



AGENDA

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

Thursday ~ August 13, 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 23, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the August 6, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-PP-015: Consider action on the Travisso, Phase 2, Section 2A & 2B Preliminary Plat for 56.15 acres more or less; TCAD Parcels 353024 & 844740; generally located to the west of Venezia View and west of Travisso Parkway; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, LTD.

8. Subdivision Case 15-SFP-007: Consider action on the Anderson Commercial Short Form Final Plat for 9.736 acres more or less; WCAD Parcels R356090, R031221, and R356290; generally located to the southwest of the intersection of E Crystal Falls Parkway and Ronald W. Reagan Blvd, Leander, Williamson County Texas. Applicant/Agent: Richard Crank on behalf of Jennifer E. Anderson-Espinoza.

Public Hearing

9. Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

Item # 9 has been postponed at applicant's request.

10. Zoning Case #15-Z-017: Hold a public hearing and consider action on the rezoning of a parcel of land located at 6301 N. Bagdad Road; 11.0959 acres more or less; WCAD Parcel R031629. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Richard A. Alley.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

11. Zoning Case #15-Z-011: Hold a public hearing and consider action on the rezoning of a parcel of land located at Osage Drive and Highland Trail; 0.94 acres more or less; WCAD Parcel R484296. Currently, the property is zoned SFU-2-B (Single Family Urban). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Mike Siefert on behalf of Lookout Development Group, LP.

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

12. 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 August 7th, 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 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
Meeting called to order at 7:02 pm
2. Roll Call
All Commissioners were present except Commissioner Schwendenmann and Commissioner Saenz
3. Approval of Minutes:
Regular Planning & Zoning Meeting: July 9, 2015
Motion made by Commissioner Anderson to approve the minutes, seconded by Vice Chair Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 16, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions that were taken by the City Council on July 16, 2015 meeting.**
5. Review meeting protocol
Chair Sokol referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

Consent Agenda

7. Plat Vacate Case 15-PV-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.

Commissioner Wixson recued himself for item #7 and #8.

Motion made by Vice Chair Allen to approve the consent agenda item seconded by Commissioner Anderson. Motion passed unanimously.

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

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

b) Applicant Presentation

David Singleton explained the purpose for the zoning request, addressed citizens concerns and answered P & Z Commissioners questions.

c) Open Public Hearing

**Chairman Sokol opened the public hearing.
Rebecca South spoke against
Darrell Word had concerns
Cheryl Hawkins had concerns
Jacqueline Jordan had concerns
Chris Dohring had concern with traffic**

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

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

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

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends denial of the Community Center Node and approval of a Neighborhood Center Node.

b) Applicant Presentation

Shawn Graham was agreeable to the staff recommendation of the Neighborhood Center Node.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to deny the requested Community Center Node and approve staff's recommendation of the Neighborhood Center Node, Vice Chair Allen seconded the motion. Motion passed unanimously.

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

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

b) Applicant Presentation

Shawn Graham was present for questions.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

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

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

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

b) Applicant Presentation

Dan Appling was present for questions.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion was delayed until Item 13 was presented.

f) Consider Action

Commissioner Wixson made a motion to table Item 12 and move to Item 13 since the applicant is presenting both items and the cases are associated.

After hearing the presentation from the applicant on Item 13, Chairman Sokol brought Item 12 back for action by the Commission.

Commissioner Anderson moved to deny the request, Vice Chair Allen seconded the motion. Motion passed unanimously.

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

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

b) Applicant Presentation

Dan Appling explained the reason for both the Comprehensive Plan Amendment and Zoning request.

c) Open Public Hearing

Chairman Sokol opened the public hearing. David Wise spoke in favor.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Chairman Sokol tabled Item 13 to take action on Item 12.

After action on Item 12 was taken, Chairman Sokol brought Item 13 back for action by the Commission.

Commissioner Wixson moved to deny the request, Commissioner Hines seconded the motion. Motion passed unanimously.

14. Meeting adjourned **at 8:18 pm.**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

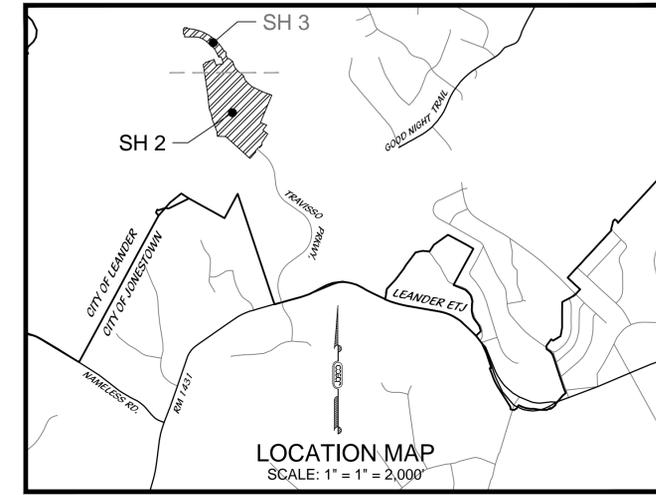
AUGUST 13, 2015

-
- Agenda Subject:** Subdivision Case 14-PP-015: Consider action on the Travisso, Phase 2, Section 2A & 2B Preliminary Plat for 56.15 acres more or less; TCAD Parcels 353024 & 844740; generally located to the west of Venezia View and west of Travisso Parkway; Travis County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, LTD.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 23 single-family lots, 6 greenbelt lots, 1 private drive lot, and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

08/03/2015

Matchline - Sheet 3

FOR REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.
 NAME: Samuel D. Kiger
 P.E. No.: 89555



Line Table

Line #	Length	Direction
L1	128.00	N42° 00' 10.61"E
L2	129.34	N42° 00' 10.80"E
L3	766.79	S47° 59' 49.20"E
L4	199.22	S88° 02' 48.25"E
L5	112.94	S04° 19' 27.08"E
L6	302.65	S21° 50' 30.00"E
L7	136.09	S09° 24' 30.59"E
L8	56.96	S23° 21' 35.08"E
L9	76.39	S19° 48' 40.56"E
L10	366.00	S05° 40' 01.94"E
L11	677.56	S08° 47' 59.26"E
L12	42.89	S75° 42' 12.12"W
L13	124.09	S68° 28' 42.35"W
L14	139.28	N17° 00' 53.66"W
L15	177.84	S78° 29' 34.29"W
L16	19.08	N62° 41' 30.29"E
L17	50.00	S27° 18' 29.71"E
L18	127.27	S27° 18' 29.71"E
L19	66.38	S34° 37' 05.14"E
L20	278.49	S48° 32' 32.57"E
L21	66.43	S59° 36' 59.86"E
L22	66.45	S67° 41' 53.68"E
L23	66.68	S74° 14' 21.25"E
L24	130.00	S89° 38' 43.77"E
L25	50.00	S89° 38' 43.77"E
L26	39.99	S00° 21' 16.23"W

Line Table

Line #	Length	Direction
L27	128.08	S00° 41' 07.68"E
L28	60.00	N89° 38' 43.77"W
L29	50.00	N27° 18' 29.71"W
L30	27.08	S64° 16' 37.16"W
L31	118.38	N53° 23' 25.45"W
L32	154.87	N20° 32' 19.77"W
L33	63.90	N40° 01' 13.44"W
L34	77.72	N43° 14' 48.70"W
L35	69.52	N57° 55' 00.99"W
L36	72.03	N43° 08' 33.05"W
L37	37.30	N24° 58' 19.01"W
L38	52.33	N14° 57' 52.37"W
L39	99.59	N41° 25' 06.90"W
L40	144.59	N48° 09' 24.31"W
L41	306.69	N64° 45' 52.82"W
L42	199.83	N70° 45' 17.62"W
L43	324.99	N22° 56' 58.68"E
L44	314.85	N22° 21' 14.12"E
L45	60.00	N21° 04' 01.68"E
L46	130.00	N68° 55' 58.32"W
L47	149.82	N36° 26' 19.30"E
L48	141.41	N53° 33' 41.31"W
L49	245.97	N33° 37' 14.07"E
L50	63.42	N02° 08' 06.98"E
L51	74.43	N41° 55' 57.95"E
L52	24.86	S47° 59' 49.39"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	39.27	25.00	090.0000	N02° 59' 49.20"W	35.36
C2	61.73	775.00	004.5634	N44° 17' 04.86"E	61.71
C3	62.63	60.00	059.8106	S51° 38' 26.00"W	59.83
C4	23.55	25.00	053.9681	S48° 43' 09.50"W	22.69
C5	37.83	300.00	007.2249	S72° 05' 27.23"W	37.80
C6	155.74	921.00	009.6885	S19° 15' 54.15"E	155.55
C7	40.67	25.00	093.1990	S70° 42' 31.56"E	36.33
C8	40.67	25.00	093.1990	S46° 14' 41.92"E	36.33
C9	37.99	25.00	087.0646	S43° 53' 12.47"W	34.44
C10	37.99	25.00	087.0646	N43° 10' 40.00"W	34.44
C11	1038.70	1049.00	056.7334	N58° 20' 36.03"W	996.79
C12	38.11	25.00	087.3316	N73° 38' 32.77"W	34.52
C13	38.11	25.00	087.3316	N19° 01' 33.35"E	34.52
C14	105.96	1049.00	005.7874	N21° 44' 46.28"W	105.91
C15	27.15	270.00	005.7608	N68° 03' 08.82"W	27.14

..... = Sidewalks
 - - - - - = Buffer Zone/Riparian Corridor Setback

Travisso Parkway - 8' Sidewalk Both Sides
 Venezia View (Collector) - 5' Sidewalk Both Sides
 All Remaining Streets - 4' Sidewalk One Side

GB = Green Belt
 WWE = Wastewater Easement
 DE = Drainage Easement
 Pvt. Drv. = Private Drive

PSD/PUE/PSE = Private Street Drainage/Public Utility Easement/Public Safety Easement



SCALE: 1" = 100'
 1 FOOT CONTOURS
 Date: 06-25-15

Jay Engineering Company, Inc.
 P.O. Box 1220 78646-1220
 Tel: (612) 269-3882 Fax: (612) 269-8016
 Texas Registered Engineering Firm F-4780

JAECO

TRAVISSO, LTD
 TRAVISSO PHASE 2 - SECTION 2A & 2B
 PRELIMINARY PLAT
LAYOUT - 100' SCALE
 SCALE: AS NOTED DWG: VDI DESIGN: SDK DATE: June 2015
 DWG. NO. AS NOTED JOB NO. 193-071-20

Sheet
 No. **2**
 of **8**

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TRAVISSO PHASE 2 - SECTION 2A, & 2B

PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS

FOR REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. BY: Samuel D. Kilger
 P.E. No.: 89555
 NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.



SCALE: 1" = 120'
 1 FOOT CONTOURS
 Date: 06-25-15



- NOTES:**
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
 - WATER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

GB = Green Belt
 WWE = Wastewater Easement
 DE = Drainage Easement
 Pvt. Drv. = Private Drive

Water Legend

Proposed	Existing
— W —	— W —
Water Transmission Main	Exist. Water Line
— RW —	— RW —
Reclaimed Water Main	Exist. Reclaimed Water Line
●	○
Gate Valve	Exist. Gate Valve
⊕	⊕
Fire Hydrant	Exist. Fire Hydrant

WATER DISTRIBUTION SYSTEM

JACO
 Jay Engineering Company, Inc.
 P.O. Box 1220 78646-1220
 Tel (817) 299-3882 Fax (817) 299-8016
 Texas Registered Engineering Firm F-4780

TRAVISSO PHASE 2 - SECTION 2A, & 2B
 PRELIMINARY PLAT
WATER DISTRIBUTION SYSTEM

TRAVISSO, LTD
 SCALE: AS NOTED DWG: VDI DESIGN: SDK DATE: June 2015
 DWG. NO. AS NOTED JOB NO. 193-071-20

Sheet
 No. **4**
 of **8**

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TRAVISSO PHASE 2 - SECTION 2A, & 2B

