



AGENDA

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

Thursday ~ July 23, 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: July 9, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 16, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Plat Vacate Case 15-PV-002: Consider action on the vacation of Lot 1 Block A of the Cantwell Tract Subdivision Final Plat for 15.516 acres more or less; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD by GenCap Partners.

8. Subdivision Case 15-FP-010: Consider action on the Parkway Crossing Final Plat for 15.516 acres more or less; WCAD Parcel R497326; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant/Agent: Brian Parker on behalf of Crystal Falls LTD.

Public Hearing

9. Zoning Case 14-Z-034: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; 262 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814. Currently, the property is zoned 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: David Singleton on behalf of Deerbrooke Land Austin, LLC.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

10. Comprehensive Plan Amendment Case 15-CPA-006: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan; Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

Consent Agenda

7. Plat Vacate Case 15-PV-002: Consider action on the vacation of Lot 1 Block A of the Cantwell Tract Subdivision Final Plat for 15.516 acres more or less; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD by GenCap Partners.

8. Subdivision Case 15-FP-010: Consider action on the Parkway Crossing Final Plat for 15.516 acres more or less; WCAD Parcel R497326; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas. Applicant/Agent: Brian Parker on behalf of Crystal Falls LTD.

Public Hearing

9. Zoning Case 14-Z-034: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; 262 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814. Currently, the property is zoned 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: David Singleton on behalf of Deerbrooke Land Austin, LLC.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

10. Comprehensive Plan Amendment Case 15-CPA-006: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan; Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

11. Zoning Case 15-Z-014: Hold a public hearing and consider action on the rezoning of two parcels of land located at 18130 Ronald W. Reagan Blvd; 58.675 acres more or less; WCAD Parcels R489942 and R021710. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to SFC-2-A (Single Family Compact) and LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

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

12. Comprehensive Plan Amendment Case 15-CPA-005: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of S US 183 and County Glen to the Future Land Use Plan. In addition, the request includes changing the land use mix to include 50% commercial uses within this proposed node; Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

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

13. Zoning Case 15-Z-015: Hold a public hearing and consider action on the rezoning of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less; WCAD Parcel R031782. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to GC-5-D (General Commercial), Leander, Williamson County, Texas. Applicant: James Knight on behalf of Robert Knight, Trustee.

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

14. 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 17th, 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 ~ 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
Meeting called to order at 7:02 pm
2. Roll Call
All Commissioners were present except Commissioner Schwendenmann.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: June 25, 2015
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 2, 2015 meeting. **Tom Yantis, Assistant City Manager introduced Mark Willis, the new Economic Development Director to the Planning and Zoning Commissioners. Mark Willis talked a little about himself. Tom Yantis then reported on actions that were taken by the City Council on July 2, 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. 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.

Motion made by Commissioner Allen to approve the consent agenda item seconded by Commissioner Wixson. Motion passed unanimously.

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

Robin Griffin, Senior Planner, stated that staff reviewed the request and presented the proposed project.

b) Applicant Presentation

Rod Madden and Brad Whittington 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 Wixson moved to approve with staff recommendation with the following conditions:

The Planning & Zoning Commission unanimously recommended approval at the July 09, 2015 meeting with the following conditions:

1. **Strike the last sentence of Item 19 in Exhibit A that states "All home construction will meet Type A architectural requirements and garage ordinance standards in effect as of the date of adoption hereof."**

- 2. Restrictive covenants will be submitted to City Staff for review prior to recordation.**
- 3. A required mix of elevations and floor plans will be required similar to the requirements of Article III, Section 5 of the Composite Zoning Ordinance.**

Commissioner Hines seconded the motion. Motion passed unanimously.

10. Meeting adjourned **at 7:58 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

JULY 23, 2015

-
- Agenda Subject:** Plat Vacate Case 15-PV-002: Consider action on the vacation of Lot 1 Block A of the Cantwell Tract Subdivision Final Plat for 15.516 acres more or less; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas.
- Background:** Lot 1, Block A of the Cantwell Tract Subdivision Final Plat is proposed to be subdivided into two separate lots.
- Origination:** Applicant: Brian Parker on behalf of Crystal Falls LTD by GenCap Partners.
- Financial Consideration:** None
- Recommendation:** Staff recommends to approve the partial plat vacate request with the following conditions:
1. Record the drainage & P.U.E. easements prior to recordation of the vacation document.
- Motion:**
- APPROVAL: The Planning & Zoning Commission recommends approval of the plat vacation.
- DENIAL: The Planning & Zoning Commission recommends denial of the plat vacation.
- Attachments:**
1. Cantwell Tract Subdivision Final Plat
 2. Cantwell Tract Subdivision Partial Plat Vacation Instrument
- Prepared By:** Martin Siwek, AICP, GISP
Planner

07/15/2015

THAT CRYSTAL FALLS 183A LTD. AND VILLAGES OF CRYSTAL FALLS, L.P., AS THE OWNERS OF A 47.33 ACRE TRACT COMPRISED OF TWO TRACTS OF LAND BEING THAT CERTAIN 19.70 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER DOCUMENT NO. 2007054280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 27.63 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED UNDER DOCUMENT NUMBER 2007059129 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING INCLUSIVE OF A 0.48 ACRE TRACT KNOWN AS LOT 2B A REPLAT OF LOT 2 OF GIDDENS WESKIM ESTATES RECORDED UNDER DOCUMENT NUMBER 2006082951 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS, AND DO HEREBY SUBDIVIDE THE SAID 46.85 ACRE TRACT AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATIONS AS SHOWN HEREON TO BE KNOWN AS "CANTWELL TRACT SUBDIVISION".

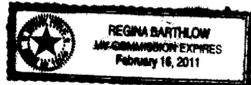
CRYSTAL FALLS 183A LTD.
BY: WHEELOCK CAPITAL, LLC,
A GENERAL PARTNER

BY: Jet Bartlett
NAME: Jet Bartlett
TITLE: Manager

THE STATE OF TEXAS :
COUNTY OF WILLIAMSON :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF August, 2007, BY Jet Bartlett THE Manager OF WHEELOCK CAPITAL LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CRYSTAL FALLS 183 LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

Regina Barthlow
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
REGINA BARTHLOW
PRINTED NAME
MY COMMISSION EXPIRES 2-16-2011



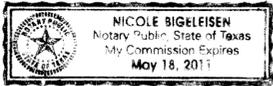
VILLAGES OF CRYSTAL FALLS, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: Marijke Van der Linden
LIABILITY COMPANY GENERAL PARTNER

BY: Marijke Van der Linden, VICE-PRESIDENT

THE STATE OF TEXAS :
COUNTY OF WILLIAMSON :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 2, 2007, BY Marijke Van der Linden, Vice-president OF VCOF GP, LLC., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF VILLAGES OF CRYSTAL FALLS, L.P., ON BEHALF OF SAID PARTNERSHIP.

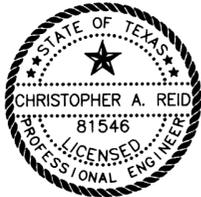
Nicole Bigeleisen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Nicole Bigeleisen
PRINTED NAME
MY COMMISSION EXPIRES May 18, 2011



THE STATE OF TEXAS :
COUNTY OF WILLIAMSON :

THAT I, CHRISTOPHER A. REID, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

8/3/07
DATE
Christopher A. Reid
CHRISTOPHER A. REID
LICENSED PROFESSIONAL ENGINEER
NO. 81546 - STATE OF TEXAS
CARTER-BURGESS, INC.
2705 BEE CAVE RD., SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512)314-3100
FAX: (512)314-3135



THE STATE OF TEXAS :
COUNTY OF WILLIAMSON :

THAT I, DAVID PAUL CARR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY SHOWN HEREON, THAT THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

CERTIFIED TO THIS THE 3rd DAY OF August, 2007.



David Paul Carr
DAVID PAUL CARR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3997 - STATE OF TEXAS
2705 BEE CAVE RD., SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512)314-3100
FAX: (512)314-3135

OWNERS: CRYSTAL FALLS 183A LTD.
1717 W. 6th STREET, SUITE 292
AUSTIN, TX 78703

VILLAGES OF CRYSTAL FALLS, L.P.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TX 75251

ACREAGE: 47.33
PATENT SURVEY: ELIJAH D. HARMON, ABSTRACT 6
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2
LINEAR FEET OF NEW STREETS: NONE
SUBMITTAL DATE: MAY, 2007

FLOODPLAIN NOTE:
NO PORTION OF THE TRACT SHOWN HEREON LIES WITHIN THE 100-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NO. 48491C0216 C AND 48491C0218 C, BOTH DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY TEXAS AND INCORPORATED AREAS.

EDWARDS AQUIFER NOTE:

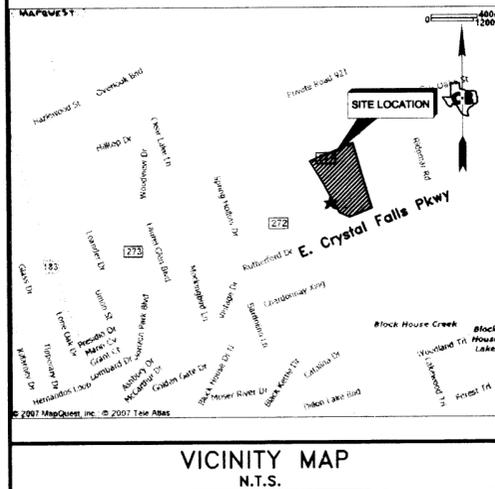
THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE SHALL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

CERTIFICATION OF COMPLIANCE NOTE:

NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

WATER AND SEWER SERVICE NOTE:

WATER SERVICE TO LOTS 1 & 2 IS PROVIDED BY THE CITY OF LEANDER.



APPROVED THIS 13th DAY OF December, 2007 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.

Nelson Shipman ATTEST: Cindy Hignite
NELSON SHIPMAN, CHAIR, PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS
CINDY HIGNITE, SECRETARY
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

John D. Cowman ATTEST: Debbie Haile
JOHN COWMAN, MAYOR
CITY OF LEANDER, TEXAS
DEBBIE HAILE, CITY SECRETARY
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON 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 9th DAY OF JANUARY, 2008, A.D., AT 1:00 O'CLOCK P. M., AND

DULY RECORDED ON THE 9th DAY OF JANUARY, 2008, A.D., AT 1:44 O'CLOCK P. M.,

IN THE PLAT RECORDS OF SAID COUNTY IN CABINET EE SLIDE(S) 104, 105 AND 106

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

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

BY: William Nehling DEPUTY

DOCUMENT NO. 2008002659



PROJECT: FINAL PLAT OF CANTWELL TRACT
JOB NUMBER: 050862.002.360.4005
DATE: MAY, 2007
SCALE: 1" = 100'
SURVEYOR: DAVID PAUL CARR, RPLS NO. 3997
TECHNICIAN: B. SCHMIDT
DRAWING: T:\Tech\050862_Cantwell 47 ac\plat\final
DESCRIPTION:
PARTYCHIEF: MIKE BROWN
FIELDBOOKS: 242

Carter & Burgess
Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.314.3135
www.c-b.com
© Copyright 2007 Carter & Burgess, Inc.

Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

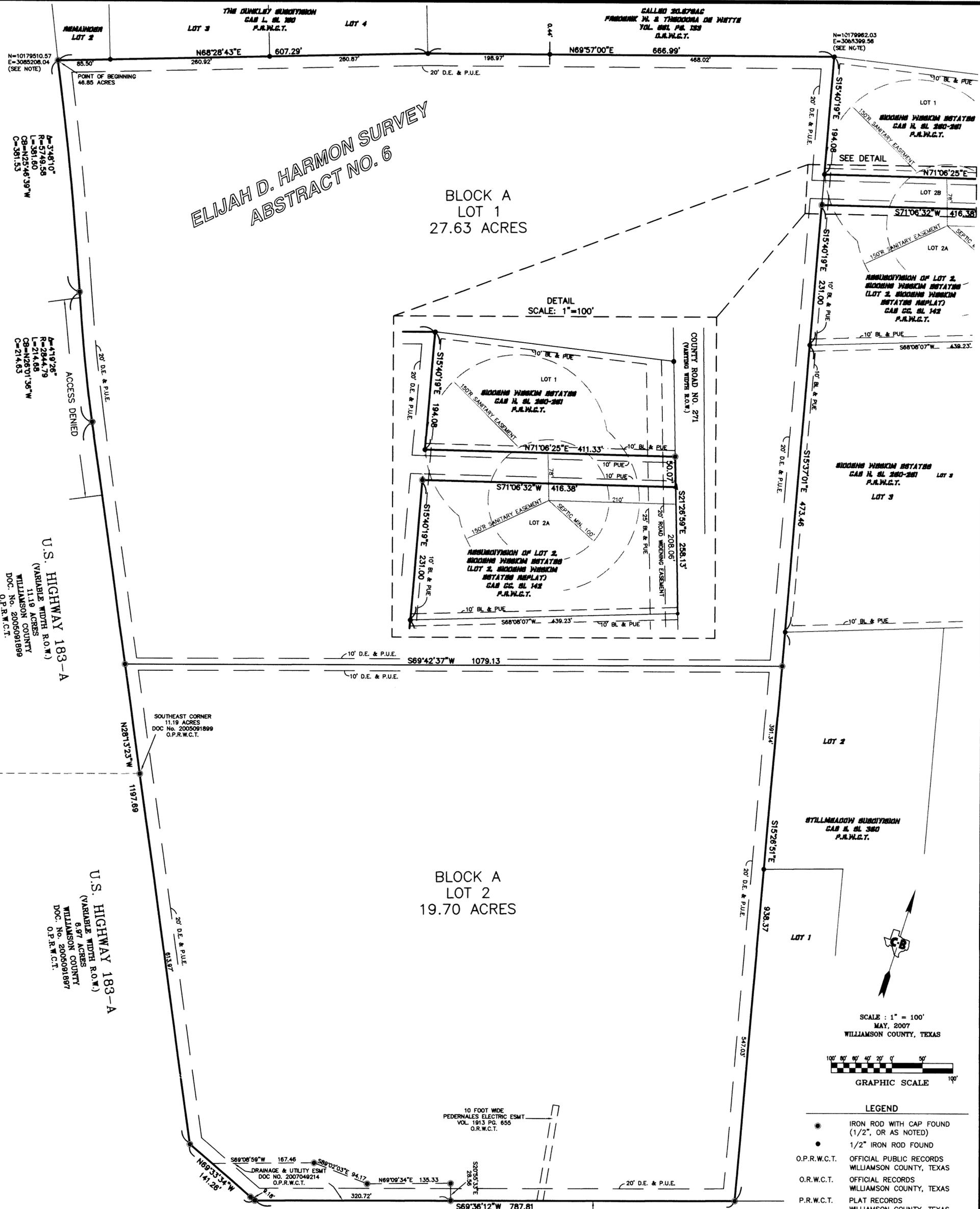
FINAL PLAT
CANTWELL TRACT
SUBDIVISION

SHEET 1 OF 3
CB PLAT No. 050862FP

ELIJAH D. HARMON SURVEY
ABSTRACT NO. 6

BLOCK A
LOT 1
27.63 ACRES

BLOCK A
LOT 2
19.70 ACRES



N=10179510.57
E=3085208.04
(SEE NOTE)

A=419726
R=2844.79
L=214.68
CB=N2349'39"W
C=214.63

U.S. HIGHWAY 183-A
(VARIABLE WIDTH R.O.W.)
11.19 ACRES
WILLIAMSON COUNTY
DOC. No. 2005091899
O.P.R.W.C.T.

U.S. HIGHWAY 183-A
(VARIABLE WIDTH R.O.W.)
6.97 ACRES
WILLIAMSON COUNTY
DOC. No. 2005091897
O.P.R.W.C.T.

SOUTHEAST CORNER
11.19 ACRES
DOC No. 2005091899
O.P.R.W.C.T.

E. CRYSTAL FALLS PARKWAY
(VARIABLE WIDTH R.O.W.)
CITY OF LEANDER, TEXAS
DOC. Nos. 2002032252, 2002036706
O.P.R.W.C.T.

SCALE: 1" = 100'
MAY, 2007
WILLIAMSON COUNTY, TEXAS



LEGEND

- IRON ROD WITH CAP FOUND (1/2", OR AS NOTED)
- 1/2" IRON ROD FOUND
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE: COORDINATES SHOWN ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, SURFACE COORDINATES WITH A SURFACE TO GRID ADJUSTMENT FACTOR OF 0.99987.

PROJECT: FINAL PLAT OF CANTWELL TRACT	
JOB NUMBER: 050862.002.360.4005	
DATE: MAY, 2007	
SCALE: 1" = 100'	
SURVEYOR: DAVID PAUL CARR, RPLS NO. 3997	
TECHNICIAN: B. SCHMIDT	
DRAWING: T:\Tech\050862_Cantwell 47 ac\plat\final	
DESCRIPTION:	
PARTYCHIEF: MIKE BROWN	
FIELDBOOKS: 242	

Carter & Burgess
Consultants in Surveying, Engineering, Architecture, Construction Management, and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.314.3135
www.c-b.com
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**FINAL PLAT
CANTWELL TRACT
SUBDIVISION**

SHEET	2
OF	3
CB PLAT No.	050862FP

PROPERTY DESCRIPTION

DESCRIPTION OF A CALL 47.33 ACRE TRACT OF LAND LOCATED IN THE ELIJAH D. HARMON SURVEY ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF TWO TRACTS OF LAND BEING A CERTAIN 19.70 ACRE TRACT DESCRIBED IN A DEED TO CRYSTAL FALLS 183A LTD. RECORDED UNDER DOCUMENT NO. 2007054280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND THAT CERTAIN 27.63 ACRE TRACT DESCRIBED IN A DEED TO CRYSTAL FALLS, L.P., RECORDED UNDER DOCUMENT NUMBER 2007059129 (O.P.R.W.C.T.), SAID 27.63 ACRE TRACT BEING INCLUSIVE OF A 0.48 ACRE TRACT KNOWN AS LOT 2B, A REPLAT OF LOT 2 OF GIDDENS WESKIM ESTATES, RECORDED UNDER DOCUMENT NUMBER 2006082951 (O.P.R.W.C.T.), SAID 47.33 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" inch iron rod with cap stamped SAM found marking the northeast corner of a call 11.19 acre tract as described in a deed to Williamson County, Texas and recorded under Document Number 2005091899 O.P.R.W.C.T., said iron rod with cap being in the east right-of-way line U.S. Highway 183A, in the south line of the remainder of Lot 2 of the Dunkley Subdivision as recorded in Cabinet L, Slide 150 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), and being the northwest corner of the said 46.85 acre tract and of the herein described tract;

THENCE departing the said east right-of-way line of U.S. Highway 183A and with the line common with the said south line of the Dunkley Subdivision N 68°28'43" E passing at 85.50 feet a 1/2" inch iron rod found marking the southeast corner of the said Lot 2 and the southwest corner of Lot 3 of said subdivision, passing at 346.42 feet a 1/2" inch iron rod found marking the southeast corner of said Lot 3 and the southwest corner of Lot 4 of the said subdivision, in all 607.29 feet to a 1/2" inch iron rod found marking the southeast corner of said Lot 4 and the southwest corner of a call 20.679 acre tract as described in a deed to Frederik Willem de Wette and wife Theodora de Wette as recorded in Volume 561 Page 133 of the Deed Records of Williamson County, Texas (D.R.W.C.T.);

THENCE with the south line of the said 20.679 acre tract N 69°57'00" E for a distance of 666.99 feet to a 1/2" inch iron rod found marking the northwest corner of Lot 1 of the Giddens Weskim Estates Subdivision as recorded in Cabinet H, Slide 250 of the P.R.W.C.T., and being the northeast corner of the 46.85 acre tract and of the herein described tract;

THENCE with the west line of the said Giddens Weskim Estates S 15°40'19" E for a distance of 194.08 feet a 1/2" inch iron rod found marking the southwest corner of said Lot 1 same being the northwest corner of Lot 2B of the Replat of Lot 2, Giddens Weskim Estates as recorded in Cabinet CC, Slide 142 of the P.R.W.C.T.;

THENCE with the south line of said Lot 1 and the north line of said Lot 2B N 71°06'25" E for a distance of 411.33 feet to an iron rod with cap found in the west right-of-way line of County Road 271, having a variable width right-of-way at this point and being the southeast corner of said Lot 1 northeast corner of Lot 2B;

THENCE with the said west right-of-way line of County Road 271 S 21°26'59" E for a distance of 50.07 feet to a P.K. nail found marking the northeast corner of Lot 2A of the said Lot 2 Replat and the southeast corner of said Lot 2B;

THENCE departing the said west right-of-way line of County Road 271 with a line common to said Lot 2B and Lot 2A of the Lot 2 Giddens Weskim Estates Replat S 71°06'32" W for a distance of 416.38 feet to an iron rod with cap found marking the southwest corner of Lot 2B, the northwest corner of Lot 2A, and being in the west line of the said Replat of Lot 2;

THENCE with the west line of Lot 2A and the said subdivision S 15°40'19" E for a distance of 231.00 feet to a 1/2" inch iron rod found marking the southwest corner of said Replat of Lot 2 and being the northwest corner of Lot 3 of the aforementioned Giddens Weskim Estates Subdivision;

THENCE with the west line of said Lot 3 S 15°37'01" E for a distance of 473.46 feet to a 1/2" inch iron rod found marking the southwest corner of said Lot 3 and the northwest corner of Lot 2 of the Stillmeadow Subdivision as recorded in Cabinet E, Slide 360 of the P.R.W.C.T.;

THENCE with the west line of the said Stillmeadow Subdivision S 15°26'51" E passing at a distance of 391.34 feet a 1/2" inch iron rod found marking the northwest corner of Lot 1 of the said subdivision in all 938.37 feet to an iron rod with cap stamped Cotton found in the north right-of-way line of County Road 272, said rod being the southwest corner of said Lot 1, the northeast corner of a call 0.0856 acre tract described in a deed to the City of Leander, Texas as recorded under Document Number 2002036706 of the O.P.R.W.C.T., and being the southeast corner of the 46.85 acre tract and of the herein described tract;

THENCE with the said north right-of-way line S 69°36'12" W passing at 178.65 feet an iron rod with cap stamped Cotton found marking the northwest corner of the said 0.0856 acre tract and the northeast corner of a call 0.0664 acre tract as described in a deed to the City of Leander, Texas as recorded under Document Number 2002032252 of the O.P.R.W.C.T., passing at 316.68 feet a 1/2" inch iron rod found marking the northwest corner of the 0.0664 acre tract and the northeast corner of a call 0.5666 acre tract as described in a deed to the City of Leander, Texas as recorded under Document Number 2002036706 of the O.P.R.W.C.T., in all 787.81 feet to an iron rod with cap found at a cut back corner on the proposed east right-of-way line of U.S. Highway 183A as described in a Possession and Use Agreement for Transportation Purposes recorded under Document Number 2005022947 of the O.P.R.W.C.T., said iron rod with cap being the southwest corner of the 46.85 acre tract and of the herein described tract;

THENCE departing the said north right-of-way line of County Road 272 and with the said east right-of-way line of U.S. Highway 183A the following four (4) courses and distances;

1. N 69°33'34" W along said cut back for a distance of 141.26 feet to iron rod with cap found for an angle point,
2. N 28°13'23" W passing at a distance of 613.97 feet a 1/2" inch iron rod found marking the southeast corner of the aforementioned 11.19 acre tract in all 1197.69 feet to a to an iron rod with cap found at the point of curvature of a curve to the right,
3. with the arc of said curve to the right passing through a central angle of 04°19'26" to an iron rod with cap found at the point of reverse curvature of a curve to the left, said curve to the right having a radius of 2844.79 feet, and arc length of 214.68 feet, and a long chord bearing N 26°01'36" W for a distance of 214.63 feet,
4. with the arc of said curve to the left passing through a central angle of 03°48'10" to the POINT OF BEGINNING of the herein described tract and containing 47.33 acres of land more or less, said curve to the left having a radius of 5749.58 feet, an arc length of 381.60 feet, and a long chord bearing N 25°46'39" W for a distance of 381.53 feet.

