



## **AGENDA**

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

**Thursday ~ August 14, 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 24, 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. Eric Zeno, Economic Development Manager to give ICSC update.
  
7. Subdivision Case 11-FP-012: Hold a public hearing and consider action on the Vista Ridge, Phase 2C Final Plat for 6.601 acres more or less; WCAD Parcel R032169; generally located approximately 1,300 feet to the west of the intersection of South Bagdad Road and Vista Ridge Drive on the south side of Vista Ridge Drive; Leander, Williamson County Texas. Applicant/Agent: Troy Ulman, P.E. on behalf of 2012 Vista Ridge, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
  
8. Subdivision Case 13-FP-022: Hold a public hearing and consider action on the Hawkes Landing, Phase 1 Final Plat for 15.85 acres more or less; WCAD Parcel R031634; generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West; Leander, Williamson County Texas. Applicant/Agent: Hence Distel (Hanrahan Pritchard Engineering) on behalf of BLG Hawkes, LLC.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
  
9. Subdivision Case 14-PP-001: Hold a public hearing and consider action on the Palmera Ridge Preliminary Plat for 197.55 acres more or less, WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607; containing several tracts of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of the future extension of E. San Gabriel Pkwy.; Legal Description AW0125 Chambers, T. Sur.; Leander, Williamson County, Texas. Applicant/Agent: Randall Jones & Associates on behalf of Palmera Ridge Development.
  - a) Staff Presentation
  - b) Applicant Presentation

- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Subdivision Case 14-CP-006: Hold a public hearing and consider action on the Parker Tract Concept Plan, for 9.999 acres more or less; WCAD Parcels R346187, located at 71650 RM 2243, Leander, Williamson County Texas. Applicant: Keith Young on behalf of 162 Parker Ranch Holdings, LTD.

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

11. Zoning Case 14-Z-018: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy. for 490 acres more or less; WCAD Parcels R032104, R032237, R485832, R485833, R485834, R032103, R032211, R032196, R525991, and R525993. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Stefan Pharis on behalf of Crescent Leander TX, 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-022: Hold a public hearing and consider action on the rezoning of several tracts of land generally located 1,350 feet east from the northeast corner from the intersection of N. Bagdad Rd. and Old 2243 W. for 28.5 acres more or less; WCAD Parcels R393879, R393878, R393877, R393876, R393875. Currently, the property is zoned HC-4-D (Heavy Commercial) and the applicant is proposing to zone the property GC-4-D (General Commercial) and MF-2-B (Multi-Family) districts, Leander, Williamson County, Texas.

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

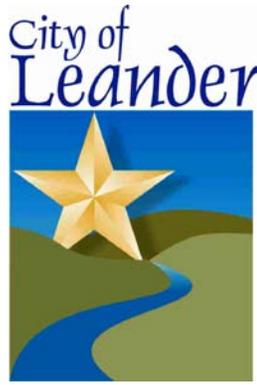
### 13. Meeting adjourned at

#### **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.

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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 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  
**Meeting called to order at 7:04 pm.**
2. Roll Call  
**All Commissioners were present except Commissioner Wixson.  
Commissioner Wixson arrived at 7:05 pm.**
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: July 10, 2014  
**Motion made by Commissioner Anderson to approve the minutes,  
seconded by Sokol. 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 17th, 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 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

**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

**Terry Reynolds spoke to the commissioners and let them know she 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 Allen seconded the motion. Motion passed unanimously.**

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

**Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.**

b) Applicant Presentation

**Tom Moody spoke on the Hazlewood final plat.**

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

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

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

b) Applicant Presentation

**Scott J. Foster, P.E. spoke on the purpose for the zoning request and answered P & Z Commissions questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

**Jay Harvey spoke against.**

**Mike Mize spoke against.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Sokol moved to approve the zoning request of GC-3-B (General Commercial), Commissioner Allen seconded the motion. Motion passed unanimously.**

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

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

b) Applicant Presentation

**Eric Rome explained the purpose of the zoning change.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

**Kylon Gustin spoke against.**

**Ladonna Shirley spoke against.**

**Eric Johnson spoke against.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Wixson moved to approve the zoning request of PUD (Planned Unit Development) with the following conditions**

- 1. Street lighting is required at the intersections between the drives and public streets. Street lighting is optional in the interior of the project.**
- 2. Fencing shall be limited to wrought iron or tubular metal.**
- 3. The masonry requirement shall be increased to 10%.**

**Vice Chairman Stephenson seconded the motion. Motion passed 5 to 2 with Commissioner Sokol and Commissioner Allen opposing.**

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

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

b) Applicant Presentation

**Timothy Haynie explained the purpose of the zoning request and answered P & Z commissioners**

c) Open Public Hearing

**Chairman Seiler opened the public hearing. Virginia Schoggins had concerns about streets, how many houses, and lighting.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Wixon moved to approve the zoning request of SFR-2- A (Single Family Rural), Commissioner Sokol seconded the motion. Motion passed unanimously.**

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

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

b) Applicant Presentation

**David Singleton explained the purpose of the zoning request.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing. Sarah Phillips spoke against Heather McGary spoke against John Britt had questions and concerns.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**The applicant requested to withdraw the zoning application and resubmit with a request for a PUD (Planned Unit Development) district. Commissioner Sokol moved to recommend that Council authorize waiving the fees for the re-submittal of the application as a PUD. Commissioner Wixson seconded the motion. Motion passed unanimously.**

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

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

b) Applicant Presentation

**Ryan Betz explained the purpose for his zoning request.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.  
Barbara Bratton spoke against  
Carrie Rich spoke against  
Karen Hickam spoke against**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Wixson moved to approve the zoning request of HC-5-D (Heavy Commercial), Commissioner Anderson seconded the motion. Motion passed 5 to 2 with Vice Chairman Stephenson and Commissioner Allen opposing.**

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

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

b) Applicant Presentation

**Ryan Betz explained the purpose for his zoning request.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.  
Karen Hickam spoke against  
Barbara Bratton spoke against**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Vice Chairman Stephenson moved to approve the zoning request of HI-5-D (Heavy Industrial), Commissioner Sokol seconded the motion. Motion passed 6 to 1 Commissioner Allen opposing.**

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

**Robin Griffin, Senior Planner explained the changes to the Sign Ordinance.**

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

**Commissioner Sokol moved to approve the Sign Ordinance, Commissioner Allen seconded the motion. Motion passed unanimously.**

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

**Tom Yantis, Director of Development Services explained the amendment to the comprehensive plan.**

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

**Commissioner Sokol moved to approve the amendment to the comprehensive plan adopting a node plan, Commissioner Allen seconded the motion. Motion passed unanimously.**

17. Meeting adjourned at 11:24 pm

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Chairman Seiler

ATTEST:

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Ellen Pizalate, P & Z Secretary



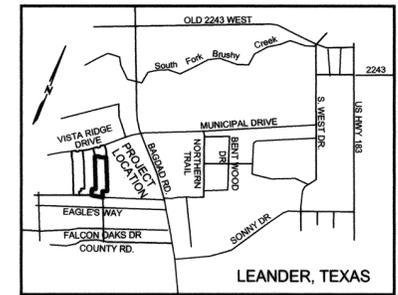
## EXECUTIVE SUMMARY

AUGUST 14, 2014

- 
- Agenda Subject:** Subdivision Case 11-FP-012: Hold a public hearing and consider action on the Vista Ridge, Phase 2C Final Plat for 6.601 acres more or less; WCAD Parcel R032169; generally located approximately 1,300 feet to the west of the intersection of South Bagdad Road and Vista Ridge Drive on the south side of Vista Ridge Drive; 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: Troy Ulman, P.E. on behalf of 2012 Vista Ridge, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 37 single-family 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:** Robin M. Griffin, AICP  
Senior Planner

08/06/2014

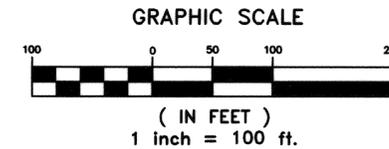
# VISTA RIDGE PHASE TWO-C FINAL PLAT



LOCATION MAP  
(N.T.S.)

## LEGEND

- 5/8" IRON ROD WITH CAP STAMPED "S&V SURVEYING" FOUND (UNLESS STATED)
- ⊙ 5/8" IRON PIPE FOUND (UNLESS STATED)
- 1/2" IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC." SET (UNLESS STATED)
- P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ROW RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- CAB. CABINET
- SL. SLIDE
- PROPOSED 4' SIDEWALK
- POB POINT OF BEGINNING
- WWE WASTEWATER EASEMENT
- ⊕ BENCHMARK



MOSES S. HORNBY SURVEY  
 WILLIAMSON COUNTY, TEXAS

OWNER: 2012 VISTA RIDGE, LLC  
7676 WOODWAY #104,  
HOUSTON, TX 77063-1521  
713-952-6767

BLOCKS: 3 BLOCKS

SURVEYOR: CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE RD. SUITE 202,  
AUSTIN, TX 78746

ENGINEER: BLEYL & ASSOCIATES  
1715 CAPITAL OF TEXAS HWY. SOUTH, SUITE 109  
AUSTIN, TX 78746

STREET NAME	R.O.W. WIDTH	L.F.
PEREGRINE WAY	VARIABLE	1004 LF
LINDO DRIVE	50'	202 LF

PROPERTY	ACREAGE
RESIDENTIAL LOTS:	37
ROAD RIGHT-OF-WAY	5.168 AC.
TOTALS:	1.433 AC.
	6.601 AC.

LINE	BEARING	DISTANCE
L5	S 80°04'03" W	23.07'
L11	N 72°24'58" E	6.31'
L13	N 80°01'40" E	51.05'
L16	N 68°22'18" E	66.07'
L17	N 24°46'44" W	50.40'
L18	N 72°24'58" E	15.51'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C11	970.00	62.79	62.78	S 23°28'58" E	3°42'32"
C12	970.00	19.77	19.77	S 26°12'05" E	1°10'05"
C13	1030.00	126.52	126.44	S 22°51'45" E	7°02'17"
C14	969.70	118.73	118.66	N 22°52'26" W	7°00'56"
C15	1030.30	16.36	16.36	N 26°18'25" W	0°54'36"
C16	25.00	37.43	34.03	N 68°44'25" W	85°46'35"
C17	325.00	22.94	22.94	S 70°23'38" W	4°02'40"
C28	275.00	19.41	19.41	N 70°23'38" E	4°02'40"
C29	25.00	39.27	35.36	N 23°22'18" E	90°00'00"
C30	25.00	39.27	35.36	S 66°37'42" E	90°00'00"
C42	970.00	13.30	13.30	S 22°01'17" E	0°47'09"
C43	970.00	49.49	49.48	S 23°52'33" E	2°55'23"

**SITE BENCHMARK:**  
1433-58: COTTON SPINDLE IN A 7" LIVE OAK ON THE SOUTH SIDE OF VISTA RIDGE DRIVE, +200' EAST OF THE INTERSECTION OF OLMOS DRIVE AND VISTA RIDGE DRIVE.  
ELEVATION = 1076.96'

**BEARING BASIS:** GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD\_83 (CORS 96)

ALL COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD\_83 (CORS 96)

Drawing Path: S:\160301\_VISTA RIDGE\Drawings\160301\_FINAL PLAT PHASE 2C\_vista ridge C3D.dwg Plotted By: Tom Watkins Date: 7/28/2014 1:26:36 PM Layout: SUBD HP1050C

 Engineers • Surveyors • Planners	3103 BEE CAVE ROAD, SUITE 202 AUSTIN, TEXAS 78746-6819 Tel: (512) 327-2946 FAX: (512) 327-2973 www.cunningham-allen.com TBPE REG. NO. F-284 - TBPLS REG. NO. 10009900 © COPYRIGHT 2014 CUNNINGHAM-ALLEN, INC.	
	DATE: 01/2012	PROJECT NO.: 416.0301
DRAWN BY: IBP	SHEET 1 OF 3	

# VISTA RIDGE PHASE TWO-C FINAL PLAT

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT 2012 VISTA RIDGE LLC, ACTING BY AND THROUGH GARY R. TESCH, PRESIDENT, BEING THE OWNER OF A 22.781 ACRES OF LAND SITUATED IN THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012047533, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL RIGHT OF WAYS, STREETS AND EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATIONS AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

"VISTA RIDGE PHASE TWO-C FINAL PLAT"

WE HEREBY ACKNOWLEDGE THAT WE ARE THE OWNERS OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

THERE ARE NO LIEN HOLDERS FOR THIS TRACT. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS MY HAND THIS THE 29<sup>th</sup> DAY OF July, 2014, A.D.

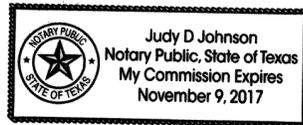
BY: Gary R. Tesch  
GARY R. TESCH  
PRESIDENT

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, Judy D. Johnson, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GARY R. TESCH, KNOWN TO 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.

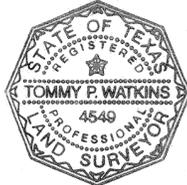
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29<sup>th</sup> DAY OF July, 2014, A.D.

Judy D. Johnson  
NOTARY PUBLIC  
STATE OF TEXAS



I, TOMMY P. WATKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF THE CITY OF LEANDER ORDINANCE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. ALL EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, UNDER FILE NO. 991200004, EFFECTIVE JANUARY 11, 2012.

Tommy P. Watkins 1/28/2012  
TOMMY P. WATKINS R.P.L.S. DATE  
TEXAS REGISTRATION NO. 4549  
CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE ROAD, SUITE 202  
AUSTIN, TEXAS 78746  
(PHONE) 512-327-2946 (FAX) 512-327-2973  
TBPLS FIRM REGISTRATION NO.: 10000900



NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 48491C0455E, EFFECTIVE DATE SEPTEMBER 26, 2008. TRACT LIES FULLY WITHIN THE CITY LIMITS OF LEANDER, TEXAS.

I, KENNY WATKINS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF LEANDER ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Kenny Watkins 07/28/14  
KENNY WATKINS, P.E. 64738 DATE  
REGIONAL MANAGER/PROJECT ENGINEER  
BLEYL & ASSOCIATES  
1715 CAPITAL OF TEXAS HWY. SOUTH, SUITE 109  
AUSTIN, TX 78746



NOTES:

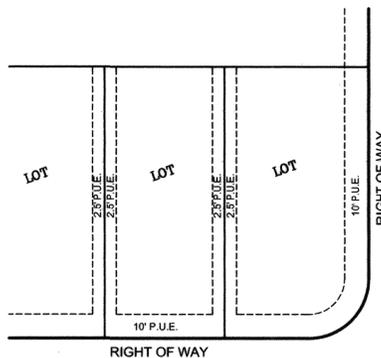
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
- CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL IMPROVEMENTS SHALL CONFORM TO APPLICABLE CITY STANDARDS AND SPECIFICATIONS.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LINDO DRIVE, LOMA CEDRO BEND AND PEREGRINE 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.
- A TEN (10') FEET WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL TO AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION. A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE SIDELINE OF EACH LOT.
- 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOC. NO. 2002012873, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MOWED AND MAINTAINED BY THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR THE HOA IS REQUIRED TO MAINTAIN FENCES ALONG RIGHTS-OF-WAY AND DRAINAGE AREAS.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- Lot 23, BLOCK G SHALL NOT BE CONSIDERED A CORNER LOT. THE SIDEYARD SETBACK SHALL BE 5 FEET.

CITY OF LEANDER

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ 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.

J. JEFF SEILER, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

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



TYPICAL P.U.E.  
DETAIL  
NOT TO SCALE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, TEXAS, 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 \_\_\_\_\_, 201\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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 OF WILLIAMSON COUNTY, TEXAS

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

<p>Cunningham   Allen, Inc. Engineers • Surveyors • Planners</p>	3103 BEE CAVE ROAD, SUITE 202 AUSTIN, TEXAS 78746-6819 Tel: (512) 327-2946 FAX: (512) 327-2973 www.cunningham-allen.com TBPE REG. NO. F-284 - TBPLS REG. NO. 10000900 © COPYRIGHT 2014 CUNNINGHAM-ALLEN, INC.	
	DATE: 01/2012 DRAWN BY: IBP	PROJECT NO.: 416.0301 SHEET 2 OF 3

SUBMITTAL DATE: 11-21-2011

Drawing Path: S:\4160301\_VISTA RIDGE\Drawings\4160301\_FINAL PLAT PHASE 2C\_vista ridge C3D.dwg Plotted By: Tom Watkins Date: 7/28/2014 2:22:43 PM Layout: SUBD HP 1050C

# VISTA RIDGE PHASE TWO-C FINAL PLAT

DESCRIPTION OF 6.601 ACRES OF LAND SITUATED IN THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF TRACT 1 (149.72 ACRES) CONVEYED TO MHI PARTNERSHIP, LTD. IN A DEED RECORDED IN DOCUMENT NO. 2000083129, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 6.601 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET IN THE WEST LINE OF TRACT 1 (18.732 ACRES) DESCRIBED IN A DEED TO SDC WEST BROOK PARTNERS, LP. OF RECORD IN DOCUMENT NO. 2002075727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON WITH CAP STAMPED "S&V SURVEYING" FOUND FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 1 (18.732 ACRES) BEARS NORTH 21°37'42" WEST, A DISTANCE OF 162.49 FEET;

THENCE SOUTH 21°37'42" EAST WITH THE WESTERLY LINE OF SAID TRACT 1 (18.732 ACRES), A DISTANCE OF 850.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET IN THE NORTH LINE OF THAT CERTAIN ACCESS AND DRAINAGE EASEMENT CONVEYED IN A DEED TO THE CITY OF LEANDER IN DOCUMENT NO. 2001075133, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 68°42'37" WEST CONTINUING WITH THE WESTERLY LINE OF SAID TRACT 1 (18.732 ACRES) AND WITH THE NORTH LINE OF SAID ACCESS AND DRAINAGE EASEMENT, A DISTANCE OF 117.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "S&V SURVEYING" FOUND FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID TRACT 1 (18.732 ACRES);

THENCE CONTINUING WITH THE WESTERLY LINE OF SAID TRACT 1 (18.732 ACRES) WITH A CURVE TO THE RIGHT, HAVING A RADIUS DISTANCE OF 970.00 FEET, AN ARC LENGTH OF 19.77 FEET, A DELTA ANGLE OF 01°10'05", AND A CHORD WHICH BEARS SOUTH 26°12'05" EAST, A DISTANCE OF 19.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "S&V SURVEYING" FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE WESTERLY LINE OF SAID TRACT 1 (18.732 ACRES), WITH THE ARC OF SAID COMPOUND CURVE TO THE RIGHT, PASSING THE SOUTHWEST CORNER OF SAID TRACT 1 (18.732 ACRES) AND THE NORTHWEST CORNER OF THAT 10.940 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LEANDER IN A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2001090188, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT AN ARC DISTANCE OF 96.25 FEET, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 126.52 FEET, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 07°02'17", AND A CHORD WHICH BEARS SOUTH 22°51'45" EAST, A DISTANCE OF 126.44 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "S&V SURVEYING" FOUND;

THENCE SOUTH 19°12'26" EAST WITH THE WESTERLY LINE OF SAID 10.940 ACRE TRACT, A DISTANCE OF 9.61 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET FOR THE SOUTHWEST CORNER OF SAID 10.940 ACRE TRACT, BEING IN THE NORTH LINE OF FALCON OAKS SECTION ONE, A SUBDIVISION OF RECORD IN CABINET E, SLIDES 132-133 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF LOT 11, BLOCK A, AND NORTHEAST TERMINUS OF THE EAST RIGHT-OF-WAY LINE OF PEREGRINE WAY AS DELINEATED ON SAID FALCON OAKS SECTION ONE;

THENCE SOUTH 80°04'03" WEST WITH THE NORTH LINE OF SAID FALCON OAKS SECTION ONE AND THE NORTH LINE OF FALCON OAKS SECTION FOUR, A SUBDIVISION OF RECORD IN CABINET F, SLIDE 351, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 283.41 FEET TO A 1/2 INCH IRON WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS THE REMAINDER OF SAID TRACT 1 (149.72 ACRES), THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 20°33'41" WEST, A DISTANCE OF 114.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
2. NORTH 72°24'58" EAST, A DISTANCE OF 15.51 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
3. NORTH 24°46'44" WEST, A DISTANCE OF 50.40 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
4. NORTH 72°24'58" EAST, A DISTANCE OF 6.31 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET AT THE BEGINNING OF A CURVE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS DISTANCE OF 275.00 FEET, AN ARC LENGTH OF 19.41 FEET, A DELTA ANGLE OF 04°02'40", AND A CHORD WHICH BEARS NORTH 70°23'38" EAST, A DISTANCE OF 19.41 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
6. NORTH 68°22'18" EAST, A DISTANCE OF 66.07 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
7. NORTH 21°37'42" WEST, A DISTANCE OF 820.00 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
8. NORTH 68°22'18" EAST, A DISTANCE OF 90.00 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
9. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS DISTANCE OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 66°37'42" EAST, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
10. NORTH 80°01'40" EAST, A DISTANCE OF 51.05 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." SET;
11. NORTH 68°22'18" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.601 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS, AS SURVEYED IN SEPTEMBER AND NOVEMBER, 2011.