PRELIMINARY PLAT

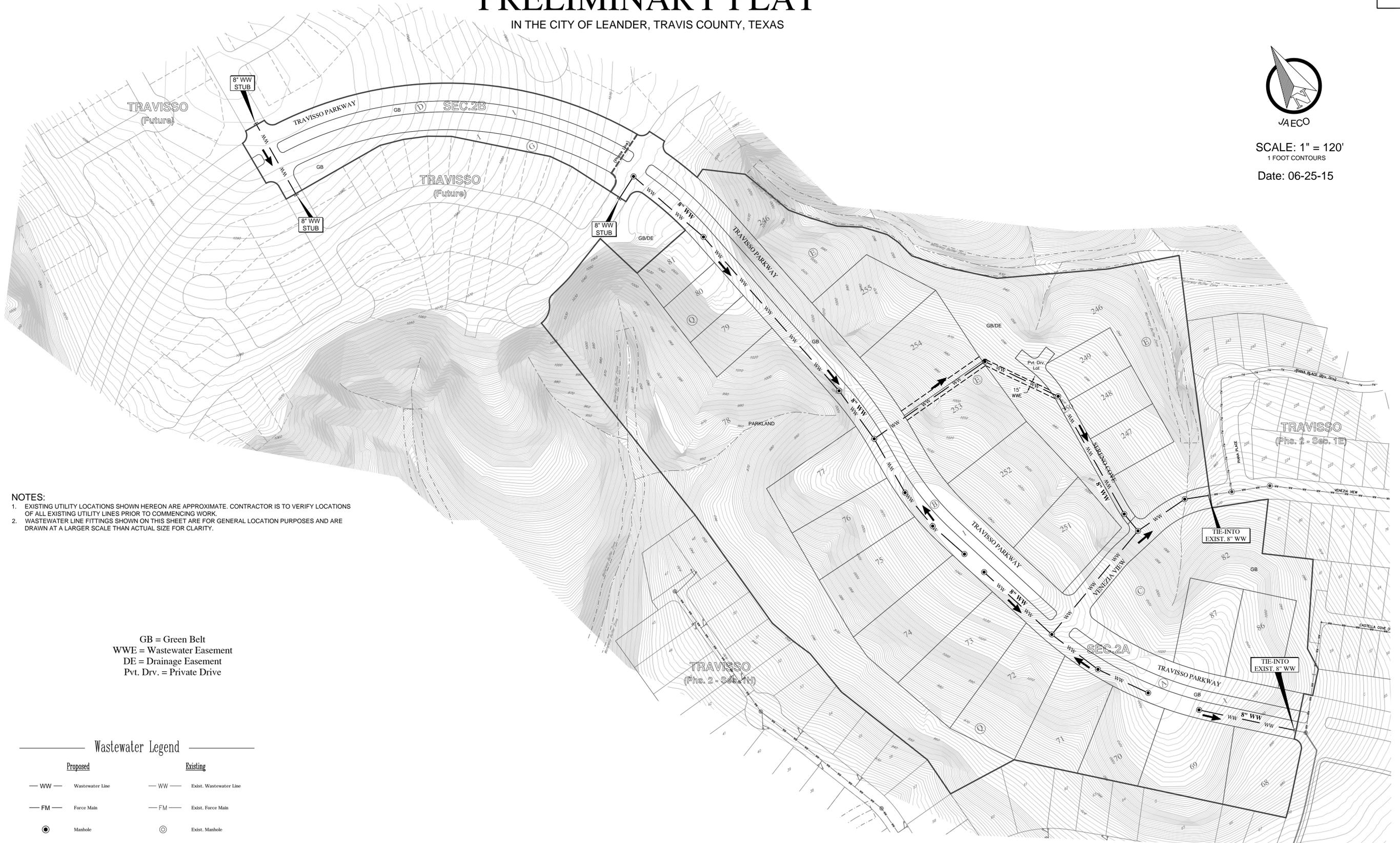
IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS

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SCALE: 1" = 120'
 1 FOOT CONTOURS

Date: 06-25-15



- NOTES:
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 - WASTEWATER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.

GB = Green Belt
 WWE = Wastewater Easement
 DE = Drainage Easement
 Pvt. Drv. = Private Drive



WASTEWATER COLLECTION SYSTEM

JACO
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 Tel (817) 269-3882 Fax (817) 269-8016
 Texas Registered Engineering Firm F-4780

TRAVISSO PHASE 2 - SECTION 2A, & 2B
 PRELIMINARY PLAT
**WASTEWATER
 COLLECTION SYSTEM**

TRAVISSO, LTD
 SCALE: AS NOTED DWG: VDI DESIGN: SDK DATE: June 2015
 DWG. NO. AS NOTED JOB NO. 193-071-20

Sheet
 No. **5**
 of **8**

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TRAVISSO PHASE 2 - SECTION 2A, & 2B

PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS

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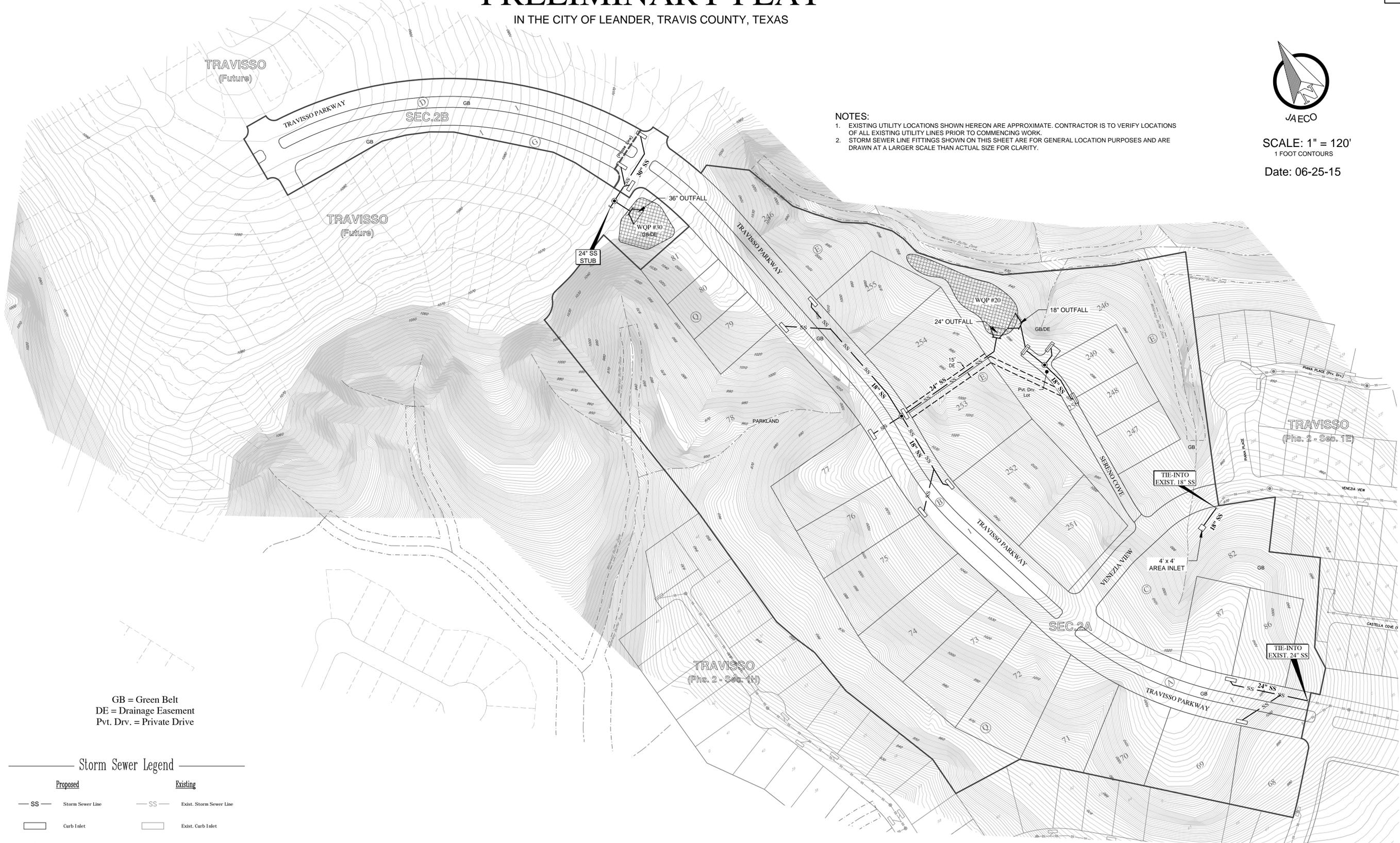


SCALE: 1" = 120'
 1 FOOT CONTOURS

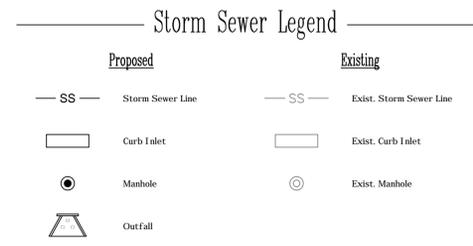
Date: 06-25-15

NOTES:

- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
- STORM SEWER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.



GB = Green Belt
 DE = Drainage Easement
 Pvt. Drv. = Private Drive



STORM SEWER PLAN

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Jay Engineering Company, Inc.
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JAECO
 TRAVISSE, LTD
 TRAVISSE PHASE 2 - SECTION 2A & 2B
 PRELIMINARY PLAT
STORM SEWER PLAN
 SCALE: AS NOTED DWG: VDI DESIGN: SDK DATE: June 2015
 DWG. NO. AS NOTED JOB NO. 193-071-20

Sheet
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TRAVISSO PHASE 2 - SECTION 2A, & 2B

PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS

FOR REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. BY: Samuel D. Kilger
 P.E. No.: 89555
 NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

NOTES:
 1. PROPOSED DETENTION POND WILL MAINTAIN FLOWS AT OR BELOW EXISTING LEVELS FOR THE 2, 10, 25, AND 100 YEAR STORMS.

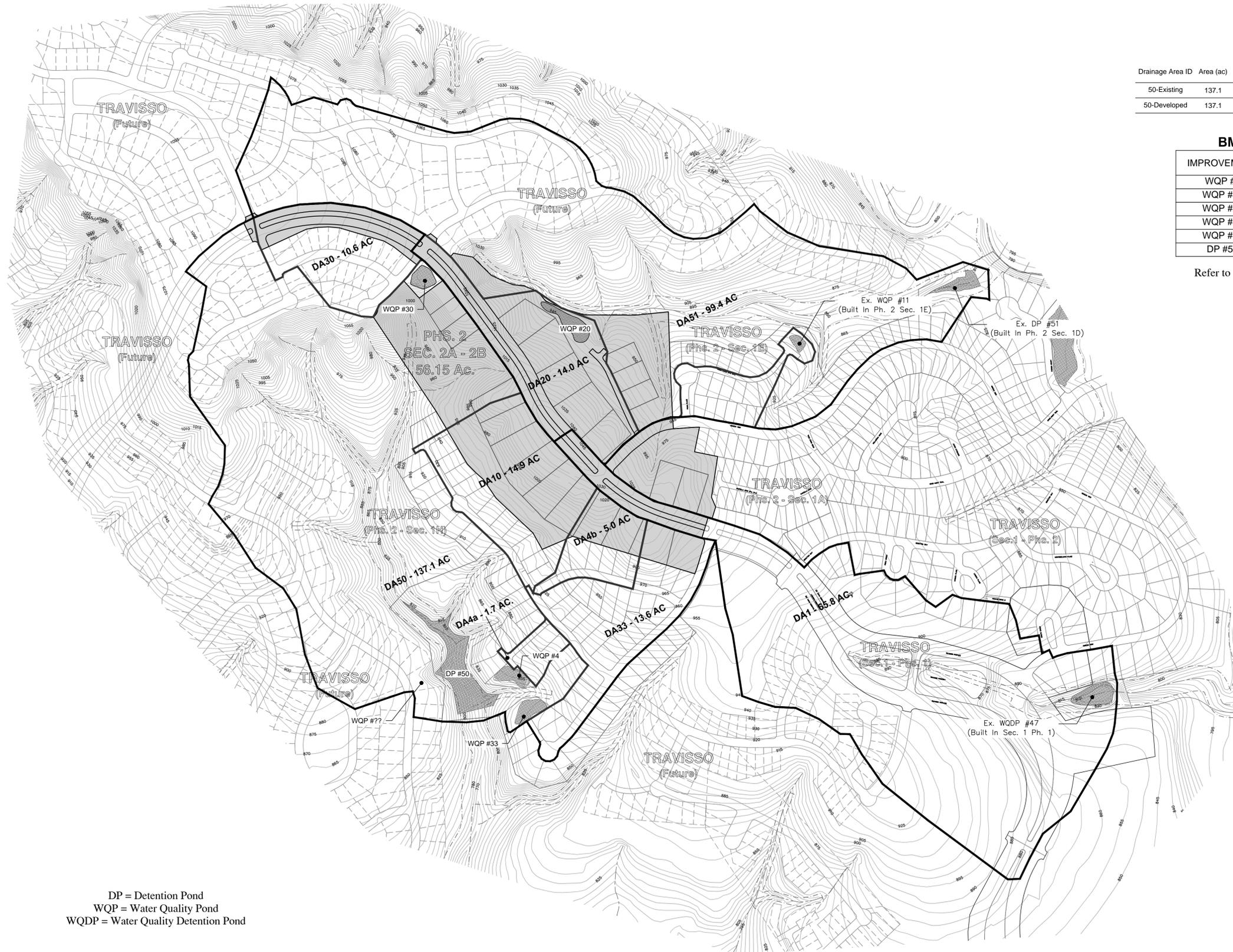
RATIONAL METHOD DRAINAGE SUMMARY
 TRAVISSO PHASE 2 - SECTIONS 2A, & 2B

Drainage Area ID	Area (ac)	Time Of Concentration (min)	C2	C25	C100	Q2 (cfs)	Q25 (cfs)	Q100 (cfs)
50-Existing	137.1	16.98	0.37	0.46	0.53	220.9	443.0	625.8
50-Developed	137.1	15.36	0.44	0.53	0.61	272.0	533.0	742.5

BMP DETENTION IMPROVEMENTS SUMMARY

IMPROVEMENT	DETENTION VOLUME (FT ³)	WATER QUALITY VOLUME (FT ³)	TOTAL REQUIRED VOLUME (FT ³)
WQP #4		13,947	13,277
WQP #10		19,102	18,851
WQP #20		23,287	23,287
WQP #30		31,897	31,897
WQP #33		28,548	28,548
DP #50	351,044		331,319

Refer to Travisso Phase 2, Sections 1F-1H Engineer's report for pond sizing.
 Leander Project Number: 15-PCIP-016



DP = Detention Pond
 WQP = Water Quality Pond
 WQDP = Water Quality Detention Pond



SCALE: 1" = 300'
 1 FOOT CONTOURS
 Date: 06-25-15

JACO
 Jay Engineering Company, Inc.
 P.O. Box 1220 78646-1220
 Tel: (817) 269-9882 Fax: (817) 269-8016
 Texas Registered Engineering Firm F-4780

TRAVISSO PHASE 2 - SECTION 2A, & 2B
 PRELIMINARY PLAT
OVERALL DRAINAGE PLAN

TRAVISSO, LTD
 SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: June 2015
 DWG. NO. AS NOTED JOB NO. 193-071-20

Sheet
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TRAVISSO PHASE 2 - SECTION 2A, & 2B

PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS

FOR REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR
 THE PURPOSE OF REVIEW ONLY. BY:
 NAME: Samuel D. Kiger
 P.E. No.: 89555
 NOT INTENDED FOR BIDDING OR
 CONSTRUCTION PURPOSES.



