



AGENDA

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

Thursday ~ June 11, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol**

**Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: May 28, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the June 4, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-005: Consider action on the extension of the expiration Mason Ranch, Phase 2, Section 2A Final Plat for 10.886 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)

8. Subdivision Case 14-FP-012: Consider action on the extension of the expiration Mason Ranch, Phase 2, Section 2B Final Plat for 16.894 acres more or less; WCAD Parcel R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)

9. Subdivision Case 15-FP-009: Consider action on the Bluffs at Crystal Falls Section 3, PH 3G Final Plat for 13.191 acres more or less; TCAD Parcel #844910; generally located at the future extensions of the western terminus of Osage Dr. Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.

10. Subdivision Case 15-FP-012: Consider action on the Fairways at Crystal Falls, Section 4, Phase 2A Final Plat for 6.818 acres more or less; TCAD Parcel 796313; generally located to the west of the intersection of First View and Crystal Falls Pkwy, Leander, Williamson County Texas. Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.

11. Subdivision Case 15-TOD-PP-001: Consider action on the Maya Vista Preliminary Plat for 28.6709 acres more or less; WCAD Parcel R031694; generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County Texas. Applicant/Agent: Kristiana Alfsen on behalf of Waterstone Tylerville, LP.

Public Hearing

Withdrawn Zoning Request

12. Zoning Case 15-Z-009: Hold a public hearing and consider action on the rezoning of 9.84 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to MF-3-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, Inc.

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

13. Zoning Case 15-Z-006: Hold a public hearing and consider action on the rezoning of 11.065 acres more or less, generally located to the southwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R484293, R517839, and R096984; TCAD ID 823336. Currently, the property is zoned SFT-2-A (Single Family Townhouse). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Lookout Partners LP (Mike Siefert).

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

14. Zoning & Subdivision Cases 14-Z-014, 14-CP-007, & 14-PP-008: Hold a public hearing and consider action on the rezoning and approval of the Woodview Village Concept Plan and Preliminary Plat of 20.679 acres more or less, generally located to the southwest of the intersection of East Woodview Drive and Raider Way, WCAD ID #R031251. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) and Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Darren Webber on behalf of DeWette Partners, LTD.

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

15. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of June 5th, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Assistant City Manager



MINUTES

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

Thursday ~ May 28, 2015 at 7:00 pm

**Place 1 Vacant
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol**

**Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Vacant**

1. Selection of Presiding Officer
Commissioner Anderson volunteered to be Presiding Officer. All Commissioners approved.
2. Roll Call
All Commissioners were present except Commissioner Wixson. Commissioner Wixson took his seat at 7:01
3. Swearing in of the new Planning and Zoning Commissioners
Mayor Fielder swore in Commissioner Schwendenmann for Place 1 and Commissioner Hines for Place 7. Both Commissioners took their place on the dais.

4. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman
Motion made by Commissioner Wixson to nominate Commissioner Sokol as Chairman, seconded by Commissioner Allen. No further nominations were made Commissioner Sokol was unanimously selected as chairman.

5. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman
Motion made by Commissioner Sokol to nominate Commissioner Allen as Vice Chairman, seconded by Commissioner Saenz. No further nominations were made Commissioner Allen was unanimously selected as Vice chair.

6. Approval of Minutes:
Regular Planning & Zoning Meeting: May 14, 2015
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Hines. Motion approved.

7. Director's report to P & Z Commissioners on actions taken by the City Council at the May 21, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on May 21, 2015.**

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

Consent Agenda

9. Plat Vacate Case 14-PV-002: Consider action on the vacation of Lot 3, Block A of the Crystal Springs Short Form Final Plat for 23.706 acres more or less; document #2014003978; generally located approximately ¼ of a mile from the southeast corner of the intersection of 183A Toll Rd and E. Crystal Falls Pkwy, Leander, Williamson County Texas. Applicant: Pape-Dawson Engineering Inc. on behalf of BLD Crystal Springs, LLC.

10. Subdivision Case 14-FP-022: Consider action on the Crystal Springs Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcel numbers R031227, R432781, R051457, R432778, R031204, R031205, R031206; generally located 890 ft from the southeast corner of the intersection of Raider Way and E. Crystal Falls Pkwy., Williamson County, Texas. Applicant/Agent: Pape-Dawson Engineers, Inc. on behalf of BLD Crystal Springs, LLC & CWH5 272, LTD

11. Subdivision Case 14-FP-050: Consider action on the Crystal Falls Town Center, Phase 2 Final Plat for 16.399 acres more or less; TCAD Parcel 823336 and WCAD Parcel R484293; generally located to the southeast of the intersection of Christine Drive and Crystal Falls Parkway, Williamson and Travis Counties, Texas. Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.

12. Subdivision Case 14-FP-039: Consider action on the Palmera Ridge Section 2 Final Plat for 10.30 acres more or less; WCAD Parcel R031617; generally located ¼ of a mile north of the west end of Airport Dr., Williamson County, Texas. Applicant/Agent: Randall Jones Engineering and Associates Inc. on behalf of Palmera Ridge Development Inc.

13. Subdivision Case 15-SFP-002: Consider action on the second replat of North Creek Commercial Park, Short Form Final Plat, for approximately 13.274 acres, more or less, Williamson County Property ID #R304545; generally located 216 feet from the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. on the west side of N. Bagdad Rd., Leander, Williamson County, TX. Applicant: Bruce Nakfoor.

Motion made by Commissioner Anderson to approve the consent agenda item seconded by Commissioner Hines. Motion passed unanimously

Public Hearing

14. Special Use Case 15-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, generally located to the northwest of the intersection of West Broade Street and Longhorn Cavern Road within the Oak Creek Subdivision, Leander, Williamson County, Texas. Applicant: Pape-Dawson Engineers on behalf of Sentinel Cotter Leander, LLC.

a) Staff Presentation

Martin Siwek, AICP Planner, stated that staff reviewed the request and recommends approval.

b) Applicant Presentation

Shelly Mitchell was present for questions.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

15. Comprehensive Plan Amendment Case 15-CPA-004: Hold a public hearing and consider action on a comprehensive plan amendment requesting a change to a community center node and a neighborhood center node shown on the Future Land Use Plan. The applicant is proposing to reduce the size of portions of the community center node located at the future intersection of the Lakeline Blvd and San Gabriel Pkwy and the neighborhood center node located at the future intersection of Lakeline Blvd and CR 280 that are located within their proposed subdivision boundaries, Leander, Williamson County, Texas. Applicant/Agent: Danny Martin on behalf of J.L. Development, Inc (John Lloyd)

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial.

b) Applicant Presentation

Danny Martin spoke on the purpose for the Comprehensive Plan Amendment.

c) Open Public Hearing

Chairman Sokol opened the public hearing. No one wished to speak.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Hines moved to deny with staff recommendation, Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

16. Zoning Case 15-Z-004: Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the north of Hero Way, west of Ronald Reagan Blvd and south of San Gabriel Pkwy; 197.55 acres more or less; WCAD Parcels #R098020, R031606, R473799, R473798, R473797, R333713, R031617, R031607. The applicant is proposing an amendment to the Palmera Ridge PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake J. Magee on behalf of Palmera Ridge Development, Inc.

a) Staff Presentation

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

b) Applicant Presentation

Blake Magee stated the purpose for his zoning request.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

17. Meeting adjourned at **8:17 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

JUNE 11, 2015

-
- Agenda Subject:** Subdivision Case 14-FP-005: Consider action on the extension of the expiration Mason Ranch, Phase 2, Section 2A Final Plat for 10.886 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas.
- Background:** This final plat was approved by the Planning & Zoning Commission on December 23, 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: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- 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

06/04/2015



Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

June 3, 2015

City of Leander
Planning Department
Attn: Ms. Robin Griffin, Senior Planner
104 North Brushy Street
Leander, Texas 78746

**RE: Mason Ranch Phase 2 Section 2A and Mason Ranch Phase 2 Section 2B
CBD Job # 4637 / 4678
City of Leander File # 14-FP-005 and 14-FP-012**

Request for Extension to Final Plat Approval

Dear Ms. Griffin,

On behalf of the property owner, KB Home Lone Star, Inc., we are requesting approval of an extension to the above referenced final plats. The plats were approved by the Planning and Zoning Commission on December 23, 2014, with the following condition:

“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.”

The initial timing of the commencement of construction for both sections has turned out to be greater than originally anticipated and both projects have only recently been distributed for bidding. We anticipate construction to commence within the next six months. Once the extension is approved, the Engineering Department has indicated that the final plat can be recorded upon posting of a subdivision bond in the amount of 110% of the cost of construction, which will be filed upon the start of construction.

Thank you for your time and review of this extension request. Please let me know if you need any additional information in order to process this.

Respectfully,
Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Director of Planning



EXECUTIVE SUMMARY

JUNE 11, 2015

-
- Agenda Subject:** Subdivision Case 14-FP-012: Consider action on the extension of the expiration Mason Ranch, Phase 2, Section 2B Final Plat for 16.894 acres more or less; WCAD Parcel R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas.
- Background:** This final plat was approved by the Planning & Zoning Commission on December 23, 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: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
- 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

06/04/2015



Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

June 3, 2015

City of Leander
Planning Department
Attn: Ms. Robin Griffin, Senior Planner
104 North Brushy Street
Leander, Texas 78746

**RE: Mason Ranch Phase 2 Section 2A and Mason Ranch Phase 2 Section 2B
CBD Job # 4637 / 4678
City of Leander File # 14-FP-005 and 14-FP-012**

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Thank you for your time and review of this extension request. Please let me know if you need any additional information in order to process this.

Respectfully,
Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Director of Planning



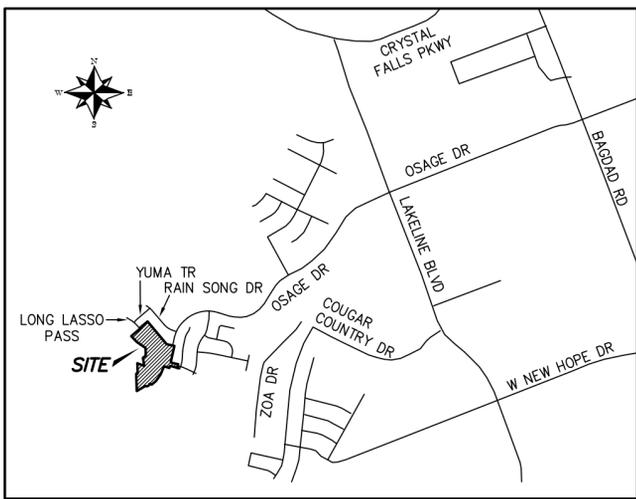
EXECUTIVE SUMMARY

JUNE 11, 2015

-
- Agenda Subject:** Subdivision Case 15-FP-009: Consider action on the Bluffs at Crystal Falls Section 3, PH 3G Final Plat for 13.191 acres more or less; TCAD Parcel #844910; generally located at the future extension of the western terminus of Osage Dr. Leander, 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.
- Origination:** Applicant/Agent: Samuel Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 29 single single-family lots, 3 greenbelt lots, and 1 wastewater and lift station easement lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

06/02/2015

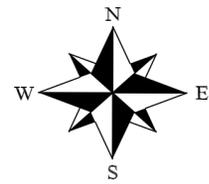
FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G



LOCATION MAP
(NOT TO SCALE)

LEGEND:

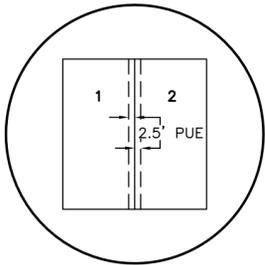
- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- GB = GREENBELT
- WW & LSE = WASTEWATER & LIFT STATION EASEMENT
- L & PAE = LANDSCAPING & PEDESTRIAN ACCESS EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- = 4' SIDEWALK REQUIRED (UNLESS NOTED)



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

THE BLUFFS AT
CRYSTAL FALLS SEC. 3, PH. 3E
DOC. 201500043

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOC. 2013056181

I.A. HAMPTON
SURVEY 613, ABS. 361

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

PORTION OF 436.9248 AC.
TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
DOC. 2010094028 TC
DOC. 2010043397 WC

C.C. CHAFIN
SURVEY 78, ABS. 2276

APPROXIMATE SURVEY LINE

LUCINDA CARTER SURVEY
ABS. 2209

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: MARCH 16, 2015
TOTAL AREA OF THIS PLAT: 13.191 ACRES
TOTAL NUMBER OF LOTS: 33
RESIDENTIAL: 29
NON-RESIDENTIAL: 4

LINEAR FEET OF NEW STREETS:
LONG LASSO PASS: 1220
OSAGE DRIVE: 435
YAUPON RANGE DRIVE: 438
ANTE UP COVE: 192
TOTAL: 2070



G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

SHEET 1 OF 3

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G

METES AND BOUNDS:

DESCRIPTION OF 13.191 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.191 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE COMMON LINE OF A 2144.875 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NO. 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAID 436.9248 ACRE TRACT, AT THE MOST SOUTHERLY OR SOUTHEAST CORNER OF LOT 17, BLOCK Q, THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500043, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST WESTERLY OR NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE SOUTHERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E, THE FOLLOWING FIVE (5) COURSES:

1. N49°56'00"E, A DISTANCE OF 246.68 FEET TO AN IRON ROD WITH CAP FOUND;
2. N40°04'00"W, A DISTANCE OF 11.87 FEET TO AN IRON ROD WITH CAP FOUND;
3. N49°56'00"E, A DISTANCE OF 177.84 FEET TO AN IRON ROD WITH CAP FOUND FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
4. S40°04'00"E, A DISTANCE OF 572.63 FEET TO AN IRON ROD WITH CAP FOUND;
5. S78°02'53"E, A DISTANCE OF 152.84 FEET TO AN IRON ROD WITH CAP FOUND IN THE WESTERLY LINE OF THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300204, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST EASTERLY OR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2B, THE FOLLOWING SIX (6) COURSES:

1. S12°37'19"W, A DISTANCE OF 309.21 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD WHICH BEARS S32°22'41"E, A DISTANCE OF 28.28 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
3. S77°22'41"E, A DISTANCE OF 108.70 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 17.64 FEET AND A CHORD WHICH BEARS S76°49'55"E, A DISTANCE OF 17.64 FEET TO AN IRON ROD WITH CAP FOUND;
5. S13°42'51"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 35.65 FEET AND A CHORD WHICH BEARS S25°13'09"E, A DISTANCE OF 31.12 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;

THENCE LEAVING THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2B AND CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES:

1. N72°47'46"W, A DISTANCE OF 116.32 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N81°59'26"W, A DISTANCE OF 49.04 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 39.44 FEET AND A CHORD WHICH BEARS S15°52'44"W, A DISTANCE OF 39.44 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
4. N72°38'04"W, A DISTANCE OF 107.57 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S22°45'06"W, A DISTANCE OF 172.85 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S35°34'39"W, A DISTANCE OF 151.05 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S50°22'15"W, A DISTANCE OF 109.37 FEET TO AN IRON ROD WITH G&R CAP SET;
8. N74°14'52"W, A DISTANCE OF 42.21 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 102.41 FEET AND A CHORD WHICH BEARS S64°38'58"W, A DISTANCE OF 90.42 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
10. S59°33'26"W, A DISTANCE OF 191.39 FEET TO AN IRON ROD WITH G&R CAP SET;
11. N02°13'14"W, A DISTANCE OF 288.34 FEET TO AN IRON ROD WITH G&R CAP SET;
12. N02°04'01"E, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
13. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 26.84 FEET AND A CHORD WHICH BEARS N89°52'13"E, A DISTANCE OF 26.83 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
14. N02°19'36"W, A DISTANCE OF 198.65 FEET TO AN IRON ROD WITH G&R CAP SET IN THE COMMON LINE OF SAID 2144.875 ACRE TRACT AND SAID 436.9248 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 2144.875 ACRE TRACT AND SAID 436.9248 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

1. S69°23'52"E, A DISTANCE OF 145.38 FEET TO A 1/2" IRON ROD FOUND;
2. N09°58'30"W, A DISTANCE OF 155.40 FEET TO AN IRON ROD WITH CAP FOUND;
3. N49°33'11"E, A DISTANCE OF 73.11 FEET TO A 1/2" IRON ROD FOUND;
4. N01°35'03"W, A DISTANCE OF 143.68 FEET TO A 1/2" IRON ROD FOUND;
5. N55°23'58"W, A DISTANCE OF 205.32 FEET TO A 1/2" IRON ROD FOUND;
6. N44°14'27"W, A DISTANCE OF 156.75 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 13.191 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	90°00'00"	20.00'	31.42'	S32°22'41"E	28.28'	20.00'
C2	88°13'47"	20.00'	30.80'	S58°30'25"W	27.84'	19.39'
C3	2°58'24"	760.00'	39.44'	N15°52'44"E	39.44'	19.72'
C4	2°40'58"	690.00'	32.31'	N16°01'27"E	32.30'	16.16'
C5	97°47'41"	60.00'	102.41'	N64°38'58"E	90.42'	68.77'
C6	4°23'36"	350.00'	26.84'	N89°52'13"E	26.83'	13.43'
C7	90°00'00"	20.00'	31.42'	N57°37'19"E	28.28'	20.00'
C8	92°03'40"	20.00'	32.14'	N31°20'51"W	28.79'	20.73'
C9	86°13'34"	20.00'	30.10'	S34°15'55"E	27.34'	18.72'
C10	81°27'43"	20.00'	28.44'	S61°53'27"W	26.10'	17.22'
C11	48°54'53"	400.00'	341.49'	N15°36'34"W	331.21'	181.93'
C12	132°08'01"	350.00'	807.16'	N26°00'00"E	639.81'	788.59'
C13	43°34'31"	400.00'	304.21'	N42°56'51"E	296.93'	159.89'
C14	83°50'58"	20.00'	29.27'	S22°48'37"W	26.73'	17.96'
C15	83°50'58"	20.00'	29.27'	N61°02'20"W	26.73'	17.96'
C16	15°01'50"	400.00'	104.93'	N84°33'06"E	104.63'	52.77'
C17	55°46'16"	20.00'	19.47'	S47°00'00"E	18.71'	10.58'
C18	55°46'16"	20.00'	19.47'	N08°46'16"E	18.71'	10.58'
C19	29°13'32"	60.00'	305.30'	N70°53'08"E	67.50'	40.82'
C20	4°25'29"	400.00'	30.89'	N37°51'16"W	30.88'	15.45'
C21	10°48'04"	400.00'	75.41'	N30°14'30"W	75.29'	37.81'
C22	10°48'04"	400.00'	75.41'	N19°26'26"W	75.29'	37.81'
C23	10°48'04"	400.00'	75.41'	N08°38'22"W	75.29'	37.81'
C24	10°48'04"	400.00'	75.41'	N02°09'42"E	75.29'	37.81'
C25	1°17'09"	400.00'	8.98'	N08°12'18"E	8.98'	4.49'
C26	0°52'05"	400.00'	6.06'	N21°35'38"E	6.06'	3.03'
C27	9°26'52"	400.00'	65.96'	N26°45'06"E	65.88'	33.05'
C28	9°26'52"	400.00'	65.96'	N36°11'57"E	65.88'	33.05'
C29	9°26'52"	400.00'	65.96'	N45°38'49"E	65.88'	33.05'
C30	14°21'51"	400.00'	100.28'	N57°33'10"E	100.02'	50.40'
C31	16°25'35"	350.00'	100.34'	N79°27'37"E	100.00'	50.52'
C32	16°21'26"	350.00'	99.92'	N63°04'07"E	99.58'	50.30'
C33	16°40'36"	350.00'	101.87'	N46°33'06"E	101.51'	51.30'
C34	16°25'35"	350.00'	100.34'	N30°00'00"E	100.00'	50.52'
C35	11°43'26"	350.00'	71.62'	N15°55'30"E	71.49'	35.93'
C36	19°36'01"	350.00'	119.73'	N00°15'46"E	119.15'	60.46'
C37	19°36'01"	350.00'	119.73'	N19°20'15"W	119.15'	60.46'
C38	10°55'45"	350.00'	66.76'	N34°36'08"W	66.66'	33.48'
C39	48°51'35"	60.00'	51.17'	N50°27'20"W	49.63'	27.25'
C40	41°46'41"	60.00'	43.75'	N05°08'12"W	42.79'	22.90'
C41	67°02'00"	60.00'	70.20'	S32°56'11"E	66.26'	39.74'
C42	36°04'35"	60.00'	37.78'	S18°37'07"W	37.16'	19.54'
C43	1°05'33"	925.00'	17.64'	S76°49'55"E	17.64'	8.82'
C44	102°07'59"	20.00'	35.65'	S25°13'09"E	31.12'	24.76'
C45	1°05'33"	875.00'	16.68'	N76°49'55"W	16.68'	8.34'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N40°04'00"W	11.87'
L2	S13°42'51"W	50.00'
L3	N72°38'04"W	107.57'
L4	S50°22'15"W	109.37'
L5	N74°14'52"W	42.21'
L6	N02°04'01"E	50.00'
L7	N49°33'11"E	73.11'
L8	S19°06'52"E	83.43'
L9	S19°06'52"E	83.43'
L10	N77°34'41"W	45.05'
L11	N81°59'26"W	49.04'
L12	S77°22'41"E	109.07'



SURVEYING, LLC

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

SHEET 2 OF 3

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS
SECTION 3, PHASE 3G

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 13.191 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 13.191 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER AND TRAVIS COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3G", 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.

MICHAEL SLACK, 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 MICHAEL SLACK, 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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
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 PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LONG LASSO PASS, YAUPON RANGE DRIVE AND ANTE UP COVE. FIVE FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF OSAGE 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.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK B, LOT 1, BLOCK I, LOT 21, BLOCK P AND LOT 25, BLOCK Q.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.

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 GRACY TITLE, A STEWART COMPANY GF NO. 01247-37251, ISSUED FEBRUARY 26, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin

PHILLIP L. McLAUGHLIN 05-12-15
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 AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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.