Drawing Path: S:\4160301\_VISTA RIDGE\_Drawings\4160301\_FINAL\_PLAT\_PHASE 2C\_vista ridge C3D.dwg Plotted By: Tom Watkins Date: 7/28/2014 1:05:01 PM Layout: SUBD HP1050C

 <b>Cunningham   Allen, Inc.</b> <small>Engineers • Surveyors • Planners</small>	<small>3103 BEE CAVE ROAD, SUITE 202          AUSTIN, TEXAS 78746-6819          Tel: (512) 327-2946 FAX: (512) 327-2973          www.cunningham-allen.com          TBPE REG. NO. F-284 - TBPLS REG. NO. 10000900          © COPYRIGHT 2014 CUNNINGHAM-ALLEN, INC.</small>	
	<small>DATE: 01/2012</small> <small>DRAWN BY: IBP</small>	<small>PROJECT NO.: 416.0301</small> <small>SHEET 3 OF 3</small>



## EXECUTIVE SUMMARY

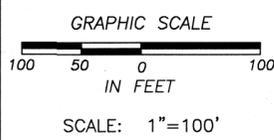
AUGUST 14, 2014

- Agenda Subject:** Subdivision Case 13-FP-022: Hold a public hearing and consider action on the Hawkes Landing, Phase 1 Final Plat for 15.85 acres more or less; WCAD Parcel R031634; generally located approximately 3,500 feet to the west of the intersection of North Bagdad Road and Old 2243 West on the north side of Old 2243 West; 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: Hence Distel (Hanrahan Pritchard Engineering) on behalf of BLG Hawkes, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 51 single-family lots, 1 open space lot, and 1 drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

08/06/2014



Charles Cochran Survey  
Abstract Number 134



JESSE THOMAS WATTS &  
LORENA ELIZABETH WATTS  
245 AC.  
VOL. 465, PG. 326  
O.R.W.C.T.

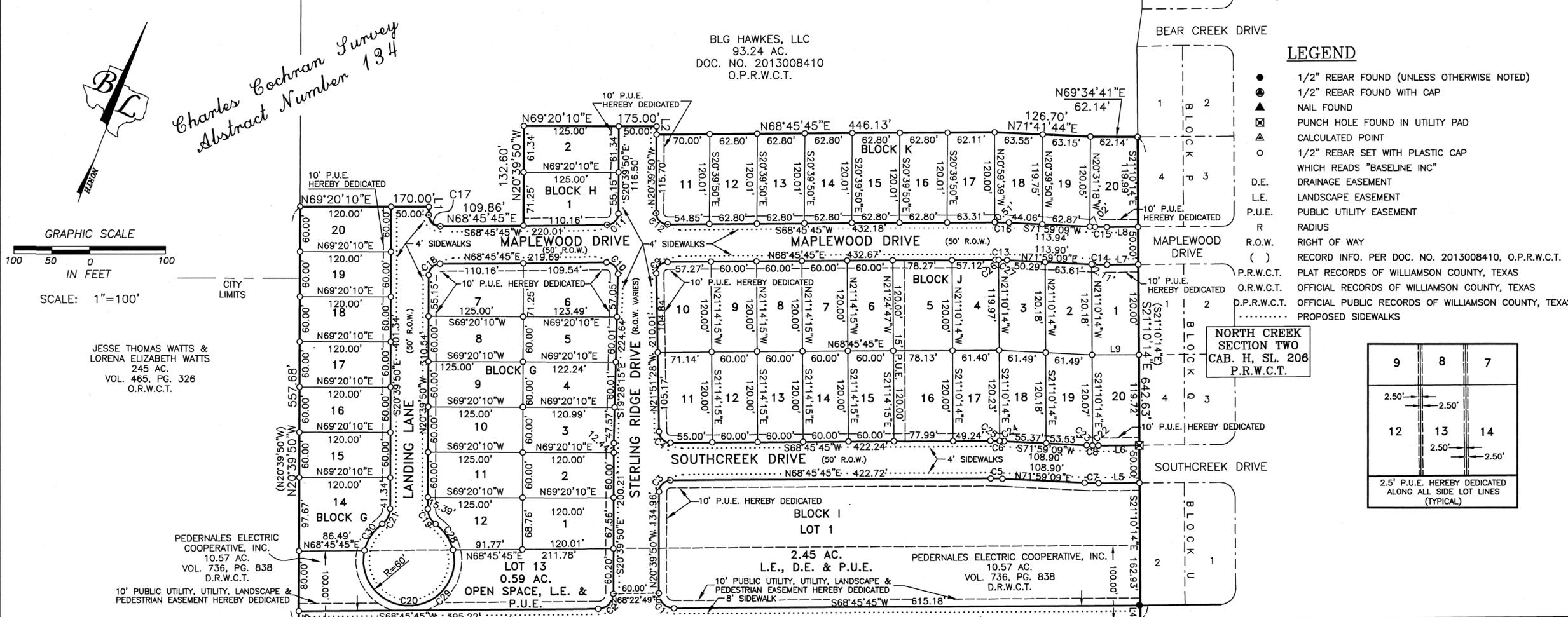
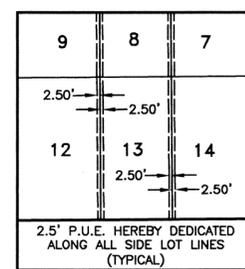
CITY LIMITS

BLG HAWKES, LLC  
93.24 AC.  
DOC. NO. 2013008410  
O.P.R.W.C.T.

**LEGEND**

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1/2" REBAR FOUND WITH CAP
- ▲ NAIL FOUND
- ⊠ PUNCH HOLE FOUND IN UTILITY PAD
- △ CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFO. PER DOC. NO. 2013008410, O.P.R.W.C.T.
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ..... PROPOSED SIDEWALKS

NORTH CREEK SECTION TWO  
CAB. H, SL. 206  
P.R.W.C.T.



**NOTE:**

OWNER: BLG HAWKES, LLC.  
3600 NORTH CAPITAL OF TEXAS HWY.  
BLDG. B, SUITE 170  
AUSTIN, TEXAS 78746

ACREAGE: 15.850 ACRES

SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 53

LINEAR FEET OF NEW STREET: 2,757'

SUBMITTAL DATE: 4 DECEMBER 2013

SURVEYOR: BASELINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE (512) 374-9722 FAX (512) 873-9743

ENGINEER: HPE, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE (512) 459.4734 FAX (512) 459.4752

BENCHMARK: BENCHMARK "BLS 2": CHISELED "X" ON CONCRETE CULVERT, EAST SIDE OF SUNNY BROOK DRIVE AT INTERSECTION WITH OLD 2243 W. APPROX. 3.5' EAST OF EAST EDGE OF PAVEMENT OF SUNNY BROOK DR. AND 9' NORTH OF EDGE OF PAVEMENT OF OLD 2243 W. ELEVATION=1052.67

NORTHWOOD SECTION FIVE  
CAB. W, SL. 66  
P.R.W.C.T.

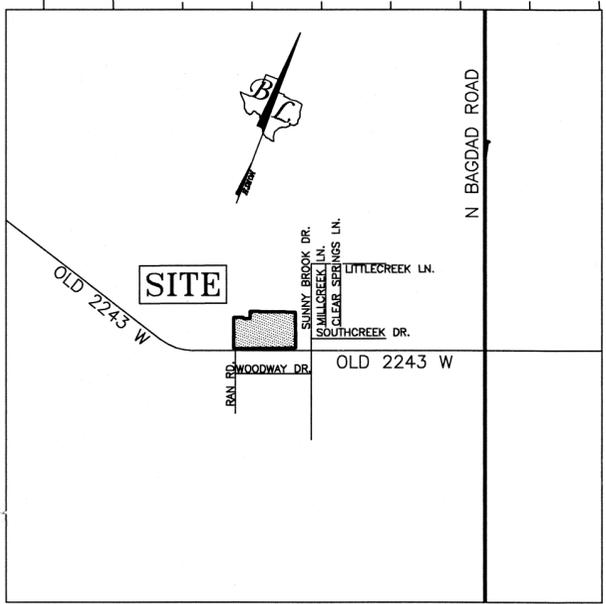
NORTHWOOD SECTION FIVE  
CAB. W, SL. 66  
P.R.W.C.T.

**POINT OF BEGINNING**

FROM WHICH THE NORTHEAST CORNER OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 LIES N11°59'00"E A DISTANCE OF 16,660 FEET.

LINE	BEARING	LENGTH
L1	S20°39'50"E	10.80'
L2	S20°39'50"E	10.84'
L3	N20°39'50"W	20.00'
L4	S21°10'14"E	20.00'
L5	N68°45'45"E	53.83'
L6	S68°45'45"W	53.88'
L7	N68°45'45"E	41.01'
L8	S68°45'45"W	41.03'
L9	N69°11'06"E	61.64'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.62'	90°34'24"	S65°57'03"E	28.43'
C2	20.00'	31.22'	89°25'36"	N24°02'57"E	28.14'
C3	15.00'	23.41'	89°25'36"	S24°02'57"W	21.11'
C4	15.00'	23.40'	89°22'47"	S66°32'51"E	21.10'
C5	275.00'	15.47'	3°13'24"	S70°22'27"W	15.47'
C6	325.00'	18.28'	3°13'24"	S70°22'27"W	18.28'
C7	325.00'	18.28'	3°13'24"	N70°22'27"E	18.28'
C8	275.00'	15.47'	3°13'24"	N70°22'27"E	15.47'
C9	15.00'	23.72'	90°37'13"	S23°27'09"W	21.33'
C10	15.00'	24.02'	91°46'00"	N65°21'15"W	21.54'
C11	15.00'	23.41'	89°25'36"	N24°02'57"E	21.11'
C12	15.00'	23.71'	90°34'24"	S65°57'03"E	21.32'
C13	275.00'	15.47'	3°13'24"	S70°22'27"W	15.47'
C14	325.00'	18.28'	3°13'24"	N70°22'27"E	18.28'
C15	275.00'	15.47'	3°13'24"	N70°22'27"E	15.47'
C16	325.00'	18.28'	3°13'24"	S70°22'27"W	18.28'
C17	15.00'	23.71'	90°34'24"	S65°57'03"E	21.32'
C18	15.00'	23.41'	89°25'36"	S24°02'57"W	21.11'
C19	25.00'	23.55'	53°58'05"	S47°38'53"E	22.69'
C20	60.00'	301.53'	287°56'10"	N69°20'10"E	70.59'
C21	25.00'	23.55'	53°58'05"	N06°19'12"E	22.69'
C22	275.00'	7.52'	1°33'58"	N69°32'44"E	7.52'
C23	275.00'	7.95'	1°39'26"	N71°09'26"E	7.95'
C24	325.00'	6.12'	1°04'46"	S71°26'46"W	6.12'
C25	325.00'	12.16'	2°08'38"	S69°50'04"W	12.16'
C26	275.00'	4.28'	0°53'29"	S69°12'30"W	4.28'
C27	275.00'	11.19'	2°19'55"	S70°49'12"W	11.19'
C28	60.00'	41.93'	40°02'21"	N54°36'45"W	41.08'
C29	60.00'	216.47'	206°42'40"	N68°45'45"E	116.75'
C30	60.00'	43.13'	41°11'10"	S12°42'40"W	42.21'



VICINITY MAP  
(NOT TO SCALE)

**TOTAL AREA/TOTAL LOTS**

TOTAL ACREAGE: 15.850 ACRES

SINGLE FAMILY LOTS: 51

OPEN SPACE, L.E. & P.U.E. LOT (0.59 AC.): 1

D.E., L.E. & P.U.E. LOT (2.45 AC.): 1

TOTAL LOTS: 53 LOTS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
OFFICE: 512-374-9722 FAX: 512-873-9743  
ron-baseline@austin.rr.com

FINAL PLAT  
HAWKES LANDING  
PHASE ONE

Scale (Horizontal): 1"=100'

Date: 11/06/13

Drawn By: RLW

Checked By: JSL

Revision 1:

Revision 2:

Revision 3:

METES AND BOUNDS DESCRIPTION

BEING 15.850 ACRES OF LAND, OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 93.24 TRACT OF LAND CONVEYED TO BLG HAWKES, LLC BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2013008410 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of said 93.24 acre tract, the southwest corner of a 20.00 foot wide strip of land dedicated to road widening by the final plat of North Creek, Section Two, a subdivision of record in Cabinet H, Slide 206 of the Plat Records of Williamson County, Texas, and being in the north right-of-way line of Farm to Market (F.M.) Road No. 2243 (80.00' R.O.W.), from which the northeast corner of said Charles Cochran Survey, Abstract No. 134 bears North 11°59'00" East a distance of 16,600 feet;

THENCE South 68°45'45" West (record: South 68°45'45" West), along the south line of the 93.24 acre tract and said north right-of-way line of F.M. No. 2243, a distance of 1110.58 feet (record: 1110.28 feet) to a 1/2" rebar found for the southwest corner of the 93.24 acre tract and being the southeast corner of a 245 acre tract of land conveyed to Jesse Thomas Watts and Lorena Elizabeth Watts by instrument of record in Volume 465, Page 326 of the Official Records of Williamson County, Texas;

THENCE North 20°39'50" West (record: North 20°39'50" West), along the west line of the 93.24 acre tract and the east line of said 245 acre tract, a distance of 557.68 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"

THENCE crossing through the 93.24 acre tract the following ten (10) courses:

1. North 69°20'10" East a distance of 170.00 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
2. South 20°39'50" East a distance of 10.80 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for a point of curvature;
3. Along a tangential curve to the left, having a radius of 15.00 feet, a length of 23.71 feet, a delta angle of 90°34'24" and a chord which bears South 65°57'03" East a distance of 21.32 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for a point of tangency;
4. North 68°45'45" East a distance of 109.86 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
5. North 20°39'50" West a distance of 132.60 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
6. North 69°20'10" East a distance of 175.00 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
7. South 20°39'50" East a distance of 10.84 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
8. North 68°45'45" East a distance of 446.13 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
9. North 71°41'44" East a distance of 126.70 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc.;"
10. North 69°34'41" East a distance of 62.14 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." in the east line of the 93.24 acre tract and being in the west line of said North Creek Section Two;

THENCE South 21°10'14" East (record: South 21°10'14" East), along the east line of the 93.24 acre tract and the west line of North Creek, Section Two a distance of 642.63 feet to the POINT OF BEGINNING.

This parcel contains 15.850 acres of land, more or less, out of the Charles Cochran Survey, Abstract No. 134, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone (NAD 83/96 CORS).

I, RONNIE WALLACE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT, AS SHOWN IN COMMITMENT FOR TITLE G.F. NO. 201200680 EFFECTIVE OCTOBER 10, 2012, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

*Ronnie Wallace* 5/9/14  
 RONNIE WALLACE DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5222  
 BASELINE LAND SURVEYORS, INC.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754



BASELINE LAND SURVEYORS, INC.  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN TEXAS 78754  
 OFFICE: 512.374.9722 FAX: 512.878.9743  
 ron-baseline@austin.rr.com

FINAL PLAT  
 HAWKES LANDING  
 PHASE ONE

File: S:\Hawkes Tract\Drawg\FINAL PLAT Hawkes Landing Phase One.dwg

Scale (Hor.):	
Date:	11/06/13
Drawn By:	RLW
Checked By:	JSL
Revision 1:	
Revision 2:	
Revision 3:	

STATE OF TEXAS {}
COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS: THAT BLG HAWKES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH JAMES DORNEY, BEING THE OWNER OF 93.24 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NUMBER 134 IN WILLIAMSON COUNTY, TEXAS AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2013008410 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 15.850 ACRES TO BE KNOWN AS "HAWKES LANDING PHASE ONE", AND DOES CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 14th DAY OF July 2014 A.D.

BLG HAWKES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: JAMES DORNEY
TITLE: President

STATE OF TEXAS {}
COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES DORNEY, KNOWN TO 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 AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF July 2014 A.D.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Kristin Stanczak
(PRINT OR TYPE NOTARY'S NAME)



STATE OF TEXAS {}
COUNTY OF TARRANT {}

KNOW ALL MEN BY THESE PRESENTS: THAT UNITED DEVELOPMENT FUNDING IV, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013008410 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF 15.850 ACRES OF LAND SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND THIS THE 11th DAY OF July 2014 A.D.

UNITED DEVELOPMENT FUNDING IV

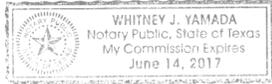
BY: [Signature]
NAME: STACEY DWYER, COO
UNITED DEVELOPMENT FUNDING IV
A MARYLAND REAL ESTATE INVESTMENT TRUST,
1301 MUNICIPAL WAY, SUITE 200
GRAPEVINE, TEXAS 76051

STATE OF TEXAS {}
COUNTY OF TARRANT {}

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STACEY DWYER, KNOWN TO 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 AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF July 2014 A.D.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Whitney Yamada
(PRINT OR TYPE NOTARY'S NAME)



CONSENT OF LIEN HOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED JANUARY 25, 2013, RECORDED IN DOCUMENT NO. 2013008411, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A VENDOR'S LIEN RETAINED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 25, 2013, RECORDED IN DOCUMENT NO. 2013008410, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS TOGETHER SECURING THE PAYMENT OF AN OBLIGATION IN THE PRINCIPAL AMOUNT OF \$1,500,000.00, CONSENTS TO THE FOREGOING LANDSCAPE EASEMENT AND AGREES THAT ITS LIENS ARE SUBJECT TO AND SUBORDINATE TO THE LANDSCAPE EASEMENT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIEN HOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIEN HOLDER HAVE BEEN TAKEN.