JAECO

SCALE: 1" = 150'
 1 FOOT CONTOURS

Date: 06-25-15

GB = Green Belt
 DE = Drainage Easement



APPROVAL OF THE TREE PROTECTION PLAN DOES NOT CONSTITUTE APPROVAL OF ITEMS
 SUBJECT TO REVIEW UPON SUBMITTAL OF A PRELIMINARY PLAT

TOM YANTIS, AICP _____ DATE _____
 DIRECTOR OF DEVELOPMENT SERVICES

Jay Engineering Company, Inc.
 P.O. Box 1220 78646-1220
 Tel: (612) 269-3882 Fax: (612) 269-8016
 Texas Registered Engineering Firm: F-4780



TRAVISSO PHASE 2 - SECTION 2A, & 2B
 PRELIMINARY PLAT
TREE PLAN

TRAVISSO, LTD
 SCALE: AS NOTED DWG: VDI DESIGN: SDK DATE: June 2015
 DWG. NO. AS NOTED JOB NO. 193-071-20

Sheet
 No. **8**
 of **8**

TREE PLAN

D:\Projects\193 - Taylor Morrison\193-071-20 Trivisso Ph. 3 Prelim Plat\ Preliminary Plat\4th Submittal\Trivisso-Phs2-Sec2A-2B-Prelim-Plat_Sk8.dwg



EXECUTIVE SUMMARY

AUGUST 13, 2015

-
- Agenda Subject:** Subdivision Case 15-SFP-007: Consider action on the Anderson Commercial Short Form Final Plat for 9.736 acres more or less; WCAD Parcels R356090, R031221, and R356290; generally located to the southwest of the intersection of E Crystal Falls Parkway and Ronald W. Reagan Blvd, 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: Richard Crank on behalf of Jennifer E. Anderson-Espinoza.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

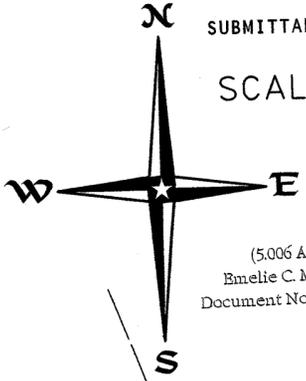
08/03/2015

ANDERSON COMMERCIAL

BEING 9.736 ACRES OF LAND OUT OF THE WALTER CAMPBELL SURVEY ABSTRACT No. 3

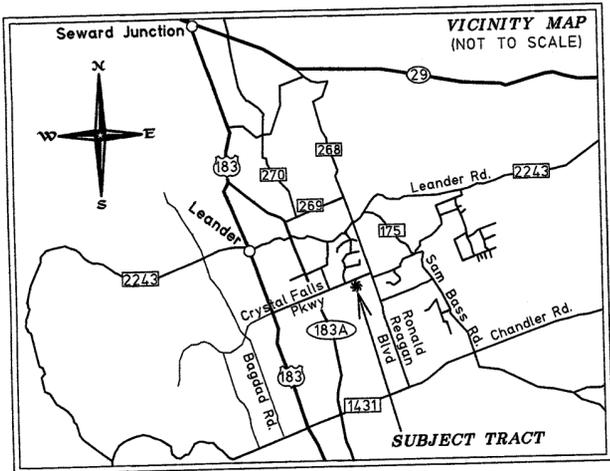
SUBMITTAL DATE: MARCH 10, 2015

SCALE: 1" = 100'



E. D. HARMON SURVEY
ABSTRACT NO. 6

WALTER CAMPBELL SURVEY
ABSTRACT NO. 3



THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS:

That we, Dorothy Jean Stephenson Anderson and Jennifer E. Anderson, now known as Jennifer E. Anderson-Espinoza, owners of 9.736 Acres of land out of the Walter Campbell Survey Abstract No. 3, in Williamson County, Texas, as conveyed to us by virtue of deeds recorded in Document No. 2013039542, Document No. 9618614 and Volume 928 Page 355 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tract of land in accordance with the attached map or plat to be known as

ANDERSON COMMERCIAL

and do hereby join, approve and consent to all dedications and plat note requirements shown hereon, and do hereby approve the recordation of this subdivision plat and do hereby dedicate all ROW, streets, alleys, easements, parks and other open spaces to public use, or, when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision, subject to any easements, and/or restrictions heretofore granted and not released. It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, State Aquifer Regulations and Municipal Watershed Ordinances.

WITNESS MY HAND this the ____ day of _____, A.D. 2015.

Dorothy Jean Stephenson Anderson
10970 E Crystal Falls Parkway
Leander, TX 78641

WITNESS MY HAND this the ____ day of _____, A.D. 2015.

Jennifer E. Anderson-Espinoza
10974 E Crystal Falls Parkway
Leander, TX 78641

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

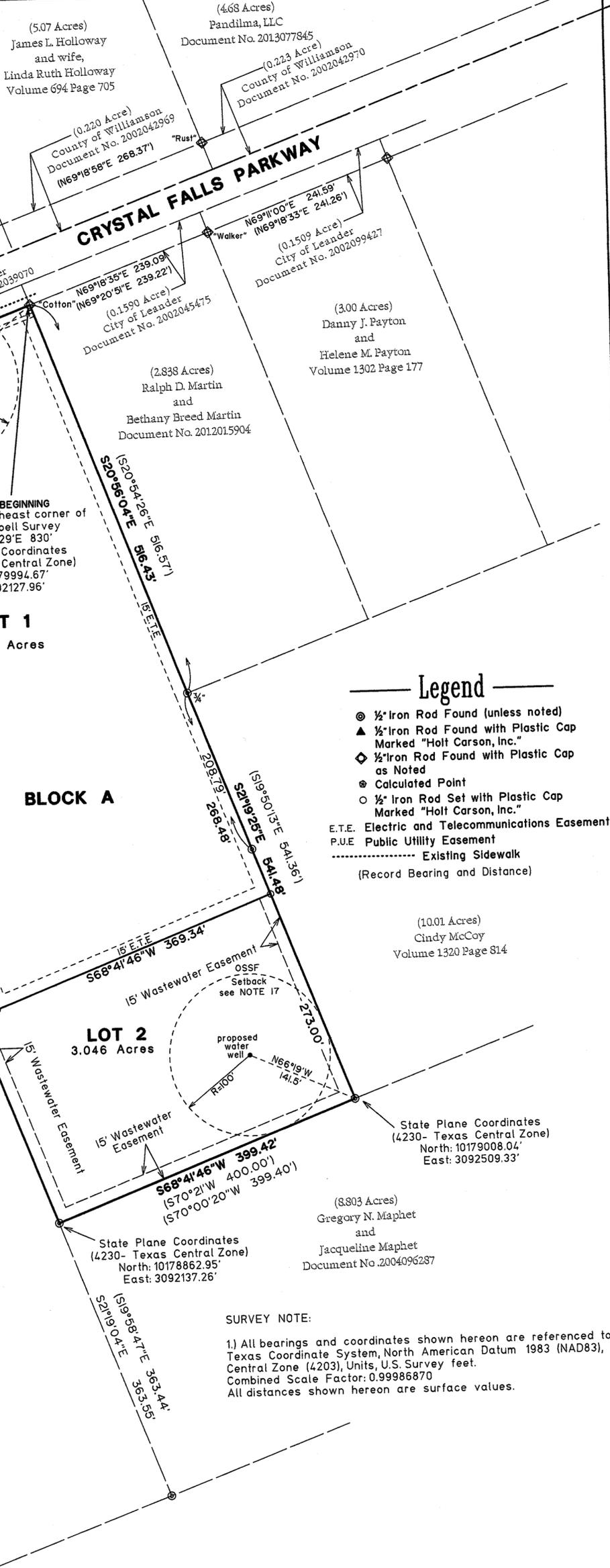
I, the undersigned authority, on this the ____ day of _____, A.D., 2015, did personally appear Dorothy Jean Stephenson Anderson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the ____ day of _____, A.D., 2015, did personally appear Jennifer E. Anderson-Espinoza, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____



- Legend**
- ⊙ 1/2" Iron Rod Found (unless noted)
 - ▲ 1/2" Iron Rod Found with Plastic Cap Marked "Holt Carson, Inc."
 - ◆ 1/2" Iron Rod Found with Plastic Cap as Noted
 - ⊙ Calculated Point
 - 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - E.T.E. Electric and Telecommunications Easement
 - P.U.E. Public Utility Easement
 - Existing Sidewalk
- (Record Bearing and Distance)

SURVEY NOTE:
1.) All bearings and coordinates shown hereon are referenced to: Texas Coordinate System, North American Datum 1983 (NAD83), Central Zone (4203), Units, U.S. Survey feet. Combined Scale Factor: 0.99986870. All distances shown hereon are surface values.

METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION OF 9.736 ACRES OF LAND OUT OF THE WALTER CAMPBELL SURVEY No. 3 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (10.0 ACRE) TRACT OF LAND AS CONVEYED TO JIMMIE I. ANDERSON BY DEED RECORDED IN DOCUMENT No. 2013039542 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN VOLUME 647 PAGE 636 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS THOSE PORTIONS CONVEYED TO THE CITY OF LEANDER BY SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT No. 2002039070 AND DOCUMENT No. 2002048752 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found (marked "Cotton") in the present South right-of-way line of Crystal Falls Parkway and in the East line of that certain (10.0 acre) tract of land as described in Volume 647 Page 636 of the Deed Records of Williamson County, Texas, for the Northwest corner of that certain (2.838 acre) tract of land as conveyed to Ralph D. Martin and Bethany Breed Martin by General Warranty Deed recorded in Document No. 2012015904 of the Official Public Records of Williamson County, Texas, and for the Southeast corner of that certain (0.1405 acre) tract of land as conveyed to the City of Leander by Special Warranty Deed recorded in Document No. 2002039070 of the Official Public Records of Williamson County, Texas, and for the Southwest corner of that certain (0.1590 acre) tract of land as conveyed to the City of Leander by deed recorded in Document No. 2002045475 of the Official Public Records of Williamson County, Texas, and being the Northeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE leaving the present South right-of-way line of Crystal Falls Parkway with the West line of said Martin (2.838 acre) tract, S 20 deg. 56' 04" E 516.43 ft. to a 3/4" iron rod found for the Southwest corner of said Martin (2.838 acre) tract and for the Northwest corner of that certain (10.01 acre) tract of land as conveyed to Cindy McCoy by Warranty Deed recorded in Volume 1320 Page 814 of the Official Records of Williamson County, Texas;

THENCE with the West line of said McCoy (10.01 acre) tract, S 21 deg. 19' 25" E at 208.79 ft. passing a 1/2" iron rod found, and continuing with the same bearing for a total distance of 541.48 ft. to a 1/2" iron rod found in the North line of that certain (8.803 acre) tract of land as conveyed to Gregory N. Maphet and Jacqueline Maphet by General Warranty Deed recorded in Document No. 2004096287 of the Official Public Records of Williamson County, Texas, for the Southeast corner of said Anderson (10.0 acre) tract and being the Southeast corner of this tract;

THENCE with the common line of said Anderson (10.0 acre) tract and said Maphet (8.803 acre) tract, S 68 deg. 41' 46" W 399.42 ft. to a 1/2" iron rod found in the East line of that certain (11.939 acre) tract of land as conveyed to Crystal Falls Partners, LLC by Special Warranty Deed recorded in Document No. 2009011918 of the Official Public Records of Williamson County, Texas, for the Northwest corner of said Maphet (8.803 acre) tract and for the Southwest corner of said Anderson (10.0 acre) tract and being the Southwest corner of this tract, and from which a 1/2" iron rod found for the Southwest corner of said Maphet (8.803 acre) tract and for the Southeast corner of said Crystal Falls Partners (11.939 acre) tract bears S 21 deg. 19' 04" E 363.55 ft.;

THENCE with the West line of said Anderson (10.0 acre) tract, N 21 deg. 18' 27" W at 625.92 ft. passing a 1/2" iron rod found for the Northeast corner of said Crystal Falls Partners (11.939 acre) tract and for the Southeast corner of that certain (1.898 acre) tract of land as conveyed to Crystal Falls Partners, LLC by said deed recorded in Document No. 2009011918 of the Official Public Records of Williamson County, Texas, and continuing with the same bearing for a total distance of 1062.07 ft. to a capped iron rod found (marked "Cotton") in the present South right-of-way line of Crystal Falls Parkway for the Northeast corner of said Crystal Falls Partners (0.1898 acre) tract for the Southeast corner of that certain (0.1321 acre) tract of land as conveyed to the City of Leander by Special Warranty Deed recorded in Document No. 2004088449 of the Official Public Records of Williamson County, Texas, and for the Southwest corner of that certain (0.1221 acre) tract of land as conveyed to the City of Leander by Special Warranty Deed recorded in Document No. 2002048752 of the Official Public Records of Williamson County, Texas, and being the Northwest corner of this tract;

THENCE crossing through the interior of said Anderson (10.0 acre) tract with the present South right-of-way line of Crystal Falls Parkway, N 69 deg. 17' 22" E 402.65 ft. to the PLACE OF BEGINNING, containing 9.736 acres of land.