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

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
FIRM NO. 10032000

SHEET 3 OF 3



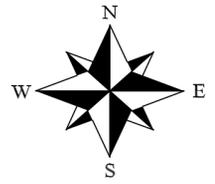
EXECUTIVE SUMMARY

JUNE 11, 2015

-
- Agenda Subject:** Subdivision Case 15-FP-012: Consider action on the Fairways at Crystal Falls, Section 4, Phase 2A Final Plat for 6.818 acres more or less; TCAD Parcel 796313; generally located to the west of the intersection of First View and Crystal Falls Pkwy, Leander, Williamson County Texas.
- Background:** This request is the Final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Jay Engineering on behalf of Lookout Partners, LP.
- Financial Consideration:** None
- Recommendation:** This final plat includes 16 single-family lots and 1 park lot. 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. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

06/02/2015

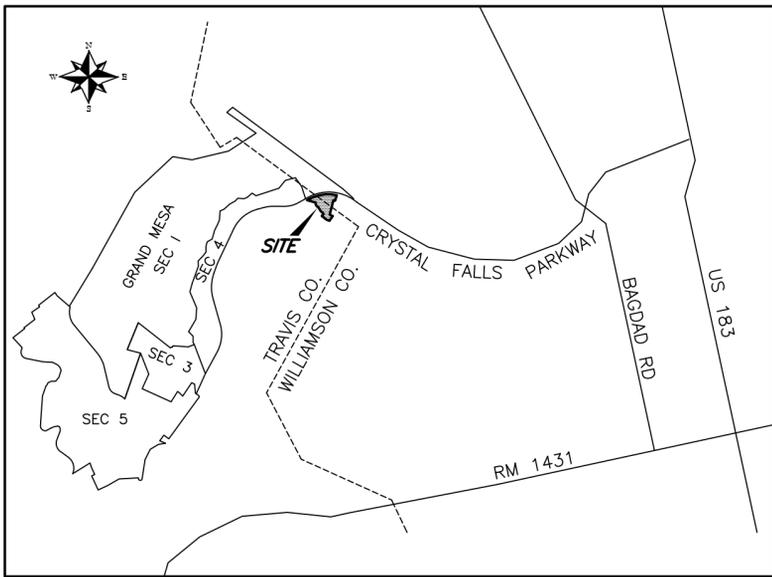
FINAL PLAT OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 4, PHASE 2A



SCALE: 1"=100'

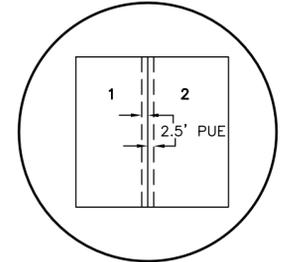


BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

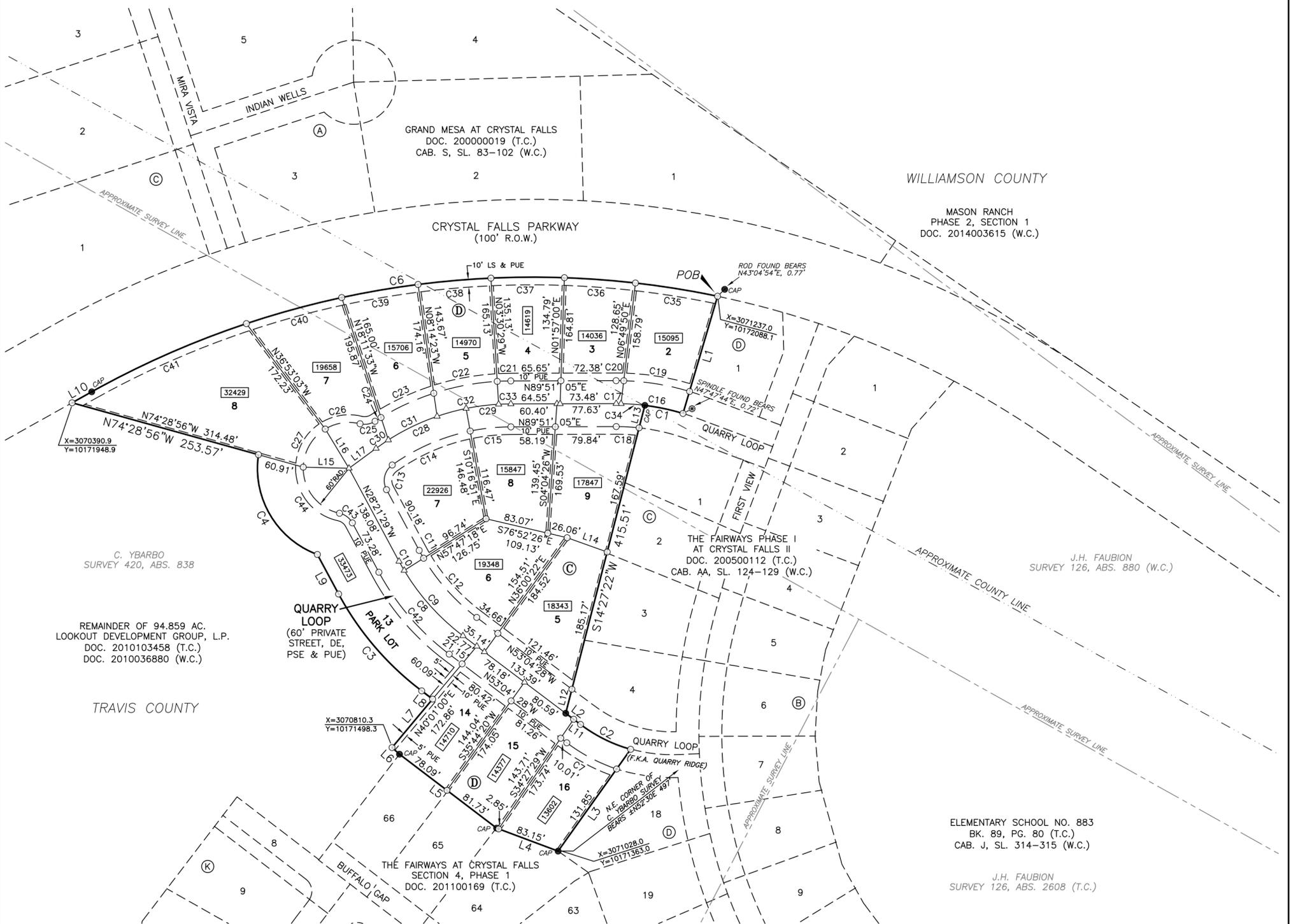


LOCATION MAP
(NOT TO SCALE)

LEGEND:	
●	= 1/2" IRON ROD FOUND
● CAP	= IRON ROD WITH CAP FOUND
⊗	= COTTON SPINDLE FOUND
○	= IRON ROD WITH G&R CAP SET
△	= MAG NAIL SET
Ⓜ	= BLOCK NAME
T.C.	= TRAVIS COUNTY
W.C.	= WILLIAMSON COUNTY
DE	= DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
LS & PUE	= LANDSCAPE AND PUBLIC UTILITY EASEMENT
6549	= LOT AREA IN SQUARE FEET



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



OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

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: APRIL 21, 2015
TOTAL AREA OF THIS PLAT: 6.818 ACRES
TOTAL NUMBER OF LOTS: 16
RESIDENTIAL: 15
NON-RESIDENTIAL: 1 (PARK LOT)

LINEAR FEET OF NEW STREETS
QUARRY LOOP (PRIVATE): 460'
QUARRY RIDGE (PRIVATE): 534'
TOTAL: 994'



G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

FINAL PLAT OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 4, PHASE 2A

DESCRIPTION OF 6.818 ACRES OF LAND SITUATED IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, OUT OF THE J.H.FAUBION SURVEY 126, ABSTRACT NO. 2608, TRAVIS COUNTY AND ABSTRACT NO. 880, WILLIAMSON COUNTY AND THE C. YBARBO SURVEY 420, ABSTRACT NO. 838, TRAVIS COUNTY, BEING A PORTION OF A 94.859 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT DEVELOPMENT GROUP, L.P. IN DOCUMENT NUMBER 2010103458, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NUMBER 2010036880, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 6.818 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP SET IN THE CURVING SOUTHERLY LINE OF CRYSTAL FALLS PARKWAY (100' R.O.W.), OF A CURVE TO THE RIGHT, AT THE NORTHWESTERLY CORNER OF THE FAIRWAYS PHASE I AT CRYSTAL FALLS II, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200500112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN CABINET AA, SLIDES 124-129, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF SAID 94.859 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD WITH CAP FOUND, BEARS N43°04'54"E, A DISTANCE OF 0.77 FEET;

THENCE WITH THE COMMON LINE OF SAID 94.859 ACRE TRACT AND SAID FAIRWAYS PHASE I AT CRYSTAL FALLS II, THE FOLLOWING SIX (6) COURSES:

1. S16°29'01"W, A DISTANCE OF 159.72 FEET TO AN IRON ROD WITH CAP SET IN THE CURVING WESTERLY LINE OF SAID FAIRWAYS PHASE I AT CRYSTAL FALLS II, OF A CURVE TO THE LEFT, FROM WHICH A COTTON SPINDLE FOUND, BEARS N42°47'44"E, A DISTANCE OF 0.72 FEET;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 51.14 FEET AND A CHORD WHICH BEARS N78°03'59"W, A DISTANCE OF 51.08 FEET TO AN IRON ROD WITH CAP FOUND;
3. S14°27'22"W, A DISTANCE OF 415.51 FEET TO A 1/2" IRON ROD FOUND;
4. S53°04'28"E, A DISTANCE OF 24.32 FEET TO AN IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 73.67 FEET AND A CHORD WHICH BEARS S63°37'35"E, A DISTANCE OF 73.25 FEET TO AN IRON ROD WITH CAP SET;
6. S35°33'24"W, A DISTANCE OF 163.46 FEET TO AN IRON ROD WITH CAP FOUND IN THE NORTHEASTERLY LINE OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 4, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 201100169, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 94.859 ACRE TRACT WITH THE NORTHEASTERLY LINE OF SAID FAIRWAYS AT CRYSTAL FALLS SECTION 4, PHASE 1, THE FOLLOWING TWO (2) COURSES:

1. N69°32'29"W, A DISTANCE OF 86.00 FEET TO AN IRON ROD WITH CAP FOUND;
2. N52°48'56"W, A DISTANCE OF 159.82 FEET TO AN IRON ROD WITH CAP FOUND;

THENCE LEAVING THE NORTHEASTERLY LINE OF SAID FAIRWAYS AT CRYSTAL FALLS SECTION 4, PHASE 1 AND CONTINUING OVER AND ACROSS SAID 94.859 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

1. N48°26'59"W, A DISTANCE OF 13.06 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N40°01'00"E, A DISTANCE OF 82.73 FEET TO AN IRON ROD WITH G&R CAP SET;
3. N53°04'28"W, A DISTANCE OF 17.91 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 168.24 FEET AND A CHORD WHICH BEARS N40°42'59"W, A DISTANCE OF 166.94 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
5. N28°21'29"W, A DISTANCE OF 58.71 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 163.97 FEET AND A CHORD WHICH BEARS N30°37'22"W, A DISTANCE OF 151.51 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
7. N74°28'56"W, A DISTANCE OF 253.57 FEET TO AN IRON ROD WITH G&R CAP SET IN THE SOUTHERLY LINE OF SAID CRYSTAL FALLS PARKWAY AND THE NORTHERLY LINE OF SAID 94.859 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHERLY LINE OF SAID CRYSTAL FALLS PARKWAY AND THE NORTHERLY LINE OF SAID 94.859 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N60°54'07"E, A DISTANCE OF 29.52 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1190.00 FEET, AN ARC LENGTH OF 847.56 FEET AND A CHORD WHICH BEARS N81°20'38"E, A DISTANCE OF 829.76 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6.818 ACRES OF LAND MORE OR LESS.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S16°29'01"W	159.72'
L2	S53°04'28"E	24.32'
L3	S35°33'24"W	163.46'
L4	N69°32'29"W	86.00'
L5	N52°48'56"W	159.82'
L6	S48°26'59"E	13.06'
L7	S40°01'00"W	82.73'
L8	S53°04'28"E	17.91'
L9	S28°21'29"E	58.71'
L10	N60°54'07"E	29.52'
L11	N53°04'28"W	11.31'
L12	N14°27'22"E	32.46'
L13	N14°27'22"E	30.28'
L14	S70°26'08"E	55.71'
L15	N88°34'49"W	60.00'
L16	N31°14'58"W	60.00'
L17	N53°42'59"E	43.94'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	9°46'03"	300.00'	51.14'	N78°03'59"W	51.08'	25.63'
C2	21°06'13"	200.00'	73.67'	S63°37'35"E	73.25'	37.25'
C3	24°42'59"	390.00'	168.24'	S40°42'59"E	166.94'	85.45'
C4	78°17'24"	120.00'	163.97'	S30°37'22"E	151.51'	97.68'
C5	104°46'12"	70.00'	128.00'	S25°39'10"E	110.90'	90.85'
C6	40°48'29"	1190.00'	847.56'	S81°20'38"W	829.76'	442.65'
C7	18°26'38"	230.00'	74.04'	S62°17'47"E	73.72'	37.34'
C8	24°42'59"	300.00'	129.42'	S40°42'59"E	128.41'	65.73'
C9	22°05'18"	300.00'	115.65'	S42°01'49"E	114.94'	58.55'
C10	2°37'41"	300.00'	13.76'	S29°40'20"E	13.76'	6.88'
C11	2°29'31"	270.00'	11.74'	S29°36'15"E	11.74'	5.87'
C12	22°13'28"	270.00'	104.73'	S41°57'44"E	104.08'	53.03'
C13	82°59'38"	25.00'	36.21'	S13°08'20"W	33.13'	22.12'
C14	23°48'18"	270.00'	112.18'	S66°32'18"W	111.37'	56.91'
C15	11°24'38"	270.00'	53.77'	S84°08'46"W	53.68'	26.97'
C16	15°45'06"	300.00'	82.48'	N81°03'31"W	82.22'	41.50'
C17	1°12'51"	300.00'	6.36'	N89°32'29"W	6.36'	3.18'
C18	6°22'12"	270.00'	30.02'	N86°57'49"W	30.00'	15.02'
C19	15°11'44"	330.00'	87.52'	N80°48'39"W	87.26'	44.02'
C20	1°44'24"	330.00'	10.02'	N89°16'43"W	10.02'	5.01'
C21	3°05'20"	330.00'	17.79'	S88°18'25"W	17.79'	8.90'
C22	14°44'15"	330.00'	84.88'	S79°23'37"W	84.65'	42.68'
C23	13°14'32"	330.00'	76.27'	S65°24'13"W	76.10'	38.31'
C24	1°36'29"	330.00'	9.26'	S57°58'43"W	9.26'	4.63'
C25	46°47'27"	25.00'	20.42'	N80°34'11"E	19.85'	10.82'
C26	45°12'53"	60.00'	47.35'	S81°21'28"W	46.13'	24.98'
C27	57°19'51"	60.00'	60.04'	S30°05'06"W	57.56'	32.80'
C28	24°51'09"	300.00'	130.13'	S66°08'33"W	129.11'	66.10'
C29	11°16'58"	300.00'	59.08'	S84°12'36"W	58.98'	29.63'
C30	3°44'14"	300.00'	19.57'	S55°35'05"W	19.56'	9.79'
C31	13°35'13"	300.00'	71.14'	S64°14'49"W	70.97'	35.74'
C32	15°44'57"	300.00'	82.46'	S78°54'54"W	82.20'	41.49'
C33	3°03'43"	300.00'	16.03'	S88°19'14"W	16.03'	8.02'
C34	7°11'55"	300.00'	37.69'	N86°32'58"W	37.67'	18.87'
C35	5°15'05"	1190.00'	109.07'	N80°52'40"W	109.03'	54.57'
C36	4°29'49"	1190.00'	93.40'	N85°45'06"W	93.38'	46.72'
C37	4°38'14"	1190.00'	96.31'	S89°40'52"W	96.28'	48.18'
C38	4°37'04"	1190.00'	95.91'	S85°03'13"W	95.88'	47.98'
C39	4°53'31"	1190.00'	101.60'	S80°17'56"W	101.57'	50.83'
C40	6°14'12"	1190.00'	129.53'	S74°44'05"W	129.47'	64.83'
C41	10°40'35"	1190.00'	221.74'	S66°16'41"W	221.42'	111.19'
C42	24°42'59"	330.00'	142.36'	S40°42'59"E	141.26'	72.30'
C43	49°40'47"	25.00'	21.68'	N53°11'53"W	21.00'	11.57'
C44	79°27'27"	60.00'	83.21'	S38°18'33"E	76.70'	49.86'



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

FINAL PLAT OF
THE FAIRWAYS AT CRYSTAL FALLS
SECTION 4, PHASE 2A

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 6.818 ACRES OF LAND SITUATED IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, OUT OF THE J.H. FAUBION SURVEY 126, ABSTRACT NO. 2608, TRAVIS COUNTY AND ABSTRACT NO. 880, WILLIAMSON COUNTY AND THE C. YBARBO SURVEY 420, ABSTRACT NO. 838, TRAVIS COUNTY, BEING A PORTION OF A 94.859 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT DEVELOPMENT GROUP, L.P. IN DOCUMENT NUMBER 2010103458, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NUMBER 2010036880, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY PLAT SAID 6.818 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TRAVIS COUNTY, TEXAS AND WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE FAIRWAYS AT CRYSTAL FALLS SECTION 4, PHASE 2A", 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 AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM R. HINCKLEY, OPERATING MANAGER
MORNINGSIDE LAND AND CATTLE CO., L.L.C.
GENERAL PARTNER KEY-DEER HOLDINGS, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, TEXAS.

MY COMMISSION EXPIRES _____.

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
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 PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. 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.
12. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 13, BLOCK D.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. 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.
18. 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.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. 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.
21. THE PRIVATE STREET, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT SHALL BE OWNED BY CRYSTAL FALLS HOMEOWNER'S ASSOCIATION. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER _____, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
22. DRIVEWAY ACCESS TO CRYSTAL FALLS PARKWAY IS PROHIBITED.
23. A PUBLIC SAFETY EASEMENT AND PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED WITHIN THE 60 FOOT PRIVATE STREET (QUARRY LOOP).

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

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 INDEPENDENCE TITLE COMPANY, GF NO. 1422053-TOH, ISSUED FEBRUARY 13, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin

PHILLIP L. McLAUGHLIN 06-01-15
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

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 MAP (FIRM) PANEL NO. 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:
COUNTIES OF TRAVIS AND WILLIAMSON:

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 CLERKS OF TRAVIS AND WILLIAMSON COUNTY, TEXAS.

ATTEST: _____

CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF 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 PLAT RECORDS OF SAID COUNTY IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK, COUNTY COURT,
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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 QUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

SHEET 3 OF 3



EXECUTIVE SUMMARY

JUNE 11 , 2015

-
- Agenda Subject:** Subdivision Case 15-TOD-PP-001: Consider action on the Maya Vista Preliminary Plat for 28.6709 acres more or less; WCAD Parcel R031694; generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, 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.
- Origination:** Applicant/Agent: Kristiana Alfsen on behalf of Waterstone Tylerville, LP.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 128 single-family lots, 1 amenity center lot, and 4 drainage/water quality/landscape 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

05/28/2015

PRELIMINARY PLAT OF MAYA VISTA

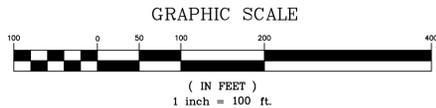
OWNER: TYLERVILLE, LTD.
C/O BILL POHL
POHL PARTNERS
10800 Pecan Park Blvd
#240, Austin, TX 78750
(512) 335-5577

SURVEYOR'S CERTIFICATION:

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT OF 140068974, DATED JANUARY 16, 2014 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.



HERMAN CRICHTON, R.P.L.S.
TEXAS REGISTRATION NO. 4046
CRICHTON AND ASSOCIATES, INC.
TBP/LS FIRM NO. 101727-00
6448 EAST HIGHWAY 290
SUITE B105
AUSTIN, TEXAS 78723
(512) 244-3395
ORDERS@CRICHTONANDASSOCIATES.COM



FIELD NOTES:

FIELD NOTES FOR 28.6709 ACRE TRACT OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABS. 134, BEING OUT OF AND A PART OF A 107.228 ACRE TRACT ON LAND CONVEYED TO TYLERVILLE, LTD. BY DEED RECORDED IN DOC. NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE SAID 33.6709 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

COMMENCING at a 1/2" iron rod found on the North R.O.W. line of San Gabriel Parkway, conveyed by Deed recorded in Doc. No. 2005011119, Official Public Records, Williamson County, Texas, at the Southeast corner of a 19.00 acre tract conveyed to Hill Country Bible Church, by deed recorded in Doc. No. 2013018966, Official Public Records, Williamson County, Texas, for the Southwest corner, and the POINT OF COMMENCING of this tract.

THENCE N 13° 07' 12" E with the East line of said 19.00 acre tract, 458.29 feet to a 1/2" iron pin set for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE along the East line of the said 19.00 acre tract, the following two (2) courses:

- 1) N 13° 07' 12" E, a distance of 54.47 feet to a 1/2" iron rod found.
- 2) N 20° 52' 07" W, a distance 534.52 feet to a 1/2" iron rod found in the North line of the said 107.228 acre tract, same being the South line of a 40.69 acre tract conveyed to Marti Leigh L.P., by deed recorded in Doc. No. 200806001, Official Public Records, Williamson County, Texas, for the Northeast corner of the said 19.00 acre tract, same being the Northeast corner of this tract.

THENCE N 69° 06' 20" E, along the South line of the said 40.69 acre tract, a distance of 476.65 feet to a 1/2" iron rod found in the said South line, at the Northwest corner of a 3.0 acre tract of land conveyed to Greg Bull, by deed recorded in Doc. No. 2006045358, Official Public Records, Williamson County, Texas, for an "ell" corner of the said 107.228 acre tract, and this tract.

THENCE along the common line of the said 3.0 acre tract, and this tract, the following two (2) courses:

- 1) S 20° 48' 45" E, a distance of 150.74 to a 1/2" iron rod found. At the Southwest corner of the said 3.0 acre tract.
- 2) S 69° 04' 54" E, a distance of 872.21 feet to a 1/2" iron rod set, at the beginning of a curve to the left, on the West R.O.W. line of Hwy 183, at the Southeast corner of the said 3.0 acre tract, for the Northeast corner of the said 107.228 acre tract, and this tract.

THENCE with the West R.O.W. line of Hwy 183, along a curve to the left, with a radius of 1206.28 feet, an arc length of 289.72 feet, with a chord that bears S 32° 04' 28" E, a distance of 289.02 feet to a Conc. Monument found on the Said West R.O.W. line, at the Northeast corner of a 5.122 acre tract conveyed to Franklin Stiles Jr., by deed recorded in Vol. 2609, P. 453, Deed Records, Williamson County, Texas, for a Northeast Corner of the Said 107.228 acre tract, and this tract.