NAME OF LIEN HOLDER

EMMET J. HAWKES AND SALLY HAWKES, TRUSTEES UNDER THE DECLARATION OF TRUST DATED JUNE 21, 1978 AND RESTATED MARCH 1, 1990

BY: [Signature]
NAME: EMMET J. HAWKES
TITLE: TRUSTEE

BY: [Signature]
NAME: SALLY HAWKES
TITLE: TRUSTEE

STATE OF CALIFORNIA {}
COUNTY OF Santa Barbara {}

ON June 27, 2014 BEFORE ME, Penny Marie Sharrett, Notary Public, PERSONALLY APPEARED [Signature] WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature]
Penny Marie Sharrett
Notary Public
Santa Barbara County
Commission Exp. 7-10-14

STATE OF CALIFORNIA {}
COUNTY OF Santa Barbara {}

ON June 27, 2014 BEFORE ME, Penny Marie Sharrett, Notary Public, PERSONALLY APPEARED [Signature] WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature]
Penny Marie Sharrett
Notary Public
Santa Barbara County
Commission Exp. 7-10-14

CONSENT OF LIEN HOLDER

THE UNDERSIGNED, BEING THE HOLDER (OR COLLATERAL ASSIGNEE) OF TWO DEED OF TRUST LIENS EACH DATED JANUARY 25, 2013, RECORDED IN DOCUMENT NOS. 2013008570 AND 2013008571, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING THE PAYMENT OF A SINGLE OBLIGATION IN THE ORIGINAL PRINCIPAL AMOUNT OF \$10,656,880.00, CONSENTS TO THE FOREGOING LANDSCAPE EASEMENT AND AGREES THAT ITS DEED OF TRUST LIENS ARE SUBJECT TO AND SUBORDINATE TO THE LANDSCAPE EASEMENT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIEN HOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIEN HOLDER HAVE BEEN TAKEN.

NAME OF LIEN HOLDER

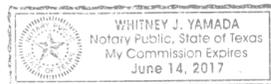
UNITED DEVELOPMENT FUNDING IV,
A MARYLAND REAL ESTATE INVESTMENT TRUST

BY: [Signature]
NAME: Stacey Dwyer
TITLE: Chief Operating Officer

STATE OF TEXAS {}
COUNTY OF TARRANT {}

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF July 2014, BY Stacey Dwyer, COO OF UNITED DEVELOPMENT FUNDING IV, ON BEHALF OF SAID ENTITY.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



ENGINEER'S CERTIFICATION:

I, STEPHEN R. JAMISON, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCE AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP), NO. 48491C 0435E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 23rd DAY OF JUNE 2014 A.D.

[Signature]
STEPHEN R. JAMISON, P.E. 86951
HFE, INC. - TBE #416
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(TELE.) 512.459.4734 (FAX) 512.459.4752



GENERAL NOTES:

- 1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
2. 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.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF STERLING RIDGE DRIVE, SOUTHCREEK DRIVE, MAPLEWOOD DRIVE AND LANDING LANE. 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.
4. AT THE TIME OF CONSTRUCTION, A SIX FOOT (6') MASONRY WALL ALONG OLD 2243 W, WILL BE PROVIDED ON LOT 1, BLOCK I AND LOT 13, BLOCK G.
5. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) EDWARDS AQUIFER RULES.
6. AN EIGHT FOOT (8') WIDE SIDEWALK IS REQUIRED ALONG OLD 2243 WEST, AS SHOWN HEREON.
7. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF LEANDER, TEXAS PUBLIC WORKS DEPARTMENT.

GENERAL NOTES (continued):

- 9. CONSTRUCTION PLANS AND SPECIFICATION FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO MAINTAIN PRE-DEVELOPMENT PEAK RATES AND/OR REDUCE POST-DEVELOPMENT PEAK RATE OF DISCHARGE OF THE 2, 10, 25, AND 100-YR STORM EVENTS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
16. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
17. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES.
18. ALL LANDSCAPE LOTS WITHIN THE SUBDIVISION SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. COMPLIANCE WITH ANY PROVISIONS OF THE CITY OF LEANDER ZONING ORDINANCE AFFECTING THIS SUBDIVISION IS REQUIRED.
20. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGN OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES (TABLE 1-1, TRANSPORTATION MANUAL).
21. HOMEOWNERS ASSOCIATION (H.O.A.) MUST MAINTAIN FENCES ALONG THE RIGHT-OF-WAY AND SUBDIVISION BOUNDARIES, LANDSCAPE LOTS AND EASEMENTS, AND TEMPORARY AND PERMANENT DRAINAGE CHANNELS.
22. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINE WITHIN THE SINGLE FAMILY SUBDIVISION BOUNDARIES OF THE SUBDIVISION.
23. A TWO AND ONE-HALF (2.5) WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL AND ADJACENT TO ALL SIDE LOT LINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.
24. THE SUBDIVISION IS WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
25. SUBDIVISION IMPROVEMENTS SHALL NOT COMMENCE UNTIL ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE CITY STANDARDS AND SPECIFICATIONS.
26. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
27. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
28. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
29. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED OR SUBDIVISION IMPROVEMENT ACCEPTED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
30. ACCESS IS NOT PERMITTED ONTO OLD 2243 W BY LOT 1, BLOCK I OR LOT 13, BLOCK G.
31. ALL EASEMENTS ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY THE OWNER.
32. THIS SUBDIVISION HAS BEEN ISSUED A CERTIFICATE OF FILING BY THE OFFICE OF THE SECRETARY OF STATE. FILE NUMBER: 801873169.

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

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 \_\_\_ COUNTY.

J. JEFF SEILER, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS {}
COUNTY OF WILLIAMSON {}

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 \_\_\_, 20\_\_ A.D., AT \_\_\_ O'CLOCK \_\_\_, M., AND DULY RECORDED THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D., AT \_\_\_ O'CLOCK \_\_\_, M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE 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
WILLIAMSON COUNTY, TEXAS

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

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

FINAL PLAT
HAWKES LANDING
PHASE ONE

Table with 5 columns: Scale (Hor.), Date, Drawn By, Checked By, Revision 1, Revision 2, Revision 3. Values include 11/06/13, RLW, JSL, etc.



## EXECUTIVE SUMMARY

AUGUST 14, 2014

- Agenda Subject:** Subdivision Case 14-PP-001: Hold a public hearing and consider action on the Palmera Ridge Preliminary Plat for 197.55 acres more or less, WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607; containing several tracts of land located at 2680 CR 268, 17851 Ronald W. Reagan, generally located north of Hero Way, West of Ronald Reagan Blvd. & south of the future extension of E. San Gabriel Pkwy.; Legal Description AW0125 Chambers, T. Sur.; Leander, Williamson County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances that require approval by the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Randall Jones & Associates on behalf of Palmera Ridge Development.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the preliminary plat. This preliminary plat includes approximately 539 single-family lots, 1 amenity site lot, 5 parkland lots, 18 landscape and trail lots, 5 pond and drainage easement lots, 1 lift station lot, 1 director/parkland lot, and 3 mixed use lots. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Martin Siwek  
Planner, GISP

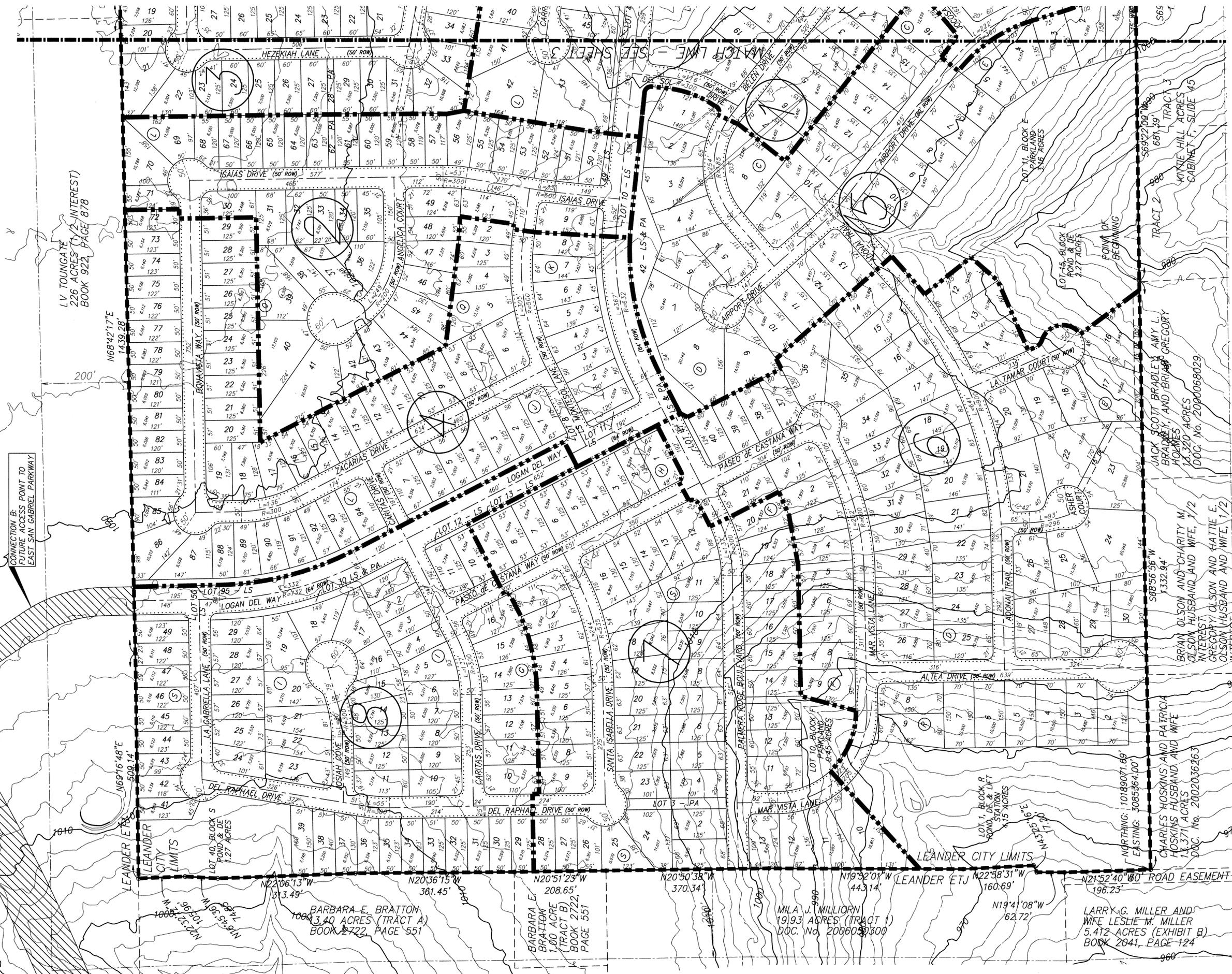
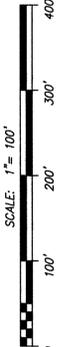
08/06/2014



# PALMERA RIDGE

PRELIMINARY PLAN  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

- LEGEND**
- SECTION LINE
  - CITY LIMITS
  - BLOCK NUMBER
  - LOT AREA IN SQUARE FEET
  - EXTRACT TERRITORIAL JURISDICTION
  - DRAINAGE EASEMENT
  - ROW = RIGHT OF WAY
  - LANDSCAPE
  - PEDESTRIAN ACCESS
  - SIDEWALK



LV TOUNGATE  
226 ACRES (1/2 INTEREST)  
BOOK 922, PAGE 878

CONNECTION B:  
FUTURE ACCESS POINT TO  
EAST SAN GABRIEL PARKWAY

LEANDER CITY LIMITS

N69°16'48"E  
509.14'

N68°42'17"E  
1439.28'

N2°06'13"W  
313.49'

N2°36'15"W  
361.45'

N2°51'23"W  
208.65'

N2°50'38"W  
370.34'

N19°32'01"W  
443.14'

N22°58'31"W  
160.69'

N21°52'40"W  
196.23'

N19°41'08"W  
62.72'

NORTHING: 10189071.69'

EASTING: 3085364.00'

BARBARA E. BRATTON  
1.00 ACRE  
(TRACT B)  
BOOK 2722,  
PAGE 551

MILA J. MILLIORN  
19.93 ACRES (TRACT 1)  
DOC. No. 200603300

LARRY G. MILLER AND  
WIFE LESLIE M. MILLER  
5.412 ACRES (EXHIBIT B)  
BOOK 2041, PAGE 124

CHARLES HOSKINS AND PATRICIA  
HOSKINS HUSBAND AND WIFE  
13.371 ACRES  
DOC. No. 2002036263

BRIAN OLSON AND CHARITY M.  
OLSON HUSBAND AND WIFE, 1/2  
INTEREST  
GREGORY OLSON AND HATTIE E.  
OLSON HUSBAND AND WIFE, 1/2  
INTEREST  
13.320 ACRES  
DOC. No. 2001071867

BRIAN OLSON AND CHARITY M.  
OLSON HUSBAND AND WIFE, 1/2  
INTEREST  
GREGORY OLSON AND HATTIE E.  
OLSON HUSBAND AND WIFE, 1/2  
INTEREST  
13.320 ACRES  
DOC. No. 2001071867

JACK SCOTT BRADLEY, AMY L.  
BRADLEY AND BRIAN GREGORY  
HOMES  
18.320 ACRES  
(DOC. No. 2000068029)

LOT 10, BLOCK F  
PARKLAND  
3.45 ACRES

LOT 15, BLOCK E  
POND & DE  
2.27 ACRES

LOT 11, BLOCK E  
PARKLAND  
3.45 ACRES

LOT 15, BLOCK E  
POND & DE  
2.27 ACRES

LOT 11, BLOCK E  
PARKLAND  
3.45 ACRES

LOT 15, BLOCK E  
POND & DE  
2.27 ACRES

LOT 11, BLOCK E  
PARKLAND  
3.45 ACRES

LOT 15, BLOCK E  
POND & DE  
2.27 ACRES

LOT	AREA (SQ. FT.)	OWNER	DOC. NO.	PAGE
1	1,200	BARBARA E. BRATTON	2722	551
2	1,200	BARBARA E. BRATTON	2722	551
3	1,200	BARBARA E. BRATTON	2722	551
4	1,200	BARBARA E. BRATTON	2722	551
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100	1,200	BARBARA E. BRATTON	2722	551

**PRELIMINARY PLAN**  
SHEET 2 OF 2  
DATE: JULY 8, 2014 SCALE: 1" = 100'  
RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817  
RV SURVEYING & ASSOCIATES, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

# PALMERA RIDGE

PRELIMINARY PLAN  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

- LEGEND
- SECTION LINE
  - CITY LIMITS
  - ⊙ BLOCK NUMBER
  - LOT AREA IN SQUARE FEET
  - EX-TRA-TERRITORIAL JURISDICTION
  - DRAINAGE EASEMENT
  - RIGHT OF WAY
  - LANDSCAPE
  - PEDESTRIAN ACCESS
  - SIDEWALK



**PRELIMINARY PLAN**  
SHEET 2 OF 2  
DATE: JULY 8, 2014 SCALE: 1" = 100'  
RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
1212 E. BRAKER LANE AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817  
RJ SURVEYING & ASSOCIATES, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

LEANDER CITY LIMITS  
LEANDER ETJ

001 2.200	045 2.824
002 2.200	046 2.824
003 2.200	047 2.824
004 2.200	048 2.824
005 2.200	049 2.824
006 2.200	050 2.824
007 2.200	051 2.824
008 2.200	052 2.824
009 2.200	053 2.824
010 2.200	054 2.824
011 2.200	055 2.824
012 2.200	056 2.824
013 2.200	057 2.824
014 2.200	058 2.824
015 2.200	059 2.824
016 2.200	060 2.824
017 2.200	061 2.824
018 2.200	062 2.824
019 2.200	063 2.824
020 2.200	064 2.824
021 2.200	065 2.824
022 2.200	066 2.824
023 2.200	067 2.824
024 2.200	068 2.824
025 2.200	069 2.824
026 2.200	070 2.824
027 2.200	071 2.824
028 2.200	072 2.824
029 2.200	073 2.824
030 2.200	074 2.824
031 2.200	075 2.824
032 2.200	076 2.824
033 2.200	077 2.824
034 2.200	078 2.824
035 2.200	079 2.824
036 2.200	080 2.824
037 2.200	081 2.824
038 2.200	082 2.824
039 2.200	083 2.824
040 2.200	084 2.824
041 2.200	085 2.824
042 2.200	086 2.824
043 2.200	087 2.824
044 2.200	088 2.824
045 2.200	089 2.824
046 2.200	090 2.824
047 2.200	091 2.824
048 2.200	092 2.824
049 2.200	093 2.824
050 2.200	094 2.824
051 2.200	095 2.824
052 2.200	096 2.824
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056 2.200	100 2.824

LOT AREA SUMMARY

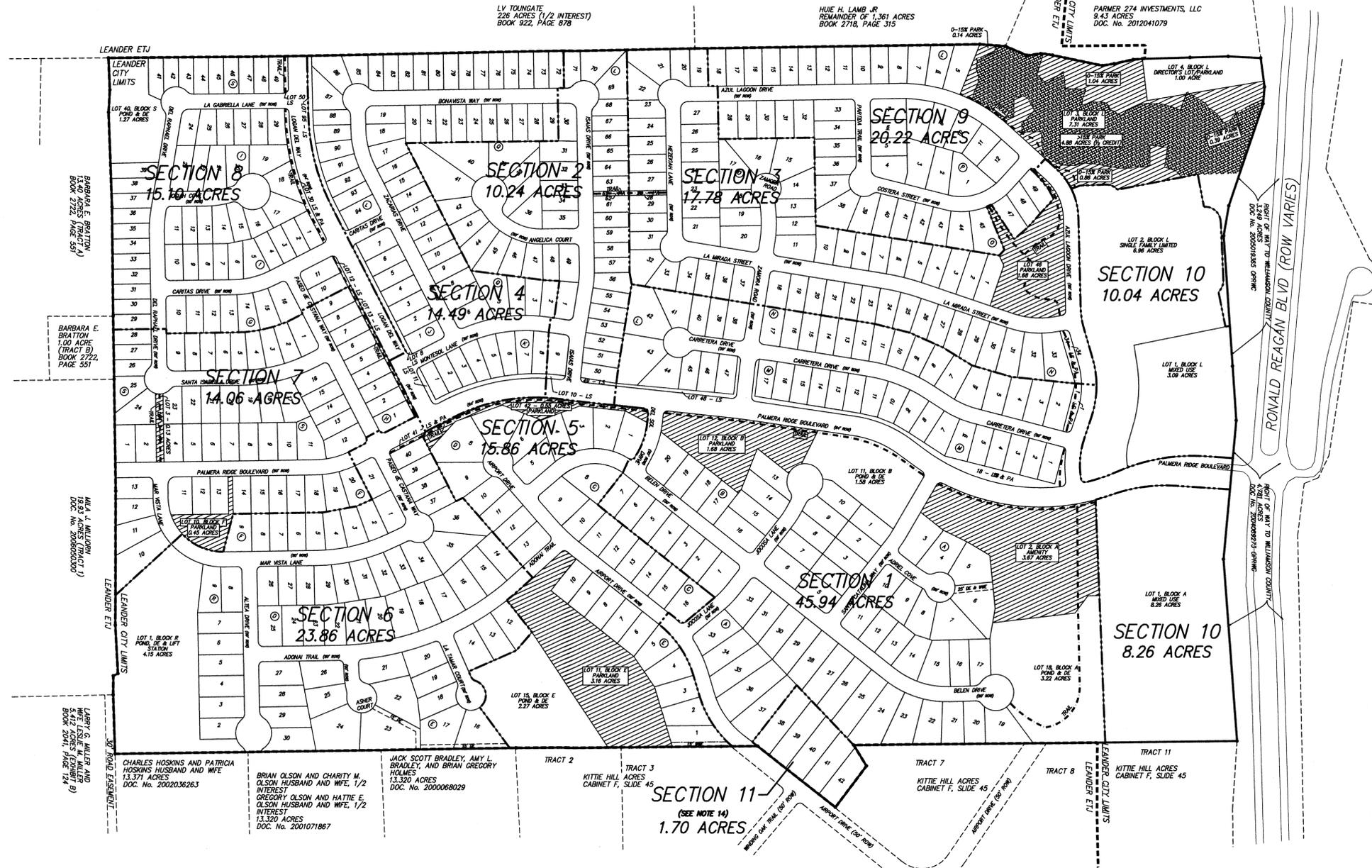
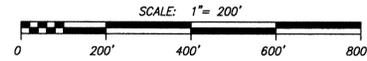
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055 2.200	099 2.824
056 2.200	100 2.824

