Three (3) or four (4) face signs: The sign area is fifty percent (50%) of the sum of the areas of all sign faces.

- e. Spherical, free-form, sculptural, or other non-planar sign area is fifty percent (50%) of the sum of the areas using only the four (4) vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with greater than four (4) faces are prohibited.



- (2) Sign Height Measurement. Sign height is measured as follows:
- a. Freestanding Signs: The height of a freestanding sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign.
 - b. Building Mounted Signs: The height of wall, fascia, mansard, parapet or other building mounted signs is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure.

B. **Sign Illumination.** All permanent signs may be non-illuminated, illuminated by internal, internal indirect (halo), or lit by external indirect illumination, unless otherwise specified. Signs shall have no: flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; fluttering, undulating, swinging, or otherwise moving parts. For purposes of this Code an electronically controlled changeable-copy sign is not considered a flashing sign unless it directly falls under the definition of "flashing" as defined in this Code.

- (1) Internal Illumination. Outdoor, internally illuminated signs, including but not limited to awning/canopy signs, cabinet signs (whether freestanding or building mounted), changeable copy panels or service island signs, shall be constructed with an opaque background and translucent letters and symbols, or with a colored background and lighter letters and symbols. Where white is part of a logo, it is permitted in the logo only, provided that such logo shall represent not more than fifty percent (50%) of the total sign area permitted.
- (2) External Indirect Illumination. Externally lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Monument signs may have ground mounted lighting when said lighting is in compliance with this Section. Light bulbs or light tubes, excluding neon, used for illuminating a sign shall not be visible from adjacent public rights-of-way or residential properties.
- (3) A sign lighted by incandescent light shall be installed to protect the driver of a vehicle from dangerous glare and to maintain visual clearance of all official traffic signs, signals and devices.
- (4) NeonEON.
 - a. Exposed neon tube illumination is permitted on permanent signs in non-residential sign categories only.
 - b. Neon illumination utilized as a sign copy projection, border, frame, or other embellishment of sign copy, or other features consistent with the definition of "Sign" in this Code, shall not be included in the total square footage of the sign, provided the measured area of any such projection or detailed embellishment does not exceed twelve (12) square feet in area. Where such augmentations do exceed twelve (12) square feet in area, such features shall be included and counted against the permitted sign area for the use.

- (5) All electronic message signs must meet the following illumination standards:
- a. No sign shall be brighter than is necessary for clear and adequate visibility.
 - b. No sign shall be of such intensity or brilliance as to impair the vision of a motor vehicle driver or to otherwise interfere with the driver's operation of a motor vehicle.

- c. No sign shall be of such intensity or brilliance that it interferes with the effectiveness of an official traffic-control sign, device or signal.
- d. All signs must be equipped with a mechanism that automatically adjusts the brightness of the display in response to ambient conditions, such that the display is automatically dimmed as ambient light levels decrease.
- e. The illumination of a sign at full brightness shall not exceed 0.3 footcandles above the footcandle level with the sign turned off when both measurements are taken perpendicular to the sign at a distance determined by the following formula: measurement distance = square root of area of sign in square feet x 100.
- f. All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

C. **Construction and Maintenance.** All signs shall be constructed and maintained in accordance to the following standards:

(1) Construction.

- a. All signs shall comply with the applicable provisions of the adopted versions of the International Building Code and International Electrical Code.
- b. Any sign as defined in this Code, shall be designed and constructed to withstand wind pressures and receive dead loads as required in the building code adopted by the City of Leander. Any sign, other than a wall sign, shall be designed, installed, and maintained so that it will withstand a horizontal pressure of thirty (30) pounds per square foot of exposed surface.

(2) Maintenance. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Code, at all times.

- a. The ~~Building Official Director of Planning and Community Development~~ shall have the authority to order the painting, repair, or removal of a sign and accompanying landscaping which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.
- b. If the ~~Building Official Director of Planning and Community Development~~ finds that any sign is maintained in violation of the provisions of this Code, he/she shall give written notice of the violation to the owner or person entitled to possession of the sign of the owners of the property where the sign is located by certified and regular mail, or by personal delivery. If the City is unable to contact the owner by mail or personal delivery, the requirements of written notice shall be fulfilled by publishing notice in the newspaper.
- c. If the person fails to alter or remove the sign so as to comply with this Code within thirty (30) days after notice has been given, the ~~Building Official Director of Planning and Community Development~~ may cause the sign to be altered or removed at the expense of the owner or person entitled to possession of the property or sign, or to the owner's of the property, and shall, upon the determination of the expenses, certify them to the City.
- d. If appealed, this decision shall be subject to review by the Planning and Zoning Commission in accordance with the provisions herein. Notification shall be by certified mail. If within fifteen (15) days, the maintenance orders are not complied with, the ~~Building Official Director of Planning and Community Development~~ may order the sign removed at the owner's expense under the provisions of this ordinance.

- e. The ~~Building Official Director of Planning and Community Development~~ shall notify the owner or person entitled to possession of the sign or property of the total costs incurred for the alteration or removal of the sign, and if that person fails within thirty (30) days after the date of notification to pay the entire costs and expenses of the repair, alteration or removal, then the costs and expenses shall become a lien against the property.

SECTION 3.08.0120. PERMITTED SIGNS.

The following sign types are permissible upon issuance of a sign permit, unless exempted in Section 3.08.009, subject to the following conditions and specification listed in this section of this Code. Signs that do not comply with the following conditions and the specifications are considered prohibited, including exempted signs. Table ~~10.0~~ identifies the permitted signs by type and Land Use Category.

A. Temporary Signs

~~(1) Bandit Signs.~~

- ~~a. Maximum Sign Area shall not exceed a maximum of four (4) square feet.~~
- ~~b. Maximum height is two (2) feet.~~
- ~~c. Time restricted — Posting of bandit signs shall be authorized between the hours of Thursday, 5:00 PM and Monday, 8:00 AM.~~
- ~~d. Location is restricted: Bandit signs shall not be placed in the public right-of-way and shall not be located within any sight triangle.~~
- ~~e. Quantity is limited to two (2) signs per intersection per builder or company.~~

~~(2)~~(1) Banner Signs.

- a. Maximum sign area is forty-eight (48) square feet.
- b. Maximum height is four (4) feet.
- c. Location is restricted to a setback of ten (10) feet from property line adjacent street right-of-way.
- d. Time restriction per sign is two (2) weeks four (4) times per calendar year. The periods may be combined. Each tenant space or building located on a single lot or in a complex shall be allowed an individual banner as regulated per this Code.
- e. Spacing of signs shall be a minimum of eighty (80) feet between banners.
- f. Banner Signs are permitted to extend over public right-of-way on U.S. Highway 183 only. A copy PEC's approval shall be submitted with the permit application.

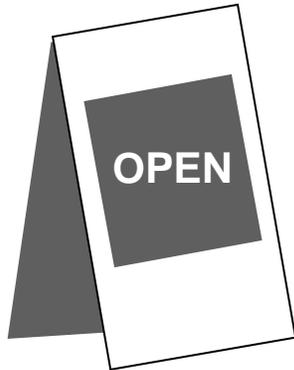
~~(3) Inflatable Signs.~~

- ~~a. Maximum sign area is forty-eight (48) square feet placed on or applied to an inflatable sign.~~
- ~~b. Maximum height is thirty (30) feet.~~
- ~~c. Location restricted:~~
 - ~~(i) Shall be secured to the ground and not float above the ground.~~
 - ~~(ii) Shall not be placed on a roof or suspended from a building.~~
 - ~~(iii) Shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into the right-of-way.~~

~~d. Time restricted — Shall not exceed more than thirty (30) days per calendar year. In the case of multiple business or tenants located on a single lot or complex, each business is allowed to erect an inflatable sign for thirty (30) days provided that no more than one (1) inflatable sign is located on the lot or complex at any one (1) time and provided a minimum of thirty (30) days transpires between the removal of an inflatable sign permitted by one business and the placement of another inflatable sign permitted by another business.~~

~~(4)(2)~~ “A” and “T” Frame Signs,

- a. The maximum sign area is twelve (12) square feet.
- b. The maximum height is four (4) feet.
- c. Location is restricted:
 - (i) Signs shall be placed on the property where the business is located.
 - (ii) Sign shall not be located in a manner to impede pedestrian movement. An unobstructed pedestrian clearance of at least four (4) feet in width shall be provided adjacent to the sign.
 - (iii) Shall not be located in required parking spaces.
 - (iv) Shall be placed no closer than twenty (20) feet from other “A” or “T” signs.
- d. Time restriction per sign is limited to during to business hours only.
- e. Quantity is restricted. One (1) per business or tenant on the property.



