

AGENDA

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

Thursday ~ August 28, 2014 at 7:00 pm

Place 1 – Michelle Stephenson, Vice Chair	Place 5 – Richard Allen
Place 2 – Joel Wixson	Place 6 – Betty Saenz
Place 3 – Jason Anderson	Place 7 – Jeff Seiler, Chair
Place 4 – Sid Sokol	

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: August 14, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
7. Item #7 was removed.

PUBLIC HEARING

8. Subdivision Case 14-PP-003: Hold a public hearing and consider action on the Stewart Crossing Preliminary Plat for 66.2 acres more or less; WCAD Parcels R433136, R031257, R031261, R031259, R031260, R432796, and R432795; generally located 1,000 feet to the east of the northeast corner of the intersection of 183A Toll Road and E. Woodview Drive Leander, Williamson County Texas. Applicant/Agent: Jones & Carter, Inc. on behalf BW and Carlene Pruett Trust and Samuel, Ida Nell Pearson Family Trust and Samuel and Ida Nell Pearson and BW and Carlene Pruett Family Trust.

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

9. Subdivision Case 14-FP-024: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phase 2F-B Final Plat for 13.107 acres more or less; TCAD Parcel 831299; generally located to the northeast of the intersection of Shumard Bluff Drive and Osage Drive, more specifically located to the north of the intersection of Shumard Bluff Drive and Hilltop Divide Lane; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.

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

10. Zoning Case 14-Z-023: Hold a public hearing and consider action on the rezoning of a 0.07 acre tract of land, more or less, generally located 1,300 feet from the northeast corner of the intersection of Ronald W. Reagan Blvd and County Road 177; WCAD Parcel R496905. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) district, and the applicant is proposing to zone the property LO-2-B (Local Office) district, Leander, Williamson County, Texas. Applicant: John Zamora on behalf of RockPointe Church.

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

REGULAR AGENDA

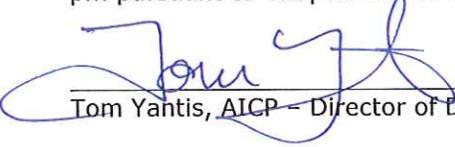
11. Subdivision Case 13-FP-019: Consider action on an extension request for the Sarita Valley, Phase IV Final Plat for 25.61 acres more or less; WCAD Parcel R516398; generally located on the east side of Ronald W. Reagan Blvd, approximately ½ mile from the northeast corner of the intersection of E Crystal Falls Pkwy and Ronald W. Reagan Blvd.; Williamson County, Texas.

- a) Staff Presentation
- b) Applicant Presentation
- c) Discussion
- d) Consider Action

12. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 18th day of July, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Tom Yantis, AICP – Director of Development Services



MINUTES

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

Thursday ~ 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
Meeting called to order at 7:00 pm
2. Roll Call
All Commissioners were present
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: July 24, 2014
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner 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 August 7, 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. Eric Zeno, Economic Development Manager to give ICSC update.
Eric Zeno, Economic Development Manager gave the update to the Commissioners

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
Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary
 - b) Applicant Presentation
Troy Ulman, Applicant was available 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
Robin Griffin, Senior Planner answered questions from the Commissioners
 - f) Consider Action
Vice Chair Stephenson moved to approve with staff recommendations.
Commissioner Allen seconded the motion. Motion passed unanimously

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
Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary
 - b) Applicant Presentation
Chris Field, Applicant gave a presentation
 - 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 was held
 - f) Consider Action
Commissioner Wixson moved to approve with staff recommendations. Vice Chair Stephenson seconded the motion. Motion passed unanimously

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

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary

b) Applicant Presentation

Applicant was available 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

Tom Yantis answered questions from the Commissioners

Amy Lynn Payne, representative for applicant answered questions

f) Consider Action

Commissioner Anderson moved to approve. Commissioner Allen seconded the motion. Motion passed unanimously

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

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval as stated in the executive summary

b) Applicant Presentation

Brett Burke, Representative for the owner was available 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

Commissioners held a discussion

f) Consider Action

Commissioner Allen moved to approve with staff recommendations.

Commissioner Anderson seconded the motion. Motion passed unanimously

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

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

b) Applicant Presentation

Tommy Tucker, Applicant gave a presentation

c) Open Public Hearing

Chairman Seiler opened the public hearing

JoAnn Walsh inquired about the location of the project

d) Close Public Hearing

Chairman Seiler closed the public hearing

e) Discussion

Commissioners held a discussion

f) Consider Action

Commissioner Wixson moved to approve with a limitation of 4 locations for food trailers. Commissioner Allen seconded the motion. Motion passed unanimously

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

Martin Siwek, Planner stated that staff reviewed the request and clarified the uses allowed in the zoning district requested

b) Applicant Presentation

Applicant was available for questions

c) Open Public Hearing

Chairman Seiler opened the public hearing

Joann Walsh, adjacent property owner asked for renderings of the development and about the requested zoning

d) Close Public Hearing

Chairman Seiler closed the public hearing

e) Discussion

Commissioners held a discussion

f) Consider Action

Commissioner Anderson moved to approve with staff recommendations for GC-3-C and MF-2-B. Commissioner Sokol seconded the motion. Motion passed unanimously

13. Meeting adjourned at 9:13 pm

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

AUGUST 28, 2014

-
- Agenda Subject:** Subdivision Case 14-PP-003: Hold a public hearing and consider action on the Stewart Crossing Preliminary Plat for 66.2 acres more or less; WCAD Parcels R433136, R031257, R031261, R031259, R031260, R432796, and R432795; generally located 1,000 feet to the east of the northeast corner of the intersection of 183A Toll Road and E. Woodview Drive Leander, Williamson County Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Jones & Carter, Inc. on behalf BW and Carlene Pruett Trust and Samuel, Ida Nell Pearson Family Trust and Samuel and Ida Nell Pearson and BW and Carlene Pruett Family Trust.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 223 single-family lots, six landscape lots, 2 pond/drainage lots, and 3 park lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

08/18/2014

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

OWNERS:
 THE BW & CARLENE PRUETT FAMILY TRUST
 P.O. BOX 316
 LEANDER, TEXAS 78646
 THE SAMUEL AND IDA NELL PEARSON FAMILY TRUST
 1601 E. WOODVIEW DRIVE
 LEANDER, TEXAS 78641

ENGINEER/SURVEYOR:

JC JONES & CARTER, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
 Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400
 AUSTIN, TEXAS 78744
 (512) 441-9493 (Phone)
 (512) 445-2286 (Fax)

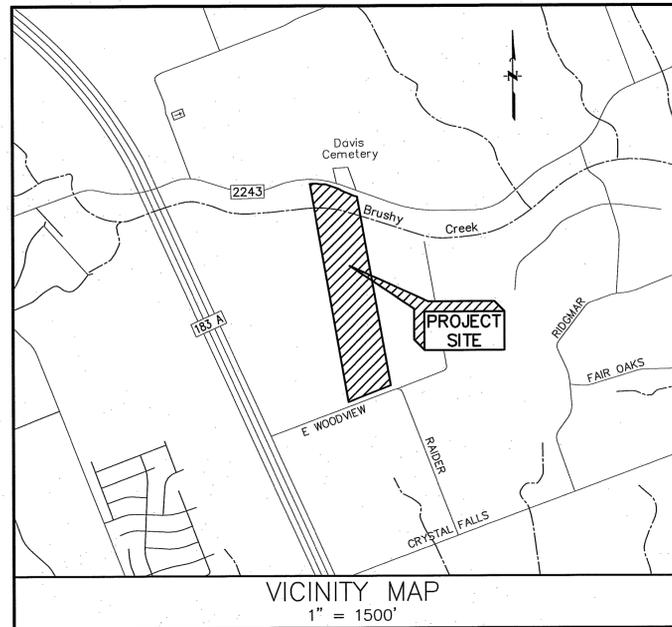
ZONING:
 SINGLE FAMILY COMPACT (SFC-2-A)

STEWART CROSSING PRELIMINARY PLAT

CITY OF LEANDER
 JUNE 2014

INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	OVERALL PLAN
3.	PRELIMINARY PLAT - PHASE 1
4.	PRELIMINARY PLAT - PHASE 2
5.	UTILITY SCHEMATIC - PHASE 1
6.	UTILITY SCHEMATIC - PHASE 2
7.	PARKS PLAN
8.	DRAINAGE AREA MAPS
9.	TREE PROTECTION PLAN - PHASE 1
10.	TREE PROTECTION PLAN - PHASE 2



NOTES:

- BASED ON CURRENT LOT YIELD, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 2,163 AVERAGE DAILY TRIPS. AT THE TIME OF FINAL PLAT, A FEE IN LIEU PAYMENT WILL BE PAID FOR THE TIA.
- THIS PROPERTY IS SUBJECT TO ROADWAY ADEQUACY FEES.
- OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF E. WOODVIEW DRIVE AND RAIDER 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 ADJOINING STREET IS CONSTRUCTED.
- FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC 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 SITE LIES OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LANDSCAPE LOTS 1 AND 21, BLOCK A, LOTS 1 AND 115, BLOCK B, AND LOTS 1 AND 22, BLOCK F, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE (5) GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOTS ARE REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- A TEN (10) FOOT EASEMENT IS REQUIRED ALONG ALL ROADS AND A 2.5 FOOT EASEMENT IS REQUIRED ALONG ALL SIDE LOT LINES.
- PHASE 1'S FINAL PLAT AND CONSTRUCTION PLANS WILL BE SUBMITTED FOR APPROVAL IN 2014, WITH CONSTRUCTION TO COMMENCE IN 2015. PHASE 2'S FINAL PLAT AND CONSTRUCTION PLANS WILL BE SUBMITTED IN FOR APPROVAL IN 2015, WITH CONSTRUCTION TO COMMENCE IN 2016.

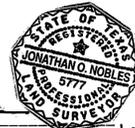
BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001326426.

In addition to the plotted easements shown on the plat, the following easement also affects the subject tract: an easement for underground facilities granted to Southwestern Bell Telephone Company, recorded in Volume 2290, Page 698, Official Records of Williamson County, Texas, DOES AFFECT the subject tract. (not plottable)

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 01247-19179, issued February 6, 2014, are shown or depicted hereon.

Jonathan O. Nobles
 Jonathan O. Nobles
 Registered Professional Land Surveyor No. 5777
 Date: October 18, 2013



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR



Shawn C. Graham
 Shawn C. Graham, P.E.
 Date: 7/22/2014

STREET TABLE		
NAME	LENGTH (LF)	SIDEWALK
RAIDER WAY	3409	8'
E WOODVIEW DRIVE	N/A	8'
GABRIELLE ANNE DRIVE	1400	4'
DESMOND STREET	409	4'
GERALD LANE	420	4'
TORRE STREET	616	4'
DUBIEL DRIVE	399	4'
SIGOURNEY WAY	849	4'
RAYMOND DRIVE	337	4'
IDA NELL PEARSON STREET	408	4'
EVERTS STREET	633	4'
CARLENE PRUETT STREET	430	4'
WILLIAM BEE DRIVE	419	4'
MELDA STREET	849	4'
MYRNA BEND	1796	4'
NOLAN RANCH ROAD	199	4'