THENCE along the common line of the said 5.122 acre tract, and this tract, the following two (2) courses:

- 1) S 59° 43' 18" W, a distance of 414.76 to a 1/2" iron pipe found. At the Northwest corner of the said 5.122 acre tract.
- 2) S 11° 32' 07" E, a distance of 244.00 feet to a 1/2" iron rod found, at the Southwest corner of the said 5.122 acre tract, for an "ell" corner of the said 107.228 tract, and this tract.

THENCE through the interior of the said 107.228 acre tract, the following five (5) courses:

- 1) S 28° 42' 30" E, a distance of 152.08 feet to a 1/2" iron rod set at the beginning of a curve to the right.
- 2) along a curve to the right, with a radius of 550.00 feet, an arc length of 235.70 feet, with a chord that bears S 16° 25' 53" E, a distance of 233.90 feet to a 1/2" iron rod set.
- 3) S 04° 09' 15" E, 404.22 feet to an iron pin set on the North R.O.W. line of San Gabriel Parkway for the Southeast corner of this tract.

THENCE with the Said North R.O.W. line, along a curve to the right, with a radius of 1980.00 feet, L= 469.50 whose chord bears S 84° 51' 18" W, a distance of 468.40 feet to a 1/2" iron rod set on the said North R.O.W. line

THENCE through the interior of said 107.228 acre tract the following fourteen (14) courses:

- 1) with a curve to the left, whose elements are R=25.00 feet, L= 39.97 feet, whose chord bears N46°50'32"E, 35.85 feet to an 1/2" iron pin set.
- 2) N01°02'10"E, a distance of 52.26 feet to a 1/2" iron pin set.
- 3) S85°00'01"W, a distance of 169.27 feet to a 1/2" iron pin set.
- 4) N06°59'59"W, a distance of 330.47 feet to a 1/2" iron pin set.
- 5) S59°51'39"W, a distance of 33.91 feet to a 1/2" iron pin set.
- 6) S83°34'46"W, a distance of 69.70 feet to a 1/2" iron pin set.
- 7) N89°07'19"W, a distance of 69.00 feet to a 1/2" iron pin set.
- 8) N77°38'37"W, a distance of 69.00 feet to a 1/2" iron pin set.
- 9) N66°09'55"W, a distance of 69.00 feet to a 1/2" iron pin set.
- 10) N54°41'13"W, a distance of 69.00 feet to a 1/2" iron pin set.
- 11) N43°12'31"W, a distance of 69.00 feet to a 1/2" iron pin set.
- 12) N31°43'49"W, a distance of 69.00 feet to a 1/2" iron pin set.
- 13) N51°14'41"W, a distance of 73.09 feet the POINT OF BEGINNING and containing 28.6709 acres, more or less.

GENERAL NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT, APPLICABLE ZONING ORDINANCE OF THE CITY OF LEANDER.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
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 2.5 FOOT PUBLIC UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
8. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
9. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
10. 4" SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS) OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS) SHALL BE INSTALLED ON BOTH SIDES OF ALL 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. 6" SIDEWALKS SHALL BE CONSTRUCTED ALONG SAN GABRIEL PARKWAY AND U.S. HIGHWAY 183, PER THE APPROVED PUD. A 6" SIDEWALK SHALL BE INSTALLED ON THE EAST SIDE OF WEST BROAD STREET AND A 8" SIDEWALK SHALL BE INSTALLED ON THE WEST SIDE OF WEST BROAD STREET.

11. MAYA VISTA IS LOCATED IN THE BRUSHY CREEK WATERSHED.
12. HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK A, LOT 7, BLOCK F, LOT 23, BLOCK G, LOT 15, BLOCK G AND LOT 4, BLOCK E.
13. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING ARTERIAL STREET.
14. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
15. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
16. 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.
17. NO PORTION OF THIS TRACT IS WITHIN FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48153Z 0455 E, FOR THE CITY OF LEANDER AND 481079 0455 E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 28, 2008.
18. THIS TRACT IS ZONED P.U.D. BY THE CITY OF LEANDER, TEXAS PER CITY OF LEANDER ORDINANCE NO.14-074-00.
19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
20. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
22. LANDSCAPE LOTS (LOT 1, BLOCK A; LOT 7, BLOCK F; LOT 23, BLOCK G AND LOT 4, BLOCK E) IS PROVIDED BETWEEN THE LOTS) AND SAN GABRIEL PARKWAY AND U.S. HIGHWAY 183. SUCH LANDSCAPE LOT WITHIN TEN (10) FEET WIDE FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT WITHIN TEN (10) FEET OF THE RESIDENTIAL LOT. TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE 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 OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- 23) THIS SUBDIVISION IS NOT REQUIRED TO PROVIDE ON-SITE DETENTION IF DOWNSTREAM CONVEYANCE IS PROVIDED. PRIOR TO APPROVAL OF THE FINAL PLAT, THE DEVELOPER SHALL PROVIDE A DRAINAGE EASEMENT FROM THE SOUTHERN RIGHT-OF-WAY LINE OF SAN GABRIEL PARKWAY TO THE 100-YR FEMA FLOODPLAIN OF THE NORTH FORK OF BRUSHY CREEK. THE DRAINAGE EASEMENT SHALL BE SIZED TO CONVEY THE 100-YR DISCHARGE FROM THE SUBDIVISION.
- 24) AT THE TIME OF FINAL PLAT APPROVAL OF THIS PLAT, THE TEMPORARY CUL-DE-SAC SHOWN AT THE WEST END OF AKUMAL AVENUE WILL BE DEDICATED BY SEPARATE INSTRUMENT.
- 25) THE BOUNDARY STREET FEES ARE REQUIRED TO BE PAID IN THE AMOUNT OF \$500 PER DWELLING AT THE TIME OF FINAL PLAT.

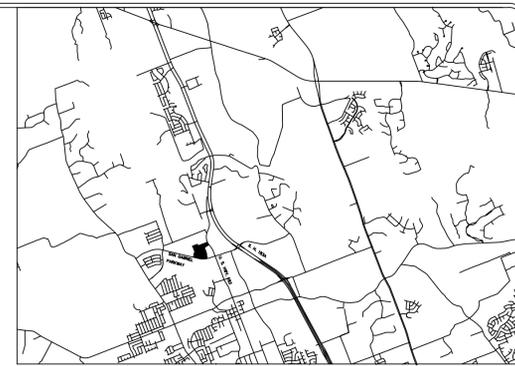
TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

MAY VISTA/TYLERVILLE TRACT PARKLAND DEDICATION WORKSHEET

Lots	Parkland Required	Parkland Proposed	Parkland Credited*	Parkland Deficit	Fee in-lieu Value of deficit	Fee Required	Proposed Improvements
128	4.48	1.12	1.12	3.36	\$ 79,200.00	\$ 44,800.00	

* 8' and 6' sidewalks are needed on the east and west side of Broad St, respectively, per the Transportation Plan.
** Payment in lieu of the parkland deficit and recreation improvements in the amount of \$124,000 at plat approval.

MAY 20, 2015

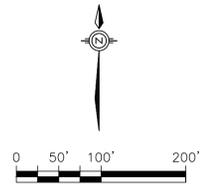
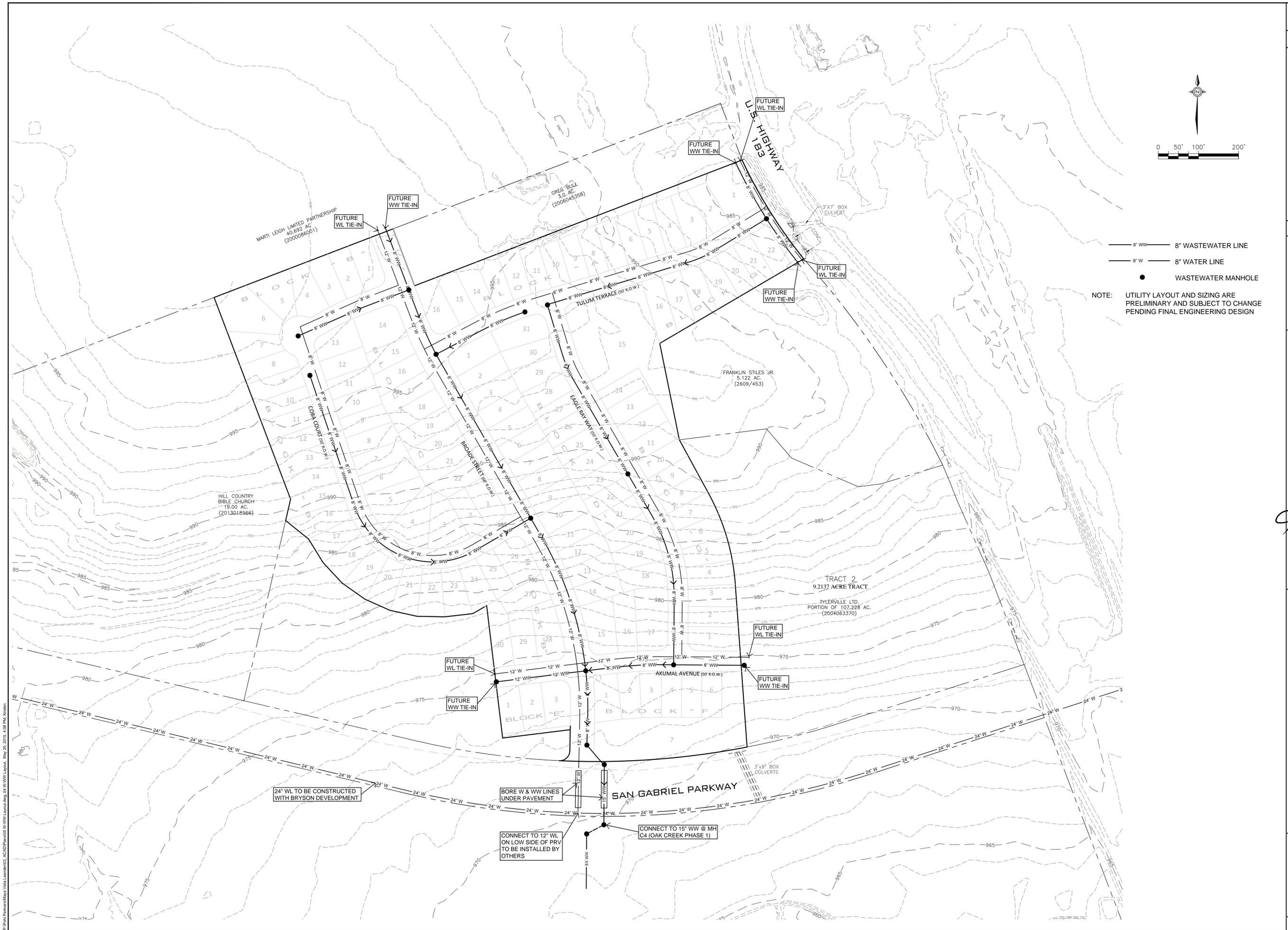


LOCATION MAP

TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION
1)	25" LIVE OAK	29)	25" LIVE OAK	37)	25" LIVE OAK
2)	25" LIVE OAK	30)	34" LIVE OAK	38)	15" LIVE OAK
3)	25" LIVE OAK	31)	18" LIVE OAK	39)	25" LIVE OAK
4)	25" LIVE OAK	32)	25" LIVE OAK	40)	25" LIVE OAK
5)	25" LIVE OAK	33)	25" LIVE OAK	41)	25" LIVE OAK
6)	25" LIVE OAK	34)	25" LIVE OAK	42)	25" LIVE OAK
7)	20" LIVE OAK	35)	20" LIVE OAK	43)	25" LIVE OAK
8)	25" LIVE OAK	36)	40" LIVE OAK	44)	25" LIVE OAK
9)	15" LIVE OAK	37)	20" LIVE OAK	45)	25" LIVE OAK
10)	25" LIVE OAK	38)	21" LIVE OAK	46)	18" LIVE OAK
11)	25" LIVE OAK	39)	20" LIVE OAK	47)	25" LIVE OAK
12)	18" LIVE OAK	40)	35" LIVE OAK	48)	15" LIVE OAK
13)	25" LIVE OAK	41)	25" LIVE OAK	49)	17" LIVE OAK
14)	18" LIVE OAK	42)	14" LIVE OAK	50)	31" LIVE OAK
15)	35" LIVE OAK	43)	14" LIVE OAK	51)	25" LIVE OAK
16)	15" LIVE OAK	44)	14" LIVE OAK	52)	25" LIVE OAK
17)	15" LIVE OAK	45)	11" LIVE OAK	53)	15" LIVE OAK
18)	24" LIVE OAK	46)	11" LIVE OAK	54)	22" LIVE OAK
19)	24" LIVE OAK	47)	25" LIVE OAK	55)	15" LIVE OAK
20)	24" LIVE OAK	48)	19" LIVE OAK	56)	34" LIVE OAK
21)	24" LIVE OAK	49)	25" LIVE OAK	57)	37" LIVE OAK
22)	24" LIVE OAK	50)	11" LIVE OAK	77)	35" LIVE OAK
23)	24" LIVE OAK	51)	11" LIVE OAK		
24)	24" LIVE OAK	52)	25" LIVE OAK		
25)	24" LIVE OAK	53)	15" LIVE OAK		
26)	24" LIVE OAK	54)	22" LIVE OAK		
27)	24" LIVE OAK	55)	20" LIVE OAK		
28)	24" LIVE OAK	56)	25" LIVE OAK		

NEW STREETS			
STREET NAME	LINEAR FT	WIDTH	PAVEMENT
TULLUM TERRACE	922'	50' R.O.W.	30"
EAGLE RAY STREET	970'	50' R.O.W.	30"
WEST BROAD STREET	1424'	60' R.O.W.	40"
AKUMAL AVENUE	618'	50' R.O.W.	30"
COBRA COURT	1223'	50' R.O.W.	30"

CURVE TABLE									
CURVE	LENGTH	RADIUS	BEARING	CHORD	CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	96.85	1206.28	S36°39'17"E	96.83	C64	6.12	225.00	N67°01'18"E	6.12
C2	3.08	275.00	N59°00'05"E	3.08	C65	45.08	225.00	N67°55'17"E	45.00
C3	38.56	25.00	N14°29'28"E	34.86	C66	45.08	225.00	N79°23'59"E	45.00
C4	53.05	225.00	N65°26'06"E	52.92	C67	45.08	225.00	S89°07'19"E	45.00
C5	4.01	225.00	N72°42'00"E	4.01	C68	45.08	225.00	S77°38'37"E	45.00
C6	45.05	275.00	N64°00'57"E	45.00	C69	45.08	225.00	S68°09'55"E	45.00
C7	21.61	275.00	N70°57'39"E	21.60	C70	45.08	225.00	S54°41'13"E	45.00
C8	39.27	25.00	S29°12'39"W	35.36	C71	45.08	225.00	S43°12'31"E	45.00
C9	39.54	25.00	N82°05'56"W	35.55	C72	45.08	225.00	S31°43'49"E	45.00
C10	2.17	325.00	S16°58'50"E	2.17	C73	27.94	225.00	S22°26'01"E	27.92
C11	46.47	325.00	S21°16'05"E	46.43	C74	105.65	175.00	N77°09'20"E	104.05
C12	27.09	325.00	S27°45'06"E	27.08	C75	118.94	175.00	S68°04'43"E	116.67
C13	64.07	275.00	S23°27'51"E	63.93	C76	84.70	175.00	S32°44'30"E	83.88
C14	11.89	430.00	N29°29'49"W	11.89	C77	21.03	25.00	N45°38'15"W	20.41
C15	47.28	430.00	N25°24'19"W	47.28	C78	45.08	225.00	S20°32'37"W	39.91
C16	47.28	430.00	N19°08'21"W	47.25	C79	21.03	25.00	N84°03'29"E	20.41
C17	47.28	430.00	N12°48'23"W	47.25	C80	34.40	25.00	S20°32'37"W	31.75
C18	47.28	430.00	N06°30'25"W	47.25	C81	20.41	50.00	S52°22'15"E	20.27
C19	28.45	430.00	N01°27'43"W	28.45	C82	41.46	50.00	S19°55'27"E	40.28
C20	228.45	430.00	N14°51'10"W	228.73	C83	33.98	50.00	S23°17'57"W	33.33
C21	75.72	325.00	S27°27'51"W	75.68	C84	33.98	50.00	S62°14'30"W	33.33
C22	202.77	380.00	N14°51'10"W	200.37	C85	23.07	50.00	N85°04'01"W	22.87
C23	38.68	380.00	N27°13'24"W	38.66	C86	87.70	545.00	S64°34'25"W	87.61
C24	67.95	380.00	N19°11'06"W	67.86	C87	95.75	595.00	S64°34'25"W	95.65
C25	67.95	380.00	N08°56'24"W	67.86	C88	61.48	545.00	S63°11'41"W	61.44
C26	28.20	380.00	N01°41'31"W	28.19	C89	26.23	545.00	S67°48'18"W	26.23
C27	39.27	25.00	S44°33'59"E	35.36	C90	23.62	595.00	S61°09'02"W	23.62
C28	39.01	25.00	N45°08'18"E	35.17	C91	48.00	595.00	S64°32'56"W	47.98
C29	117.61	985.00	S86°25'16"W	117.54	C92	24.13	595.00	S68°01'18"W	24.13
C30	50.36	985.00	S88°22'38"W	50.35	C93	39.27	25.00	N65°48'52"W	35.36
C31	48.77	985.00	S85°29'39"W	48.76	C94	39.27	25.00	N24°11'08"E	35.35
C32	18.49	985.00	S83°32'17"W	18.49	C95	35.97	740.00	S22°12'18"E	35.97
C33	37.85	25.00	S53°37'42"E	34.34	C96	41.02	25.00	S70°35'55"E	36.57
C34	40.89	25.00	N30°06'29"E	36.49	C97	130.22	800.00	S28°23'25"E	130.08
C35	296.69	855.00	N20°11'53"W	295.21	C98	40.38	25.00	S16°07'50"W	36.13
C36	269.41	795.00	N20°25'51"W	268.12	C99	33.10	800.00	S21°59'52"E	33.10
C37	126.56	795.00	N15°17'01"W	126.43	C100				

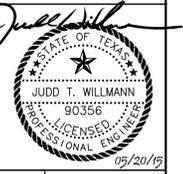


— 8" WW — 8" WASTEWATER LINE
 — 8" W — 8" WATER LINE
 ● WASTEWATER MANHOLE

NOTE: UTILITY LAYOUT AND SIZING ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN

NO.	REVISION	BY	DATE

LAND DEV
 CONSULTING, L.L.C.
 5908 HIGHWAY 290 WEST, SUITE 215
 AUSTIN, TX 78735
 OFFICE: 512.872.6696
 FIRM NO.: 16384



WATER / WASTEWATER LAYOUT
MAYA VISTA
 SAN GABRIEL & US HWY 183
 LEANDER, WILLIAMSON CO, TEXAS

DESIGNED BY: JW
 DRAWN BY: KAS
 CHECKED BY: KS
 APPROVED BY: JW

SHEET 4 OF 7



EXECUTIVE SUMMARY

JUNE 11, 2015

-
- Agenda Subject:** Zoning Case 15-Z-009: Hold a public hearing and consider action on the rezoning of 9.84 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to MF-3-A (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, Inc.
- Financial Consideration:** None
- Recommendation:** The applicant has withdrawn this request.
- Attachments:** 1. Withdraw Request
- Prepared By:** Martin Siwek, AICP, GISP
Planner

06/03/2015

Robin Griffin

From: Adam Diskin [adam@insitegrp.com]
Sent: Tuesday, June 02, 2015 3:52 PM
To: Robin Griffin
Cc: Russell Hirsch; Jeff Sweazea; jana Rice; Robert Allen
Subject: Bliss at Mason Hills Rezone Application

Hello Robin,

Thank you for your time these last couple of days while we figured out the best way to move forward to provide both the city and the neighbors that we will be developing a quality senior living project of which everyone can be proud. In order to provide assurances to all parties we have decided to pull our re-zone application that was to be presented at the planning and zoning commission meeting on June 11th. We will instead be resubmitting a P.U.D. application that we hope to have submitted next week.

Please let us know if you also need notice from Cunningham Allen, the agents for the current owners of the property, that the re-zone application is being rescinded. It would also be helpful to know, based on our submittal next week, if we would be able to be included on the agenda at the July 23rd P&Z meeting. Lastly, you had mentioned that a portion of the fees already paid could be applied to our new application. Our engineer and zoning consultant, Cunningham Allen will be in touch prior to our submission to see how the fees will now calculate.

Feel free to call me at (805) 896-6984 or via e-mail if you have any questions.

Thank You,
Adam Diskin

DH&G | Insite Builders | Bliss Living
p (805) 896-6984 | f (805) 880-0334 | www.dhgllc.com



EXECUTIVE SUMMARY

JUNE 11, 2015

-
- Agenda Subject:** Zoning Case 15-Z-006: Hold a public hearing and consider action on the rezoning of 11.065 acres more or less, generally located to the southwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R484293, R517839, and R096984; TCAD ID 823336. Currently, the property is zoned SFT-2-A (Single Family Townhouse). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Mark Baker on behalf of Lookout Partners LP (Mike Siefert).
- 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. Location Map
 4. Aerial Map
 5. Proposed Zoning Map
 6. Proposed PUD
 7. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 05/27/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-006 CRYSTAL FALLS TOWNHOMES PUD

GENERAL INFORMATION

- Owner:** Lookout Partners, LP (Mike Siefert)
- Current Zoning:** SFT-2-A (Single-Family Townhomes)
- Proposed Zoning:** PUD (Planned Unit Development)
- Size and Location:** The property is generally located to the southwest corner of Crystal Falls Pkwy and Lakeline Blvd,. The property is approximately 11.065 acres in size.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	PUD	Proposed Residential (Cottages at Crystal Falls)
EAST	GC-3-A	Proposed Commercial Development
SOUTH	SFT-2-A	Development Detention Pond
WEST	SFS-2-B	Establish Residential (Fairways at Crystal Falls)

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS**USE COMPONENTS:****PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a condominium regime townhome development. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.
- The Community Center land use node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant is requesting to rezone the property to the Crystal Falls Townhome PUD (Planned Unit Development) in order to allow for condominium regime development of townhomes and modify the parking requirements. The current SFT-2-A (Single-Family Townhome) district was approved by the City Council on April 05, 2012. This request was part of the Crystal Falls Town Center project that incorporated residential and commercial uses at the intersection of Lakeline Blvd and Crystal Falls Pkwy.

The property to the north is zoned PUD for the Cottages at Crystal Falls Development, a condo regime detached residential development. The properties northeast and east are zoned for future commercial uses and the property to the south is developed as a detention pond.