~~(5)(3)~~ Future Development Signs,

- a. Maximum sign area:
 - (i) Freestanding – forty (40) square feet
 - (ii) Wall signs – ten (10) percent of building or lease space façade it is attached to.
- b. The maximum height is per Land Use Category listed in Table 10.1.
- c. Location is restricted to be located on the property where activity is to occur.
- d. Quantity is restricted:
 - (i) One (1) freestanding sign per street frontage.
 - (ii) One (1) wall sign per single tenant building or per tenant space.
- e. Time restriction per sign is limited to display no earlier that thirty (30) days before the commencement of the activity and shall be removed no later that thirty (30) days after the activity is completed, or the installation of a permanent sign, whichever occurs first.

~~(6) Human Signs~~

- ~~a. Maximum sign area and height — No restrictions.~~

~~b. Location restricted – All human signs shall be located on private property.~~

~~(7)~~(4) Vending Machine Signs,

- a. Maximum sign area is restricted to the surface area of the vending machine or gasoline pump.
- b. One four (4) square foot sign per machine or pump may project a maximum of two (2) feet above the top of said machine or pump.

~~(8)~~(5) Stake Signs – All Stake signs are subjected to the following area and height restrictions unless otherwise specified:

- a. Maximum sign area is six (6) square feet.
- b. Maximum height is three (3) feet.
- c. Multi Family Complex:
 - (i) Location restricted – signs shall not be placed closer than sixty (60) feet from one another and a minimum of thirty (30) feet from a side property line.
 - (ii) Time restricted – signs may be placed between the right-of-way and the front of the building(s) no earlier than Friday noon (12:00 P.M.) and removed by Sunday at 6:00 p.m.
- d. Civic:
 - (i) Time restricted – signs shall be erected no more than seven (7) days prior to the meeting or event and removed no more than forty-eight (48) hours after the meeting or event.
- e. Garage Sale:
 - (i) Time restricted – signs shall only be posted Thursday, Friday, Saturday and Sunday. All signs shall be removed by midnight of the last days of the sale or Sunday, whichever comes first. Signs removed by the City will be subject to a fine of fifty dollars (\$50) for up to five (5) signs removed, with ten dollars (\$10) for each additional sign removed due and payable by the property owner on which the sale occurred.
 - (ii) Location restricted – signs shall be located on private property. Signs located on private property away from the sale site shall have permission from property owner.

f. Contractor Signs.

- (i) Maximum Sign Area shall not exceed a maximum of four (4) square feet.
- (ii) Maximum height is two (2) feet.
- (iii) Location is restricted: Bandit signs shall not be placed in the public right-of-way and shall not be located within any sight triangle.

~~(9)~~(6) Government Signs:

- a. Maximum area and height – no restrictions.

~~(10)~~(7) Open House:

- a. Time restricted – shall be erected no earlier than one (1) hour prior to the time of the open house and shall be removed no later than one (1) hour after the time of the open house.

~~(11)~~(8) Residential Real Estate Signs:

- a. Quantity – Maximum of one (1) sign per street frontage.

~~(12)~~(9) Model Home Signs:

- a. Maximum sign are is thirty-two (32) square feet.
- b. Maximum height is eight (8) feet.
- c. Location restricted – shall be placed in front of a cluster of one or more model homes per builder.
- d. Quantity restricted – One (1) sign per cluster of model homes per builder.
- e. A nameplate sign that identifies the individual product name is exempt if it does not exceed three (3) square feet nor three (3) feet in height.
- f. Time restricted – All model home signage shall be removed from the premises upon sale of the last model in the cluster.

~~(13) Searchlights:~~

- ~~a. The permit shall be effective for a maximum period of five (5) days per calendar year to any business or group for one searchlight per property or center at any one time.~~
- ~~b. An advertising searchlight shall not be operated between the hours of 1:00 AM and 6:00 PM.~~

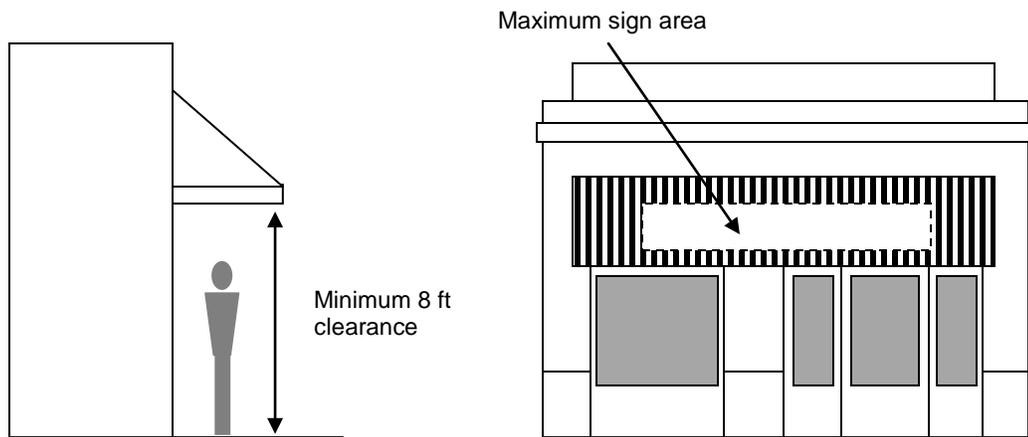
B. Permanent Signs

(1) Awning and Canopy Signs

- ~~a. Maximum sign area is included as part of the maximum area for wall signs.~~
- ~~b. Supporting structure of an awning or canopy may not encroach into or over the street right-of-way.~~

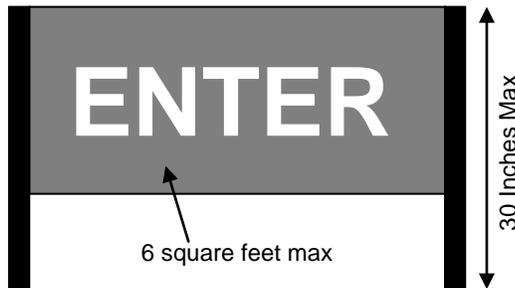
<u>Building Criteria</u>	<u>Signs shall be integrated into the awning/canopy unless the awning/canopy is made of a rigid material, in which case the sign may be mounted onto it.</u>					
<u>Number, Amount of Building Signage/Items of Information</u>	<u>This type of sign shall only be permitted if total sign display area of all building signs does not exceed the square footage allowance for wall signs. The maximum square feet of sign display area for awning/canopy signs applies to total amount of information on all awnings/canopies combined.</u>					
<u>Sign Size By Road Type per Occupant Frontage (Amount allowed shall be whichever measurement is less)</u>		<u>Toll Road</u>	<u>Arterial Road</u>	<u>Collector / Local Road</u>	<u>Not Facing a Public ROW</u>	<u>Adjacent to Single Family or Two Family Zoned Property</u>
	<u>Maximum square feet of sign display area for all combined</u>	<u>30</u>	<u>25</u>	<u>20</u>	<u>20</u>	<u>0</u>
<u>Placement (on building)</u>	<u>Signs attached to the top of a rigid awning/canopy shall not project above the wall or parapet. Eight feet of clearance shall be required underneath any sign.</u>					

<u>Materials & Design</u>	<u>Sign applied to a flexible surface such as fabric shall be integrated into the fabric. Signs attached to a rigid awning/canopy shall be made of painted or enameled metal or painted or sealed wood.</u>
<u>Lighting</u>	<u>No illumination shall be permitted except by lighting attached to a building or integrated into a rigid awning/canopy.</u>
<u>Electronic Messaging Center (EMC)</u>	<u>Not permitted.</u>



(2) Directional

- a. Maximum sign area is six (6) square feet.
- b. Maximum height is thirty (30) inches.
- c. Location restricted – shall be located internally of the project site a minimum of seventy-five feet from all public right-of-way.
- d. Style of signs shall be consistent with building materials and architecture of building within the project site.



(3) Flags:

- a. The maximum area is sixty (60) square feet.
- b. The maximum height of a flagpole or other supporting structure in a residential area ~~the Low-Density Residential LU Category~~ shall not exceed twenty (20) feet. The maximum height in all other LU categories ~~areas~~ shall not exceed the maximum allowed building height within the respective zoning district ~~as identified by the Land Use Category.~~

c. Quantity – A maximum of three (3) flags per project site.