PLAT NOTES:

1. 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.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
8. 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.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. EITHER CONSTRUCTION OF SUBDIVISION IMPROVEMENTS OR FISCAL SURETY FOR SUBDIVISION IMPROVEMENTS, IN A FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
14. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
15. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
16. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET.
17. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
18. A FEE IN LIEU OF A TIA WILL BE PAID AT THE TIME OF SITE DEVELOPMENT.
19. AN 8 FOOT CONCRETE (HIKE & BIKE TRAIL) SIDEWALK SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF E. CRYSTAL FALLS PARKWAY (COUNTY ROAD 272) AND A 10 FOOT CONCRETE (HIKE & BIKE TRAIL) SIDEWALK ON US 183A TOLL ROAD IN CONJUNCTION WITH SITE DEVELOPMENT IN THIS SUBDIVISION.

PROJECT: FINAL PLAT OF CANTWELL TRACT
JOB NUMBER: 050862.002.360.4005
DATE: MAY, 2007
SCALE: 1" = 100'
SURVEYOR: DAVID PAUL CARR, RPLS NO. 3997
TECHNICIAN: B. SCHMIDT
DRAWING: T:\Tech1\050862_Cantwell 47 ac\plat\final
DESCRIPTION:
PARTYCHIEF: MIKE BROWN
FIELDBOOKS: 242

Carter & Burgess
Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.314.3135
www.c-b.com
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FINAL PLAT
CANTWELL TRACT
SUBDIVISION

SHEET
3
OF
3

CB PLAT No.
050862FP

PARTIAL VACATION OF Cantwell Tract

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, Crystal Falls, LTD, a Texas limited partnership ("Proprietor"), is the owner of all real property known as Lot 1, Block A (the "Property"), which is a part of the Cantwell Tract Subdivision located in Williamson County, Texas, and within the corporate city limits of the City of Leander, Texas ("City"), the plat of which is recorded in Document No. 2008002659 Official Public Records of Williamson County, Texas, and Cabinet EE, Slides 104-106, Plat Records of Williamson County, Texas (the "Plat"); and

WHEREAS, Proprietor now wishes to partially vacate the Plat in accordance with the procedures set forth in Section 212.013, Texas Local Government Code.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Proprietor does hereby declare that, subject to the approval of the City's Planning & Zoning Commission, the portion of the Plat for the Property only is vacated. The Plat shall remain in full force and effect as to all other lots in the Cantwell Tract subdivision.

EXECUTED this 8th day of July, 2015.

PROPRIETOR:

Crystal Falls, LTD
a Texas limited partnership

By: Crystal Falls GP, LLC, a Texas limited liability company, General Partner

[Handwritten signature in blue ink]
By: _____
Marijke van der Linden, Vice-President

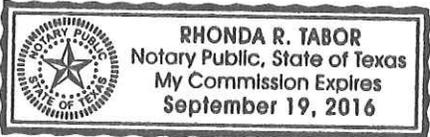
THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8th day of July, 2015, by Marijke van der Linden, Vice-President, a Texas Company, on behalf of said of Crystal Falls GP, LLC, General Partner of Crystal Falls, LTD, a Texas limited partnership on behalf of said limited liability company and limited partnership.

SEAL

[Handwritten signature in blue ink]

Notary Public – State of Texas



APPROVAL OF PARTIAL PLAT VACATION OF Cantwell Tract

BE IT KNOWN, that on the ____ day of _____, 20____, the Planning & Zoning Commission of the City of Leander, Texas, at its regular meeting, did approve the partial vacation of the subdivision known as **Cantwell Tract** Subdivision, the plat of which is recorded in recorded in Document No. 2008002659, Official Public Records of Williamson County, Texas, and Cabinet EE, Slides 104-106, Plat Records of Williamson County, Texas upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this ____ day of _____, 20____.

Sid Sokol, Chairman
Planning & Zoning Commission
City of Leander, Williamson County, Texas

ATTEST:

Debbie Haile, City Secretary
City of Leander, Texas

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sid Sokol, known to be the person whose name is subscribed to the foregoing instrument as Chairman of the Planning & Zoning Commission of the City of Leander, Texas, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

SEAL

Printed name: _____
Notary Public in and for the State of Texas
My commission expires: _____

After Recording Return To:
City of Leander
City Secretary
200 W. Willis
Leander, TX 78641

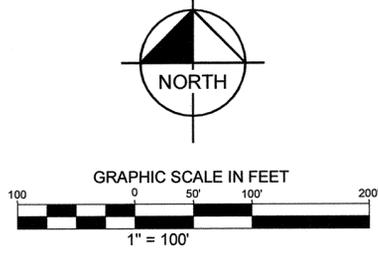
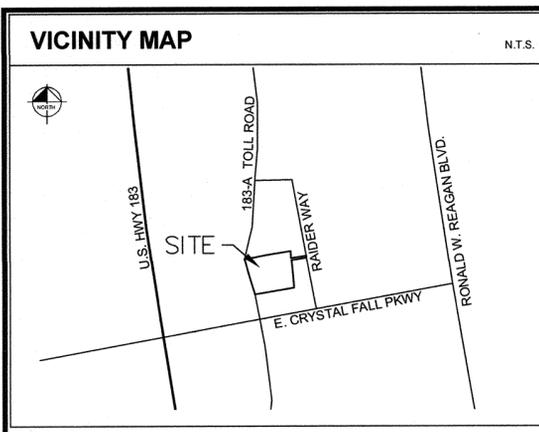


EXECUTIVE SUMMARY

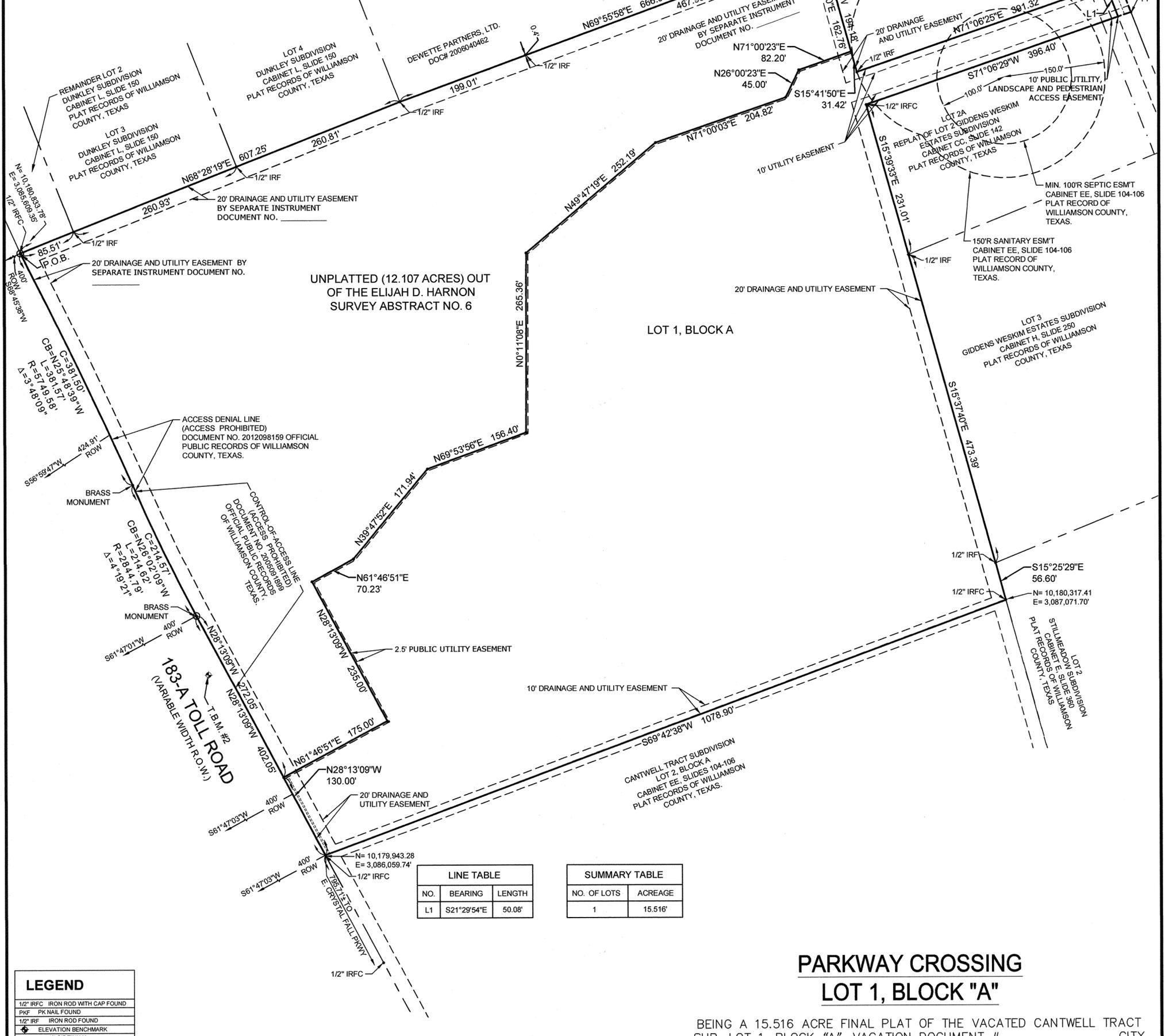
JULY 23, 2015

- Agenda Subject:** Subdivision Case 15-FP-010: Consider action on the Parkway Crossing Final Plat for 15.516 acres more or less; WCAD Parcel R497326; generally located approximately 800 feet south of the southeast corner of the intersection of 183A Toll Rd and E. Woodview Dr, Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Brian Parker on behalf of Crystal Falls LTD.
- Financial Consideration:** None
- Recommendation:** This final plat includes one (1) Multi-family lot. This proposal does not meet all of the requirements of the Subdivision Ordinance. The perimeter block length exceeds the maximum perimeter block length for commercial blocks as specified at 5,500 feet in the Subdivision Ordinance. Staff was able to approve an administrative exception to the block length, as the Subdivision ordinance provides for blocks to exceed the length due to having frontage onto the 183A Toll Rd. 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.
 2. Record the drainage & P.U.E. easements prior to vacation recordation.
 3. Record the vacation document prior to final plat recordation.
- 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

07/15/2015



BEARINGS CITED HEREON ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83)



LINE TABLE		
NO.	BEARING	LENGTH
L1	S21°29'54"E	50.08'

SUMMARY TABLE	
NO. OF LOTS	ACREAGE
1	15.516'

LEGEND	
	1/2" IRFC IRON ROD WITH CAP FOUND
	PK PK NAIL FOUND
	1/2" IRFC IRON ROD FOUND
	ELEVATION BENCHMARK
	10' SIDEWALK
	8' SIDEWALK

BENCH MARK LIST	
TBM #1 - CHISELED SQUARE ON TOP OF CURB, NORTH SIDE OF RAIDER WAY, NORTH SIDE OF DRIVE WAY, OF THE SOUTH ENTRANCE TO ROUSE H.S. ELEVATION = 970.97 FEET. (AS SHOWN) N = 10,181,219.25 E = 3,087,297.28	
TBM #2 - CHISELED SQUARE ON TOP OF LIGHT POLE BASE, LOCATED ON THE EAST SIDE OF 183A, SECOND LIGHT POLE NORTH OF THE SOUTHWEST CORNER OF LOT 1, ELEVATION = 957.99 FEET. (AS SHOWN) N = 10,180,209.66 E = 3,085,887.40	

SURVEY: ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6
 DATE: JUNE 16, 2014
 SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TX 78216
 (510) 541-9166
 ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD
 BUILDING IV, SUITE 300
 AUSTIN, TX 78759
 (512) 418-1771
 OWNER: CRYSTAL FALLS LTD.
 12750 MERIT DRIVE, SUITE 1175
 DALLAS, TX 75251-1235

PARKWAY CROSSING LOT 1, BLOCK "A"

BEING A 15.516 ACRE FINAL PLAT OF THE VACATED CANTWELL TRACT SUB, LOT 1, BLOCK "A", VACATION DOCUMENT # _____, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS.

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216
 TBPF# 928
 TBPLS# 10193973
 Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	06/10/2014	068594006	1 OF 3

PARKWAY CROSSING LOT 1, BLOCK "A"

BEING A 15.516 ACRE FINAL PLAT OF THE VACATED CANTWELL TRACT
SUB, LOT 1, BLOCK "A", VACATION DOCUMENT # _____, CITY
OF LEANDER, WILLIAMSON COUNTY, TEXAS.

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS.
4. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AND THE SUBDIVISION SIDE OF ALL STREETS. 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.
5. 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.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. 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.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
9. THE GRID COORDINATE VALUES AND BEARINGS CITED HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD83; COMBINED SCALE FACTOR (CSF) OF 0.999870017; ELEVATIONS REFERENCED TO NAVD88; DISTANCES CITED HEREON ARE SURFACE VALUES; GRID DISTANCES MAY BE OBTAINED BY APPLYING THE COMBINED SCALE FACTOR TO THE SURFACE VALUES.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
11. 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. (INSIDE CITY ONLY)
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
14. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460 E.
15. 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.

27.623 ACRES OF LAND LOCATED IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, CANTWELL TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET EE, SLIDES 104-106, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND FURTHER BEING THAT SAME TRACT OF LAND CONVEYED TO VILLAGES OF CRYSTAL FALLS, L.P. AS RECORDED UNDER DOCUMENT NUMBER 2007059129, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 27.623 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2 INCH IRON ROD WITH CAP LOCATED IN THE EASTERLY LINE OF U.S. HIGHWAY 183-A (US 183-A) AND MARKING THE SOUTHWESTERLY CORNER OF THE REMAINDER OF LOT 2 OF THE DUNKLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET L, SLIDE 150, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, NORTH 68DEG 28'19"EAST, LEAVING EASTERLY LINE OF US 183-A, ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID DUNKLEY SUBDIVISION, AT A DISTANCE OF 85.51 FEET, PASSING A FOUND 1/2 INCH IRON ROD, MARKING THE SOUTHWESTERLY CORNER OF LOT 3 OF SAID DUNKLEY SUBDIVISION, AT A DISTANCE OF 346.44 FEET, PASSING A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF LOT 4 OF SAID DUNKLEY SUBDIVISION, A TOTAL DISTANCE OF 607.25 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 20.679 ACRE TRACT AS DESCRIBED IN A DEED TO FREDERIK WILLEM DE WETTE AND WIFE THEODORA DE WETTE AS RECORDED IN VOLUME 561, PAGE 133 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, NORTH 69DEG 55'58"EAST, ALONG THE SOUTHERLY LINE OF SAID 20.679 ACRE TRACT, A DISTANCE OF 666.96 FEET, TO A FOUND 1/2 INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF LOT 1, OF THE GIDDENS WESKIM ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET H, SLIDE 250, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID LOT 1, THE FOLLOWING COURSES:

SOUTH 15DEG 41'50"EAST, A DISTANCE OF 194.18 FEET, TO A FOUND 1/2 INCH IRON ROD;

NORTH 71DEG 06'25"EAST, A DISTANCE OF 411.33 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP IN THE WESTERLY LINE OF COUNTY ROAD 271;

THENCE, SOUTH 21DEG 29'57"EAST, ALONG THE WESTERLY LINE OF COUNTY ROAD 271, A DISTANCE OF 50.08 FEET, TO A P.K NAIL FOUND MARKING THE NORTHEASTERLY CORNER OF LOT 2A, GIDDENS WESKIM ESTATES LOT 2, REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET CC, SLIDE 142, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, LEAVING THE WESTERLY LINE OF COUNTY ROAD 271 AND ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID LOT 2A, THE FOLLOWING COURSES:

SOUTH 71DEG 06'29"WEST, A DISTANCE OF 416.42 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP;

SOUTH 15DEG 39'33"EAST, A DISTANCE OF 231.01 FEET, TO A FOUND 1/2 INCH IRON ROD, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 2A, SAME BEING THE NORTHWESTERLY CORNER OF LOT 3 OF THE AFOREMENTIONED GIDDENS WESKIM ESTATES SUBDIVISION;

THENCE, SOUTH 15DEG 37'40"EAST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 473.39 FEET, TO A FOUND 1/2 INCH IRON ROD, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 3, AND THE NORTHWESTERLY CORNER OF LOT 2, OF THE STILLMEADOW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 360, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, SOUTH 15DEG 25'29"EAST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 56.60 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP MARKING THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED, LOT 1, BLOCK A, CANTWELL TRACT SUBDIVISION; SAME BEING THE NORTHEASTERLY CORNER OF LOT 2, BLOCK A OF SAID CANTWELL TRACT SUBDIVISION;

THENCE, SOUTH 69DEG 42'38"WEST, ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND LOT 2, BLOCK A, A DISTANCE OF 1078.90 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP LOCATED IN THE EASTERLY LINE OF SAID US 183-A;

THENCE, ALONG THE EASTERLY LINE OF SAID US 183-A, THE FOLLOWING COURSES:

NORTH 28DEG 13'09"WEST, A DISTANCE OF 402.05 FEET, TO A BRASS MONUMENT;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2844.79 FEET, A CENTRAL ANGLE OF 04DEG 19'21", AN ARC LENGTH OF 214.62 AND A CHORD BEARING: N 26DEG 02'09"W, 214.57 FEET, TO A BRASS MONUMENT;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5749.58 FEET, A CENTRAL ANGLE OF 03DEG 48'09", AN ARC LENGTH OF 381.57 FEET AND A CHORD BEARING: N 25DEG 48'39"W, 381.50 FEET, TO THE POINT OF BEGINNING AND CONTAINING 27.623 ACRES (1,203,272 SQUARE FEET) OF LAND, MORE OR LESS.

Kimley»Horn

601 NW Loop 410, Suite 350 TBPF# 928 Tel. No. (210) 541-9166
San Antonio, Texas 78216 TBPLS# 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	06/10/2014	068594006	2 OF 3

**PARKWAY CROSSING
LOT 1, BLOCK "A"**

BEING A 15.516 ACRE FINAL PLAT OF THE VACATED CANTWELL TRACT
SUB, LOT 1, BLOCK "A", VACATION DOCUMENT # _____, CITY
OF LEANDER, WILLIAMSON COUNTY, TEXAS.

OWNER CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

THAT CRYSTAL FALLS, LTD., OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, BEING ALL OF THAT TRACT DESCRIBED AS 27.623 ACRES IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2011085705 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF LEANDER THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, PARKS, AND OTHER OPEN SPACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF LEANDER MAY DEEM APPROPRIATE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR MAINTNENCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. THIS SUBDIVISION IS TO BE KNOWN AS PARKWAY CROSSING SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE _____ DAY OF _____ 20 ____ A. D.

CRYSTAL FALLS, LTD

BY: _____

NAME: _____

TITLE: _____

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

SURVEYOR CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, JAMES W. RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS. EASEMENTS OF RECORD AS LISTED ON GRACY TITLE, A STEWART COMPANY, GF. NUMBER 01247-24918, WITH AN EFFECTIVE DATE OF MAY 16, 2014, ISSUED: MAY 29, 2014, THAT ARE LOCATED ON THE TRACT ASSOCIATED WITH SAID TITLE COMMITMENT, AND ARE ALSO A PART OF THE TRACT SHOWN HEREON, ARE SHOWN OR NOTED ON THE PLAT. THE PERIMETER FIELD NOTES SHOWN HEREON HAVE A MATHEMATICAL CLOSURE WITHIN THE STANDARDS AS STATED IN THE "PROFESSIONAL LAND SURVEYING ACT" OF THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE 9th DAY OF July, 20 15 A.D.


JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4230
STATE OF TEXAS



ENGINEER CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, BRIAN J. PARKER, 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.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE 9th DAY OF July, 20 15 A. D.


BRIAN J. PARKER
REGISTERED PROFESSIONAL ENGINEER NO. 90248
STATE OF TEXAS



STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

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

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

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

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20 ____ A.D. AT _____ O'CLOCK, ____ M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20 ____ A.D. AT _____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

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

Kimley»Horn

601 NW Loop 410, Suite 350 TBPF# 928 Tel. No. (210) 541-9166
San Antonio, Texas 78216 TBPLS# 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	06/10/2014	068594006	3 OF 3



EXECUTIVE SUMMARY

JULY 23, 2015

-
- Agenda Subject:** Zoning Case 14-Z-034: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; 262 acres more or less; WCAD Parcels R031696, R031697, R031695 and R392814. Currently, the property is zoned 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:** This request is the first step in the rezoning process.
- Origination:** Applicant: David Singleton on behalf of Deerbrooke Land Austin, LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
 2. Current Zoning Map
 3. Aerial Map
 4. Proposed Zoning Map
 5. Proposed PUD
 6. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

07/16/2015



PLANNING ANALYSIS

ZONING CASE 14-Z-034 DEERBROOKE PUD

GENERAL INFORMATION

Owner: Deerbrooke Land Austin, LLC.