ANDERSON COMMERCIAL

BEING 9.736 ACRES OF LAND OUT OF THE WALTER CAMPBELL SURVEY ABSTRACT No. 3

PLAT NOTES:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
2. 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)
3. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
4. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
5. All easements on private property shall be maintained by the property owner or his or her assigns.
6. In addition to the easement shown hereon, a ten (10x) foot wide public utility, landscape, and pedestrian access easement is dedicated along and adjacent to all right of way and a two and a half (2.5x) foot wide public utility easement is dedicated along all side lot lines.
7. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel No. 48491C0460 E for Williamson County, effective September 26, 2008.
8. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander.
9. Sidewalks shall be installed on the subdivision side of Crystal Falls Pkwy. 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.
10. All utility lines must be located underground.
11. 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.
12. At the time of site development permit, unless a new traffic impact analysis (TIA) for the development as proposed in the concept plan indicates that average daily trips are estimated below 2,000, the applicant will provide a payment to the City in lieu of a TIA.
13. 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.
14. Lots in this subdivision shall be served by on-site water well and on-site septic systems. However, these lots shall be allowed to connect to the future City of Leander water distribution and wastewater collection facilities.
15. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to develop this subdivision do not comply with such codes and requirements.
16. Temporary and permanent easements to be provided as required for off-site water, wastewater and drainage improvements.
17. At the time that the lots in this subdivision are connected to the City of Leander water distribution and wastewater collection facilities, the OSSF Setback indicated hereon will no longer be in effect.
18. This site is located within the Edwards Aquifer Contributing Zone. Development of this site will comply with all applicable TCEQ Edwards Aquifer rules.
19. Joint access for Lot 1 and Lot 2 to and from Crystal Falls Parkway, shall be provided by the thirty (30x) foot wide Driveway Access Easement located on the flag pole portion of Lot 2.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat was prepared from an actual and accurate on-the-ground survey of the land 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 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, and Williamson County, Texas and that all easements of record as found in National Investors Title Insurance Company, Commitment For Title Insurance, GF Number 1501004-MER, Effective Date January 15, 2015, are shown or noted on the plat.

Holt Carson
Holt Carson Registered Professional Land Surveyor No. 5166
HOLT CARSON INCORPORATED
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

7-13-2015
Date



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152 (e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

NO portion of this tract is within the Zone AE (areas determined to be within the 100 year flood plain) according to the Federal Emergency Management Agency Flood Insurance Administration FIRM Panel No. 48491C 0460 E, dated September 26, 2008. I further certify that this tract is not located in the Edwards Aquifer Recharge Zone.

Kurt M. Prossner
Kurt M. Prossner, P.E. No. 58181
PROSSNER AND ASSOCIATES, INC.
13377 Pond Springs Road
Austin, Texas 78729
(512) 918-3343



7/13/15
Date

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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 WILLIAMSON COUNTY, TEXAS.

PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY 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 IN CABINET _____, SLIDES _____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

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

DEBORAH L. MARLOW, RS, OS 0029596
ASSISTANT DEPUTY DIRECTOR
ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE



EXECUTIVE SUMMARY

AUGUST 13, 2015

-
- Agenda Subject:** Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). 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: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC
- Financial Consideration:** None
- Recommendation:** The applicant has postponed this request to the September 10, 2015 Planning & Zoning Commission Meeting and the September 17, 2015 City Council Meeting.
- Attachments:** 1. Postponement Letter
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

08/06/2015

August 6, 2015

Robin Griffin
Senior Planner
City of Leander
P O Box 319
Leander, TX 78646

Subject: Trails at Leander (Case #15-Z-010) – PUD Zoning

LE#14-1006

Dear Ms. Griffin:

AHV requests a postponement of this Zoning case from the current agenda. We would like to be added to the September 10th P&Z agenda. It is also our understanding that staff will handle the withdrawal at the August 13, 2015 P & Z meeting and the subsequent City Council meetings, therefore, we do not need to attend these meetings. We also understand that there is a \$200 postponement fee and the notification fees will need to be paid again.

Thank you for your consideration of this matter.

Sincerely,



Anthony Goode, P.E., Agent



EXECUTIVE SUMMARY

AUGUST 13, 2015

Agenda Subject: Zoning Case #15-Z-017: Hold a public hearing and consider action on the rezoning of a parcel of land located at 6301 N. Bagdad Road; 11.0959 acres more or less; WCAD Parcel R031629. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFU-2-B (Single-Family Urban), Leander, Williamson County, Texas.

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

Origination: Applicant: Josh Becker on behalf of Richard A. Alley.

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

07/17/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-017 DIAMOND D RANCH

GENERAL INFORMATION

- Owner:** Richard Alley
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning:** SFU-2-B
- Size and Location:** The property is located at 6301 N. Bagdad Rd and includes approximately 11.0 acres.
- 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	SFU-2-B	Developed Property Zoned for Single-Family (Benbrook Ranch Subdivision)
EAST	SFU-2-B	Developed Property Zoned for Single-Family (Estates of North Creek Ranch Subdivision)
SOUTH	SFU-2-B	Developed Property Zoned for Single-Family (Estates of North Creek Ranch Subdivision)
WEST	SFU-2-B	Developed Property Zoned for Single-Family (North Creek Subdivision)

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.

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 B:**

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

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

- 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 from SFR-1-B (Single-Family Rural) to SFU-2-B (Single-Family Urban) to allow for a single-family development at this location. This property is adjacent to the developed Benbrook Ranch Subdivision to the north, the developed Estates of North Creek Subdivision to the east and south, and the developed North Creek Subdivision to the west.

This property was annexed into the City on December 21, 2006 and was established as an Interim SFR-1-B zoned district.

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 the ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods of this area of the City are of moderate density due to the availability of sewer and water infrastructure.

The proposed SFU use component permits detached dwellings on medium sized lots that are a minimum of sixty 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 N. Bagdad Rd.

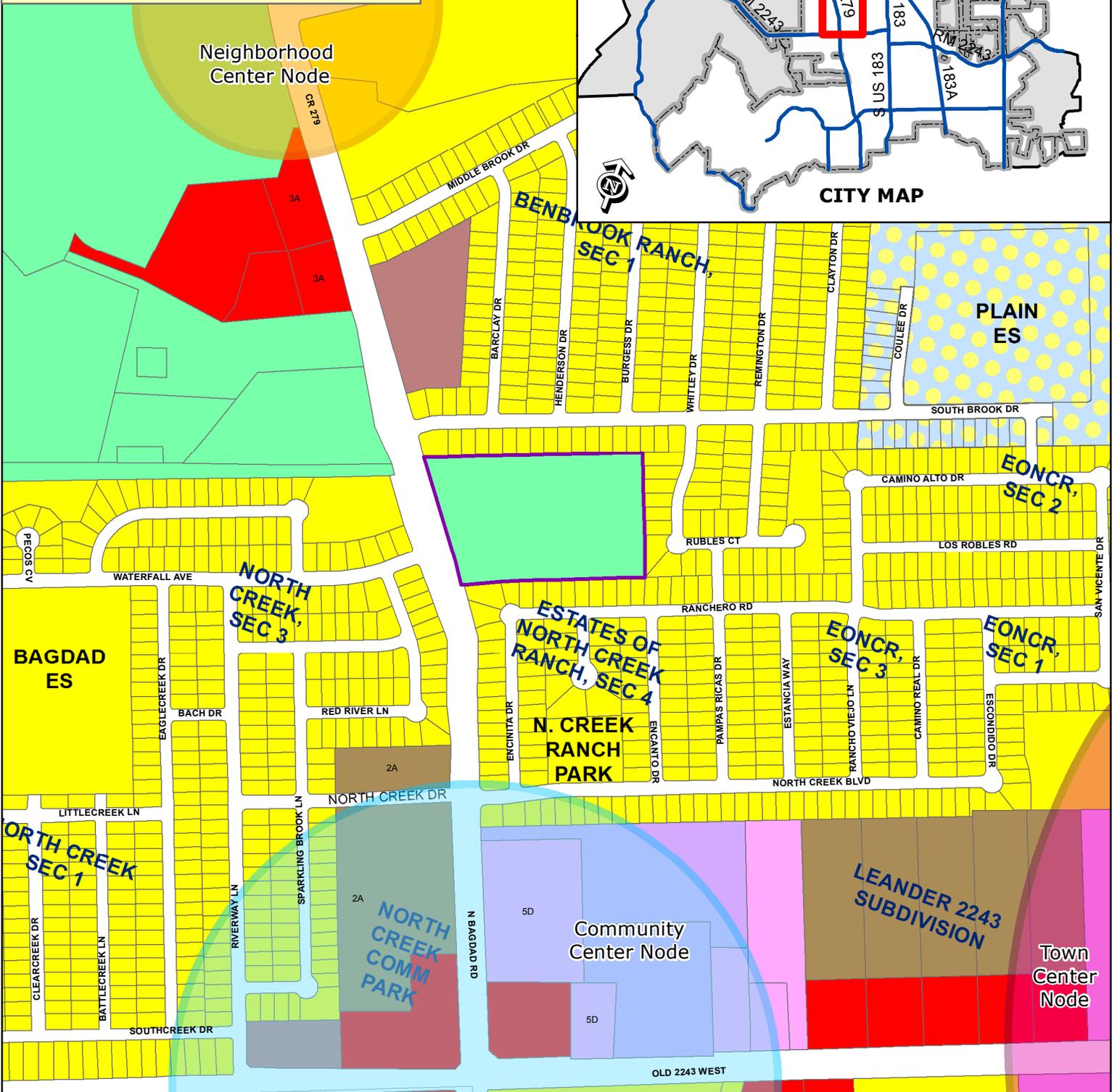
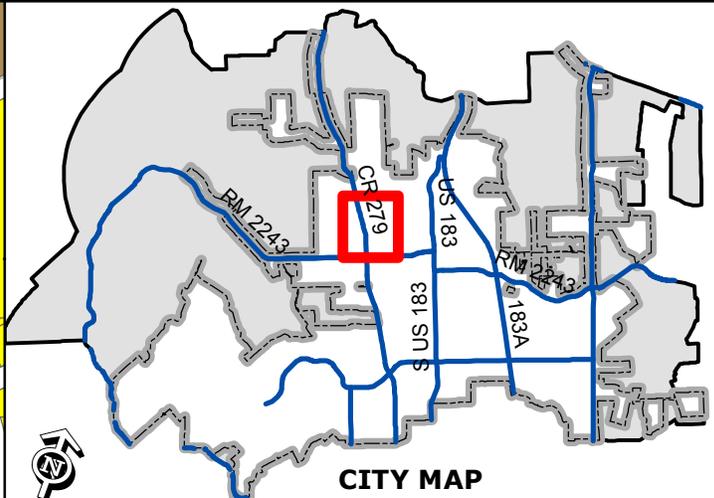
The Type 2 site component is intended to be paired with residential districts and is the standard site component paired with residential use components. Accessory buildings and structures are permitted providing that their total gross floor area square footage is not greater than ten percent of the gross floor area of the primary building, or 120 square feet; whichever is greater.

The Type B architectural component requires that all structures are 85% masonry on the first story and 50% masonry on each additional story thereafter. Building height is limited to a maximum of 35 ft and includes a minimum of four design features for buildings.

