



AGENDA

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

Thursday ~ July 9, 2015 at 7:00 pm

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

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: June 25, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 2, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-FP-014: Consider action on the Travisso, Phase 2, Section 1C Final Plat for 6.754 acres more or less; TCAD Parcels 844740; generally located to the north of Good Night Trail and Venezia View; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

8. Subdivision Case 15-SFP-004: Consider action on the HEB Lot 2A and Lot 2B, Block A Replat Short Form Final Plat for 3.0732 acres more or less; WCAD Parcel number R496899; generally located approximately 157 feet east of the southeast corner of the intersection of W Broade St. and Old 2243 W., Leander, Williamson County, Texas. Applicant/Agent: Joe Grasso on behalf of HEB Grocery Co.

Public Hearing

9. 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

10. 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 July 2nd, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager



Minutes

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

Thursday ~ June 25, 2015 at 7:00 pm

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

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order
2. Roll Call
All Commissioners were present except Commissioner Hines.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: June 11, 2015
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Allen. Five in favor, Commissioner Wixson abstain.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the June 18, 2015 meeting. **Robin Griffin, Senior Planner reported on actions that were taken by the City Council on June 18, 2015.**
5. Review meeting protocol
Chair Sokol referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

Consent Agenda

7. Plat Vacate Case 15-PV-001: Consider action on the vacation of Lot 1, Block A of the Old Town Village Section 1 Final Plat for 4.75 acres more or less; generally located approximately 520 feet west from the northeast corner of the intersection of S. West Dr. and Municipal Dr., Leander, Williamson County Texas. Applicant: Terry S. Reynolds on behalf of Leander Independent School District.
8. Subdivision Case 15-SFP-004: Consider action on the LISD Camacho Short Final Plat for 20.252 acres more or less; WCAD Parcel numbers R405146 and R399392; generally located approximately 520 feet west of the northeast corner of the intersection of S. West Dr. and Municipal Dr., Leander, Williamson County, Texas. Applicant/Agent: Terry S Reynolds on behalf of Leander Independent School District.

Motion made by Commissioner Schwendenmann to approve the consent agenda item seconded by Commissioner Saenz. Motion passed unanimously.

Public Hearing

9. Subdivision Case 14-TOD-CP-014: Hold a public hearing and consider action on the Leander Tract Concept Plan and designation of Transect Zones for approximately 11.2 acres, generally located to the north of Mel Mathis Avenue and RM 2243 on both the west and east sides, Leander, Williamson County, TX. Applicant: Applicant/Agent: Kristiana Alfsen on behalf of Sawtooth Enterprises, LTD.

a) Staff Presentation

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

b) Applicant Presentation

Bill Pohl explained the purpose of the concept plan.

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

10. Meeting adjourned at **7:30 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



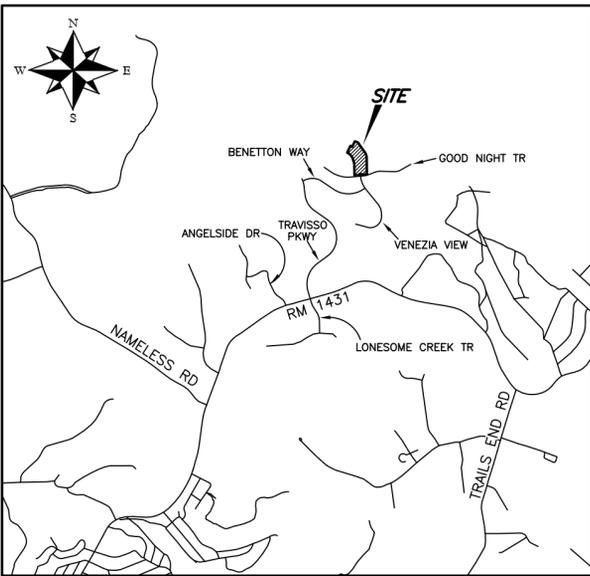
EXECUTIVE SUMMARY

JULY 09, 2015

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- Agenda Subject:** Subdivision Case 15-FP-014: Consider action on the Travisso, Phase 2, Section 1C Final Plat for 6.754 acres more or less; TCAD Parcels 844740; generally located to the north of Good Night Trail and Venezia View; 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, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 24 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following 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:** Robin M. Griffin, AICP
Senior Planner

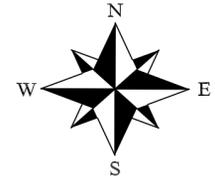
06/29/2015

FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1C



LOCATION MAP
(NOT TO SCALE)

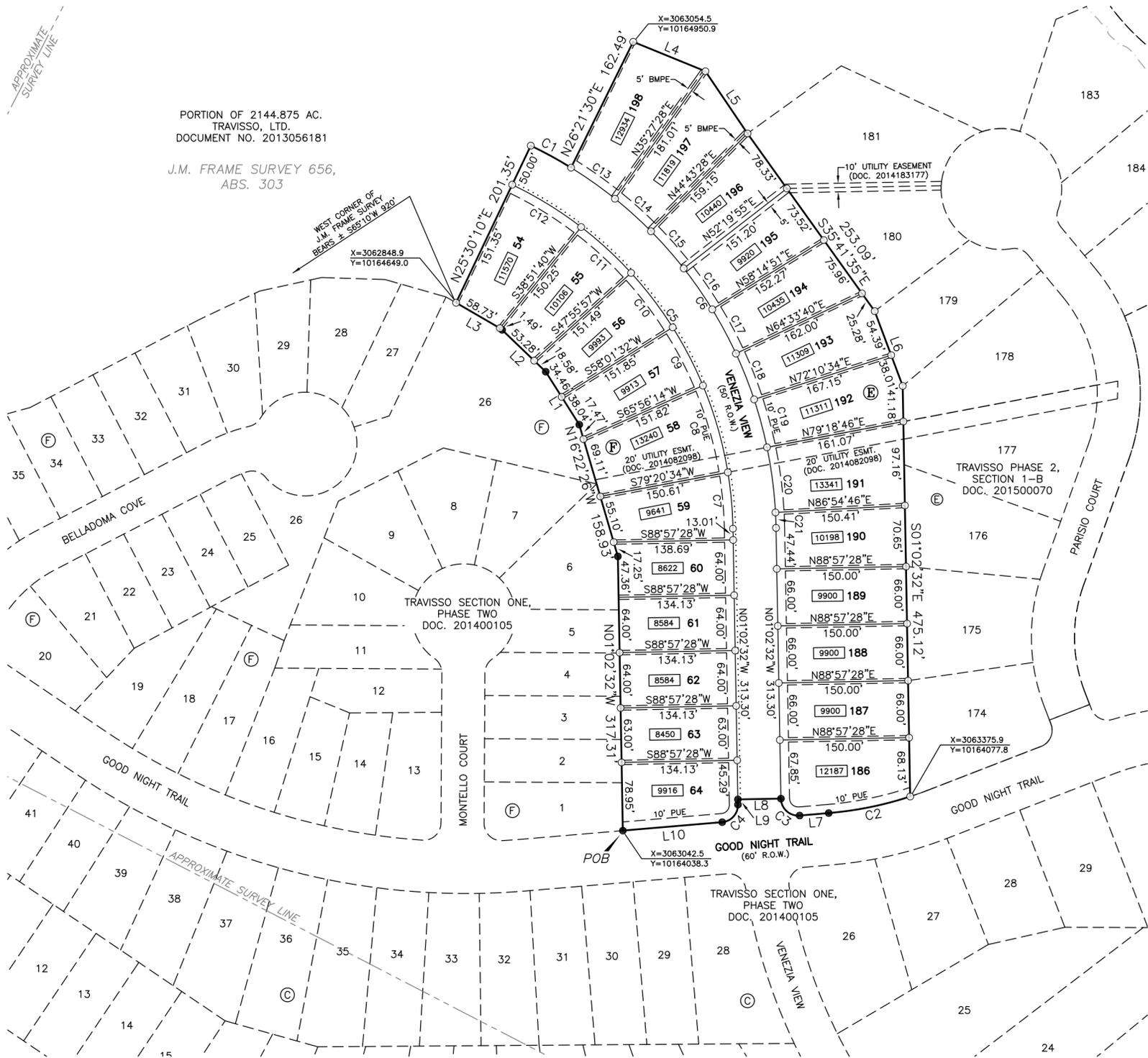
- LEGEND:**
- = IRON ROD WITH CAP FOUND
 - = IRON ROD WITH G&R CAP SET
 - Ⓢ = BLOCK NAME
 - PUE = PUBLIC UTILITY EASEMENT
 - BMPE = BEST MANAGEMENT PRACTICES EASEMENT
 - 6549 = LOT AREA IN SQUARE FEET
 - = SIDEWALK REQUIRED



SCALE: 1"=100'



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



PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

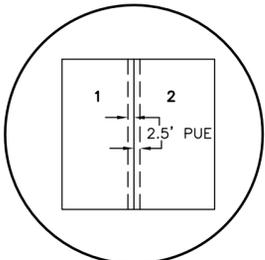
J.M. FRAME SURVEY 656,
ABS. 303

WEST CORNER OF
J.M. FRAME SURVEY
BEARS ± S69°10'W 920'

X=3062848.9
Y=10164649.0

X=3063054.5
Y=10164950.9

X=3063375.9
Y=10164077.8



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

OWNER AND DEVELOPER:
TRAVISSO, LTD.
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: MAY 5, 2015
TOTAL AREA OF THIS PLAT: 6.754 ACRES
TOTAL NUMBER OF LOTS: 24
RESIDENTIAL: 24
NON-RESIDENTIAL: 0

LINEAR FEET OF NEW STREETS
VENEZIA VIEW: 839'
TOTAL: 839'

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

FINAL PLAT OF TRAVISSO PHASE 2, SECTION 1C

METES AND BOUNDS:

DESCRIPTION OF 6.754 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.754 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE NORTHERLY LINE OF GOOD NIGHT TRAIL (60' R.O.W.) AT THE SOUTHEASTERLY CORNER OF LOT1, BLOCK F, TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE EASTERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO THE FOLLOWING FIVE (5) COURSES:

1. N01°02'32"W, A DISTANCE OF 317.31 FEET TO AN IRON ROD WITH CAP FOUND;
2. N16°22'26"W, A DISTANCE OF 158.93 FEET TO AN IRON ROD WITH CAP FOUND;
3. N32°27'15"W, A DISTANCE OF 72.50 FEET TO AN IRON ROD WITH CAP FOUND;
4. N46°15'37"W, A DISTANCE OF 71.86 FEET TO AN IRON ROD WITH CAP FOUND;
5. N60°00'14"W, A DISTANCE OF 60.22 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE EASTERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

1. N25°30'10"E, A DISTANCE OF 201.35 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 53.22 FEET AND A CHORD WHICH BEARS S61°26'53"E, A DISTANCE OF 53.20 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
3. N26°21'30"E, A DISTANCE OF 162.49 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE MOST NORTHERLY OR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
4. S67°52'33"E, A DISTANCE OF 90.49 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S34°08'09"E, A DISTANCE OF 86.97 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S35°41'35"E, A DISTANCE OF 253.09 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S20°35'57"E, A DISTANCE OF 92.40 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S01°02'32"E, A DISTANCE OF 475.12 FEET TO AN IRON ROD WITH G&R CAP SET IN THE CURVING NORTHERLY LINE OF SAID GOOD NIGHT TRAIL OF A CURVE TO THE RIGHT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHERLY LINE OF SAID GOOD NIGHT TRAIL AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

1. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 419.27 FEET, AN ARC LENGTH OF 96.69 FEET AND A CHORD WHICH BEARS S78°32'57"W, A DISTANCE OF 96.48 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
2. S85°08'30"W, A DISTANCE OF 33.86 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.75 FEET AND A CHORD WHICH BEARS N47°57'01"W, A DISTANCE OF 29.21 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
4. S88°57'28"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND;
5. S01°03'10"E, A DISTANCE OF 5.97 FEET TO AN IRON ROD WITH CAP FOUND;
6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.12 FEET AND A CHORD WHICH BEARS S41°59'52"W, A DISTANCE OF 27.35 FEET AN IRON ROD WITH CAP FOUND;
7. S85°08'30"W, A DISTANCE OF 115.72 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 6.754 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	6°05'55"	500.00'	53.22'	N61°26'53"W	53.20'	26.64'
C2	13°12'48"	419.27'	96.69'	N78°32'57"E	96.48'	48.56'
C3	93°48'59"	20.00'	32.75'	S47°57'01"E	29.21'	21.38'
C4	86°17'15"	20.00'	30.12'	N41°59'52"E	27.35'	18.74'
C5	63°27'19"	450.00'	498.38'	N32°46'11"W	473.29'	278.23'
C6	63°27'19"	500.00'	553.75'	N32°46'11"W	525.88'	309.14'
C7	8°20'31"	450.00'	65.52'	N05°12'47"W	65.46'	32.82'
C8	13°19'34"	450.00'	104.66'	N16°02'49"W	104.43'	52.57'
C9	9°41'12"	450.00'	76.08'	N27°33'12"W	75.99'	38.13'
C10	10°07'10"	450.00'	79.48'	N37°27'23"W	79.38'	39.84'
C11	10°01'13"	450.00'	78.70'	N47°31'35"W	78.60'	39.45'
C12	11°57'39"	450.00'	93.94'	N58°31'01"W	93.77'	47.14'
C13	7°08'59"	500.00'	62.39'	N54°49'25"W	62.35'	31.24'
C14	6°26'58"	500.00'	56.28'	N48°01'26"W	56.25'	28.17'
C15	6°34'31"	500.00'	57.38'	N41°30'42"W	57.35'	28.72'
C16	6°37'58"	500.00'	57.88'	N34°54'28"W	57.85'	28.97'
C17	6°39'30"	500.00'	58.11'	N28°15'44"W	58.07'	29.09'
C18	6°32'24"	500.00'	57.07'	N21°39'47"W	57.04'	28.57'
C19	6°35'12"	500.00'	57.48'	N15°05'59"W	57.45'	28.77'
C20	8°43'09"	500.00'	76.09'	N07°26'48"W	76.01'	38.12'
C21	2°02'42"	500.00'	17.85'	N02°03'53"W	17.85'	8.92'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N32°27'15"W	72.50'
L2	N46°15'37"W	71.86'
L3	N60°00'14"W	60.22'
L4	S67°52'33"E	90.49'
L5	S34°08'09"E	86.97'
L6	S20°35'57"E	92.40'
L7	S85°08'30"W	33.86'
L8	S88°57'28"W	50.00'
L9	S01°03'10"E	5.97'
L10	S85°08'30"W	115.72'



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

FINAL PLAT OF
TRAVISSO PHASE 2, SECTION 1C

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 6.754 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. FRAME SURVEY 656, ABSTRACT NO. 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY PLAT SAID 6.754 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO PHASE 2, SECTION 1C", 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
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
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 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. A 4 FOOT SIDEWALK SHALL BE INSTALLED ON THE WEST SIDE OF VENEZIA VIEW AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 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 BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
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. 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.
17. 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.
18. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. 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.
20. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT GRANTED TO THE CITY OF LEANDER, TEXAS IN DOCUMENT NO 2014082097, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (LOCATED WITHIN THE RIGHT-OF-WAY OF VENEZIA VIEW).
22. THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT GRANTED TO THE CITY OF LEANDER, TEXAS IN DOCUMENT NO 2014183177, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SHOWN.
23. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE BMPE.

STATE OF TEXAS:
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO PHASE 2, SECTION 1C" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, 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.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,

THE _____ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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:-----

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, OF NO. 01247-37943, ISSUED MARCH 16, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 06-01-15
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 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:
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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

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

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

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

OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



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

SHEET 3 OF 3

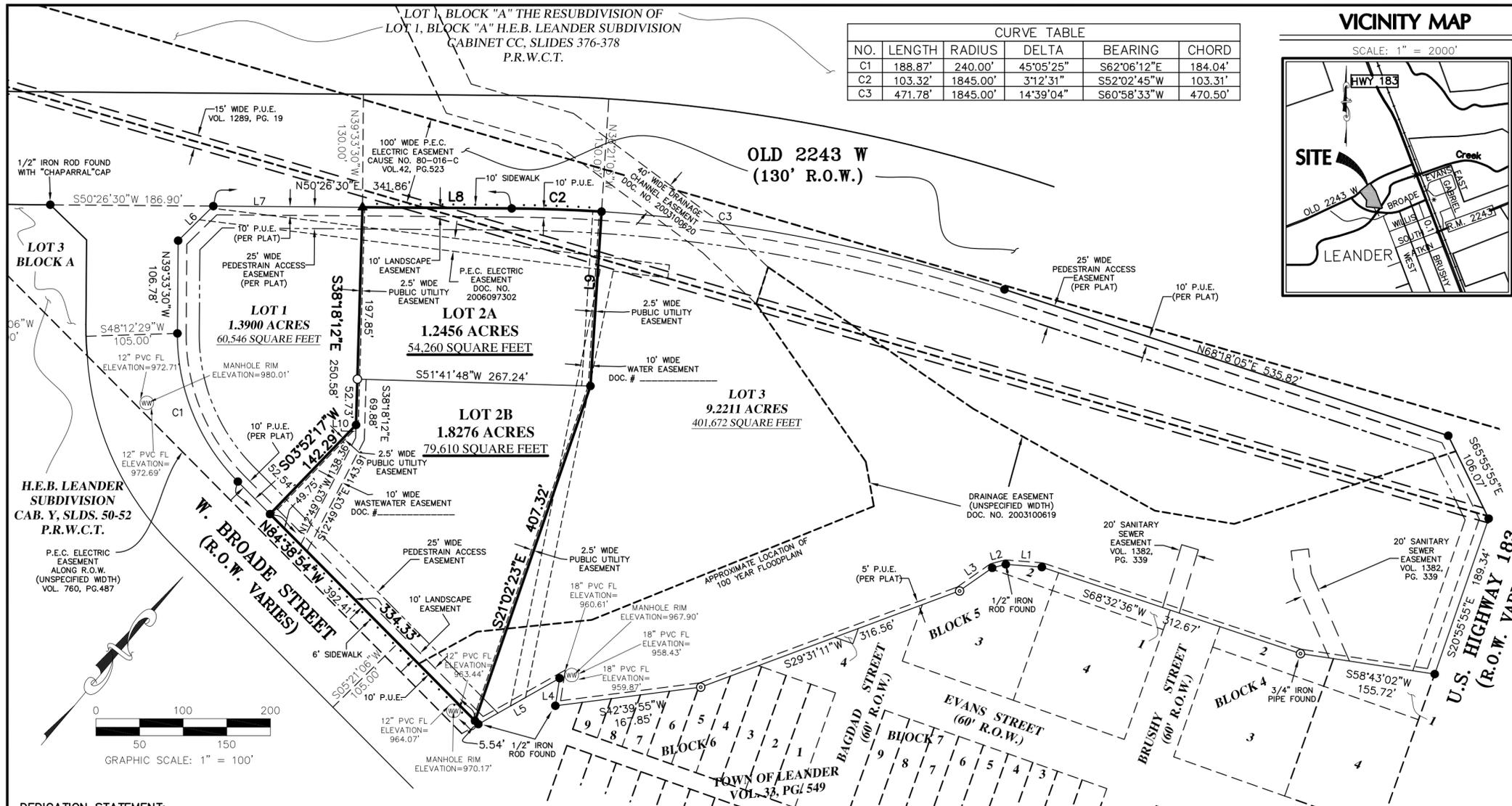


EXECUTIVE SUMMARY

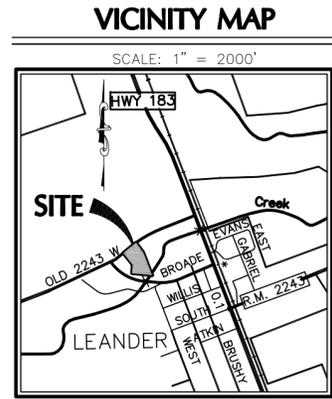
JULY 9, 2015

-
- Agenda Subject:** Subdivision Case 15-SFP-004: Consider action on the HEB Lot 2A and Lot 2B, Block A Replat Short Form Final Plat for 3.0732 acres more or less; WCAD Parcel number R496899; generally located approximately 157 feet east of the southeast corner of the intersection of W Broade St. and Old 2243 W., 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: Joe Grasso on behalf of HEB Grocery Co.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. That the two private wastewater easements are recorded prior to the recordation of this plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

06/30/2015



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	188.87'	240.00'	45°05'25\"	S62°06'12\"E	184.04'
C2	103.32'	1845.00'	3°12'31\"	S52°02'45\"W	103.31'
C3	471.78'	1845.00'	14°39'04\"	S60°58'33\"W	470.50'



LEGAL DESCRIPTION:

DESCRIPTION OF A TRACT OF LAND CONTAINING 3.0732 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2 OF THE REPLAT OF LOT 2, BLOCK A, OF HEB LEANDER SUBDIVISION, SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET EE, SLIDE 385, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.0732 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE NORTHERLY COMMON CORNER OF SAID LOT 2A AND OF LOT 3 OF SAID REPLAT OF LOT 2, BLOCK A, OF HEB LEANDER SUBDIVISION, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD 2243, FOR THE POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF SAID LOT 2A AND OF SAID LOT 3, S36°21'45"E, A DISTANCE OF 201.08 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT AN ANGLE POINT IN THE COMMON BOUNDARY OF SAID LOT 2A, LOT 2B AND OF SAID LOT 3;

THENCE, ALONG THE COMMON LINE OF SAID LOT 2B AND OF SAID LOT 3, S21°02'23"E, A DISTANCE OF 407.32 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE SOUTHERLY COMMON CORNER OF SAID LOT 2B AND OF LOT 3;

THENCE, ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID LOT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF W. BROADE STREET, N84°38'54"W, A DISTANCE OF 392.41 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE SOUTHERLY COMMON CORNER OF SAID LOT 2B AND OF LOT 1 OF SAID REPLAT OF LOT 2, BLOCK A, OF HEB LEANDER SUBDIVISION;