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

Proposed Zoning: PUD (Planned Unit Development)

Size and Location: The property is generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; and includes approximately 262 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	OCL	Large Lot Single Family & Undeveloped Land located outside the City Limits
EAST	OCL	Large Lot Single Family & Undeveloped Land located outside the City Limits
SOUTH	SFU-2-B	LISD Campus
WEST	OCL	Large Lot Single Family & Undeveloped Land located outside the City Limits

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 a walkable, pedestrian friendly neighborhood. The contents of this PUD further explain and illustrate the overall appearance and function desired for this community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, 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 community vision and design concepts and is not intended to serve as a final document. The Conceptual Site Layout and Land Use Plan depicts a mix of residential products and open space areas that are contemplated within the community. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.

ANALYSIS:

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a mixed residential community that will include a variety of housing types as well as condominium regime residential development. The proposal includes detached residential lot widths ranging from as narrow as forty (40') feet to over eighty (80') feet wide. The applicant has incorporated the mixture of residential districts in a well integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The PUD proposal includes the following base zoning districts:

- SFE-2-B (Single-Family Estate)
- SFS-2-B (Single-Family Suburban)
- SFU-2-B (Single-Family Urban)
- SFC-2-B (Single-Family Compact)

- SFL-2-B (Single-Family Limited)
- MF-2-B (Multi-Family)

The table below identifies the proposed development standards for the residential zoning districts, setbacks, and lot sizes for this project. The primary difference between the Composite Zoning Ordinance and the proposed PUD is the lot size and the setbacks associated with the SFL-2-B district and the lot size associated with the SFS-2-B and SFE-2-B districts. The ordinance currently requires the lot width to be 41 feet and the minimum lot size to be 4,100 square feet for properties zoned SFL-2-B. The applicant is requesting to reduce the lot size for SFS-2-B by 600 square feet and the SFE-2-B lots by 1,600 square feet. The MF-2-B district is limited to single-family condominiums/cluster product with a maximum of 130 units. Traditional style apartment complexes are not permitted.

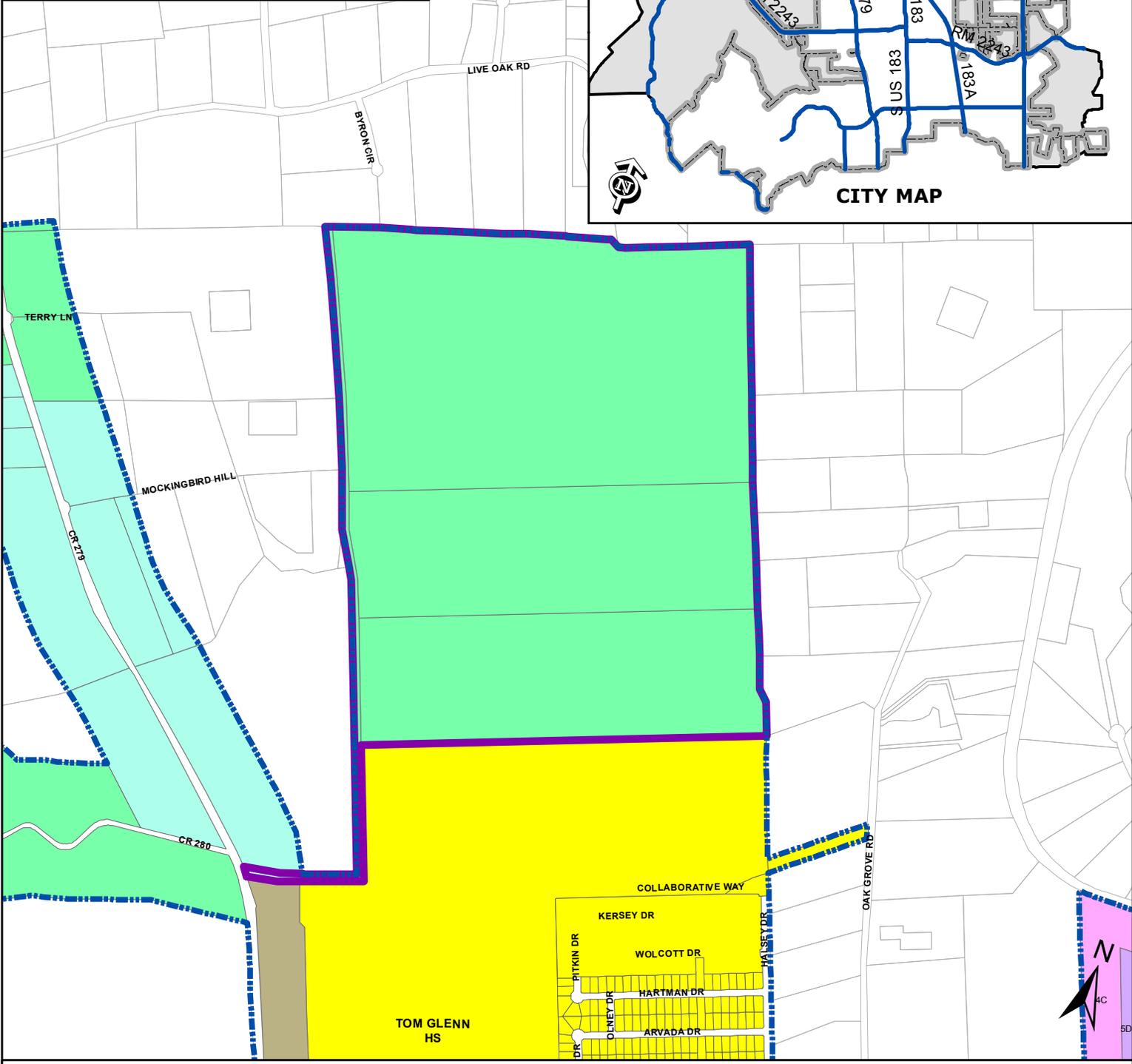
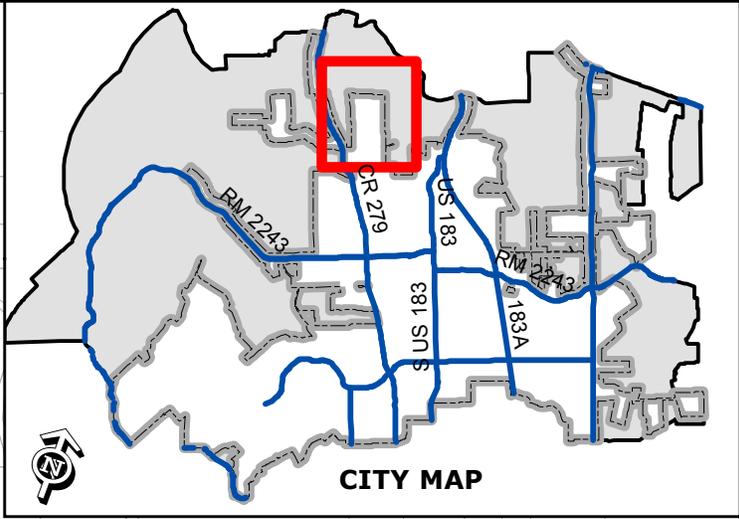
	DETACHED 40 ft. & wider lot (SFL base)	DETACHED 50 ft. & wider lot (SFC base)	DETACHED 60 ft. & wider lot (SFU base)	DETACHED 70 ft. & wider lot (SFS base)	DETACHED 80 ft. & wider lot (SFE base)	CLUSTER (Setbacks are for perimeter)
Lot Area (min.)	4,000 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	10,400 s.f.	n/a
Lot Width (min.)	40 ft.	50 ft.	60 ft.	70 ft.	80 ft.	n/a
Front Setback (min.)	20 ft.	20 ft.				
Side Setback (min.)	5 ft. or 0 ft. & 10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	10 ft. building separation
Corner Lot - Street Side Setback (min.)	15 ft.	20 ft.				
Rear Setback (min.)	10 ft.	10 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Lot Depth (min.)	100 ft.	105 ft.	110 ft.	115 ft.	120 ft.	n/a

The proposed condominium/cluster development will comply with the single-family garage standards and landscape requirements. They have also requested a waiver to the Riparian Corridor Setbacks. Currently, the ordinance requires a 100 foot setback from centerline of any riparian corridor. They have proposed to average the total riparian corridor setback to facilitate the placement of water quality improvements. They will compensate for any encroachments by adding more land to the setback in other areas.

STAFF RECOMMENDATION:

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

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.



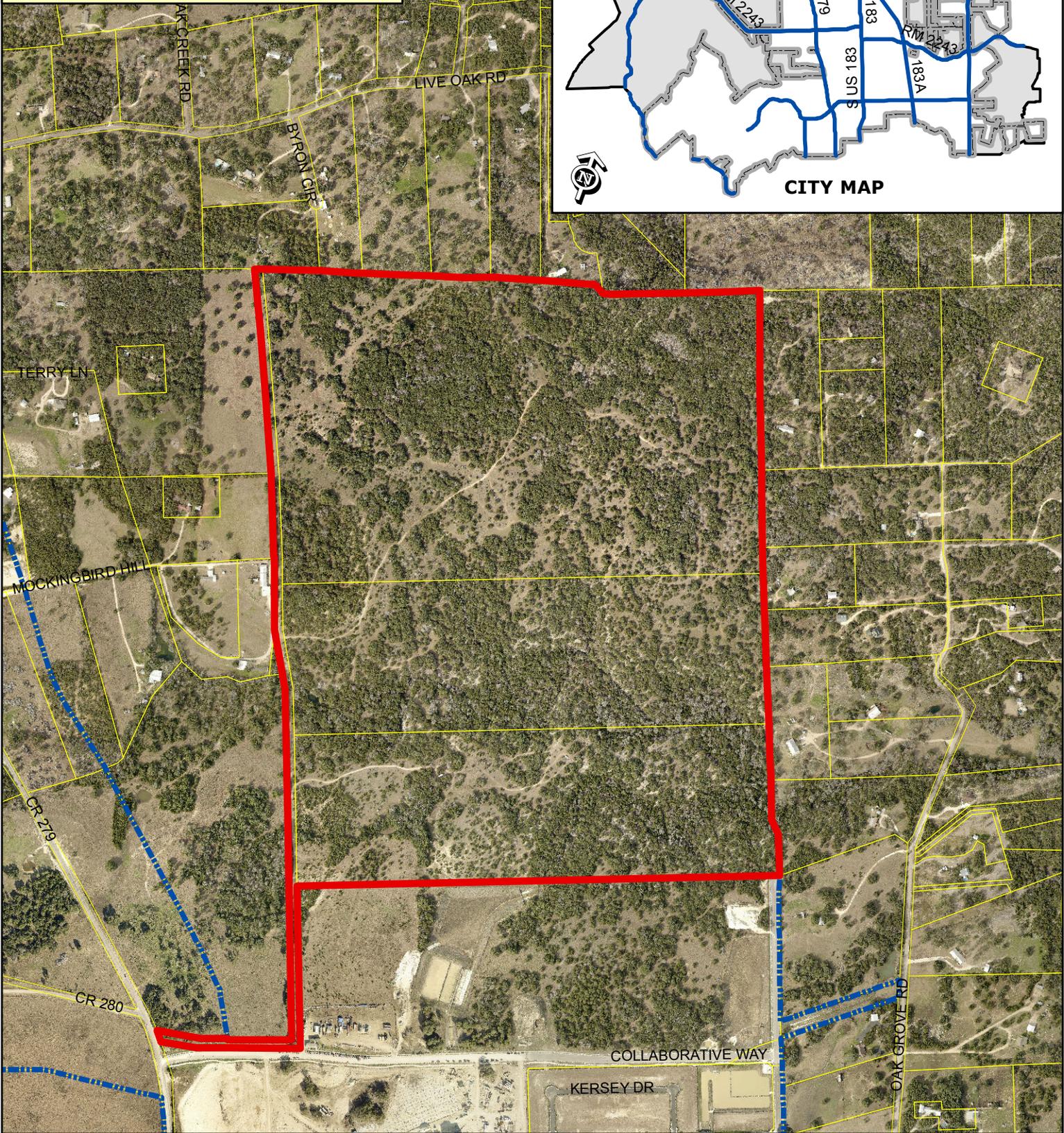
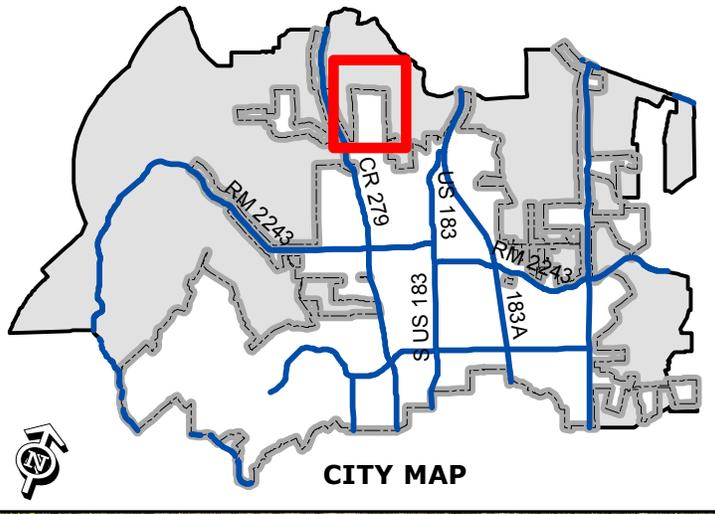
ZONING CASE 14-Z-034 Attachment #2

Current Zoning Map - Deerbrooke PUD

 City Limits	 PUD Commercial	 SFR	 SFT	 GC
 Subject Property	 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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Feet

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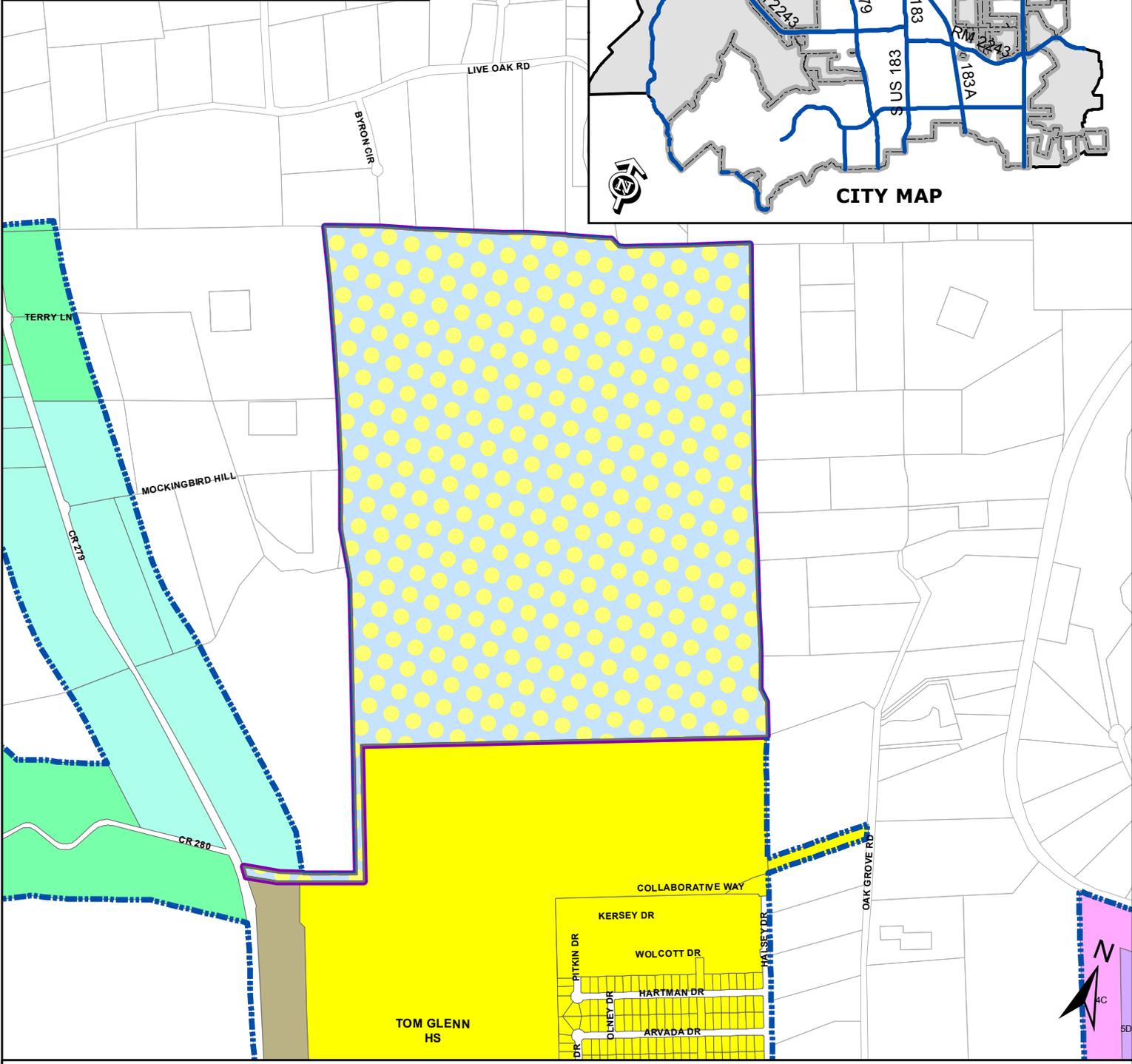
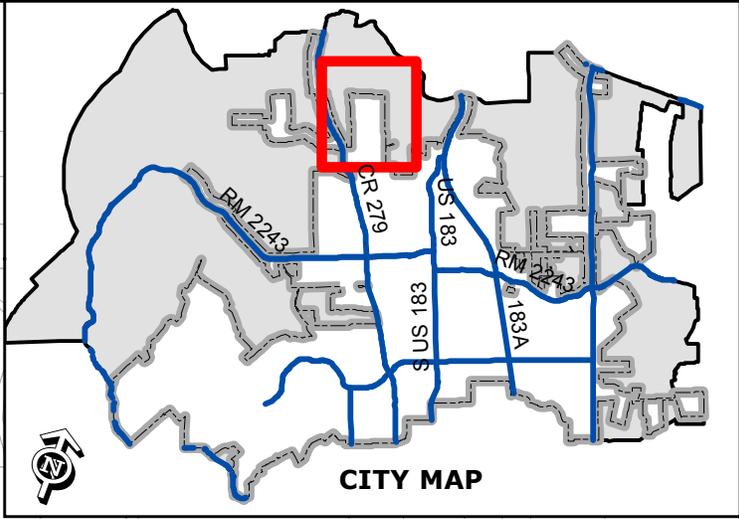
ZONING CASE 14-Z-034 Attachment #3

Aerial Exhibit - Approximate Boundaries
Deerbrooke Subdivision



-  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 14-Z-034 Attachment #4

Proposed Zoning Map - Deerbrooke PUD

	City Limits		PUD Commercial		SFR		SFT		GC
	Subject Property		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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Feet

Exhibit A

Deerbrooke Planned Unit Development

A. Purpose and Intent

The Deerbrooke PUD is composed of approximately 262 acres, as described in Exhibit C (Field Notes). The development of this property is planned as a high quality, residential community with a variety of residential product types.

Deerbrooke has been designed to create walkable, pedestrian friendly neighborhoods. The contents of this PUD further explain and illustrate the overall appearance and function desired for this community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, 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 community vision and design. The Conceptual Site Layout and Land Use Plan depicts a mix of residential products and open space areas that are contemplated within the community.

B. Conceptual Site Layout and Land Use Plan

The Conceptual Site Layout and Land Use Plan (Exhibit B) is a conceptual development plan intended to visually convey the design intent for the Deerbrooke 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 Deerbrooke project is comprised of a mix of various single-family detached and cluster products. Deerbrooke will include a cohesive network of open spaces, including parks, water quality areas, floodplain and trail corridors. The open space and trails system combined with the sidewalk network will be critical in establishing a walkable community.

The intent for this development is to save as many of the existing trees as possible. On each lot where native trees are not present or preserved in the front yard, the builder will install (2) - 2" caliper trees and 10 shrubs in the front yard during the construction of each residential unit. [No additional trees are required to be planted on a lot if at least two (2) native trees with a minimum diameter of 4" measured 18" above finished grade are preserved on the lot.]

C. Applicability and Base Zoning

All aspects regarding the development of this PUD shall comply with 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, base zoning districts have been selected from the Leander Composite Zoning Ordinance for the various residential products proposed within the PUD.

- *For Lots 80' and wider: Base Zoning District SFE- 2-B (Single Family Estate)*
- *For Lots 70' and wider: Base Zoning District SFS-2-B (Single-Family Suburban)*
- *For Lots 60' and wider: Base Zoning District SFU-2-B (Single-Family Urban)*
- *For Lots 50'- 59': Base Zoning District SFC-2-B (Single-Family Compact)*
- *For Lots 40'- 49': Base Zoning District SFL-2-B (Single-Family Limited)*
- *For Single Family Condominium Cluster: MF-2-B (Multi-Family)*

This PUD allows the flexibility to mix the various residential products and define boundaries for each lot type during the platting process. Each plat or site plan submitted to the City will identify the use at the time of Final Plat or Site Plan Submittal. All neighborhoods 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, the PUD shall be the controlling document.

D. Residential Product Type Requirements

To ensure a variety and mix of residential product types within Deerbrooke, the following standards have been established:

1. Single-Family Condominium (Cluster)
Maximum of 130 units
2. SFL Single-Family Limited-40' lots
Maximum of 20 units
3. SFC Single-Family Compact – 50' lots
Maximum of 250 units
4. SFU Single-Family Urban-60' lots
Minimum of 100 units
5. SFS Single-Family Suburban-70' lots
Minimum of 75 units
6. SFE Single-Family Estate-80' lots
Minimum of 50 units

E. Lot Design Standards

Residential Areas:

Deerbrooke will include a variety of residential product types and sizes. The detached residential has been broken into six categories based upon lot width and size. Cluster housing has been designated as an individual category. Detailed design standards are included within this PUD as Table 1, and are based upon the type of residential

product being constructed.

