



AGENDA

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

Thursday ~ March 24, 2016 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 10, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 17, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-046: Consider action on the Savanna Ranch, Section 4 Final Plat for 25.237 acres more or less; WCAD Parcels R528758, R508012, R518615, R508009, and R518618; generally located to the north of the intersection of Halsey Drive and San Gabriel Parkway; Leander, Williamson County, Texas. Applicant/Agent: Danny Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.
8. Subdivision Case 15-SFP-018: Consider action on the Crystal Falls Town Center, Section 1, Lot 3, Block A replat for 12.719 acres more or less; WCAD Parcels R517837 and R539680; generally located to the southwest of the intersection of N Lakeline Blvd and Crystal Falls Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Joseph T. Sandoval, P.E. on behalf of Cypress Crystal Falls, LP, by Cypress Crystal Falls GP, LLC, by Brian C. Parro, CFP/VP.
9. Plat Vacate Case 16-PV-001: Consider action on the vacation of Lot 10 of the Highmeadow Estates, Phase 1 Subdivision Final Plat for 5.013 acres more or less; generally located to the northeast of the intersection of Ronald W. Reagan Blvd and FM 2243, Leander, Williamson County, Texas. Applicant: 360 Professional Services, Inc (Scott J. Foster) on behalf of Vince J & Nanette Giaco.

Public Hearing

10. Zoning Case 15-Z-028 & Subdivision Case 15-CP-005: Hold a public hearing and consider action on the rezoning and approval of the Devine Lake Concept Plan and PUD zoning for three parcels located at southwest corner of Bagdad and San Gabriel Pkwy; for 202.79 acres more or less; WCAD Parcels R031689, R472771 and R502970. Currently, the property is zoned PUD (Planned Unit Development), GC-3-B (General Commercial) and GC-3-C (General Commercial). The applicant is proposing to zone the PUD (Planned Unit Development) with base districts of SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), and GC-2-A (General Commercial); Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.

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

11. Subdivision Case 15-CP-006: Hold a public hearing and consider action on the Valley Vista Concept Plan, for 67.7 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803, generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald Reagan Blvd, on the west side of Ronald Reagan Blvd., Leander, Williamson County Texas. Applicant: Shawn Graham on behalf of Robert Tesch.

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

12. Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels of land generally located approximately 270 ft south from the southwest corner of the intersection of Great Owl Pass and Council Springs Pass; 119.932 acres more or less; WCAD Parcels R031730 and R473812. Currently, the property is zoned interim SFR-1-B (Single Family Rural) with the remaining portion of the property in the ETJ. The applicant is proposing to zone the property to SFR-2-A, SFT-2-B, LC-2-B, and LC-2-A. Leander, Williamson County, Texas. Applicant: Danny Martin, P.E. on behalf of J.L. Development, Inc. / John Lloyd

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

13. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 18th day of March, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



MINUTES

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

Thursday ~ March 10, 2016 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:03 pm
2. Roll Call
All Commissioners were present except Commissioner Means and Vice Chairman Allen
3. Approval of Minutes:
Regular Planning & Zoning Meeting: February 25, 2016
Motion made by Commissioner Schwendenmann to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 3, 2016 meeting. **Tom Yantis, Assistant City Manager reported on actions taken by the City Council at March 3, 2016 meeting.**
5. Review meeting protocol
Chairman Sokol referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizen wished to speak

Consent Agenda

7. Subdivision Case 15-PP-012: Consider action on the Travisso, Phase 2, Section 1K, 1L, & 1M Preliminary Plat for 53.78 acres more or less; TCAD Parcels 447948, 857393, and 471578; generally located to the northwest of the intersection of Travisso Parkway and RM 1431; Leander, Travis County, Texas Applicant/Agent: Sam Kiger, P.E. (Jay Engineering Co.) on behalf of LISD and Travisso, LTD.
8. Subdivision Case 15-FP-007: Consider action on the Pecan Creek, Phase 4 Final Plat for 14.95 acres more or less; WCAD Parcel R031571; generally located to the south of the intersection of Journey Parkway and Echo Park Drive; Leander, Williamson County, Texas. Applicant/Agent: Brent Jones, P.E. (Randall Jones & Associates Engineering) on behalf of Jen Texas III, LLC.
9. Subdivision Case 15-FP-008: Consider action on the Stewart Crossing, Phase 1 Final Plat for 26.910 acres more or less; WCAD Parcels R031260, R031261, R534550, R432795, R534560, R542768, and R542769; generally located to the north west of the intersection of E Woodview Drive and Raider Way; Leander, Williamson County, Texas. Applicant/Agent: Shawn Graham, P.E. (Jones & Carter) on behalf of Meritage Homes of Texas, LLC and B.W. and Carlene Pruett Family Trust.
10. Subdivision Case 15-FP-032: Consider action on the Travisso, Phase 2, Section 1H Final Plat for 19.205 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway, more specifically located to the northwest of the intersection of Fossetta View and Milan Meadows Drive; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
11. Subdivision Case 16-FP-002: Consider action on the Crystal Falls Town Center, Phase 3 Final Plat for 11.065 acres more or less; WCAD Parcel R484293 and TCAD Parcel 823336; generally located to the south of the intersection of Local Rebel Street and Crystal Falls Parkway; Leander, Williamson and Travis Counties, Texas. Applicant/Agent: Samuel Kiger, P.E. (Jay Engineering Co) on behalf of Lookout Development Group, L.P.
12. Subdivision Case 15-PP-010: Consider action on the Circle Diamond Preliminary Plat for 5.05 acres more or less; WCAD Parcel R036456; generally located 1,100 feet to the west of the southwest corner of the intersection of Horseshoe Drive and S. West Drive on the south side of Horseshoe Drive; Leander, Williamson County, Texas. Applicant / Agent: David Coombs, P.E., on behalf of Akram Amani.