The applicant is proposing the base zoning district of MF-2-A (Multi-Family) in order to permit the condominium style development. The PUD restricts the uses to attached townhomes with no more than eight units per building. This requirement complies with the Composite Zoning Ordinance requirements for the SFT use component. The approved preliminary plat for this project proposes approximately 185 units. The Cottages at Crystal Falls make up 60 of these units and the Crystal Falls Townhome project is proposing 90 units. The total number of units would be 150 instead of the original 185 units.

A PUD district is an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a condominium style residential development with limits to the permitted density. The Composite Zoning Ordinance does not currently include a district that would permit this type of development.

In addition, they are proposing to modify the parking requirements to the following:

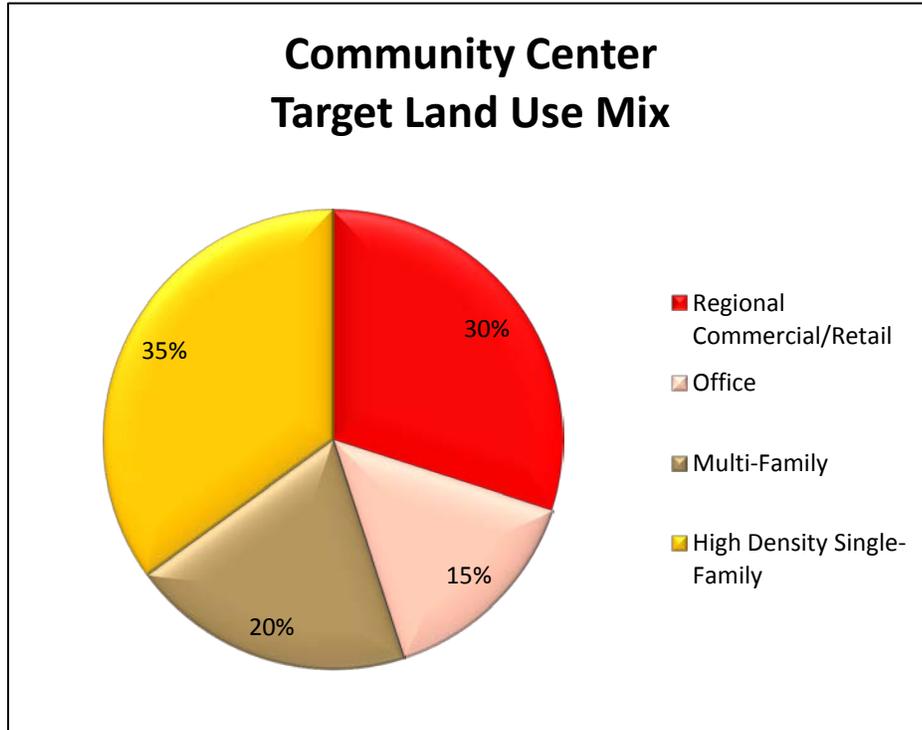
- Single Car Garage Units: Each single car garage townhouse unit shall provide one garage enclosed parking space plus 1.5 additional off street parking spaces. (Driveway may be counted toward provision of off street parking).
- Two Car Garage Units: Each two car garage townhouse unit shall provide a minimum of two garage enclosed parking spaces plus 2 additional off street parking spaces. (Driveway may be counted toward provision of off street parking).

The current parking requirements for the MF use component requires 1.5 parking spaces for one bedroom plus ½ space for each additional bedroom. The SFT use component requires 1 garage enclosed space and 2 off street parking spaces.

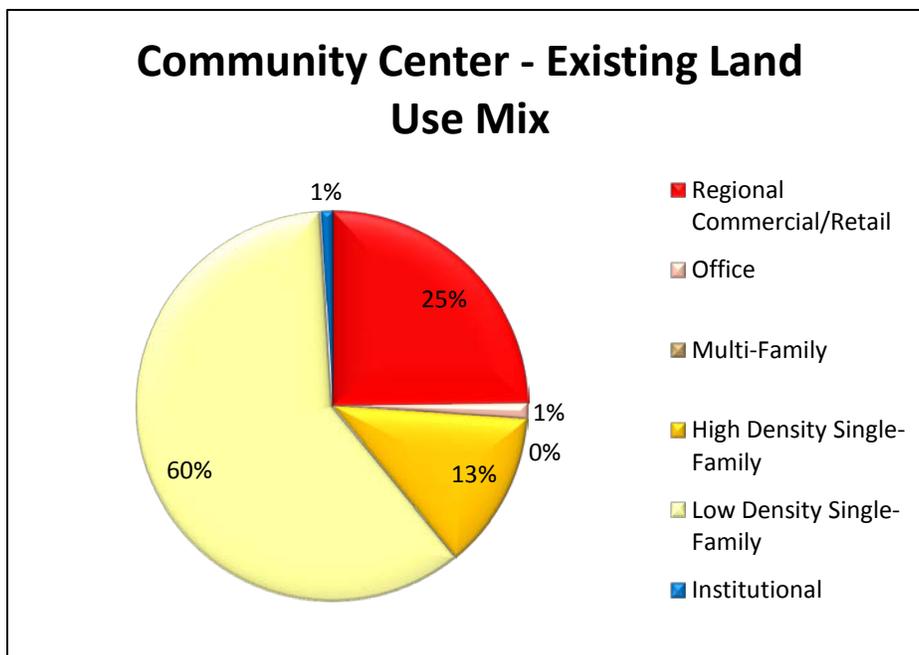
The applicant is proposing to maintain the existing Architectural Component of Type A without increasing the proposed density. The buildings will be required to be constructed of 85% masonry and include five different design features. The PUD will also limit the height of the structures to thirty-five (35') feet.

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

All nodes designated by the Future Land Use Plan seek to have the most intense development closest to the center of the node, and to have reduction in intensity of development as it moves out from the center of those nodes. The graph below shows the target mix of land uses within the Community Center Node.



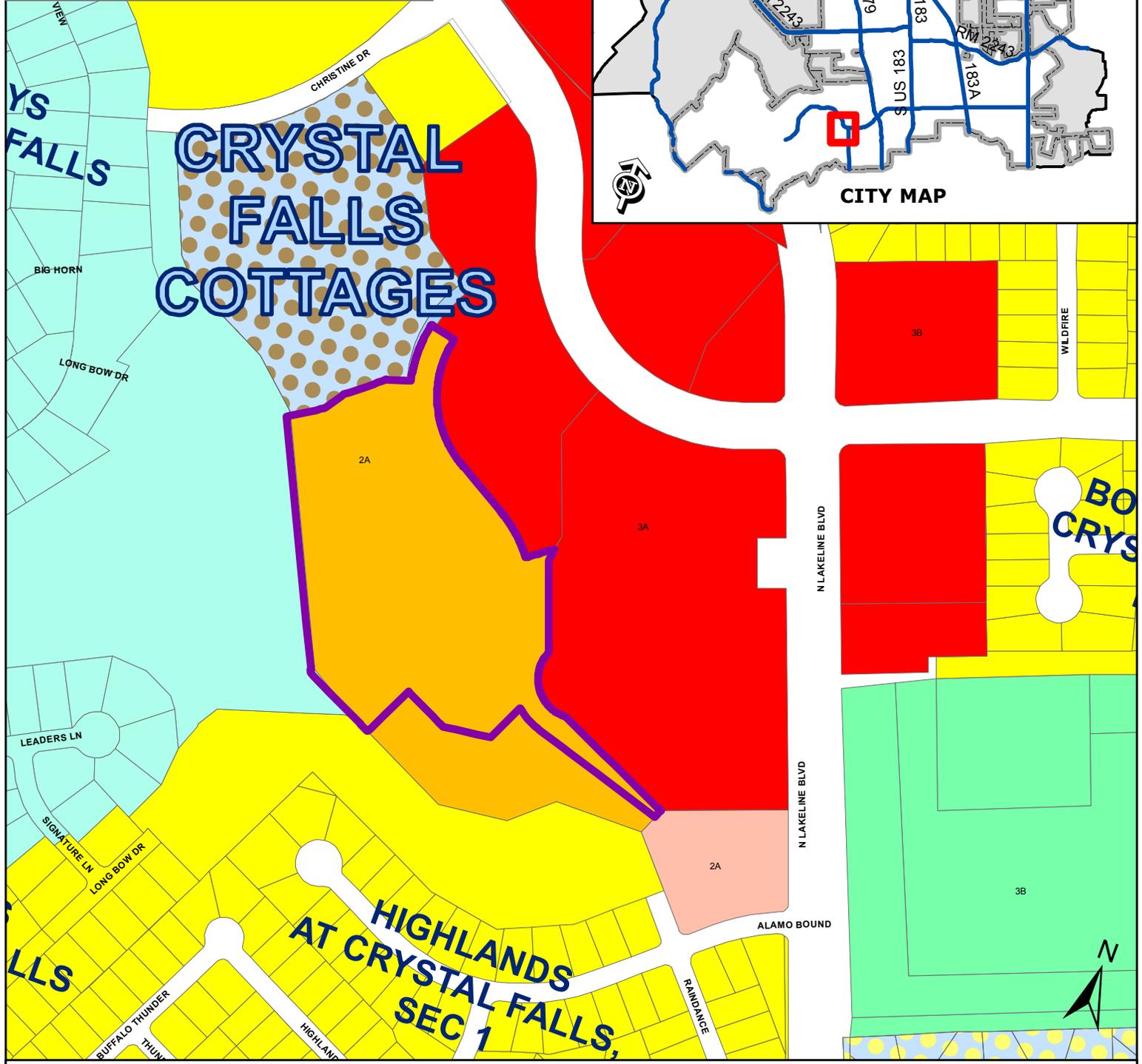
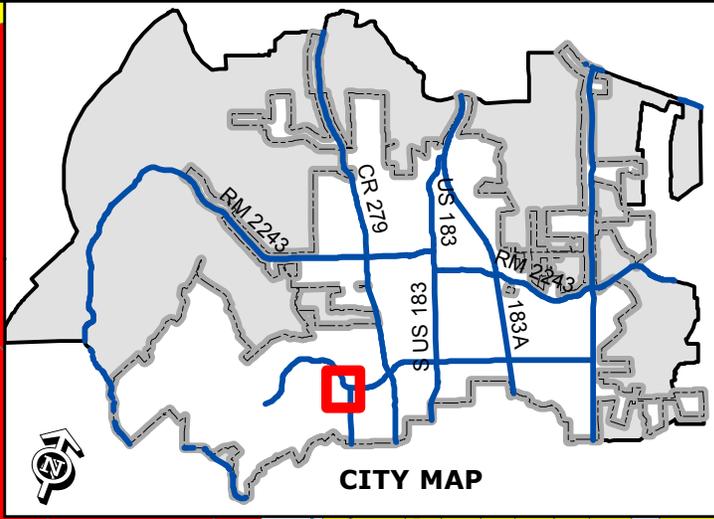
The current land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is low density residential. The current land use mix is shown in the graph below. The property is currently zoned SFT-2-A (Single-Family Townhomes) and the proposed PUD would permit the same use. This zoning change would not alter the mix of uses within the Community Center Node.



STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD amendment. The proposed amendments to the PUD permits the same proposed use as the current zoning, but will allow for the development a condo regime project and will limit the overall density. The requested PUD amendment meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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

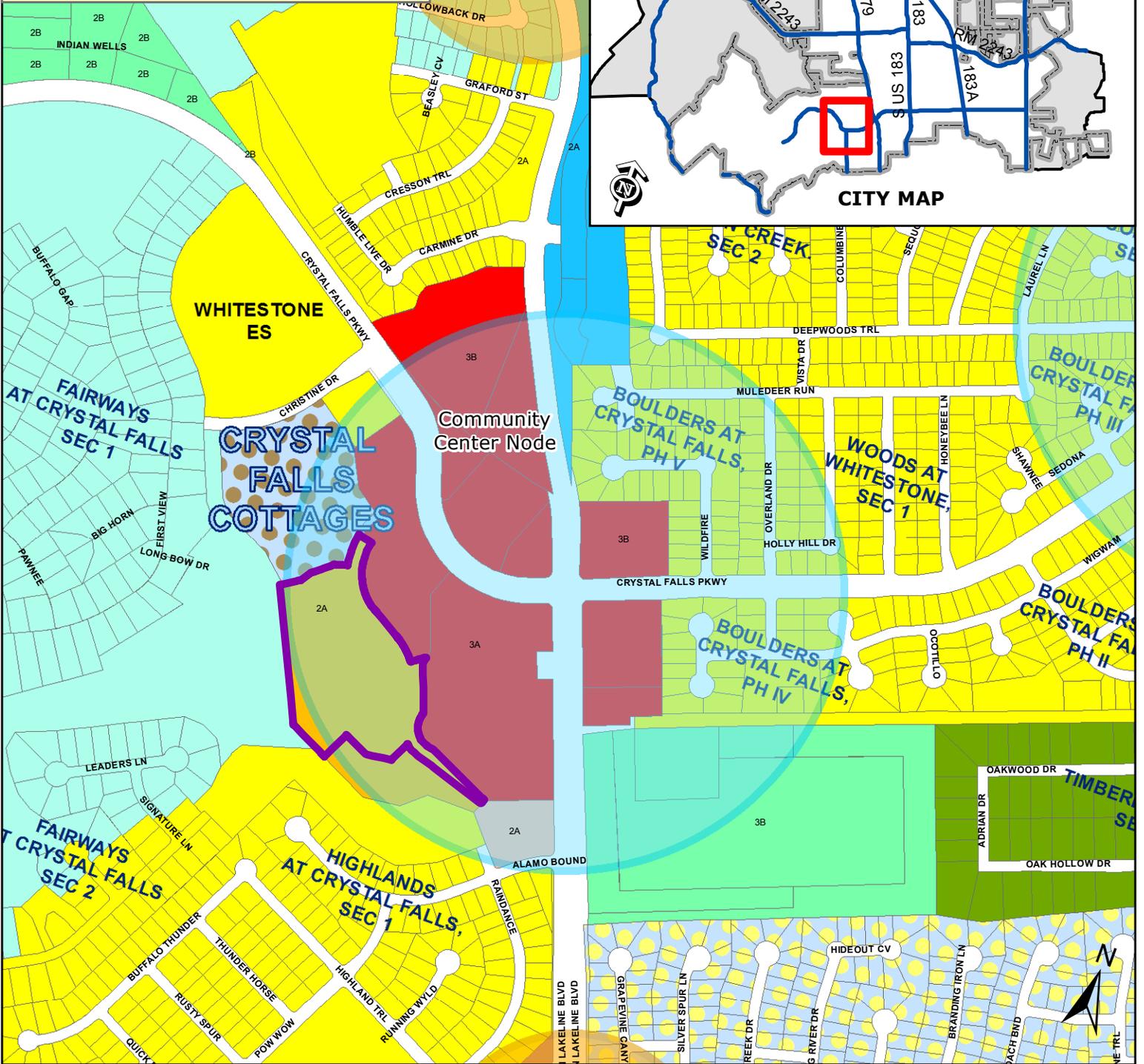
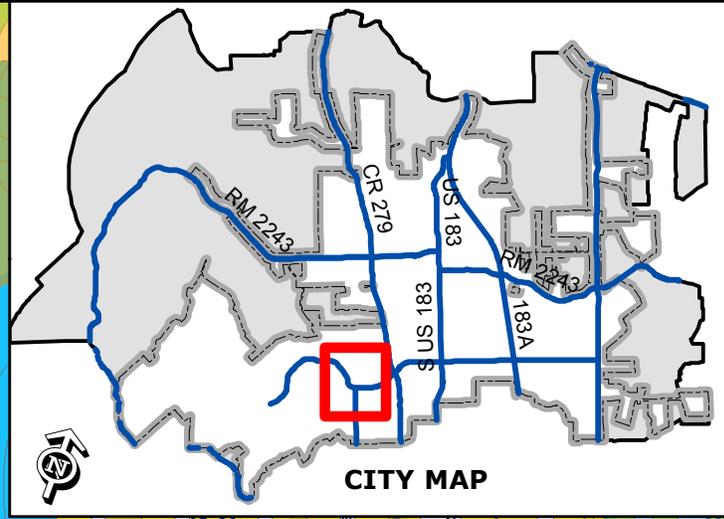


ZONING CASE 15-Z-006 Attachment #2 Current Zoning Map - Crystal Falls Townhomes

 Subject Property	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 PUD Multi-Family	 SFS	 TF	 HI
 Involuntary Annexation	 PUD Single-Family	 SFU	 MF	 PUD
 Voluntary Annexation	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	



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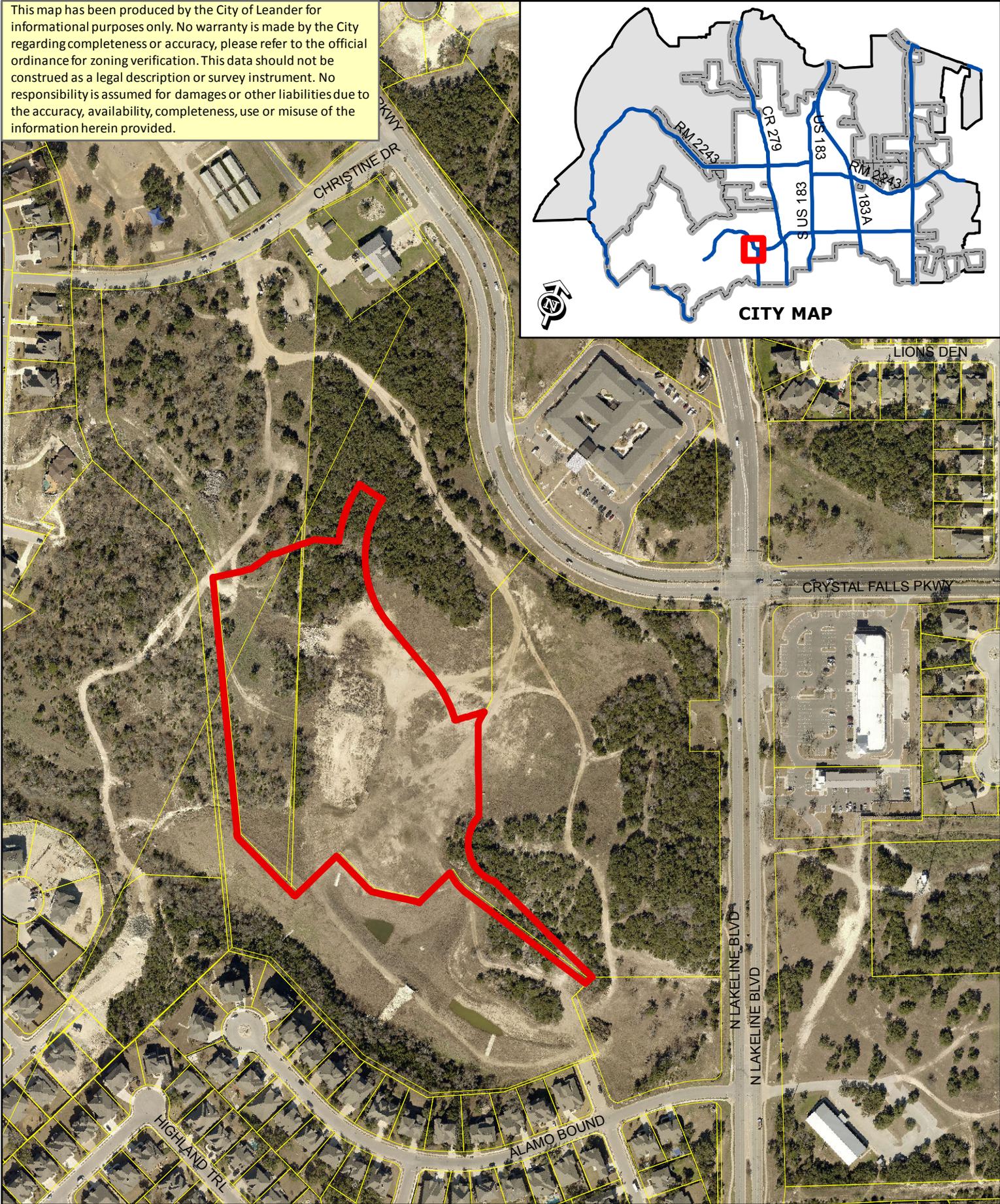
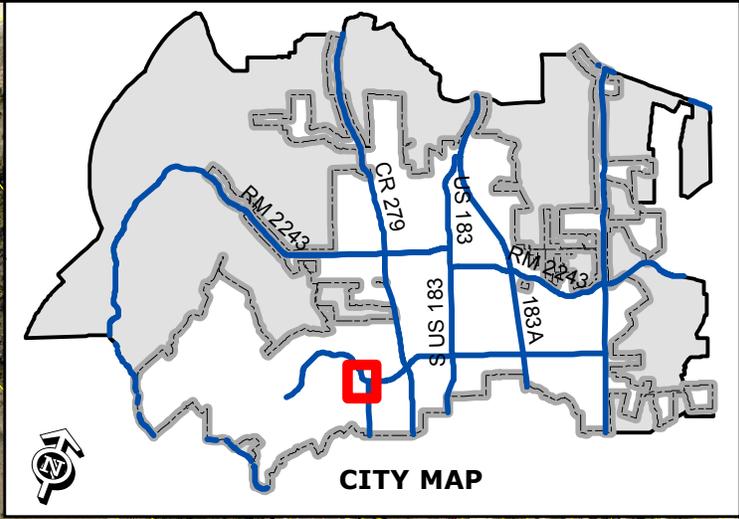


ZONING CASE 15-Z-006 Attachment #3 Location Map - Crystal Falls Townhomes

Subject Property	PUD Commercial	SFR	SFT	GC
City Limits	PUD Mixed Use	SFE	SFU/MH	HC
Future Annexation Per DA	PUD Multi-Family	SFS	TF	HI
Involuntary Annexation	PUD Single-Family	SFU	MF	PUD
Voluntary Annexation	PUD Townhome	SFC	LO	
		SFL	LC	