(4) Information

- a. Maximum sign area is twelve (12) square feet.
- b. Maximum height is five (5) feet.
- c. Location is restricted:
 - (i) At a public building or church such sign shall be located at or near the entrance.
 - (ii) For a neighborhood, such sign shall be located within the subdivision at a commonly traveled location, for example, near the neighborhood park or amenity center, the main mail station, or the main entrance to the neighborhood. Such sign shall be located on property maintained by the neighborhood/homeowners association or with a written agreement between the property owner and the association. Such sign shall not be placed closer than one hundred fifty (150) feet from the intersection of a collector street and an ~~an major or minor~~ arterial street, as defined in the Leander Transportation Roadway Plan.
- d. Quantity restricted – A maximum of one (1) information sign shall be allowed for each neighborhood group, church, or public development complex. An information sign shall not be considered a pylon sign in this Code.

~~(5) Freestanding – Monument and Pole Signs. Freestanding identification of a single business or plaza is permitted by either a monument sign or a pole sign. This does not preclude the utilization of a mixture of sign types within multi-tenant plazas where more than one freestanding sign is permitted.~~

~~a. The maximum sign area is the linear street frontage multiplied by a percentage factor prescribed in the Land Use Category, Table 10.1 for single tenant or multi-tenant sites.~~

~~b. The maximum height is identified in Table 10.1.~~

~~c. Location is restricted:~~

~~(i) Shall be located behind the property line.~~

~~(ii) The base of the sign shall be protected by a landscaped area to be maintained in a healthy condition.~~

~~(iii) Quantity is restricted:~~

~~(iv) One (1) per lot or pad site.~~

~~(v) A lot with a total frontage of four hundred (400) feet, excluding pad sites, shall be allowed one (1) additional sign at one-half (1/2) the square footage of the main sign.~~

~~(vi) When more than one (1) freestanding sign is allowed, an individual tenant's sign in the center shall be allowed on only one of the multi-tenant center signs.~~

~~(vii) Separation – a spacing of seventy five (75) feet shall be maintained between all monument and pole signs.~~

~~(viii) Style – Monument signs shall be constructed of stone, brick or other maintenance free material. The design and construction of both monument and pole style signs shall be compatible with the architecture and style of the development on the project site.~~

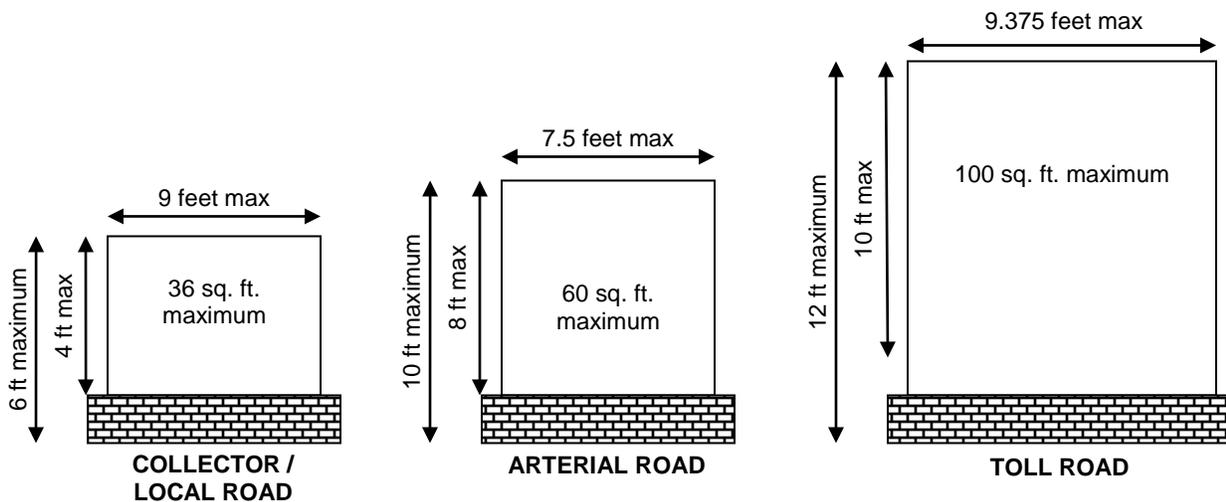
~~(ix) Minimum ground clearance for pole signs is nine (9) feet on the Toll~~

~~d.a. Street address shall be included on sign. The address shall not be calculated towards the sign area unless the street address is also the name~~

~~of the center, business or development, or in such case that the street address exceeds six (6) square feet.~~

<p><u>Site Criteria</u></p>	<p><u>Every lot is entitled to a monument sign. A spacing of one hundred fifty feet shall be maintained between all monument signs. Additional monument signs shall be allowed for multi-tenant developments. These monuments may be permitted as long as they meet the minimum spacing requirements and that tenant only has signage on one monument per roadway.</u></p>			
<p><u>Sign Size by Road Type</u></p>	<p><u>One per road frontage. Freestanding signs shall be placed a minimum of five feet from any side property line. When more than one freestanding sign is allowed, a tenant's sign in the center shall be allowed on only one of the multi-tenant center signs.</u></p>			
<p><u>Sign Size By Road Type or Special Area</u></p>		<p><u>Toll Road</u></p>	<p><u>Arterial Road</u></p>	<p><u>Collector / Local Road</u></p>
<p><u>Maximum square feet of sign display area</u></p>	<p><u>100</u></p>	<p><u>60</u></p>	<p><u>36</u></p>	
<p><u>Maximum Height</u></p>	<p><u>12'</u></p>	<p><u>10'</u></p>	<p><u>6'</u></p>	
<p><u>Sign Structure Requirements - Bases, Caps, Proportion, etc.</u></p>	<p><u>No less than 75% of the width of the sign shall be in contact with the ground. For all signs between six and twelve feet in height, a two-foot high stone, stucco or brick base shall be required</u></p>			
<p><u>Sign Display Area</u></p>	<p><u>Items of information shall be surrounded by a margin of 10% of the smaller dimension of the sign display area of any panel contained in a freestanding sign. Freestanding cabinet signs shall have a surround around the cabinet, and the cabinet shall be flush with or inset from sign surround.</u></p> <p><u>Street address shall be included on sign. The address shall not be calculated towards the sign area unless the street address is also the name of the center, business or development, or in such case that the street address exceeds six (6) square feet.</u></p> <p><u>For multi-tenant developments, the development name, if included as an integral part of the monument structure (i.e. not a separate panel), will not count towards the maximum sign face area as long as the area of the development name does not exceed 20% of the allowable maximum sign face area.</u></p> <p><u>For signs with multiple sign panels, the background color for all sign panels on the sign shall be consistent.</u></p>			

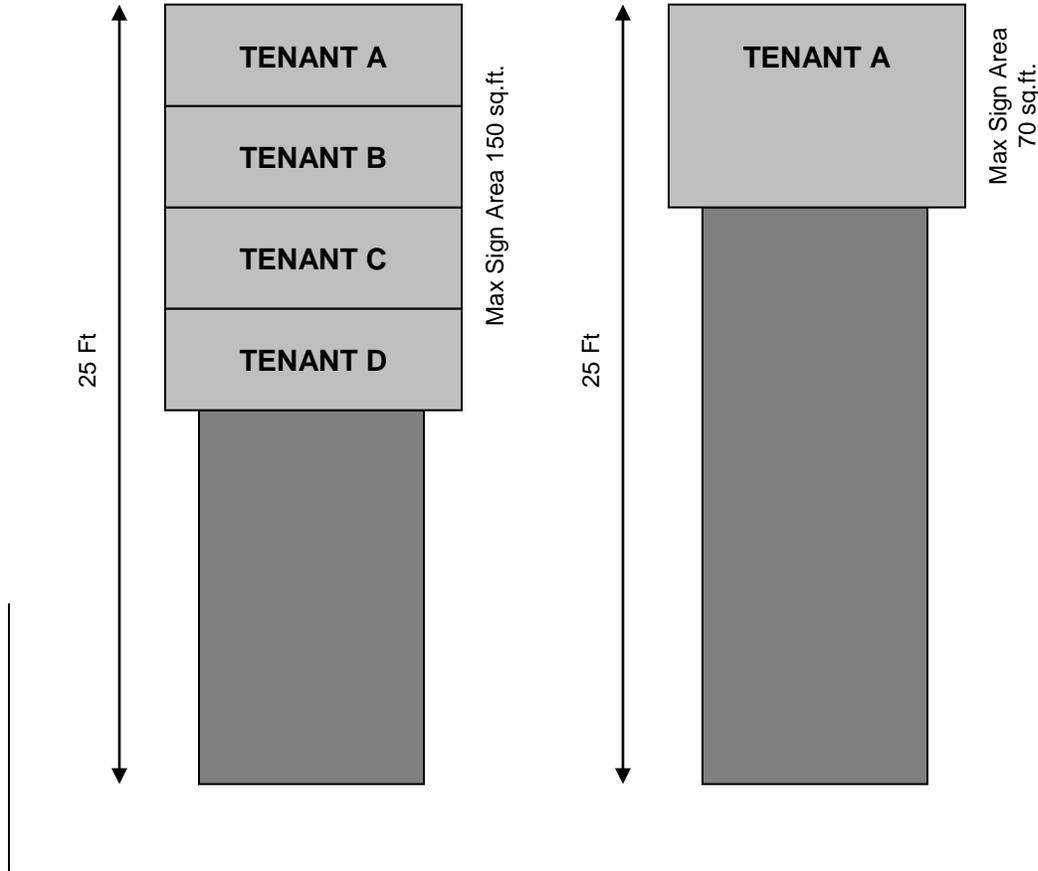
<u>Sign Structure Materials</u>	<u>Monument signs shall be constructed of stone, brick or other masonry maintenance free material. The design and construction of both monument and signs shall be compatible with the architecture and style of the development on the project site. The base of the sign shall be protected by a landscape area to be maintained in a healthy condition.</u>
<u>Lighting</u>	<u>Internal illumination shall be permitted. External illumination and illumination by halation are permitted.</u>
<u>Electronic Messaging Center (EMC)</u>	<u>EMCs shall display text only fur up to 1/3 pr thirty-two (32) square feet of the sign display area, whichever is less.</u>