THENCE, ALONG THE COMMON LINE OF SAID LOT 2B AND OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N03°52'17"E, A DISTANCE OF 142.29 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 2B AND OF SAID LOT 1;
 2. N38°18'12"W, A DISTANCE OF 52.73 FEET TO A SET 1/2-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE SOUTHWESTERLY COMMON CORNER OF SAID LOT 2B, LOT 2A AND OF LOT 1;
- THENCE, ALONG THE COMMON LINE OF SAID LOT 2A AND OF SAID LOT 1, N38°18'12"W, A DISTANCE OF 197.85 FEET TO A MAG NAIL WITH "DOUCET" SHINER FOUND AT THE NORTHERLY COMMON CORNER OF SAID LOT 2A AND OF SAID LOT 1, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD 2243 W;
- THENCE, ALONG THE COMMON LINE OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD 2243 W AND THE NORTHWESTERLY LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. N50°26'30"E, A DISTANCE OF 170.78 FEET TO A 1/2-INCH IRON ROD WITH "CHAPARRAL" CAP FOUND AT THE BEGINNING OF A 1,845.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
 2. ALONG THE ARC OF SAID 1,845.00 FOOT RADIUS CURVE A DISTANCE OF 103.32 FEET THROUGH A CENTRAL ANGLE OF 03°12'31", AND CHORD BEARING N52°02'45"E AND DISTANCE OF 103.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.0732 ACRES OF LAND, MORE OR LESS

- GENERAL 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 THE SUBDIVISION EXCEPT AS SHOWN HEREON OR 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 ASSIGNEE.
 7. IN ADDITION TO THE EASEMENT 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.
 8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 28, 2008.
 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. SIDEWALKS SHALL BE INSTALLED ON THE SOUTHWESTERLY SIDE OF OLD 2243 W AND THE SOUTHWESTERLY SIDE OF W. BROADE STREET. 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), 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 TRACT IS CONSTRUCTED.
 11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 12. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
 13. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THE FORGING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 2015 DAY OF _____, 2015, A.D., AT _____ O'CLOCK _____M. AND DULY RECORDED ON _____ DAY OF _____, 2015, A.D., AT _____ O'CLOCK _____M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET _____ SLIDE _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

HEB LEANDER SUBDIVISION LOT 2A, LOT 2B, BLOCK A REPLAT
BEING A, REPLAT OF LOT 2, BLOCK A OF THE HEB LEANDER SUBDIVISION CABINET EE, SLIDE 385 AND BEING A, REPLAT OF LOT 2, BLOCK A, OF THE HEB LEANDER SUBDIVISION CABINET Y, SLIDE 51
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

DEDICATION STATEMENT:

THAT HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, TODD A. PILAND, EXECUTIVE VICE PRESIDENT, OWNER OF 3.0732 ACRES OF LAND, OUT OF THE CHARLES COCHRAN LEAGUE, ABSTRACT 134, BEING CONVEYED TO IT IN DOCUMENT #2000061197, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK 'A', OF THE REPLAT OF LOT 2, BLOCK 'A', OF HEB LEANDER SUBDIVISION, RECORDED IN CABINET 'EE', SLIDE 385, OF THE WILLIAMSON COUNTY PLAT RECORDS, DO HEREBY SUBDIVIDE SAID LOT 2 IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, TO BE KNOWN AS:

HEB LEANDER SUBDIVISION LOT 2A, LOT 2B, BLOCK A REPLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVISION HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, AS SHOWN HEREON, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS, OR CREATED UNDER SEPARATE INSTRUMENT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
TODD A. PILAND, EXECUTIVE VICE PRESIDENT
646 SOUTH MAIN STREET
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS §
COUNTY OF BEXAR §

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015 A.D.

NOTARY PUBLIC FOR BEXAR COUNTY, TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2015 A.D.
MY COMMISSION EXPIRES _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

APPROVED THIS _____ DAY OF _____, 2015, A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE PLAT OF HEB LEANDER SUBDIVISION, RECORDED IN CABINET 'Y', SLIDES 50-52 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH (4203), CENTRAL ZONE, NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138565676.

ENGINEER'S CERTIFICATION:

I, JOE GRASSO, 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 WILLIAMSON COUNTY, TEXAS.

JOE GRASSO, P.E.
TEXAS REGISTRATION NO. 73285
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W., STE. 160
AUSTIN, TX 78735



SURVEYOR'S CERTIFICATION:

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORD, LISTED IN THE TITLE COMMITMENT OF NO. 201402633 DATED OCTOBER 20, 2014 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

Sydney Smith Xinos
06/23/2015
DATE

SYDNEY SMITH XINOS, R.P.L.S.
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W., STE. 160
AUSTIN, TX 78735



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S54°32'30"W	41.45'
L2	S35°09'35"W	16.15'
L3	S14°55'27"W	46.06'
L4	N31°19'56"W	32.06'
L5	S20°25'01"W	107.11'
L6	N05°26'30"E	56.57'
L7	N50°26'30"E	207.42'
L8	N50°26'30"E	134.44'
L9	S36°21'45"E	201.08'
L10	N38°18'12"W	14.89'

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING ROW LINES
○	1/2" IRON ROD WITH "DOUCET" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
▲	MAG NAIL SET WITH "DOUCET" SHINER SET
CAB.	CABINET
SLD.	SLIDE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
•••••	6' AND 10' WIDE SIDEWALK

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 260
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date: 06/23/2015
Scale: 1"=100'
Drawn by: ESH/DRK
Reviewer: SSX
Project: 1335-002
Sheet: 1 of 1
Field Book: 243
Party Chief: JM
Survey Date: 03/26/08



EXECUTIVE SUMMARY

JULY 09, 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. Exhibits A & B – Proposed PUD Zoning, Concept Plan, & Preliminary Plat
7. Letter of Intent

Prepared By:

Robin M. Griffin, AICP
Senior Planner

06/29/2015



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	Established 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
- Alley loaded homes facing Raider Way and/or Woodview Drive
- 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 single-family 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.

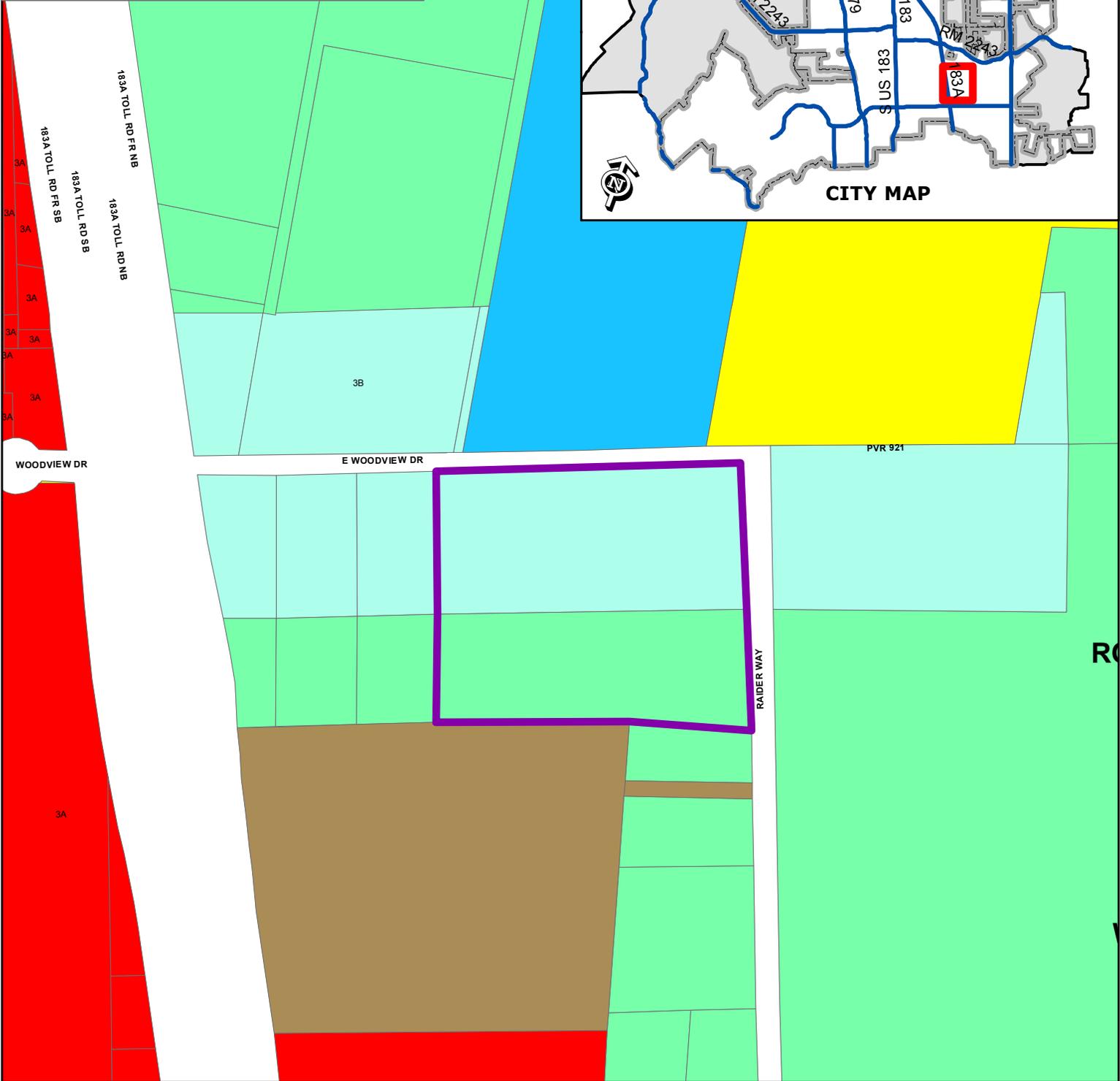
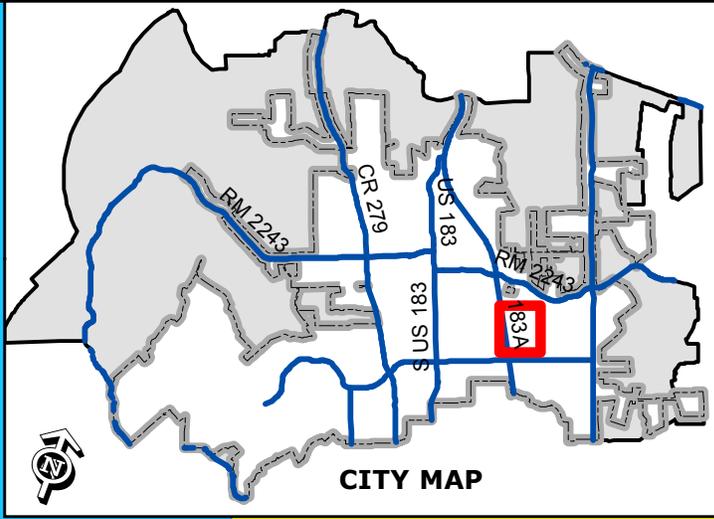
This property is located on the edge of a Town Center Node as identified by the Future Land Use Map. This node is intended to be located at the intersections of major arterials within the community. These nodes are approximately one mile in diameter and incorporate approximately 500 acres. These areas 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:

Within the Community Center and Town Center nodes, the requested zoning is consistent with the land use designations for the property. The area outside the nodes is designated as single-family residential on the land use plan. The proposed PUD zoning district is listed as a compatible district in these areas. The proposed PUD permits a condominium regime with detached residential units. 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

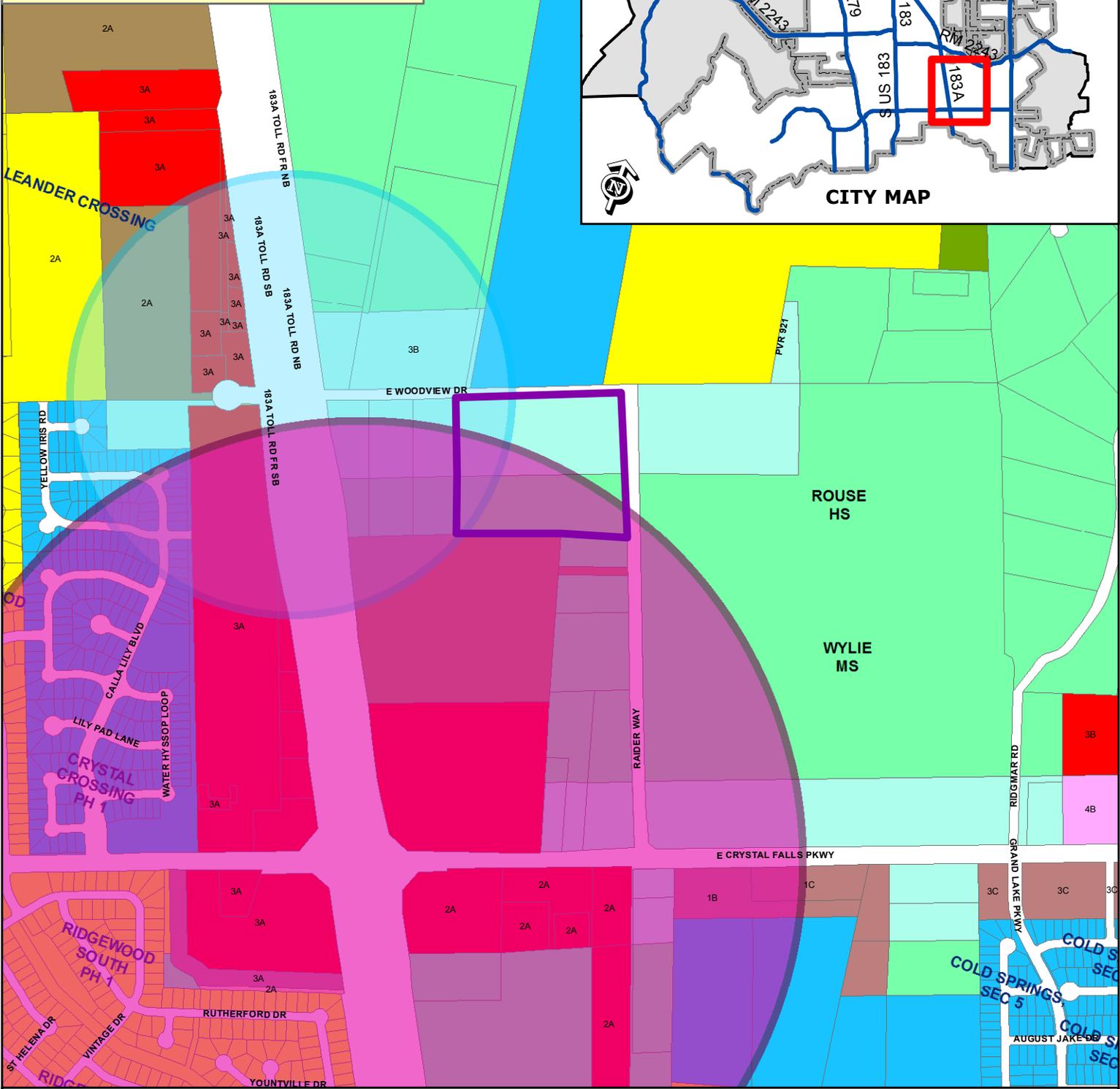
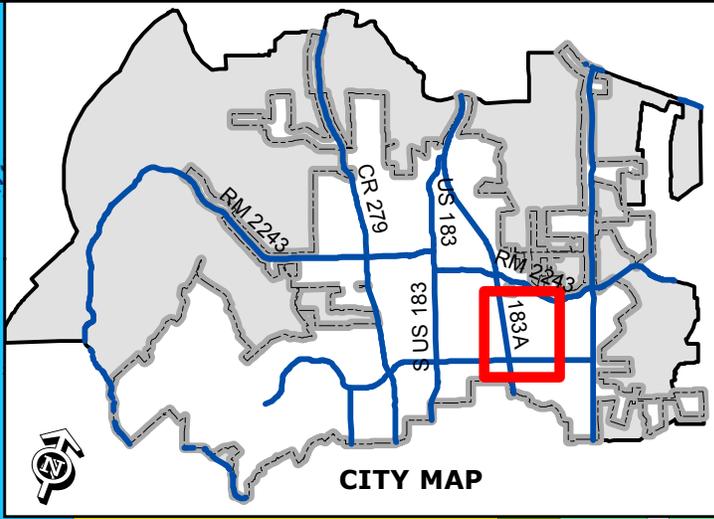
Current Zoning Map
Woodview Village PUD



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

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

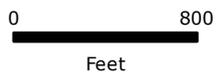
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility 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 #3

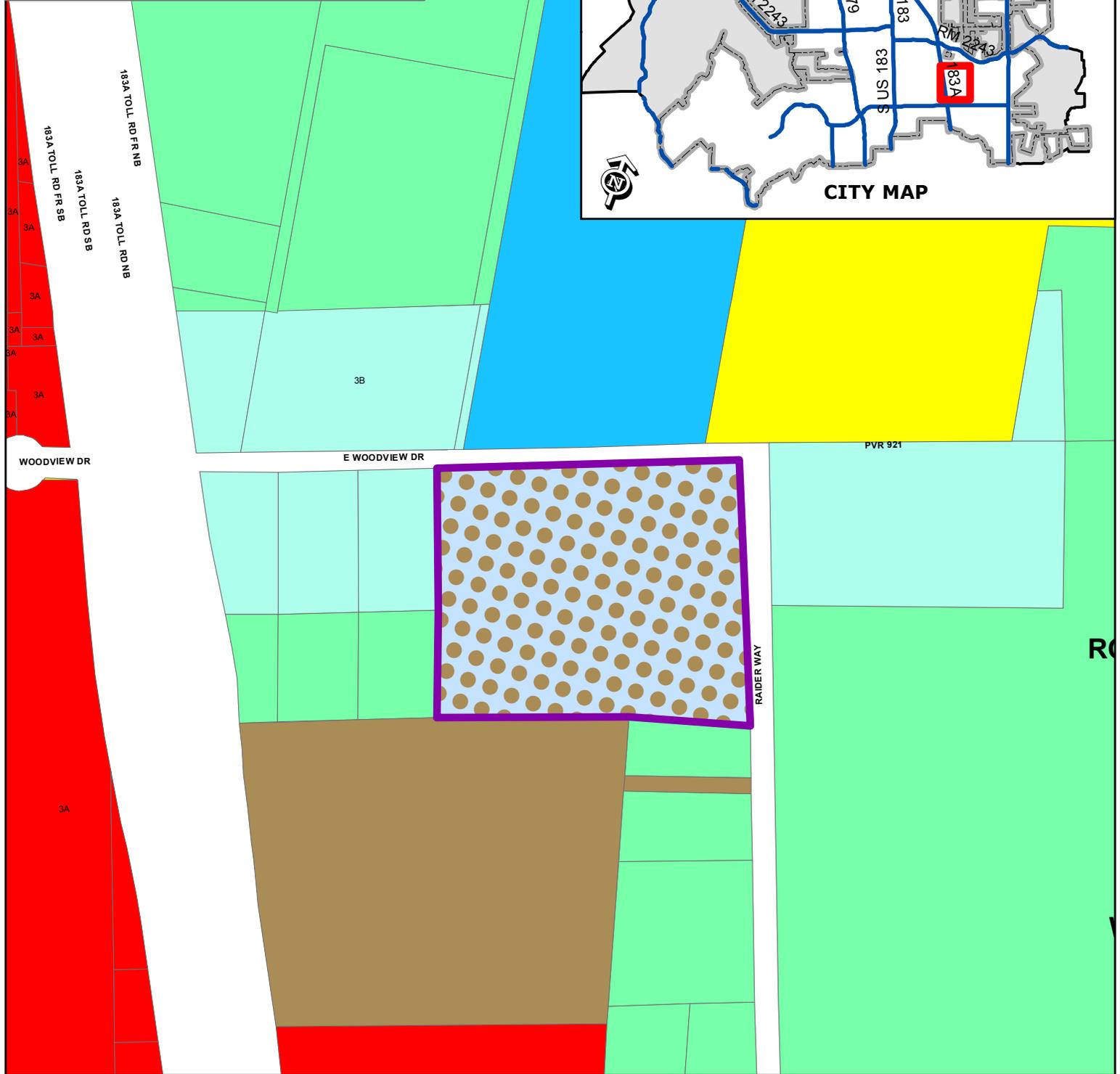
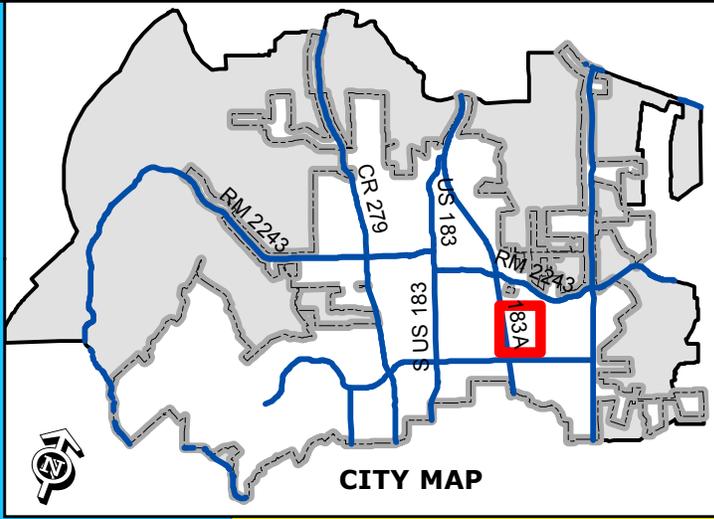
Location Exhibit
Woodview Village PUD



- Subject Property
- City Limits

SFR	SFT	GC
SFE	SFU/MH	HC
SFS	TF	HI
SFU	MF	PUD
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