Table 1 Development Standards

	DETACHED 40 ft. & wider lot (SFL base)	DETACHED 50 ft. & wider lot (SFC base)	DETACHED 60 ft. & wider lot (SFU base)	DETACHED 70 ft. & wider lot (SFS base)	DETACHED 80 ft. & wider lot (SFE base)	CLUSTER (Setbacks are for perimeter)
Lot Area (min.)	4,000 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	10,400 s.f.	n/a
Lot Width (min.)	40 ft.	50 ft.	60 ft.	70 ft.	80 ft.	n/a
Front Setback (min.)	20 ft.	20 ft.				
Side Setback (min.)	5 ft. or 0 ft. & 10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	10 ft. building separation
Corner Lot - Street Side Setback (min.)	15 ft.	20 ft.				
Rear Setback (min.)	10 ft.	10 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Lot Depth (min.)	100 ft.	105 ft.	110 ft.	115 ft.	120 ft.	n/a

* Minimum dwelling sizes shall comply with the standards detailed in the related underlying zoning districts.

F. Single-Family Condominium Cluster

The parcels contemplated for cluster housing are limited to a total number of units not to exceed 130 and maximum of density of 18 units per acre. If a cluster product is proposed, the site will be processed as a single lot site plan. The cluster product shall be developed as detached single-family units developed in a condo regime. The units will be sold as condominium units with common open space areas that shall be maintained by a separate Condominium Homeowners Association.

Building envelopes on cluster lots shall be a minimum of thirty-feet by seventy-feet (30'x70') and the minimum dwelling size shall comply with the standards detailed in the SFL zoning District of the Composite Zoning Ordinance.

Architectural Standards for single family districts established in Article VIII of the

Composite Zoning Ordinance shall apply to the lots developed as part of the Single-Family Condominium Cluster housing.

Single-Family Condominium Cluster Landscape Standards:

1. The 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 residential type shall comply with the multi-family provisions regarding Tree Preservation and Protection.
2. Minimum landscape requirements per unit shall be: (2) - 2” significant trees (oak, elm, pecan, walnut, hickory, cherry, cypress, redbud and any rare species) measured 18” above finished grade immediately after planting, (5) – 1-gallon shrubs and (5) – 5-gallon shrubs in the front yard. [No additional trees are required to be planted on a lot if at least two (2) native trees with a minimum diameter of 4” measured 18” above finished grade are preserved in the front yard of the lot]

G. Garage / Parking Standards

1. Homes built on a Single Family Condominium Cluster lot shall have a minimum of a single car garage.
2. Homes built on SFL 40’ fee-simple lots shall have a minimum of a single car garage with driveways at least 18-feet long and 9-feet wide (to provide an additional off-street parking space). Alley loaded homes are not required.
3. The garage placement standards established in Article VIII of the Composite Zoning Ordinance shall apply to all development.
4. All other lots shall comply with the garage and parking standards as stated in the Composite Zoning Ordinance.

H. Fencing

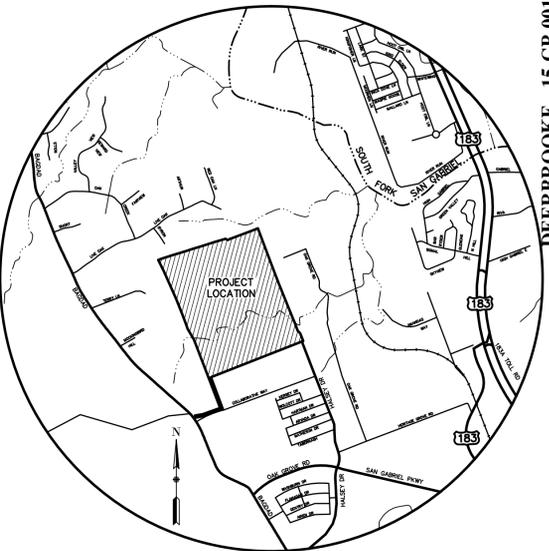
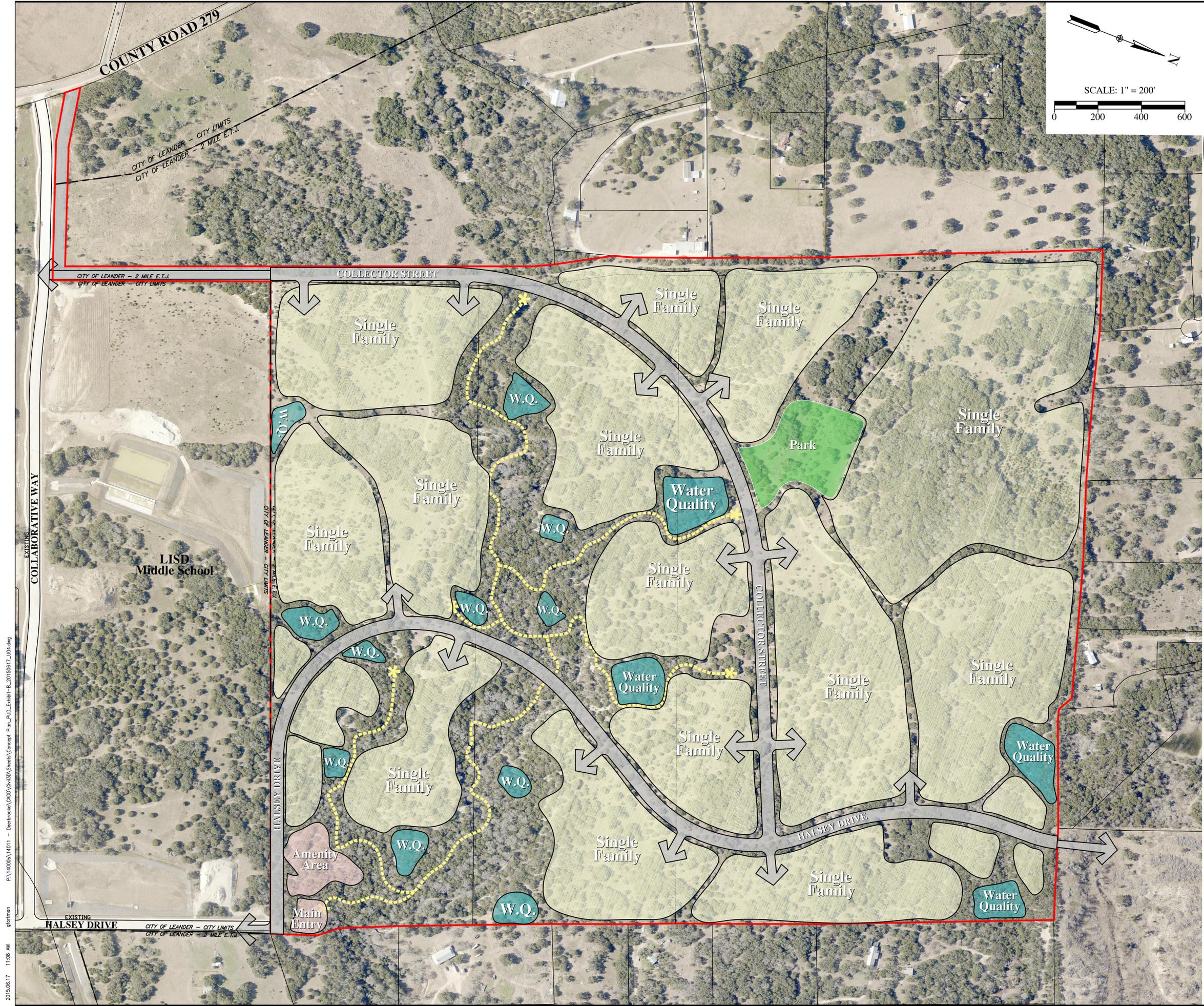
All lots that back onto parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

I. Flag Lots

In order to provide a legal lot for the water quality ponds within Deerbrooke, the minimum flag lot width shall be fifteen (15) feet. This provision shall not apply to residential lots.

J. Riparian Corridor Setbacks

Riparian Corridor Standards shall apply to the PUD. Riparian corridor setbacks may be shifted as necessary to facilitate placement of required water quality improvements, and averaged so as the total riparian corridor setback area is equal to or greater than the riparian corridor setbacks as stated in the Subdivision Ordinance.



DEERBROOKE P.U.D.
EXHIBIT B
 CONCEPTUAL SITE LAYOUT
 AND LAND USE PLAN
 LEANDER, TEXAS

 PROPOSED TRAILS (TRAIL IMPROVEMENTS CONTINGENT ON P.I.D. APPROVAL)

LAND STRATEGIES INC.
 1010 LAND CREEK CV.
 SUITE 100
 AUSTIN, TX 78746
 PH: (512) 328-6050
 FAX: (512) 328-6172
 LS@LandStrat.COM

PAUL LINEHAN & ASSOCIATES

CIVILE, LLC
 8240 N. MOPAC EXPY
 SUITE 125
 AUSTIN, TX 78759
 OFFICE: 512-402-6878
 FAX: 512-402-6947



TEXAS REGISTERED ENGINEERING FIRM F-15581

2015.06.17 11:08 AM gfortman P:\4000s\14011 - Deerbrooke\CD\30\Sheets\Concept\Plan_PUD_Exhibit-B_20150617_104.dwg



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 260.253 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 127.269 ACRE TRACT DESCRIBED IN DEED TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074594 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALL OF A CALLED 63.729 ACRE TRACT DESCRIBED IN DEED TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074595 OF THE O.P.R.W.C.T., ALL OF A CALLED 63.619 ACRE TRACT DESCRIBED IN DEED TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074596 OF THE O.P.R.W.C.T. AND A PART OF A CALLED 6.553 ACRE TRACT DESCRIBED IN QUITCLAIM TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074597 OF THE O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the southeast corner of said 63.729 acres, the northeast corner of a called 170.764 acre tract of land described in deed to the Leander Independent School District recorded in Document No. 2008086829 of the O.P.R.W.C.T., the northwest corner of a called 15.96 acre tract of land described in deed to Ronald D. Fussel and Carman Fussell recorded in Document No. 2002041143 of the O.P.R.W.C.T. and the southwest corner of a called 10.00 acre tract of land described in deed to Loretta Howard of record in Document No. 1996026612 of the O.P.R.W.C.T.;

THENCE South 68°41'13" West a distance of 2988.80 feet (record - S68°41'06"W, 2988.79') with the south line of the 63.729 acres and the north line of said 170.764 acres to a 1/2" rebar found in the east line of said 6.553 acres at the southwest corner of the 63.729 acres and an angle point in the north line of the 170.764 acres;

THENCE South 20°57'10" East a distance of 1003.85 feet (record - S20°57'58"E, 1003.85') with the east line of the 6.553 acres and the north line of the 170.764 acres to a calculated point at the southeast corner of the 6.553 acres;

THENCE South 70°10'31" West a distance of 49.47 feet with the south line of the 6.553 acres and the north line of the 170.764 acres to a calculated point, from which a 1/2" iron rod with cap stamped "Dodd Surveying" found bears South 70°10'31" West a distance of 587.65 feet;

THENCE North 21°00'16" West a distance of 50.13 feet crossing through the 6.553 acres to a 5/8" iron rod found at an angle point in the west line of the 6.553 acres and the southeast corner of a remainder of a tract of land described in deed to Lackey Holdings, LTD recorded in Document No. 1998059224 of the O.P.R.W.C.T.,

THENCE along the west line of the 6.553 acres and the east line of said Lackey Holdings tract the following three (3) courses;

1. North 21°00'16" West a distance of 1408.93 feet (record - N21°01'25"W, 1408.79') to a calculated point;
2. North 21°18'20" West a distance of 766.31 feet (record - N21°16'44"W, 766.74') to a 1/2" iron rod with cap stamped "Dodd Surveying" found;
3. North 29°18'29" West a distance of 93.13 feet (record - N29°16'54"W, 93.13') to a calculated point at the southeast corner of a called 0.203 acre tract described in deed to Neal Dow Chapman III and Cherileigh Chapman Beaucham recorded in Document No. 2004034444 of the O.P.R.W.C.T.;

THENCE North 30°12'17" West a distance of 281.78 feet (record - N30°14'04"W, 281.13') with the west line of the 6.553 acres and the east line of said 0.203 acres to a 1/2" iron rod found in the east line of a remainder of a tract of land described in deed to David Alan Hawkins and wife, Cheryl A. Hawkins recorded in Volume 1760, Page 295 of the Deed Records of Williamson County, Texas (D.R.W.C.T.) at the north corner of the 0.203 acres;

THENCE along the west line of the 6.553 acres and the east line of said Hawkins tract the following two (2) calls;

1. North 19°50'16" West a distance of 117.50 feet (record - N19°52'09"W, 117.50') to a 1/2" iron rod with cap stamped "Dodd Surveying" found;
2. North 20°26'01" West a distance of 325.40 feet (record - N20°27'54"W, 325.40') to a 1/2" iron rod with cap stamped "Dodd Surveying" found at the southeast corner of a called 10.16 acre tract described in deed to Darrell R. Word and wife, Bonita S. Word recorded in Volume 1255, Page 345 of the D.R.W.C.T.;

THENCE North 21°57'47" West a distance of 524.82 feet (record - N21°59'40"W, 524.82') with the west line of the 6.553 acres and the east line of said 10.16 acre tract to a 5/8" iron rod with cap stamped "4018" found at the northeast corner of the 10.16 acre tract and the southeast corner of a tract of land belonging to Terence P. MacConnell and wife, Gloria De Santiago according to the Williamson County Tax Appraisal District (no deed reference found);

THENCE North 24°11'48" West a distance of 880.92 feet (record - N24°13'41"W, 880.92') with the west line of the 6.553 acres and the east line of said MacConnell and De Santiago tract to a 1" iron rod found at the northeast corner of said MacConnell and De Santiago tract and the southeast corner of a called 29.98 acre tract described in deed to Terence P. MacConnell and wife, Gloria De Santiago recorded in Volume 1957, Page 813 of the D.R.W.C.T.;

THENCE North 25°56'16" West a distance of 390.62 feet (record - N25°58'09"W, 390.62') with the west line of the 6.553 acres and the east line of said 29.98 acres to a 3/4" i.d. pipe found at the northwest corner of the 6.553 acres, the northeast corner of the 29.98 acres and in the south line of Lot 5 of Live Oak Ranch, a subdivision recorded in Cabinet 8, Slide 193 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found at the southwest corner of Lot 5 and in the north line of said 29.98 acre tract bears South 70°24'22" West a distance of 325.79 feet;

THENCE North 70°48'18" East a distance of 50.08 feet (record - N71°12'32"E, 50.52') with the north line of the 6.553 acres and the south line of said Lot 5 to a 1/2" iron rod with cap stamped "Dodd Surveying" found at the northeast corner of the 6.553 acres and the northwest corner of said 127.269 acres;

THENCE North 69°52'13" East a distance of 85.48 feet with the north line of the 127.269 acres and the south line of Lot 5 to a calculated point at an angle point in the south line of Lot 5;

THENCE North 71°52'58" East a distance of 233.05 feet (record - N74°07'E, 234.53') with the north line of the 127.269 acres and the south line of Lot 5 to a 1/2" iron rod found at the southeast corner of Lot 5 and the southwest corner of Lot 6 of said Live Oak Ranch;

THENCE North 70°05'00" East a distance of 36.42 feet (record - N74°07'E, 33.65') with the north line of the 127.269 acres and the south line of Lot 6 to a 1/2" iron rod with cap stamped "Dodd Surveying" found;

THENCE North 73°30'54" East a distance of 225.66 feet (record - N75°37'E, 228.34') with the north line of the 127.269 acres and the south line of Lot 6 to a 1/2" iron rod found at the southeast corner of Lot 6 and the southwest corner of Lot 7-A of said Live Oak Ranch;

THENCE along the north line of the 127.269 acres and the south line of said Lot 7-A the following three (3) calls;

1. North 73°22'36" East a distance of 116.58 feet (record - N75°37'E, 116.65') to a 5/8" iron rod found;
2. North 72°37'06" East a distance of 160.48 feet (record - N75°09'E, 160.41') to a wooden fence post;
3. North 72°04'27" East a distance of 187.38 feet (record - N74°29'E, 187.38') to a wooden fence post at the southeast corner of Lot 7-A and the southwest corner of Lot 8 of said Live Oak Ranch;

THENCE along the north line of the 127.269 acres and the south line of Lot 8 the following two (2) calls;

1. North 72°33'24" East a distance of 224.68 feet (record - N74°29'E, 224.79') to a 1/2" iron rod with cap stamped "Dodd Surveying" found;
2. North 72°23'30" East a distance of 139.50 feet (record - N74°51'E, 139.51') to a 1/2" iron rod found at the southeast corner of Lot 8 and the southwest corner of Lot 9 of said Live Oak Ranch;

THENCE North 72°36'29" East a distance of 335.33 feet (record - N74°51'E, 335.37') with the north line of the 127.269 acres and the south line of Lot 9 to a 1/2" iron rod with cap stamped "Dodd Surveying" found at the southeast corner of Lot 9 and the southwest corner of a called 3.534 acre tract described in deed to Erric Blair recorded in Document No. 2009078906 of the O.P.R.W.C.T.;

THENCE along the north line of the 127.269 acres and the south line of said 3.534 acres the following two (2) calls:

1. North 73°40'46" East a distance of 318.11 feet (record – N75°56'30"E, 318.53') to a 1/2" iron rod with cap stamped "Dodd Surveying" found;
2. South 60°43'51" East a distance of 78.24 feet (record – S59°17'00"E, 79.46') to a 3/4" iron pipe found at the southeast corner of said 3.534 acre tract and the southwest corner of a called 5.92 acre tract described in deed to Darrel and Nancy E. Lutrus recorded in Document No. 199937584 of the O.P.R.W.C.T.

THENCE along the north line of the 127.269 acres and the south line of said 5.92 acres the following three (3) calls:

1. North 60°51'24" East a distance of 57.35 feet (record – N83°06'E, 57.35') to a calculated point;

2. North 69°48'15" East a distance of 150.13 feet (record – N72°02'E, 149.92') to a 1/2" iron rod found.

3. North 69°35'57" East a distance of 300.09 feet (record – N71°51'E, 300.29') to a 1/2" iron rod found at the southeast corner of said 5.92 acre tract and the southwest corner of a called 200.622 acre tract described as Tract 2 in deed to TC4 Land, LLC recorded in Document No. 2014075796 of the O.P.R.W.C.T.

THENCE along the north line of the 127.269 acres and the south line of said 200.622 acres the following two (2) calls:

1. North 69°21'21" East a distance of 289.64 feet (record – N89°21'29"E, 289.75') to a 1/2" iron rod found;

2. North 67°47'26" East a distance of 171.05 feet (record – N67°50'10"E, 171.06') to a 1/2" iron rod found at the northeast corner of said 127.269 acre tract and the northwest corner of a called 10.00 acre tract described in deed to Billy M., Darena, and Bruce M. Phillips recorded in Volume 891, Page 396 of the D.R.W.C.T., from which a 1/2" iron rod found bears North 67°59'25" East a distance of 118.91 feet (record – N67°59'02"E, 119.12');

THENCE along the east line of the 127.269 acres and the west line of said 10.00 acres the following two (2) calls:

1. South 20°25'59" East a distance of 587.26 feet (record – S20°24'51"E, 587.42') to a 1/2" iron rod with cap stamped "Dodd Surveying" found;

2. South 21°00'56" East a distance of 521.55 feet (record – S18°38'40"E, 521.29') to a 1/2" iron rod found at the southwest corner of said 10.00 acre tract and the northwest corner of a called 12.005 acre tract described in deed to James R. and Rebecca South recorded in Document No. 199708956 of the O.P.R.W.C.T.

THENCE along the east line of the 127.269 acres and the west line of said 12.005 acres the following two (2) calls:

1. South 21°00'56" East a distance of 135.56 feet (record – S18°50'48"E, 135.50') to a 1/2" iron rod with cap stamped "Dodd Surveying" found;

2. South 20°45'18" East a distance of 344.35 feet (record – S18°23'35"E, 344.39') to a 1/2" iron rod found at the southwest corner of said 12.005 acre tract and the northwest corner of a called 2.44 acre tract described in deed to David and Laura Bauer recorded in Document No. 2004034771 of the O.P.R.W.C.T.

THENCE along the east line of the 127.269 acres, the east line of the 63.619 acres, and the west line of said 2.44 acres the following two (2) calls:

1. South 20°45'18" East a distance of 162.98 feet (record – S18°20'23"E, 162.99') to a 1/2" iron rod found at the southeast corner of said 127.269 acre tract and the northeast corner of said 63.619 acre tract;
2. South 22°17'10" East a distance of 225.64 feet (record – S19°54'00"E, 225.53') to a 1/2" iron rod found at the southwest corner of said 2.44 acre tract and the northwest corner of a called 8.27 acre tract described in deed to Marcela and Mario Resendiz recorded in Document No. 2005093821 of the O.P.R.W.C.T.

THENCE South 22°13'57" East along the east line of the 63.619 acres and the west line of said 8.27 acres a distance of 334.48 feet (record – S20°00'00"E, 334.57') to a 1/2" iron rod found at the southwest corner of said 8.27 acre tract and the northwest corner of a called 18.01 acre tract described in deed to Charles Tally recorded in Document No. 2005054228 of the O.P.R.W.C.T.

THENCE along the east line of the 63.619 acres and the west line of said 18.01 acres the following two (2) calls:

1. South 22°13'57" East a distance of 50.41 feet to a 1/2" iron rod found with cap stamped "RPLS 5043";
2. South 22°12'12" East a distance of 325.67 feet to a 1/2" iron rod with cap stamped "Dodd Surveying" found at the at the southeast corner of said 63.619 acre tract and the northeast corner of said 63.729 acre tract;

THENCE along the east line of the 63.729 acres and the west line of said 18.01 acres the following two (2) calls:

1. South 22°01'24" East a distance of 182.84 feet (record – S22°02'23"E, 182.84') to a 60d nail found;
2. South 22°34'38" East a distance of 145.89 feet (record – S22°29'18"E, 145.63') to a 1/2" iron rod with cap stamped "Dodd Surveying" found at the southwest corner of said 18.01 acre tract and the northwest corner of a called 10.00 acre tract described in deed to Loretta Howard recorded in Document No. 19996026612 of the O.P.R.W.C.T.;

THENCE along the east line of the 63.729 acres and the west line of said 10.00 acres the following three (3) calls:

1. South 20°42'48" East a distance of 266.13 feet (record – S20°45'11"E, 266.13') to a wooden fence post;
2. South 45°09'32" East a distance of 99.40 feet (record – S45°03'37"E, 99.70') to a calculated point;

3. South 21°36'54" East a distance of 252.87 feet (record – S21°37'01"E, 252.87') to the POINT OF BEGINNING;

This parcel contains 260.253 acres of land out of the Charles Cochran Survey, Abstract No. 134 in Williamson County, Texas. Description prepared from an on-the-ground survey made during January, 2015. All bearings are based on the Texas Central Zone 4203 State Plane Grid, derived from VRS by the Texas Cooperative Network reference stations.