SHEET 3 OF 11 SHEETS

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# PALMERA RIDGE

PRELIMINARY PLAN  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



- LEGEND
- - - - - SECTION LINE
  - CITY LIMITS
  - - - - - 6' HIKE AND BIKE TRAIL
  - ROW = RIGHT OF WAY
  - LS = LANDSCAPE
  - PA = PEDESTRIAN ACCESS
  - [Hatched Box] = PARKLAND DEDICATION (SLOPE < 15%)
  - [Cross-hatched Box] = PARKLAND DEDICATION (SLOPE > 15%)

PARKLAND DEDICATION WORKSHEET: 7/7/2014

SECTION	ACRES	PARKLAND REQUIRED	PARKLAND PROVIDED	PARKLAND >15%	PARKLAND CREDIT	ACREAGE SURPLUS/DEFICIT	PARKLAND FEE IN-LIEU VALUE	RECREATION IMPROVEMENT FEE REQ'D	PROPOSED FACILITIES	PROPOSED TRAIL LENGTH
1	102	3,570	1,680	ND	5,350	1,780	\$ 41,957	\$ 35,700	AMENITY CENTER (POOL, PLAYSCAPE)	2261'
2	43	1,505	0.000	ND	0.000	(1,505)	\$ (35,475)	\$ 15,050		122'
3	61	2,135	1,680	ND	1,680	(0.455)	\$ (10,255)	\$ 21,350		1168'
4	66	2,310	0.000	ND	0.000	(2,310)	\$ (54,450)	\$ 23,100		
5	32	1,120	0.000	ND	0.000	3,710	\$ 61,050	\$ 11,200	PLAYSCAPE	772'
6	63	2,205	0.000	ND	0.000	(2,205)	\$ (51,975)	\$ 22,050		125'
7	59	2,065	0.000	ND	0.000	(1,495)	\$ (35,239)	\$ 20,650	PLAYSCAPE	660'
8	58	2,030	0.000	ND	0.000	(2,030)	\$ (47,850)	\$ 20,300		690'
9	47	1,645	7,310	4,880	4,880	4,870	\$ 76,018	\$ 16,450	PLAYSCAPE	515'
10	46	1,610	0.000	ND	0.000	(1,610)	\$ (37,950)	\$ 16,100		
11	5	0,175	0.000	ND	0.000	(0,175)	\$ (4,125)	\$ 1,750		
<b>SUMMARY</b>	<b>582</b>	<b>20,370</b>	<b>18,620</b>	<b>4,880</b>	<b>16,180</b>	<b>(4,190)</b>	<b>\$ (98,764)</b>	<b>\$ 203,700</b>		<b>6313'</b>
AREAS INCLUDED IN PUO PARKLAND										
LANDSCAPE OPEN SPACE		1,910	ND	ND	0.000					
DIRECTOR'S LOT		1,000	ND	ND	0.000					
<b>TOTAL</b>	<b>582</b>	<b>20,370</b>	<b>21,530</b>		<b>16,180</b>	<b>(4,190)</b>	<b>\$ (98,764)</b>	<b>\$ 203,700</b>		<b>6313'</b>

NOTE: PARKLAND FEE IN-LIEU DEFICIT VALUE TO BE USED TO CONSTRUCT RECREATION IMPROVEMENTS. VERIFICATION OF THE RECREATION IMPROVEMENT CONSTRUCTION COSTS MUST BE PROVIDED PRIOR TO CITY ACCEPTANCE.  
ALL RECREATION IMPROVEMENT FEES WILL BE USED TO CONSTRUCT THE PROPOSED FACILITIES.  
PRIOR TO FINAL PLAT APPROVAL OF EACH SECTION THE DEVELOPER SHALL PROVIDE FISCAL SURETY FOR RECREATION IMPROVEMENTS AND PARKLAND DEDICATION REQUIREMENTS THAT ARE NOT MET.  
ONCE PARKLAND DEDICATION ORDINANCE REQUIREMENTS FOR EACH SECTION ARE MET AND ACCEPTED BY THE CITY, THE SURETY CAN BE RELEASED.

**PARKS PLAN**  
DATE: JULY 8, 2014 SCALE: 1" = 200'  
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784  
**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

# PALMERA RIDGE

PRELIMINARY PLAN  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



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AERIAL OVERLAY

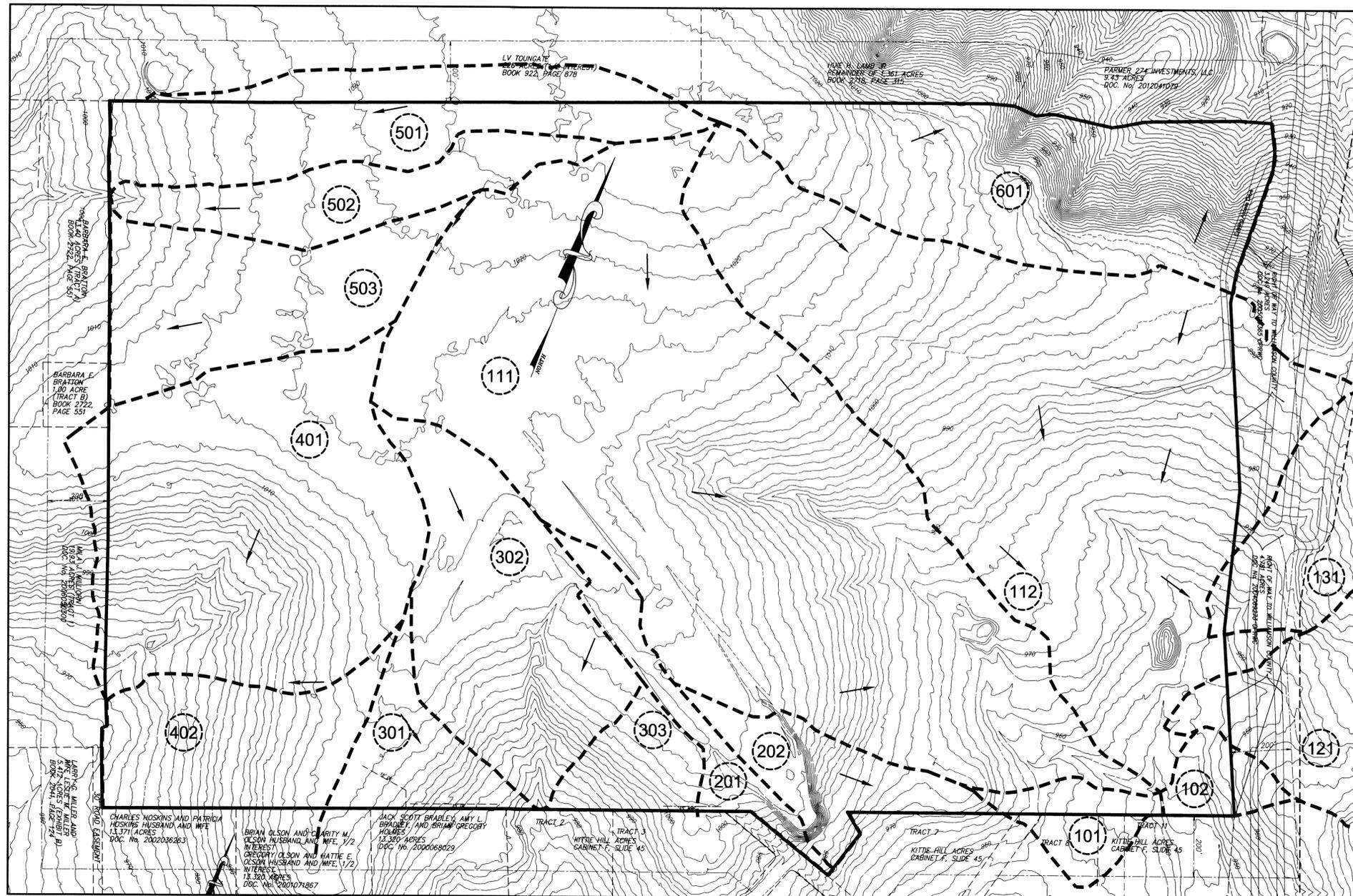
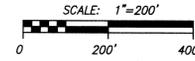
DATE: JULY 8, 2014 SCALE: 1" = 200'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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# PALMERA RIDGE EXISTING DRAINAGE SCHEMATIC

----- = DRAINAGE BASIN



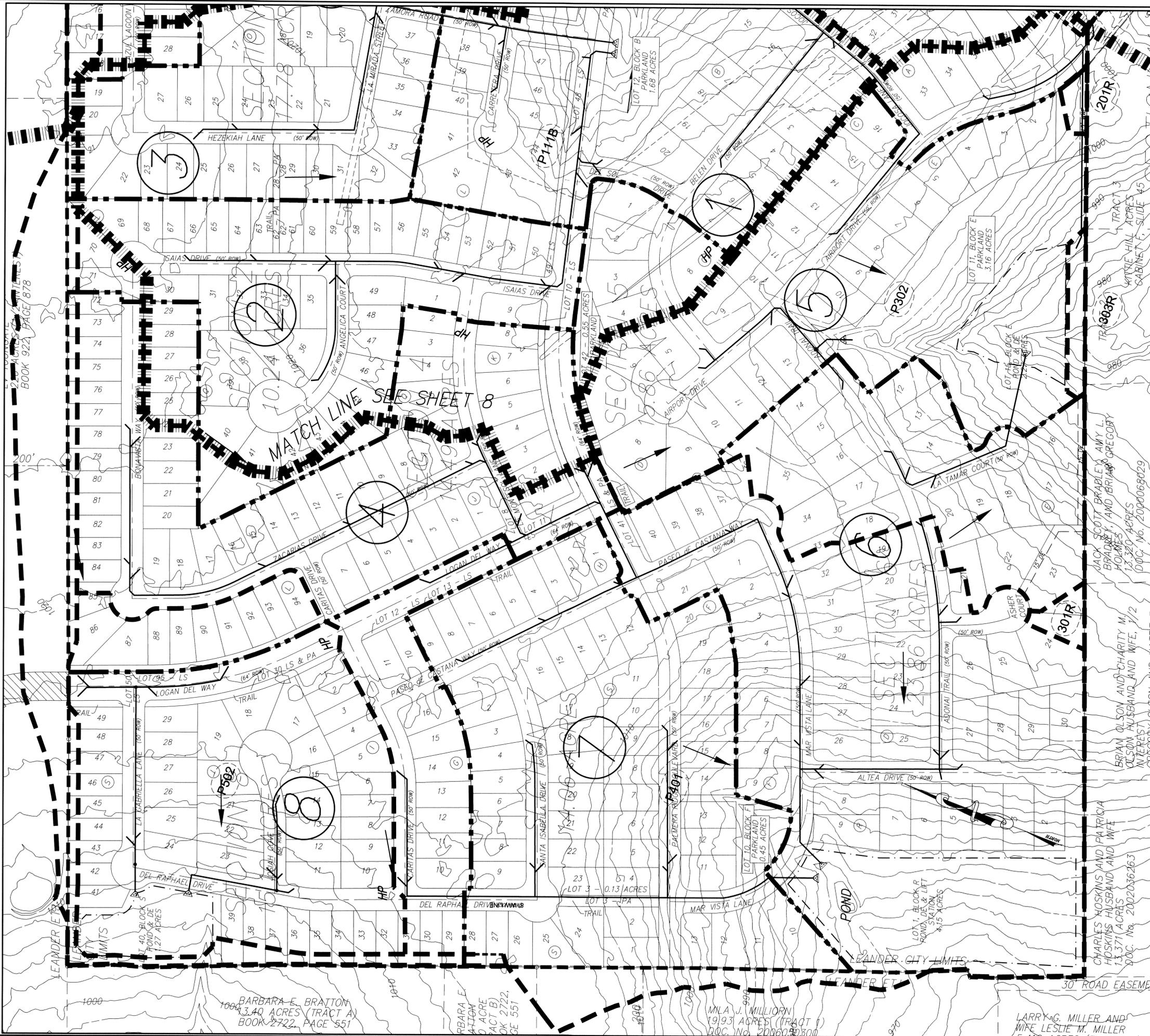
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DATE: MAY 13, 2014      SCALE: 1" = 200'

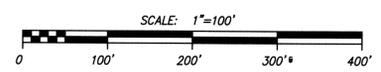
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817      F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

PALMERA RIDGE  
 PROPOSED  
 DRAINAGE SCHEMATIC  
 1 OF 3



- = PHASE LINES
- = DRAINAGE BOUNDARY
- = MATCH LINE



NOTE:  
 INCREASED RUNOFF WILL BE MITIGATED  
 BY ONSITE DETENTION PONDS.

PROPOSED DRAINAGE SCHEMATIC (1 of 3)

DATE: MAY 13, 2014 SCALE: 1" = 100'  
 RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817

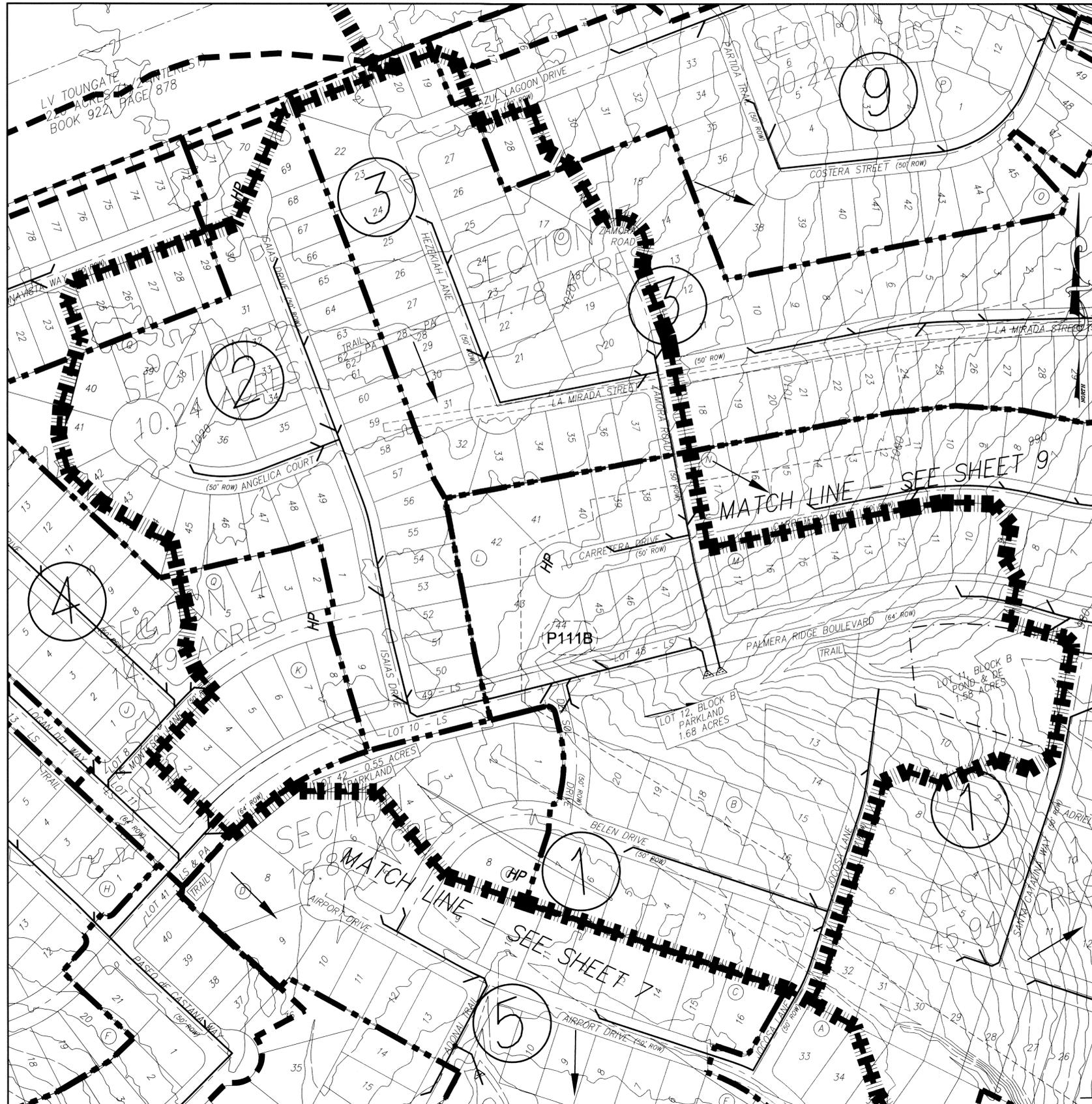
SHEET 7  
 OF 11 SHEETS

BARBARA E. BRATTON  
 3.40 ACRES (TRACT A)  
 BOOK 2722, PAGE 551

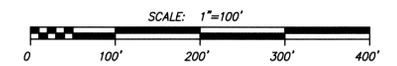
MILA J. MILLIORN  
 19.93 ACRES (TRACT 1)  
 DOC. No. 2006090300

LARRY C. MILLER AND  
 WIFE LESLIE M. MILLER

PALMERA RIDGE  
 PROPOSED  
 DRAINAGE SCHEMATIC  
 2 OF 3



- — — — — = PHASE LINES
- - - - - = DRAINAGE BOUNDARY
- ▬▬▬▬▬▬▬ = MATCH LINE



NOTE:  
 INCREASED RUNOFF WILL BE MITIGATED  
 BY ONSITE DETENTION PONDS.

PROPOSED DRAINAGE SCHEMATIC (2 of 3)

DATE: MAY 13, 2014 SCALE: 1" = 100'

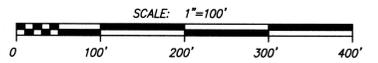
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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 (512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
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 (512) 836-4793 FAX: (512) 836-4817

PALMERA RIDGE  
 PROPOSED  
 DRAINAGE SCHEMATIC  
 3 OF 3



- — — — — = PHASE LINES
- - - - - = DRAINAGE BOUNDARY
- ||||| = MATCH LINE



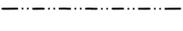
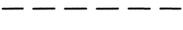
NOTE:  
 INCREASED RUNOFF WILL BE MITIGATED  
 BY ONSITE DETENTION PONDS.