STAFF RECOMMENDATION:

Staff recommends approval of the requested SFU-2-B district. This zoning district provides for the development of compatible residential use along N. Bagdad Rd. The request meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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



ZONING CASE 15-Z-017

Attachment #2

Current Zoning Map
Diamond D Ranch

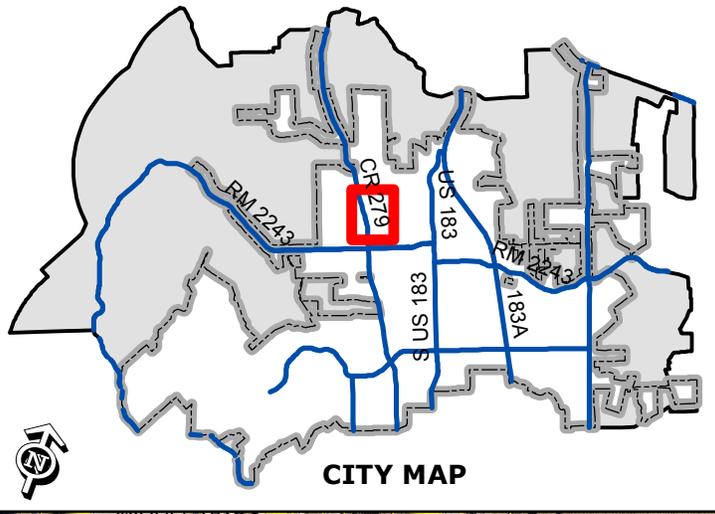


-  Subject Property
-  City Limits

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



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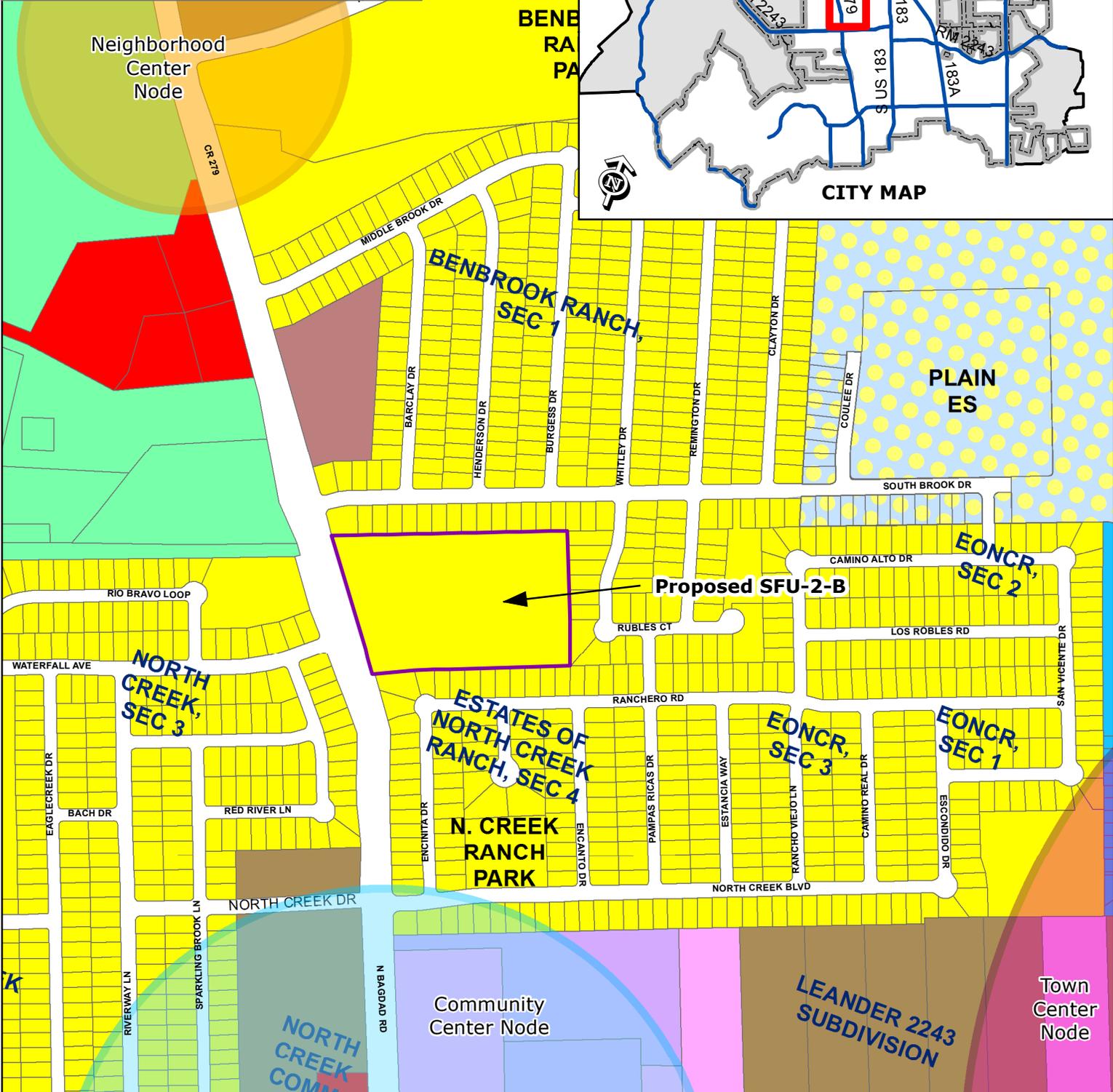
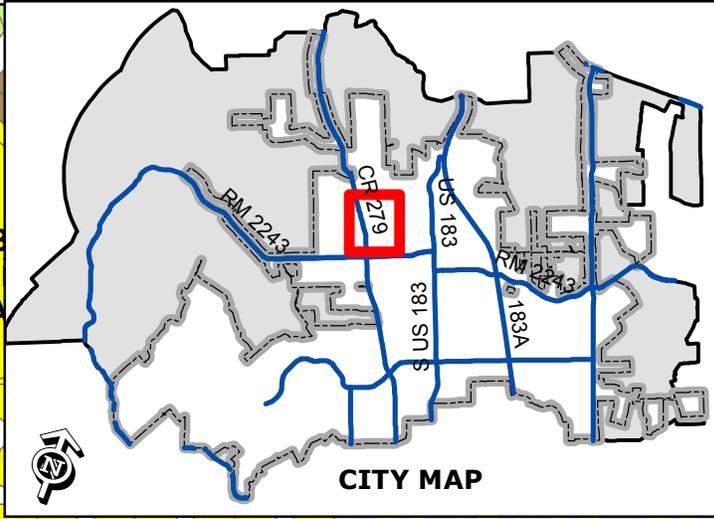
ZONING CASE 15-Z-017 Attachment #3

Aerial Exhibit - Approximate Boundaries
Diamond D Ranch



- Subject Property
- City Limits

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ZONING CASE 15-Z-017

Attachment #4

Proposed Zoning
Diamond D Ranch



- Subject Property
- City Limits

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

ATTACHMENT 5

To whom it may concern:

Dannen Development is currently looking at improvement possibilities for 11 acres located at 6301 Bagdad Rd in Leander. The property's current zoning is Single Family Rural with and Agricultural exemption. There are a few barns and a trailer currently on the property, but the property is not being lived on.

The subject property is flat and is surrounded by single-family homes in a SFR, Single Family Urban, zone on the North, East and South. Bagdad Road borders the property on the West.

Under its current use and zoning, SFR, the property will allow for 1-acre single-family lots. Our proposal is to re-zone the property to single family urban in order to match all the neighboring properties current zoning and use.

The proposed zone would protect the quality of life and value of both the residential homes to the North, East and South. Access will be provided from Bagdad Rd, thus limiting the impact on the current homeowners.

Our goal is to work with Leander to make sure our project is an asset to the community and abide by the standards the city has set.

Thank you for your consideration on this matter,



Josh Becker

Managing Member Dannen Development



EXECUTIVE SUMMARY

AUGUST 13, 2015

Agenda Subject: Zoning Case #15-Z-011: Hold a public hearing and consider action on the rezoning of a parcel of land located at Osage Drive and Highland Trail; 0.94 acres more or less; WCAD Parcel R484296. Currently, the property is zoned SFU-2-B (Single Family Urban). 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: Mike Siefert on behalf of Lookout Development Group, LP.

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 Plan
6. Letter of Intent
7. Neighborhood Correspondence & Petition

Prepared By: Robin M. Griffin, AICP
Senior Planner

08/06/2015



PLANNING ANALYSIS

ZONING CASE 15-Z-011 HIGHLANDS PUD

GENERAL INFORMATION

- Owner:** Lookout Development Group LP.
- Current Zoning:** SFU-2-B (Single-Family Urban)
- Proposed Zoning:** PUD (Planned Unit Development)
- Size and Location:** The property is located on the northwest corner of Osage Drive and Lakeline Blvd and is approximately 0.94 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	SFU-2-B	Winkley Elementary School
EAST	LC-2-B	Commercial Development (Primrose School – Under Construction)
SOUTH	SFU-2-B	Established Single-Family Homes (Highlands Neighborhood)
WEST	SFU-2-B	Winkley Elementary School

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits local office use. In addition, the PUD will prohibit uses, limit hours of operation, determine access and parking locations, increase the landscaping requirements, and establish the architectural standards. 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.

LO – LOCAL OFFICE:

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

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

SITE COMPONENT:**TYPE 1:**

Features: Accessory buildings greater of 5% of primary building or 120 sq. ft.; 150% of standard landscaping; pedestrian scale signage and lighting; scale of buildings limited; mansion style multi-family; at least eighty-five percent (85%) of multi-family units are required to have at least one enclosed garage parking space; alley access to SFL and SFT; accessory dwellings for SFT and SFE.

Intent:

- (1) The Type 1 site component is intended to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street or residential collector street and are bounded by single-family development on at least one side. This component is also intended to be utilized for single-family and two-family residential lots backing up to or siding to a major thoroughfare.
- (2) This component ensures that development will not have site intensive uses or large buildings and will ensure that development is designed to a form and scale that is compatible with residential neighborhoods.

ARCHITECTURAL COMPONENT:**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.
- Plan for future development that is compatible with existing residential neighborhoods.
- Establish high standards for development.
- The Neighborhood Center land use node is intended to be located at the intersection of collector streets. These nodes are approximately one quarter mile in diameter and incorporate 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. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a small professional office or a medical office at this location. The base zoning district for the PUD is LO-1-A (Local Office). The Local Office use component allows for small scale, limited impact office uses located adjacent to residential neighborhoods. This component is intended to provide a land use transition from more intense commercial districts or arterial streets to residential development.

Zoning History

- 12-Z-016: A zoning case for this property and the property to the east was heard by the Planning & Zoning Commission on June 28, 2012. This request was for a LO-2-A (Local Office) district on this portion of the project. The Planning & Zoning

Commission recommended approval of LO-1-A for this portion of the property. This request was withdrawn and was not heard by the City Council.

- 12-Z-027: A zoning case for this property was heard by the Planning & Zoning Commission on November 08, 2012. This request was for a LO-1-A (Local Office) district. The Planning & Zoning Commission recommended denial of the request. This request was withdrawn on November 14, 2012 and was not heard by the City Council.
- 13-Z-025: A zoning case was heard by the Planning & Zoning Commission on March 27, 2014. This request was for a PUD (Planned Unit Development) with a base district of LO-1-A (Local Office). There was a motion to approve the request by the Planning & Zoning Commission and the motion failed. The City Council denied the request at the May 01, 2014 meeting and waived the fees for the applicant to resubmit the request at a later date.

In addition, the Type 1 site component is intended for projects adjacent to residential and ensures that development will not have site intensive uses or large buildings. The form and scale must be designed so that it is compatible with a residential neighborhood. This site component requires a minimum of 150% of the standard landscape requirements for area and plant materials and that the detention/water quality ponds use earthen berms. The Type 1 site component prohibits the following uses:

- Outdoor Display and Storage
- Outdoor Entertainment Venues
- Outdoor Fuel Sales
- Overhead Commercial Doors
- Drive-Through Lanes

The Type A architectural component requires at least eight-five (85%) of the exterior surface area walls are masonry and that there are a minimum of five design features. This component is intended to provide high building standards and ensure compatibility between non-residential and residential uses.

In addition, the applicant is proposing the following additional restrictions:

- The building size shall be limited to 6,000 square feet.
- Access to the parking lot will not be allowed from Osage Drive or the adjoining mail kiosk, but will be allowed through Highland Trail.
- Business hours shall be no earlier than 8 a.m. and no later than 6 p.m.
- All structures shall be limited to a single story with a maximum height of 30 feet.
- The landscape planting requirements shall be doubled.