(6) Pylon Signs.

<u>Site Criteria</u>	<u>Pylon signs are only permitted for multi-tenant development with a least 200 feet of frontage on a Toll Road.</u>			
<u>Sign Size by Road Type</u>	<u>One per site in lieu of another allowable freestanding sign unless otherwise approved as part of a Master Sign Plan. Freestanding signs shall be a minimum of five feet from any side property line.</u>			
<u>Sign Size By Road Type or Special Area</u>		<u>Toll Road</u>	<u>Arterial Road</u>	<u>Collector / Local Road</u>
	<u>Maximum square feet of sign display area for single tenant sign</u>	<u>70</u>	<u>0</u>	<u>0</u>
	<u>Maximum square feet of sign display area</u>	<u>150</u>	<u>0</u>	<u>0</u>

	<u>for multi-tenant sign</u>			
	<u>Maximum Height</u>	<u>25'</u>	<u>0</u>	<u>0</u>
<u>Sign Structure Requirements - Bases, Caps, Proportion, etc.</u>	<u>Two poles with a surround shall be required for the base of pylon signs. The spacing of the poles shall be no less than 75% of the width of the sign structure. The base of the pylon sign shall be constructed of stone, brick or other masonry maintenance free material. The design and construction of both the base and the signs shall be compatible with the architecture and style of the development on the project site.</u>			
<u>Sign Display Area</u>	<u>Items of information shall be surrounded by a margin of ten percent of the smaller dimension of the sign display area of any panel contained in a freestanding sign. Cabinet signs shall be flush with or inset from sign surround.</u> <u>Street address shall be included on sign. The address shall not be calculated towards the sign area unless the street address is also the name of the center, business or development, or in such case that the street address exceeds six (6) square feet.</u> <u>For multi-tenant developments, the development name, if included as an integral part of the monument structure (i.e. not a separate panel), will not count towards the maximum sign face area as long as the area of the development name does not exceed 20% of the allowable maximum sign face area.</u> <u>For signs with multiple sign panels, the background color for all sign panels on the sign shall be consistent.</u>			
<u>Sign Structure Materials</u>	<u>Stone, brick, cast stone, stucco, and/or a combination thereof. Cabinet signs shall be flush with or inset from sign surround.</u>			
<u>Lighting</u>	<u>External illumination, internal illumination, and illumination by halation shall be permitted. All internal lighting shall have concealed conduits. All external lighting sources shall be shielded from adjacent properties and rights-of-way.</u>			
<u>Electronic Messaging Center (EMC)</u>	<u>Not Permitted.</u>			



(1) Subdivision Development Entrance Sign.

- a. A *Subdivision Development Entrance Sign* is a sign authorized for each major project entry into a legal recorded, multi-lot, multi-sectioned, master-planned subdivision, and contains only the name of the subdivision with no other information. There are three types of subdivision development entrance signs, (1) primary, (2) secondary, and (3) tertiary.

(i) General specifications for all Subdivision Development Entrance Signs.

All Subdivision Development Entrance Signs shall comply with the following specifications:

1. Must be a monument sign constructed of stone, brick or other maintenance free material.
2. The design and construction must be compatible with surrounding development.
3. Signage may appear on both sides of the entrance roadway within the recorded or master-planned subdivision. The maximum allowable sign face size limitations will apply separately to each side of the street.
4. Lighting shall be ground lights or lights attached to the top of the sign focused downward directly on the sign.

- (7) *Primary Subdivision Entrance Signage* is located at the primary entrance into the subdivision. Primary entrance signage is permitted at only one entrance for each subdivision, except that a second location for primary subdivision entrance signage shall be permitted if two entrances to the subdivision are

located on two different ~~major~~ arterial roadways intersections, as designated in the Leander ~~Roadway-Transportation~~ Plan, or subdivision boundaries. In such case primary entrance signage may be placed at each of the ~~major~~ arterial roadway entrances in accordance with this ordinance.

- (i) The maximum area of signage is thirty-two (32) square feet for subdivisions containing one hundred (100) lots or less. For every one hundred (100) lots in the subdivision in addition to the first one hundred, the size can increase an additional ten (10) square feet to a maximum size of sixty-four (64) square feet of total sign face area. If the sign face is incorporated into landscape features, a wall, or architectural feature, the size of the sign face is determined by the area of the smallest rectangle within which the face of the sign can be enclosed.
- (ii) The maximum height of signage shall be eight feet (8') including any berms, architectural or landscape features.
- (iii) A subdivision primary entrance sign must be located within the subdivision or at an off premise location adjacent to an arterial roadway within one hundred fifty (150) feet of the primary entrance to the subdivision. It shall not restrict visibility at intersections. The city may enter into a license agreement to permit a subdivision identification sign to be located on public right-of-way. The license agreement shall be in a form acceptable to the City.
- (iv) When signage is incorporated into a wall, landscape or architectural feature, in addition to the allowed signage on both sides of a street as defined in 5.a.i.3 above, a third location may be permitted within a landscaped median of the subdivision entrance street in accordance to a license agreement specified in 5.b.iii above. The maximum square footage of primary subdivision entrance signage allowed may be distributed between the three (3) signs, so that no one sign exceeds the maximum sign area allowed.

(8) *Secondary Entrance Signs* are located at entrances into the subdivision other than at the primary entrance. They are to be placed at an on-premise location within the subdivision and the sign face shall be a maximum of sixteen (16) square feet in size.

~~(8)~~(9) *Tertiary Entrance Signs* are located at the entryway into sections within the subdivision and are permitted only in subdivisions that exceed fifty (50) acres. They are to be placed at an on-premise location within the subdivision. They are used to identify various sections of the subdivision that are twenty-five (25) acres or greater in size in order to enhance direction within the subdivision. These tertiary signs shall be comprised entirely of stone or masonry, with engraved lettering set within the stone. They shall be monument signs only and shall be limited to a total monument size of ~~ten~~ twelve (12) square feet. The developer shall represent in writing to the City its plan for perpetual maintenance of such signs by the homeowner's association or similar entity before a permit will be issued for such signs.

~~(9)~~(10) *Traffic Control*.

- a. Maximum sign area is four (4) square feet.

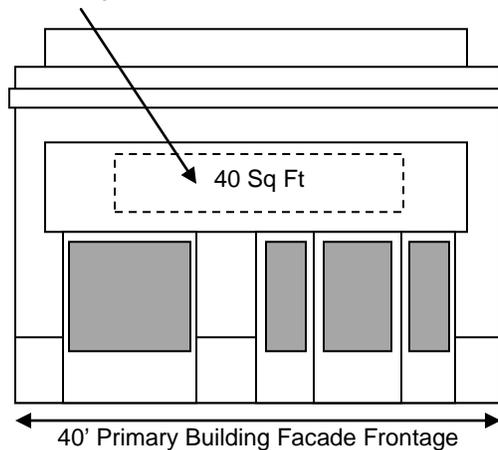
~~(10)~~(11) *Wall*.