LOT TABLE

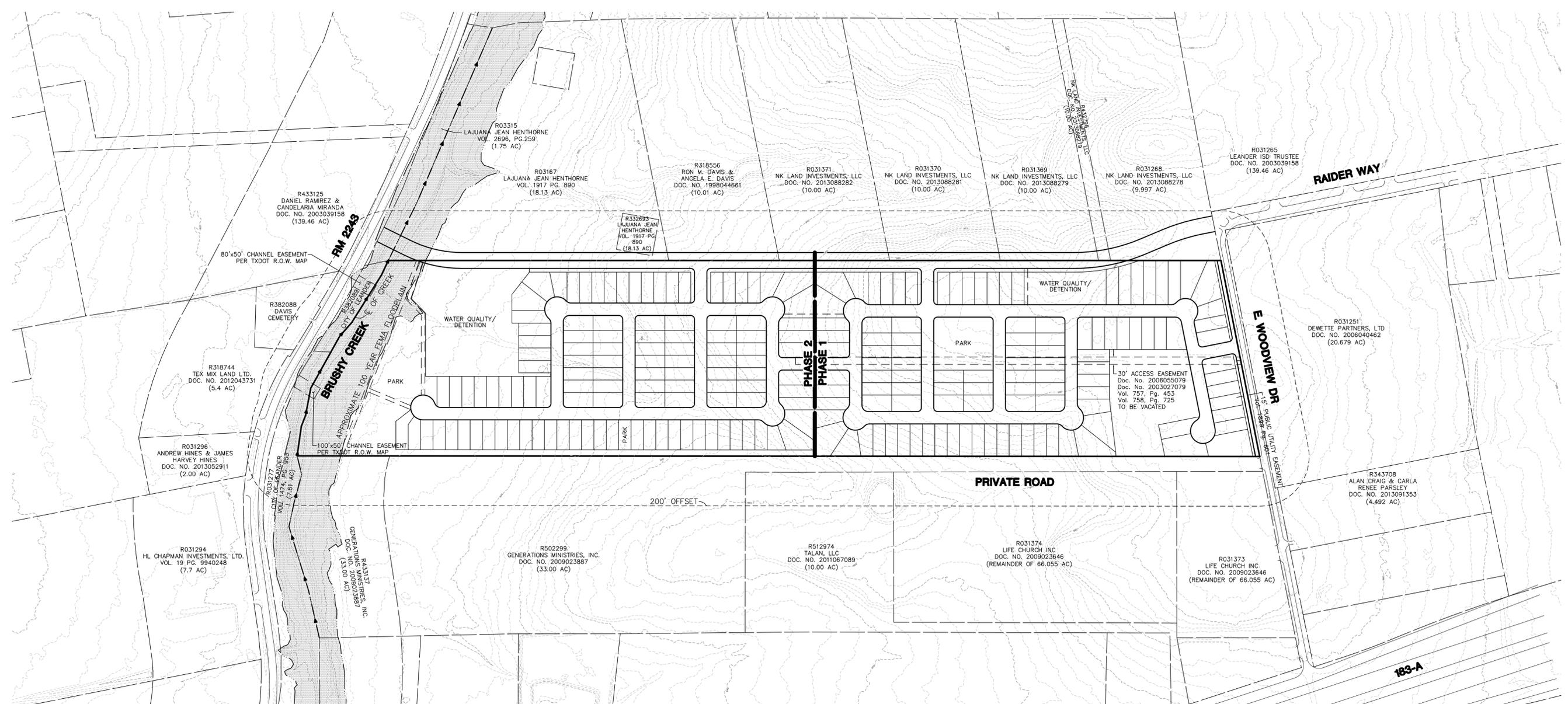
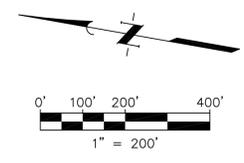
RESIDENTIAL (50'x120')	223 LOTS
NON RESIDENTIAL	11 LOTS
L.U.E.'s	223

LAND USE TABLE

50'x120' RESIDENTIAL (223)	35.7 AC
LARGE LOT RESIDENTIAL (1)	2.9 AC
PUBLIC STREETS	13.2 AC
LANDSCAPE (6)	1.1 AC
PARKS (3)	7.4 AC
PONDS/DRAINAGE (2)	5.9 AC
TOTAL ACRES	66.2 AC

TIMING

PHASE 1 - BEGINS 5/1/2015
 PHASE 2 - BEGINS 5/1/2016



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

OWNERS:
 THE BW & CARLENE PRUETT FAMILY TRUST
 P.O. BOX 316
 LEANDER, TEXAS 78646
 THE SAMUEL AND IDA NELL PEARSON FAMILY TRUST
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ENGINEER/SURVEYOR:
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 Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400
 AUSTIN, TEXAS 78744
 (512) 441-9493 (Phone)
 (512) 445-2286 (Fax)

STEWART CROSSING PARKLAND DEDICATION WORKSHEET 7/17/2014

Phase	Lots	Required*	Proposed	Acres	Parkland Credited*	Parkland Deficit/Surplus in-Lieu Value	Parkland Fee	Rec. Imp. Fee Required	Recreation Facilities
I	109	3.82	1.18		1.18	-2.64	\$ 62,229.00	\$ 38,150.00	
II	114	3.99	6.1	3.49	4.355	0.365	\$ (8,604.00)	\$ 39,900.00	10' concrete trail for public use
Totals:	223	7.81	7.28	3.49	5.535	-2.275	\$ 53,625.00	\$ 78,050.00	

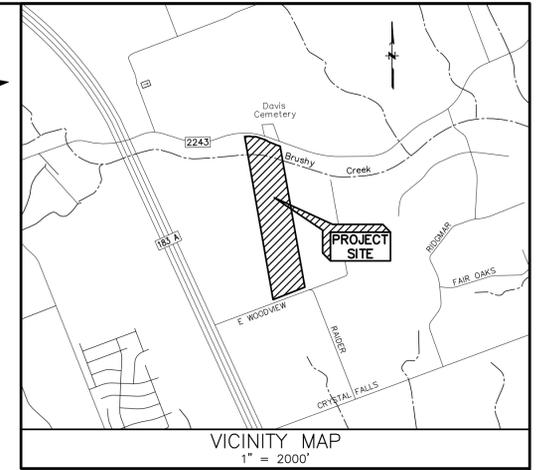
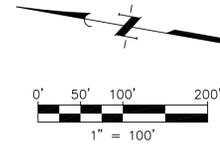
* The first priority for meeting requirements of the Parkland Dedication Ordinance shall be the dedication of the 6.1-acre park land and construction of the public trail along the Brushy Creek Trail Corridor. The trail and creek corridor are master plan priorities identified in the Parks, Rec. & Open Space Master Plan. Credit for the 1.18 acre private park is dependent upon first satisfying the master plan priority need for the public trail corridor dedication and trail construction. Recreation improvement fees shall be expended on public trail construction prior to their use to construct private park improvements and the fee in-lieu parkland deficit value will be credited towards public trail construction.

STEWART CROSSING OVERALL PLAN

CITY OF LEANDER

JUNE 2014

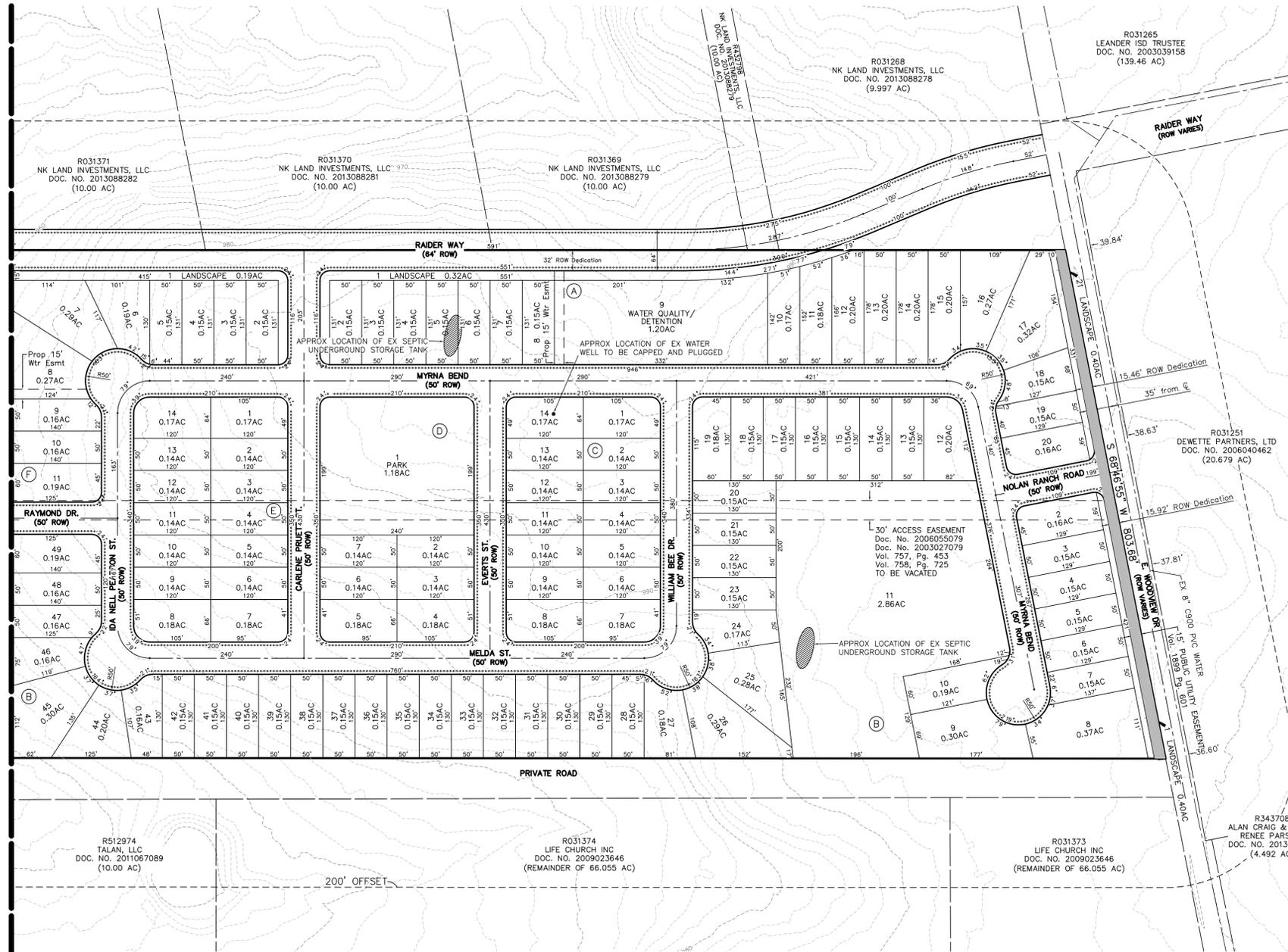
PHASE 1



PROPOSED LEGEND

- SIDEWALKS (SEE STREET TABLE FOR WIDTH)
- ROW TO BE DEDICATED 35' FROM CENTERLINE OF WOODVIEW DRIVE

MATCH LINE - PHASE 2



STEWART CROSSING PARKLAND DEDICATION WORKSHEET 7/17/2014

Phase	Lots	Required*	Proposed	Acreage	Credited*	Deficit/Surplus	In-Lieu Value	Fee Required	Recreation Facilities
I	109	3.82	1.18	1.18	1.18	-2.64	\$ 62,229.00	\$ 38,150.00	
II	114	3.99	6.1	3.49	4.355	0.365	\$ (8,604.00)	\$ 39,900.00	10' concrete trail for public use
Totals:	223	7.81	7.28	3.49	5.535	-2.275	\$ 53,625.00	\$ 78,050.00	

* The first priority for meeting requirements of the Parkland Dedication Ordinance shall be the dedication of the 6.1-acre park land and construction of the public trail along the Brushy Creek Trail Corridor. The trail and creek corridor are master plan priorities identified in the Parks, Rec. & Open Space Master Plan. Credit for the 1.18 acre private park is dependent upon first satisfying the master plan priority need for the public trail corridor dedication and trail construction. Recreation improvement fees shall be expended on public trail construction prior to their use to construct private park improvements and the fee in-lieu parkland deficit value will be credited towards public trail construction.