PROPOSED DRAINAGE SCHEMATIC (3of3)  
 DATE: MAY 13, 2014 SCALE: 1" = 100'

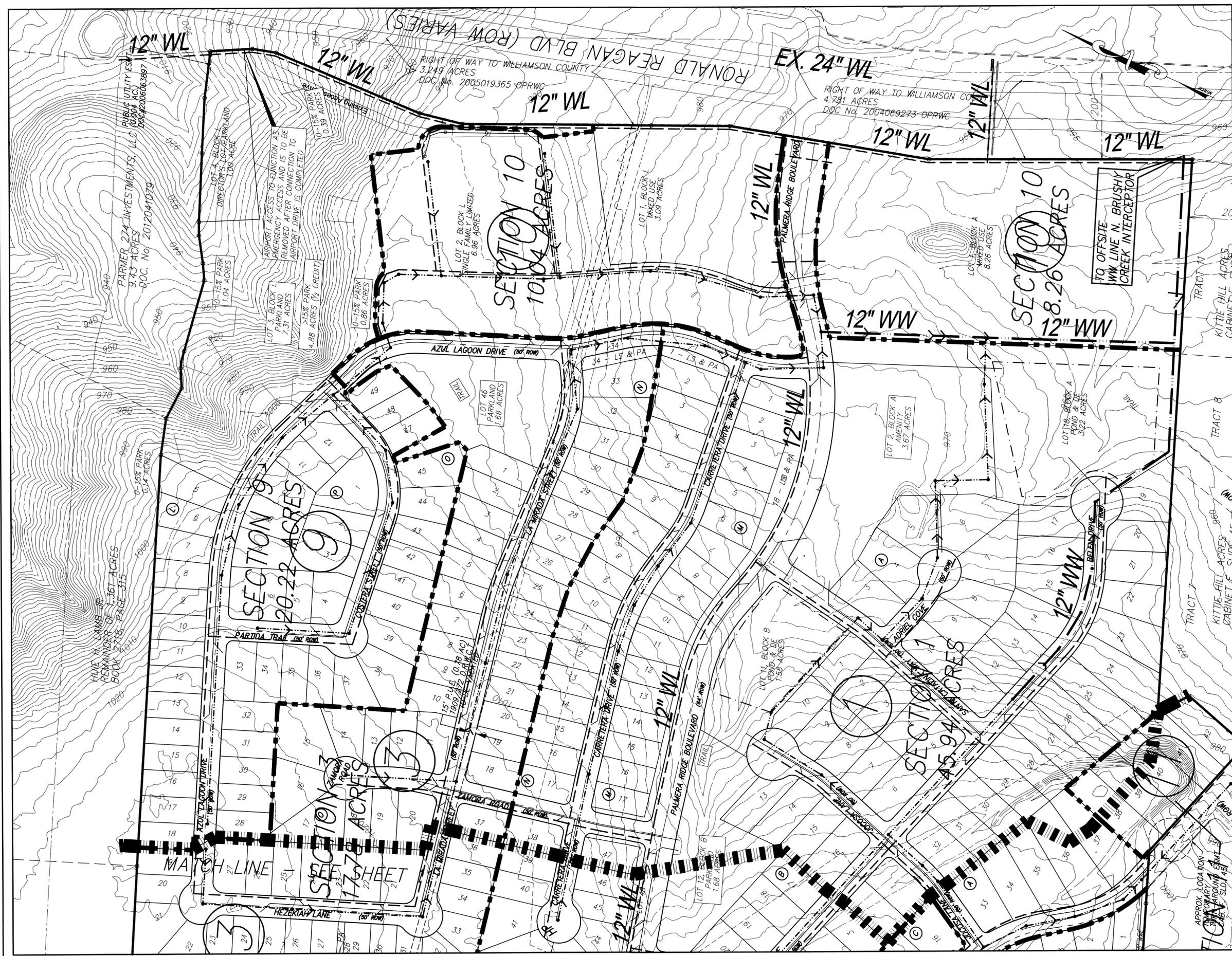
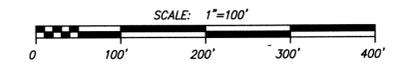
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817

# PALMERA RIDGE WATER & WASTEWATER SCHEMATIC SHEET 1 OF 2

-  = PHASE LINES
-  = 12" WASTEWATER LINE
-  = WASTEWATER LINE
-  = WATER LINE
-  = FORCE MAIN
-  = MATCH LINE

NOTE:  
ALL WASTEWATER AND WATER LINES  
ARE 8" UNLESS OTHERWISE NOTED.



WATER AND WASTEWATER SCHEMATIC (1 of 2)  
DATE: MAY 13, 2014 SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
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(512) 836-4793 FAX: (512) 836-4817

SHEET 10  
OF 11 SHEETS

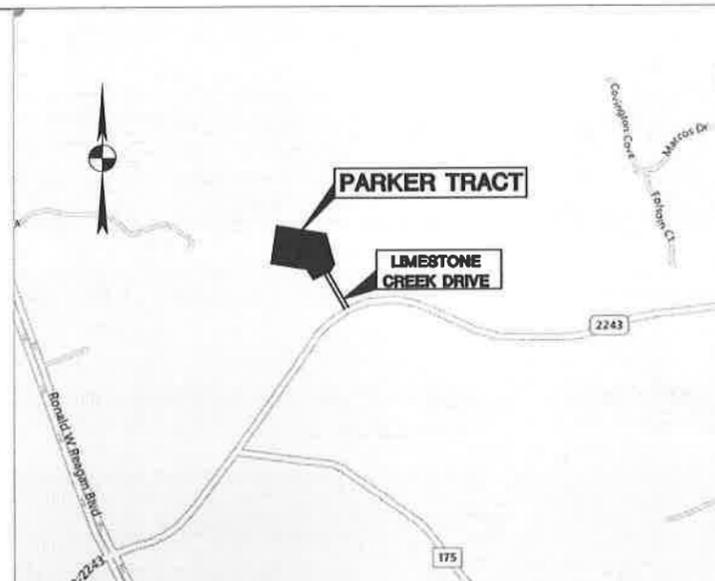
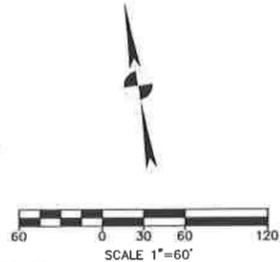
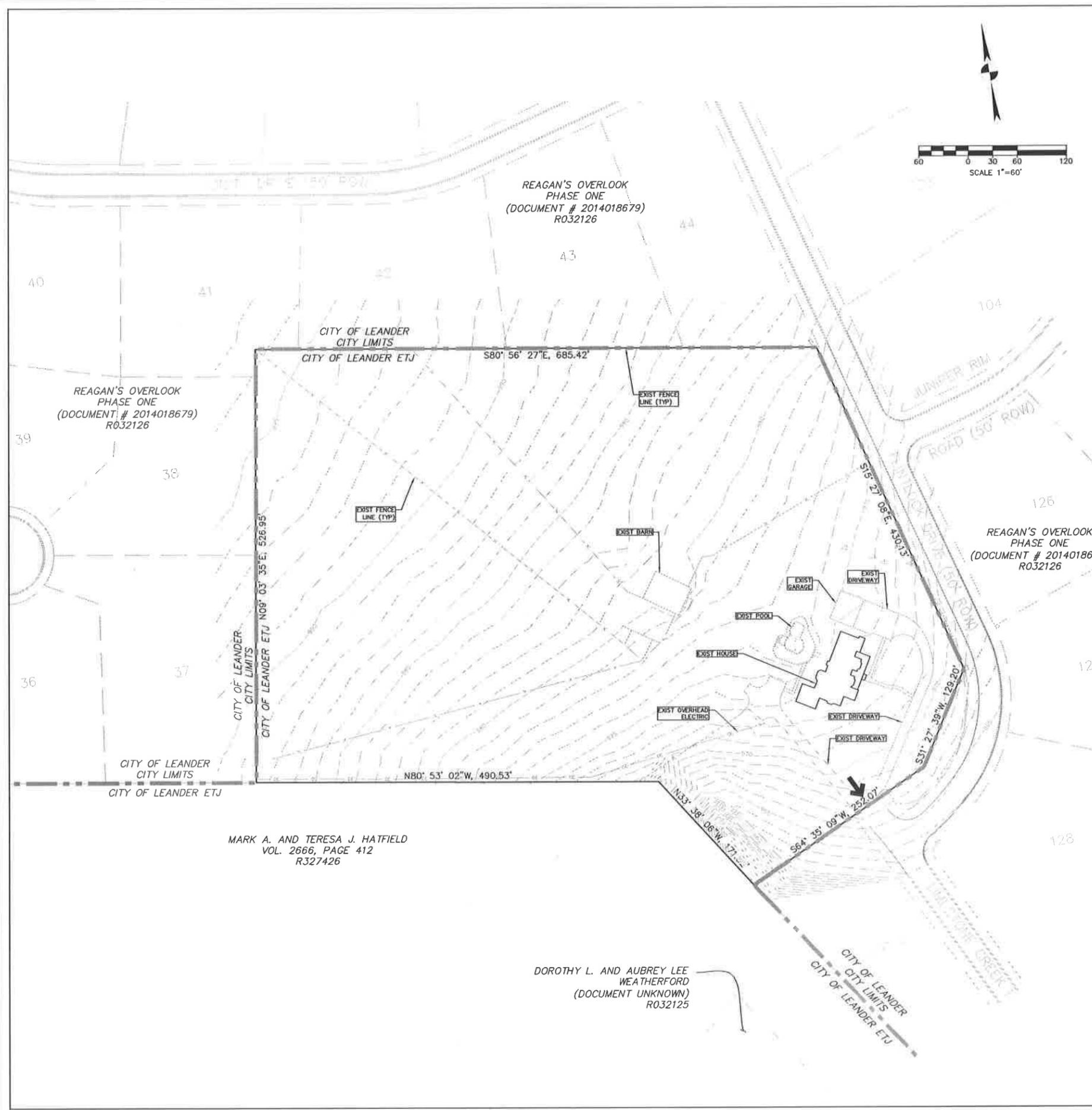




## EXECUTIVE SUMMARY

AUGUST 14, 2014

- 
- Agenda Subject:** Subdivision Case 14-CP-006: Hold a public hearing and consider action on the Parker Tract Concept Plan, for 9.999 acres more or less; WCAD Parcels R346187, located at 71650 RM 2243, 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 by the Planning & Zoning Commission.
- Origination:** Applicant: Keith Young on behalf of 162 Parker Ranch Holdings, LTD.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan includes approximately 8 single-family lots, and 0.737 acres of open space, landscape, drainage utility, and access lot, and 1 drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Martin Siwek, GISP  
Planner
- 08/06/2014



VICINITY MAP  
N.T.S.

**OWNER:** 162 PARKER RANCH HOLDINGS, LTD.  
2622 COMMERCE STREET  
DALLAS, TX. 75226  
(512) 637-6835

**ENGINEER/SURVEYOR:** BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**SUBMITTAL DATE:** MAY 13, 2014

**FLOODPLAIN INFORMATION:**

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491C046DE, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

**NOTE:**

1. THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 103 AVERAGE DAILY TRIPS. DUE TO THE DEVELOPMENT GENERATING LESS THAN 2,000 AVERAGE DAY TRIPS, A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
2. THIS DEVELOPMENT WILL GENERATE EIGHT (8) LIVING UNIT EQUIVALENCES (LUE'S).

**PARKLAND CALCULATION**

FEE-IN-LIEU OF LAND DEDICATION: (\$825 PER DWELLING UNIT) +  
PARK IMPROVEMENTS FEE (\$350 PER DWELLING UNIT)  
7 DWELLING UNITS X \$825 = \$5,775 (FEE-IN-LIEU OF LAND DEDICATION)  
7 DWELLING UNITS X \$350 = \$2,450 (PARK IMPROVEMENTS FEE)  
TOTAL = \$8,225

**LAND USE TABLE (ONE PHASE)**

TOTAL ACREAGE: 9.999 ACRES  
SINGLE FAMILY LOTS - 1 ACRE MINIMUM: 8 (8.745 ACRES)  
DRAINAGE LOT: 1 (0.311 ACRES)  
OPEN SPACE, LANDSCAPE, DRAINAGE, UTILITY, AND ACCESS LOT (50' WIDE): 1 (0.737 ACRES)  
RIGHT OF WAY (50' WIDE): 0.206 ACRES

**LINEAR FEET OF NEW STREET**

LIMESTONE CREEK ROAD (50' R.O.W.) 117'  
LIMESTONE CREEK ROAD (LOT 1 - PRIVATE STREET) 470'  
TOTAL: 587'

**LEGEND**

- CITY LIMITS
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE LINE
- CONTOUR
- ➔ POINT OF EGRESS/INGRESS

REAGAN'S OVERLOOK PHASE ONE  
(DOCUMENT # 2014018679)  
R032126

REAGAN'S OVERLOOK PHASE ONE  
(DOCUMENT # 2014018679)  
R032126

REAGAN'S OVERLOOK PHASE ONE  
(DOCUMENT # 2014018679)  
R032126

MARK A. AND TERESA J. HATFIELD  
VOL. 2666, PAGE 412  
R327426

DOROTHY L. AND AUBREY LEE  
WEATHERFORD  
(DOCUMENT UNKNOWN)  
R032125

APPROVAL	
REVISION	
DATE	
NO.	

**BURY**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBP# F-048 TBP#LS# F-10107000  
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CONCEPT PLAN

PARKER TRACT  
162 PARKER RANCH  
HOLDINGS, LTD.

DRAWN BY: BB  
DESIGNED BY: BB  
QA / QC: TMM  
PROJECT NO.: 111729/0001

SHEET  
**1**  
OF 1



## EXECUTIVE SUMMARY

AUGUST 14, 2014

- 
- Agenda Subject:** Zoning Case 14-Z-018: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy. for 490 acres more or less; WCAD Parcels R032104, R032237, R485832, R485833, R485834, R032103, R032211, R032196, R525991, and R525993. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Stefan Pharis on behalf of Crescent Leander TX, LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Aerial Map
  4. Proposed Bryson PUD
  5. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 08/07/2014



## PLANNING ANALYSIS

### ZONING CASE 14-Z-018 BRYSON PUD

#### GENERAL INFORMATION

- Owner:** Crescent Leander TX, LLC.
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Proposed Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Size and Location:** The property is generally located to the east of 183 A Toll and north of East San Gabriel Parkway and includes approximately 490 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	OCL	Whitestone Elementary School
EAST	OCL	Developed Large Lot Single-Family Homes in the ETJ
SOUTH	PUD/TOD	Undeveloped Land Zoned located in the TOD
WEST	PUD/TOD	Undeveloped Land Zoned located in the TOD

## 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 mixed residential community that will include a variety of housing types as well as multi-family and local commercial development. The proposal includes detached residential lot widths ranging from as narrow as forty-five (45') feet to over seventy (70') feet wide and attached townhomes and apartments. In addition, no more than twenty (20%) percent of the Mixed Use area can be developed for local commercial uses. The applicant has incorporated the mixture of residential districts in a well integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The PUD proposal includes the following base zoning districts: SFS-2-B (Single-Family Suburban), SFU-2-B (Single-Family Urban), SFC-2-B (Single-Family Compact), SFL-2-B (Single-Family Limited), SFT-2-B (Single-Family Townhome), MF-2-B (Multi-Family), and LC-2-A (Local Commercial).

The table below identifies the proposed development standards for the residential zoning districts, setbacks, and lot sizes for this project. The primary difference between the Composite Zoning Ordinance and the proposed PUD is the lot size and the setbacks associated with the SFL-2-B district. The ordinance currently requires the lot width to be 41 feet and the minimum lot size to be 4100 square feet. The applicant is proposing a reduced lot size and rear setback for

this district if a an alley loaded product is proposed. The proposal includes increased dwelling sizes and lot depths for the different districts. The overall project is limited to 1261 single family units and 500 multi-family units. In addition, the requirement includes a minimum of 375 SFS lots and limits the SFC to 575 and SFL to 200 and SFTuse component requires each zoning district is required to have a minimum of 100 units to ensure a variety of housing types. The density of the MF-2-B district is limited to 12 units per acre.

RES District Minimum Standards		SFL (Rear Load)	SFL	SFC	SFU	SFS
Interior Lot	Lot Width	35	45	50	60	70
	Lot Depth	100	125	125	125	125
	Lot Area	3500	5625	6250	7500	8750
Corner Lot	Lot Width	45	55	60	70	80
	Lot Depth	100	125	125	125	125
	Lot Area	4500	6875	7500	8750	10000
	Building Square Footage	1050	1050	1400	1800	2100
	Side Yard Setback	5	5	5	5	5
	Rear Yard Setback	5	15	15	15	15
	Street Side Building Setback	15	20	20	20	20
	Street Side Garage Setback	-	25	25	25	25
	Street Side Porch Setback	10	15	15	15	15

All residential properties within the RES and MU district shall comply with the Type A Architectural Component unless they substantially conform to the Craftsman, Farmhouse or similar style included within the PUD. This provision does not apply to LC uses or traditional apartments.