David R. Hartman *3/17/15*

David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264



Job Number: 360-14-1
Attachments: Survey Drawing L:\DWG\none

December 4, 2014

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

From: David Singleton, Southwest Land Services, Inc.

Re: Zoning Change Application
262 ac tract
Deerbrooke subdivision

On behalf of Deerbrooke Land Austin, L.L.C., we are submitting the enclosed Zoning Application to rezone the referenced property from Interim SFR-1-B to PUD zoning. The Owner wishes to develop a single-family subdivision of varying lot sizes for sale on the property.

The topography of the site ranges from relatively flat with slopes of less than two (2) percent, to the more steep areas along the primary and secondary drainage basins with slopes exceeding 15%. The property has numerous oak trees that will be cataloged in accordance with the City's Tree Ordinance.

We respectfully solicit Staff's recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,

David Singleton



EXECUTIVE SUMMARY

JULY 23, 2015

Agenda Subject: Comprehensive Plan Amendment Case 15-CPA-006: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan; Leander, Williamson County, Texas.

Background: A Comprehensive Plan Amendment is required for the applicant to request a change to the Future Land Use Plan. This request is the first step in the Comprehensive Plan Amendment process.

Origination: Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan.

DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel's Horn Road to the Future Land Use Plan.

Attachments:

1. Planning Analysis
2. Current Node Plan
3. Proposed Node Plan
4. Staff Proposed Node Plan
5. Letter of Intent

Prepared By: Robin M. Griffin, AICP
Senior Planner

06/26/2015



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 15-CPA-006

FUTURE LAND USE PLAN AMENDMENT

GENERAL INFORMATION

Origination: Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

Proposal: The applicant is proposing to add a Community Center Node located at the intersection of Ronald W. Reagan Blvd and the future Gabriel’s Horn Road to the Future Land Use Plan, Leander, Williamson County, Texas.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

COMPREHENSIVE PLAN STATEMENTS:

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

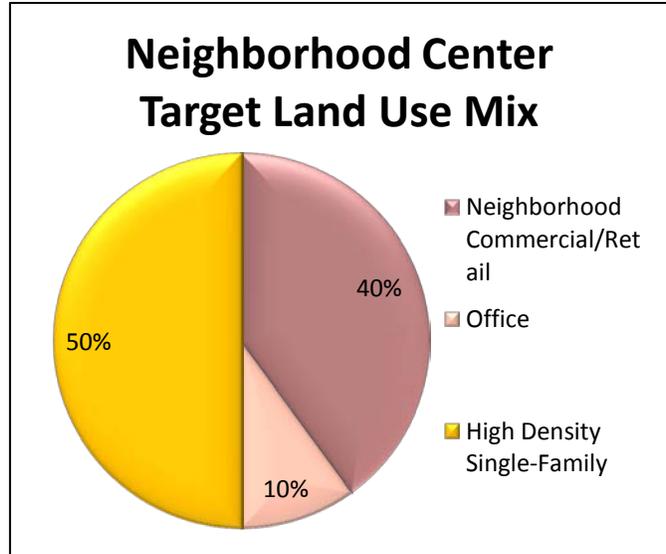
ANALYSIS:

The Future Land Use Plan and Map were adopted by the City Council on August 7, 2014. These documents serve as a guide for staff, the Planning & Zoning Commission, and City Council in determining appropriate zoning districts and land use concept plans for properties within the City Limits and ETJ. The guiding principal of the Future Land Use Plan is the protection of the value of single-family neighborhoods through the concentration of mixed use activity centers at major transportation intersections. This principle provides for the separation of incompatible uses while also providing easy access for pedestrians, bicyclists and motorists to areas of retail and commercial development that serve the neighborhood, community and regional needs.

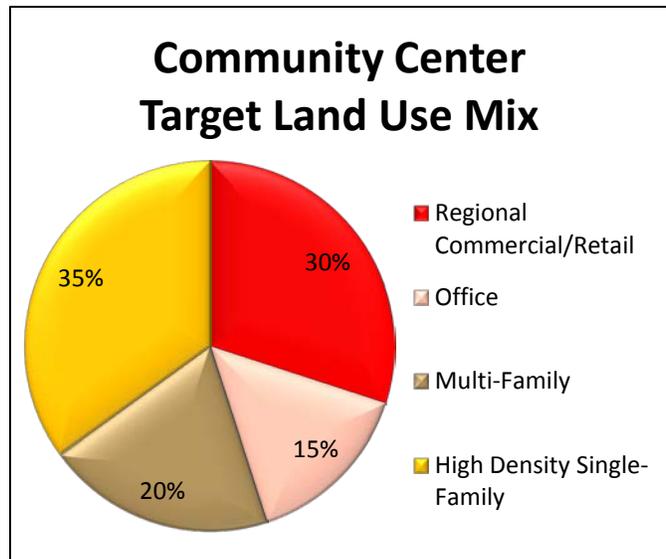
The Future Land Use Map calls for nodes located at the intersections of arterial and collector class roadways. The plan calls for a higher concentration of mixed use activity center within these nodes in order to discourage strip commercial development. The applicant is proposing to locate a Community Center Node at the intersection of Ronald W. Reagan Blvd and the future Gabriel’s Horn Road. There is a Neighborhood Center Node located at the future intersection of E San Gabriel Pkwy and Ronald W. Reagan Blvd and a Community Center Node located at the intersection of future intersection of Arterial 1 and Ronald W. Reagan Blvd.

Each node provides several categories of land use with the intent to integrate land uses that make efficient use of the infrastructure systems while protecting sensitive land and providing a system of open space and parks. The plan encourages mixed use development in the activity center in order to provide services to neighborhoods as well as the community.

The Neighborhood Center Node is intended to be located at the intersection of collector streets and are approximately one quarter mile in diameter incorporating approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums. The exhibit to the right identifies the proposed mix of land uses within a Neighborhood Center Node.



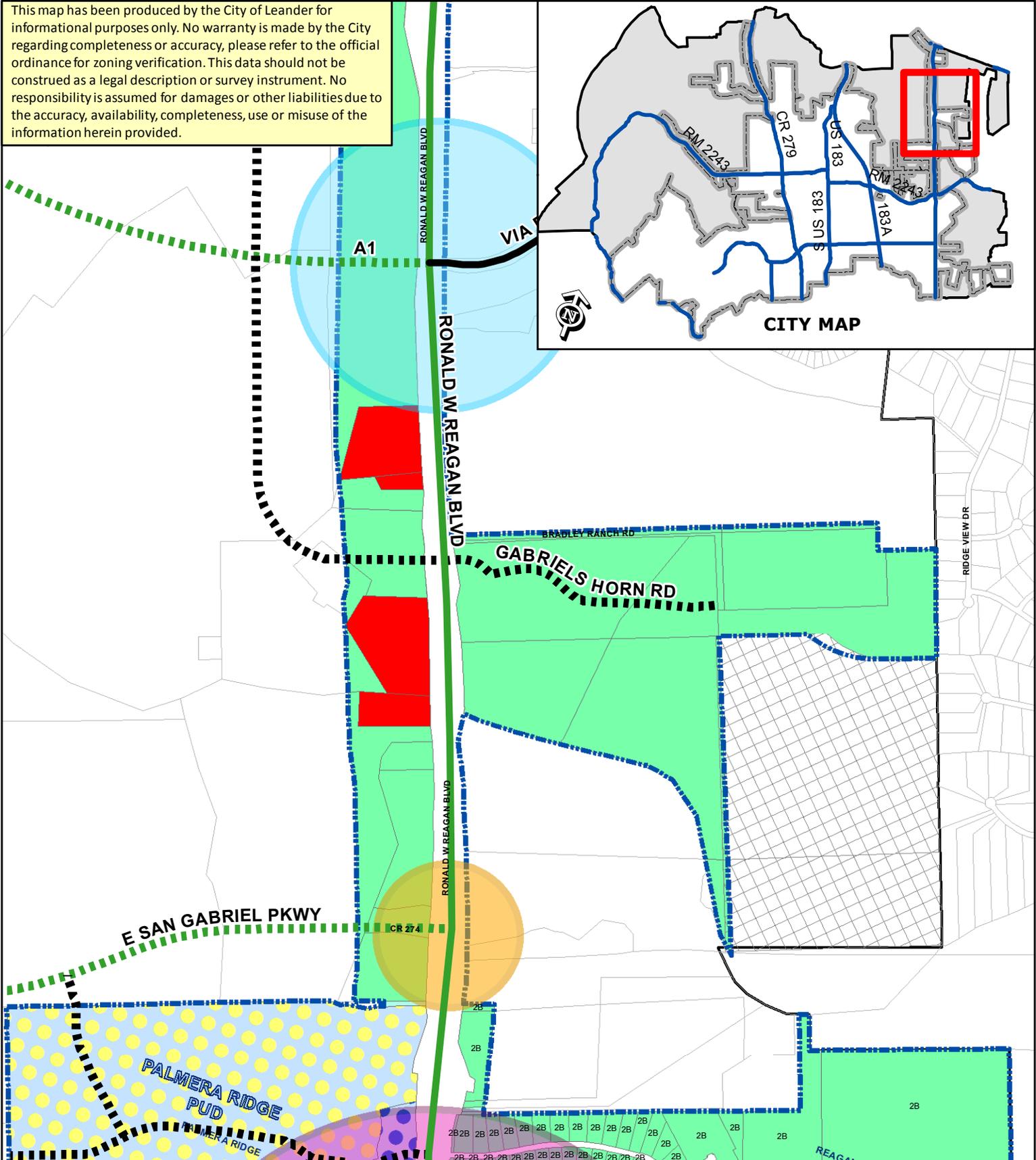
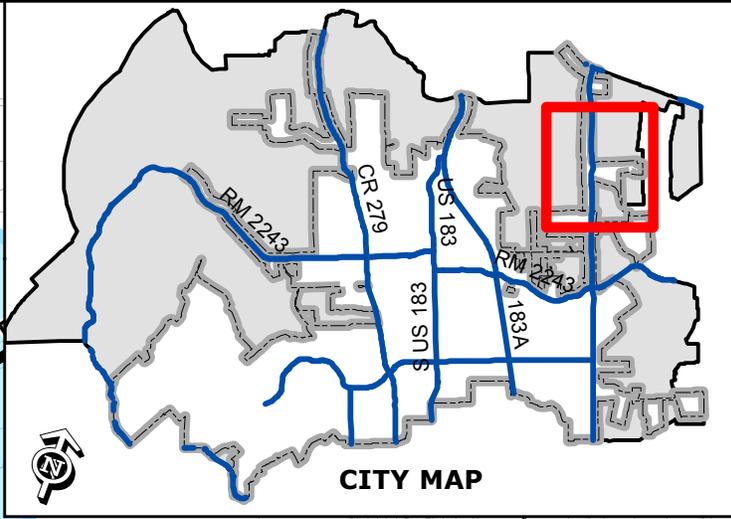
The Community Center Node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily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



STAFF RECOMMENDATION:

Staff recommends denial of the proposed request to add a Community Center Node and approval of a Neighborhood Center Node at this location. The proposed uses associated with this development are LC-2-B (Local Commercial) and SFC-2-B (Single-Family Compact), which are compatible with the Neighborhood Center Node. In addition, the proposed Community Center Node is located in close proximity to an existing Community Center Node to the north. There is no demand for an additional Community Center Node at this location. The approval of a Neighborhood Center Node would be compatible with the zoning proposal based on the size of the node and the proposed land uses.

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.



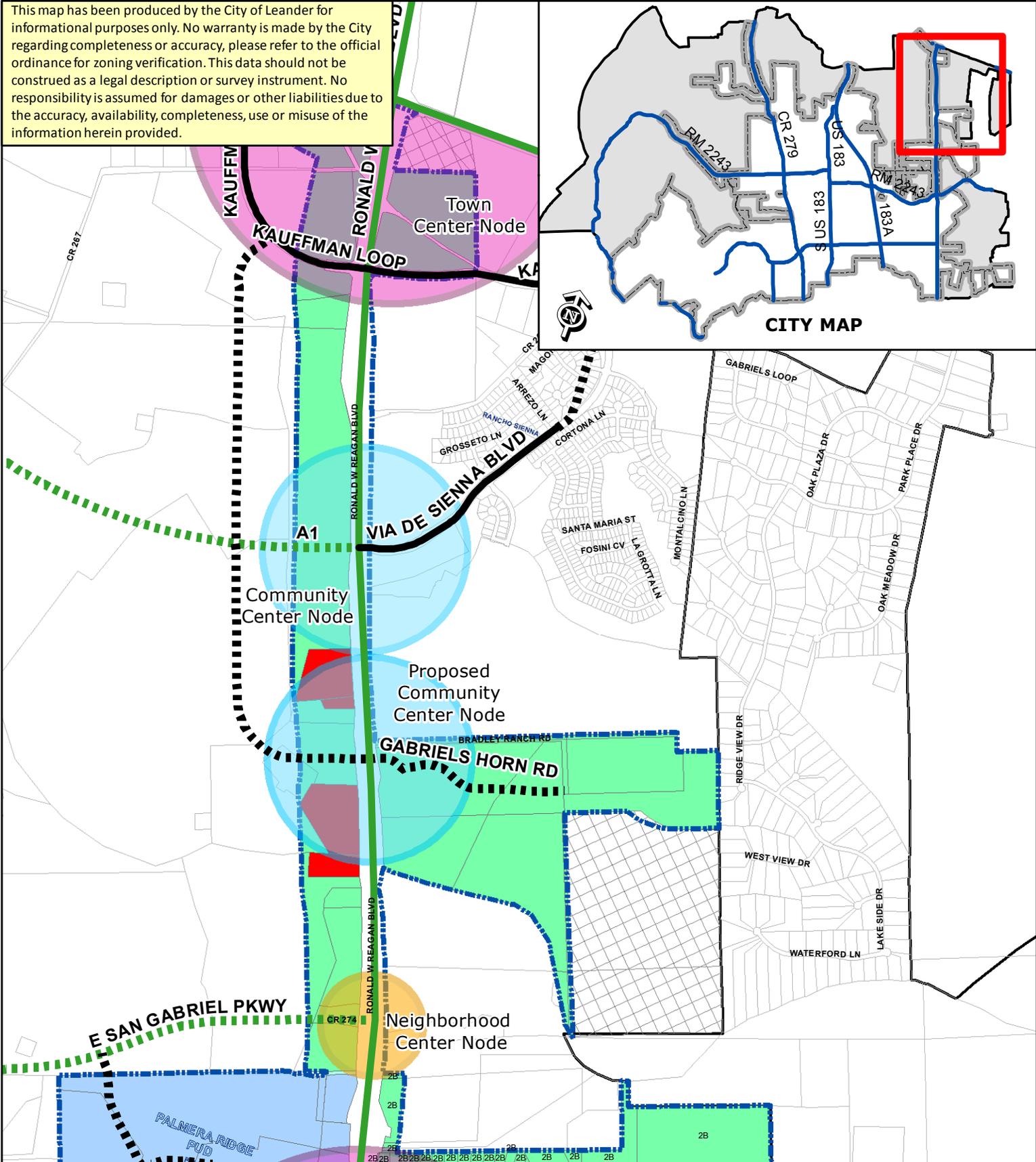
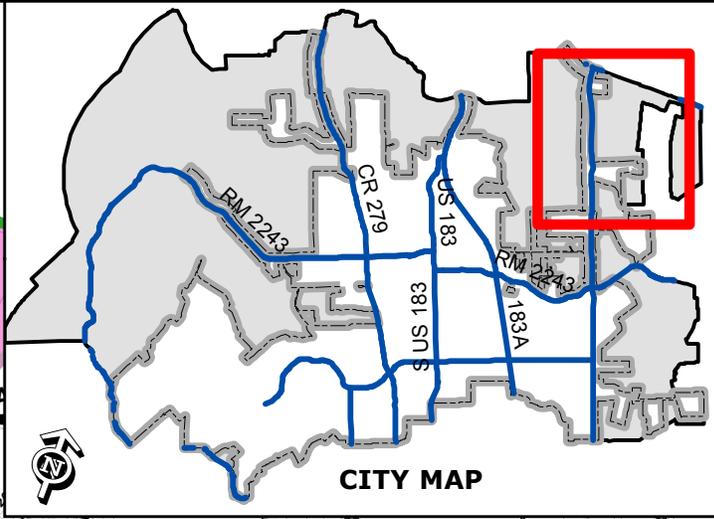
COMP PLAN 15-CPA-006

Attachment #2

Ronald Reagan Blvd & Gabriel's Horn Rd
Current Future Land Use Plan

	Toll Road		City Limits		SFR		SFT		GC
	Arterial				SFE		SFU/MH		HC
	Collector				SFS		TF		HI
	Arterial				SFU		MF		PUD
	Collector				SFC		LO		0 400 Feet
					SFL		LC		

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COMP PLAN 15-CPA-006

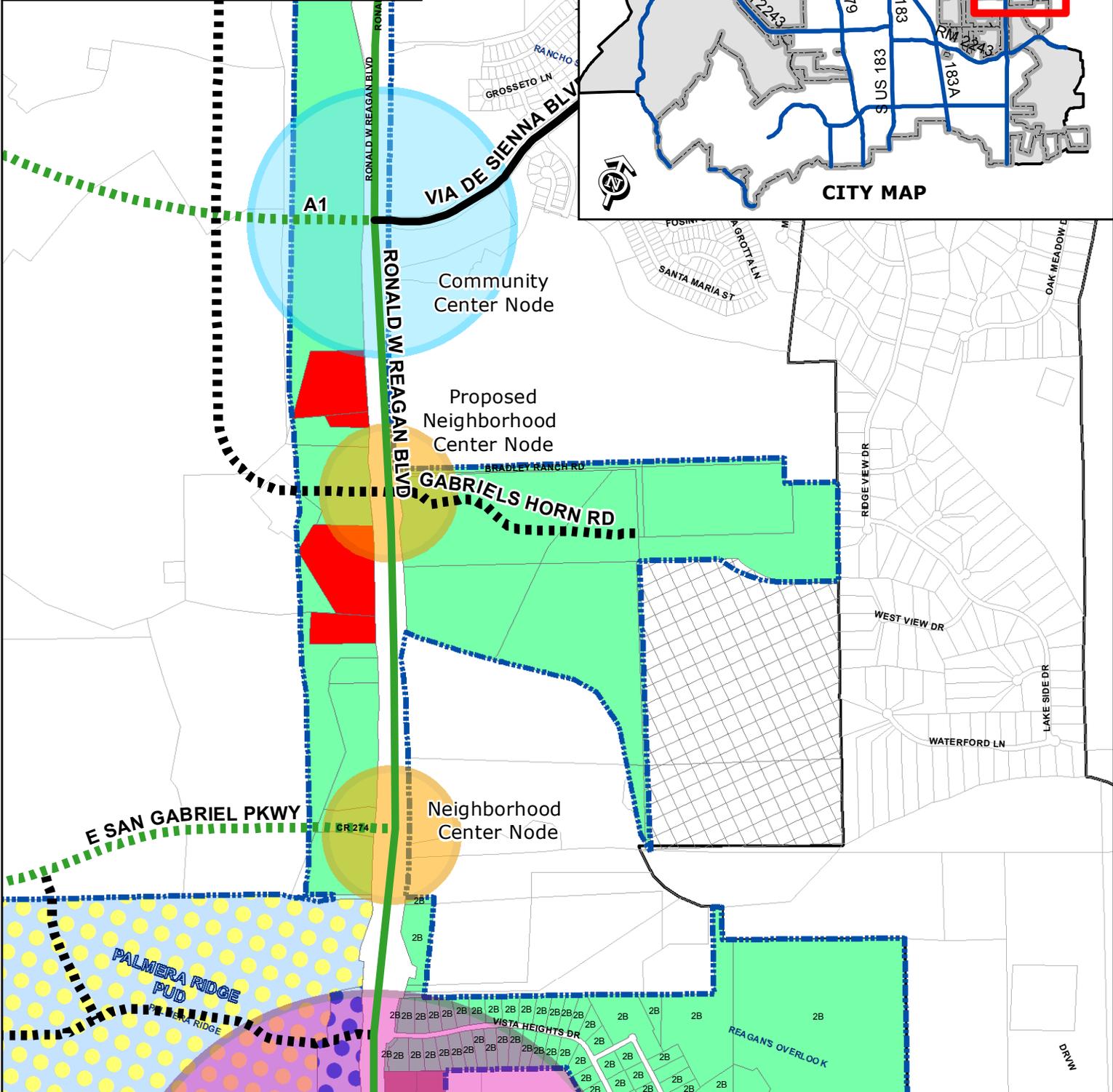
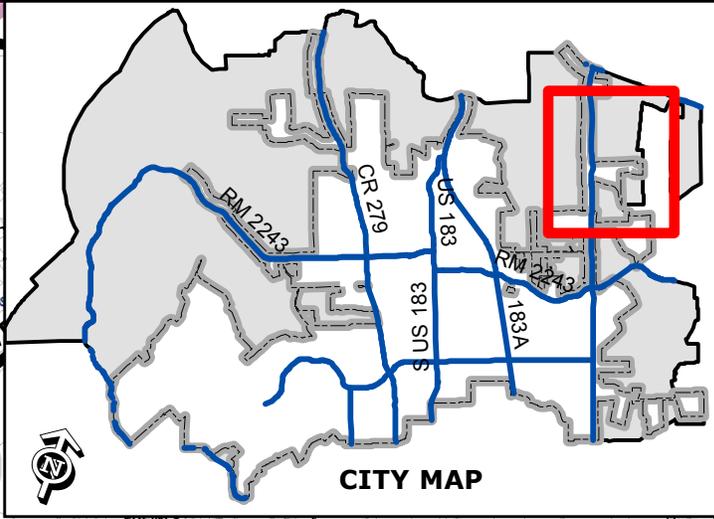
Attachment #3

Ronald Reagan Blvd & Gabriel's Horn Rd
Proposed Future Land Use Plan

Toll Road	City Limits	SFR	SFT	GC
Arterial		SFE	SFU/MH	HC
Collector		SFS	TF	HI
Arterial		SFU	MF	PUD
Collector		SFC	LO	
		SFL	LC	

0 400
Feet

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COMP PLAN 15-CPA-006

Attachment #4

Ronald Reagan Blvd & Gabriel's Horn Rd
Staff Proposed Future Land Use Plan

- Toll Road
- Arterial
- Collector
- Arterial
- Collector

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





June 23, 2015

1701 Directors Boulevard
Suite 400
Austin, Texas 78744-1024
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

Mr. Tom Yantis, AICP, Planning Director
City of Leander Planning Department
104 North Brushy Street
Leander, Texas 78641

Re: Comprehensive Plan Amendment – Cover Letter
Red Oak Valley Development

Dear Mr. Yantis,

On behalf of Reagan Valley Company, LLC, Jones and Carter has prepared the Comprehensive Plan Amendment for the Red Oak Valley project. The plan amendment is to add a community center node located at the first Ronald W. Reagan Blvd. median opening north of the South San Gabriel River, or just south of the Ronald W. Reagan Blvd. and Bradley Ranch Road intersection.