STREET TABLE		
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DUBIEL DRIVE	399	4'
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WILLIAM BEE DRIVE	419	4'
MELDA STREET	849	4'
MYRNA BEND	1796	4'
NOLAN RANCH ROAD	199	4'

STEWART CROSSING PRELIMINARY PLAT

CITY OF LEANDER

JUNE 2014

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

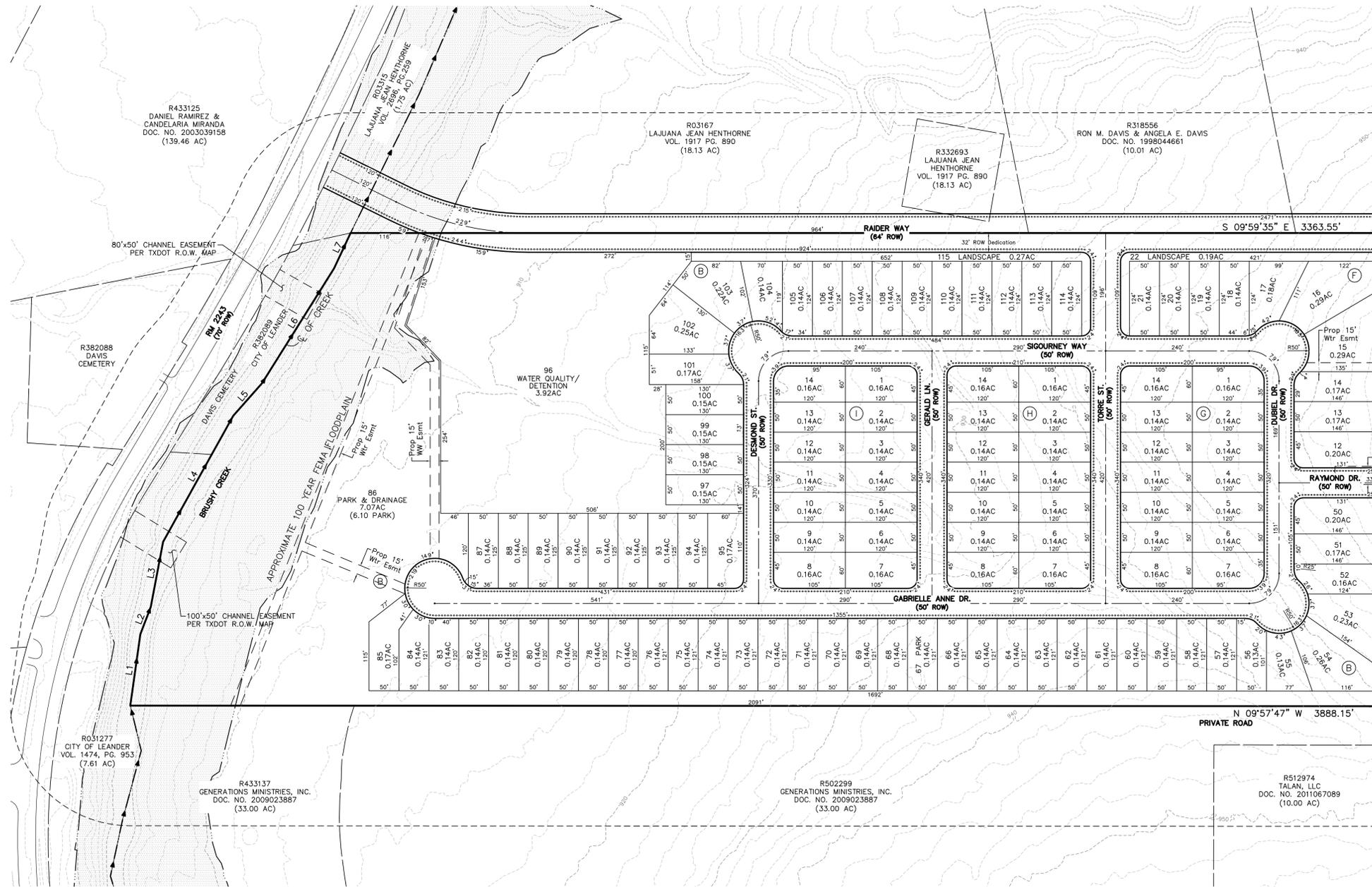
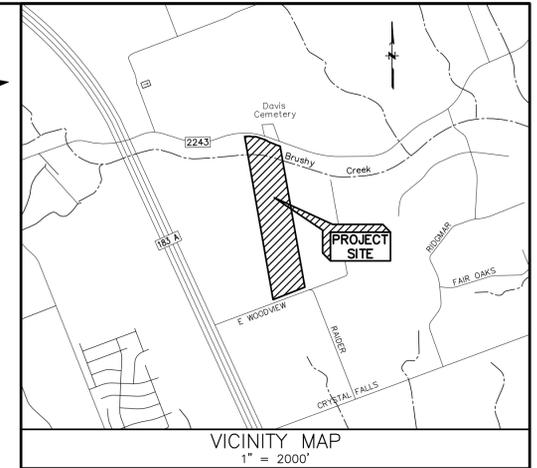
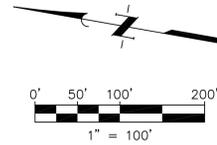
OWNERS:
THE BW & CARLENE PRUETT FAMILY TRUST
P.O. BOX 316
LEANDER, TEXAS 78646

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

ENGINEER/SURVEYOR:
JC JONES & CARTER, INC.
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1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

PHASE 2



MATCH LINE - PHASE 1

PROPOSED LEGEND

..... SIDEWALKS (SEE STREET TABLE FOR WIDTH)

30' ACCESS EASEMENT
Doc. No. 2006055079
Doc. No. 2003027079
Vol. 757, Pg. 453
Vol. 758, Pg. 725
TO BE VACATED

LINE	BEARING	DISTANCE
L1	N 88°04'14" E	120.02'
L2	S 78°55'13" E	48.23'
L3	S 89°11'53" E	110.57'
L4	S 70°46'57" E	240.38'
L5	S 58°21'31" E	72.05'
L6	S 67°47'17" E	226.26'
L7	S 74°53'31" E	64.83'

STREET TABLE		
NAME	LENGTH (LF)	SIDEWALK
RAIDER WAY	3409	8'
E WOODVIEW DRIVE	N/A	8'
GABRIELLE ANNE DRIVE	1400	4'
DESMOND STREET	409	4'
GERALD LANE	420	4'
TORRE STREET	616	4'
DUBIEL DRIVE	399	4'
SIGOURNEY WAY	849	4'
RAYMOND DRIVE	337	4'
IDA NELL PEARSON STREET	408	4'
EVERTS STREET	633	4'
CARLENE PRUETT STREET	430	4'
WILLIAM BEE DRIVE	419	4'
MELDA STREET	849	4'
MYRNA BEND	1796	4'
NOLAN RANCH ROAD	199	4'

STEWART CROSSING PARKLAND DEDICATION WORKSHEET

7/17/2014

Phase	Lots	Required*	Proposed	Acre	Credited*	Deficit/Surplus in-Lieu Value	Fee Required	Rec. Imp.	Recreation Facilities
I	109	3.82	1.18		1.18	-2.64	\$ 62,229.00	\$ 38,150.00	
II	114	3.99	6.1	3.49	4.355	0.365	\$ (8,604.00)	\$ 39,900.00	10' concrete trail for public use
Totals:	223	7.81	7.28	3.49	5.535	-2.275	\$ 53,625.00	\$ 78,050.00	

* The first priority for meeting requirements of the Parkland Dedication Ordinance shall be the dedication of the 6.1-acre park land and construction of the public trail along the Brusby Creek Trail Corridor. The trail and creek corridor are master plan priorities identified in the Parks, Rec. & Open Space Master Plan. Credit for the 1.18 acre private park is dependent upon first satisfying the master plan priority need for the public trail corridor dedication and trail construction. Recreation improvement fees shall be expended on public trail construction prior to their use to construct private park improvements and the fee-in-lieu parkland deficit value will be credited towards public trail construction.

STEWART CROSSING PRELIMINARY PLAT

CITY OF LEANDER

JUNE 2014

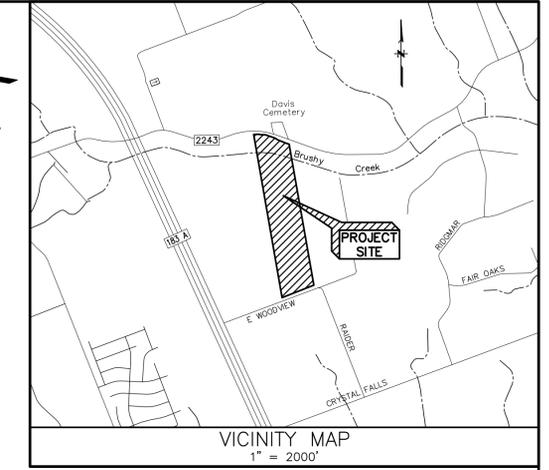
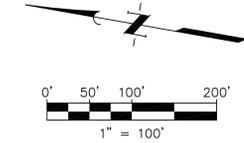
DEVELOPER:
RJ MADDEN, INC.
1201 E. NEW HOPE DRIVE
CEDAR PARK, TEXAS 78613
(512) 346-1200 (Phone)

OWNERS:
THE BW & CARLENE PRUETT FAMILY TRUST
P.O. BOX 316
LEANDER, TEXAS 78646
THE SAMUEL AND IDA NELL PEARSON FAMILY TRUST
1601 E. WOODVIEW DRIVE
LEANDER, TEXAS 78641

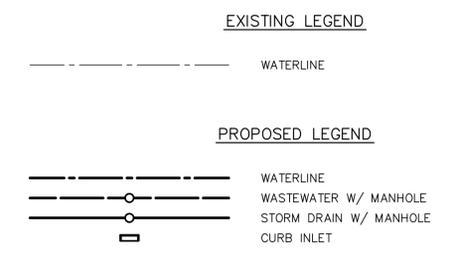
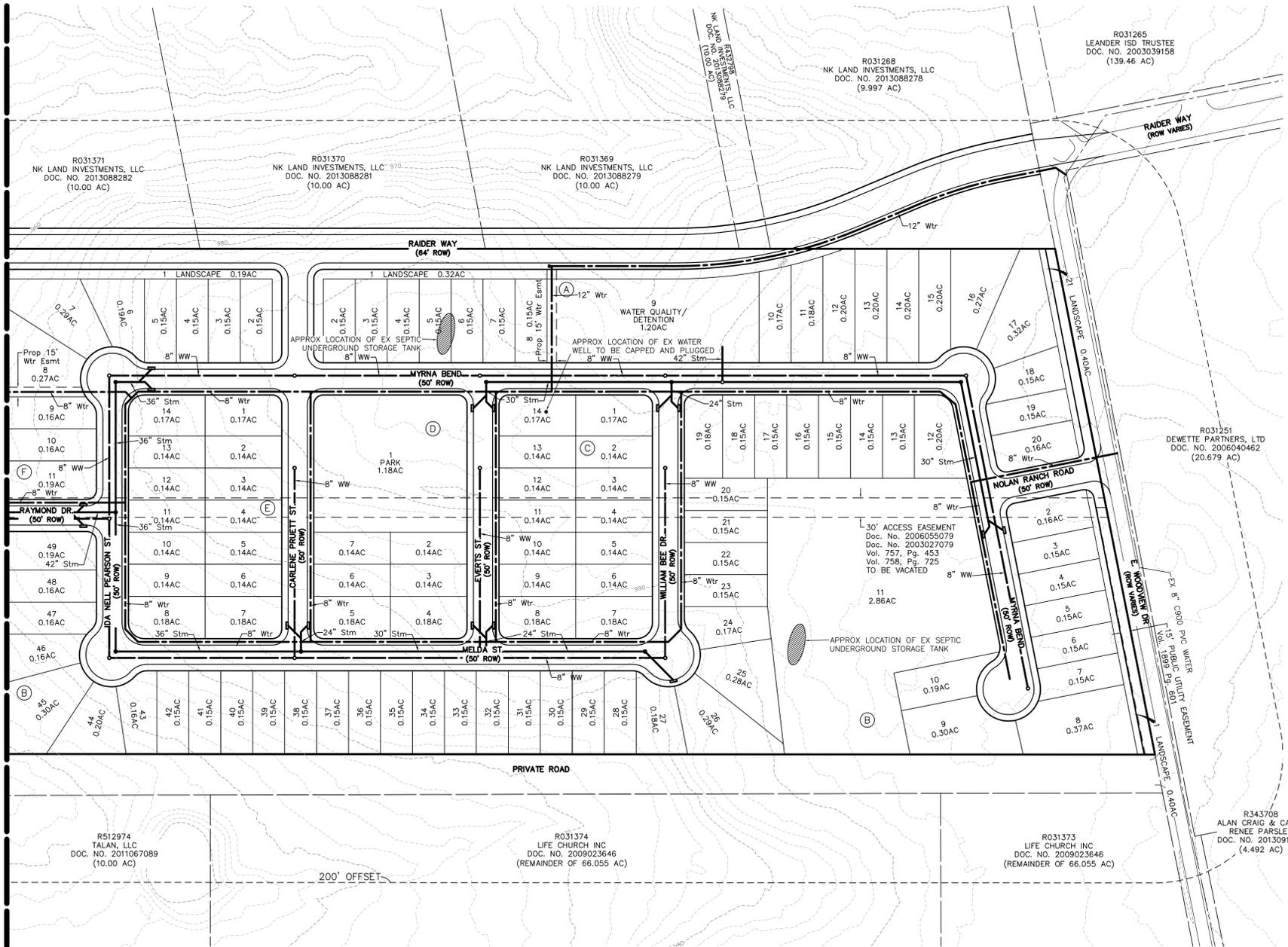
ENGINEER/SURVEYOR:
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