0 400 Feet

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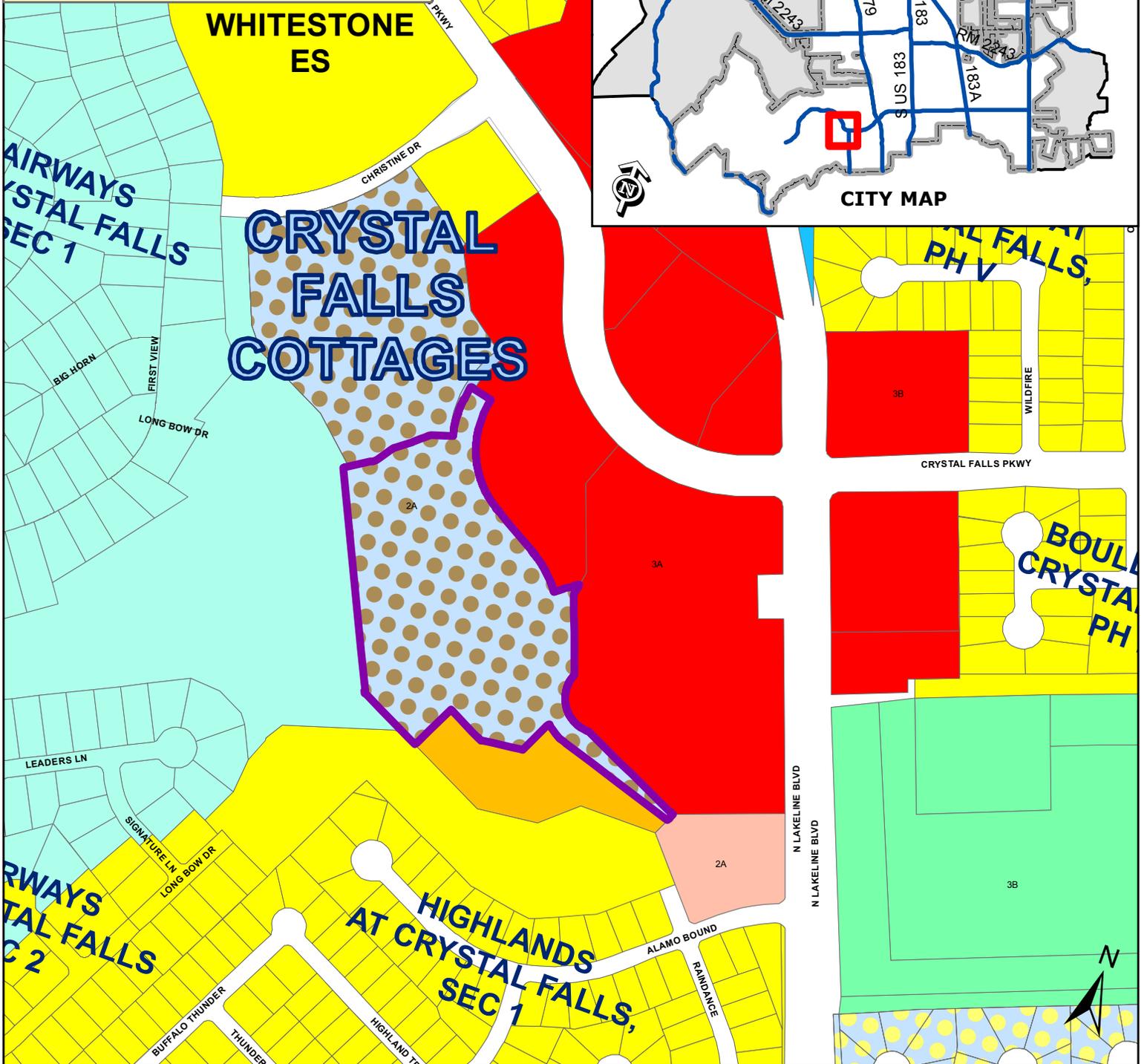
ZONING CASE 15-Z-006 Attachment #4

Aerial Exhibit - Approximate Boundaries
Crystal Falls Townhomes



-  Subject Property
-  City Limits

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



ZONING CASE 15-Z-004 Attachment #5 Proposed Zoning Map - Crystal Falls Townhomes



CRYSTAL FALLS TOWN CENTER TOWNHOMES

**City of Leander, Texas
PUD Planned Unit Development**

**Applicant: Natural Development
11612 FM 2244, Bldg. 1, Ste. 140
Austin, Texas 78738**

**Prepared by: SEC Planning
4201 W. Parmer Lane
Building A, Suite 220
Austin, Texas 78727
512.246.7003**

Exhibit A

Crystal Falls Town Center Townhomes Planned Unit Development

A. Purpose and Intent

The PUD is composed of 11.065 acres, as described in Exhibit B (Field Notes). The development of this property is planned as a high quality, attached townhome neighborhood.

The contents of this PUD further explain and illustrate the overall appearance and function desired for this neighborhood. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general neighborhood vision and design concept and is not intended to serve as a final site plan.

B. Applicability and Base Zoning

All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

For the purpose of establishing development standards for the PUD, a base zoning district has been selected from the Leander Composite Zoning Ordinance.

- *Base District: Multi Family MF-2-A*

The neighborhood within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. In the event of a conflict between this PUD and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD shall control.

C. Conceptual Site Layout and Land Use Plan

Exhibit C attached is a conceptual development plan intended to visually convey the design intent for the Crystal Falls Town Center Townhomes community. The design of the community is not final, and is subject to refinement during the platting and site planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

The Crystal Falls Town Center Townhomes project is comprised of a mix of attached townhome products with a varying number of attached units per building. The project is planned to include internal private drives and a variety of attached unit configurations that are situated around existing trees and open space.

D. Allowable Use

The use shall be an attached single family condominium residential development. Up to a maximum of eight attached units shall be permitted per building. The maximum unit count shall be 90 units.

E. Lot Design Standards

The Crystal Falls Town Center Townhomes development will comply with the Development Standards set forth in Table 1 for a condo regime site plan on private drives. The following standards measure the setback from the drive.

Table 1 – Development Standards for Attached Unit Site Plan

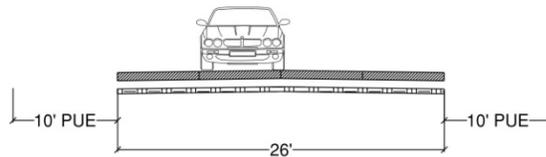
	SFT (Townhouse)
	ATTACHED
Unit Width (minimum unit width)	20 ft.
Front Setback (minimum from back of curb)	15 ft.
Side Setback (minimum from back of curb)	10 ft.
Street Side Setback (minimum from back of curb)	10 ft.
Rear Setback (minimum)	20 ft.
Building Separation (minimum)	10 ft.*

**Eave overhang is not included in calculations for minimum building separation. A minimum of seven feet clear zone between building roof lines will be provided.*

F. Drive Design

The Crystal Falls Town Center Townhome community will incorporate the following drive standards.

1. This project shall consist of private drives instead of public roadways. The pavement width shall be a minimum of 26 feet in width with 10 foot Public Utility Easements PUE on each side of the private drive. The drives will have a 23-foot wide pavement width with 18 inch ribbon curbs or a 23 foot wide pavement width with 24 inch curb and gutter (which includes mountable curb or stand up curb).



2. The access drive alignment, building pads and on parking along the drives may vary to minimize disturbance to significant trees and natural topographic features.
3. The Townhouse neighborhood may be privately gated.
4. If secondary access is required by the City for the neighborhood, the secondary access shall be provided as an emergency driveway and crash gate connecting to the adjacent commercial tract to the east.
5. Drive lighting is required at the intersections between the drives and public streets. Drive lighting is optional in the interior of the project.
6. Sidewalks are not required in the interior of the project.

G. Architectural Criteria

All residential product within this project shall comply with the applicable standards of the Type A Architectural Components and the Architectural Standards for single-family districts as listed in Article VII and Article VIII of the Composite Zoning Ordinance, unless modified herein. Drives shall constitute streets in with regard to this application of the ordinance.

1. Up to eight townhouse units may be connected in a single building.
2. Parking Requirements

- Single Car Garage Units: Each single car garage townhouse unit shall provide one garage enclosed parking space plus 1.5 additional off street parking spaces. (Driveway may be counted toward provision of off street parking).
 - Two Car Garage Units: Each two car garage townhouse unit shall provide a minimum of two garage enclosed parking spaces plus 2 additional off street parking spaces. (Driveway may be counted toward provision of off street parking).
3. Each single-family dwelling shall have a minimum of nine hundred (900) square feet of living area.

H. Walls, Fencing and Landscaping

1. The Crystal Falls Town Center Townhouse lot may utilize wrought iron or decorative tubular metal fencing where views into adjacent open space and buffers are desired.
2. This project shall comply with the applicable landscape standards for single-family districts as listed in Article VI of the Composite Zoning Ordinance.
3. Minimum landscape requirements per unit shall be two (2) two-inch significant trees, five (5) one-gallon shrubs, five (5) five-gallon shrubs.

Exhibit B

Field Notes

Exhibit C



LOOKOUT PARTNERS, L.P.
TOWNHOMES AT CRYSTAL FALLS TOWN CENTER
11.065 ACRES

DESCRIPTION OF 11.065 ACRES OF LAND SITUATED IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, OUT OF THE LUCIUS B. JOHNSON SURVEY 426, ABSTRACT 449, TRAVIS COUNTY, ABSTRACT 894, WILLIAMSON COUNTY AND THE A. BITTICK SURVEY 144, ABSTRACT 859, WILLIAMSON COUNTY, BEING A PORTION OF A 580.2511 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 2012060021, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 1997058697, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN VOLUME 13085, PAGE 1927, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 11.065 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R Cap found at the common westerly corner of Lots 3 and 4, Crystal Falls Town Center Section I, a subdivision of record in Document No. 201200199, Official Public Records of Travis County, Texas and in Document No. 2012088694, Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;

THENCE over and across said 580.2511 Acre Tract and said 1142.168 Acre Tract, in part with the westerly line of said Lot 4 and in part with the northerly line of Lot 5 of said Crystal Falls Town Center Section I, the following nine (9) courses:

1. S24°16'03"W, a distance of 23.38 feet to an iron rod with G&R Cap found;
2. N72°50'54"W, a distance of 381.64 feet to an iron rod with G&R Cap found at the point of curvature of a curve to the right;
3. Along said curve to the right, having a radius of 150.00 feet, an arc length of 68.20 feet and a chord which bears N59°49'22"W, a distance of 67.62 feet to an iron rod with G&R Cap found at the end of said curve;
4. S25°18'13"W, a distance of 107.51 feet to an iron rod with G&R Cap found;
5. S82°50'52"W, a distance of 127.66 feet to an iron rod with G&R Cap found;
6. N64°10'20"W, a distance of 126.69 feet to an iron rod with G&R Cap found;
7. S25°49'40"W, a distance of 147.23 feet to an iron rod with G&R Cap found;
8. N64°10'20"W, a distance of 210.27 feet to an iron rod with G&R Cap found;
9. N25°21'50"W, a distance of 664.98 feet to a calculated point for the northwesterly corner of the herein described tract;

THENCE leaving the northerly line of said Lot 5 and continuing over and across said 580.2511 Acre Tract and said 1142.168 Acre Tract, the following eleven (11) courses:

1. N57°24'32"E, a distance of 100.27 feet to a calculated point;
2. N34°00'27"E, a distance of 61.55 feet to a calculated point;



3. N56°10'54"E, a distance of 15.16 feet to a calculated point;
4. N50°07'42"E, a distance of 101.75 feet to a calculated point;
5. N73°16'00"E, a distance of 63.34 feet to a calculated point at the point of curvature of a curve to the right;
6. Along said curve to the right, having a radius of 340.00 feet, an arc length of 155.81 feet and a chord which bears N00°11'36"E, a distance of 154.45 feet to a calculated point at the end of said curve;
7. S76°40'42"E, a distance of 70.00 feet to a calculated point at the point of curvature of a curve to the left;
8. Along said curve to the left, having a radius of 270.00 feet, an arc length of 343.68 feet and a chord which bears S23°08'39"E, a distance of 320.94 feet to a calculated point at the end of said curve;
9. S59°36'35"E, a distance of 165.83 feet to a calculated point at the point of curvature of a curve to the right;
10. Along said curve to the right, having a radius of 330.00 feet, an arc length of 131.41 feet and a chord which bears S48°12'06"E, a distance of 130.55 feet to a calculated point at the end of said curve;
11. N54°11'39"E, a distance of 77.61 feet to a calculated point in the westerly line of said Lot 3 for the northeasterly corner of the herein described tract;

THENCE continuing over and across said 580.2511 Acre Tract with the westerly line of said Lot 3, the following four (4) courses:

1. S08°16'35"W, a distance of 33.76 feet to an iron rod with G&R Cap found;
2. S20°24'32"E, a distance of 235.86 feet to an iron rod with G&R Cap found at the point of curvature of a curve to the left;
3. Along said curve to the left, having a radius of 103.10 feet, an arc length of 205.02 feet and a chord which bears S34°07'36"E, a distance of 172.87 feet to an iron rod with G&R Cap found at the end of said curve;
4. S65°22'29"E, a distance of 346.45 feet to the **POINT OF BEGINNING**, containing an area of 11.065 acres of land, more or less.


Phillip L. McLaughlin 12-16-14
Registered Professional Land Surveyor
State of Texas No. 5300

Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
G&R Surveying Project No. 14423 Attachments: 14423_GR-BND.EX



LEGEND

- IRON ROD WITH G&R CAP FOUND
- △ CALCULATED POINT
- (W.C.) WILLIAMSON COUNTY
- (T.C.) TRAVIS COUNTY

LUCIUS B. JOHNSON
SURVEY 426, ABS. 449 (T.C.)

TRAVIS COUNTY

REMNANT OF
1142.168 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
VOL. 13085, PG. 1927 (T.C.)
DOC. NO. 1997058697 (W.C.)

REMNANT OF 580.2511 AC.
LOOKOUT PARTNERS, L.P.
DOC. NO. 2012060021 (W.C.)

A. BITTICK
SURVEY 144, ABS. 859 (W.C.)

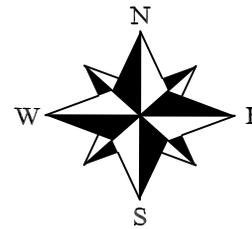
WILLIAMSON COUNTY

REMNANT OF 436.9248 AC.
TAYLOR MORRISON
DOC. NO. 2010094028 (T.C.)
DOC. NO. 2010043397 (W.C.)

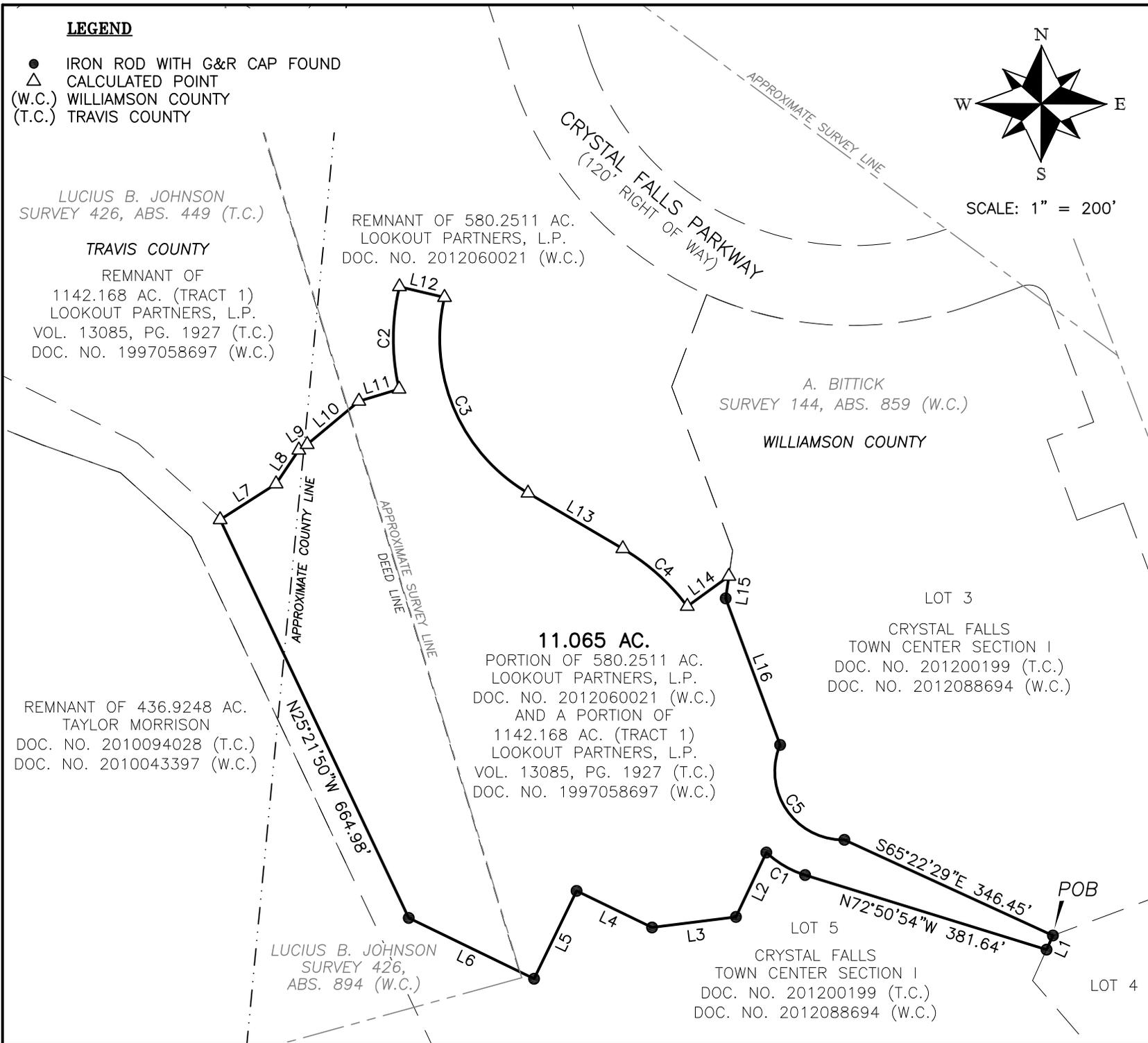
11.065 AC.
PORTION OF 580.2511 AC.
LOOKOUT PARTNERS, L.P.
DOC. NO. 2012060021 (W.C.)
AND A PORTION OF
1142.168 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
VOL. 13085, PG. 1927 (T.C.)
DOC. NO. 1997058697 (W.C.)

LOT 3
CRYSTAL FALLS
TOWN CENTER SECTION I
DOC. NO. 201200199 (T.C.)
DOC. NO. 2012088694 (W.C.)

LOT 5
CRYSTAL FALLS
TOWN CENTER SECTION I
DOC. NO. 201200199 (T.C.)
DOC. NO. 2012088694 (W.C.)



SCALE: 1" = 200'



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 14423_GR-BMD.DOC
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET	1	2
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EXHIBIT

PLOTTING SCALE: 1" = 200'
DRAWN BY: PMC
REVIEWED BY: DRS
PROJECT NO: 14423
FILE: L:\14423\DWG\14423_GR-BASE
DATE: DECEMBER 16, 2014

11.065 ACRES OF LAND SITUATED IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, OUT OF THE LUCIUS B. JOHNSON SURVEY 426, ABSTRACT 449, TRAVIS COUNTY, ABSTRACT 894, WILLIAMSON COUNTY AND THE A. BITTICK SURVEY 144, ABSTRACT 859, WILLIAMSON COUNTY, BEING A PORTION OF A 580.2511 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P., IN DOCUMENT NO. 2012060021, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P., IN DOCUMENT NO. 1997058697, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN VOLUME 13085, PAGE 1927, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FRM NO. 10032000

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S24°16'03"W	23.38'
L2	S25°18'13"W	107.51'
L3	S82°50'52"W	127.66'
L4	N64°10'20"W	126.69'
L5	S25°49'40"W	147.23'
L6	N64°10'20"W	210.27'
L7	N57°24'32"E	100.27'
L8	N34°00'27"E	61.55'
L9	N56°10'54"E	15.16'
L10	N50°07'42"E	101.75'
L11	N73°16'00"E	63.34'
L12	S76°40'42"E	70.00'
L13	S59°36'35"E	165.83'
L14	N54°11'39"E	77.61'
L15	S08°16'35"W	33.76'
L16	S20°24'32"E	235.86'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	26°03'05"	150.00'	68.20'	N59°49'22"W	67.62'
C2	26°15'23"	340.00'	155.81'	N00°11'36"E	154.45'
C3	72°55'53"	270.00'	343.68'	S23°08'39"E	320.94'
C4	22°48'59"	330.00'	131.41'	S48°12'06"E	130.55'
C5	113°55'53"	103.10'	205.02'	S34°07'36"E	172.87'

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 14423_GR-BND.DOC
 BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET
2
2

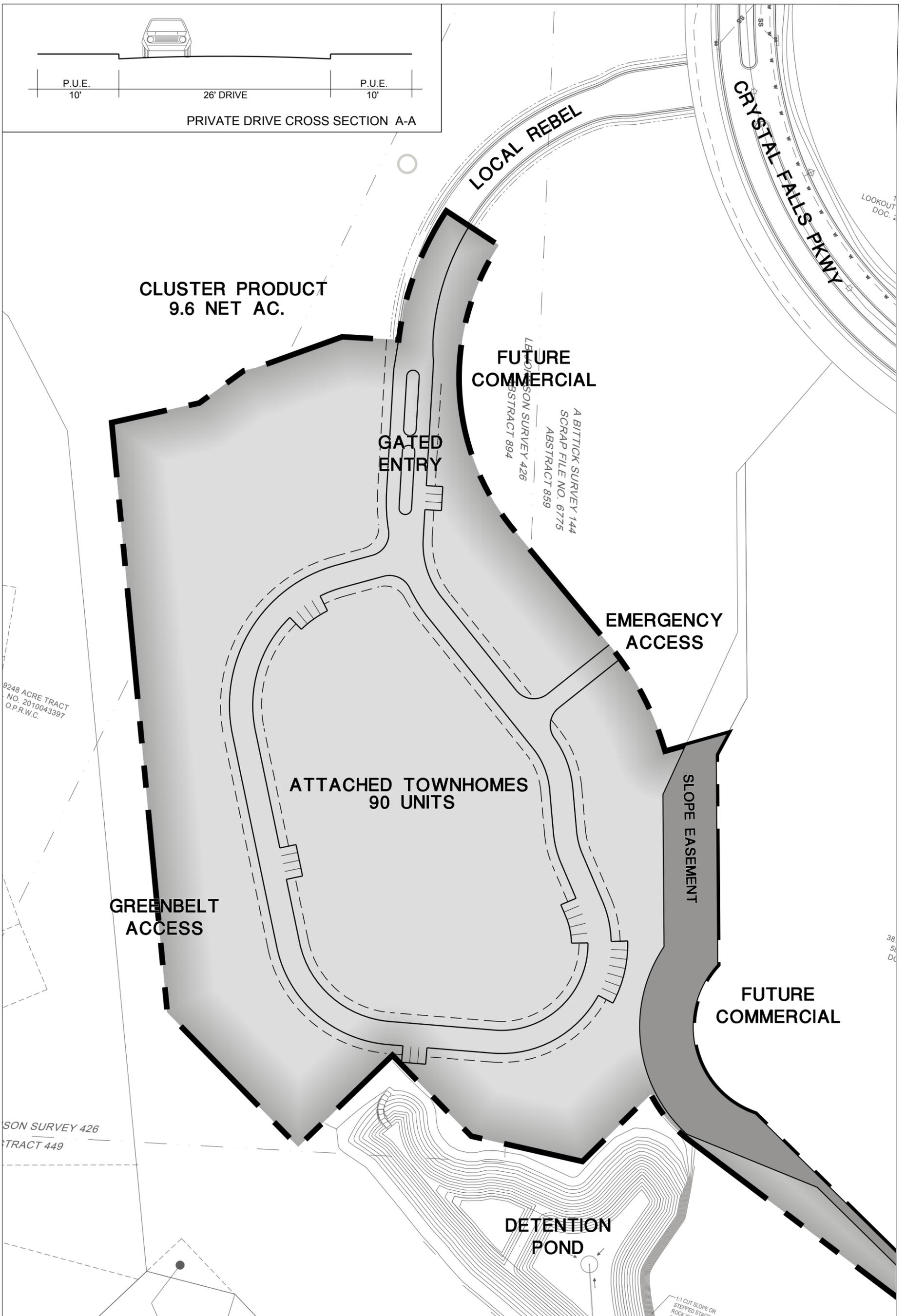
EXHIBIT

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DRAWN BY: PMC
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G&R
 SURVEYING, LLC
 1805 OUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8385
 FIRM NO. 10032000



**CLUSTER PRODUCT
9.6 NET AC.**

**FUTURE
COMMERCIAL**

**GATED
ENTRY**

**EMERGENCY
ACCESS**

**ATTACHED TOWNHOMES
90 UNITS**

SLOPE EASEMENT

**GREENBELT
ACCESS**

**FUTURE
COMMERCIAL**

**DETENTION
POND**



Scale: 1" = 100'
Date: March 10, 2015



EXECUTIVE SUMMARY

JUNE 11, 2015

Agenda Subject: Zoning & Subdivision Cases 14-Z-014, 14-CP-007, & 14-PP-008: Hold a public hearing and consider action on the rezoning and approval of the Woodview Village Concept Plan and Preliminary Plat of 20.679 acres more or less, generally located to the southwest of the intersection of East Woodview Drive and Raider Way, WCAD ID #R031251. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) and Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas.