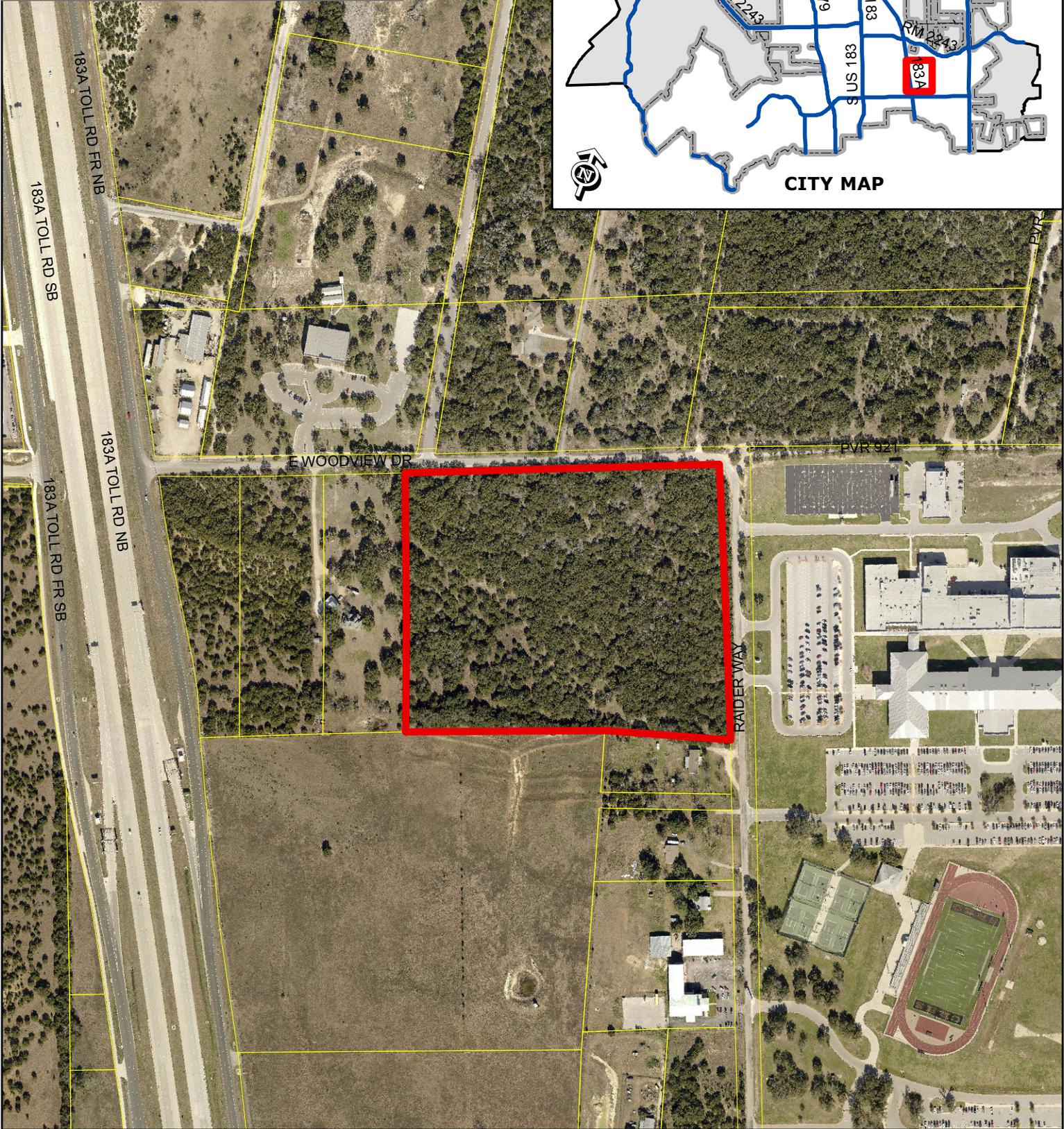
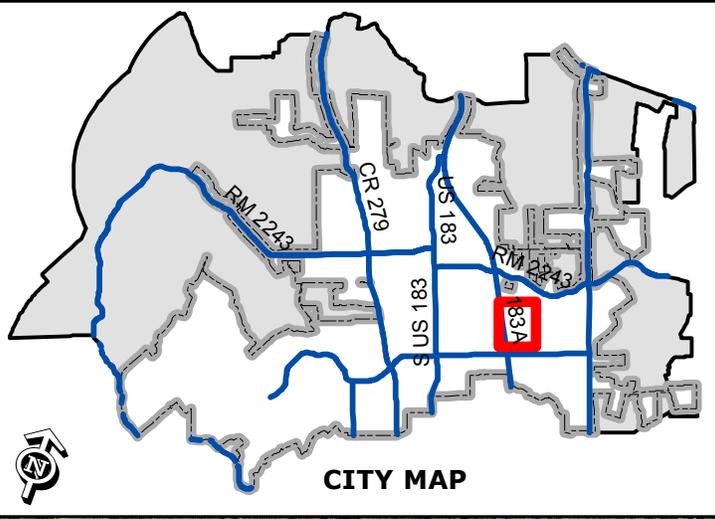
Attachment #4

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

EXHIBIT A: WOODVIEW VILLAGE PUD NOTES:

1. Base zoning districts:
 - a. The base zoning district for the PUD is MF-2-A (Multi-Family, Type 2, Type A).
2. PUD area = 20.7 acres
3. This project will be a detached single-family residential condominium development.
4. All units will have a minimum 30' wide x 40' deep building footprint.
5. Maximum unit count: The project shall be limited to one-hundred and twenty (120) units.
6. Parkland dedication: Parkland dedication to reflect the numbers shown in the parkland dedication worksheet on the park plan sheet.
7. Hike and bike trails: The project will complete approximately 1,050 linear feet of 6-foot wide concrete hike and bike trails along the northern property line and approximately 900 linear feet of 8-foot wide concrete hike and bike trails along the eastern property line, as a portion of a trail corridor identified as a "connector" in Leander's City Parks, Recreation & Open Space Master Plan (C9 Trail).
8. Lighting: Street lighting is required at the intersections between the drives and public streets. Street lighting is optional in the interior of the project.
9. Access/Private Drives: See Exhibit "B" for detailed cross section of vehicular access easement. Minimum turning radius for the private drives is 25-feet. Private drives will have a 21- foot wide pavement width with 24-inch ribbon curbs or a 22-foot wide pavement width with 18-inch curb and gutter (FOC-FOC).
10. Residential Setbacks: See Exhibit "B" for building setback distances. Front building setbacks shall be a minimum of 15-feet from face of curb. Side building separation shall be a minimum of 10-feet. Rear building separation shall be a minimum of 20-feet. Drive side building setback shall be a minimum of 10-feet from face of access drive curb. Eave overhang is not included in calculations for minimum building separation.

11. Perimeter setbacks: minimum perimeter setback are as follows:
 - a. 15-foot residential building setback on the western property line
 - b. 20-foot residential building setback from East Woodview Drive to the north and Raider Way to the east.
 - c. 15-foot residential building setback on the southern property line.
12. This project shall comply with the applicable Landscape Requirements for single-family districts as listed in Article VI of the Composite Zoning Ordinance. In addition, this project shall comply with the multi-family provisions regarding Tree Preservation and Protection.
13. Internal fencing is limited to wrought iron fencing or decorative tubular metal.
14. 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. Drives shall constitute streets with regard to this application of the ordinance. All homes shall include an enclosed garage parking space.
15. A Home Owners Association will be established to maintain the grounds and the structures.
16. Sidewalks are not required along internal drives due to trail network.
17. All houses that are adjacent to Woodview Drive or Raider Way shall be alley loaded and face Woodview Drive or Raider Way with the exception of the lots located adjacent to the drainage/detention pond area and to the south of the drive along Raider Way as shown on the Conceptual Site Layout and Land Use Plan.
18. Driveways meeting the depth requirements of the Transportation Criteria Manual will be counted toward parking requirements.

WOODVIEW VILLAGE CONCEPT PLAN, PRELIMINARY PLAT & PUD

EAST WOODVIEW DRIVE AND RAIDER WAY
THE CITY OF LEANDER, TEXAS
MAY 2014

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 HOMEOWNER'S 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

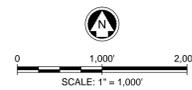
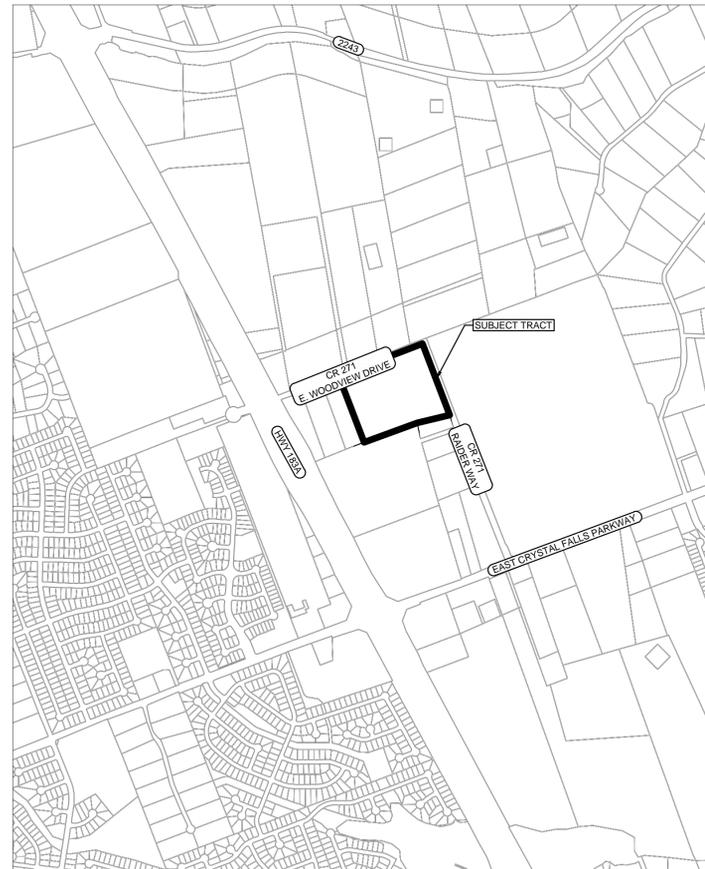
BENCHMARK #1:

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

6/5/15

DARREN WEBBER
REGISTERED PROFESSIONAL ENGINEER NO. 92744
PELOTON 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

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

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



6/5/15

EXISTING CONDITIONS
 WOODVIEW VILLAGE
 LEANDER, TEXAS

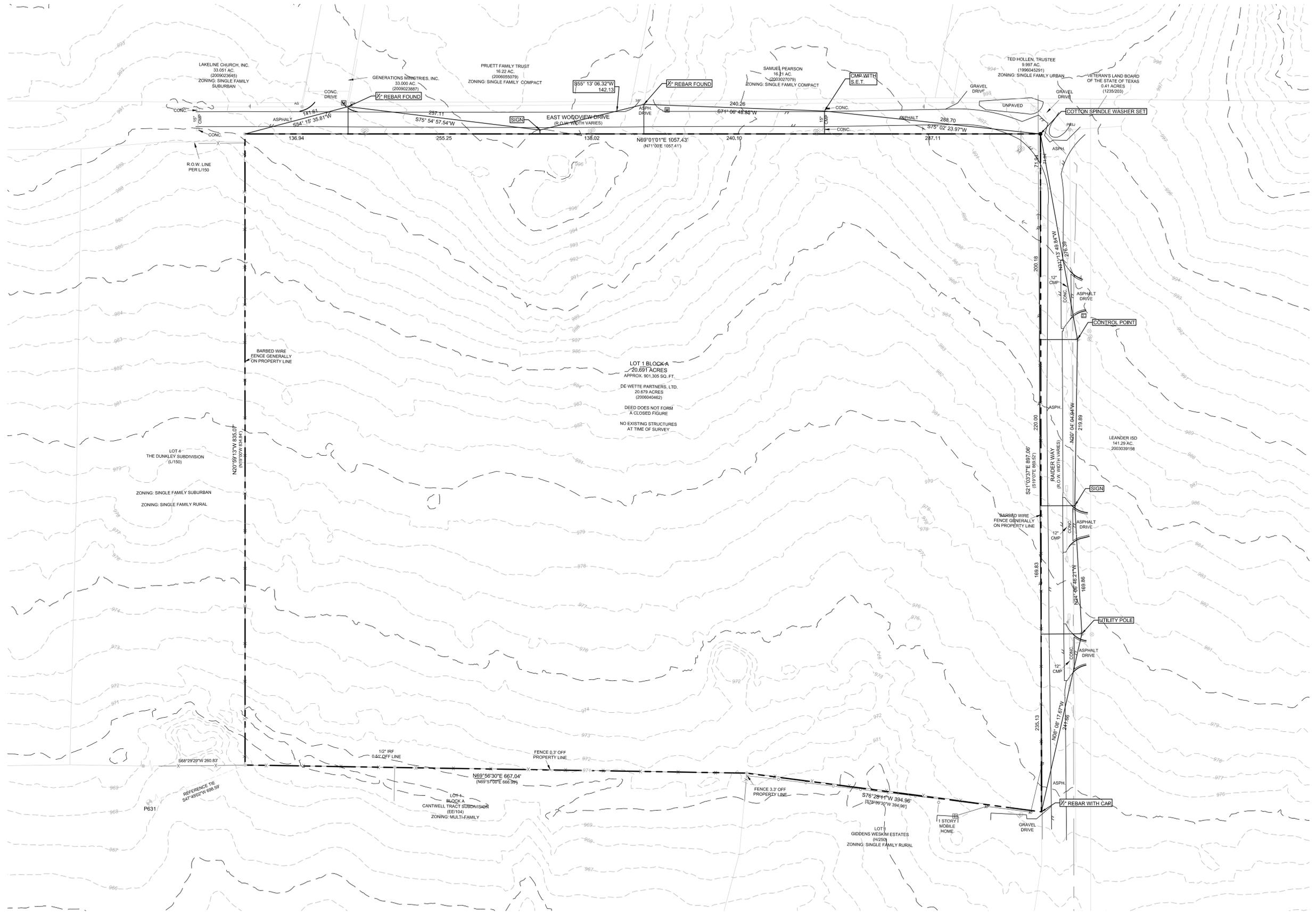
JOSEPH HOOVER
 COMPANY

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

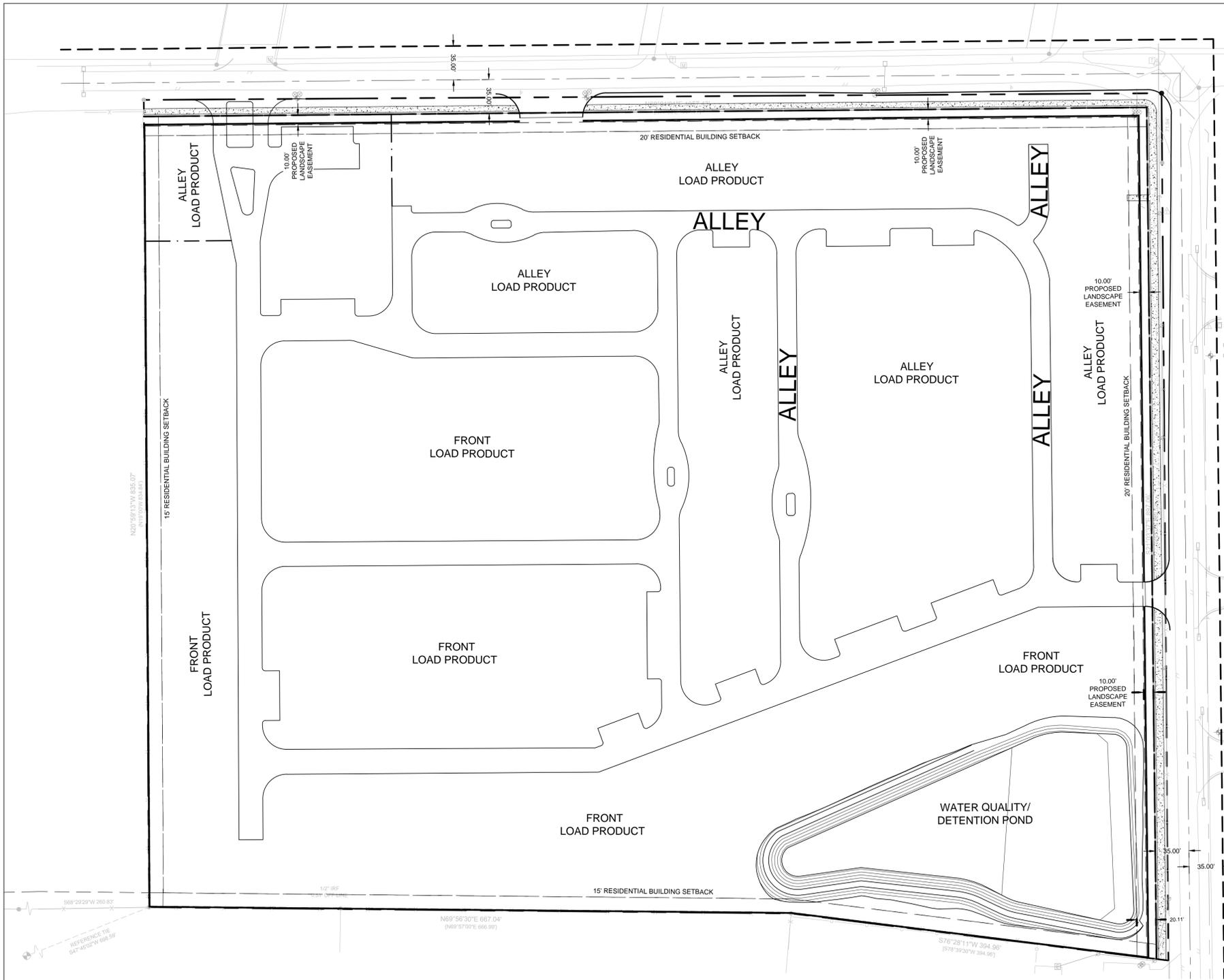
SHEET
 2
 OF 7

WOODVIEW VILLAGE

NOTE:
 CONTOUR DATA IS 2012 LIDAR FROM WILLIAMSON COUNTY.



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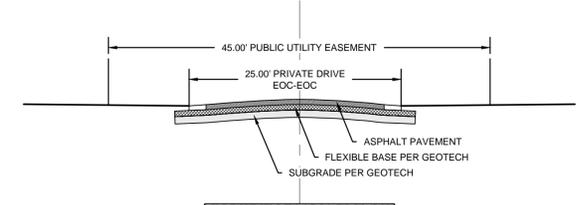
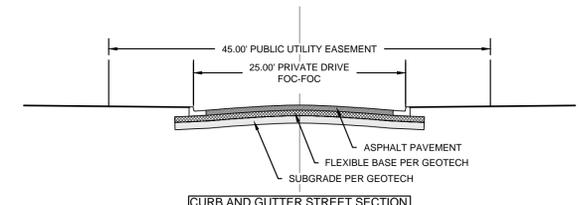
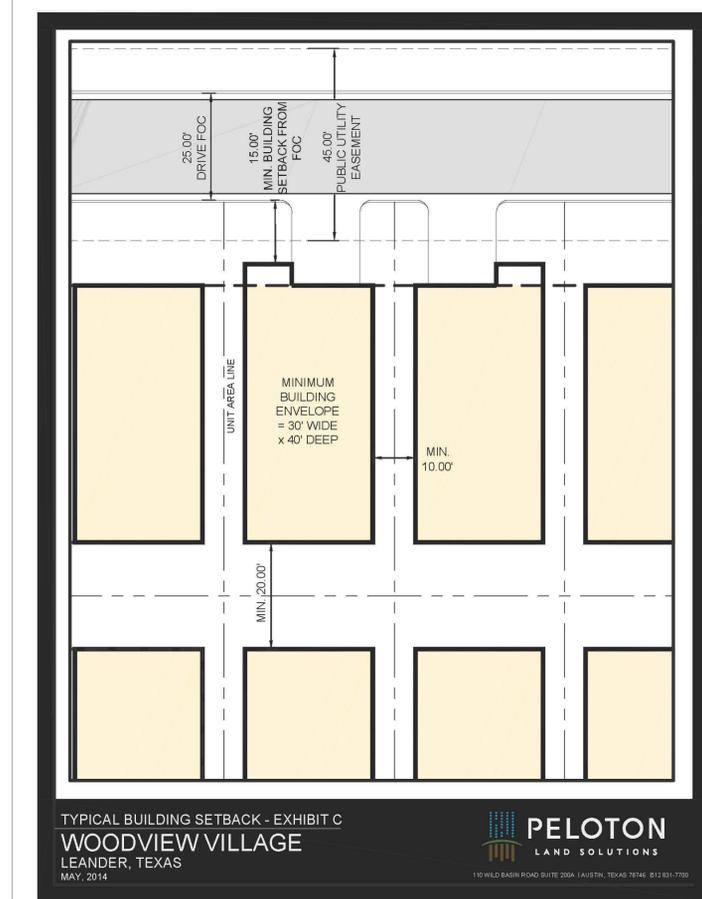
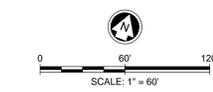
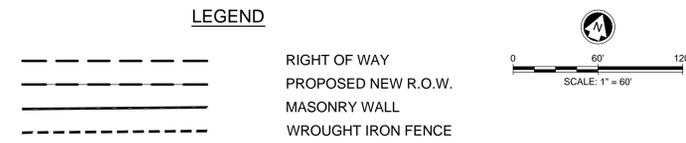


This layout is conceptual. The layout has not been reviewed for compliance with the Composite Zoning Ordinance.

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						
	Park Land	Park Land	Parkland	Deficit Fee	Rec. Imp. Fee	
Units	Required	Proposed	Deficit	in-Lieu Value*	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).						