PHASE 1



MATCH LINE - PHASE 2



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

OWNERS:
THE BW & CARLENE PRUETT FAMILY TRUST
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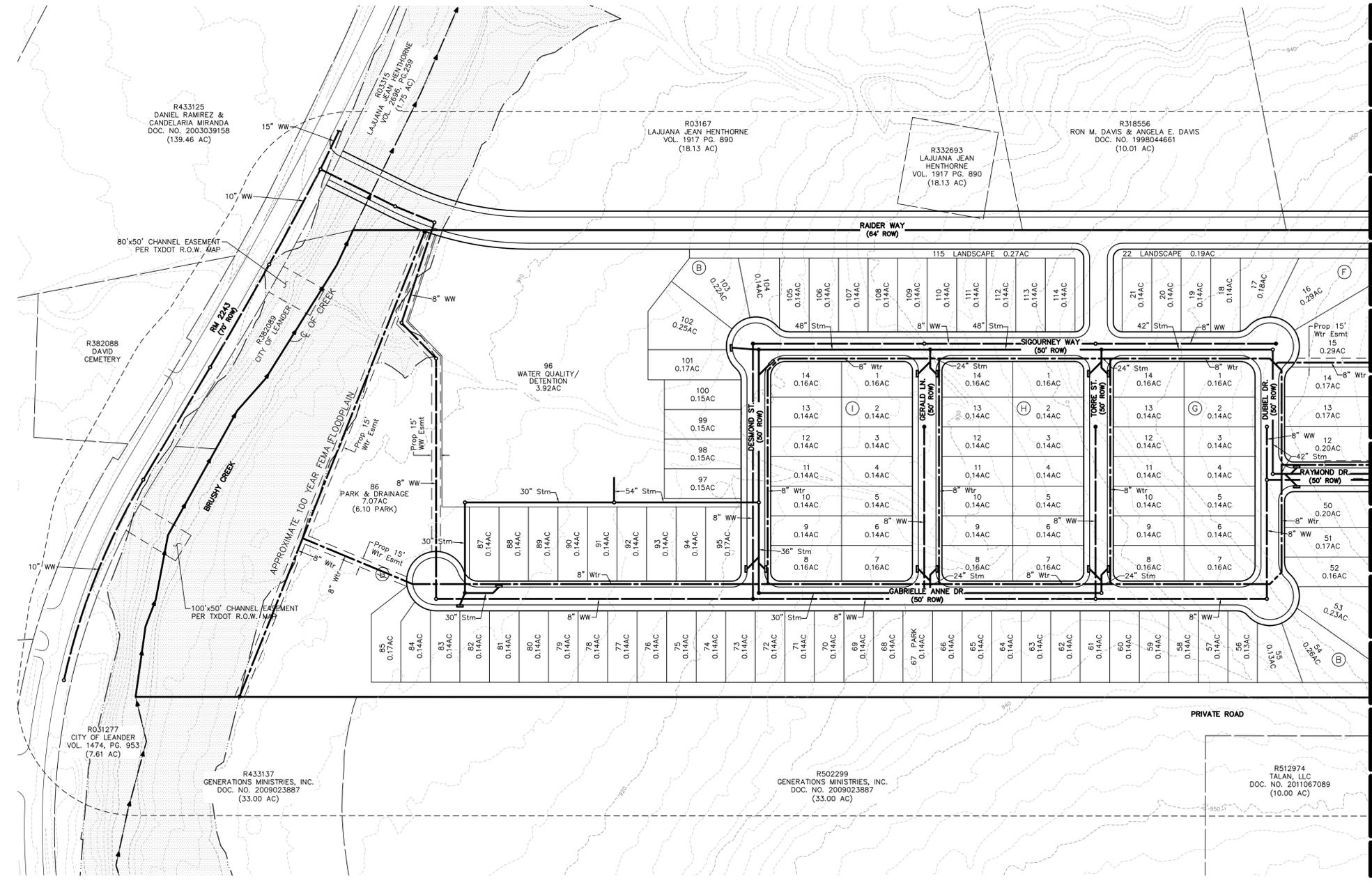
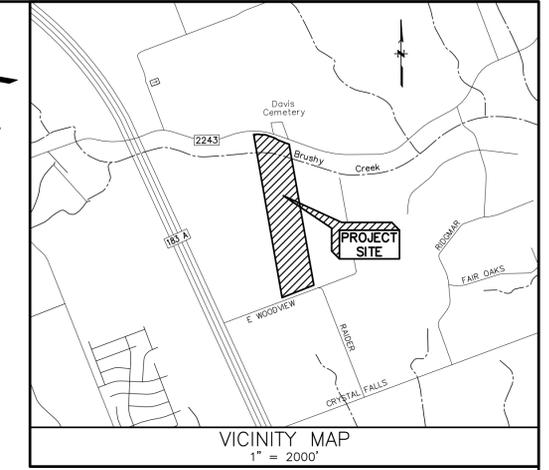
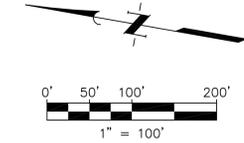
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STEWART CROSSING UTILITY SCHEMATIC

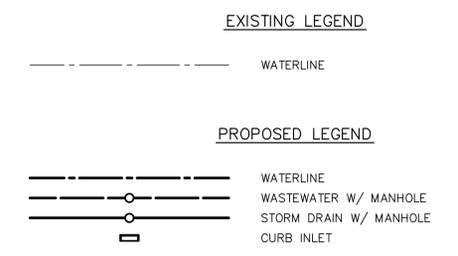
CITY OF LEANDER
JUNE 2014

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PHASE 2



MATCH LINE - PHASE 1



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

OWNERS:
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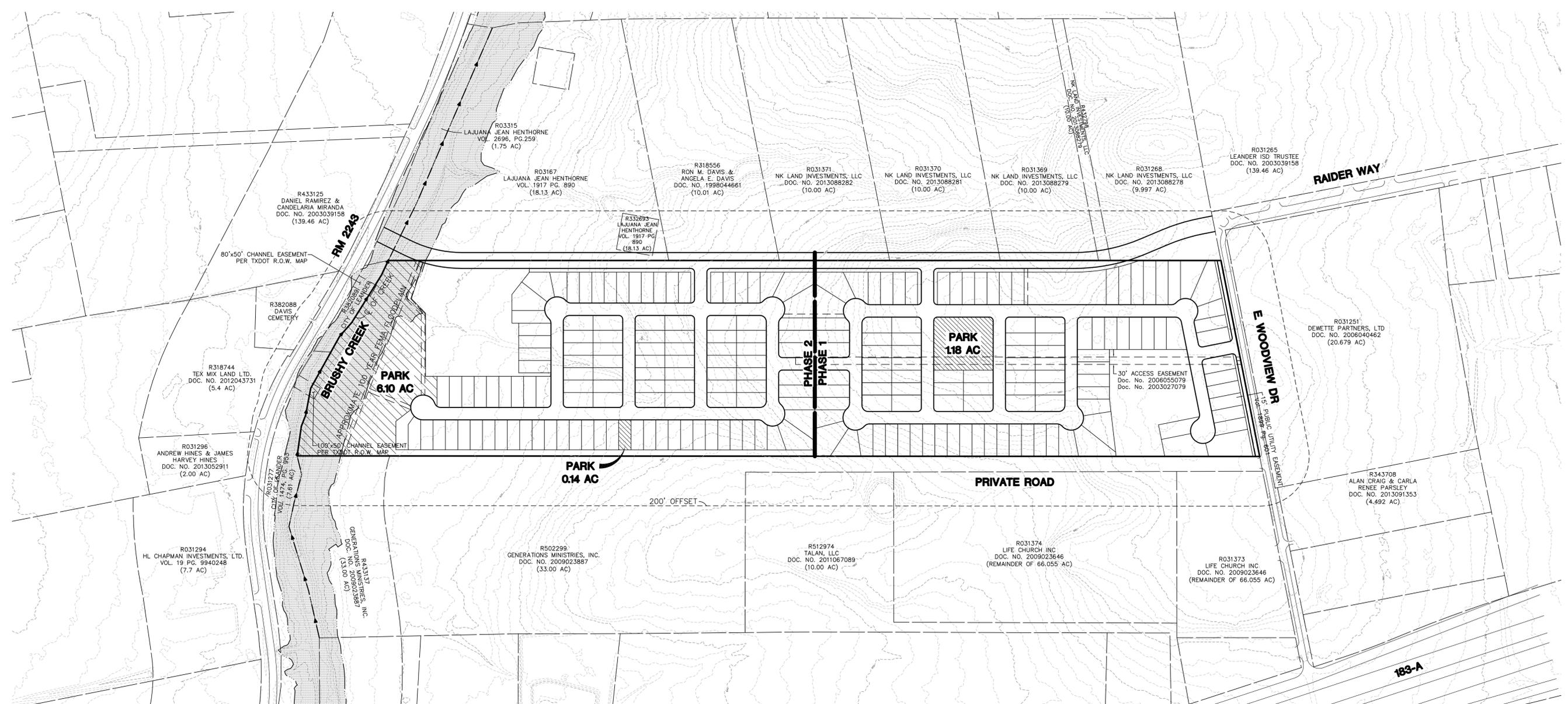
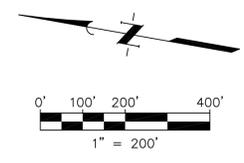
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STEWART CROSSING UTILITY SCHEMATIC

CITY OF LEANDER

JUNE 2014

\\Projects\0738 RJ Madden Inc\0001-00 Leander 66-Acre Single Family\Draw\Exhibits\Preliminary Plat 2014-08-05.dwg