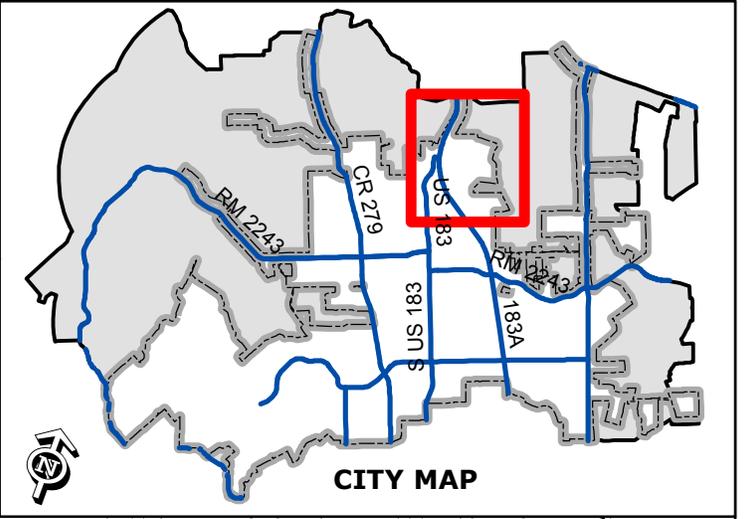
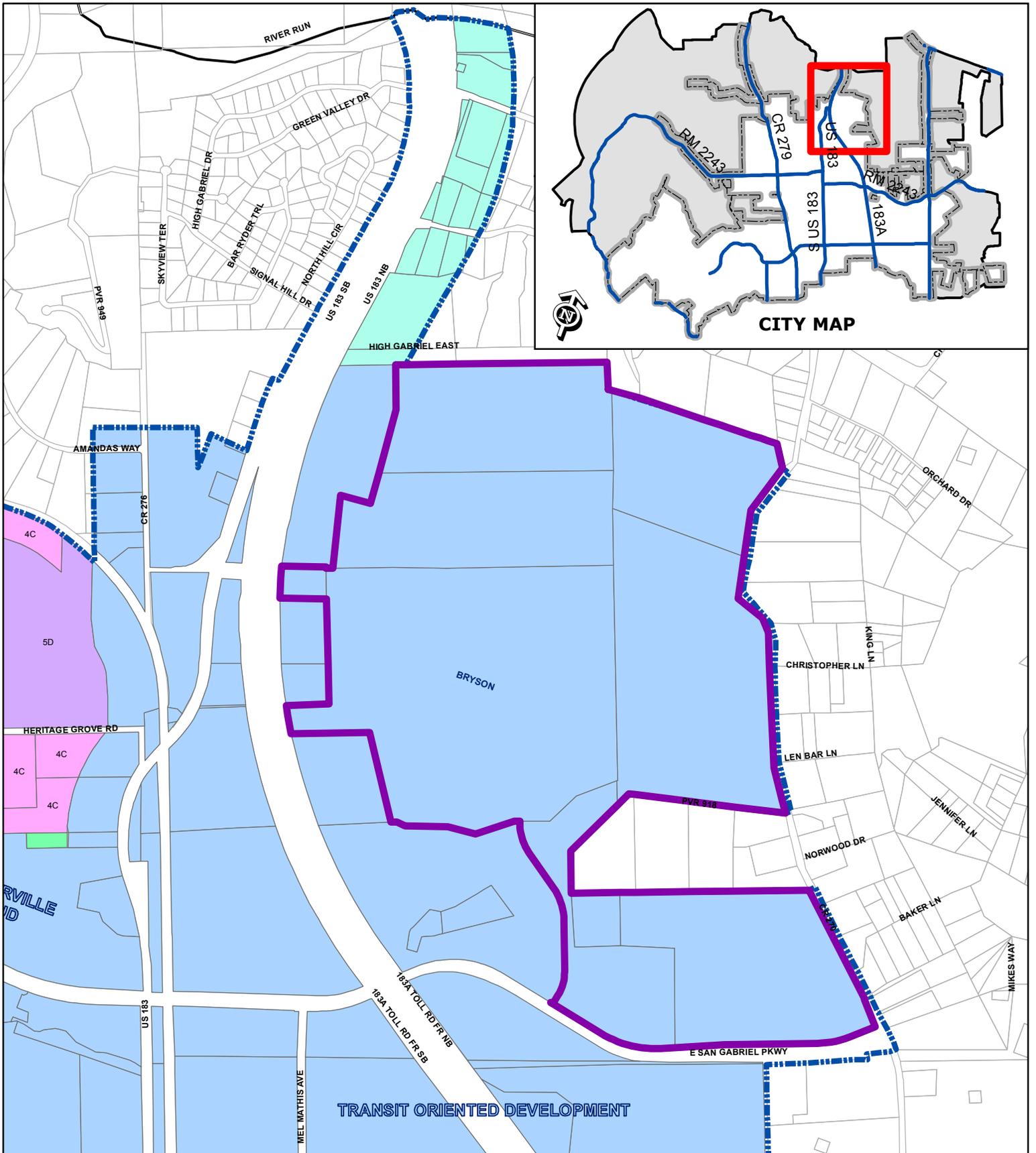
#### **ADDITIONAL VARIATIONS**

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

- Allowing temporary model home parking areas and permitting crushed granite as the parking lot material with a time frame of 10 years. Currently, we require a special use permit to be submitted and reviewed by Planning & Zoning Commission and City Council. Including this provision, would waive the requirement for the special use permit.
- Allowing tertiary entrance signs at entryways into sections within the PUD and are permitted only in subdivisions that exceed 50 acres. They may be used to identify various sections that are 15 acres or greater in size in order to enhance direction within the PUD. Currently, the ordinance requires that the sections are a minimum of 25 acres in size. In addition, they are requesting to increase the sign face from 10 square feet to 12 square feet.
- Allowing decorative poles with energy efficient LED light fixtures. A license agreement will also be required to allow the decorative poles.
- Allowing banner signs advertising the community and HOA events on the light poles. This signs will be limited 3' wide by 6' tall or 18 square feet.
- Allowing a 8' wide decomposed granite trail with a 6" concrete ribbon in lieu of a sidewalk along collector streets. A license agreement will be required.
- Allowing the use of cementitious fiber or board and batten materials to qualify as masonry when homes are constructed a specific architectural style.
- Allowing garages to extend up to 5' past the dwelling on lots that are greater than 60' wide.
- Allowing licensed food trailers on HOA property and parks.
- Limiting the fencing adjacent to greenbelts to tubular metal or split rail.
- Requiring additional landscaping for residential development.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested PUD. The proposed PUD promotes more flexibility with the location of the single-family districts and incorporates a mixture of multi-family, single-family townhome and local commercial. This application effectively utilizes composite zoning to incorporate a variety of land uses while maintaining high form standards. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.



# ZONING CASE 14-Z-018

## Attachment #2

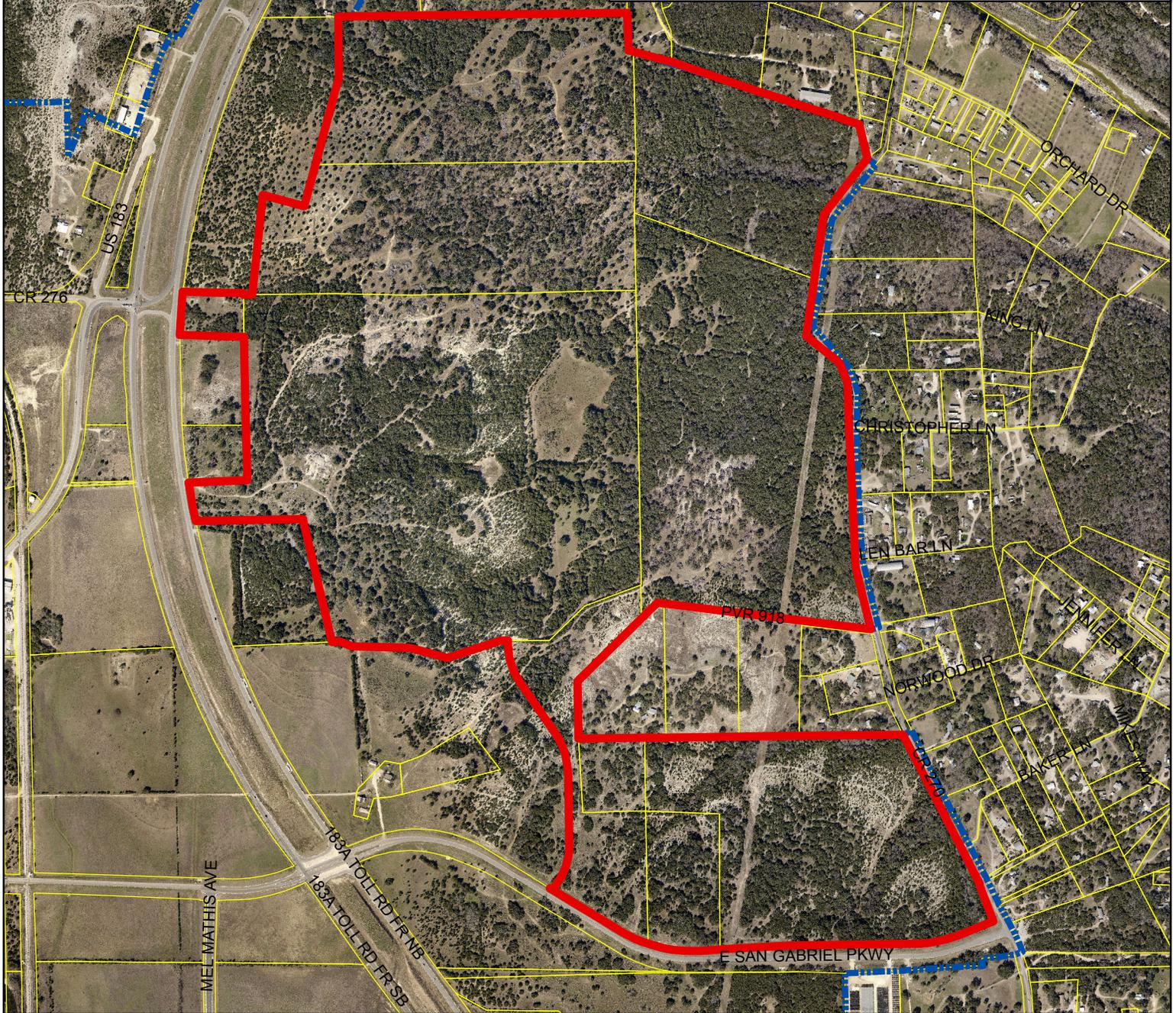
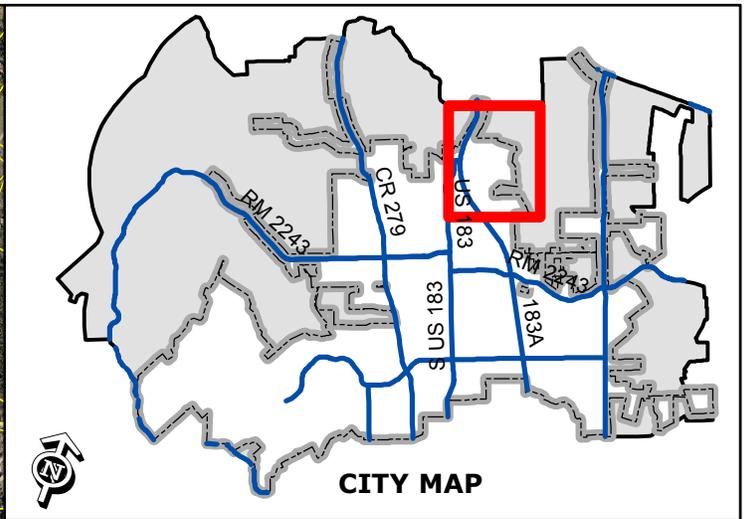
Current Zoning Map  
Bryson PUD



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

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





**ZONING CASE 14-Z-018 Attachment #3**

Aerial Exhibit - Approximate Boundaries  
Bryson PUD

0 200  
Feet



- Subject Property
- City Limits

## Bryson Planned Unit Development

### I. General Notes

- A. The PUD consists of approximately 490.00 acres (the “Property”) located in Williamson County, Leander, Texas, as particularly described in Exhibit 1 attached to this PUD ordinance.
- B. Except as otherwise provided in this PUD ordinance, the Property and PUD shall be governed by the Composite Zoning Ordinance of the City of Leander in effect as of the date of this PUD Ordinance (the “Zoning Ordinance”). Any capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Composite Zoning Ordinance.

### II. Zoning Districts

- A. The PUD consists of two use districts depicted on Exhibit 1, the Conceptual Site Layout & Land Use Plan attached hereto, including:
  - 1. MU (Mixed Use) containing approximately 82.61 acres; and
  - 2. RES (Residential) containing approximately 407.60 acres;

### III. Use Components

- A. Allowed uses. The following table contains the use components allowed within the MU & RES zoning use district boundaries shown on Exhibit 1 attached to this PUD ordinance. The total number of single family units shall not exceed 1261 units.

**Table 1**

Land Use	RES District	MU District	Lot Width	Unit Mix	
Single Family Suburban (SFS)	X		70	375	Minimum
Single Family Urban (SFU)	X	X	60	375-525	
Single Family Compact (SFC)	X	X	50	575	Maximum
Single Family Limited (SFL)	X	X	45*	200 Units	Maximum
Single Family Townhome (SFT)		X	20	213 Units	Maximum
Multi-Family (MF)		X		500 Units	Maximum
Local Commercial (LC)		X		25% of MU Area	Maximum

\*35' width for rear load.

- B. RES – Residential District Permitted Uses and Limitations.

1. Single-family residential lots in the RES District may be developed by the owner of the Property utilizing SFL, SFC, SFU, and SFS, use components, as more particularly set forth in Table 2 in this PUD ordinance, and according to the approved concept plan.
2. Temporary modular welcome centers are permitted in a section of the RES District for no more than five (5) years after installation and then must be moved to another section for no more than five (5) years after installation.
3. Licensed Food Trailers are permitted on HOA owned property or parks and are subject to permitting requirements promulgated by the City of Leander.

C. MU - Mixed Use District Permitted Uses and Limitations.

1. Mixed Use is defined as combining different permitted uses in the same building and/or having multiple permitted uses within the MU District. The different uses are not required to be within the same building or the same Legal Lot or Legal Tract.
2. Development in the MU District shall be in accordance with the approved concept plan with no more than 500 of the units being MF-Multi Family.
3. Temporary modular welcome centers are permitted in a section of the MU District for no more than five (5) years after installation and then must be moved to another section for no more than five (5) years after installation.
4. Licensed Food Trailers are permitted on HOA owned property or parks and are subject to permitting requirements promulgated by the City of Leander.
5. The following uses allowed within the LC use component of the Composite Zoning Ordinance shall be prohibited in the MU District:
  - (a) Funeral Home
  - (b) Cemetery

#### IV. Site and Architectural Components and Standards

A. RES District.

1. Development Standards for each Use Component are shown on the table attached as Table 2 to this PUD ordinance. To the extent that these requirements are inconsistent with the requirements of Article V (Site Components), Article VI (Site Standards), Article VII (Architectural Components), and Article VIII (Architectural Standards) of the Composite Zoning Ordinance, the Development Standards set forth in this PUD ordinance and Table 2 attached hereto will apply.
2. RES District Architectural Standards shall comply with the Type A Architectural Component or as modified below:
  - (a) Cementitious-fiber, i.e. hardiplank or Board and Batten materials as defined below, shall be allowed to count toward the masonry requirement for homes with an architectural style that substantially conforms to the images shown in Exhibit 3, including, but not limited to Craftsman, Farmhouse, and other similar architectural styles.
  - (b) For purposes of this PUD, Hardiplank is defined as: Horizontal cementitious-fiber planking with a width not to exceed 9", and Board and Batten is defined as board and batten cementitious-fiber planking with vertical member spacing not to exceed 24".

- (c) The list of design feature examples is as follows, 5 features per home are required:
- (i) Recessed entry
  - (ii) Porch
  - (iii) Ornamental Windows
  - (iv) Horizontal offset
  - (v) Standing seam metal roof
  - (vi) At least 15% of front façade comprised of window and door openings
  - (vii) Vertical elevations offset
  - (viii) Varied roof heights
  - (ix) Canopy/shed roof or other architectural elements
  - (x) Balcony
  - (xi) Integrated Planter or Wing Walls
  - (xii) Decorative garage doors
3. Landscaping Requirements for each single family lot are as follows:
- (a) Trees: 2 x 3" hardwood
  - (b) Shrubs: 20 x 5 Gal
  - (c) Shrubs: 20 x 1 Gal
  - (d) Turf: Bermuda or Zoysia, may not exceed 2/3 of the total landscape area.
  - (e) AC Units, Dry Utility Pedestals must be screened 24" min. height at planting - 36" w/in 1-2 years. Working clearance and access must be maintained.
  - (f) All plants are to be 100% native and adapted, as set forth in the Grow Green Guide to Native & Adaptive Landscape Plants published by the City of Austin Watershed Protection Department and the Texas AgriLife Extension Service
4. Peaked roof with a minimum 4:12 pitch, except for accents, dormers, porches, and other architectural features are permitted.
5. Development in the RES District of the PUD will comply with the Type 2 site component.
6. Garages in SFL, SFC, SFU, SFS lot types may protrude up to 5' past the front building façade line, but shall be subject to a 25' front setback in all instances.
7. Garages in line with or behind the front building façade may be located on the 20' front setback for all lot types.
8. Side Entry Garages in line with or behind the side building facade may be located on the 20' foot setback for all lot types.
9. For lots less than 70', only one (1) enclosed garage parking space shall be required, provided that the total number of required parking spaces is met. No more than 10% of the total lots within the PUD may utilize this standard.
10. Temporary model home parking areas are a permitted use in the RES District in areas adjacent to or nearby model home sales areas for a maximum of ten (10) years after the issuance of a site development permit for such parking area. In addition to authorized materials in the Composite Zoning Ordinance, such temporary parking areas may be constructed with crushed granite.

**Table 2**

RES District Minimum Standards		SFL (Rear Load)	SFL	SFC	SFU	SFS
Interior Lot	Lot Width	35	45	50	60	70
	Lot Depth	100	125	125	125	125
	Lot Area	3500	5625	6250	7500	8750
Corner Lot	Lot Width	45	55	60	70	80
	Lot Depth	100	125	125	125	125
	Lot Area	4500	6875	7500	8750	10000
	Building Square Footage	1050	1050	1400	1800	2100
	Side Yard Setback	5	5	5	5	5
	Rear Yard Setback	5	15	15	15	15
	Front Garage Setback	N/A	25	25	25	25
	Front Setback	10	20	20	20	20
	Street Side Building Setback	10	15	15	15	15
	Street Side Garage Setback	N/A	20	20	20	20

**B. MU District.**

1. Development in the MU District of the PUD will comply with one of the following Use, Site and Architectural Component standards:
  - (a) MF-2-A;
  - (b) SFT-2-A;
  - (c) SFL-2-A;
  - (d) SFU-2-A;
  - (e) SFC-2-A or
  - (f) LC-2-A.

2. MU District Residential Architectural Standards for SFL, SFT, or MF product (that is limited to detached structures, attached structures with 6 or fewer units, apartment style development must comply with the Type A Architectural requirements without the modifications listed) will comply with Article VII – Type A or as modified below:
  - (c) Cementitious-fiber, i.e. hardiplank or Board and Batten materials as defined below, shall be allowed to count toward the masonry requirement for homes with an architectural style that substantially conforms to the images shown in Exhibit 3, including, but not limited to Craftsman, Farmhouse, and other similar architectural styles. For purposes of this PUD, Hardiplank is defined as: Horizontal cementitious-fiber planking with a width not to exceed 9”, and Board and Batten is defined as: Board and batten cementitious-fiber planking with vertical member spacing not to exceed 24”.
  - (d) The list of design feature examples is as follows, 5 features per home are required:
    - (i) Recessed entry
    - (ii) Porch
    - (iii) Ornamental Windows
    - (iv) Horizontal offset
    - (v) Standing seam metal roof
    - (vi) At least 15% of front façade comprised of window and door openings
    - (vii) Vertical elevations offset
    - (viii) Varied roof heights
    - (ix) Canopy/shed roof or other architectural elements
    - (x) Balcony
    - (xi) Integrated Planter or Wing Walls
    - (xii) Decorative garage doors
3. Landscaping Requirements for each single family lot are as follows:
  - (a) Trees: 2 x 3" hardwood
  - (b) Shrubs: 20 x 5 Gal
  - (c) Shrubs: 20 x 1 Gal
  - (d) Turf: Bermuda or Zoysia, may not exceed 2/3 of the total landscape area.
  - (e) AC Units, Dry Utility Pedestals must be screened 24" min. height at planting - 36" w/in 1-2 years. Working clearance and access must be maintained.
  - (f) All plants are to be 100% native and adapted, as set forth in the Grow Green Guide to Native & Adaptive Landscape Plants published by the City of Austin Watershed Protection Department and the Texas AgriLife Extension Service.
4. Peaked roof with a minimum 4:12 pitch, except for accents, dormers, porches, and other architectural features
5. Development in the RES District of the PUD will comply with the Type 2 site component.
6. Garages in SFL, SFC, SFU lot types may protrude 5’ past the front building façade line, but shall be subject to a 25’ front setback in all instances.
7. Garages in line with or behind the front building façade shall be subject to a 20’ front setback for all lot types.
8. Side Entry Garages in line with or behind the side building facade may be located on the 20’ foot setback for all lot types.

9. For lots less than 70', only one (1) enclosed garage parking space shall be required. The total required number of parking spaces shall remain the same. No more than 10% of the total lots within the PUD may utilize this standard.
10. Temporary model home parking areas are a permitted use in the MU District in areas adjacent to or nearby model home sales areas for a maximum of ten (10) years after the issuance of a site development permit for such parking area. In addition to authorized materials, such temporary parking areas may be constructed with crushed granite.

**V. Roadway Design**

- A. The Bryson community will incorporate the following standards for Public Streets and Private Drives, and as outlined in Table 3 and Exhibit 2 - Street Sections
- B. Traffic calming devices such as roundabouts, traffic circles, neck downs, chicanes, etc. are permitted within Bryson, and shall be subject to approval by the City of Leander Engineer.
- C. Street Trees located in a planting median between the back of curb and sidewalk in the Public ROW shall be allowed, pursuant to a license agreement with the City of Leander.
- D. Roadway callouts on PUD Land Use Plan are minimum standards. Alternate lane configurations may be approved by the City Engineer.