This median opening is the location of the proposed main entry road into the proposed Red Oak Valley subdivision, which is requesting a zoning change to allow local commercial near the median opening in question. Additionally, it is anticipated that commercial development may occur in the future on the west side of the Ronald W. Reagan Blvd. median opening, as portions of the western frontage are currently zoned General Commercial (GC). These commercial areas would be supported by over 1,000 single-family lots at full built-out of the area, including Red Oak Valley and future single-family developments within the adjacent Tesch, Garlock, and Bradley properties that would access Ronald W. Reagan Blvd. at this median opening. Lastly, the requested change is consistent with the Comprehensive Plan's desire to locate node at the intersections of arterial and collector streets.

We look forward to working with the City of Leander staff, Planning & Zoning Commission, and City Council on the development of the Red Oak Valley project. If you have any questions or require additional information, please contact me at (512) 441-9493 or email at SGraham@jonescarter.com.

Sincerely,

A handwritten signature in blue ink that reads 'Shawn Graham'.

Shawn Graham, PE

J:\Projects\A738\0002\General\Forms\Zoning Change App\ Comp Plan Amendment Letter of Intent.doc
Enclosures



EXECUTIVE SUMMARY

JULY 23, 2015

Agenda Subject: Zoning Case 15-Z-014: Hold a public hearing and consider action on the rezoning of two parcels of land located at 18130 Ronald W. Reagan Blvd; 58.675 acres more or less; WCAD Parcels R489942 and R021710. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property to SFC-2-A (Single Family Compact) and LC-2-A (Local Commercial), Leander, Williamson County, Texas.

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

Origination: Applicant: Jones & Carter, Inc on behalf of Pamela Christianson.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

Attachments:

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

Prepared By: Robin M. Griffin, AICP
Senior Planner

06/26/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-014 RED OAK VALLEY

GENERAL INFORMATION

- Owner:** Pamela Christianson
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning:** SFC-2-A (Single-Family Compact)
LC-2-A (Local Commercial)
- Size and Location:** The property is located at 18130 Ronald W. Reagan Blvd and includes approximately 58.675 acres.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Undeveloped Land – Proposed Rancho Sienna Neighborhood
EAST	Interim SFR-1-B	Undeveloped Property Zoned for Single-Family
SOUTH	OCL	Undeveloped Property
WEST	GC-3-C SFR-1-B	Undeveloped Commercial Property Large Lot Single-Family

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:**SFC – SINGLE FAMILY COMPACT:**

Features: 5,500 sq. ft. lot min.; 1,100 sq. ft. living area min.

Intent: Development of single-family detached dwellings on small lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with small lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods, and to be developed on a moderate scale with a maximum district size of seventy-five (75) acres.

LC – LOCAL COMMERCIAL:

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENTS:**TYPE 2:**

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

Intent:

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

ARCHITECTURAL COMPONENTS:**TYPE A:**

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

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.
- Plan for future development that is compatible with existing residential neighborhoods.

ANALYSIS:

The applicant has submitted a request for a zoning change the zoning to the SFC-2-A (Single-Family Compact) and LC-2-A (Local Commercial) to allow for a single-family and commercial development at this location. This property is surrounded by the proposed Rancho Sienna Subdivision to the north, large lot single family to the east and south, and undeveloped land zoned for single-family and commercial to the west.

This property was subject to a voluntary annexation that was completed on November 6, 2014. The Interim SFR-1-B (Single-Family Rural) district was established with the annexation of the property. This case is associated with a Comprehensive Plan Amendment to add a Community Center Node at the future intersection of Ronald W. Reagan Blvd and Gabriel’s Horn Road.

This property is currently designated as residential neighborhood as part of the Future Land Use Plan. Residential neighborhoods are the predominate land use within the City and it's ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods may be low to moderate density depending upon the topography and the feasibility of providing organized sewer service. Areas with steep topography, flood plain or other natural features that are intended to be preserved and served by on-site sewage systems will be the lowest density while areas that are relatively flat and where organized sewer systems are feasible will be of medium

density. Residential neighborhoods provide connections to each other and to neighborhood, community and town center nodes. A variety of lot and house sizes are encouraged within residential neighborhoods.

The proposed SFC use component permits detached dwellings on small lots that are a minimum of fifty feet wide. The intent of this use component is to offer a variety of housing opportunities and to maintain and protect the City's single-family neighborhoods. A six foot masonry wall and a ten foot landscape lot will be required for single-family lots located adjacent to Ronald W. Reagan Blvd.

The LC use component permits the development of small scale, limited impact commercial, retail, personal services, and office uses located in close proximity to residential neighborhoods. The hours of operation are limited to 5:00 a.m. to 10:00 Sunday through Thursday and 5:00 a.m. to 11:00 p.m. Friday and Saturday.

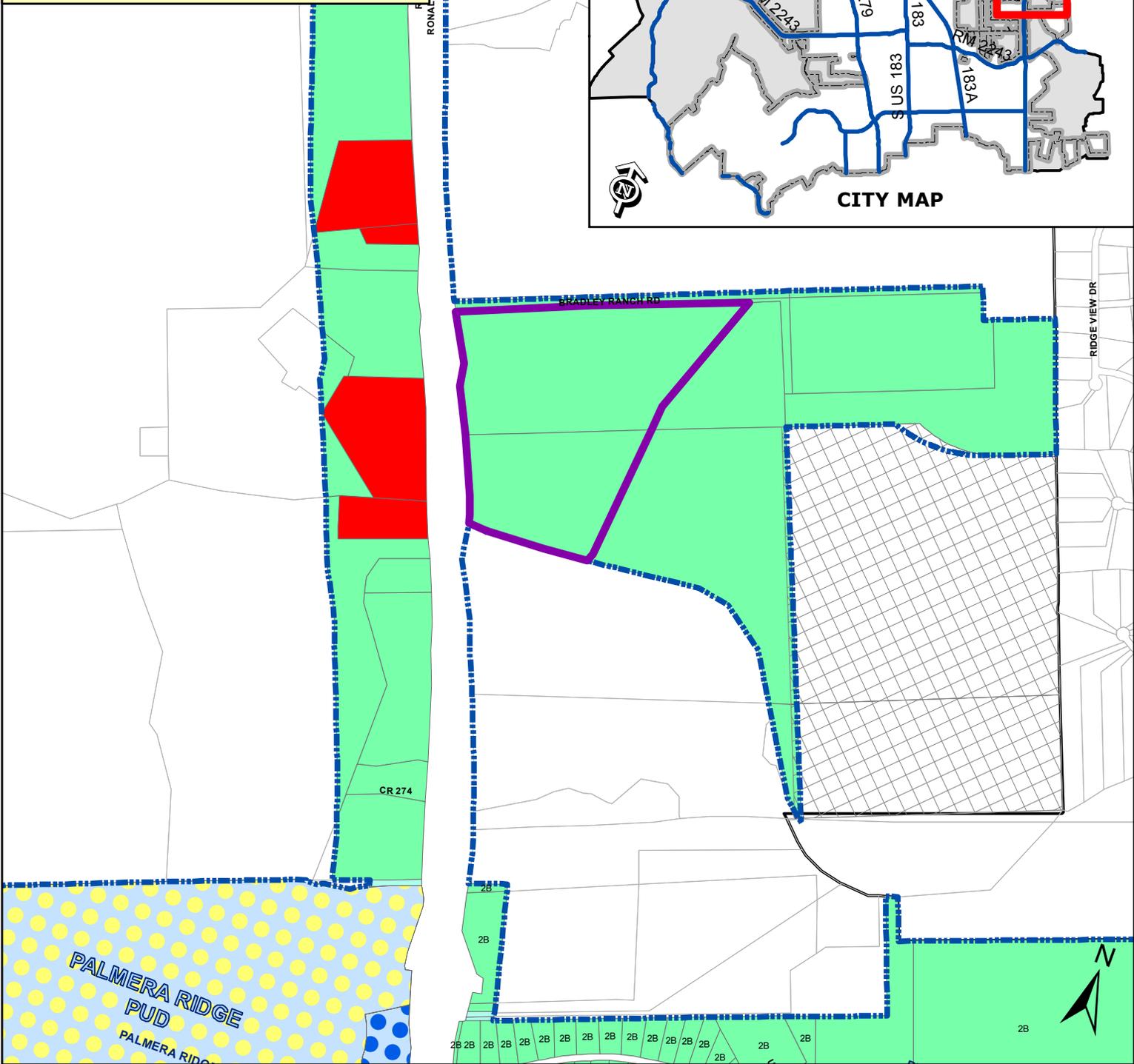
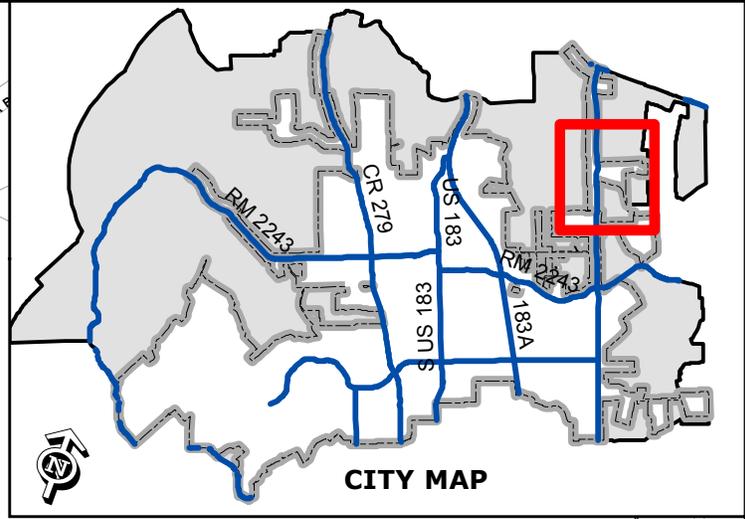
The Type 2 site component is intended to be paired with residential and non-residential districts that are located adjacent to residential neighborhoods. This site component does not allow outdoor storage or display, overhead commercial doors, outdoor fueling, or outdoor animal boarding. The building size is also limited to 60,000 square feet.

The Type A architectural component requires that all structures are 85% masonry and include a minimum five design features for buildings less than 50,000 square feet.

STAFF RECOMMENDATION:

Staff recommends approval of the requested SFC-2-A and LC-2-A districts with the condition that the Comprehensive Plan Amendment is also approved. This zoning district provides for the development of both commercial and residential uses along Ronald W. Reagan Blvd. The request meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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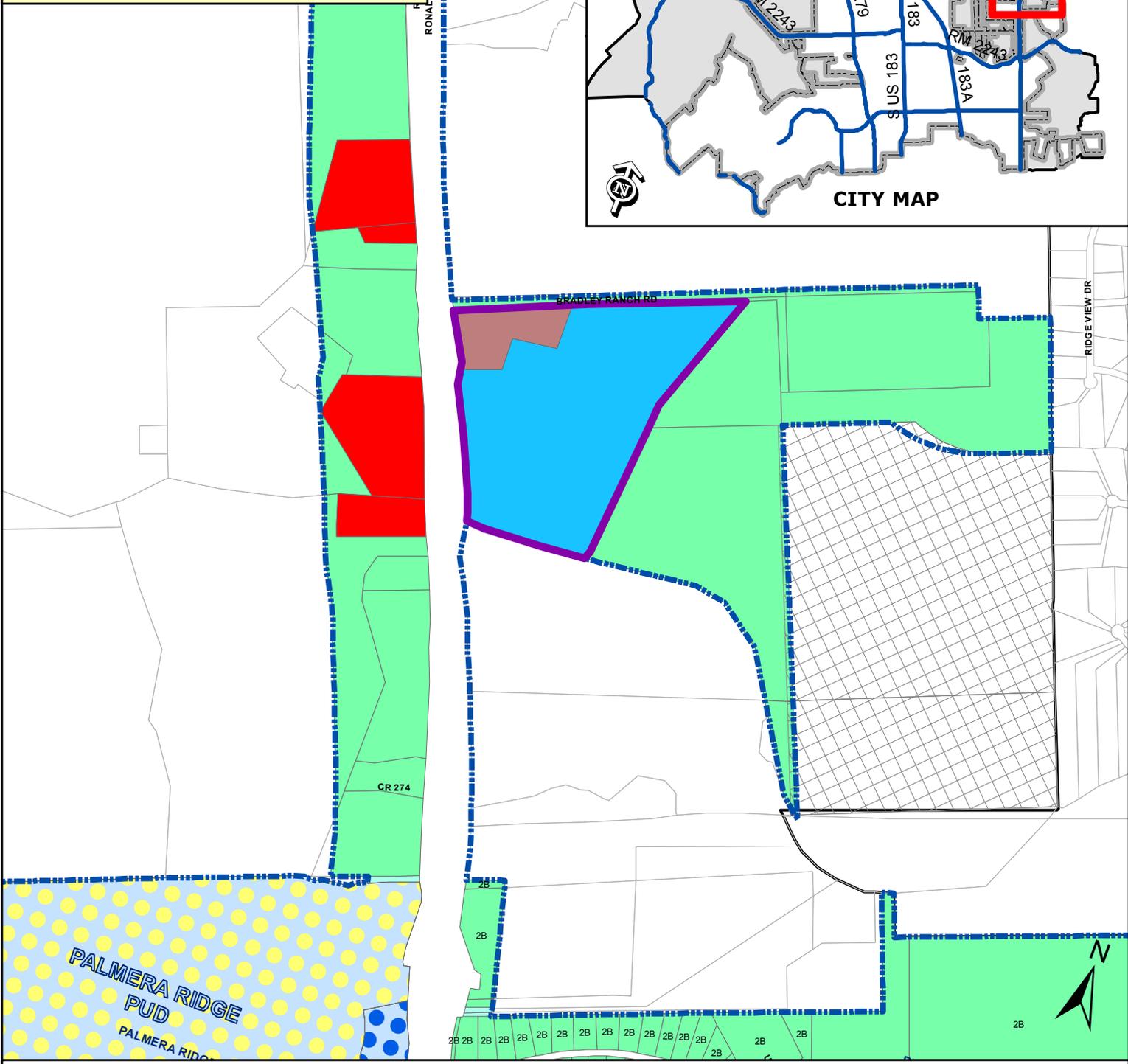
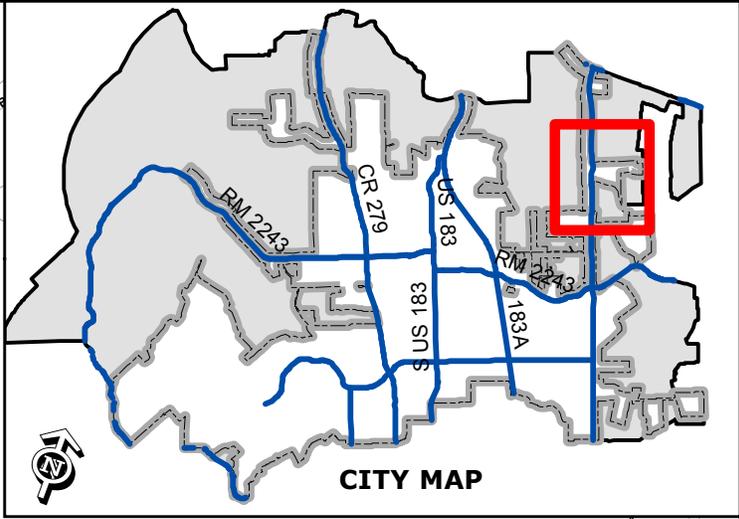
ZONING CASE 15-Z-014 Attachment #2

Current Zoning Map - Red Oak Valley

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	

0 200
Feet

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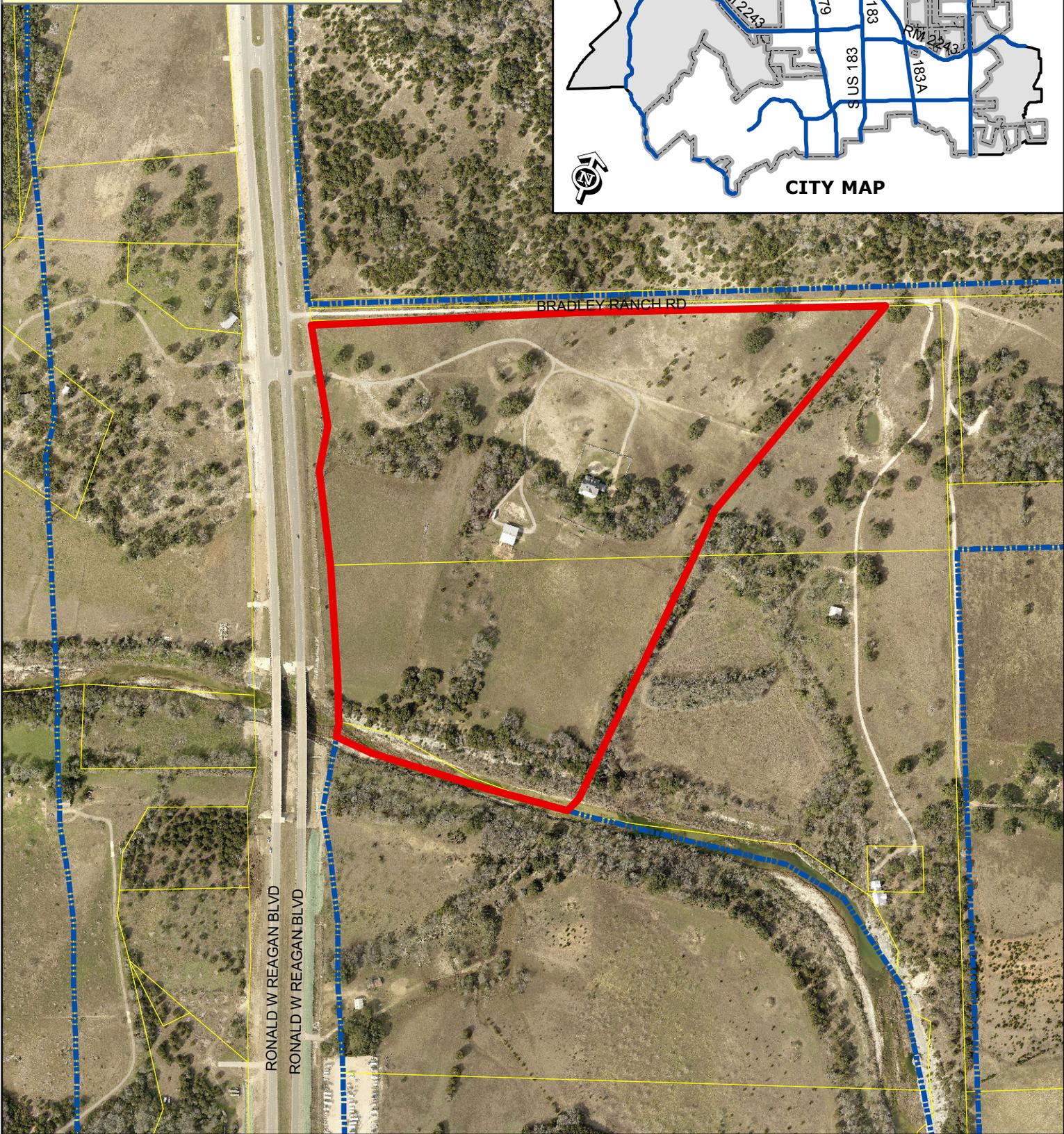
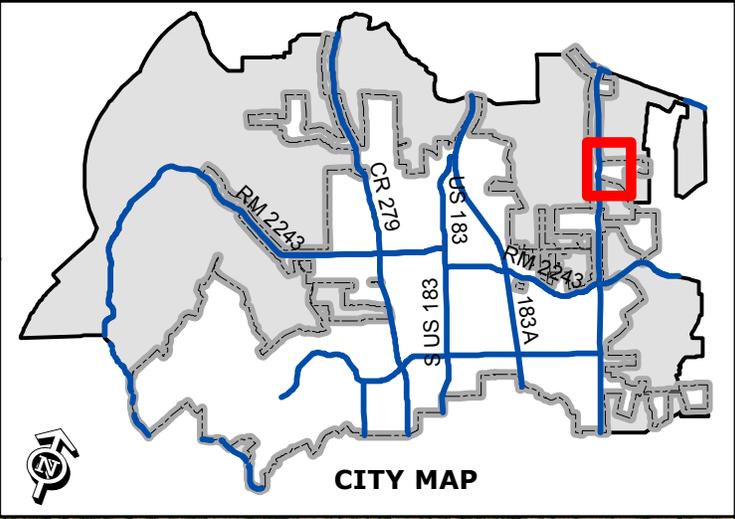
ZONING CASE 15-Z-014 Attachment #3

Proposed Zoning Map - Red Oak Valley

 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-014 Attachment #4

Aerial Exhibit - Approximate Boundaries
Red Oak Valley



-  Subject Property
-  City Limits

June 23, 2015

1701 Directors Boulevard
Suite 400
Austin, Texas 78744-1024
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

Mr. Tom Yantis, AICP, Planning Director
City of Leander Planning Department
104 North Brushy Street
Leander, Texas 78641

Re: Zoning Application – Cover Letter
Red Oak Valley Development

Dear Mr. Yantis,

On behalf of Reagan Valley Company, LLC, Jones and Carter has prepared the Zoning Change application package for the Red Oak Valley project. The 58.289-acre project is comprised of two tracts located at 18130 Ronald Reagan Blvd., in Williamson County, Texas. The site lies within the city limits of Leander, Texas, and is currently zoned as Single-Family Rural (SFR) as defined in the City of Leander Code of Ordinances. The proposed zoning for the site is Single Family Compact and Local Commercial. This request is consistent with the overall intent of the previously submitted Red Oak Valley PUD application, which received support from staff, the Planning & Zoning Commission, and City Council. A joint application to add a community center node is being submitted concurrently with this zoning application.