Background: Pursuant to Article III, Section 16 (e) of the Composite Zoning Ordinance, an applicant may request that the PUD Conceptual Site Layout and Land Use Plan also be considered as the Concept Plan and Preliminary Plat. This submittal includes the PUD zoning request, Concept Plan, and Preliminary Plat for review by the Planning & Zoning Commission

Origination: Applicant: Darren Webber on behalf of DeWette Partners, LTD.

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: **Zoning Case, Concept Plan and Preliminary Plat**

APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to PUD and recommends approval of the Conceptual Site Layout and Land Use Plan as the Concept Plan and Preliminary Plat for the property.

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. Location Exhibit
4. Proposed Zoning Map
5. Aerial Map
6. Proposed PUD Zoning, Concept Plan, & Preliminary Plat
7. Letter of Intent

Prepared By:

Robin M. Griffin, AICP
Senior Planner

06/01/2015



PLANNING ANALYSIS

ZONING CASE 14-Z-014
 CONCEPT PLAN 14-CP-007
 PRELIMINARY PLAT 14-PP-008

WOODVIEW VILLAGE SUBDIVISION

GENERAL INFORMATION

Owner: DeWette Partners, LTD

Current Zoning: Interim SFS-2-B (Single Family Suburban)
 Interim SFR-1-B (Single Family Rural)

Proposed Zoning: PUD (Planned Unit Development)

Size and Location: The property is generally located to the southwest of the intersection of East Woodview Drive and Raider Way. The property is approximately 20.679 acres in size.

Staff Contact: Robin M. Griffin, AICP
 Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFC-2-A	Proposed Residential (Stewart Crossing Subdivision)
EAST	SFS-2-B SFR-1-B	Rouse High School & Wylie Middle School
SOUTH	MF-2-B SFR-1-B	Proposed Multi-Family (Parkway Crossing) Established Residential
WEST	SFS-2-B SFR-1-B	Establish Residential

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS**USE COMPONENTS:****PUD – PLANNED UNIT DEVELOPMENT:**

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.
- The Town Center land use node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas are intended for large scale commercial, retail and office uses that require locations with direct access to major arterials and that serve both the community and a larger trade area outside the city limits. These areas are also intended for high density multi-family and single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.
- The Community Center land use node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant has submitted a request for a PUD Conceptual Site Layout and Land Use Plan that can also be considered as the Concept Plan and Preliminary Plat as permitted by the Composite Zoning Ordinance. This submittal includes the PUD zoning request, Concept Plan, and Preliminary Plat for review by the Planning & Zoning Commission and City Council.

This project includes:

- 120 Detached Residential Units
- Landscape Easements adjacent to the ROW
- 3.17 acres of Parkland including an Amenity Center

A PUD district can be an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a condominium style residential development with limits to the permitted density. The Composite Zoning Ordinance does not currently include a district that would permit this type of development.

The applicant is proposing the MF-2-A base zoning district to accommodate this style of development. They are proposing the Type A Architectural Component which would require all structures to be 85% masonry and include at least 5 architectural features. They have limited the density to 120 detached single-family units for the project and are providing a trail system that will continue along the perimeter of the property. They are proposing to comply with the current garage setback requirements and landscape requirements associated with the Composite Zoning Ordinance. The homes that are adjacent to Raider Way and Woodview Drive shall be alley loaded.

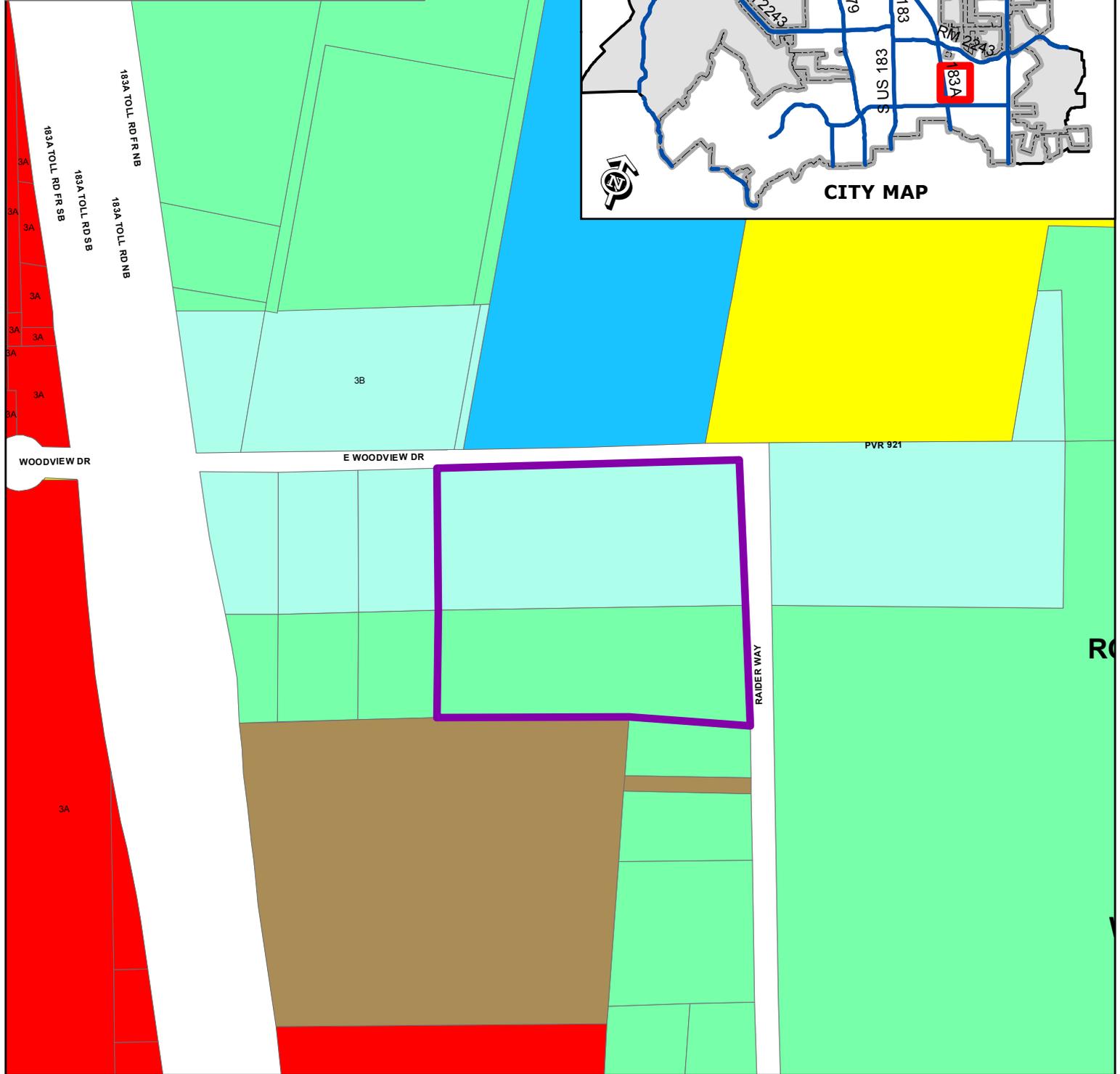
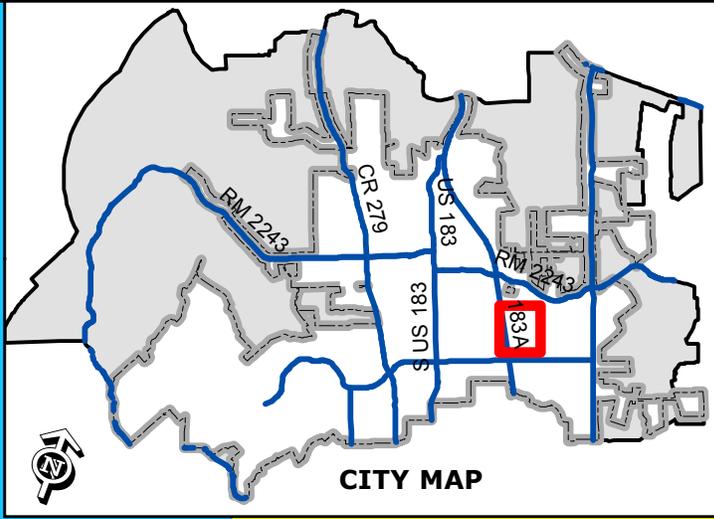
This property is located on the edge of a Town Center Node as identified by the Future Land Use Map. This node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas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

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

STAFF RECOMMENDATION:

The requested zoning is consistent with the land use designations for the property as it is located on the edge of both a Town Center and Community Center node. The proposed PUD zoning district is listed as a compatible district within these nodes. The proposed PUD permits a condominium regime detached residential development. The proposed PUD includes the Type A architectural standard which is intended to ensure the highest quality architectural design. The Concept Plan and Preliminary Plat meet the requirements of the Subdivision Ordinance.

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



ZONING CASE 14-Z-014

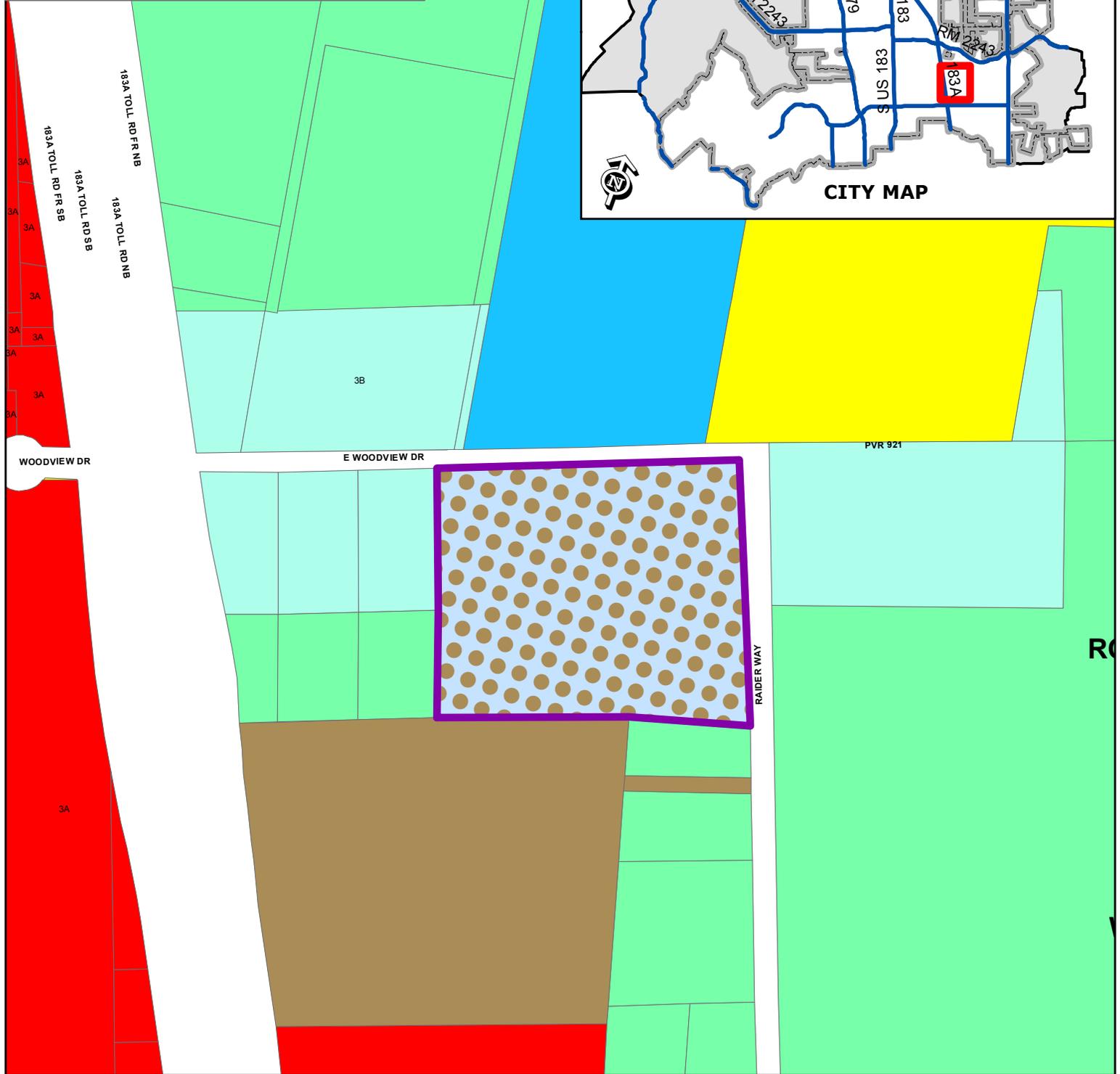
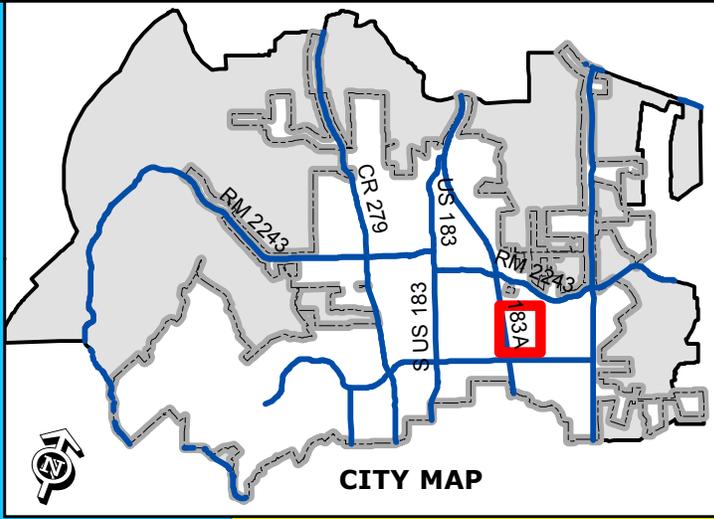
Attachment #2

Current Zoning Map
Woodview Village PUD



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

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ZONING CASE 14-Z-014

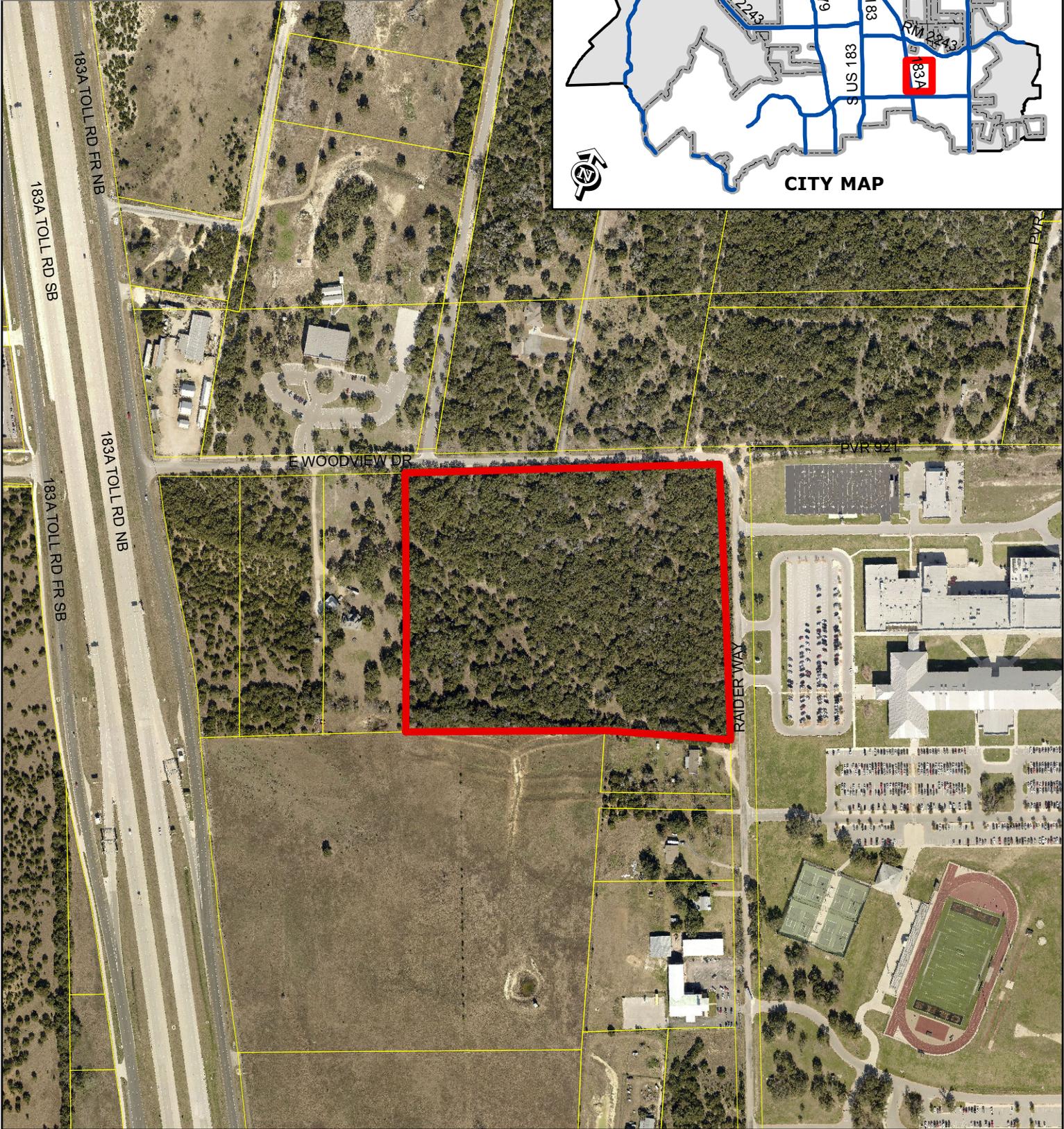
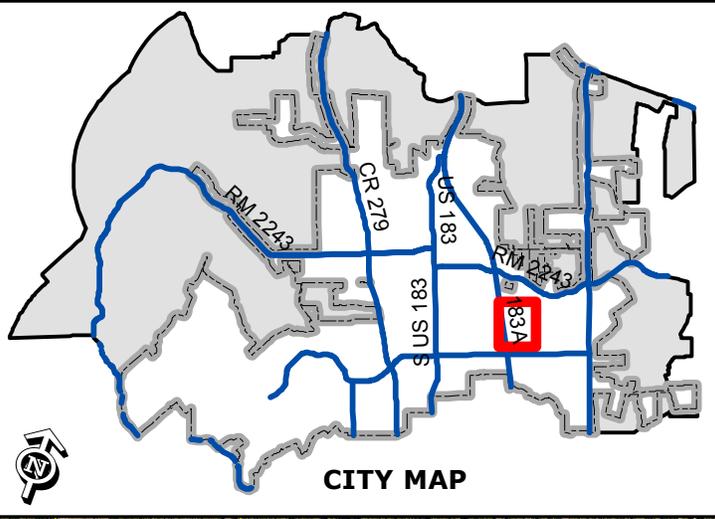
Attachment #4

Proposed Zoning Map
Woodview Village PUD



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

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



ZONING CASE 14-Z-014 Attachment #5

Aerial Exhibit - Approximate Boundaries
Woodview Village



-  Subject Property
-  City Limits

WOODVIEW VILLAGE CONCEPT PLAN, PRELIMINARY PLAT & PUD

EAST WOODVIEW DRIVE AND RAIDER WAY

THE CITY OF LEANDER, TEXAS

MAY 2014

NO.	DATE	REVISION	APPROVAL

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207



PRELIMINARY PLAT NOTES:

- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- UNLESS SPECIFIED IN THE PUD AGREEMENT, ALL SUBDIVISION CONSTRUCTION AND BUILDING SETBACKS SHALL CONFORM TO THE CURRENT CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO CONSTRUCTION.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 CITY OF LEANDER.
- ALL EASEMENTS OF PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OF HIS OR HER ASSIGNS. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL LANDSCAPE LOTS.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- PARKLAND TO BE IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT.
- THIS PROJECT IS LOCATED WITHIN THE CITY OF LEANDER CITY LIMITS.
- THIS PRELIMINARY PLAT IS SUBJECT TO A PLANNED UNIT DEVELOPMENT.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48491C0455E FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
- ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PRELIMINARY PLAT AS FOUND IN THE TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO: 137480JP
EFFECTIVE DATE: 11/22/2013
ISSUED: 12/2/2013
- BASED ON MAXIMUM NUMBER OF UNITS PER PUD, A TIA WILL NOT BE REQUIRED.