- a. ~~Maximum sign area is prescribed in Table 10.1.~~
- b. ~~Maximum height shall not project above the roof line, or top edge of parapet wall or mansard roof.~~
- c. ~~Projection restricted signs that project three (3) inches or more from the wall shall maintain a minimum clearance of nine (9) feet from the ground.~~

<u>Building Criteria</u>	<u>Building shall have a plane that can accommodate the placement of a sign.</u>					
<u>Number, Amount of Building Signage/Items of Information</u>	<u>Regardless of the length of primary building facade frontage, the owner/occupant is entitled to a sign of at least 20 square feet.</u>					
<u>Sign Size By Road Type per Occupant Primary Building Facade Frontage (Amount allowed shall be whichever measurement is less)</u>		<u>Toll Road</u>	<u>Arterial Road</u>	<u>Collector / Local Road</u>	<u>Not Facing a Public ROW</u>	<u>Adjacent to Single Family or Two Family Zoned Property</u>
	<u>Maximum square feet of sign display area</u>	<u>300</u>	<u>200</u>	<u>75</u>	<u>none</u>	<u>0</u>
	<u>Square feet of sign display area per one linear foot of occupant primary building facade frontage</u>	<u>2.5</u>	<u>2.0</u>	<u>1.5</u>	<u>1.0</u>	<u>0</u>
<u>Placement (on building)</u>	<u>A distance of no less than ten percent of the smallest dimension of the sign display area of a wall sign shall be provided around the entire sign display area and from any architectural features. The maximum height of the sign shall not project above the roof line, or top edge of parapet wall or mansard roof. Projection restricted – signs that project three (3) inches or more from the wall shall maintain a minimum clearance of nine (9) feet from the ground.</u>					

<u>Materials & Design</u>	<u>Internally lit tag lines and pan-faced signs shall be permitted as wall signs. All surfaces of a sign shall be finished. Signs shall be mounted to a building so that the attachment device shall not be visible or discernible. Wall signs shall be constructed of a rigid material. Wall signs exceeding sixteen (16) square feet of sign display area shall not be a single, flat surface.</u>
<u>Lighting</u>	<u>Internal illumination shall be permitted with the exception of in OS and DT special areas. External illumination and illumination by halation are permitted.</u>
<u>Electronic Messaging Center (EMC)</u>	<u>Not permitted.</u>

Maximum sign area



~~(11)~~(12) Window.

- a. Maximum sign area is ten (10) percent of the window area. Signs exceeding ten (10) percent shall be calculated against the maximum wall sign area permitted.
- b. Hours of business shall not exceed four (4) square feet.

SECTION 3.08.013. MASTER SIGN PLAN

A. Master Sign Plan.

- (1) Master sign plans are intended for master planned commercial and residential developments. The plans are intended to encourage consistency and architectural compatibility among multiple signs within a development.
- (2) Master sign plans allow flexibility in the allocation of sign area between sign types as approved by the Building Official. In order to be approved, a master sign plan applicant must demonstrate that the plan achieves higher standards of sign design, architectural compatibility and overall project aesthetics.
- (3) Master sign plans only apply to non-residential projects.
- (4) Application. The application shall include the following:
 - a. Proposed sign locations.
 - b. Materials

- c. Type of illumination
- d. Design of free- standing sign structures
- e. Size
- f. Quantity
- g. Uniform standards for nonbusiness signage, including directional and informational
- (5) Compliance with Master Sign Plan. All applications for sign permits for signage within a multi-tenant occupancy shall comply with the master sign plan
- (6) Signs listed as prohibited signs in Section 3.08.010 are not permitted.

SECTION 3.08.0141. PERMIT REQUIRED TO ERECT OR INSTALL A SIGN

- A. Permit Required. No sign, other than those exceptions listed in Section 9 or as identified in Table 10.1, shall be erected, constructed, placed, painted, attached, enlarged, moved, converted, altered (including face changes), or secured to the ground, any building, or any structure, until a permit for such sign has been issued by the Permits Division Planning and Community Development Department. An application for a sign permit may be obtained from the Permits Division ~~of the Planning and Community Development Department~~. The Building Official Director of Planning and Community Development shall approve or deny an application for a sign permit within thirty (30) days of the City's receipt of a complete application. A permit will be issued if a proposed sign conforms to all City ordinances. Upon request by the City, a diagram shall be provided showing the location of all signs on the property and/or adjacent properties. Incorrect information shall be grounds for revocation of a permit.
- B. To Whom Issued. No permit for the erection of any sign shall be issued to any person other than the property owner or his/her designated representative. In the case of a special event or permitted vendor, the permit shall be issued to the individual authorized by the City for said activity.
- C. Fees. The fee for sign permits shall be as established in the City's current Fee Schedule. The fee for a sign permit for a sign that was constructed without a permit shall be twice the cost of a standard permit fee. Non-profit/charitable organizations are exempt from paying permit fees.
- D. Interpretation and Administration. The Building Official Director of Planning and Community Development shall be responsible for interpreting and administering this Code.

SECTION 3.08.0152. APPLICATION FOR PERMIT.

- A. An application for a sign permit must be accompanied by the permit fee and shall include such information as is necessary to assure compliance with all appropriate laws and regulations of the City of Leander, including:
 - (1) The name and address of the owner of the sign.
 - (2) The name and address of the owner or the person in possession of the premises where the sign is located or to be located.

- (3) Clear and legible drawings with description definitely showing location of the sign which is the subject of the permit and all existing signs whose construction requires permits, when such signs are on the same premises.
 - (4) Drawings showing the dimensions, construction supports, sizes, foundation, electrical wiring, and components, materials of the sign and method of attachment and character of structure members to which attachment is to be made. The design, quality, materials and loading shall conform to the requirements of the building code. If required by the City Building Official or his/her designee, engineering data certified by a licensed structural engineer shall be supplied on submitted plans.
 - (5) Approval of property owner is required for all tenant spaces.
- B. Fees for sign permits shall be as specified in the City's current Fee Schedule and calculations of the square footage shall include decorative trim and borders, but exclude supports, except when otherwise specified in this section.
- C. Expiration of sign permits:
- (1) A sign permit shall expire and become void unless a request for final inspection of the sign is made no later than one hundred eighty (180) days after the date the permit is issued.
 - (2) A single 90-day extension of the permit may be requested before the expiration of the permit. Final inspection must be requested before the end of the extension period or the permit becomes void.

SECTION 3.08.0163. NONCONFORMING SIGNS.

A nonconforming sign shall be allowed to be continued and maintained at its existing location subject to the following conditions:

- A. The face of the sign may be changed, but no change or alteration shall be made that would increase the degree of non-conformity.
- B. A non-conforming sign shall be removed immediately if any of the following applies:
 - (1) A non-conforming sign has been abandoned;
 - (2) A non-conforming sign and/or its defined use has been discontinued for a period of ninety (90) days;
 - (3) The ~~Building Official~~Director of Planning and Community Development or his/her designee determines the sign to be obsolete or substandard under any applicable ordinances of the City of Leander to the extent that the sign becomes a hazard or dangerous.
- C. A nonconforming sign may not be reconstructed, repaired, or replaced, and shall be removed, if the sign, or a substantial part of it, is destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign. Reconstruction, repair, or replacement of a nonconforming sign shall be completed no later than 90 days following the date of the damage. For purposes of this subsection, a sign, or a substantial part of a sign, is considered destroyed if the cost of repairing the sign is more than 60% of the cost of installing a new sign of the same type at the same location.

SECTION 3.08.0174. HAZARDOUS SIGNS.

- A. Except as otherwise provided by law or this chapter, no person may install, maintain, or use a sign that:
- (1) Obstructs a fire escape, required exit, window, or door used as a means of escape.
 - (2) Interferes with a ventilation opening, except that a sign may cover a transom window if otherwise in compliance with the International Building and Fire Codes.
 - (3) Substantially obstructs the lighting of public right-of-way or other public property, or interferes with a public utility or traffic control device;
 - (4) Contains or utilizes a supporting device placed on public right-of-way or other public area within the city limits and the extraterritorial jurisdiction of the City, unless the use of the public right-of-way or other public area has been approved by the City and a right-of-way joint use agreement has been filed.
 - (5) Is illuminated in such a way as to create a hazard to pedestrian, bicycle, or vehicular traffic;
 - (6) Creates a traffic hazard for pedestrians, bicyclists, or motorists, by restricting visibility at a curb cut or adjoining public street.
 - (7) Has less than nine (9) feet of clearance above street pavement grade and/or is located outside public right-of-way and within the sight triangle at an intersection that results in impaired sight distance of users of the intersection.
 - (8) Violates a requirement of the Electrical Code;
 - (9) Is determined by the ~~Building Official~~ Director of Planning and Community Development to be dangerous.
- B. Notice that removal of a hazardous sign is required shall be given by the ~~Building Official~~ Director of Planning and Community Development, and shall be removed immediately.
- (1) If after such time the sign is not removed, the ~~Building Official~~ Director of Planning and Community Development may enter the premises and abate the hazardous condition. The reasonable cost of abating the hazardous sign, together with interest on the unpaid balance at the interest rate of 10%, shall be taxed as a lien against the record owner of the property on which the sign is located. A sign removed under this provision shall be held for a period of no less than sixty (60) days after its removal before disposal of the removed sign. If during this period the owner of the sign pays the storage fee, the ~~City~~ Building Official shall return the sign to its owner. This provision is not exclusive and in no way restricts or modifies any method authorized by law to seize evidence of a crime.