TYPICAL DRIVE SECTIONS - EXHIBIT B

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

7/1/15

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

JOSEPH HOOVER
 COMPANY

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

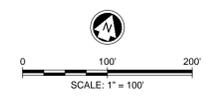
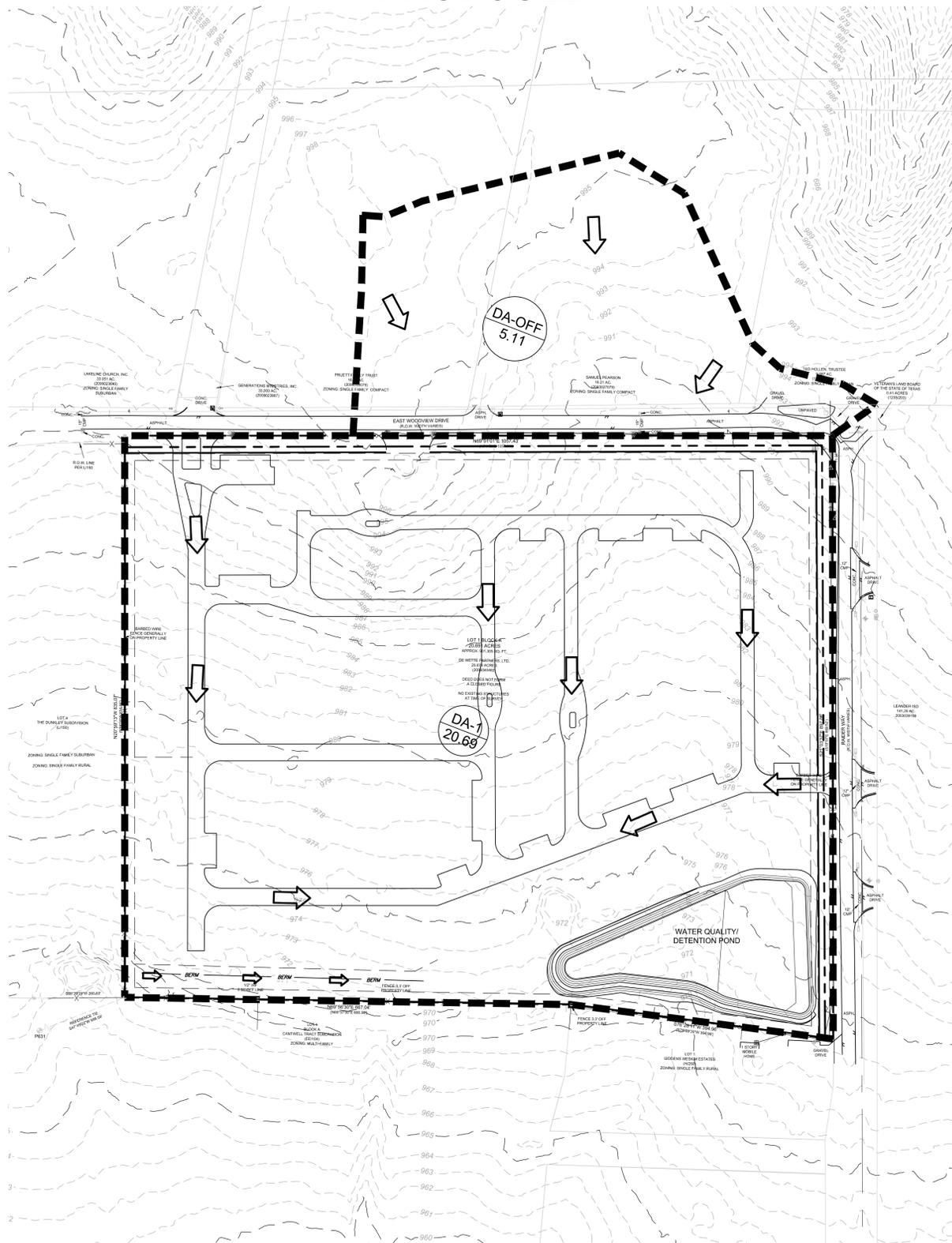
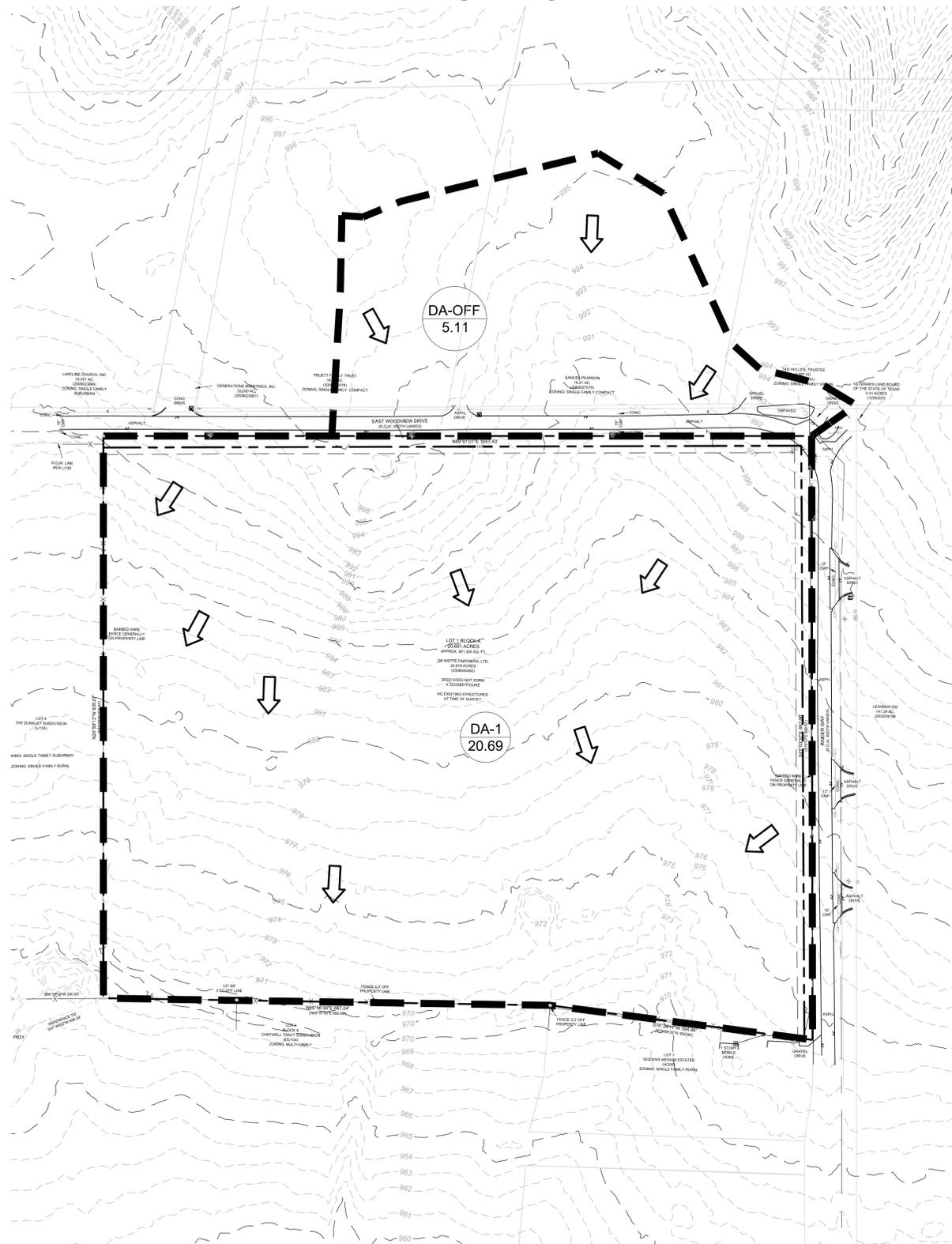
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 OF 7

WOODVIEW VILLAGE

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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

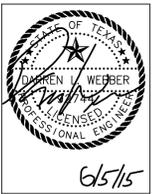
DRAINAGE AREA	AREA (AC.)	AREA (MI ²)	I.C. AREA (AC)	I.C. %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
DA-OFF	5.110	0.0080	0.533	10.4	77.0	11.1	6.6	7.6	18.5	25.2	36.4
DA-1	20.025	0.0313	10.013	50.0	85.5	12.1	7.3	46.5	90.0	115.2	156.9
OUTFALL	-	-	-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



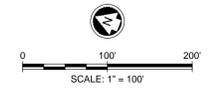
DRAINAGE PLAN
WOODVIEW VILLAGE
LEANDER, TEXAS

JOSEPH HOOVER
COMPANY

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

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Projected Wastewater Flows

Woodview Village

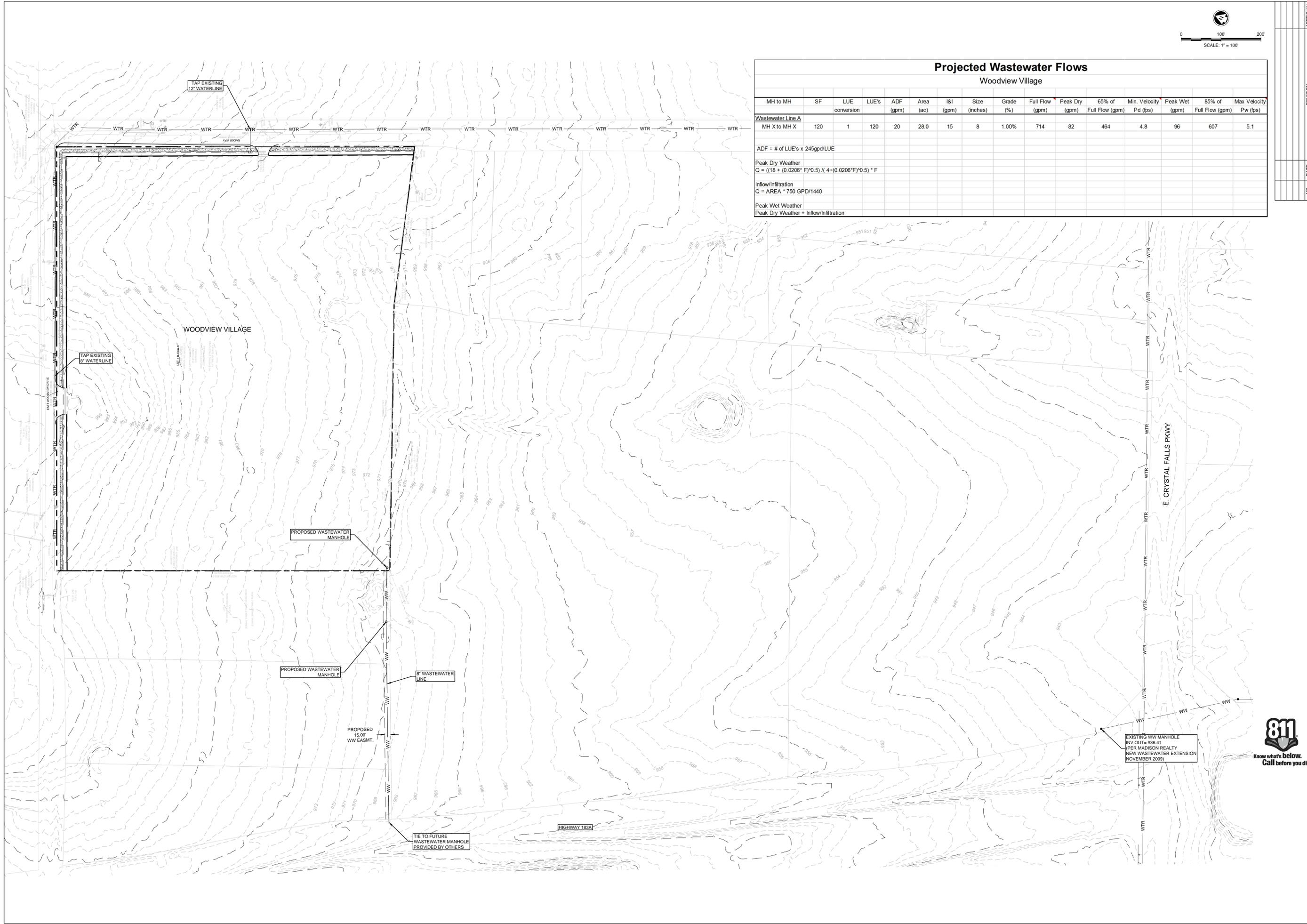
MH to MH	SF	LUE conversion	LUE's	ADF (gpm)	Area (ac)	I&I (gpm)	Size (inches)	Grade (%)	Full Flow (gpm)	Peak Dry (gpm)	65% of Full Flow (gpm)	Min. Velocity Pd (fps)	Peak Wet (gpm)	85% of Full Flow (gpm)	Max Velocity Pw (fps)
Wastewater Line A															
MH X to MH X	120	1	120	20	28.0	15	8	1.00%	714	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
 $Q = \text{AREA} \cdot 750 \text{ GPD}/1440$