ENGINEER: PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
(512) 831-7700

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724
(512) 389-0943 FAX

OWNER: DEWETTE PARTNERS, LTD
12501 LONGHORN PKWY.
APT. A364
AUSTIN, TX 78732

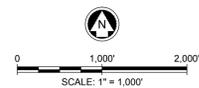
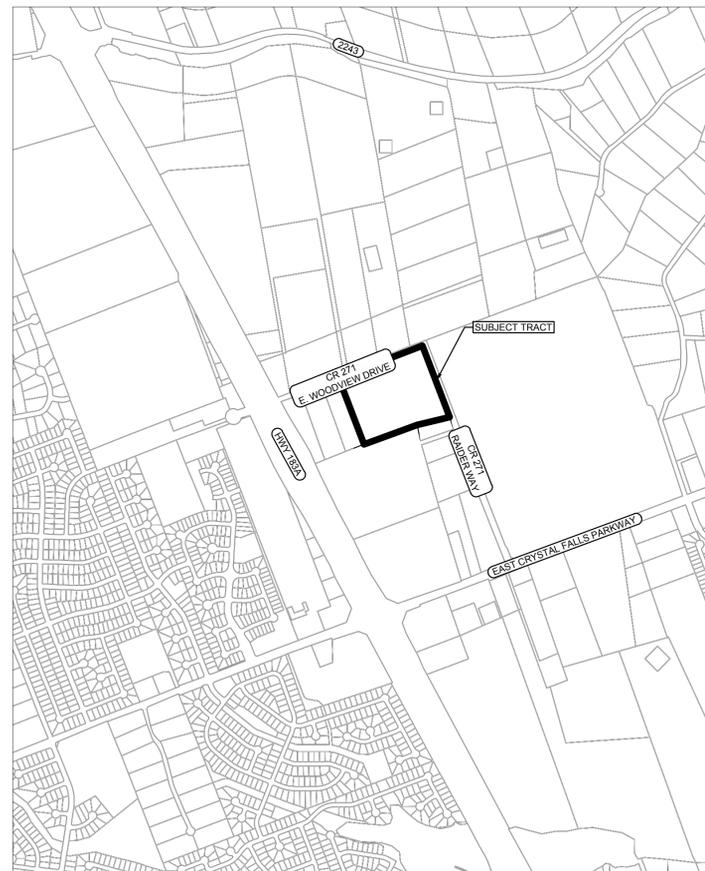
BENCHMARK #1:

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P631".
SPINDLE WITH WASHER SET IN CONCRETE

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10179263.49
E 3085255.95

SURFACE COORDINATES:
N 10180591.44
E 3085658.44

ELEVATION = 962.82'
VERTICAL DATUM: NAVD 88 (GEOID 99)



LEGAL DESCRIPTION

A LAND TITLE SURVEY OF 20.691 ACRES (APPROXIMATELY 901,305 SQ. FT.) IN THE E. D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 20.679 ACRE TRACT CONVEYED TO DE WETTE PARTNERS, LTD., IN A WARRANTY DEED DATED MAY 1, 2006 AND RECORDED IN DOCUMENT NO. 2006040462 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

SUBMITTED BY:

DATE

6/3/15

DARREN WEBBER
REGISTERED PROFESSIONAL ENGINEER NO. 92744
PELTON LAND SOLUTIONS
7004 BEE CAVE ROAD, BUILDING 2 SUITE 100
AUSTIN, TEXAS 78746
PH. (512) 831-7700



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	CONCEPT PLAN, CONCEPTUAL SITE LAYOUT & LAND USE PLAN
4	PRELIMINARY PLAT
5	DRAINAGE PLAN
6	UTILITY PLAN
7	TREE SURVEY

COVER SHEET
WOODVIEW VILLAGE
LEANDER, TEXAS

JOSEPH HOOVER
COMPANY

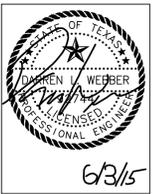
DEVELOPER:
DRAWN/DESIGNED BY:
EIT/PROJECT MANAGER:
SR. PROJECT MANAGER:
PROJECT #:

SHEET
1
OF 7

NO.	DATE	REVISION	APPROVAL

7004 BEE CAVE ROAD
 BUILDING 2, SUITE 100
 AUSTIN, TX 78746
 PHONE: 512-831-7700
 TX FIRM NO 12207

PELTON
 LAND SOLUTIONS



EXISTING CONDITIONS
 WOODVIEW VILLAGE
 LEANDER, TEXAS

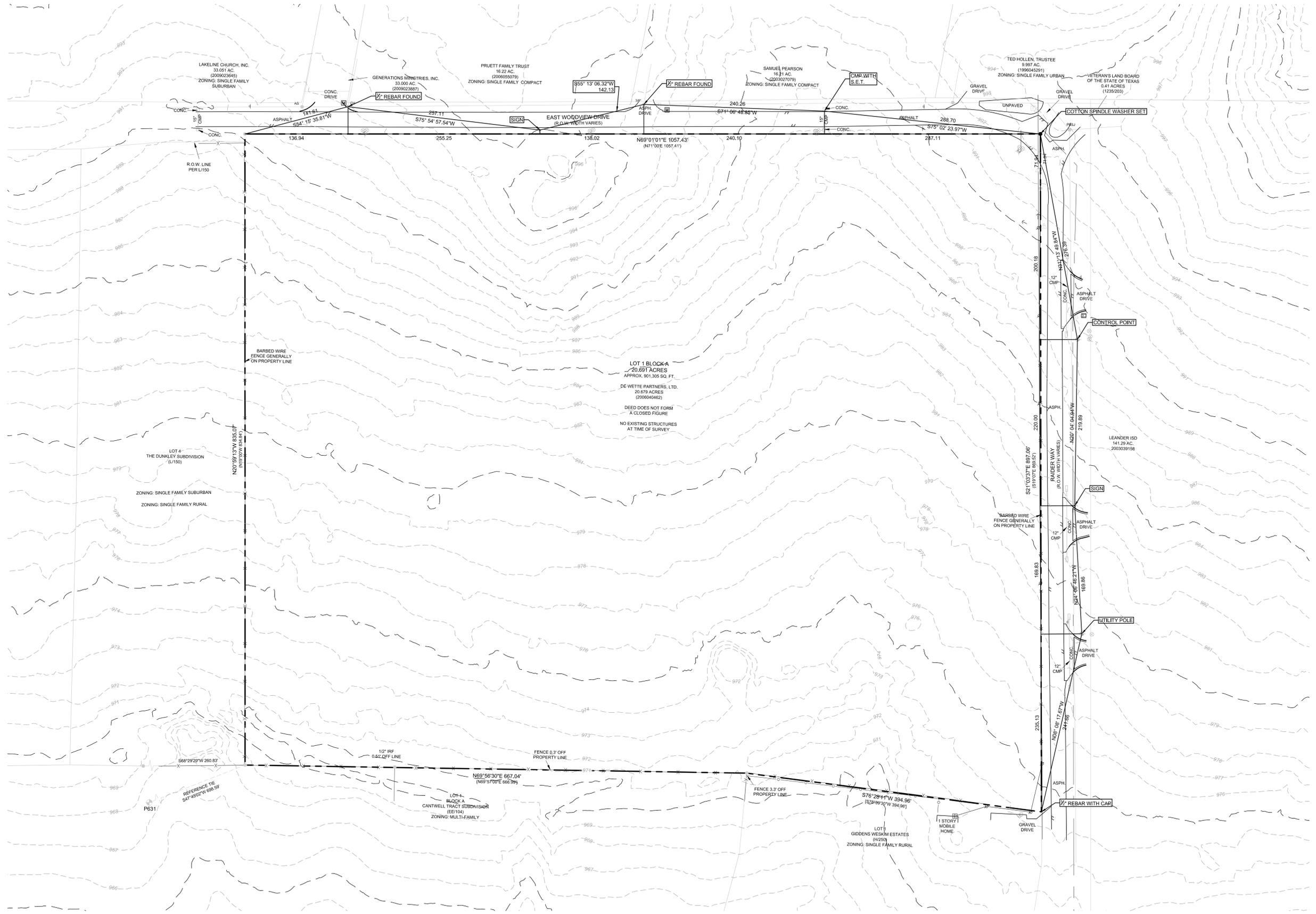
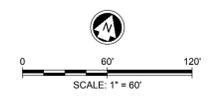
JOSEPH HOOVER
 COMPANY

DEVELOPER:
 DRAWN/DESIGNED BY:
 ET/PROJECT MANAGER:
 SR. PROJECT MANAGER:
 PROJECT #:

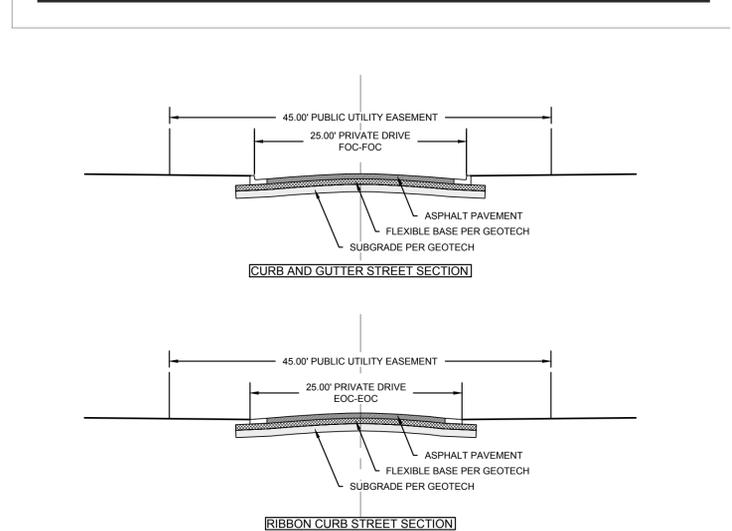
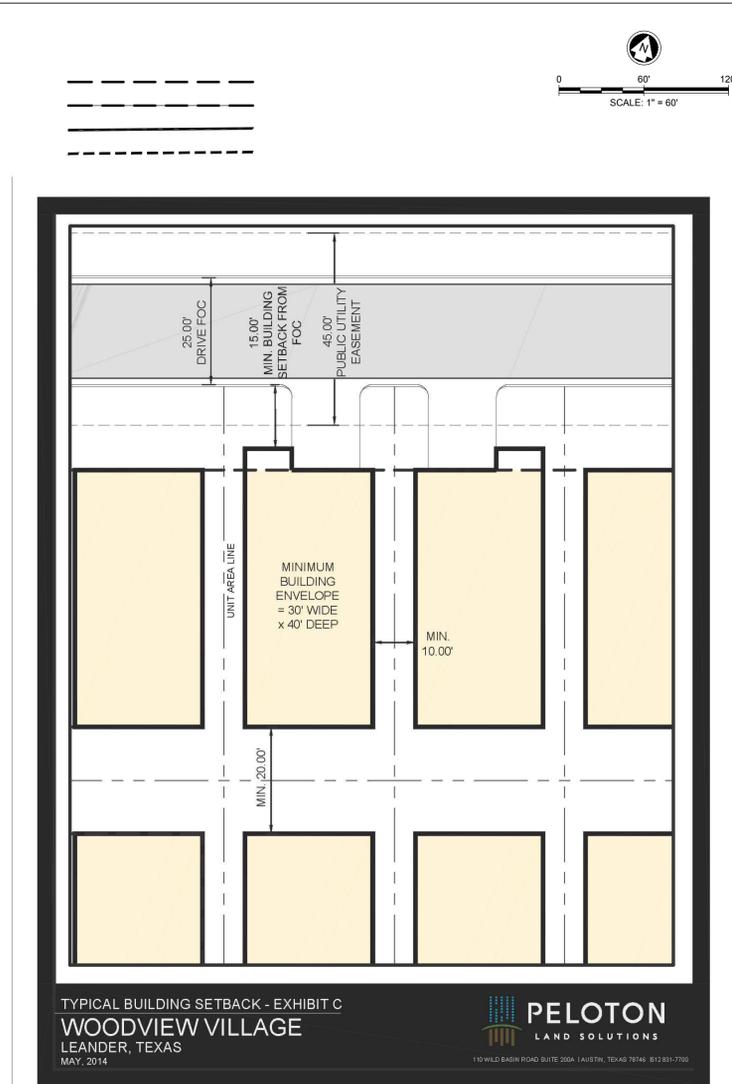
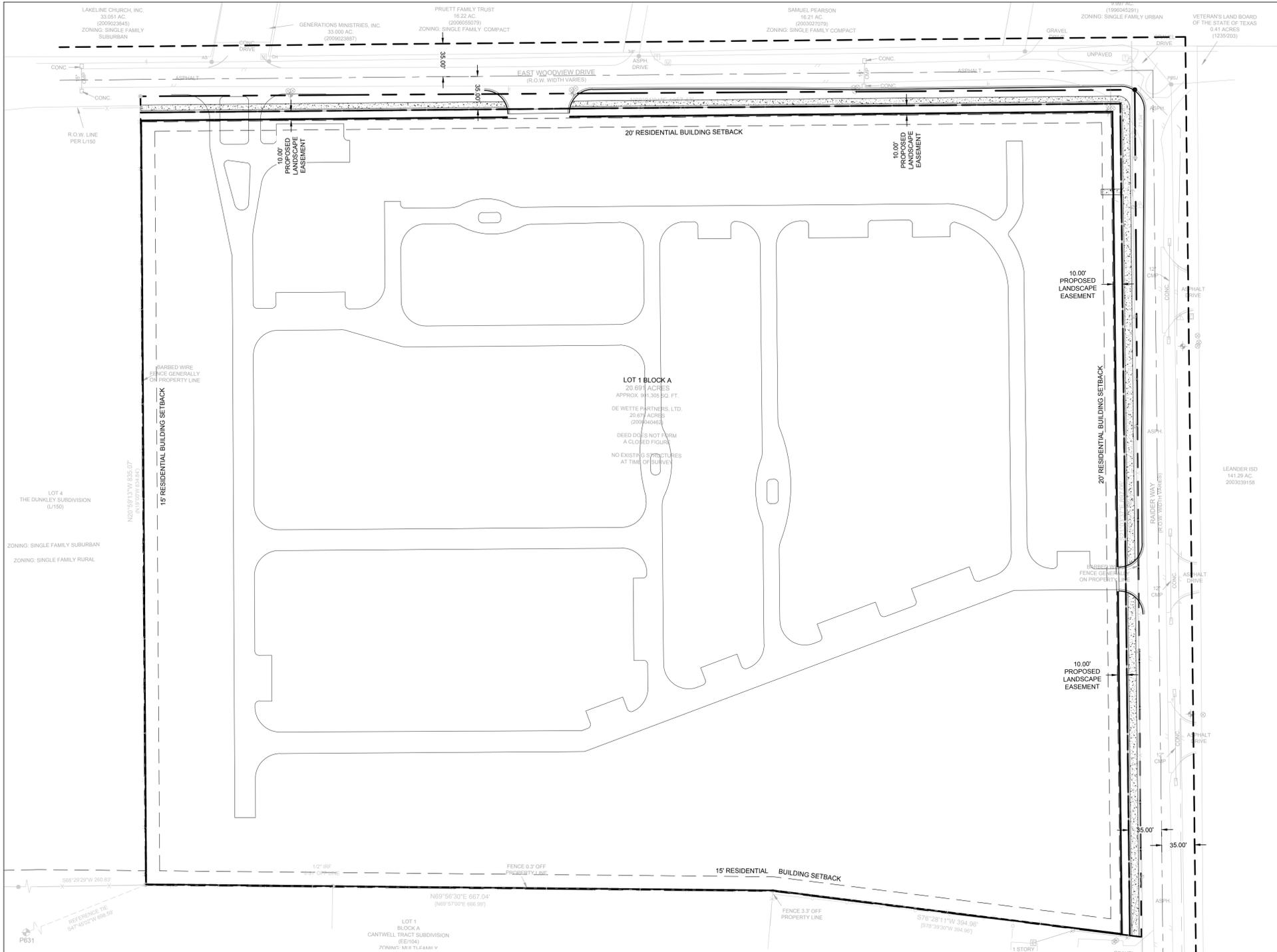
SHEET
 2
 OF 7

WOODVIEW VILLAGE

NOTE:
 CONTOUR DATA IS 2012 LIDAR FROM WILLIAMSON COUNTY.



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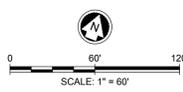
This layout is conceptual. The layout has not been reviewed for compliance with the Composite Zoning Ordinance.

CONCEPTUAL PARKLAND AREAS
 1. Amenity Center 1.41 acres
 2. West Trail 0.49 acres
 3. South Trail 1.27 acres
 3.17 total acres

NOTES
 1. The parkland calculations are conceptual and final parkland fees will be based upon the final number of units.
 2. One contiguous parkland area is required to be a minimum size of 1.2 acres. Perimeter trail areas do not qualify.

WOODVIEW VILLAGE PUD PARKLAND DEDICATION WORKSHEET						
Units	Park Land Required	Park Land Proposed	Parkland Deficit	Deficit Fee in-Lieu Value*	Rec. Imp. Fee Required**	Proposed Facilities
120	4.2	1.41	1.03	\$ 24,279.00	\$ 42,000.00	Amenity Center (Pool, Cabana/Cottage)
		1.76				Trail
TOTALS:	4.2	3.17	1.03	\$ 24,279.00	\$ 42,000.00	

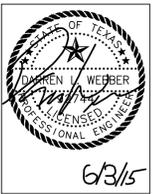
* Parkland deficit fee in-lieu value to be paid to the City (\$24,279).
 ** Recreation improvement fee to be used to construct private amenity center and trail facilities (\$42,000).



NO.	DATE	REVISION	APPROVAL

7004 BEE CAVE ROAD
 BUILDING 2, SUITE 100
 AUSTIN, TX 78746
 PHONE: 512-831-7700
 TX FIRM NO 12207

PELOTON
 LAND SOLUTIONS



CONCEPT PLAN, CONCEPTUAL SITE LAYOUT & LAND USE PLAN
 WOODVIEW VILLAGE
 LEANDER, TEXAS

JOSEPH HOOVER
 COMPANY

DEVELOPER:
 DRAWN/DESIGNED BY:
 ET/PROJECT MANAGER:
 SR. PROJECT MANAGER:
 PROJECT #:

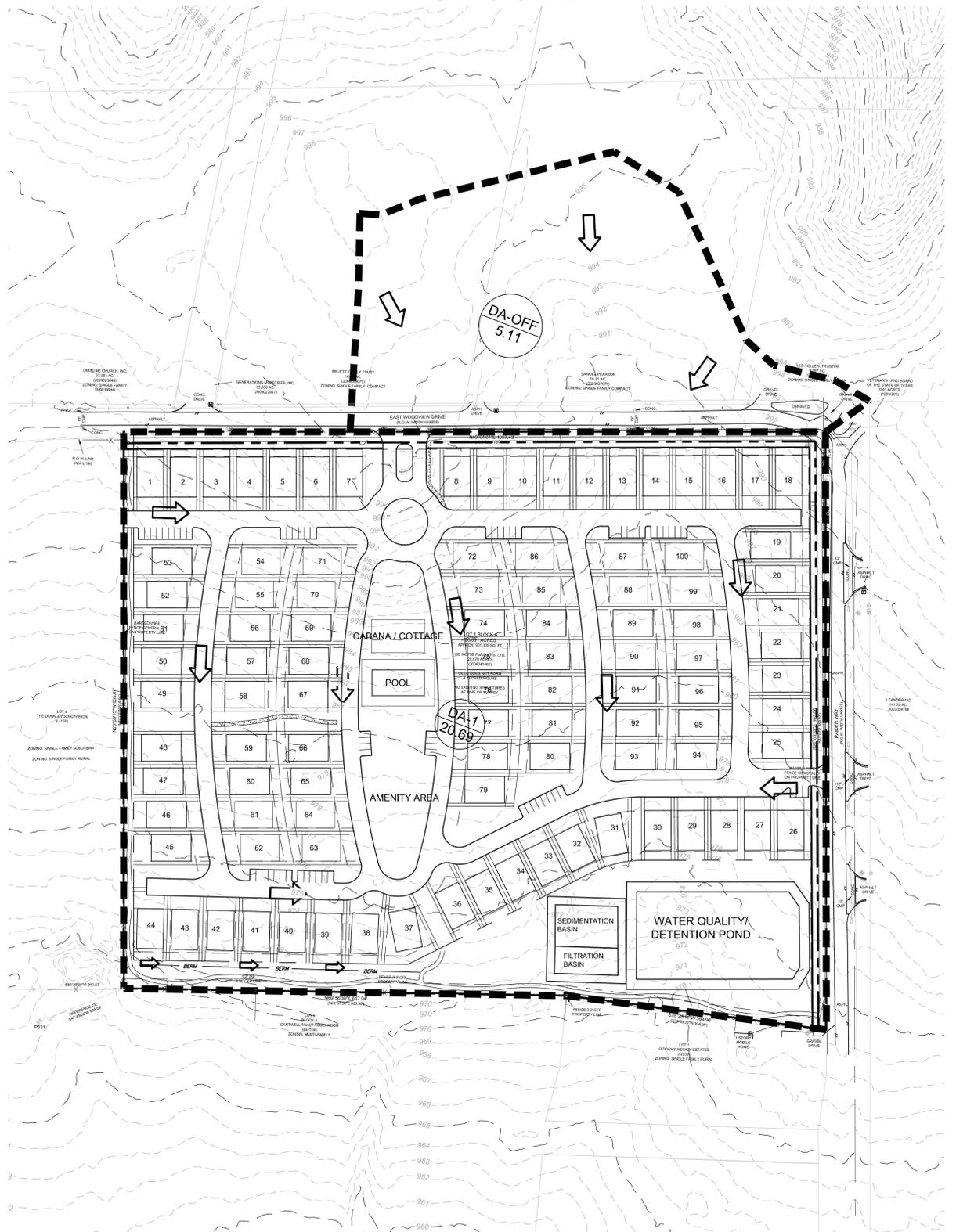
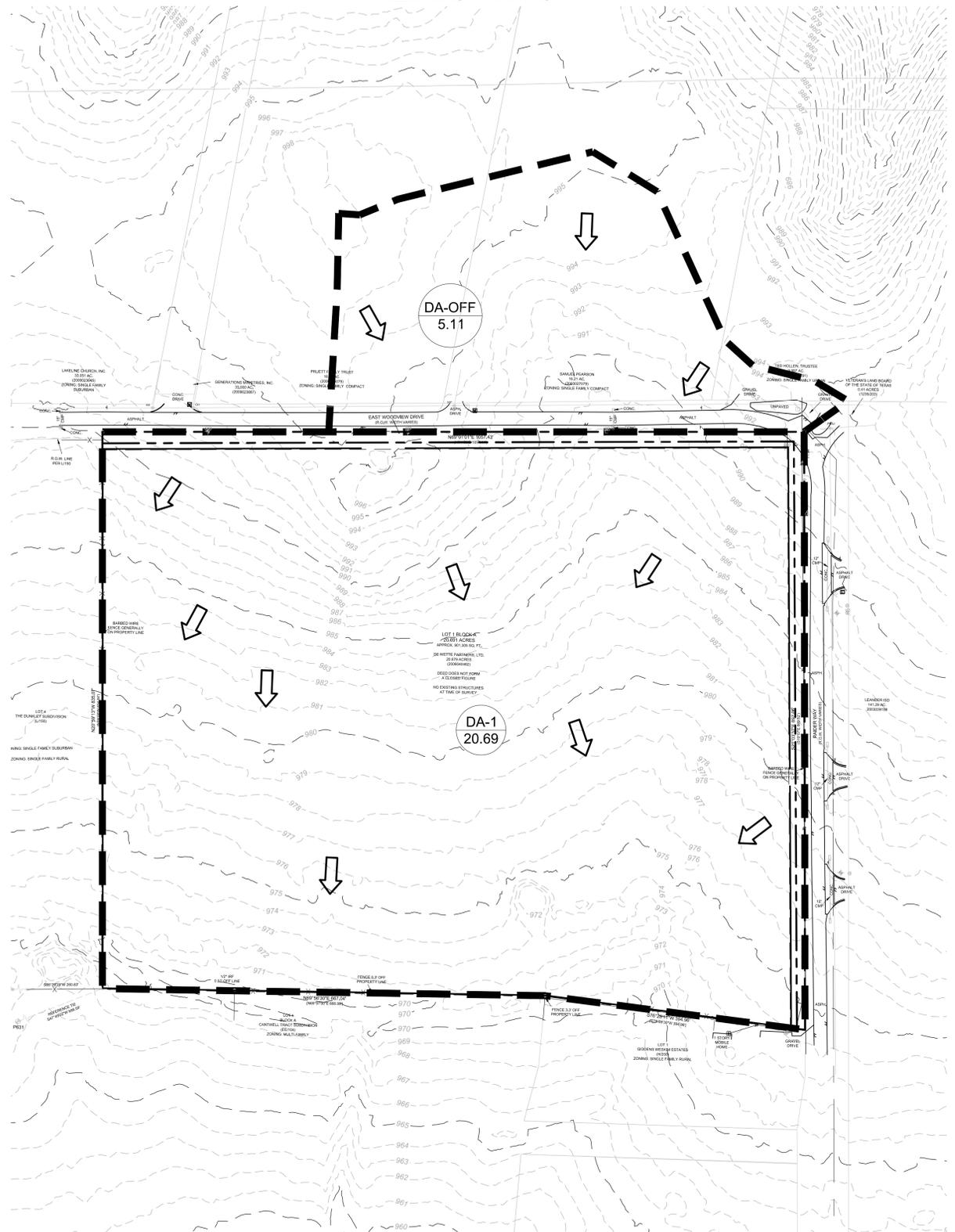
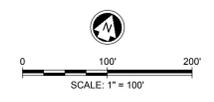
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EXISTING