The site generally slopes from north to south toward the South Fork San Gabriel River. Slopes on the site are generally between 2% and 7%, with small areas of up to 30% slopes along the river frontage. Surface elevations are between 898 to 810 feet above mean sea level (msl). The site is currently vegetated with natural grass and native trees, and there is medium tree cover. A portion of the site lies within the 100-Year Flood Plain as shown on FEMA Flood Insurance Maps 48491C0455E and 48491C0460E, dated September 26, 2008. The site lies over the Edwards Aquifer Contributing Zone as defined and regulated by TCEQ, and on-site water quality treatment of runoff will be provided.

We look forward to working with the City of Leander staff, Planning & Zoning Commission, and City Council on the development of the Red Oak Valley project. If you have any questions or require additional information, please contact me at (512) 441-9493 or email at SGraham@jonescarter.com.

Sincerely,



Shawn Graham, PE

J:\Projects\A738\0002\General\Forms\Zoning Change App\Cover Letter.doc
Enclosures



EXECUTIVE SUMMARY

JULY 23, 2015

Agenda Subject: Comprehensive Plan Amendment Case 15-CPA-005: Hold a public hearing and consider action on a comprehensive plan amendment requesting to add a Community Center Node located at the intersection of S US 183 and County Glen to the Future Land Use Plan. In addition, the request includes changing the land use mix to include 50% commercial uses within this proposed node; Leander, Williamson County, Texas.

Background: A Comprehensive Plan Amendment is required for the applicant to request a change to the Future Land Use Plan. This request is the first step in the Comprehensive Plan Amendment process.

Origination: Applicant: James Knight on behalf of Robert Knight, Trustee.

Financial Consideration: None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to add a Community Center Node at the intersection of S US 183 and County Glen to the Future Land Use Plan; and to change the land use mix to include 50% commercial uses within this node.

DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to add a Community Center Node located at the intersection of S US 183 and County Glen to the Future Land Use Plan; and denial of the change of the mix of target land uses.

Attachments:

1. Planning Analysis
2. Current Node Plan
3. Proposed Node Plan
4. Letter of Intent

Prepared By: Martin Siwek, AICP, GISP
Planner

07/15/2015



PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT CASE 15-CPA-005

FUTURE LAND USE PLAN AMENDMENT

GENERAL INFORMATION

Origination: Applicant: James Knight on behalf of Robert Knight

Proposal: The applicant is proposing to amend the Future Land Use Plan by adding a Community Center Node located at the intersection of S US 183 and County Glen to the Future Land Use Plan. In addition, the request includes changing the land use mix to include 50% commercial uses within this proposed node; Leander, Williamson County, Texas.

Staff Contact: Martin Siwek, AICP, GISP
Planner

COMPREHENSIVE PLAN STATEMENTS:

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

ANALYSIS:

The Future Land Use Plan and Map were adopted by the City Council on August 7, 2014. These documents serve as a guide for staff, the Planning & Zoning Commission, and City Council in determining appropriate zoning districts and land use concept plans for properties within the City Limits and ETJ. The guiding principal of the Future Land Use Plan is the protection of the value of single-family neighborhoods through the concentration of mixed use activity centers at major transportation intersections. This principle provides for the separation of incompatible uses while also providing easy access for pedestrians, bicyclists and motorists to areas of retail and commercial development that serve the neighborhood, community and regional needs.

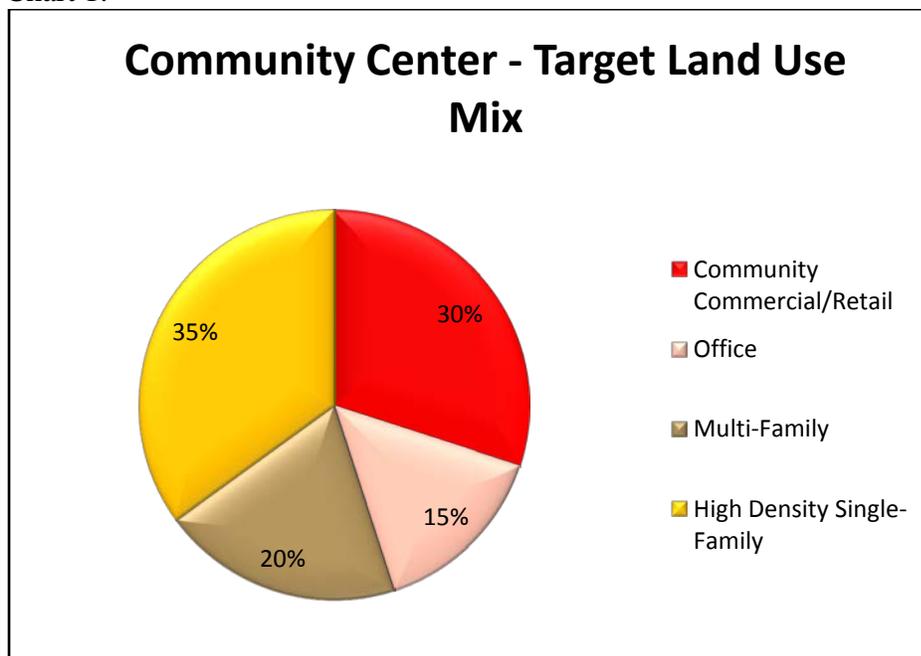
The Future Land Use Map calls for nodes to be located at the intersections of arterial and collector class roadways. The plan calls for a higher concentration of mixed use activity center within these nodes in order to discourage strip commercial development. The applicant is proposing to locate a Community Center Node at the intersection of S. US 183 and County Glen.

Each node provides several categories of land use with the intent to integrate land uses that make efficient use of the infrastructure systems, while protecting sensitive land and providing a system of open space and parks. The plan encourages mixed use development in the activity center in order to provide services to neighborhoods as well as the community.

The Community Center 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 the Community Center Node should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods. The applicant is also requesting to reappropriate the percentages of target land use mixes to permit 50% of the node to be comprised of commercial uses.

The Future Land Use Plan provides for Community Center Nodes to be comprised of target land use mixes as illustrated in Chart 1.

Chart 1:

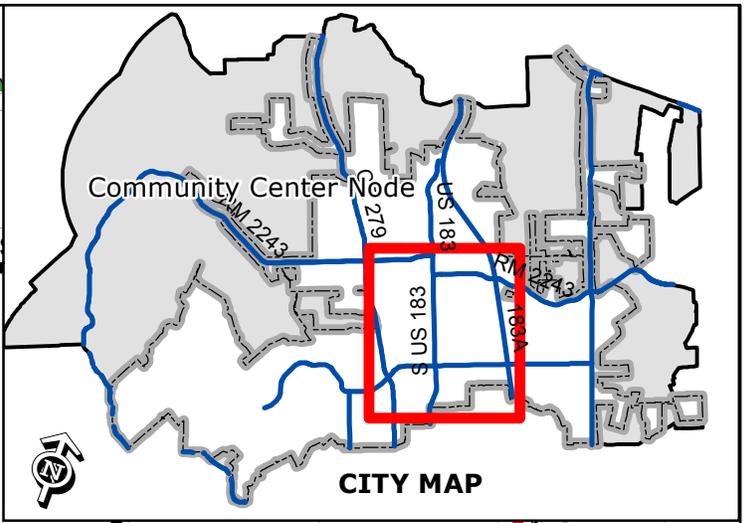
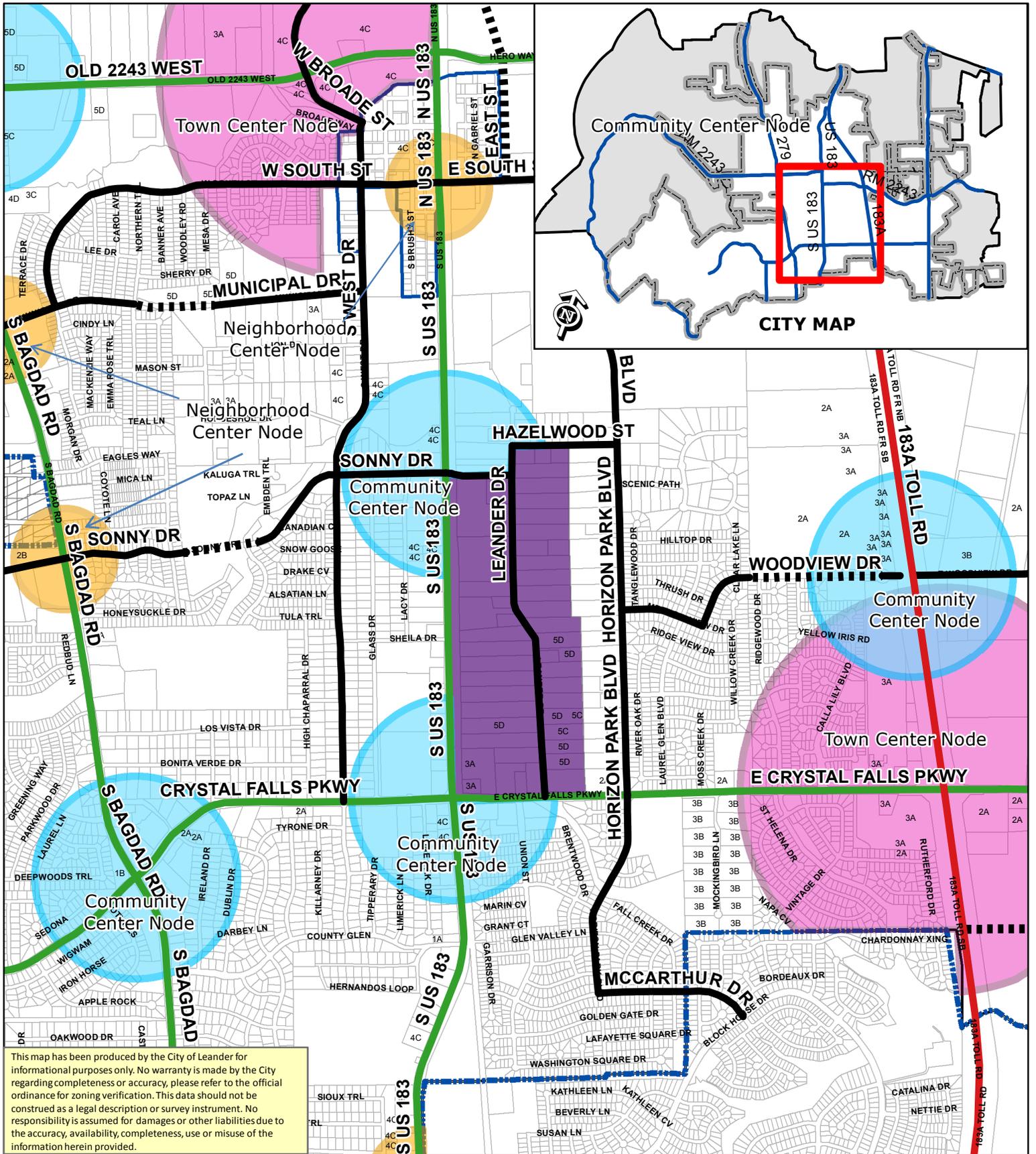


The applicant's request to increase the Community Commercial/Retail target land use mix for the Community Center Node from thirty percent (30%) to fifty percent (50%) would necessitate the reduction in other target land use mixes that are provided within this node.

STAFF RECOMMENDATION:

Staff recommends denial of the proposed request to provide an additional Community Center Node at the intersection of S. US 183 and County Glen. The proposed node would be located at the intersection of an arterial and residential collector class street, and the Future Land Use Plan

calls for these nodes to be located at the intersection of arterial and collector class streets. However, County Glen is not built to collector class standards and would be inadequate to support a Community Center Node. Additionally, the proposed location of this node would be too close in proximity to an existing Community Center Node, which is located at Crystal Falls Pkwy and S. US 183. These nodes are intended to serve the neighborhood by providing a mixture of uses that serve as a transition between the neighborhood and the center of the node, and this proposal would instead decrease the transitional area between residential and commercial class uses. The proposed intersection of roadways as stated in the Future Land Use Plan are the appropriate locations for mixed use development with the highest density concentrated at the center of the node, and the placement of the Community Center Node at the intersection of an arterial and residential collector class streets would be inappropriate.



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COMP PLAN 15-CPA-005

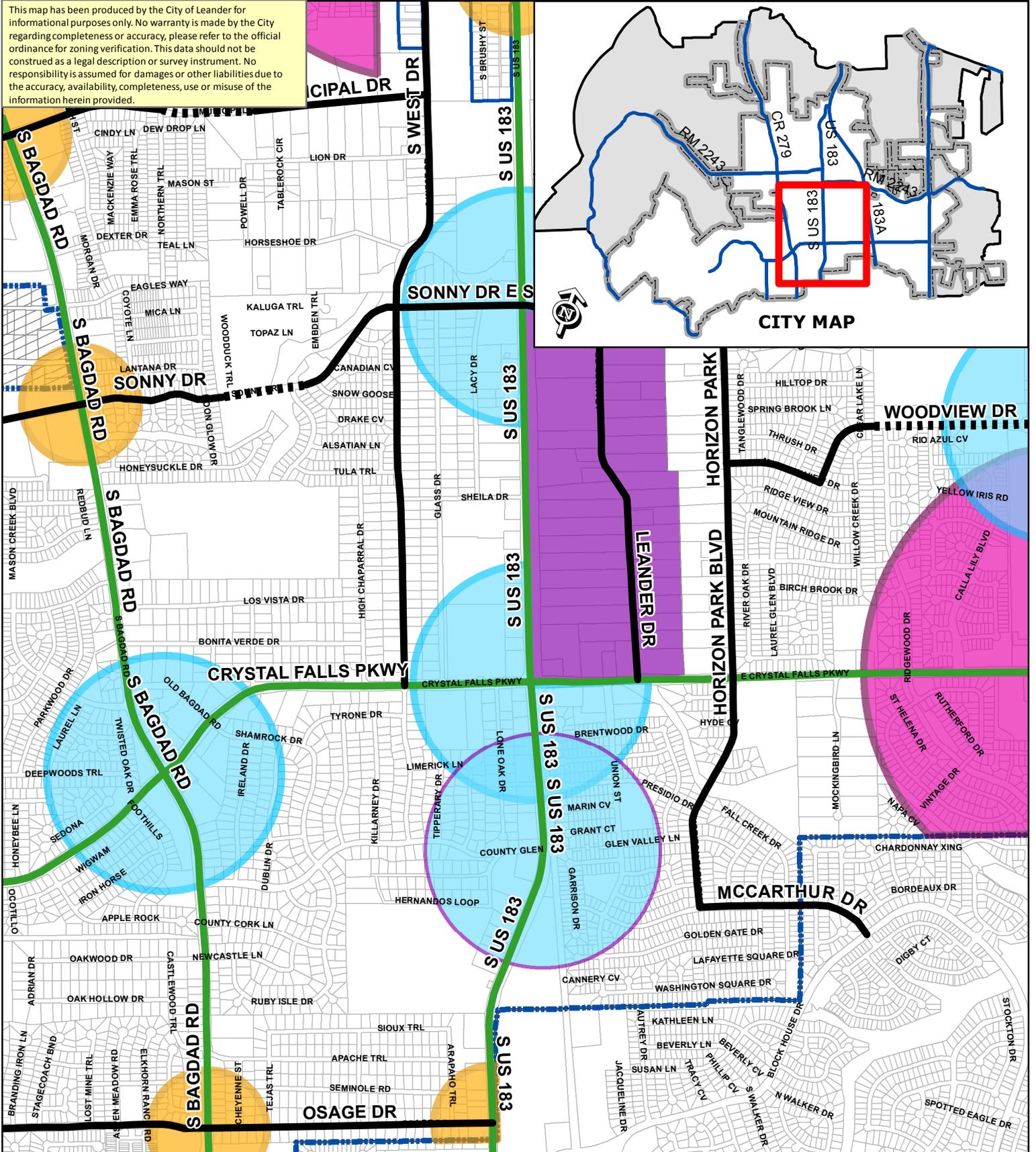
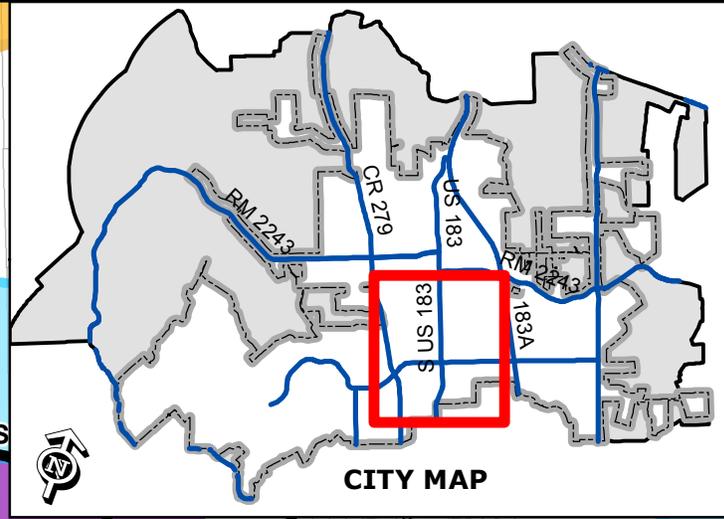
Attachment #2

S. US 183 & County Glen
Current Future Land Use Plan

- Toll Road
- Arterial
- Collector
- Arterial
- Collector
- Industrial
- City Limits
- WCAD



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COMP PLAN 15-CPA-005

Attachment #3

S. US 183 & County Glen
Proposed Future Land Use Plan

	Toll Road		City Limits
	Arterial		Industrial
	Collector		Neighborhood Center Node
	Arterial		Community Center Node
	Collector		Town Center Node
	0 400 Feet		Proposed Community Center Node



KNIGHT REAL ESTATE CORPORATION

307 EAST SECOND STREET
AUSTIN, TEXAS 78701
512/472-1800 FAX 512/472-1999
www.knightrealestate.com

June 26, 2015

City of Leander Planning Department
104 North Brushy Street
P.O. Box 319
Leander, Texas 78646-0319

***Re: Letter of Intent for Amendment of the Comprehensive Plan of 13.59
Acre Knight Tract R031782***

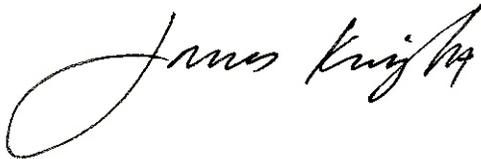
To Whom It May Concern:

On behalf of Robert Knight, Trustee, we are submitting this Comprehensive Plan Amendment application for your consideration. The owners have owned this property for over 30 years and are seeking the rezoning of their property in order to facilitate a sale for development.

The property is currently shown on the Comprehensive Plan as a residential district, and owners are seeking to reclassify this property as a Community Center Node centering at the intersection of County Glen and US 183. We are also requesting that the percentage of commercial be increased to 50% in this node to accommodate this development with the commercial that already exists.

I appreciate the opportunity to submit this application. If there are any questions, comments or concerns, please do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "James Knight". The signature is written in a cursive style with a large, sweeping initial "J".

James Knight, CCIM, CPM



EXECUTIVE SUMMARY

JULY 23, 2015

Agenda Subject: Zoning Case 15-Z-015: Hold a public hearing and consider action on the rezoning of a parcel of land located to the south of the intersection of US 183 and the Union Pacific Railroad, and to the north of the southern city limits; 13.590 acres more or less; WCAD Parcel R031782. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to GC-5-D (General Commercial), Leander, Williamson County, Texas.

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

Origination: Applicant: James Knight on behalf of Robert Knight, Trustee.

Financial Consideration: None

Recommendation: See Planning Analysis.

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

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

Attachments:

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

Prepared By: Martin Siwek, AICP, GISP
Planner

06/26/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-015 Leander Commercial

GENERAL INFORMATION

Owner: Robert Knight

Current Zoning: SFU-2-B (Single-Family Urban)

Proposed Zoning: GC-5-D (General Commercial)

Size and Location: The property is generally located south of the intersection of US 183 and Union Pacific Railroad and is 13.590 acres more or less.

Staff Contact: Martin Siwek, AICP, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	GC-3-C SFC-2-B	Developed Commercial Established Single Family Neighborhood (Horizon Park)
EAST	SFC-2-B	Established Single Family Neighborhood (Horizon Park)
SOUTH	OCL	Vacant Property
WEST	GC-3-C	Developed Commercially Zoned Property: Texas Pawn & Jewlery, Inspection Station, Zero Gravity Undeveloped Commercially Zoned Property

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

SFU – SINGLE FAMILY URBAN:

Features: 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.

Intent: Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods.

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT:

TYPE 5 (non-residential only):

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

Intent:

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

ARCHITECTURAL COMPONENTS:

TYPE D (non-residential only):

Features: 35% masonry (60% street facing); metal siding for remainder not facing a street; 2 or more architectural features.

Intent:

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.

- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

COMPREHENSIVE PLAN STATEMENTS:

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander’s budget and overall tax base.

ANALYSIS:

The applicant is requesting to rezone the property from SFU-2-B (Single-Family Urban) to GC-5-D (General Commercial). The properties to the northeast are established single family homes of the Horizon Park Subdivision, and the properties to the northwest are developed commercial properties. The properties to the immediate east are also established single family homes of the Horizon Park Subdivision, and the properties to the immediate west are also developed commercial properties. The property adjacent and to south of this parcel is outside the City limits and is vacant.