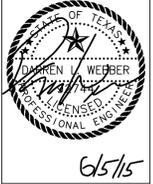
Peak Wet Weather
 Peak Dry Weather + Inflow/Infiltration



NO.	DATE	REVISION	APPROVAL

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

PELTON
 LAND SOLUTIONS



UTILITY PLAN
WOODVIEW VILLAGE
LEANDER, TEXAS

JOSEPH HOOVER
COMPANY

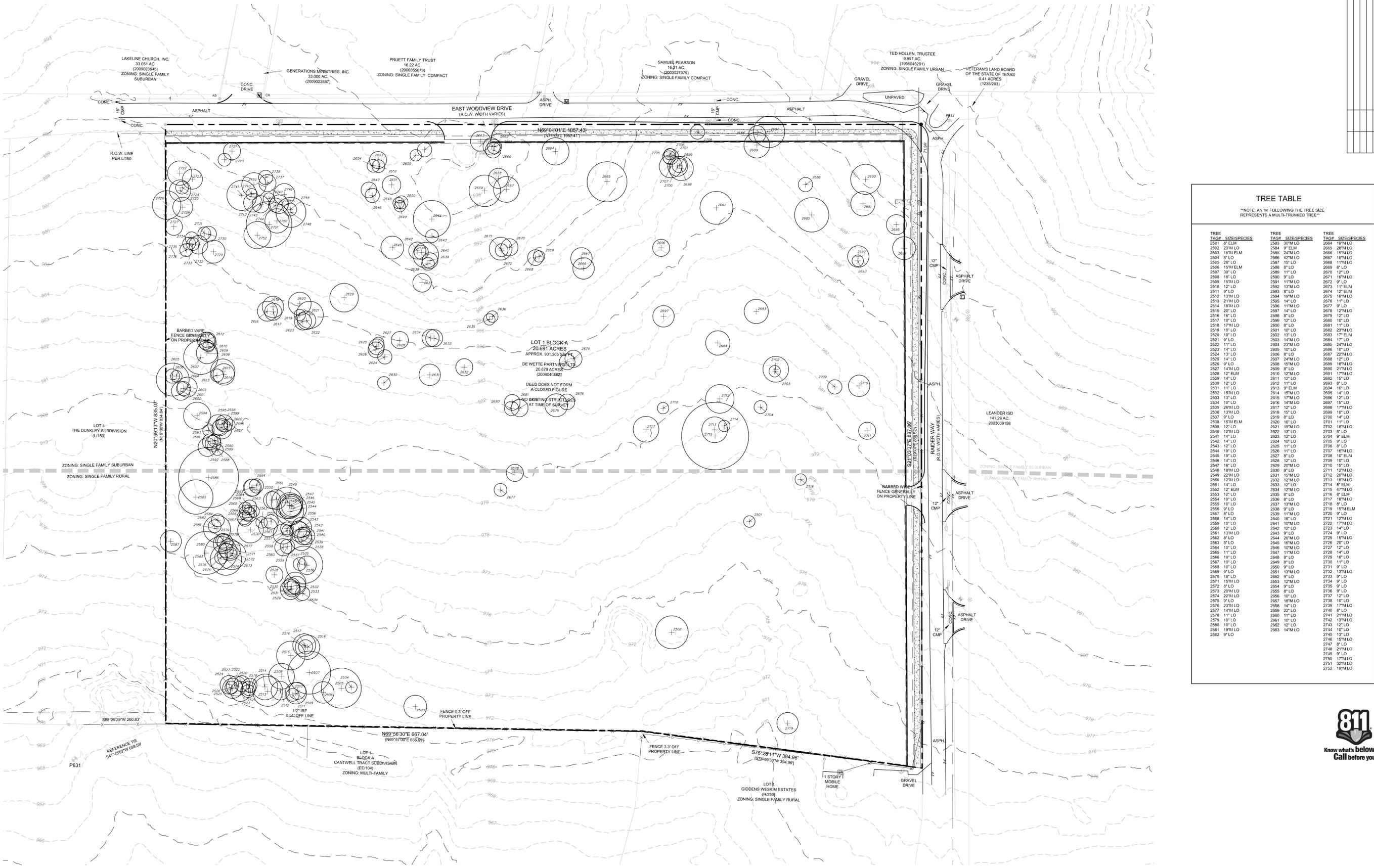
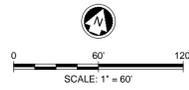
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 DRAINING DESIGNED BY:
 ET/PROJECT MANAGER:
 SR. PROJECT MANAGER:
 PROJECT #:

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 OF 7



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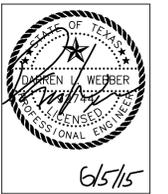
TREE TABLE

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'M LO	2664	19'M LO
2502	23'M LO	2584	9' ELM	2665	28'M LO
2503	16'M ELM	2585	24'M LO	2666	15'M LO
2504	8' LO	2586	42'M LO	2667	15'M LO
2505	28' LO	2587	15' LO	2668	11'M LO
2506	15'M ELM	2588	8' LO	2669	8' LO
2507	9' LO	2589	11' LO	2670	12' LO
2508	18' LO	2590	9' LO	2671	16'M LO
2509	19'M LO	2591	11'M LO	2672	9' LO
2510	12' LO	2592	13'M LO	2673	11' ELM
2511	9' LO	2593	8' LO	2674	12' ELM
2512	13'M LO	2594	19'M LO	2675	16'M LO
2513	21'M LO	2595	14' LO	2676	11' LO
2514	18'M LO	2596	11'M LO	2677	9' LO
2515	20' LO	2597	14' LO	2678	12'M LO
2516	16' LO	2598	8' LO	2679	12' LO
2517	10' LO	2599	12' LO	2680	10' LO
2518	17'M LO	2600	8' LO	2681	11' LO
2519	10' LO	2601	10' LO	2682	23'M LO
2520	10' LO	2602	13' LO	2683	17' ELM
2521	9' LO	2603	14'M LO	2684	17' LO
2522	11' LO	2604	27'M LO	2685	24'M LO
2523	14' LO	2605	10' LO	2686	10' LO
2524	13' LO	2606	18'M LO	2687	22'M LO
2525	14' LO	2607	24'M LO	2688	12' LO
2526	9' LO	2608	19'M LO	2689	18'M LO
2527	14'M LO	2609	10' LO	2690	20'M LO
2528	12' ELM	2610	12'M LO	2691	17'M LO
2529	14' LO	2611	12' 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	15' LO	2695	12' LO
2533	13' LO	2615	17'M LO	2696	12' LO
2534	10' LO	2616	14'M LO	2697	15' LO
2535	26'M LO	2617	12' LO	2698	17'M LO
2536	13'M LO	2618	15' LO	2699	10' LO
2537	9' LO	2619	8' LO	2700	15' LO
2538	15'M ELM	2620	15' LO	2701	11' LO
2539	12' LO	2621	16'M LO	2702	16'M LO
2540	12'M LO	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'M LO
2545	19' LO	2627	8' LO	2708	10' ELM
2546	14' LO	2628	12' LO	2709	10' LO
2547	16' LO	2629	20'M LO	2710	15' LO
2548	18'M LO	2630	9' LO	2711	12'M LO
2549	22'M LO	2631	15'M LO	2712	20'M LO
2550	12'M LO	2632	12'M LO	2713	18'M LO
2551	14' LO	2633	12' LO	2714	8' ELM
2552	12' ELM	2634	11' LO	2715	8' LO
2553	12' LO	2635	8' LO	2716	8' ELM
2554	10' LO	2636	8' LO	2717	18'M LO
2555	10' LO	2637	13'M LO	2718	8' LO
2556	9' LO	2638	9' LO	2719	15'M ELM
2557	8' LO	2639	11'M LO	2720	9' LO
2558	14' LO	2640	16' LO	2721	12'M LO
2559	10' LO	2641	19'M LO	2722	17'M LO
2560	12' LO	2642	12' LO	2723	14' LO
2561	13'M LO	2643	9' LO	2724	9' LO
2562	8' LO	2644	26'M LO	2725	19'M LO
2563	8' LO	2645	16'M LO	2726	20' LO
2564	10' LO	2646	19'M LO	2727	12' LO
2565	11' LO	2647	11'M LO	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'M LO	2732	13'M LO
2570	18' LO	2652	9' LO	2733	9' LO
2571	15'M LO	2653	12'M LO	2734	9' LO
2572	8' LO	2654	8' LO	2735	8' LO
2573	20'M LO	2655	8' LO	2736	8' LO
2574	22'M LO	2656	15' LO	2737	12' LO
2575	9' LO	2657	18'M LO	2738	10' LO
2576	23'M LO	2658	14' LO	2739	17'M LO
2577	14'M LO	2659	22' LO	2740	8' LO
2578	11' LO	2660	11' LO	2741	21'M LO
2579	10' LO	2661	10' LO	2742	13'M LO
2580	10' LO	2662	12' LO	2743	12' LO
2581	19'M LO	2663	14'M LO	2744	10' LO
2582	9' LO			2745	15' LO
				2746	15'M LO
				2747	8' LO
				2748	21'M LO
				2749	9' LO
				2750	17'M LO
				2751	32'M LO
				2752	19'M LO

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



NO.	DATE	REVISION	APPROVAL

Drawing: L:\08\hoover\h1407-01 - Leander 20 3d\CAD\PP\Sheet\Tree Protection Plan
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 Date Saved: 11/18/16 1:18 PM
 PLOT Date/Time: 09/20/16 3:07 PM

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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