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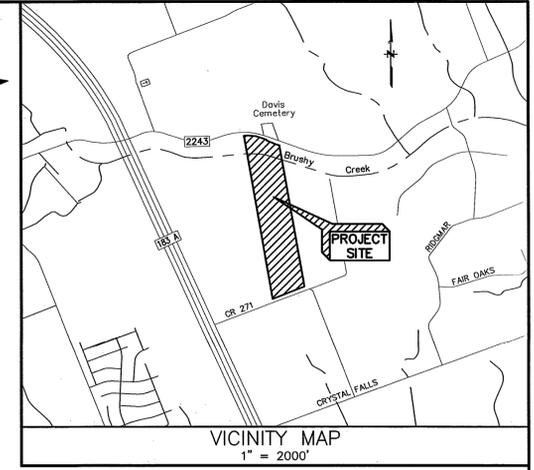
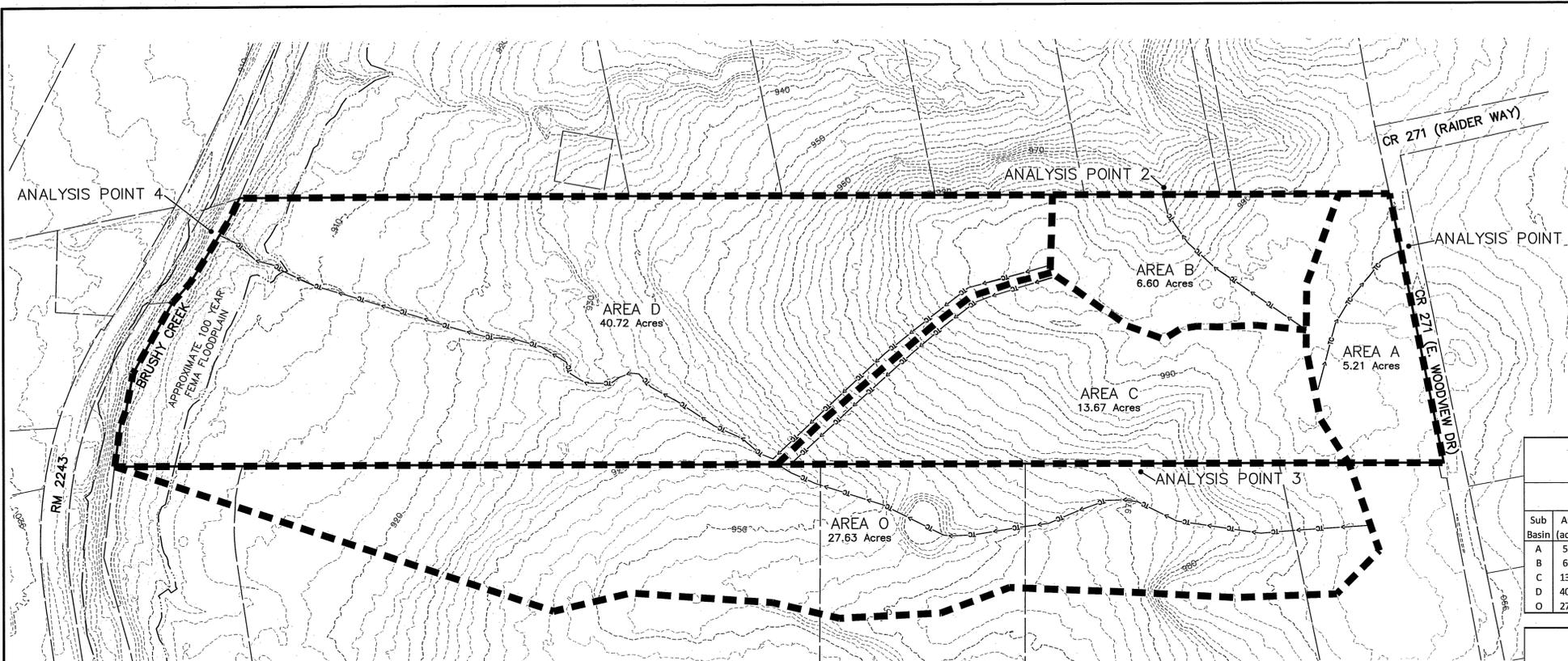
STEWART CROSSING PARKLAND DEDICATION WORKSHEET 7/17/2014

Phase	Lots	Parkland Required*	Parkland Proposed	Parkland Floodplain Acres	Parkland Credited*	Parkland Deficit/Surplus in-Lieu Value	Parkland Fee	Rec. Imp. Fee Required	Recreation Facilities
I	109	3.82	1.18		1.18	-2.64	\$ 62,229.00	\$ 38,150.00	
II	114	3.99	6.1	3.49	4.355	0.365	\$ (8,604.00)	\$ 39,900.00	10' concrete trail for public use
Totals:	223	7.81	7.28	3.49	5.535	-2.275	\$ 53,625.00	\$ 78,050.00	

* The first priority for meeting requirements of the Parkland Dedication Ordinance shall be the dedication of the 6.1-acre park land and construction of the public trail along the Brushy Creek Trail Corridor. The trail and creek corridor are master plan priorities identified in the Parks, Rec. & Open Space Master Plan. Credit for the 1.18 acre private park is dependent upon first satisfying the master plan priority need for the public trail corridor dedication and trail construction. Recreation improvement fees shall be expended on public trail construction prior to their use to construct private park improvements and the fee in-lieu parkland deficit value will be credited towards public trail construction.

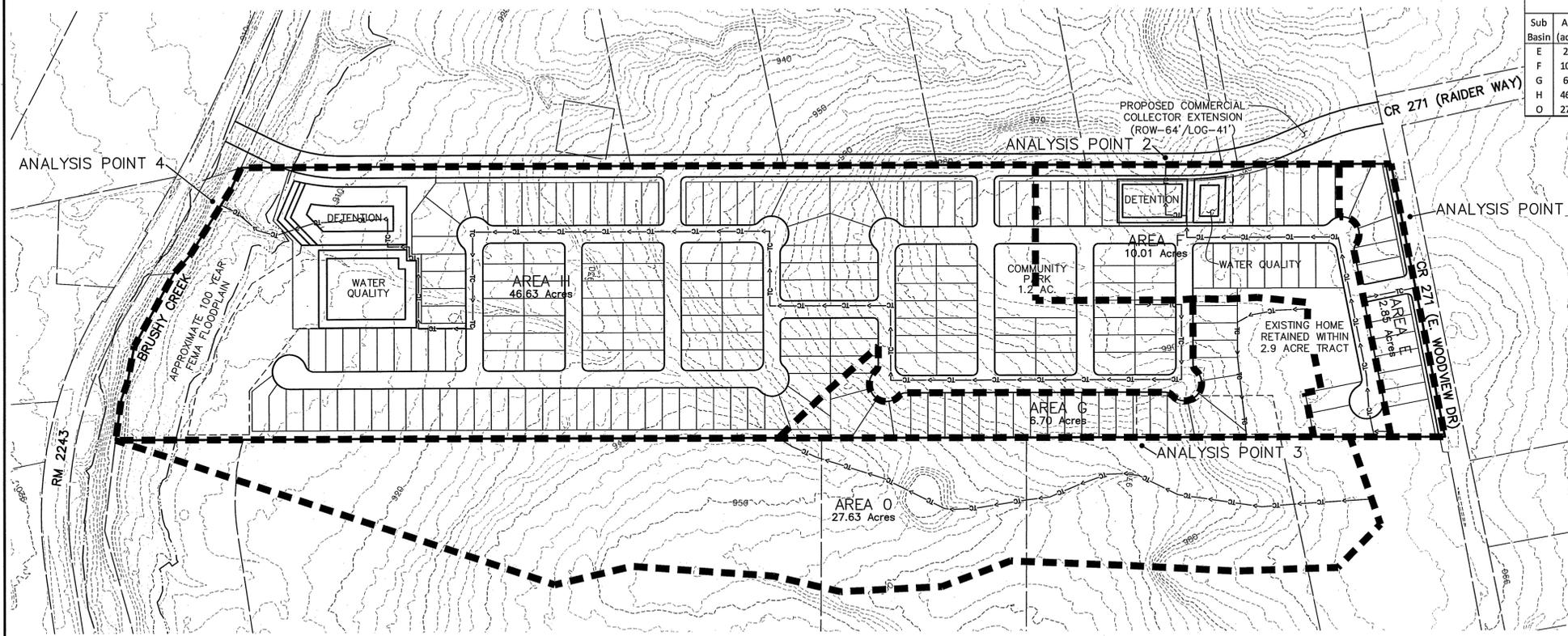
STEWART CROSSING PARKS PLAN

CITY OF LEANDER
 JUNE 2014



EXISTING

Existing Drainage Areas																		
Sub Basin	Area (acres)	Total Reach (ft)	Time of Concentration				Shallow Concentrated Flow			Channel Flow		Peak Flows						
			Reach (ft)	P2 (2 yr storm)	s-slope (ft/ft)	Tt (min)	Reach (ft)	s-slope (ft/ft)	Tt (min)	Reach (ft)	Velocity (ft/s)	Tt (min)	Total Tc (min)	2 yr Q (cfs)	10 yr Q (cfs)	25 yr Q (cfs)	100 yr Q (cfs)	
A	5.21	494	100	0.13	3.44	0.014	9.72	394	0.018	3.05			12.77	9.4	20.0	26.1	36.2	
B	6.60	593	100	0.13	3.44	0.007	12.83	493	0.036	2.67			15.49	11.1	24.0	31.4	43.7	
C	13.67	952	100	0.13	3.44	0.033	6.90	852	0.059	3.64			10.53	24.8	52.6	68.8	95.3	
D	40.72	2813	100	0.13	3.44	0.022	8.11	899	0.059	3.82	1814	5.9	5.12	17.06	65.9	142.6	187.1	260.5
O	27.63	1810	100	0.13	3.44	0.035	6.74	595	0.039	3.13	1115	4.0	4.65	14.51	50.5	105.0	136.5	188.7



Proposed Drainage Area																		
Sub Basin	Area (acres)	Total Reach (ft)	Time of Concentration				Shallow Concentrated Flow			Storm Sewer System Flow		Peak Flows						
			Reach (ft)	P2 (2 yr storm)	s-slope (ft/ft)	Tt (min)	Reach (ft)	s-slope (ft/ft)	Tt (min)	Reach (ft)	Velocity (10 ft/s)	Tt (min)	Total Tc (min)	2 yr Q (cfs)	10 yr Q (cfs)	25 yr Q (cfs)	100 yr Q (cfs)	
E	2.85	155	30	0.24	3.44	0.030	4.47	125	0.028	0.78 (UP)			5.25	6.1	12.6	16.5	22.8	
F	10.01	1335	30	0.24	3.44	0.011	6.67	300	0.010	2.46 (P)	1005	10.0	1.68	10.81	20.1	39.7	51.2	70.4
G	6.70	546	30	0.24	3.44	0.017	5.61	516	0.052	2.34 (UP)			7.95	13.1	27.5	36.0	50.1	
H	46.63	4222	30	0.24	3.44	0.020	5.25	300	0.010	2.46 (P)	3892	10.0	6.49	14.20	91.2	180.4	232.9	320.3
O	27.63	1810	100	0.13	3.44	0.035	6.74	595	0.039	3.13 (UP)	1115	4.0 (flowmaster)	4.65	14.51	50.5	105.0	136.5	188.7

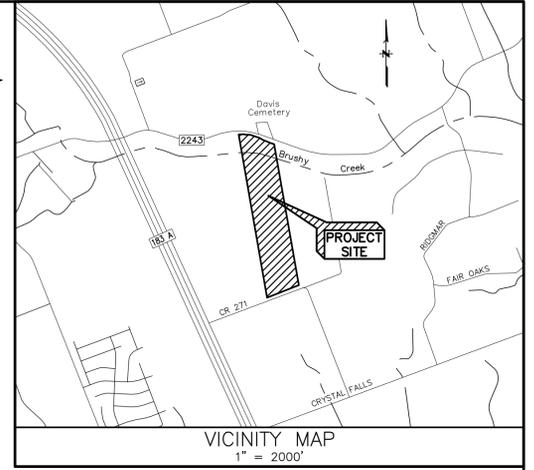
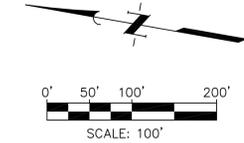
PROPOSED

Drainage Calculations										
Analysis Point	Existing Acreage	Proposed Acreage	2 yr. Flow (cfs)		10 yr. Flow (cfs)		25 yr. Flow (cfs)		100 yr. Flow (cfs)	
			Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	5.21	2.85	9.4	6.1	20.0	12.6	26.1	16.5	36.2	22.8
2	6.60	10.01	11.1	4.8	24.0	7.1	31.4	8.1	43.7	26.9
3	13.67	6.70	24.8	13.1	52.6	27.5	68.8	36.0	95.3	50.1
4	82.02	80.96	141.1	119.2	300.2	219.0	392.4	272.7	544.5	357.2

STEWART CROSSING DRAINAGE AREA MAPS

ENGINEER/SURVEYOR:
JC JONES & CARTER, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 Texas Board of Professional Engineers Registration No. F-439
 1701 DIRECTORS BLVD, STE. 400
 AUSTIN, TEXAS 78744
 (512) 441-9493 (Phone)
 (512) 445-2286 (Fax)

PHASE 1



MATCH LINE



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

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

ENGINEER/SURVEYOR:
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NOTES:
 1. LOT COUNT - 223 RESIDENTIAL LOTS (50'x120')