SECTION 3.08.0185. NOTIFICATION.

Notification of violations to this section shall be consistent with the Texas Government Code.

SECTION 3.08.0196. VARIANCES.

- A. A variance to the provisions of this Code shall be considered an exception to the regulations, rather than a right. Whenever a sign to be erected is of such unusual size, shape or nature, and that the strict application of the requirements contained in this Code would result in substantial hardship or inequity, the ~~Board of Adjustment Commission~~ may vary or modify, except as otherwise indicated, such requirements

as provided for herein, but not of procedure or administration, so that the developer may erect a sign in a reasonable manner, but so that, at the same time, the public welfare and interests of the City are protected and the general intent and spirit of this Code and preserved in accordance with the following provisions:

- (1) Jurisdiction. When a written request for a variance from the design requirements of this Ordinance is filed:
 - a. The ~~Board of Adjustment Commission~~ may approve such written request for variances to the design standards and such variance(s), if granted, shall also be considered to be a modification of the sign regulations, applicable to the specified property within such development within the City limits; or
 - b. After conducting a public hearing of such requested variances, the ~~Board of Adjustment Commission~~ may consider each such variance request during the course and process of considering the application for Sign Permit approval given or granted.
 - c. Approval. In granting approval of a request for variance, the ~~Board of Adjustment Commission~~ shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this Code would result in unnecessary hardship, and so that the variance observes the spirit of this Ordinance and concludes that substantial justice is done. The ~~Board of Adjustment Commission~~ shall meet these requirements by making findings that:
 - d. The public convenience and welfare will be substantially served;
 - e. The appropriate use of surroundings property will not be substantially or permanently impaired or diminished;
 - f. The applicant has not created the hardship from which relief is sought;
 - g. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surroundings property;
 - h. The hardship from which relief is sought is not solely of an economic nature;
 - i. The variance is not contrary to the public interest;
 - j. Due to special conditions, the literal enforcement of this Code would result in an unnecessary hardship; and
 - k. In granting the variance, the spirit of this Code is observed and substantial justice is done.

SECTION 3.08.02017. AMENDMENTS.

The Council may, from time to time, adopt, amend and make public rules and regulations for the administration of this Code. This Code may be enlarged or amended by the Council after public hearing, due notice of which shall be given as required by law.

SECTION 3.08.02148. ENFORCEMENT.

- A. Penalty. Any person who shall violate any of the provisions of this Code, or shall fail to comply therewith, or with any of the requirements thereof, within the City limits shall be deemed guilty of an offense and shall be liable for a fine not to exceed the sum of two thousand dollars (\$2000.00). Each day the violation exists shall

constitute a separate offense. Such penalty shall be in addition to all the other remedies, provided herein.

- B. Administrative Action. The City and/or the City Administrator shall enforce this Code by appropriate administrative action, including but not limited to the rejection of plans, maps, plats and specifications not found to be in compliance with this Code and good engineering practices, and the issuance of stop work orders.
- C. Court Proceedings. Upon the request of the City Council the City Attorney or other authorized attorney shall file an action in the district courts to enjoin the violation or threatened violation of this Code, or to obtain declaratory judgement, and to seek and recover court costs and attorney fees, and/or recover damages in an amount sufficient for the City to undertake any construction or other activity necessary to bring about compliance with a requirement regarding the property and established pursuant to this Code.

SECTION 3.08.02219. SEVERABILITY.

If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the code which can be given effect without the invalid provision or application, and to this end the provisions of this code are declared to be severable.

SECTION 3.08.0230. CODE OF ORDINANCES.

It is the intention of the Council that this Ordinance shall become a part of the Code of Ordinances of the City of Leander, Texas, and may be renumbered and codified therein accordingly.

SECTION 3.08.0241. OPEN MEETINGS.

It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

SECTION 3.08.0252. EFFECTIVE DATE.

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Texas Local Government Code*, and it is accordingly so ordained.

PASSED AND APPROVED this the 21st 4th-day of August~~September~~, 2014~~03~~.

The City of Leander, Texas

ATTEST:

Christopher Fielder~~John Cowman~~, Mayor

Debbie Haile~~Laura Robinson~~, City Secretary

TABLE 1: PERMITTED SIGNS

Sign Type	Land Use Category/Roadway Type					
	Single Family Residential	Multifamily Residential	Non-Residential			Transit Oriented Development Subject to Smart Code
			Collector Local	Arterial	Toll	
Temporary Signs						
Bandit	/	/	/	/	/	SC
Banner	/	P	P	P	P	SC
Inflatable	/	/	/	/	/	SC
A' & 'T' Style	/	/	P	P	P	SC
Future Development	P	P	P	P	P	SC
Human	/	/	/	/	/	SC
Vending	/	C	C	C	C	SC
Stake Signs						
Multi-Family	/	P	/	/	/	SC
Civic	C	C	C	C	C	SC
Garage	C	C	C	C	C	SC
Government	C	C	C	C	C	SC
Improvement	C	C	C	C	C	SC
Open House	C	C	C	C	C	SC
Real Estate	C	C	C	C	C	SC
Model Home	1	1	1	1	1	SC
Permanent Signs						
Awning	/	P	P	P	P	SC
Canopy	/	P	P	P	P	SC
Directional	/	P	P	P	P	SC
Flags	C	C	C	C	C	SC
Information	P	P	P	P	P	SC
Menu	/	/	/	C	C	SC
Freestanding - Monument	2	2	3	3	3	SC
Freestanding - Pylon	/	/	/	/	3	SC
Subdivision Identification	P	P	P	P	P	SC
Traffic Control	C	C	C	C	C	SC
Wall	/	P	P	P	P	SC
Window	/	C	C	C	C	SC

- 1 Permitted when single family use is a permitted use.
- 2 Monument project identification only.
- 3 Monument sign or pole sign.

/	Not Permitted
P	Permit required
C	Compliance with Code required, no permit required
SC	See SmartCode



EXECUTIVE SUMMARY

JULY 24, 2014

Agenda Subject: Comprehensive Plan Amendment Case 14-CPA-002: Hold a public hearing and consider action on an amendment to the comprehensive plan adopting a node plan that provides guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods.

Background: One of the goals of the Comprehensive Plan is to “Adopt Town Center, Community Center, and Neighborhood Center nodes for commercial, educational, recreational, and civic activities within walking radii of residential neighborhoods.” Currently, the Comprehensive Plan includes a node plan that provides general goals for each type of node, but does not provide specific guidance for appropriate zoning and land use regulations within each node type and between the nodes and surrounding neighborhoods. The Planning & Zoning Commission identified this item as Priority #1 at the December 12, 2013 meeting. The node plan is being adopted as the Future Land Use Plan element of the Comprehensive Plan

Origination: City of Leander Planning Department

Financial Consideration: None

Recommendation: Staff recommends approval.

Attachments:

1. Future Land Use Plan
2. Future Land Use Map

Prepared By: Tom Yantis, AICP
Development Services Director

07/02/2014



City of Leander, Texas - Comprehensive Plan

The Future Land Use Plan

Introduction

In 2009 the City of Leander adopted a Comprehensive Plan that called for the creation of a Future Land Use Plan based upon the concept of activity nodes at major intersections. In 2013 the Planning and Zoning Commission and City Council adopted as a priority the implementation of this Comprehensive Plan action item.

This Future Land Use Plan and Map will serve as a guide for planning staff, the Planning and Zoning Commission and City Council in determining appropriate zoning districts and land use concept plans for properties within the City Limits and ETJ.

The guiding principal of the Future Land Use Plan is the protection of the value of single-family neighborhoods through the concentration of mixed use activity centers at major transportation intersections. This principle provides for the separation of incompatible uses while also providing easy access for pedestrians, bicyclists and motorists to areas of retail and commercial development that serve the neighborhood, community and regional needs.

By concentrating mixed use activity centers at major nodes and discouraging strip commercial development, the City's current and future transportation system is more efficient and provides for the expansion of public transit as the City's population grows. By integrating a network of pedestrian and bicycle corridors into the Future Land Use Plan, residents who do not have the option or choose not to use automobiles are provided with viable options to reach their destinations on foot or by bicycle.