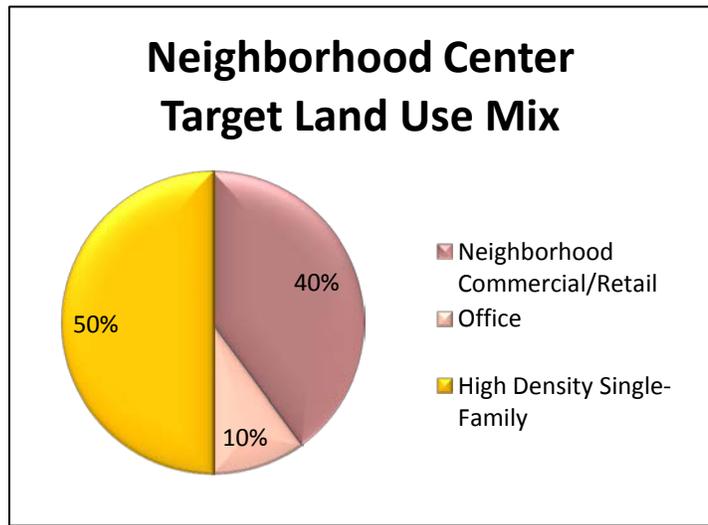
The following uses are the only uses that shall be permitted:

- Day care centers and group day care homes

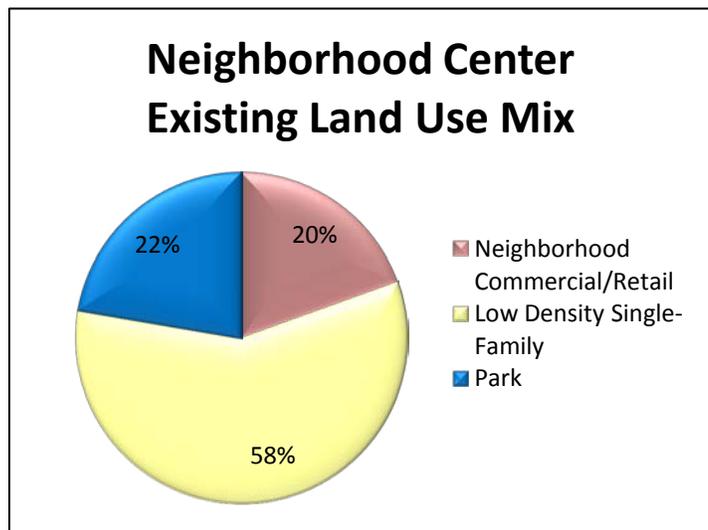
- Office including professional offices, medical offices, public offices, etc.
- Parks, playgrounds, community buildings, amenity center and other recreational facilities

This property is located within a Neighborhood Center Node as identified by the Future Land Use Map. This land use node is intended to be located at the intersection of collector streets. These nodes are approximately one quarter mile in diameter and incorporate 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. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

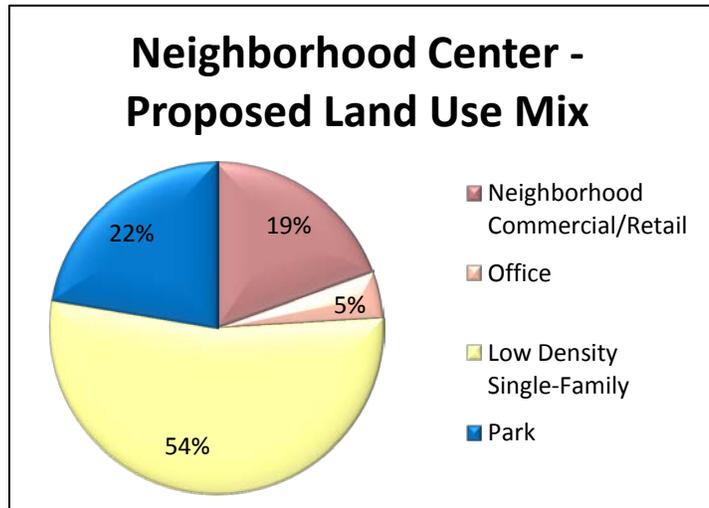
All nodes designated by the Future Land Use Plan seek to have the most intense development closest to the center of the node, and to have reduction in intensity of development as it moves out from the center of those nodes. The graph to the right shows the target mix of land uses within the Neighborhood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



The existing land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is low density residential with a limited amount of local commercial and parkland. The current land use mix is shown in the graph to the right.



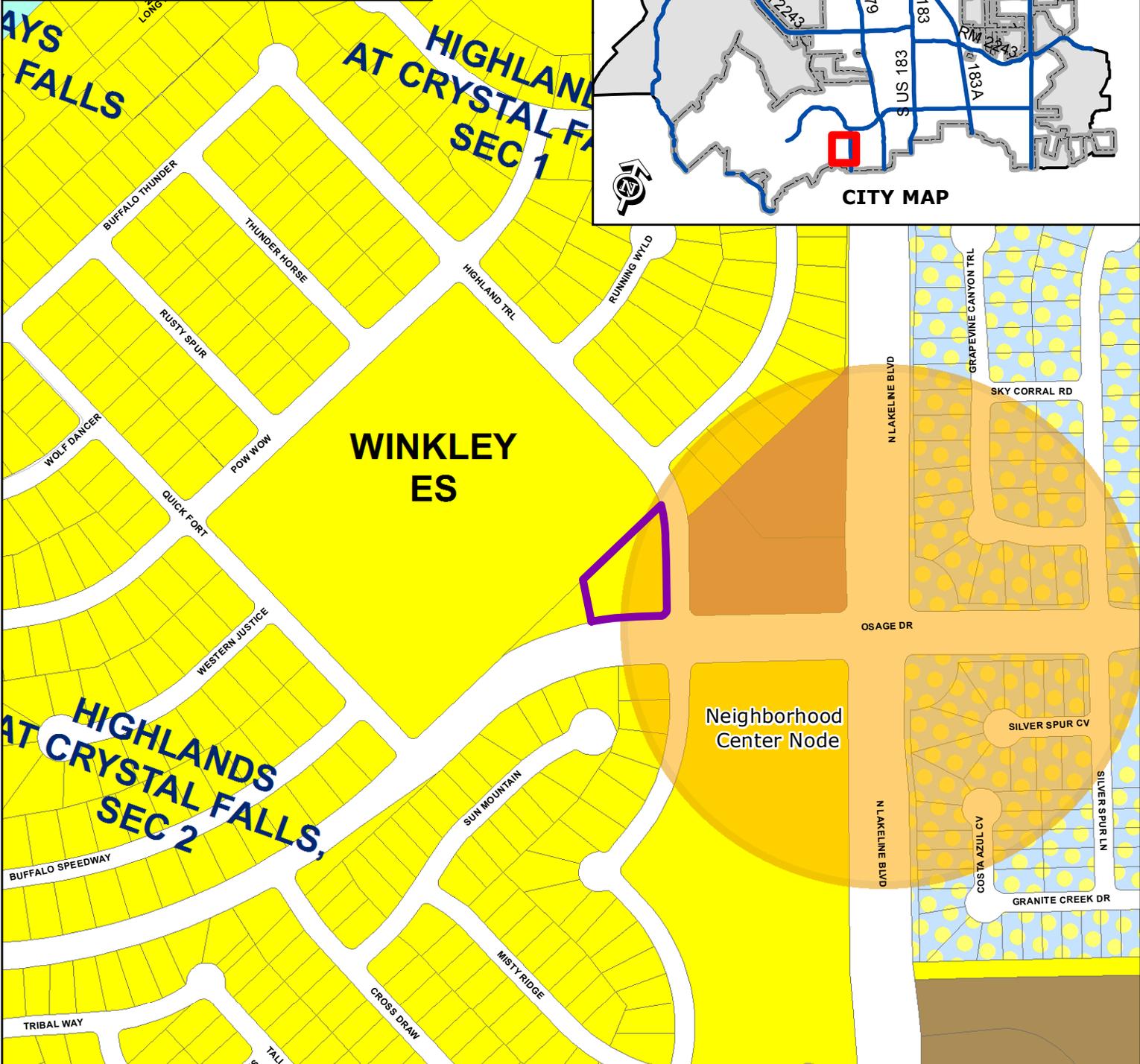
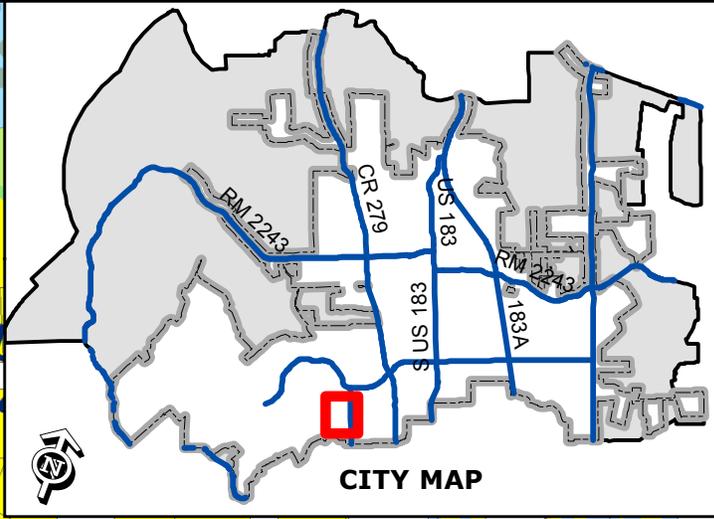
The proposed zoning change brings the land use mix closer to compliance with the Comprehensive Plan regarding the percentage of office uses. The proposed land use mix is shown in the graph to the right.



STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD. The LO use component is intended to provide a land use transition from more intense commercial districts or arterial streets to residential development. In addition, the proposed Type 1 site component restricts the size of the buildings and ensures that development is designed to a form and scale that is compatible with residential neighborhoods. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

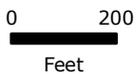
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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



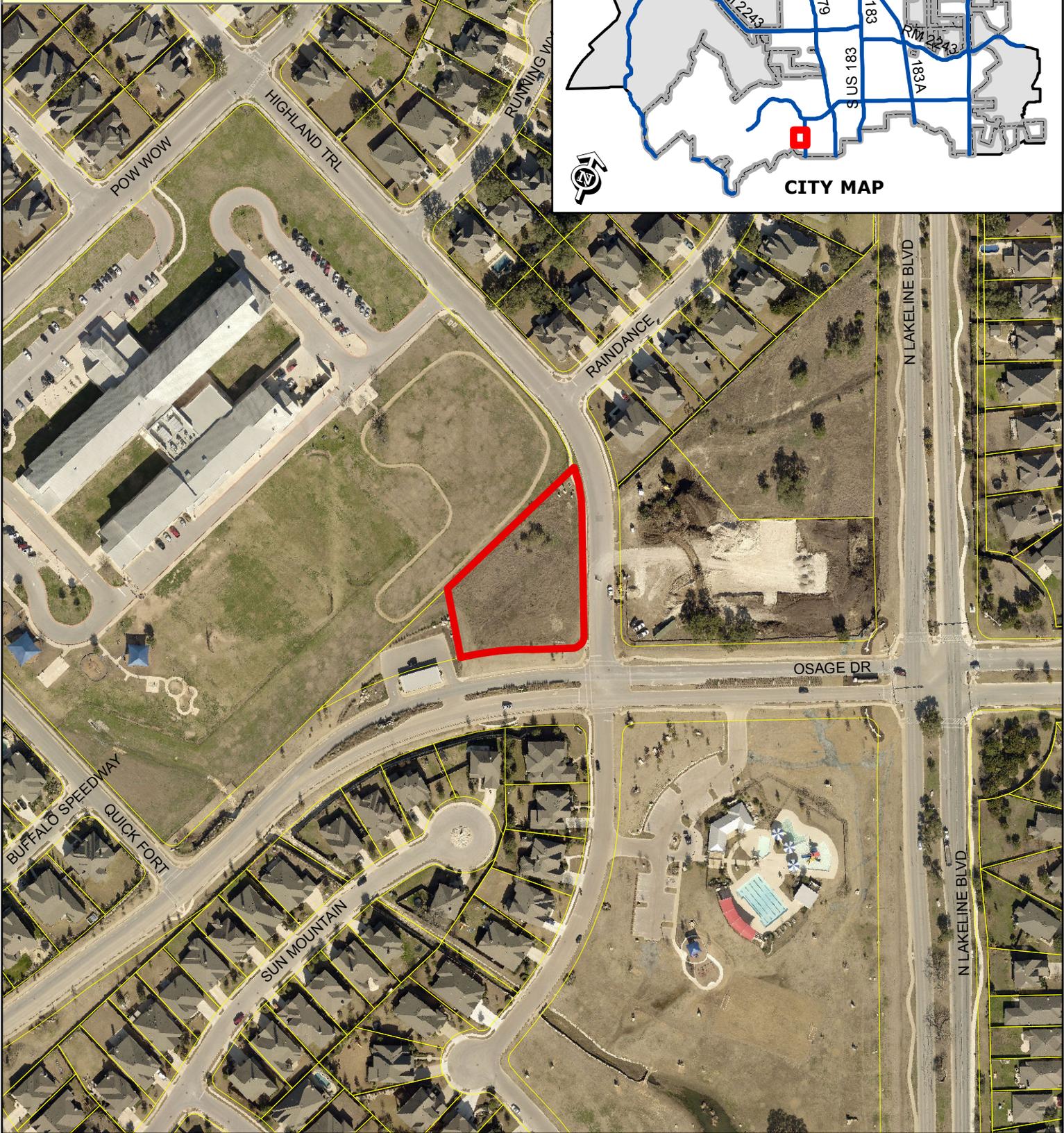
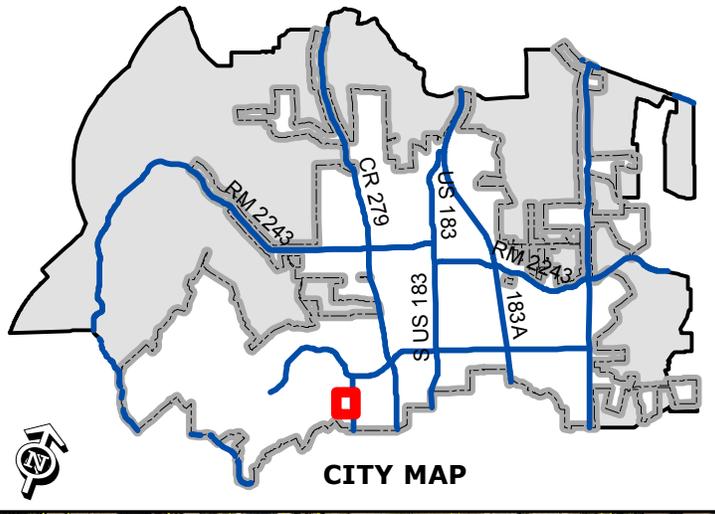
ZONING CASE 15-Z-011 Attachment #2