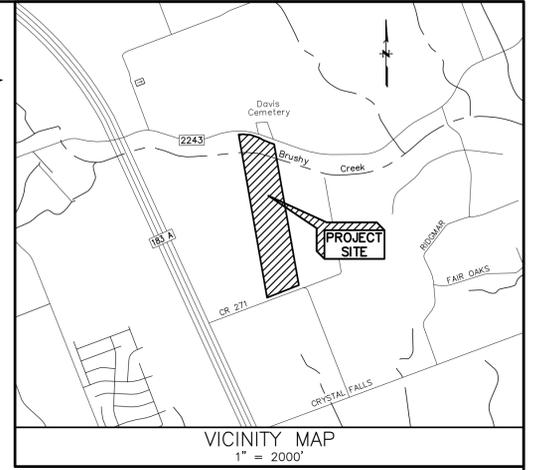
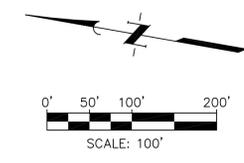
STEWART CROSSING TREE PROTECTION PLAN

CITY OF LEANDER

JUNE 2014

\\Projects\0738 RJ Madden Inc\0001-00 Leander 66-Acre Single Family\Draw\Exhibits\Fee Protection Plan 2014-06-09.dwg

PHASE 2



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

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

ENGINEER/SURVEYOR:
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STEWART CROSSING TREE PROTECTION PLAN

CITY OF LEANDER
 JUNE 2014



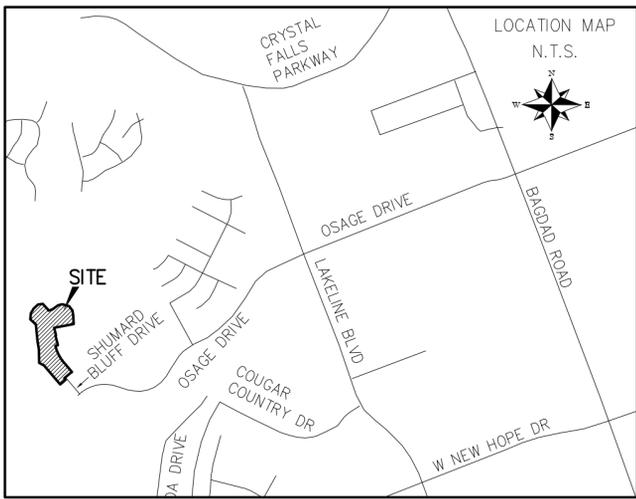
EXECUTIVE SUMMARY

AUGUST 28, 2014

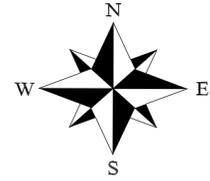
-
- Agenda Subject:** Subdivision Case 14-FP-024: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phase 2F-B Final Plat for 13.107 acres more or less; TCAD Parcel 831299; generally located to the northeast of the intersection of Shumard Bluff Drive and Osage Drive, more specifically located to the north of the intersection of Shumard Bluff Drive and Hilltop Divide Lane; Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Samuel Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 50 single-family lots and 1 wastewater 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

08/18/2014

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2F-B



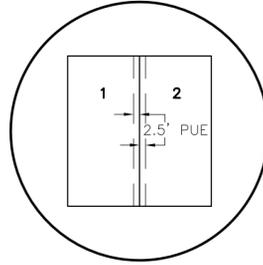
- LEGEND:
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD WITH G&R CAP SET
 - (M) = BLOCK NAME
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - WWL = WASTEWATER LOT
 - 6549 = LOT AREA IN SQUARE FEET
 - = 4' SIDEWALK REQUIRED



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



SCALE: 1"=100'

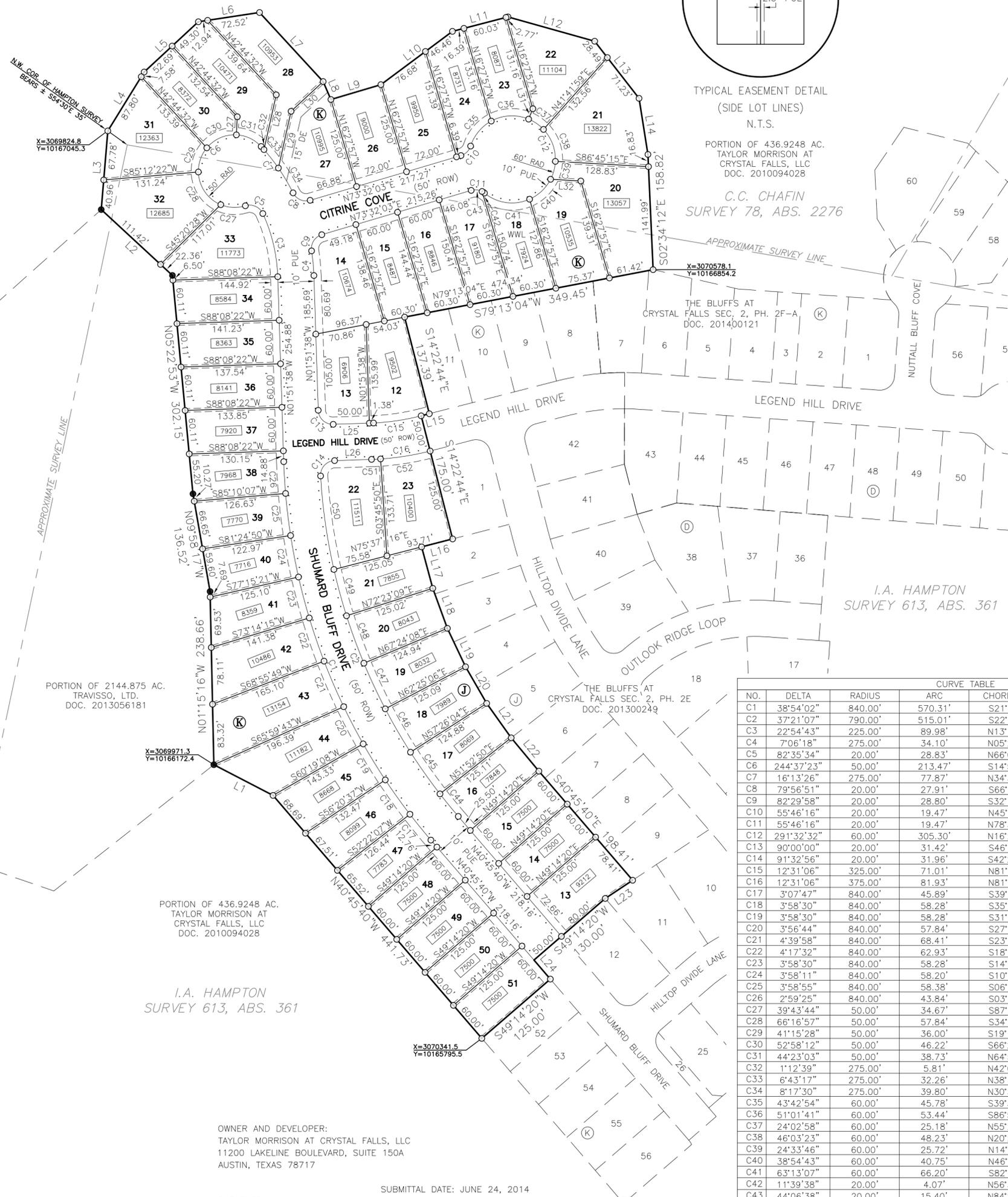


TYPICAL EASEMENT DETAIL
(SIDE LOT LINES)
N.T.S.

PORTION OF 436.9248 AC.
TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
DOC. 2010094028

C.C. CHAFIN
SURVEY 78, ABS. 2276

J.W. MORRIS SURVEY 530
SURVEY 530, ABS. 572



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N62°39'34"W	92.06'
L2	N47°19'47"W	133.77'
L3	N04°46'48"E	108.74'
L4	N31°46'17"E	95.38'
L5	N47°15'28"E	101.99'
L6	N81°26'05"E	85.46'
L7	S42°44'32"E	129.48'
L8	S23°25'44"E	26.90'
L9	N73°32'03"E	72.00'
L10	N53°24'10"E	123.15'
L11	N75°26'46"E	79.19'
L12	S74°23'13"E	124.44'
L13	S37°54'56"E	99.71'
L14	S09°02'40"E	78.23'
L15	S75°37'16"W	11.61'
L16	S75°37'16"W	44.24'
L17	S15°07'32"E	59.08'
L18	S20°06'22"E	58.70'
L19	S25°23'13"E	58.59'
L20	S30°04'25"E	58.27'
L21	S35°31'16"E	58.28'
L22	S39°48'40"E	59.73'
L23	S56°31'14"W	45.37'
L24	S40°45'40"E	34.60'
L25	N88°08'22"E	51.38'
L26	N88°08'22"E	51.10'
L27	N02°52'25"E	25.00'
L28	N12°40'08"E	77.33'
L29	N12°40'08"E	80.07'
L30	N47°15'28"E	60.31'
L31	N22°30'21"E	15.47'
L32	S86°45'15"E	41.81'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	38°54'02"	840.00'	570.31'	S21°18'39"E	559.42'	296.64'
C2	37°21'07"	790.00'	515.01'	S22°05'07"E	505.94'	267.03'
C3	22°54'43"	225.00'	89.98'	N13°18'59"W	89.38'	45.60'
C4	7°06'18"	275.00'	34.10'	N05°24'47"W	34.08'	17.07'
C5	82°35'34"	20.00'	28.83'	N66°04'08"W	26.40'	17.57'
C6	244°37'23"	50.00'	213.47'	S14°56'46"W	84.52'	79.06'
C7	16°13'26"	275.00'	77.87'	N34°37'49"W	77.61'	39.20'
C8	79°56'51"	20.00'	27.91'	S66°29'32"E	25.70'	16.77'
C9	82°29'58"	20.00'	28.80'	S32°17'04"W	26.37'	17.54'
C10	55°46'16"	20.00'	19.47'	N45°38'54"E	18.71'	10.58'
C11	55°46'16"	20.00'	19.47'	N78°34'49"W	18.71'	10.58'
C12	291°32'32"	60.00'	305.30'	N16°27'57"W	67.50'	40.82'
C13	90°00'00"	20.00'	31.42'	S46°51'38"E	28.28'	20.00'
C14	91°32'56"	20.00'	31.96'	S42°21'54"W	28.66'	20.55'
C15	12°31'06"	325.00'	71.01'	N81°52'49"E	70.87'	35.65'
C16	12°31'06"	375.00'	81.93'	N81°52'49"E	81.77'	41.13'
C17	3°07'47"	840.00'	45.89'	S39°11'46"E	45.88'	22.95'
C18	3°58'30"	840.00'	58.28'	S35°38'38"E	58.27'	29.15'
C19	3°58'30"	840.00'	58.28'	S31°40'07"E	58.27'	29.15'
C20	3°56'44"	840.00'	57.84'	S27°42'30"E	57.83'	28.93'
C21	4°39'58"	840.00'	68.41'	S23°24'10"E	68.39'	34.22'
C22	4°17'32"	840.00'	62.93'	S18°55'25"E	62.91'	31.48'
C23	3°58'30"	840.00'	58.28'	S14°47'23"E	58.27'	29.15'
C24	3°58'11"	840.00'	58.20'	S10°49'03"E	58.19'	29.11'
C25	3°58'55"	840.00'	58.38'	S06°50'30"E	58.37'	29.20'
C26	2°59'25"	840.00'	43.84'	S03°21'20"E	43.84'	21.92'
C27	39°43'44"	50.00'	34.67'	S87°30'03"E	33.98'	18.06'
C28	66°16'57"	50.00'	57.84'	S34°29'43"E	54.67'	32.65'
C29	41°15'28"	50.00'	36.00'	S19°16'29"W	35.23'	18.82'
C30	52°58'12"	50.00'	46.22'	S66°23'19"W	44.60'	24.91'
C31	44°23'03"	50.00'	38.73'	N64°56'04"W	37.77'	20.40'
C32	1°12'39"	275.00'	5.81'	N42°08'13"W	5.81'	2.91'
C33	6°43'17"	275.00'	32.26'	N38°10'15"W	32.24'	16.15'
C34	8°17'30"	275.00'	39.80'	N30°39'51"W	39.76'	19.93'
C35	43°42'54"	60.00'	45.78'	S39°37'13"W	44.68'	24.07'
C36	51°01'41"	60.00'	53.44'	S86°59'31"W	51.69'	28.64'
C37	24°02'58"	60.00'	25.18'	N55°28'10"W	25.00'	12.78'
C38	46°03'23"	60.00'	48.23'	N20°24'59"W	46.94'	25.50'
C39	24°33'46"	60.00'	25.72'	N14°53'35"E	25.53'	13.06'
C40	38°54'43"	60.00'	40.75'	N46°37'50"E	39.97'	21.20'
C41	6°31'07"	60.00'	66.20'	S82°18'15"E	62.89'	36.93'
C42	11°39'38"	20.00'	4.07'	N56°31'30"W	4.06'	2.04'
C43	44°06'38"	20.00'	15.40'	N84°24'38"W	15.02'	8.10'
C44	2°54'06"	790.00'	40.01'	S39°18'37"E	40.00'	20.01'
C45	5°06'26"	790.00'	70.42'	S35°18'21"E	70.39'	35.23'
C46	5°00'58"	790.00'	69.16'	S30°14'39"E	69.14'	34.60'
C47	5°02'21"	790.00'	69.48'	S25°13'00"E	69.46'	34.76'
C48	5°02'50"	790.00'	69.59'	S20°10'24"E	69.57'	34.82'
C49	4°47'53"	790.00'	66.16'	S15°15'03"E	66.14'	33.10'
C50	9°26'33"	790.00'	130.19'	S08°07'50"E	130.05'	65.24'
C51	1°54'13"	375.00'	12.46'	N87°11'16"E	12.46'	6.23'
C52	10°36'54"	375.00'	69.47'	N80°55'43"E	69.37'	34.84'