City of Leander, Texas - Comprehensive Plan

Section 1 - The Land Use Categories

1.1 - Intent

The Future Land Use Plan includes several categories of land use as described below. The intent of the plan is to provide for well integrated land uses that make efficient use of infrastructure systems such as transportation, water, sewer and drainage while protecting sensitive land and providing for a system of open space and parks. The plan also encourages mixed use development in activity centers that provide services to neighborhoods, the community and the region. The plan calls for the protection of the quality of life in existing and future residential neighborhoods by providing appropriate transitions from lower densities to higher densities of development, by encouraging a mix of housing products within neighborhoods and adjacent activity centers and by creating connections between neighborhoods and activity centers. The plan also recognizes the importance of areas for primary employment uses and establishes those areas in order to provide for a strong and diverse economy for the community.

1.2 - Residential Neighborhoods

Residential neighborhoods are the predominate land use within the City and it's ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods may be low to moderate density depending upon the topography and the feasibility of providing organized sewer service. Areas with steep topography, flood plain or other natural features that are intended to be preserved and served by on-site sewage systems will be the lowest density while areas that are relatively flat and where organized sewer systems are feasible will be of medium density. Residential neighborhoods provide connections to each other and to neighborhood, community and town center nodes. A variety of lot and house sizes are encouraged within residential neighborhoods.

Compatible Zoning Use Components

SFR, SFE, SFS, SFU, SFC, SFL, SFT, PUD



City of Leander, Texas - Comprehensive Plan

1.3 - Neighborhood Center

The Neighborhood Center land use node is intended to be located at the intersection of collector streets. These nodes are approximately one quarter mile in diameter and incorporate approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

Compatible Zoning Use Components

LC, LO, TF, SFT, SFL, PUD

Target Land Use Mix

The following graph shows the target mix of land uses within the Neighborhood Center node.

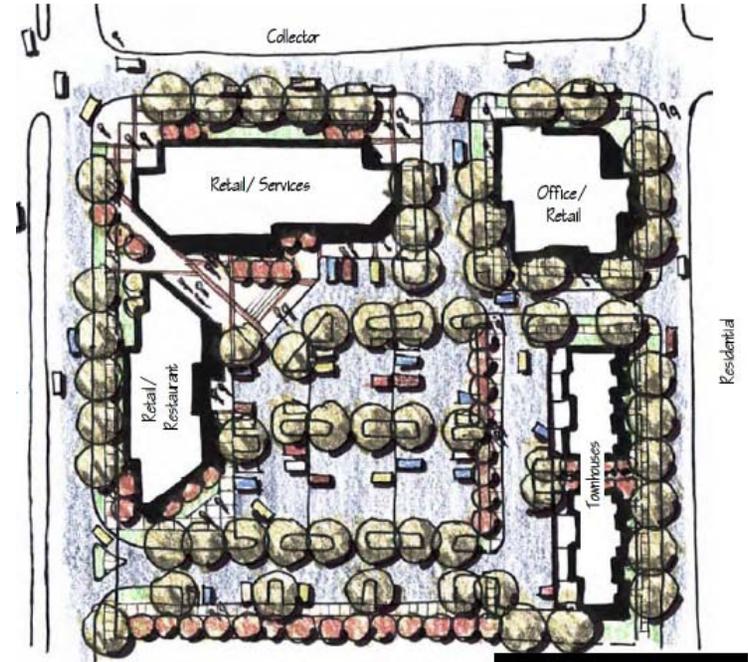
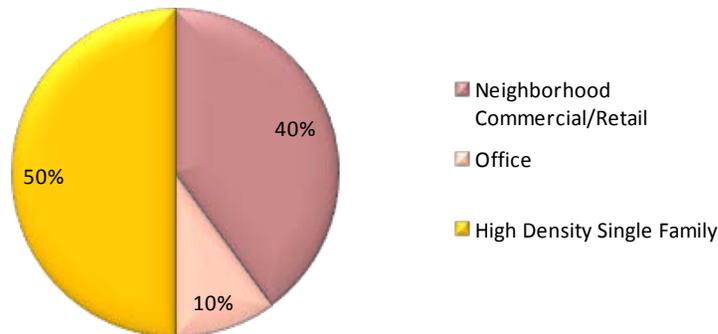


Figure 1.1 Illustrative site plan: Neighborhood Center



City of Leander, Texas - Comprehensive Plan

1.4 - Community Center

The Community Center land use node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

Compatible Zoning Use Components

GC, LC, LO, MF, TF, SFT, SFL, PUD

Target Land Use Mix

The following graph shows the target mix of land uses within the Community Center node.

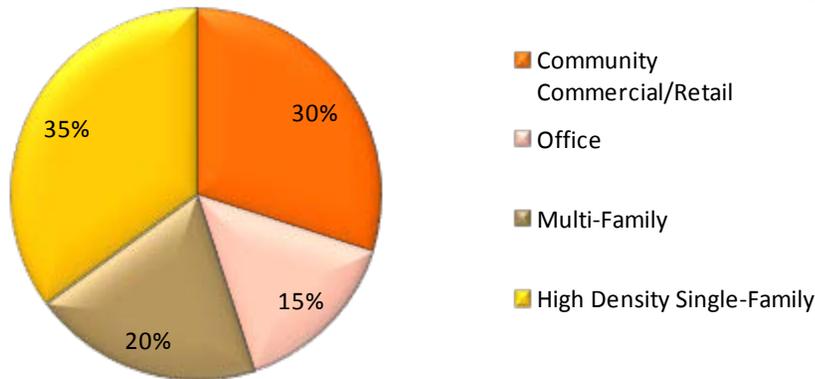


Figure 1.2 Illustrative site plan: Community Center



City of Leander, Texas - Comprehensive Plan

1.5 - Town Center

The Town Center land use node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas are intended for large scale commercial, retail and office uses that require locations with direct access to major arterials and that serve both the community and a larger trade area outside the city limits. These areas are also intended for high density multi-family and single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

Compatible Zoning Use Components

GC, LC, LO, MF, TF, SFT, PUD

Target Land Use Mix

The following graph shows the target mix of land uses within the Town Center node.

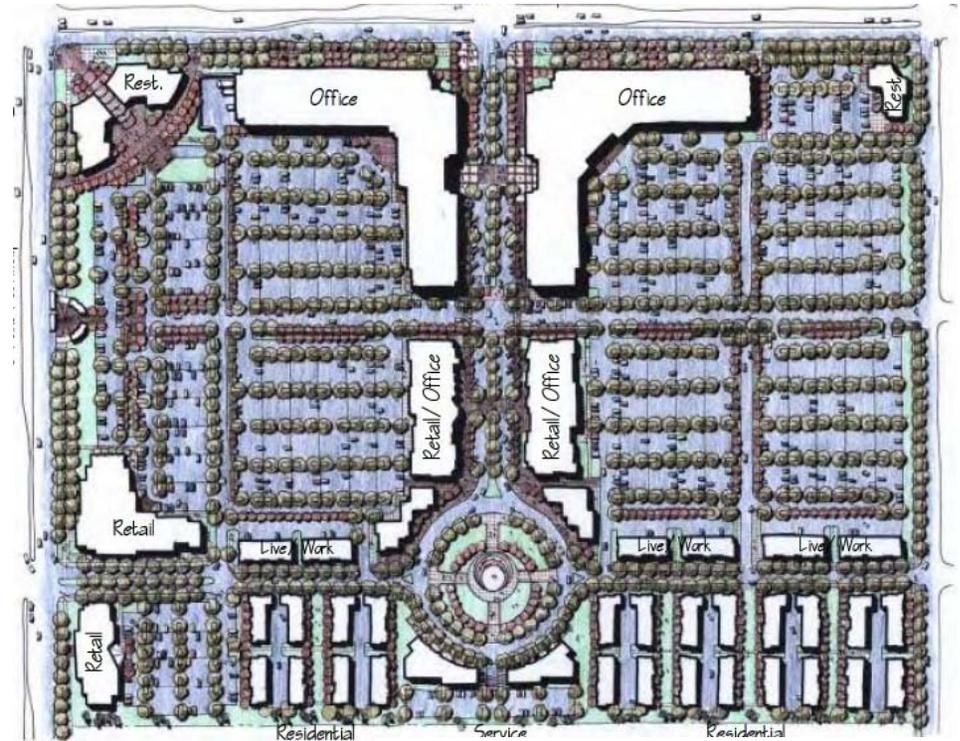
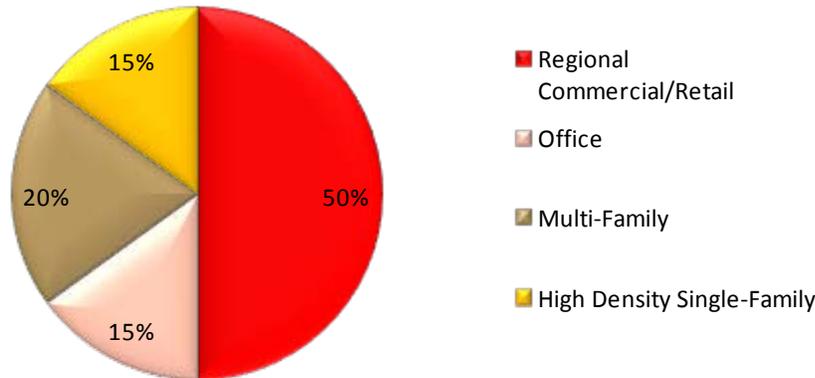