Current Zoning Map - Highlands Office PUD

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



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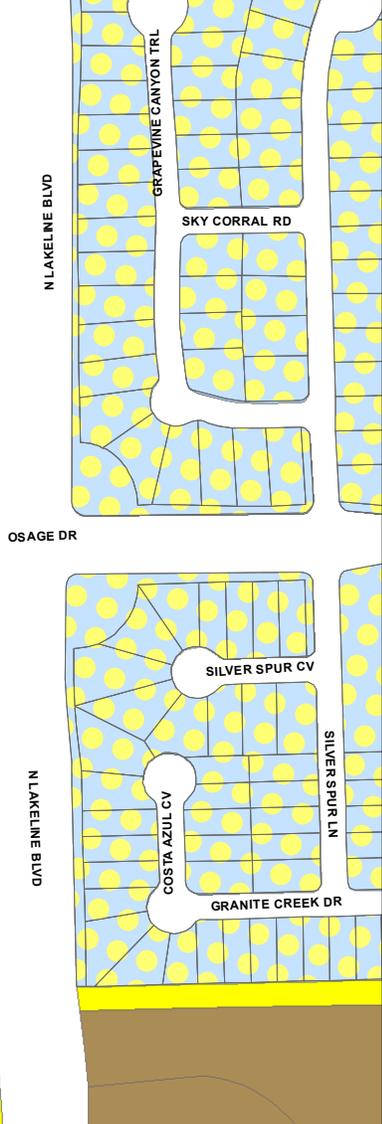
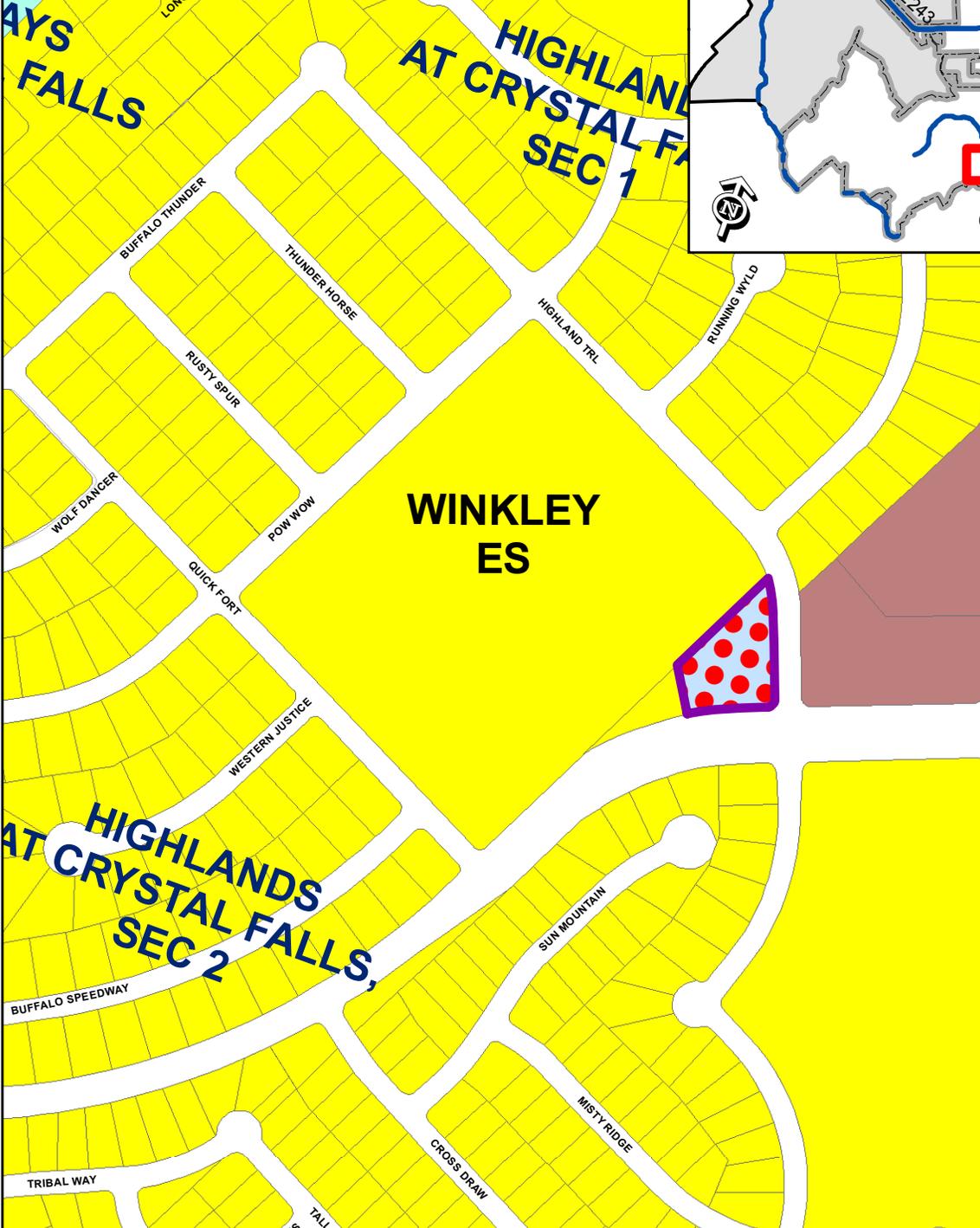
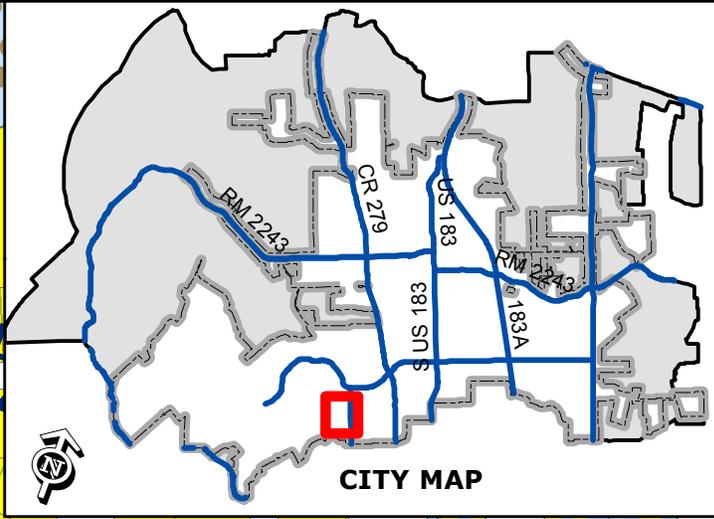
ZONING CASE 15-Z-011 Attachment #3

Aerial Exhibit - Approximate Boundaries
Highlands Office PUD



- Subject Property
- City Limits

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ZONING CASE 15-Z-011 Attachment #4 Proposed Zoning Map - Highlands Office PUD

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

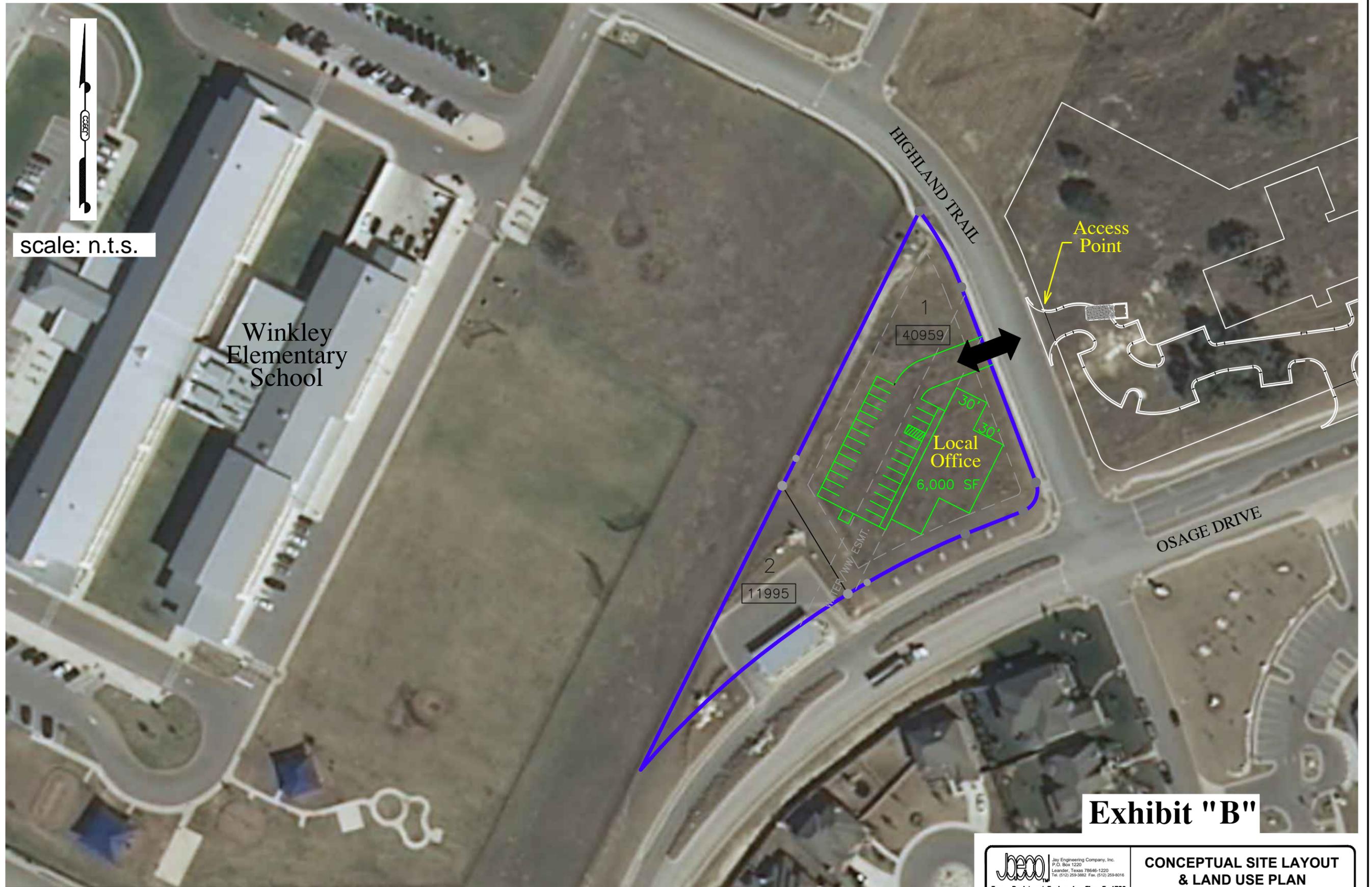


EXHIBIT A

Highlands Office- PUD

1. Base zoning district:
 - A. The base zoning district for the PUD is LO-1-A (Local Office) as provided in this PUD Plan.
2. PUD Area =0.94 Acres
3. This will be an office development.
4. **MAXIMUM SIZE OF BUILDING:** The project shall be limited to 6,000 SF of air conditioned office space.
5. **LIGHTING:** Parking lights will not be required but are permitted. All lighting shall be Dark Sky compliant.
6. **VEHICLE ACCESS:** Vehicle access for the project will only be from Highland Trail. Access from Osage or the adjoining mailbox driveway is prohibited.
7. **MASONRY:** 100% of the exterior surface areas shall be masonry materials (ledge stone, fieldstone, cast stone, painted stucco, non reflective glass façade, glass block, or factory tinted split faced concrete masonry unit).
8. **LANDSCAPE:** The landscape planting requirements of the base zoning district shall be doubled.
9. **ROOF:** The roof material shall be non-reflective standing seam metal to match the amenity, elementary and private school in the immediate area.
10. **HOURS OF OPERATION:** Business hours shall be no earlier than 8am and no later than 6pm.
11. **HEIGHT:** All structures shall be single story with a maximum height of 30 feet from the ground elevation to the highest point of the structure.
12. **PERMITTED USES:** All other uses are prohibited except for the following.
 - a. Day care centers and group day care homes
 - b. Office including professional offices, medical offices, public offices, etc.
 - c. Parks, playgrounds, community buildings, amenity center and other recreational facilities
13. **EXHIBIT B CONCEPTUAL SITE LAYOUT & LAND USE PLAN:** This plan illustrates the design intent for the property.
14. **EXHIBIT C SITE RENDERING:** The project shall generally conform to this rendering.