OWNER AND DEVELOPER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

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

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

SUBMITTAL DATE: JUNE 24, 2014
TOTAL AREA OF THIS PLAT: 13.107 ACRES
TOTAL NUMBER OF LOTS: 51
RESIDENTIAL: 50
WASTEWATER LOT: 1

LINEAR FEET OF NEW STREETS:
SHUMARD BLUFF DRIVE: 1,230
CITRINE COVE: 324
LEGEND HILL DRIVE: 173
TOTAL: 1,727



FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2F-B

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:
THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 13.107 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361 AND THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2010094028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 13.107 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 2 PHASE 2F-B", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

ADIB R. KHOURY, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SHUMARD BLUFF DRIVE, CITRINE COVE AND LEGEND HILL DRIVE. 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. (SEE TYPICAL EASEMENT DETAIL).
8. 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.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
10. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
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. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
14. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. ACCESS TO SHUMARD BLUFF DRIVE IS PROHIBITED FOR LOTS 13, 14 AND 27 BLOCK K AND LOT 22, BLOCK J.
17. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
18. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 18, BLOCK K.
19. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
20. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS UNDER DOCUMENT NO. 2012206635.
21. 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.
22. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC 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.
23. ALL WATER QUALITY/DETENTION BASIN AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE HOA.
24. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY ADVANTAGE TITLE OF TRAVIS COUNTY, GF NO. 01424-1599, ISSUED JUNE 24, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PRELIMINARY

PHILLIP L. McLAUGHLIN 07-28-14
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAPS (FIRM) PANEL NOS. 48453C 0115H AND 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK

____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY

OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY



SURVEYING, LLC

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385



EXECUTIVE SUMMARY

AUGUST 14, 2014

Agenda Subject: Zoning Case 14-Z-023: Hold a public hearing and consider action on the rezoning of a 0.07 acre tract of land, more or less, generally located 1,300 feet from the northeast corner of the intersection of Ronald W. Reagan Blvd and County Road 177; WCAD Parcel R496905. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) district, and the applicant is proposing to zone the property LO-2-B (Local Office) district, Leander, Williamson County, Texas.

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

Origination: Applicant: John Zamora on behalf of RockPointe Church.

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)

DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Proposed Zoning Map
4. Aerial Map
5. Letter of Intent

Prepared By: Martin Siwek, GISP
Planner

08/21/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-023 Cell Tower at RockPointe Church

GENERAL INFORMATION

Owner: RockPointe Church

Current Zoning: Interim SFS-2-B (Single Family Suburban)

Proposed Zoning: LO-2-B (Local Office)

Size and Location: The property is approximately 1,160 feet east from the northeast corner from the intersection of Ronald W. Reagan Blvd. and County Road 177 for 0.07 acres more or less.

Staff Contact: Martin Siwek, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFS-2-B	RockPointe Church detention ponds
EAST	Interim SFS-2-B	Developed single family home
SOUTH	Interim SFS-2-B	Developed single family home
WEST	Interim SFS-2-B	Vacant property

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT:**LO – LOCAL OFFICE:**

Features: Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

SITE COMPONENT:**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENTS:**TYPE B:**

Features: 85% masonry 1st floor, 50% (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.

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 subject property from Interim SFS-2-B to LO-2-B. The intent of the applicant's request is to permit the use of a new wireless communication facility. This request to rezone the property is the first step the applicant will undergo to develop the site. Pending the approval of this request, the applicant will then be required to submit a development plan that will go before the Planning Commission and City Council for approval. If the applicant's development plan is approved, then the applicant would then be able to submit site development and building permits to construct the facility.

The subject property to be rezoned is located approximately 1,160 feet east of the intersection of Ronald W. Reagan Blvd. and County Road 177, and is within the purview of a community center node (with the center of the node sited at the intersection of E. Crystal Falls Pkwy and Ronald W. Reagan Blvd). The community center node is approximately one half mile in diameter and seeks the balance of land use mix listed in Table 1.

Table 1:

<i>Land Use</i>	<i>Percent of Node</i>
Community Commercial/Retail	30%
Office	15%
Multi-Family	20%
High Density Single-Family	35%

The existing community center node is comprised of the following land use mix listed Table 2.

Table 2:

<i>Land Use</i>	<i>Percent of Node</i>
Community Commercial/Retail	15%
Office	0%
Multi-Family	2%
Low Density Single-Family	57%
Industrial	1%
OCL (outside of city limit)	12%
ROW	13%

The comparison between Table 1 and Table 2 illustrate that the balance of land uses is deficient across all categories for the community center node's target land use mixes.

Additionally, the intent statement of the local office use component speaks to access being provided by a collector or higher classification street, and that the component is intended to help provide for land use transitions from local or general commercial or from arterial to residential development. The LO use component is the most restrictive use component that would permit a wireless communication facility.

The intent statements for the Type 2 site component speaks to being utilized with non-residential districts 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.

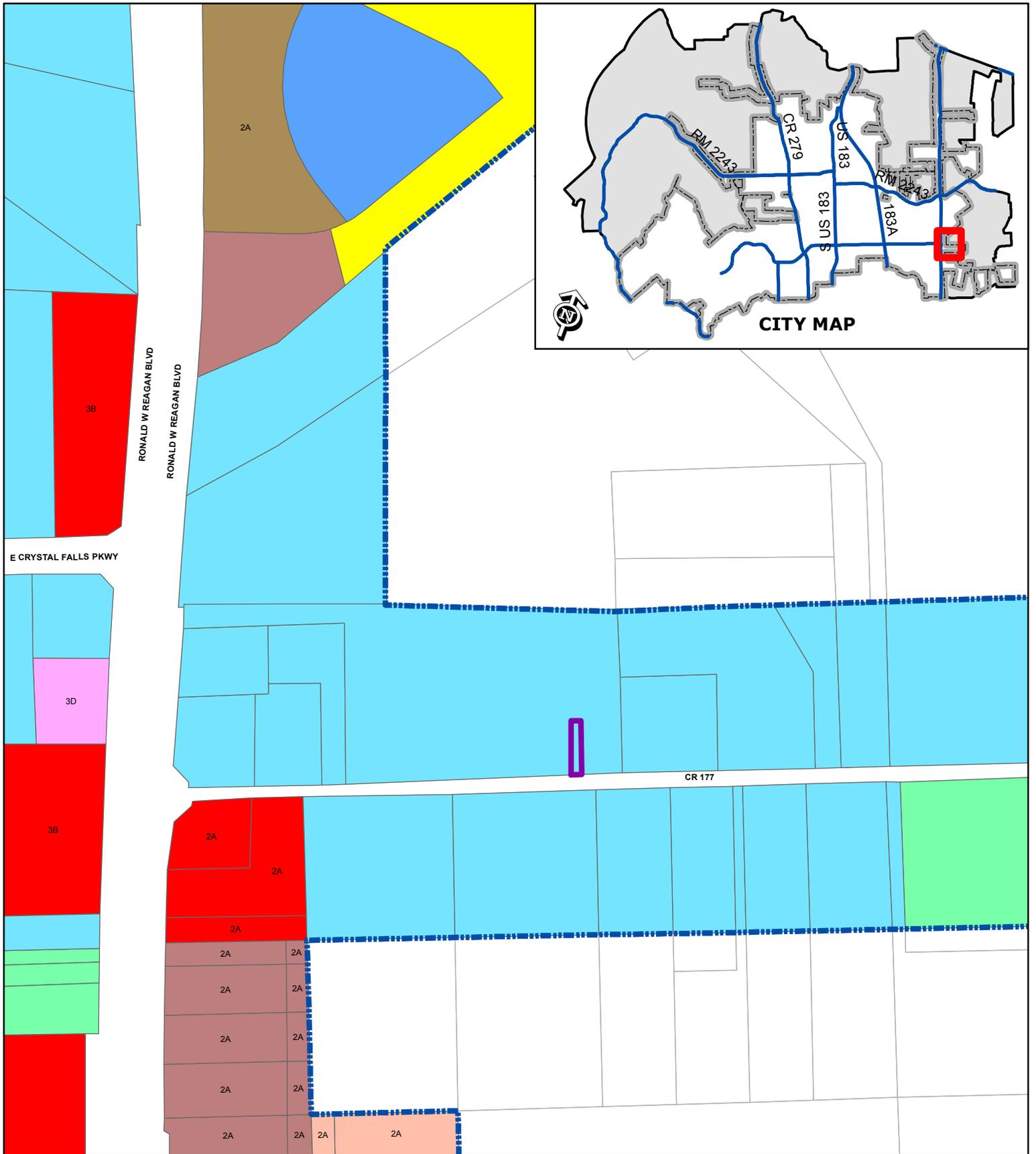
The Type 2 site component permits the following:

- 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.

The Type B architectural component is paired appropriately with the applicant's request for a Local Office district. The component is intended to assist with harmonious land use transitions, and it requires 85% masonry on the first story with 50% masonry on all other stories. The component also requires a minimum of 4 architectural design features.

STAFF RECOMMENDATION:

Staff recommends approval of the applicants request to rezone the property from Interim SFS-2-B to LO-2-B. The request meets the intent of the comprehensive plan's future land use map, and the Composite Zoning Ordinance's site and architectural components.