**Table 3**

Public Streets and Private Drives	EC-120	RC-71	RC-61	RC-60	LS-50	AL-25	PD-28	PD-25
ROW	Varies	71	61	60	50	25	N/A	N/A
FOC-FOC	2 @ 18	46	36	34	28	20	28	25
Min. Centerline Radius	300	300	300	300	180	N/A	N/A	N/A
On Street Parking	No	Yes	Yes	No	Yes	No	Yes (one side)	No
Curb Return Radius	15	15	15	15	15	10	10	10
Curb Return Radius for Fire Lanes	N/A	N/A	N/A	N/A	N/A	N/A	25	25
Bike Lane	Yes	Yes	No	Yes	No	No	No	No
Sidewalks Required	Yes (North side only)	Yes	Yes	Yes	Yes	No	No	No

## **VI. Signage**

- A. The following modifications to the tertiary entrance signs shall be regulated by this PUD. Tertiary entrance signs may be located at the entryway into sections within the PUD, and they may be used to identify various sections that are fifteen (15) acres or greater in size in order to enhance direction within the PUD. Tertiary entrance signs shall be comprised entirely of stone, masonry or, metal with engraved lettering or with pin-mounted aluminum or steel letters. The sign face of tertiary entrance signs shall be limited to a total size of twelve (12) square feet. All signs in a public ROW will require a License Agreement. For sections that are fifteen (15) acres or greater in size with multiple entries, a tertiary sign shall be allowed at each entry.
- B. Decorative Street and Pole Mounted Banner signs are permissible in all PUD zoning districts along collector streets. The maximum banner size shall be 3' width x 6' height or 18 SF. Banner signs are permitted to advertise the Bryson Community and HOA events only. Banner signs shall require a License Agreement from the City of Leander, and shall be maintained by the Homeowner's Association (HOA).

## **VII. Lighting**

- A. Lighting constructed or installed within the PUD shall be regulated by Section 12 of Article VI (Site Component) of the Composite Zoning Ordinance in effect as of the date of this PUD Ordinance; provided, however, that all street lighting along, and within the ROW of collector streets may be decorative poles with energy efficient LED light fixtures and shall require a License Agreement and will be maintained by the Homeowner's Association (HOA).

## **VIII. Sidewalks and Trails**

- A. The main entry road off of US-183A up to the amenity center is only required to have a sidewalk on the north side of the roadway. This sidewalk shall be a minimum 8' width.
- B. When located adjacent and/or parallel to a collector street and within the right-of-way an 8' wide decomposed granite trail with a 6" width concrete ribbon curb shall be allowed in lieu of a concrete sidewalk and will require a license agreement. At least one side of the roadway is required to have a continuous concrete sidewalk that meets applicable accessibility requirements

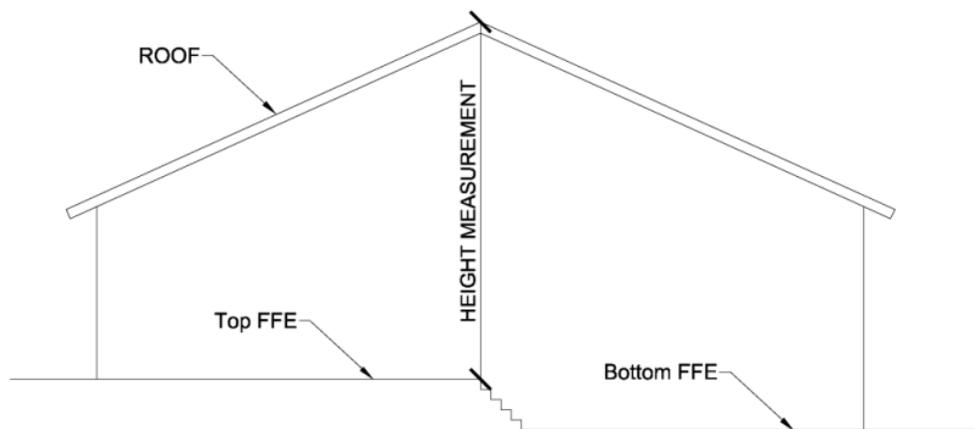
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## IX. Fencing

- A. Fencing located adjacent to greenbelts will be limited to wrought iron, tubular metal or split rail or City of Leander Planning Director approved equivalent

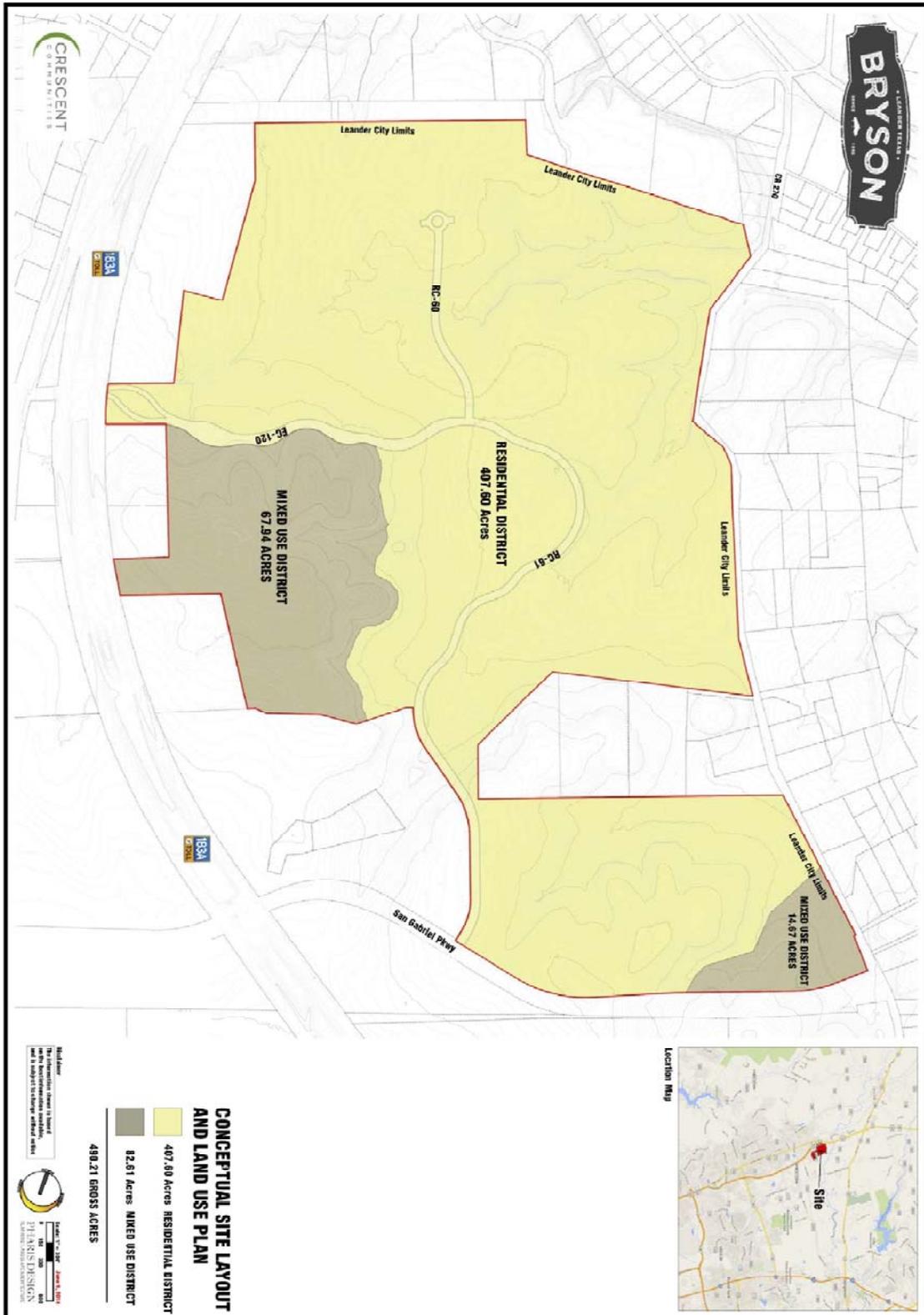
## X. Building Height

- A. Building heights shall be measured from the highest point of the finished floor elevation. In the case of split level foundations, the building height shall be measured from the highest finished floor elevation of such home. This measurement only applies to the Building Height Limitation of the Composite Zoning Ordinance.

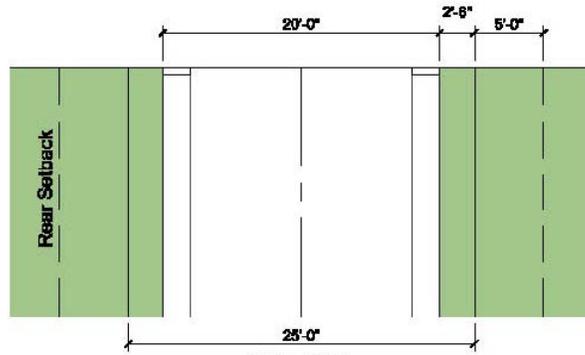


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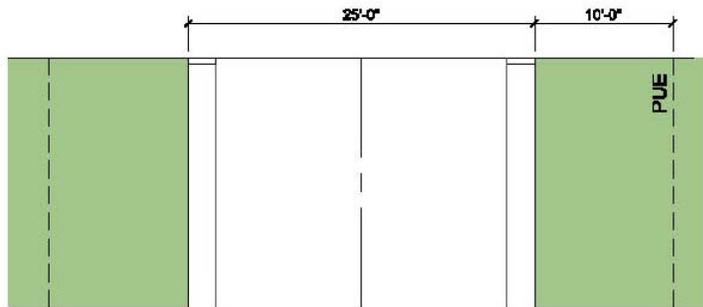
# Exhibit 1 Conceptual Site Layout & Land Use Plan



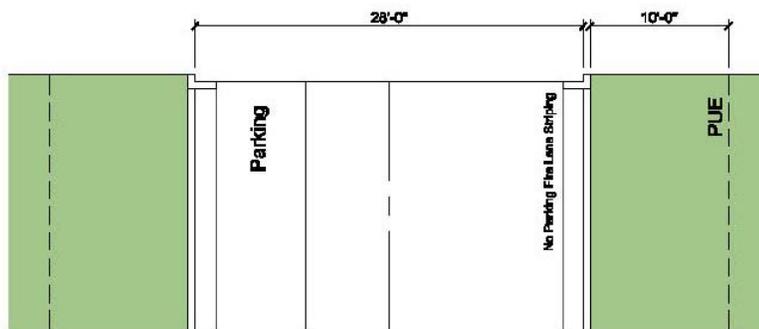
## Exhibit 2 Street Sections



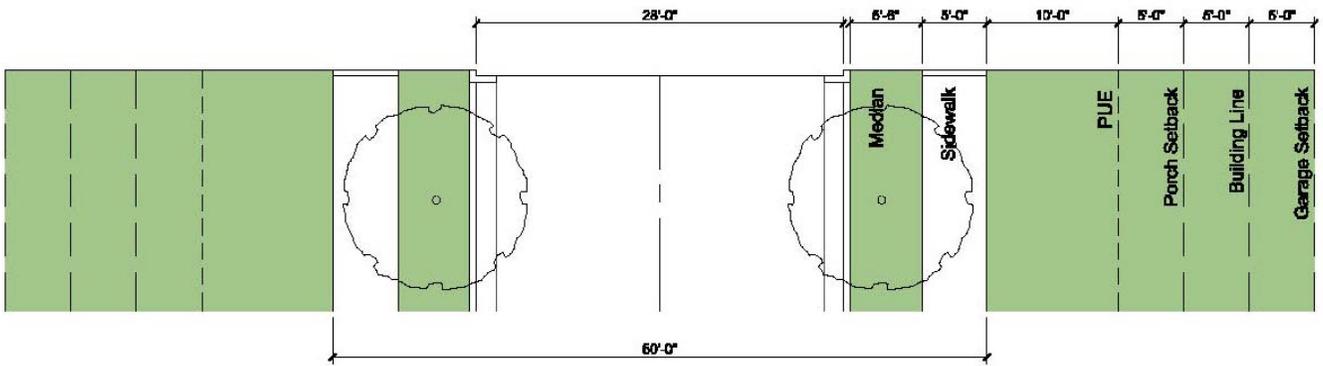
**AL-25**  
**Alley 25' ROW**



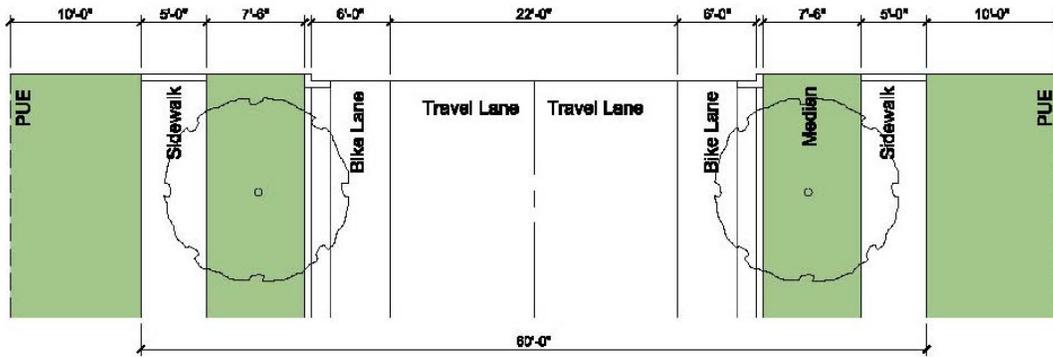
**PD-25**  
**Private Drive 25'**



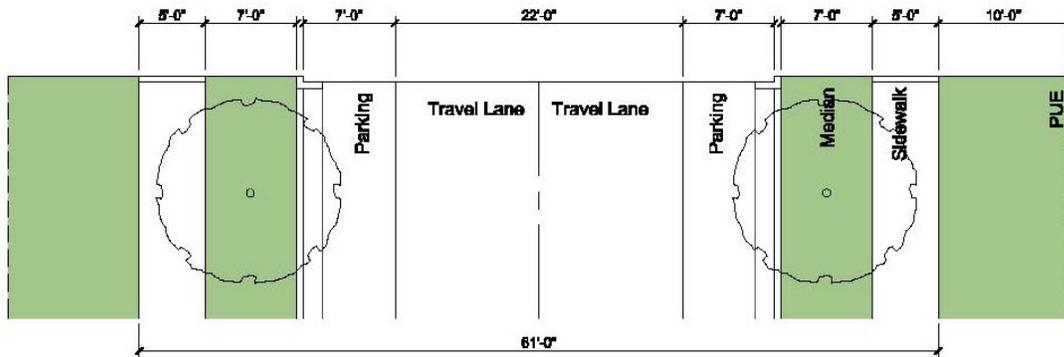
**PD-28**  
**Private Drive 28'**



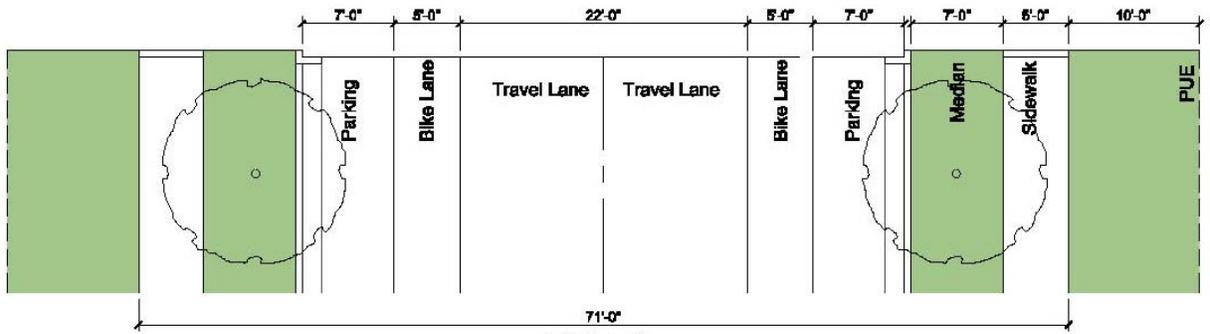
**LS-50**  
Local Street 50' ROW



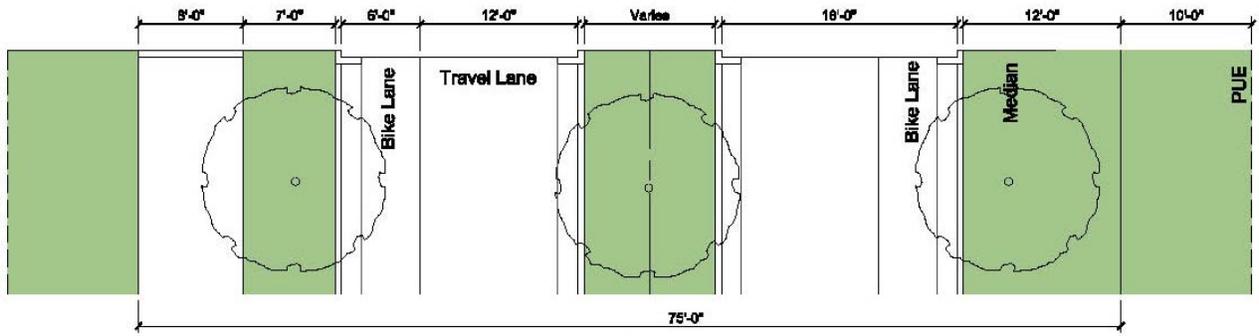
**RC-60**  
Residential Collector 60' ROW



**RC-61**  
Residential Collector 61' ROW



**RC-71**  
**Residential Collector 71' ROW**



**EC-120**  
**Entry Collector ROW Varies**

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### Exhibit 3 Architectural Styles









June 11, 2014

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

*RE: Bryson - PUD Zoning Application - Letter of Intent*

Dear Ms. Griffin

The following "Letter of Intent" proposes a residential development with adjustments, to the current PUD for the TOD Conventional Zoning and Composite Zoning Ordinances in place for the Bryson property, as required by the City of Leander's PUD zoning amendment process. The 490 acre Bryson master planned community (formerly known as Villages of Messina, Leander 183a and the Butler-Winters tract) is currently subject to the TOD/PUD Zoning Districts. Bryson is owned by Crescent Leander, TX, LLC.

The proposed Bryson PUD will include a blend of single family use, mixed-use, parks, trails, civic site(s), and public improvements as indicated on the Bryson Concept Plan dated May 5, 2014, which is currently under review by the City. The proposed Bryson PUD is also compliant with the Crescent Leander Development and Reimbursement Agreement in place with the City of Leander. Numerous benefits to the City of Leander, the Bryson community, and the neighborhoods surrounding Bryson will derive from approval of this PUD proposal.

Crescent Leander Texas, LLC proposes a revision to the zoning map to establish composite zoning districts and to allow flexibility in the placement of particular product within such. The Zoning Map would consist of two districts: Residential (RES) district; Mixed Use (MU) district.