Figure 1.3 Illustrative site plan: Town Center



City of Leander, Texas - Comprehensive Plan

1.6 - Industrial District

The Industrial District land use category is intended to be located in close proximity to major transportation systems including highways, tollways, railroads, etc. These areas are intended for industrial and employment land uses that may generate traffic and noise and that may require outdoor areas for storage or manufacturing/assembly. These are important for the City's economic development and should be developed in a way to minimize negative impacts on surrounding uses. Industrial land uses should be concentrated in the areas shown on the Future Land Use map in order to create synergy among similar land uses and to encourage coordinated design and the potential for shared infrastructure such as parking, drainage facilities and utilities. Industrial uses should be developed with attention to aesthetics through the provision of landscaping along street frontages, screening of outdoor storage and assembly areas, and high quality building design and materials where buildings are visible from roadways or adjacent residential development areas.

Compatible Zoning Use Components

HC, HI, PUD

1.7 - Transit Oriented Development District

The TOD is the area in the northeast quadrant of the City, including "Old Town", areas west of US 183, south of FM 2243, and going north, almost to the San Gabriel River. The Traditional Sectors of the TOD are governed by the Leander Smart Code and the Conventional Sectors have the option of developing under the SmartCode or the Composite Zoning Ordinance with additional Conventional Sector standards. In the SmartCode, emphasis is placed on the location and public interface of development, i.e. "form", rather than the use of the property. The SmartCode is based upon New Urbanism principals designed to create traditional pedestrian-oriented communities with neighborhoods and town centers with a mix and integration of residential, commercial and retail uses. The Conventional Development Sectors are intended to provide a seamless transition from the Traditional Sectors.

Compatible Zoning Use Components

TOD - PUD



City of Leander, Texas - Comprehensive Plan

The Future Land Use Plan

Section 2 - The Future Land Use Map

2.1 - Intent

The Future Land Use Map geographically allocates the various land use categories described in this plan. Unlike zoning, which establishes specific land development standards for a parcel of land, the Future Land Use Map is a policy tool that depicts the City's vision for the future development and redevelopment of the community. Because the Future Land Use Map is a policy tool and is focused on defining the desired future land development patterns, it does not necessarily correlate to existing land use and zoning.

2.2 - Effect on Existing Residential Neighborhoods

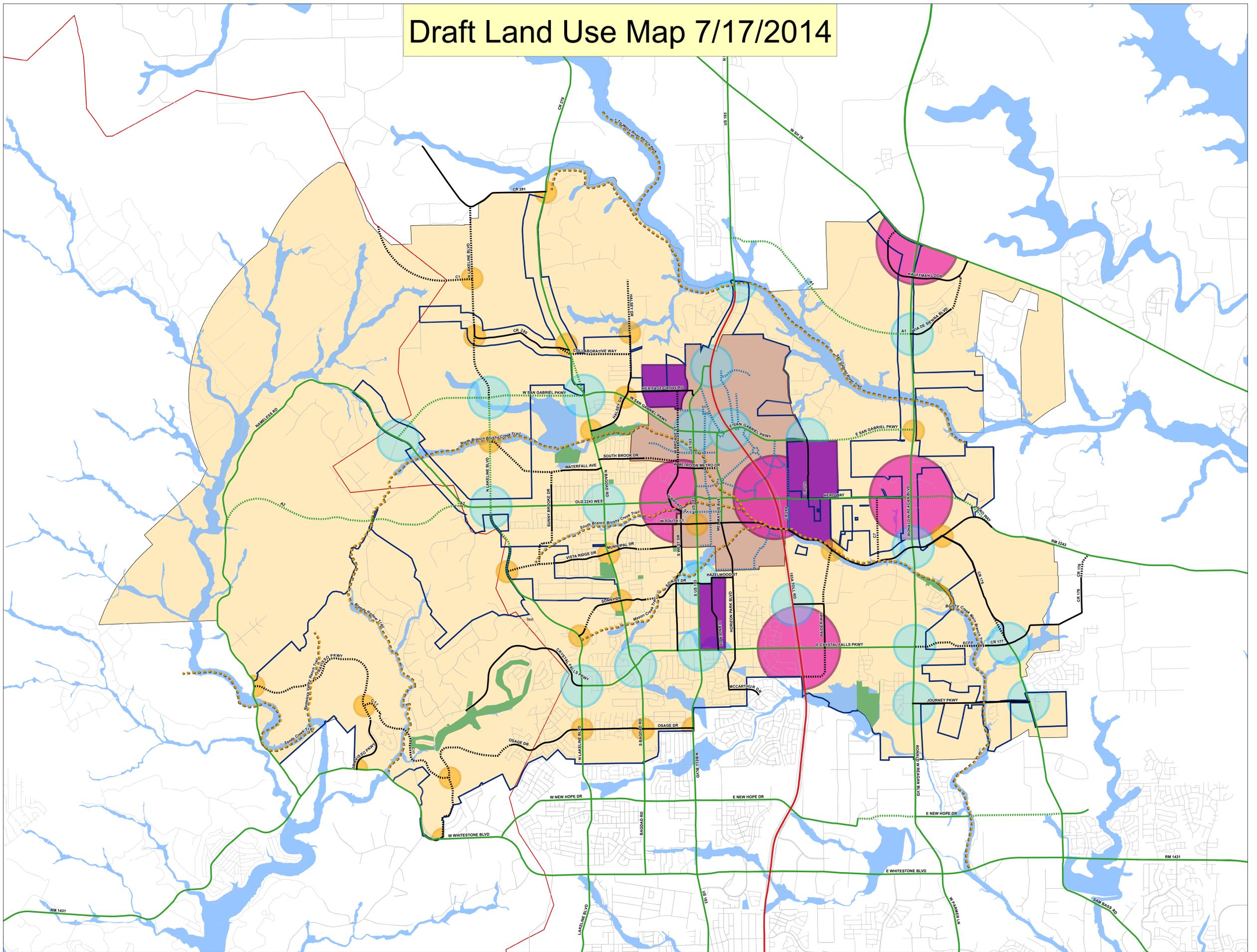
The Future Land Use Map is intended to guide decisions related to requests for rezoning. In certain areas, the Future Land Use Map identifies land use categories over existing residential neighborhoods that allow for uses other than single-family detached housing. In circumstances where a property owner in an existing, platted single-family neighborhood requests a rezoning that is consistent with the Future Land Use Map, the rezoning shall not be approved unless a redevelopment plan for the neighborhood has first been prepared in consultation with the neighborhood and approved by the Planning and Zoning Commission and City Council.

2.3 - Revisions to the Map

Except in rare circumstances, rezoning requests that are not consistent with the Future Land Use Map shall not be granted without first amending the Future Land Use Map. Individual revisions to the Future Land Use Plan and/or Map related to a rezoning request shall follow the same notice and hearing requirements as a rezoning case.

Illustration credits for Figures 1.1, 1.2 and 1.3: *City of Colorado Springs, Colorado - Mixed Use Development Design Manual and Ron Bevans, Landscape Architect*

Draft Land Use Map 7/17/2014



CITY OF LEANDER, TEXAS



Land Use Map Effective Date: --/--/----

*Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

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

Legend

- Streets
- Parks
- City Limits
- County Boundary
- 100 Year Floodplain
- Leander ETJ

Proposed Roads & Trails

- Secondary Trail
- Arterial
- Collector
- Required Connector

Existing Roads & Trails

- Secondary Trail
- Toll Road
- Arterial
- Collector
- Required Connector

Land Use Categories

- Town Center Node
- Community Center Node
- Neighborhood Center Node
- Industrial District
- Transit Oriented Development District
- Residential Neighborhoods



Scale: 1"=1/4 Mile