ZONING CASE 14-Z-023

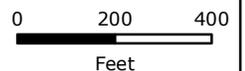
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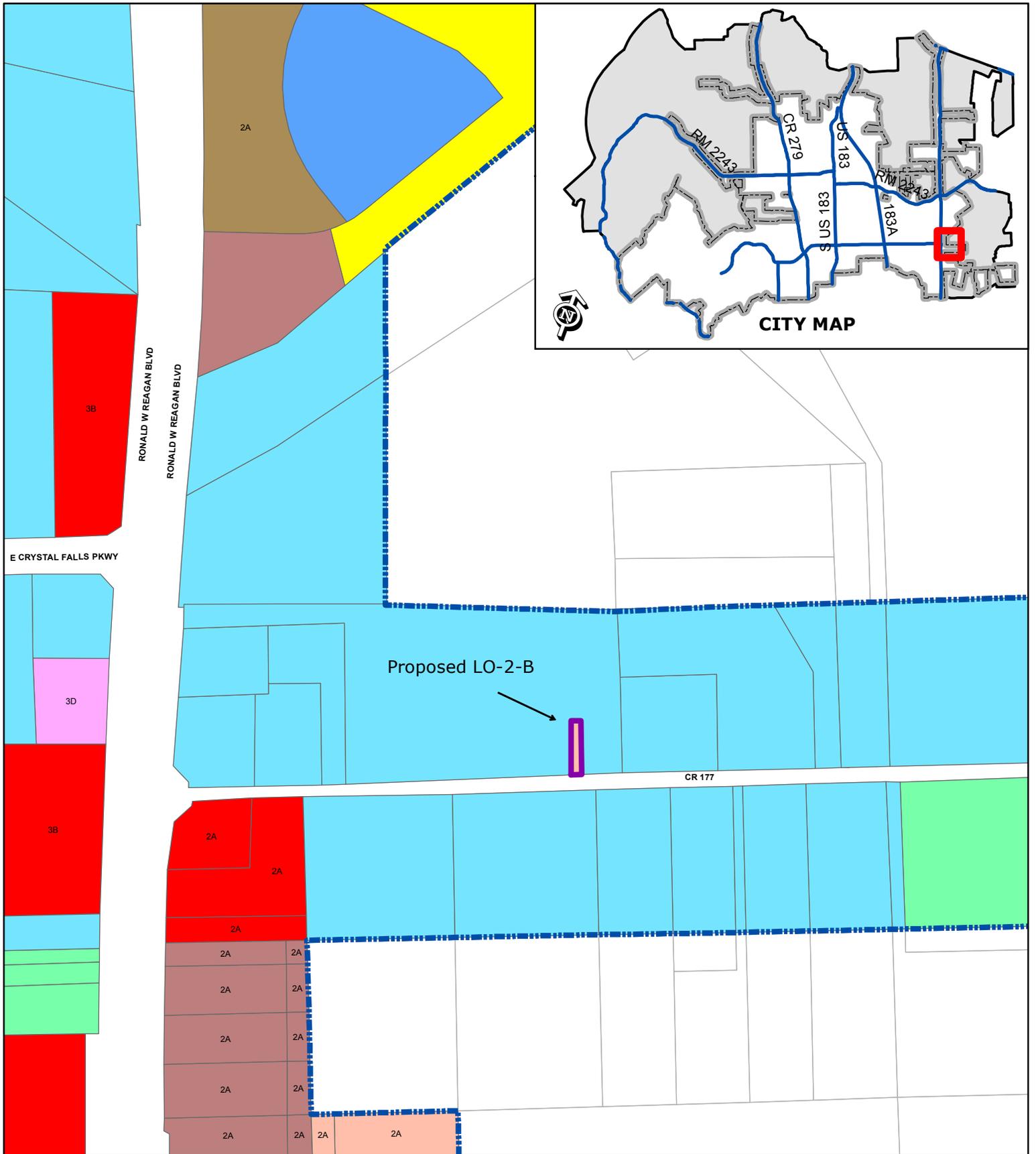
Current Zoning Map
Cell Tower: RockPointe Church



-  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-023

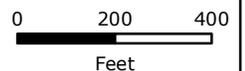
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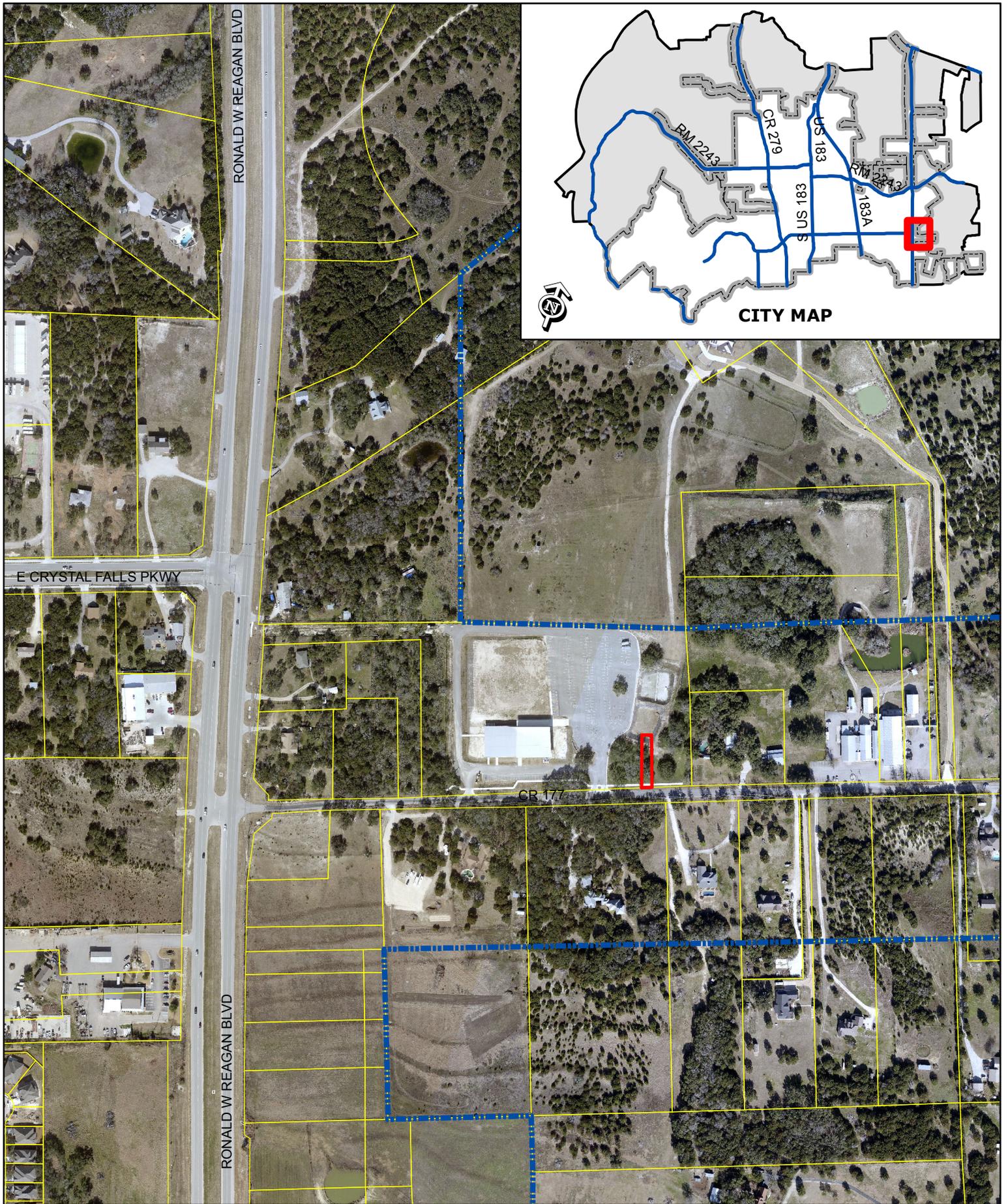
Proposed Zoning Map
Cell Tower: RockPointe Church



-  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-023 Attachment #4

Aerial Exhibit - Approximate Boundaries
Cell Tower RockPointe Church



0 200
Feet

- Subject Property
- City Limits

BACKGROUND

AT&T Mobility ("AT&T") is an FCC-licensed wireless communications service provider that provides essential wireless voice and data services to residential and commercial customers. AT&T delivers these services over a network of sites (i.e., antennas mounted on a support structure, with associated radio transmitting equipment) which are linked to one another and which transmit and receive signals to and from mobile phones and other wireless communication devices.

Each site provides coverage for users located in a particular area. The geographic area covered by a given site is determined by factors such as site elevation, local topography, relative location and elevation of adjacent sites and customer usage patterns for the area. The volume of usage that can be handled by an individual site is limited, and sites must be carefully located to provide sufficient coverage for users in a given area. Sites must also be located with reference to other sites in the network to provide seamless connectivity while also avoiding interference with one another.

As part of AT&T's overall plan for the City of Leander, a new wireless communications facility is needed to improve coverage and reduce the service gap caused, in part, by a lack of sufficient service infrastructure needed to handle the rapidly increasing demand for mobile voice and data services from AT&T's customers. The increased volume of service usage has strained the capacity of AT&T's existing wireless infrastructure to handle call and wireless data demand in the subject area, and this strain adversely affects service quality.

To remedy this problem, communications antennas and associated equipment must be located within a prescribed area (as discussed further below) and at a specific elevation in order to be integrated into AT&T's existing network for the subject area. The objective of this site is to improve the coverage of CR177, CR272, and Ronald Reagan Blvd and the surrounding area.

BENEFIT TO COMMUNITY

The introduction of new technologies and changes in customer usage patterns present challenges to AT&T's existing network to meet service demands. AT&T must upgrade and expand network infrastructure in order to reduce instances of denied access to the network. This ensures that calls will go through, including times when emergency communications are vital. Call audio quality is also maintained and dropped calls are kept to a minimum.

Phones, tablets and laptop computers can now access the internet quickly and efficiently without the need to be connected to a cable or restricted to a small Wi-Fi hotspot as was the case in the past. This has brought about many new innovations, including devices such as parking meters that can report their status, vending machines that can report their inventory levels, delivery vehicles that report package delivery and receipt and, eventually, the "connected car," which will not only stream audio but also be able to share diagnostic information, report accidents or caution its owner about speeding or aggressive driving. These new innovations dictate the wireless industry's expansion of existing infrastructures to meet the growing demand.

AT&T also provides crucial real-time access for law enforcement, fire and medical transport. This determines the closest unit to an area of need and the fastest route to the site of an emergency based on current conditions.

In addition to expanding capacity for the 3G network in the subject area, AT&T is also expanding 4G LTE high speed data service with the goal of providing the most advanced personal wireless experience available to AT&T customers. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency (i.e., the processing time it takes to move data through a network), which will shorten the time it takes to start downloading a webpage or file once a customer has sent the request and help to improve the quality of personal wireless services. Additionally, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.

After the proposed facility is on air, 4G LTE service will be available both indoors and outdoors in the targeted service area. One reason this is important is that as existing customers migrate to 4G LTE, 3G data traffic will be reduced. This will alleviate capacity demands on the UMTS (3G) network during peak usage periods which, in light of the forecasted increase in usage, will help to avoid potential future capacity problems.

Expanded wireless communications services are also important to businesses to support their operations. AT&T routinely receives service quality inquiries from businesses as well as customers when they are planning to locate to a new area. They want to know what infrastructure and technology is in place prior to relocating, or planning future meetings or events.



EXECUTIVE SUMMARY

AUGUST 18, 2014

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- Agenda Subject:** Subdivision Case 13-FP-019: Consider action on the extension of the expiration of the Sarita Valley Final Plat for 25.61 acres more or less; WCAD Parcel R516398; generally located on the east side of Ronald W. Reagan Blvd, approximately ½ mile from the northeast corner of the intersection of E Crystal Falls Pkwy and Ronald W. Reagan Blvd.; Williamson County, Texas.
- Background:** This final plat was approved by the Planning & Zoning Commission on March 27, 2014. After the approval, the final plat expires if the conditions are not met and the final plat is not recorded. The applicant has the option to request one six month extension if the applicant can demonstrate substantial progress in compliance with the conditions. In this case, the conditions were the completion of the improvements associated with the subdivision.
- Origination:** Applicant/Agent: Brian Parker on behalf of Toll Dallas TX LLC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the extension request. The subdivision is currently under construction and in the final stages of completion.
- Attachments:** 1. Extension Request Letter
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

08/18/2014



August 11, 2014

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

***Re: Final Plat of Sarita Valley Phase IV (13-FP-019)
Request for Extension to Record***

Dear Ms. Griffin:

On behalf of our client, H4 Sarita Valley, LLC, we request an extension to record the final plat for the Sarita Valley Phase IV subdivision. Planning and Zoning Commission approval will expire September 27, 2014. Construction is well underway and all underground utilities, private service connections, major earthwork, road base, street lights, and curb have been installed. At the date of this letter, the contractor is on schedule to complete the final pavement, revegetation, and general site cleanup by the end of August. We anticipate City of Leander final acceptance of the subdivision improvements in early September. However we request this extension be approved as a precaution against unforeseen delays or required adjustments identified during the final inspection process.

Please contact me at 512-418-1771 if additional information is required.

Yours very truly,

KIMLEY-HORN & ASSOCIATES

A handwritten signature in blue ink, appearing to read "B. J. Parker".

Brian J. Parker, P.E.
Vice President

Attachments:

Cc: Mr. Don Walden, Falconhead