PROPOSED



EXISTING CONDITIONS DRAINAGE/DISCHARGE CALCULATIONS

DRAINAGE AREA	AREA (AC.)	AREA (MI ²)	I.C. AREA (AC)	I.C. %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
DA-OFF	5.110	0.0080	0.533	10.4	77.0	11.1	6.6	7.6	18.5	25.2	36.4
DA-1	20.025	0.0313	0	0.0	73.0	13.3	8.0	20.1	58.8	83.3	124.9
OUTFALL	-	-	-	-	-	-	-	27.5	76.9	108.0	161.0

PROPOSED CONDITIONS DRAINAGE/DISCHARGE CALCULATIONS

DRAINAGE AREA	AREA (AC.)	AREA (MI ²)	I.C. AREA (AC)	I.C. %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
DA-OFF	5.110	0.0080	0.533	10.4	77.0	11.1	6.6	7.6	18.5	25.2	36.4
DA-1	20.025	0.0313	10.013	50.0	85.5	12.1	7.3	46.5	90.0	115.2	156.9
OUTFALL	-	-	-	-	-	-	-	24.1	38.4	60.3	112.8

NO.	DATE	REVISION	APPROVAL

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-891-7700
TX FIRM NO 12207

PELOTON
LAND SOLUTIONS

6/3/15

DRAINAGE PLAN
WOODVIEW VILLAGE
LEANDER, TEXAS

JOSEPH HOOVER
COMPANY

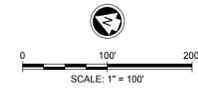


DEVELOPER:
DRAINAGE DESIGNED BY:
ET/PROJECT MANAGER:
SR. PROJECT MANAGER:
PROJECT #:

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OF 7

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Projected Wastewater Flows

Woodview Village

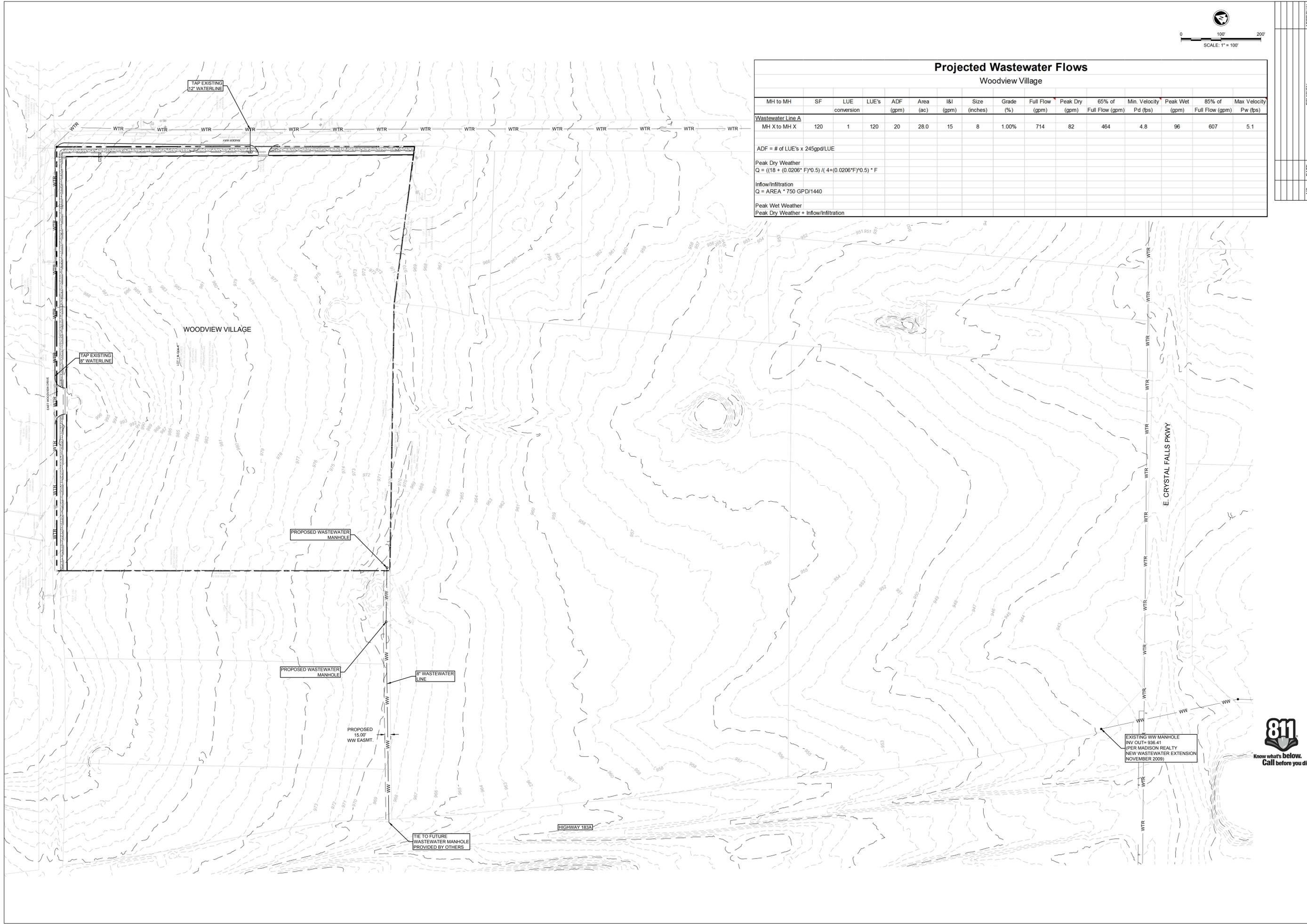
MH to MH	SF	LUE conversion	LUE's	ADF (gpm)	Area (ac)	I&I (gpm)	Size (inches)	Grade (%)	Full Flow (gpm)	Peak Dry (gpm)	65% of Full Flow (gpm)	Min. Velocity Pd (fps)	Peak Wet (gpm)	85% of Full Flow (gpm)	Max Velocity Pw (fps)
Wastewater Line A															
MH X to MH X	120	1	120	20	28.0	15	8	1.00%	714	82	464	4.8	96	607	5.1

ADF = # of LUE's x 245gpd/LUE

Peak Dry Weather
 $Q = (18 + (0.0206 \cdot F)^{0.5}) / (4 + (0.0206 \cdot F)^{0.5}) \cdot F$

Inflow/Infiltration
 $Q = \text{AREA} \cdot 750 \text{ GPD}/1440$

Peak Wet Weather
 Peak Dry Weather + Inflow/Infiltration



NO.	DATE	REVISION	APPROVAL

PELOTON
 LAND SOLUTIONS

7004 BEE CAVE ROAD
 BUILDING 2, SUITE 100
 AUSTIN, TX 78746
 PHONE: 512-831-7700
 TX FIRM NO 12207

6/3/15

UTILITY PLAN
WOODVIEW VILLAGE
LEANDER, TEXAS

JOSEPH HOOVER
COMPANY

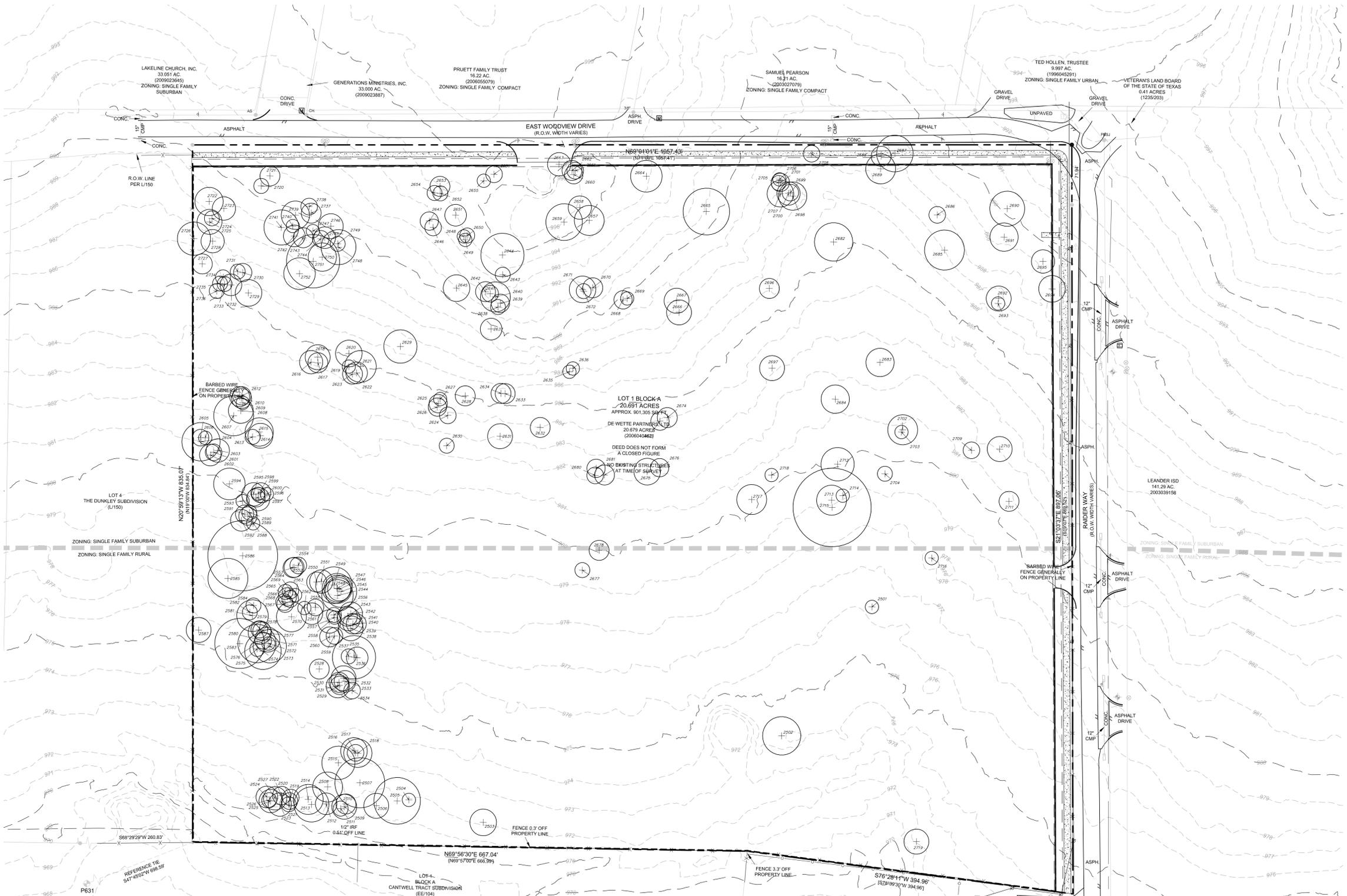
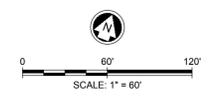
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 ET/PROJECT MANAGER:
 SR. PROJECT MANAGER:
 PROJECT #

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 OF 7



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L:\08\Hoo\1407-01 - Leander 20 3d\CAD\PP\Sheet\Utility.dwg WOODVIEW VILLAGE



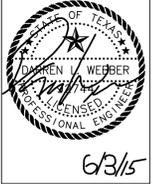
TREE TABLE

NOTE: AN "M" FOLLOWING THE TREE SIZE REPRESENTS A MULTI-TRUNKED TREE

TREE TAG#	SIZE/SPECIES	TREE TAG#	SIZE/SPECIES	TREE TAG#	SIZE/SPECIES
2501	8' ELM	2583	30' MLO	2664	19' MLO
2502	23' MLO	2584	9' ELM	2665	28' MLO
2503	16' M ELM	2585	24' MLO	2666	15' MLO
2504	8' LO	2586	42' MLO	2667	15' MLO
2505	28' LO	2587	15' LO	2668	11' MLO
2506	15' M ELM	2588	8' LO	2669	8' LO
2507	30' LO	2589	11' LO	2670	12' LO
2508	18' LO	2590	9' LO	2671	16' MLO
2509	19' MLO	2591	11' MLO	2672	9' LO
2510	12' LO	2592	13' MLO	2673	11' ELM
2511	9' LO	2593	8' LO	2674	12' ELM
2512	13' MLO	2594	19' MLO	2675	16' MLO
2513	21' MLO	2595	14' LO	2676	11' LO
2514	18' MLO	2596	11' MLO	2677	9' LO
2515	20' LO	2597	14' LO	2678	12' MLO
2516	16' LO	2598	8' LO	2679	12' LO
2517	10' LO	2599	12' LO	2680	10' LO
2518	17' MLO	2600	8' LO	2681	11' LO
2519	10' LO	2601	10' LO	2682	23' MLO
2520	10' LO	2602	15' LO	2683	13' ELM
2521	9' LO	2603	14' MLO	2684	17' LO
2522	11' LO	2604	28' MLO	2685	24' MLO
2523	14' LO	2605	10' LO	2686	10' LO
2524	13' LO	2606	18' MLO	2687	22' MLO
2525	14' LO	2607	24' MLO	2688	12' LO
2526	9' LO	2608	15' MLO	2689	18' MLO
2527	14' MLO	2609	8' LO	2690	20' MLO
2528	12' ELM	2610	12' MLO	2691	17' MLO
2529	14' LO	2611	15' LO	2692	15' LO
2530	12' LO	2612	11' LO	2693	8' LO
2531	11' LO	2613	9' ELM	2694	16' LO
2532	10' LO	2614	16' MLO	2695	15' LO
2533	13' LO	2615	17' MLO	2696	12' LO
2534	10' LO	2616	14' MLO	2697	10' LO
2535	26' MLO	2617	12' LO	2698	17' MLO
2536	13' MLO	2618	15' LO	2699	10' LO
2537	9' LO	2619	8' LO	2700	15' LO
2538	15' MLO	2620	16' LO	2701	11' LO
2539	12' LO	2621	18' MLO	2702	16' MLO
2540	12' MLO	2622	13' LO	2703	8' LO
2541	14' LO	2623	12' LO	2704	9' ELM
2542	14' LO	2624	11' LO	2705	9' LO
2543	12' LO	2625	11' LO	2706	8' LO
2544	19' LO	2626	19' LO	2707	16' MLO
2545	19' LO	2627	8' LO	2708	10' ELM
2546	14' LO	2628	12' LO	2709	10' LO
2547	16' LO	2629	20' MLO	2710	15' LO
2548	18' MLO	2630	9' LO	2711	12' MLO
2549	22' MLO	2631	15' MLO	2712	20' LO
2550	12' MLO	2632	12' MLO	2713	18' MLO
2551	14' LO	2633	12' LO	2714	8' ELM
2552	12' ELM	2634	11' LO	2715	8' MLO
2553	12' LO	2635	8' LO	2716	8' ELM
2554	10' LO	2636	8' LO	2717	18' MLO
2555	10' LO	2637	13' MLO	2718	8' LO
2556	9' LO	2638	9' LO	2719	15' M ELM
2557	8' LO	2639	11' MLO	2720	9' LO
2558	14' LO	2640	16' LO	2721	12' MLO
2559	10' LO	2641	19' MLO	2722	17' MLO
2560	12' LO	2642	12' LO	2723	14' LO
2561	13' MLO	2643	9' LO	2724	9' LO
2562	8' LO	2644	26' MLO	2725	18' MLO
2563	8' LO	2645	16' MLO	2726	20' LO
2564	10' LO	2646	19' MLO	2727	12' LO
2565	11' LO	2647	11' MLO	2728	14' LO
2566	10' LO	2648	8' LO	2729	16' LO
2567	10' LO	2649	8' LO	2730	11' LO
2568	10' LO	2650	9' LO	2731	9' LO
2569	9' LO	2651	13' MLO	2732	13' MLO
2570	18' LO	2652	9' LO	2733	9' LO
2571	15' MLO	2653	12' MLO	2734	9' LO
2572	8' LO	2654	8' LO	2735	8' LO
2573	20' MLO	2655	8' LO	2736	8' LO
2574	22' MLO	2656	15' LO	2737	12' LO
2575	9' LO	2657	18' MLO	2738	10' LO
2576	23' MLO	2658	14' LO	2739	17' MLO
2577	14' MLO	2659	22' LO	2740	8' LO
2578	11' LO	2660	11' LO	2741	21' MLO
2579	10' LO	2661	10' LO	2742	13' MLO
2580	10' LO	2662	12' LO	2743	12' LO
2581	19' MLO	2663	14' MLO	2744	10' LO
2582	9' LO			2745	15' LO
				2746	15' MLO
				2747	8' LO
				2748	21' MLO
				2749	9' LO
				2750	17' MLO
				2751	32' MLO
				2752	19' MLO

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

PELTON
LAND SOLUTIONS



TREE SURVEY
WOODVIEW VILLAGE
LEANDER, TEXAS

JOSEPH HOOVER
COMPANY



DEVELOPER:	
DRAWN/DESIGNED BY:	ET/PROJECT MANAGER
SR. PROJECT MANAGER:	
PROJECT #:	

SHEET
7
OF 7

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February 25, 2015

Darren Webber, PE
Peloton Land Solutions, LLC
7004 Bee Cave Road, Suite 100
Austin, Texas 78746

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

RE: Woodview Village – PUD Zoning Application – Letter of Intent

Dear Ms. Griffin:

Please accept the following “Letter of Intent” to propose a residential development with adjustments to the Subdivision and Composite Zoning Ordinances, as required by the City of Leander’s PUD zoning application. The property, more accurately described in this application, is approximately 20.7 acres and is located at the southwest corner of the intersection of East Woodview Drive and Raider Way in Leander.

The proposed project is a residential development. The configuration of the project respects the intent of the Subdivision and Composite Zoning Ordinances, but does not strictly adhere to the ordinances in an effort to more harmoniously address the enhancement of natural features, community facilities, circulation patterns and surrounding properties and neighborhoods.

The general configuration as shown and detailed on the attached illustrations will meet or exceed existing ordinances for the requested base zoning. The following list outlines some of the ways the proposed PUD is unique and enhances the residential living environment within the proposed district.

- Type A architecture standards selected for this community are above and beyond the City’s Type B requirements typical for this development
- Site Plan development as opposed to standard subdivision allows the units to be placed as to preserve trees and natural features
- Enhanced safety within the community by providing a gated entry
- Private drives will be maintained by the community association

- Parkland throughout Woodview Village preserving the natural features and providing approximately 1,950 of linear feet of concrete hike and bike trails as a portion of a trail corridor identified in Leander's *City Parks, Recreation & Open Space Master Plan (C9 Trail)*. In addition, internal trails provide access throughout the community.
- Provide a 6' stone masonry wall along the north and east sides and wrought-iron fence along the south and west sides of the project to provide additional buffer from roadways and adjacent developments
- Promote "Dark Sky" lighting standards in accordance with the Texas section of the International Dark-Sky Association.
- Street lighting is required at the intersections between the drives and public streets.
- The intent for this development is to save as many of the existing trees as possible. In addition to the existing trees saved, each unit will install 2-2" caliper trees and 10 shrubs during the construction of each residential unit.

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

Sincerely,



Darren Webber, PE
Peloton Land Solutions