C:\Projects\Lookout\Group\Highland\Trail_Site\Plan_157-055-20\Files\By-By-Others\Site_Plan-2_07-09-15.dwg



scale: n.t.s.

Winkley Elementary School

Access Point

HIGHLAND TRAIL

OSAGE DRIVE

1

40959

2

11995

Local Office
6,000 SF

Exhibit "B"

NOTE: This Plan Is Conceptual. All Applicable City Ordinances Shall Apply Unless Otherwise Noted In The PUD Notes.

 Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 79646-1220 Tel: (512) 259-3882 Fax: (512) 259-3016 Texas Registered Engineering Firm F-4780	CONCEPTUAL SITE LAYOUT & LAND USE PLAN			
	ENGINEER SAMUEL D. KIGER, P.E.	DATE 07 - 09 - 15	DRAWN BY JJD	PROJECT NO. 157-055-20





THE LOOKOUT GROUP

June 4, 2015

2370 Rice Blvd., Suite 200
Houston, Texas 77005
713.524.5263
Fax: 713.524.2807

Ms. Robin Griffin
Senior Planner, City of Leander
104 North Brushy Street
PO Box 319
Leander, Texas 78646-0319
Fax (512) 528-2729

Re: Letter of Intent for Highlands Office PUD

Dear Ms. Griffin:

I respectfully request for the City of Leander to consider the attached PUD application located at the intersection of Osage Drive and Highland Trail. The .94 acre tract described in this package is proposed to change from SFU-2-B to a PUD with a base zoning district of LO-1-A.

The rezoning of the property has been discussed at length over the past couple of years. As suggested by Council, numerous meetings have been conducted between the Highlands community representatives, City Staff, Planning and Zoning, City Council and the developer. Meetings were held to discuss the future of this tract specifically on the following dates:

- 11/8/12- Planning and Zoning
- 7/7/13- Community Reps, Developer
- 7/31/13- Community Reps, Developer and City Staff
- 9/11/13- Community Reps, Developer
- 3/27/14- Planning and Zoning
- 4/3/14- City Council
- 5/1/14- City Council
- 6/5/14- Community Reps
- 6/17/14- Developer
- 7/22/14- Community Reps and Developer

The last time this issue was discussed in a public forum was over one year ago at the May 1, 2014 City Council hearing. In that meeting Mayor Fielder and Council denied the application and waived fees on the expected resubmittal to allow further input from the community. At various times during these discussions Council Members went on record supporting the notion that "something" of a commercial nature is appropriate for the site.

As a result of Council's direction the Highlands community representatives held another meeting at the Highlands pool on June 5, 2014 to gather feedback from the community and pass it along to the developer. The community representatives asked that representatives from the developer not attend this meeting in order for community representatives to best aggregate and pass along feedback to the developer to provide further input from the community. As of the date of this letter the Highlands community representatives have not provided any cohesive or actionable feedback relative to this PUD proposal since we last met in Council chambers on 5/1/14. We have been waiting for year but cannot wait any longer to move forward with our PUD proposal. With the growing need for services in our community, we cannot work with various stakeholders to make the PUD proposal better when a few want nothing but for the zoning to remain as single family forever and will do what is necessary to make that happen. As of now, the only services available to this area of The Highlands (with over 1,350 homes at completion) are two day care centers – literally next to each other. We feel this PUD site would be perfect for a pediatrician, learning center, dentist or orthodontist to complement this "kid centric" intersection.



THE LOOKOUT GROUP

2370 Rice Blvd., Suite 200
Houston, Texas 77005
713.524.5263
Fax: 713.524.2807

Furthermore, the City of Leander Planning and Zoning and City Council have both approved the future land use plan since the last public meeting on this PUD. This node based plan places acreage targets for zoning categories uses based on the classification of certain major roadways in the City. At Osage and Lakeline the future land use plan determined the intersection to be a Neighborhood Node.

The target mix for the Neighborhood node as defined in the future land use plan is compared to the current mix at the Osage and Lakeline intersection:

	City Target	Current Mix	% Difference from Target
Amenity/Park		5.19	16.5%
Traditional Single Family		14.15	45.0%
HD single family	15.70		-50.0%
Neighborhoodcommercial/retail	12.56	4.23	-26.5%
Office	3.14		-10.0%
Road Right of Way		7.85	25.0%
Total Acres in Node	31.4	31.4	

Based on the City's future land use plan (summarized in the above table), approximately 15 acres should be used for commercial/retail/office at the intersection of Osage and Lakeline. But right now only 4.23 acres is zoned for commercial/retail/office leaving the intersection woefully undersupplied for commercial services needed by the community based on the City's approved plan. So it is clear that a 6,000 sf residential scaled office building on less than 1 acre of land is an appropriate zoning change for this location that is currently underserved by 10 acres of commercial/retail/office.

To help work with the neighborhood representatives the PUD will impose extensive restrictions on the property above and beyond those included in the base zoning district of LO-1-A. The PUD notes spell out the restrictions in black and white and will be a legal condition of the zoning approval. One of the overwhelming concerns with the last proposal was the potential for increased traffic along Osage. In response to those concerns, this PUD proposal restricts access from Osage and requires driveway access to come from Highland Trail. In summary, the Highlands Office PUD does not seek any relaxation, variance or relief from any of the City ordinance requirements laid out in LO-1-A. This PUD application only gets more restrictive from the City's ordinance at an intersection woefully underserved by commercial/retail/office.

You can reach me at (512)260-2066 or mike@mycrystalfalls.com if you have any questions.

Regards,

Michael Siefert, P.E.
Vice President-Construction
The Lookout Development Group, Inc.



NEIGHBORHOOD CORRESPONDENCE & PETITION

ZONING CASE 15-Z-011
HIGHLAND TRAIL PUD

PETITION REQUIREMENTS

This petition does not meet the statutory requirements for a legal petition that necessitates that the governing body approve the request with a three-fourths vote. The petition does not include property owners within 200 feet of the proposed zoning change.

TEXAS LOCAL GOVERNMENT CODE

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES.

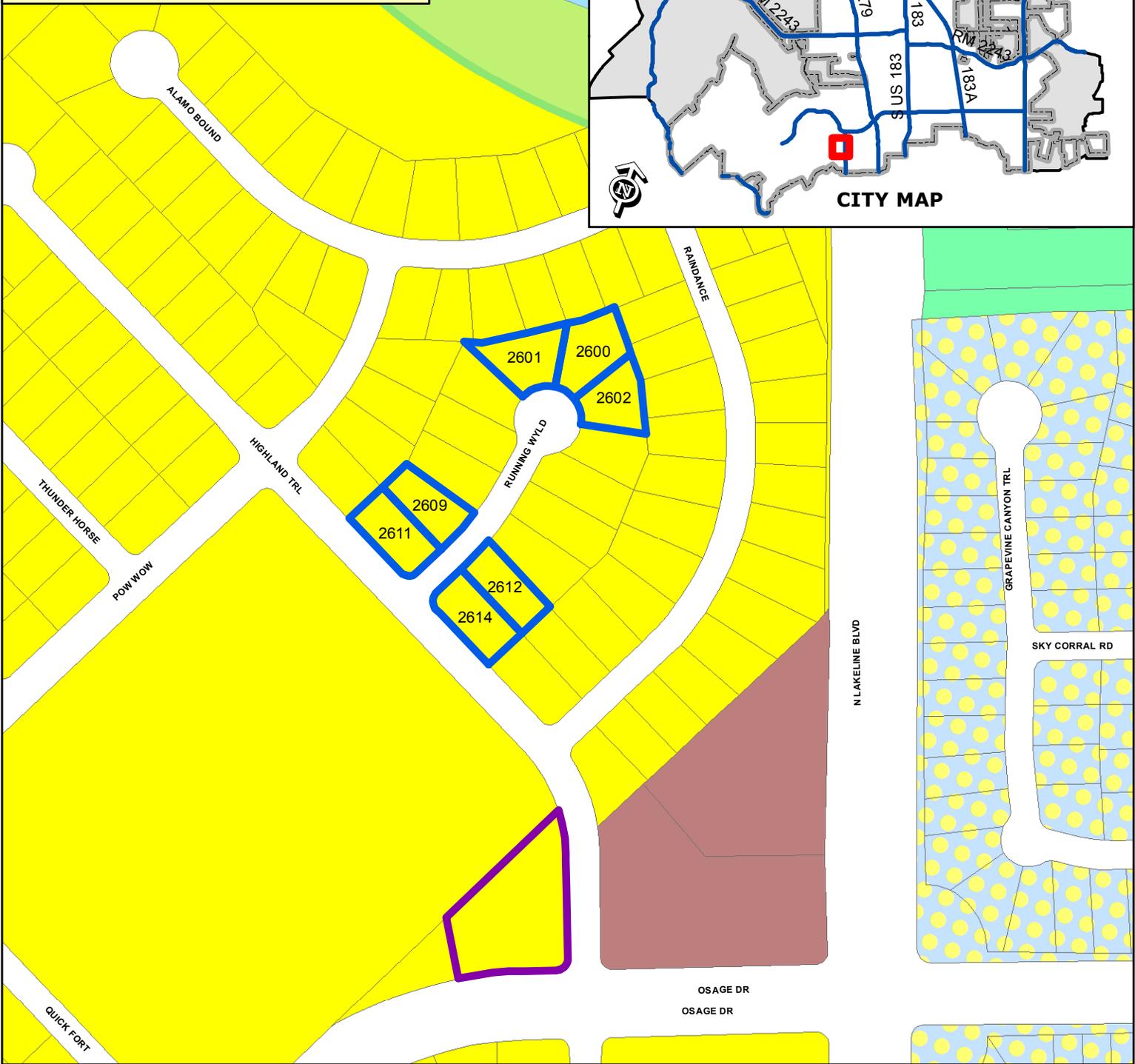
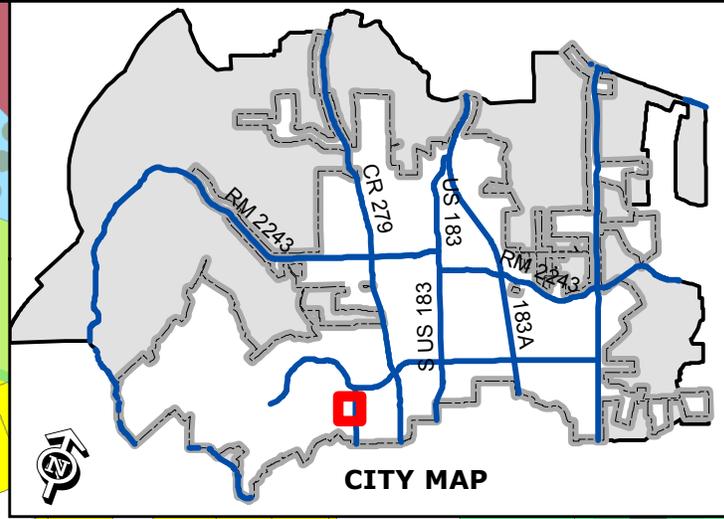
- (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.
- (b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.
- (c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).
- (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:
 - (1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

- (e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.
- (f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

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ZONING CASE 15-Z-011 Attachment #7

Petition Exhibit

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

0 200 Feet



Robin Griffin

From: Michael Childers [REDACTED]
Sent: Wednesday, August 05, 2015 1:09 PM
To: Robin Griffin
Cc: Karen Childers
Subject: Proposed Zoning Change in the Highlands at Crystal Falls

Dear City Officials,

We live on the corner of Highland Trail and Running Wyld across the street from Winkley Elementary School in Leander. Our address is 2611 Running Wyld. We have a clear line of sight from our front porch to the mail center on Osage and the proposed site for the zoning change on the corner of Highland Trail and Osage. We have lived at this address for almost 6 years.

We have been involved in the previous zoning change debates. Each time the recommendation from PZ has been to not approve the change. One time, the recommendation from the Planning and Zoning Commission was to reduce the zoning designation.

One of the selling points for moving to this community when we purchased our home in 2009 was the fact that this was a "Planned Community" - there were signs up all around the neighborhood designating the type of buildings being planned for those particular plots of land. I hope the city officials will not approve a change to those promises. We do not wish to see an increased danger to children in the school zone and we do not want our property value to decline due to the increased traffic and congestion these proposed changes will bring.

The property next to the mail center for the Highlands at Crystal Falls is located in a school zone. There is already going to be increased congestion on this corner when the Primrose Day Care Center opens and brings an additional 225 folks in and out each day. This coupled with the congestion at the mail center, the congestion generated from the community pool across the street, and the congestion generated with parents picking up and dropping off their children at Winkley Elementary School will increase the danger of a child being injured or killed in the school zone. There are also children walking to and from Running Brushy Middle School on these streets.

We purchased our home with the understanding that commercial office buildings would not be constructed in our residential neighborhood and I hope the city officials will uphold this original promise.

One last thought on the issue - with all of the empty office space currently under construction and strip malls sitting empty all around, We can't understand why it is so important to construct another office space in our residential community. Seems there is plenty of office space in better locations already available.

We are against the proposed zoning increase from SFU to LO 1A for these stated objections.

Sincerely,

Michael C. Childers
Karen R. Childers

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[REDACTED]