The applicant is requesting to rezone the property from SFU-2-B to GC-5-D. This case is associated with an application to amend the City’s Comprehensive Plan to site a Community Center Node at the intersection of County Glen and S US 183 (Comprehensive Plan Amendment case 15-CPA-005).

The present Use Component of SFU only permits residential uses, and the applicant is seeking to rezone the property to a GC Use Component. The intent statements of the GC Use Component note that it should be located along arterial streets with the heaviest concentration being located at intersections of arterial streets. This use component permits new vehicle and major equipment sales, retail sales of goods and services, office / warehouse including painting and plumbing, manufactured housing sales, and bars and night clubs.

The property’s current Site Component is Type 2; which is intended to be utilized primarily for residential developments or non-residential developments that are adjacent to a residential district. The Type 5 site component requested by the applicant is intended to be utilized with developments that have intense outdoor site requirements and need to utilize the outdoor site area for maximum outdoor display, storage, and accessory buildings. Table 1 below briefly summarizes the site standards for the Type 2 and Type 5 Site Component.

Table 1:

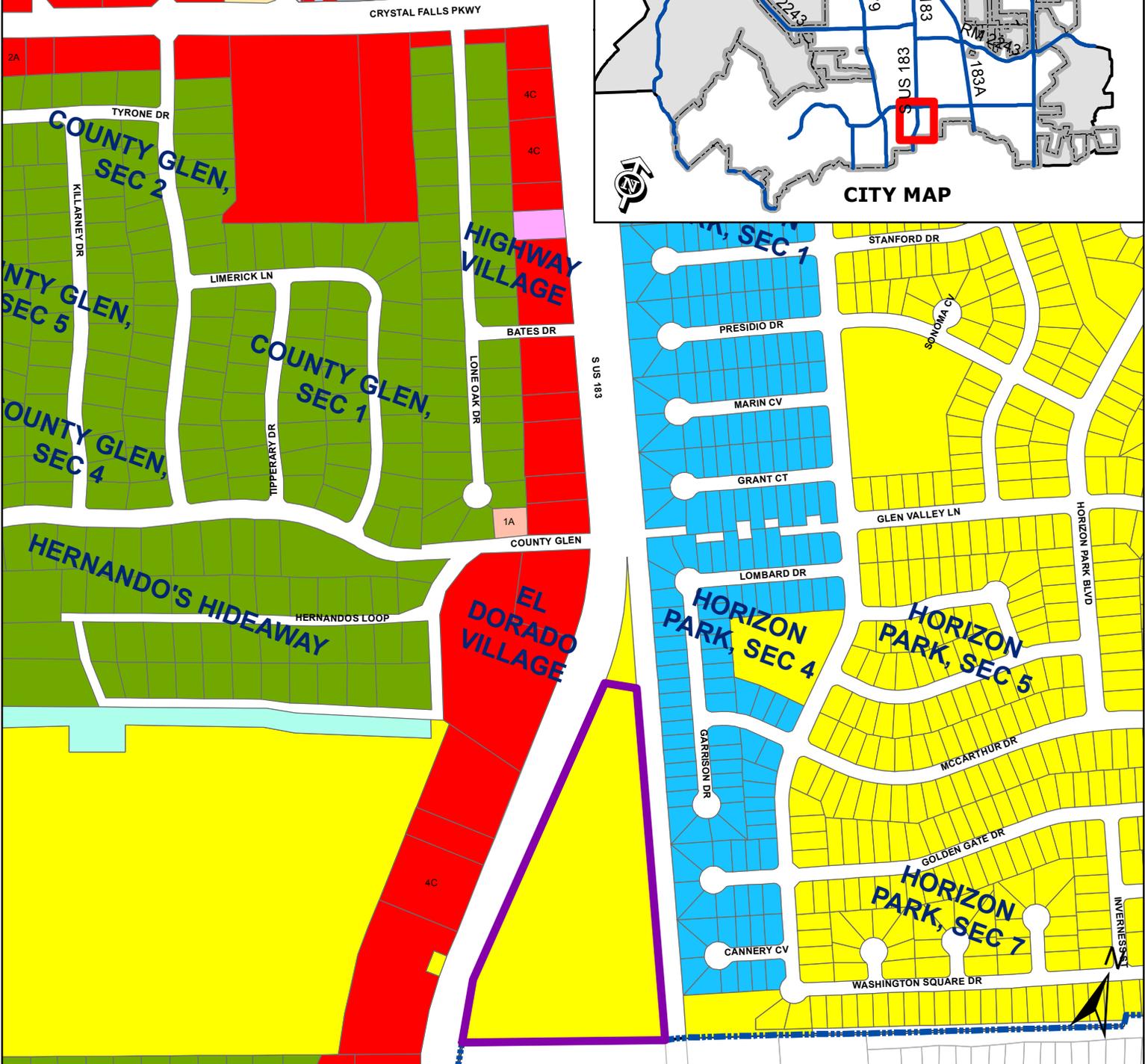
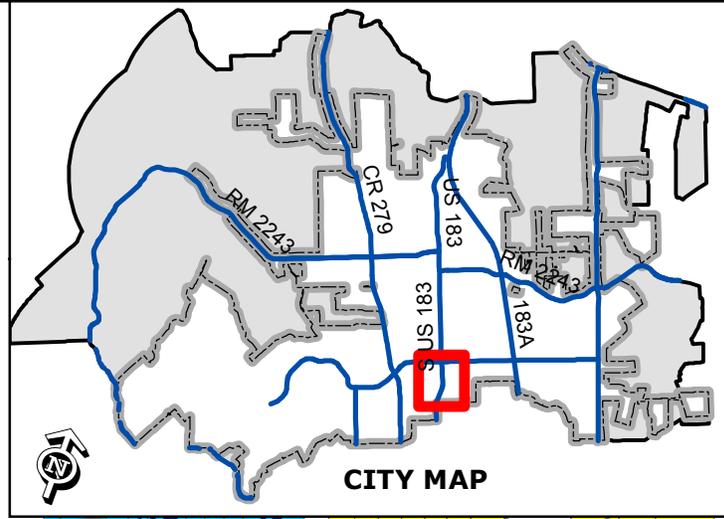
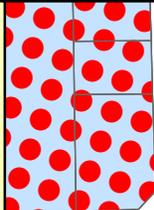
Site Standards	Type 2	Type 5
Outdoor Display and Storage	Not Permitted	Unlimited
Entertainment Venues and Outdoor Facilities	Not Permitted	Permitted
Use of Overhead Commercial Service Doors	Not Permitted	Permitted
Outdoor Fueling	Not Permitted	Permitted
Outdoor Animal Boarding	Not Permitted	Permitted
Outdoor Container Storage	Not Permitted	Permitted

The property currently is paired with the Type B Architectural Component; which requires four architectural features and 85% masonry on the first floor of buildings and 50% masonry on each story thereafter. The applicant is requesting the Type D Architectural Component; which requires two different architectural features and only requires masonry on building walls when there are street facing walls. This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications. The component is not intended to be utilized with the majority of GC districts and is not intended for retail or office development or when adjacent to residential neighborhoods. This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development. When the building is considered to have street facing walls; the Type D Architectural Component requires 35% masonry on all walls of all stories and at least 60% masonry for any street facing wall. The remaining exterior wall surfaces are permitted to use wood planking, cementious-fiber planking or panels, or painted metal siding.

STAFF RECOMMENDATION:

Staff recommends denial of the applicant's requested GC-5-D district. The requested district would be inappropriately sited as it is not located at the intersection of arterial streets, where the majority of the GC Use Component is intended to be located. Additionally, the Type 5 site component is intended to be paired with properties being utilized for heavy commercial and industrial operations. This portion of S. US 183 does not presently have a Type 5 Site Component, and would set a precedent for allowing extensive outdoor storage and potential extensive outdoor facilities along this portion of the corridor. Moreover, the Type D site component as noted by the intent statements of the Composite Zoning Ordinance is intended to be utilized specifically with industrial parks and areas. S. US 183 is a major thoroughfare into the City of Leander, and the Type D Site Component would not provide enough architectural character and quality at one of the primary gateways into the City.

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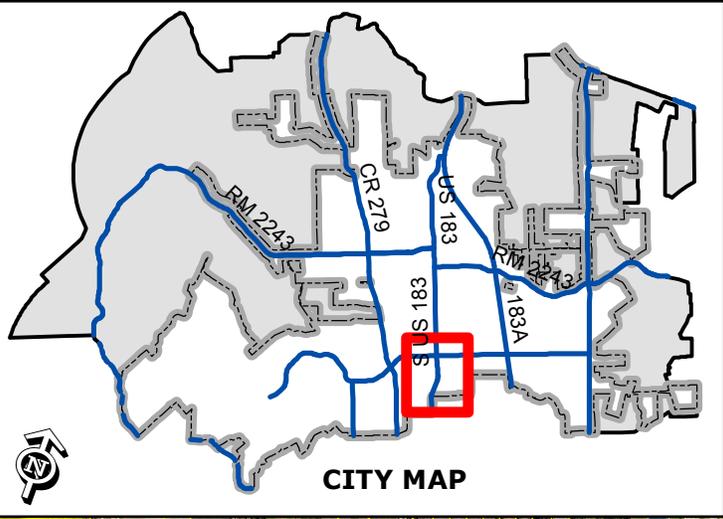
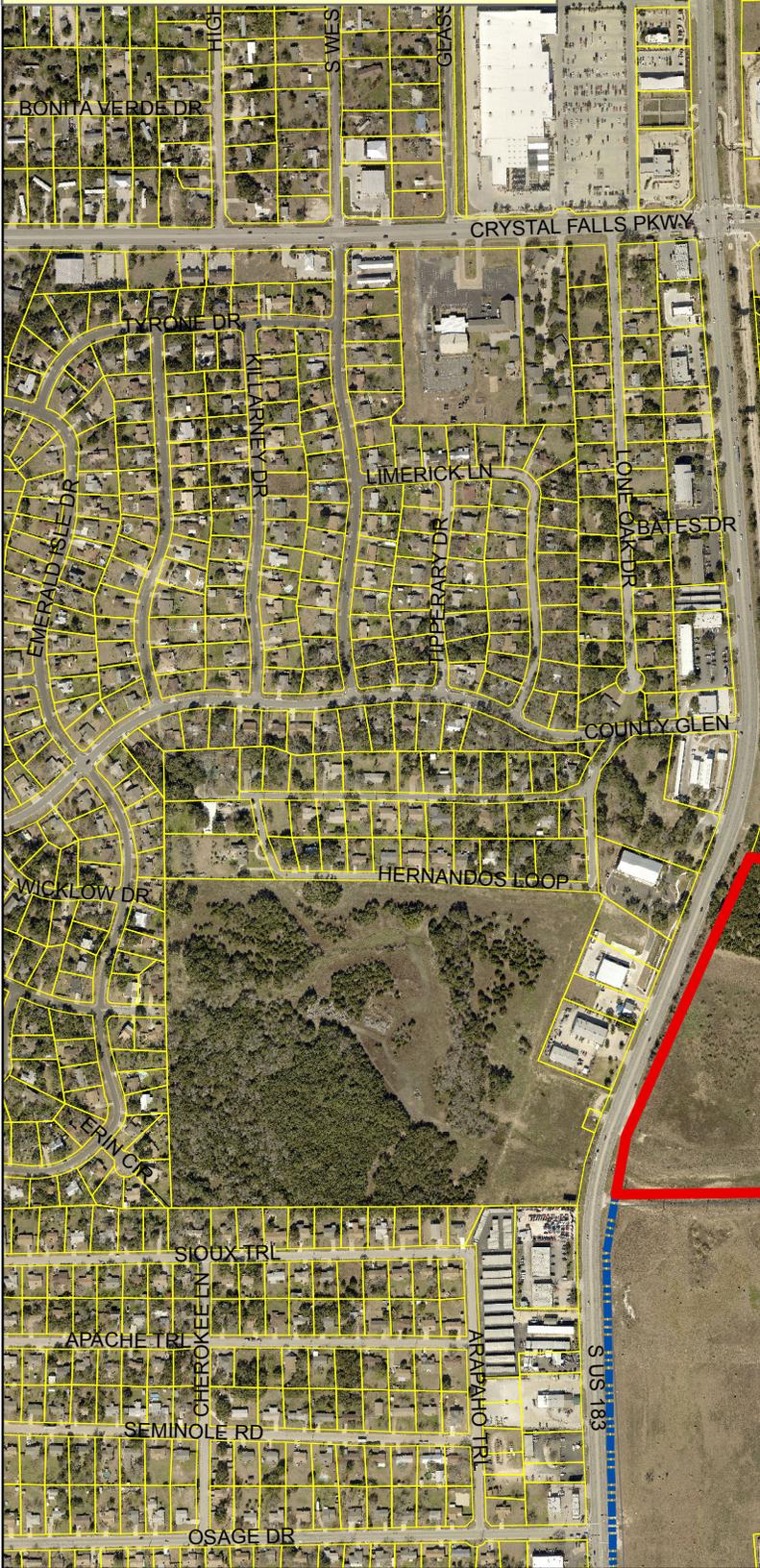
ZONING CASE 15-Z-015 Attachment #2

Current Zoning Map - Leander Commercial

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	

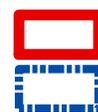


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ZONING CASE 15-Z-015 Attachment #3

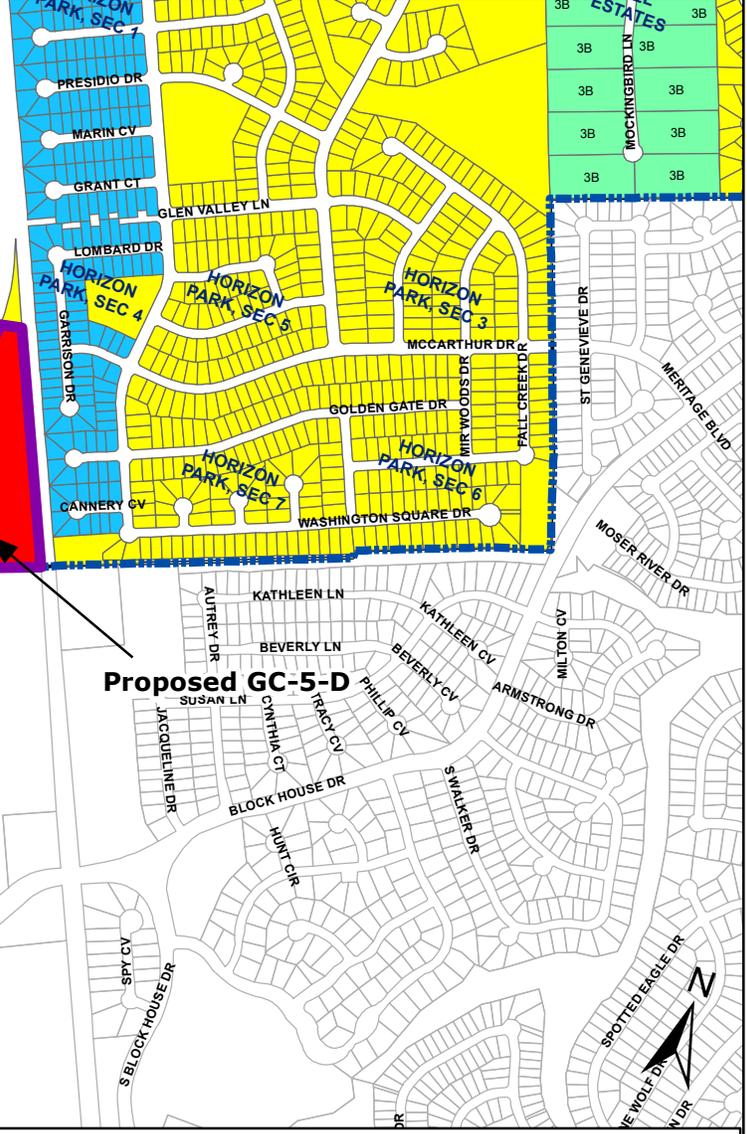
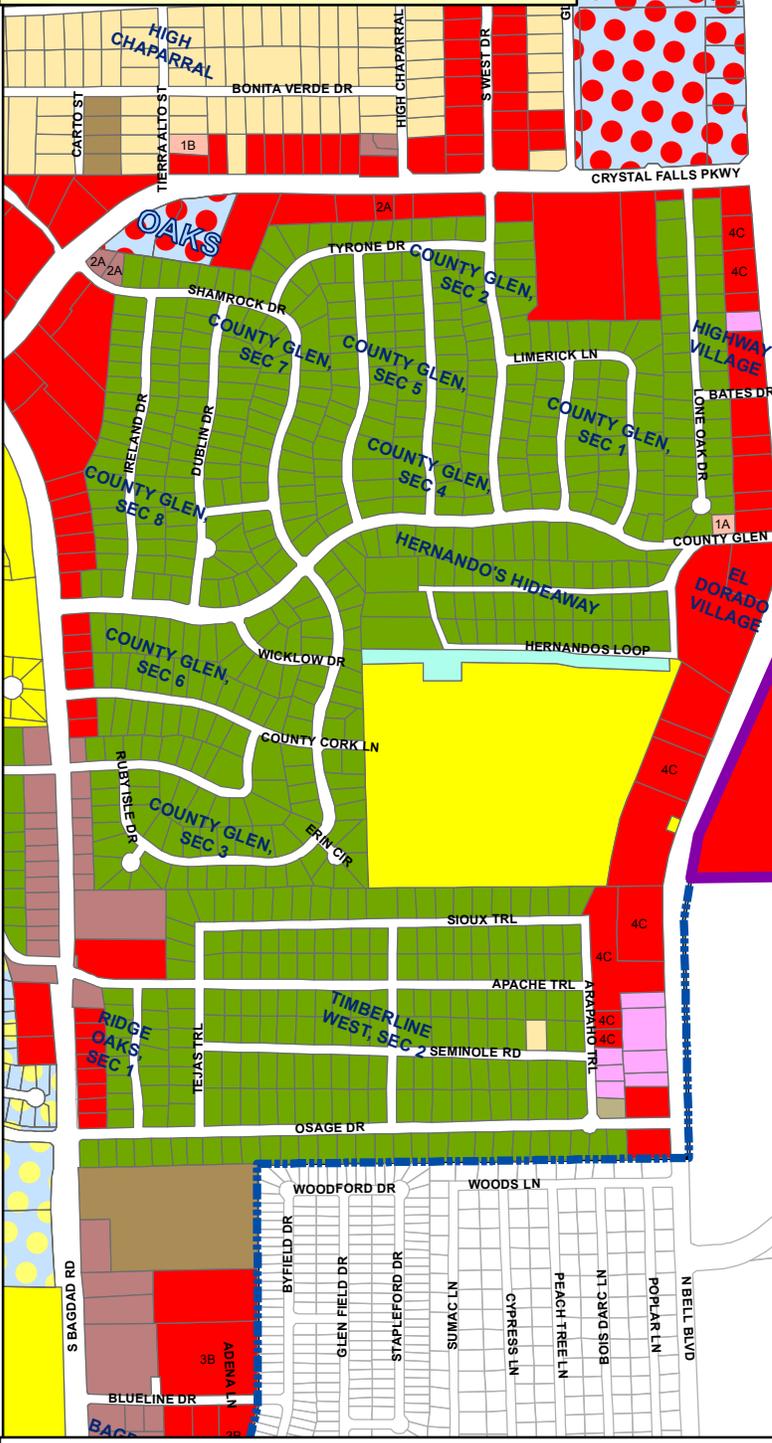
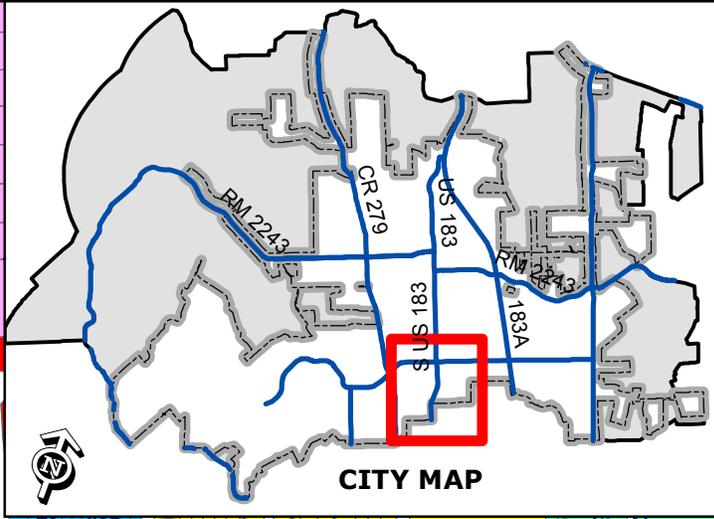
Aerial Exhibit - Approximate Boundaries
Leander Commercial



Subject Property

City Limits

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Proposed GC-5-D

ZONING CASE 15-Z-015 Attachment #4

Proposed Zoning Map - Leander Commercial

	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		

0 200 Feet

ATTACHMENT 5

KNIGHT REAL ESTATE CORPORATION

307 EAST SECOND STREET
AUSTIN, TEXAS 78701
512/472-1800 FAX 512/472-1999
www.knightrealestate.com

June 17, 2015

City of Leander Planning Department
104 North Brushy Street
P.O. Box 319
Leander, Texas 78646-0319

Re: Letter of Intent for Rezoning of 13.59 Acre Knight Tract R031782

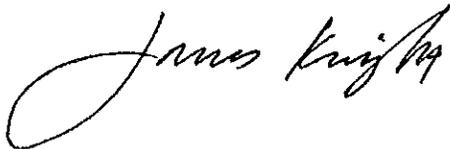
To Whom It May Concern:

On behalf of Robert Knight, Trustee, we are submitting this zoning change application for your consideration. The owners have owned this property for over 30 years and are seeking the rezoning of their property in order to facilitate a sale for development.

Attached to this letter you will find several exhibits showing the property and the intended future use. The owners are seeking to rezone from SFU to GC in order to accommodate more appropriate commercial uses consistent with its location fronting on US 183 N on the west and the railroad tracks on the east.

I appreciate the opportunity to submit this application. If there are any questions, comments or concerns, please do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "James Knight". The signature is written in a cursive, flowing style with a large initial "J".

James Knight, CCIM, CPM