The Bryson Planned Unit Development will raise the standard of development based on the principles that have been defined by our creative approach to community development, including:

- Provide a modern lifestyle that honors a rural legacy
- Bring a modern twist to authentic Leander
- Be connected to the essence of Austin
- Stay intimately connected to nature

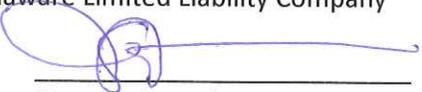
We believe that the creation of a PUD will enhance the development by allowing flexible uses and subdivision standards which will result in innovative and varied land uses and architectural styles. The flexibility to blend single family and mixed-use components within the development will provide for a more harmonious development consistent with the land features with generous open space and parkland. The PUD will further allow more rapid economic growth and diversity within the City.

The Crescent vision to “Build Community. Better People’s Lives” drives our approach to planning and development and the creation of a PUD will allow the development to fully embrace this principle.

We look forward to working with the City of Leander Staff, Planning and Zoning Commission, the Mayor and City Council on this application. If you have any questions in the meantime please do not hesitate to contact me.

Very truly yours,

Crescent Leander, TX, LLC  
A Delaware Limited Liability Company

By:   
Thomas G. Tucker, Vice President

Any notice mailed to the Developer shall be addressed:

Crescent Leander, TX, LLC  
c/o  
Tommy Tucker  
Residential Vice President  
Crescent Communities  
7000 N. Mopac Expressway  
Suite 200  
Austin, TX 78731

TTucker @ crescentcommunities.com  
p (512) 514-6920  
f (512) 514-6001



## EXECUTIVE SUMMARY

AUGUST 14, 2014

- 
- Agenda Subject:** Zoning Case 14-Z-022: Hold a public hearing and consider action on the rezoning of several tracts of land generally located 1,350 feet east from the northeast corner from the intersection of N. Bagdad Rd. and Old 2243 W. for 28.5 acres more or less; WCAD Parcels R393879, R393878, R393877, R393876, R393875. Currently, the property is zoned HC-4-D (Heavy Commercial) and the applicant is proposing to zone the property GC-4-D (General Commercial) and MF-2-B (Multi-Family) districts, Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Bruce Nakfoor on behalf of MLMH LTD.
- 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
- 08/07/2014



## PLANNING ANALYSIS

ZONING CASE 14-Z-022

Old 2243 Mixed Use

### GENERAL INFORMATION

**Owner:** MLMH LTD

**Current Zoning:** HC-4-D (Heavy Commercial)

**Proposed Zoning:** GC-4-D (General Commercial); MF-2-B (Multi-Family)

**Size and Location:** The property is approximately 1,350 feet east from the northeast corner from the intersection of N. Bagdad Rd. and Old 2243 W. for 28.5 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	SFU-2-B	Developed Single Family Homes: Estates of North Creek Ranch Subdivision
EAST	SFU-2-B	Proposed Mini-Storage Facility
SOUTH	GC-3-C SFU-2-B HC-4-D	Leander Veterinary Clinic Developed Single Family Home Vacant Property
WEST	HC-4-D	Big and Safe Self Storage

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

**USE COMPONENT:****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.

**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 4 (non-residential only):**

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

*Intent:*

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

**ARCHITECTURAL COMPONENTS:**

**TYPE B:**

*Features:* 85% masonry 1<sup>st</sup> floor, 50% (all stories); 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.

**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 HC-4-D (Heavy Commercial) district to GC-4-D (General Commercial) district and MF-2-B (Multi-Family) district. The intent of the applicant's request is to provide a site that would support development for potential commercial pad sites and an area for an apartment complex development to the rear of the property. The GC-4-D request is proposed to extend 300 ft back from the right-of-way line of Old 2243 W., and the remaining north tract of the property is proposed area to locate the MF-2-B zoning district.

The intent statements for the General Commercial use component speaks to this component being located in high traffic areas and that access should be provided by an arterial street. Old 2243 W. is designated as an arterial class street per the City's Transportation Plan.

The intent statement of the Type 4 site component speaks to being utilized only for industrial and heavy commercial uses, and may be utilized with GC, HC, or HI use components. It also notes that it is to be utilized where appropriate for uses with moderately intense outdoor site requirements, and has the need for significant outdoor storage and display. The Type 4 component is not intended to be utilized for office and retail uses that are inadequately buffered from residential uses.

The Type 4 site component requires the following:

- Unlimited outdoor display
- Outdoor storage and container storage limited to sixty percent (60%) of the gross floor area of the primary building.
- Accessory buildings/structures with square footage no greater than sixty percent (60%) of the gross floor area of the primary building
- The combination of accessory buildings/structures and outdoor storage shall not exceed eighty percent (80%) of the gross floor area of the primary building.
- Outdoor commercial fueling and washing of vehicles is permitted per Type 3
- Outdoor animal boarding
- Outdoor entertainment venues involving substantial outdoor facilities, noise generation, or amplified sound systems.
- Overhead commercial service doors

The intent statement of the Type D architectural component speaks to this component only being utilized for heavy commercial service or industrial warehousing. It notes that it is not intended to be utilized with the majority of GC districts. It is not intended for retail or office development

adjacent to residential neighborhoods where not adequately buffered. This architectural component is discouraged along major thoroughfares and is intended to be utilized within an industrial park development.

The Type D architectural component calls for the following:

- 35% of the exterior surface area of walls (all stories) are masonry
- 60% of the exterior surface area of all street facing walls are to be masonry (all stories)
- Permits cementitious fiber board or painted metal panel for remaining materials
- Requires at least 2 design features visible from a public street or residential district.
- Permits facilities that have no exterior walls as a primary use which exposes mechanical, electrical of other facilities.

The intent statements for the Multi-Family use component speaks to being utilized as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. It is intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family development, with the goal seeking to avoid 25 contiguous acres or more. Access should be provided by a collector or higher classification street.

The intent statement for the Type 2 site components identifies that it is to be utilized where non-residential developments are adjacent to a residential district, or other more restrictive districts. It is to be utilized with developments not requiring the accessory structure or dwelling privileges of the Type 3 site component, and is generally not used with the HC and HI use components.

The Type 2 site component requires the following:

- Accessory buildings/structures with square footage not greater than ten percent (10%) of the gross floor area of the primary building.
- Commercial outdoor animal boarding is permitted.
- Outdoor entertainment venues with substantial outdoor facilities, noise generation, and amplified sound systems are prohibited.
- Drive-through service lanes and drive-in service are permitted.
- Outdoor display is prohibited
- Outdoor storage and container storage are prohibited.
- Outdoor fuel sales are prohibited.
- At least 35% of the units of multi-family development are required to have at least one enclosed garage parking space, and parking areas shall be no wider than two parking modules wide.

The intent statement for the Type B architectural component notes that it is intended to be utilized for the majority of residential development. It is to assist with harmonious land use transitions, and is to help raise the standards for non-residential property adjacent to residential uses or property that is more restrictive.

The Type B architectural component calls for the following:

- 85% of the first surface area walls are required to be comprised of masonry.
- 50% of the exterior surface area walls (all stories) are to be comprised of masonry.

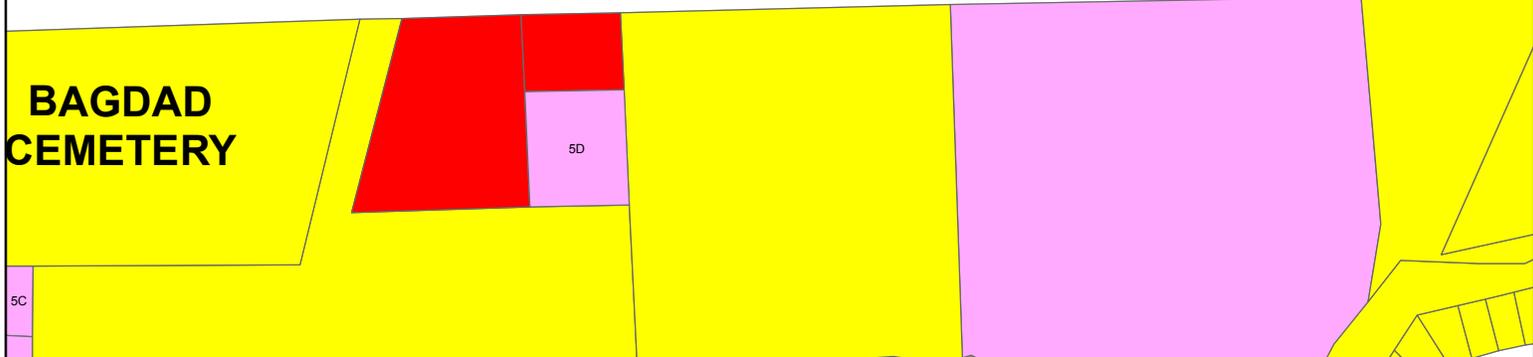
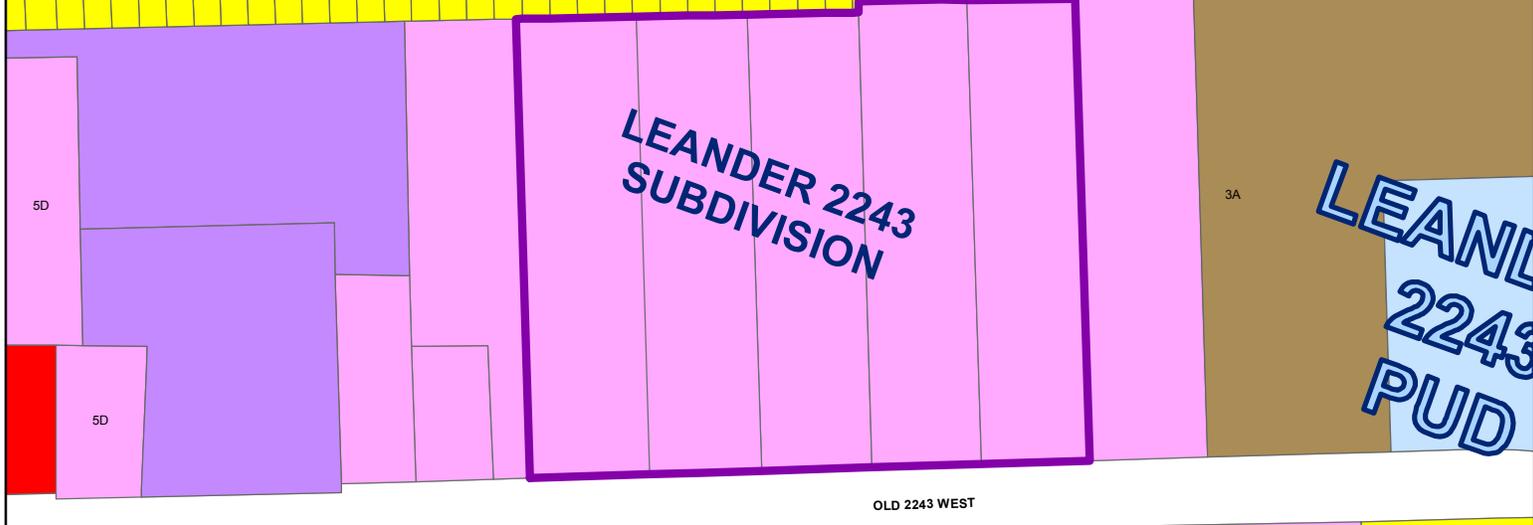
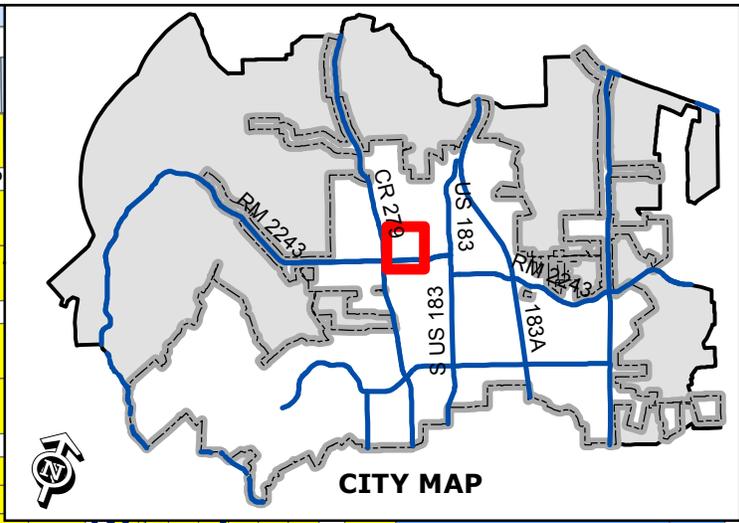
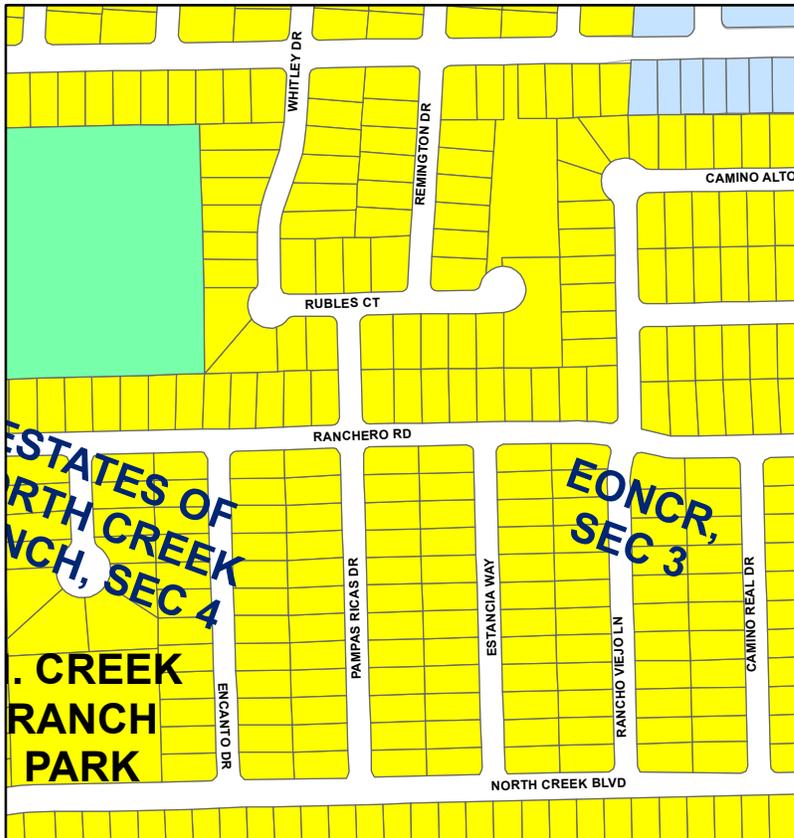
- All building fronts shall have at least four different design features to break the wall plane.
- Permits cementitious fiber planking for the remaining exterior surface materials.
- This architectural component would permit a maximum density of 18 units per acre for Multi-Family development.

**STAFF RECOMMENDATION:**

The applicant is requesting to rezone the property to GC-4-D and MF-2-B, and staff is recommending approval of GC-3-C and MF-2-B. The request for the GC-4-D district is seeking to maintain the site component and architectural requirements of the present zoning of the property. The Type 4 site component intent statement notes that it is to be utilized for industrial or heavy commercial uses, and that it should not be utilized with office or retail development without the need for the available limits of outdoor storage and accessory buildings.

The Type 3 site component would be appropriate for commercial development at this location as it scales back the amount of outdoor display to 30% of the gross floor area for primary structures, and 20% of the gross floor area of the primary structure for outdoor storage and container storage. Additionally, the Type 3 site component would limit outdoor entertainment venues that seek substantial outdoor facilities, unshielded stadium lighting, and noise generation. This would protect the future residents immediately north of the property adjacent to Old 2243 W. and the residents within the Estates of North Creek Ranch. Additionally, the intent statements for the Type D architectural component note that it is only to be used with industrial park developments, and it's not to be located along major thoroughfares. Staff is recommending the Type C architectural component as it is appropriate for most uses permitted within the GC use component.

The MF-2-B request meets the intent statements of the use component. It meets the goal of avoiding contiguous tracts of 25 acres or less, and access to it would be provided on a collector or higher class thoroughfare (Old 2243 W.).



**ZONING CASE 14-Z-022**

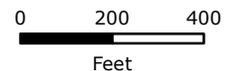
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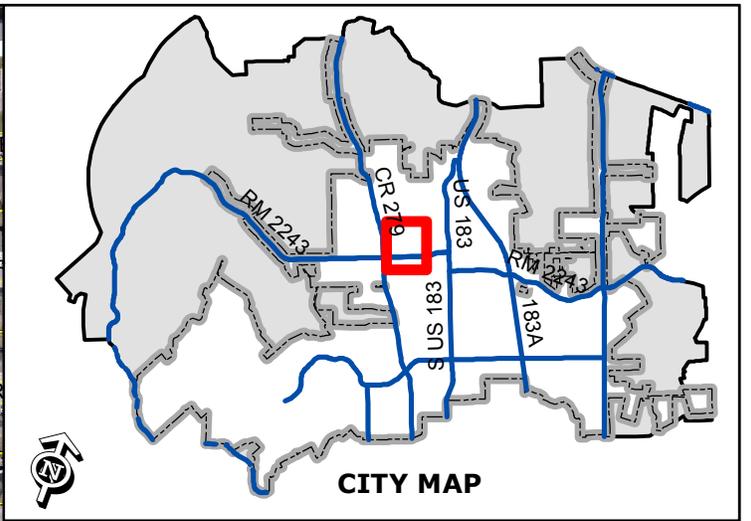
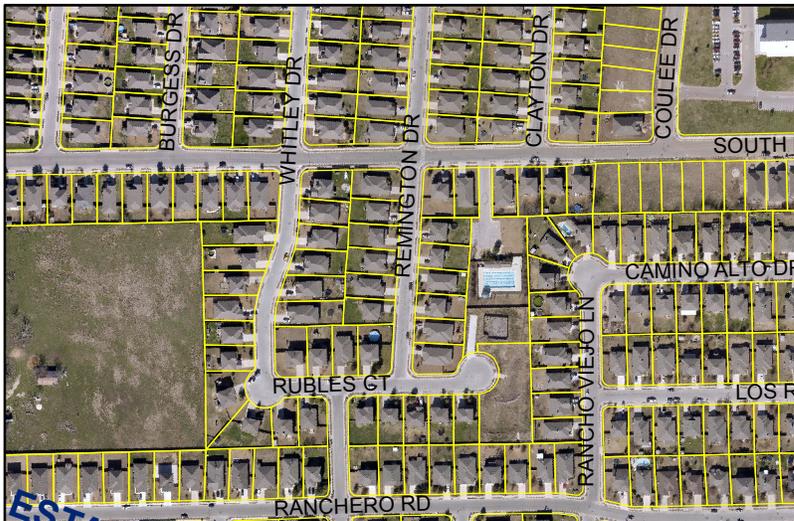
Current Zoning Map  
Old 2243 Mixed Use



-  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-022 Attachment #3**

Aerial Exhibit - Approximate Boundaries  
Old 2243 Mixed Use



0 200  
Feet

- Subject Property
- City Limits

Bruce Nakfoor

June 13, 2014

9119 Spinning Leaf Cove

Austin, Texas 78735

512-656-6244

City of Leander Planning Department

104 North Brushy Street

Leander, Texas 78646-0319

Re: 28 Acre Zoning Application for Lots 5,6,7,8,and 9,Block A, Replat of Lots 1-9.Block A of Leander 2243 Subdivision.

Planning Department,

I am writing you today to explain my intent to change the zoning on the above referenced property. I feel the highest and best use for the property is Multi-Family with General Commercial fronting F.M.2243. I have enclosed a statement of support from a reputable Leander resident.

The property is effectively a flat rectangle with no trees, waterways other than a drainage easement and, no existing structures.

Regards,

Bruce Nakfoor

Agent for Owner