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

Public Hearing

13. Zoning Case 16-Z-002: Hold a public hearing and consider action on the rezoning of one lot located at 523 Powell Drive; 6.948 acres more or less; legally described as Lot 15A, Block A, Leander Heights Section 2 Amended; WCAD Parcel R526956. Currently, the property is zoned PUD (Planned Unit Development) with a base zoning district of MF-1-B (Multi-Family). The applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Josh Becker on behalf of Lxor Homes, Inc.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed the proposed zoning request.

b) Applicant Presentation

Josh Becker explained the purpose for the zoning request.

c) Open Public Hearing

Chair Sokol opened the public hearing.

No one wished to speak.

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Anderson moved to approve the amendment of the PUD
Commissioner Cotton seconded the motion. Motion passed unanimously.**

14. Meeting Adjourned at **7:22 pm**

Chairman Sokol

ATTEST:

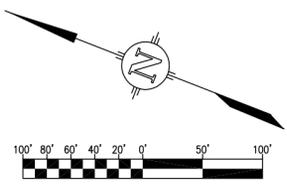
Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

MARCH 24, 2016

-
- Agenda Subject:** Subdivision Case 14-FP-046: Consider action on the Savanna Ranch, Section 4 Final Plat for 25.237 acres more or less; WCAD Parcels R528758, R508012, R518615, R508009, and R518618; generally located to the north of the intersection of Halsey Drive and San Gabriel Parkway; 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: Danny Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.
- Financial Consideration:** None
- Recommendation:** This final plat includes 116 single-family lots and 1 HOA landscape lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 03/15/2016



SCALE 1" = 100'
 JANUARY, 2016
 WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD WITH "ZWA" CAP SET
- ⊙ 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊛ COTTON SPINDLE FOUND
- △ FENCE POST FOUND
- ROW RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.E. PEDESTRIAN EASEMENT
- VOL. VOLUME
- PG. PAGE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⋯ PROPOSED 4' SIDEWALK
- BM# BENCHMARK

OWNER OF RECORD:
 BENBROOK DEVELOPMENT, INC.

DEVELOPER:
 JOHN S. LLOYD, PRESIDENT
 BENBROOK DEVELOPMENT, INC.
 4720-4 ROCKCLIFF ROAD
 AUSTIN, TEXAS 78746
 (512) 328-0860 FAX (512) 328-1868

REGISTERED PROFESSIONAL LAND SURVEYOR:
 G. RENE ZAMORA, R.P.L.S. NO. 5682
 STATE OF TEXAS (dba ZWA)
 FIRM REGISTRATION NO. 100627-00
 1435 SOUTH LOOP 4
 BUDA, TEXAS 78610
 (512) 295-6201 FAX (512) 295-6091

LICENSED PROFESSIONAL ENGINEER:
 DANNY R. MARTIN, P.E.
 STATE OF TEXAS NO. 44960
 MALONE/WHEELER, INC.
 FIRM REGISTRATION NO. F-786
 7500 RIALTO BLVD., BLDG. ONE, STE. 240
 AUSTIN, TEXAS 78735
 (512) 899-0601 FAX (512) 899-0655

BEARING BASIS:
 BEARINGS ARE BASED ON TEXAS STATE PLANE
 (TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT
 REFERENCE CONTROL POINTS WERE ESTABLISHED
 FROM AND REFERENCED TO AUSTIN RRP2 CORS
 STATION AND LEDBETTER CORS STATION.

STREET NAMES AND LINEAR FOOTAGE

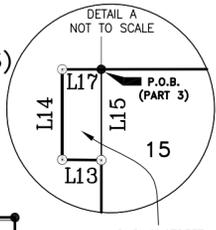
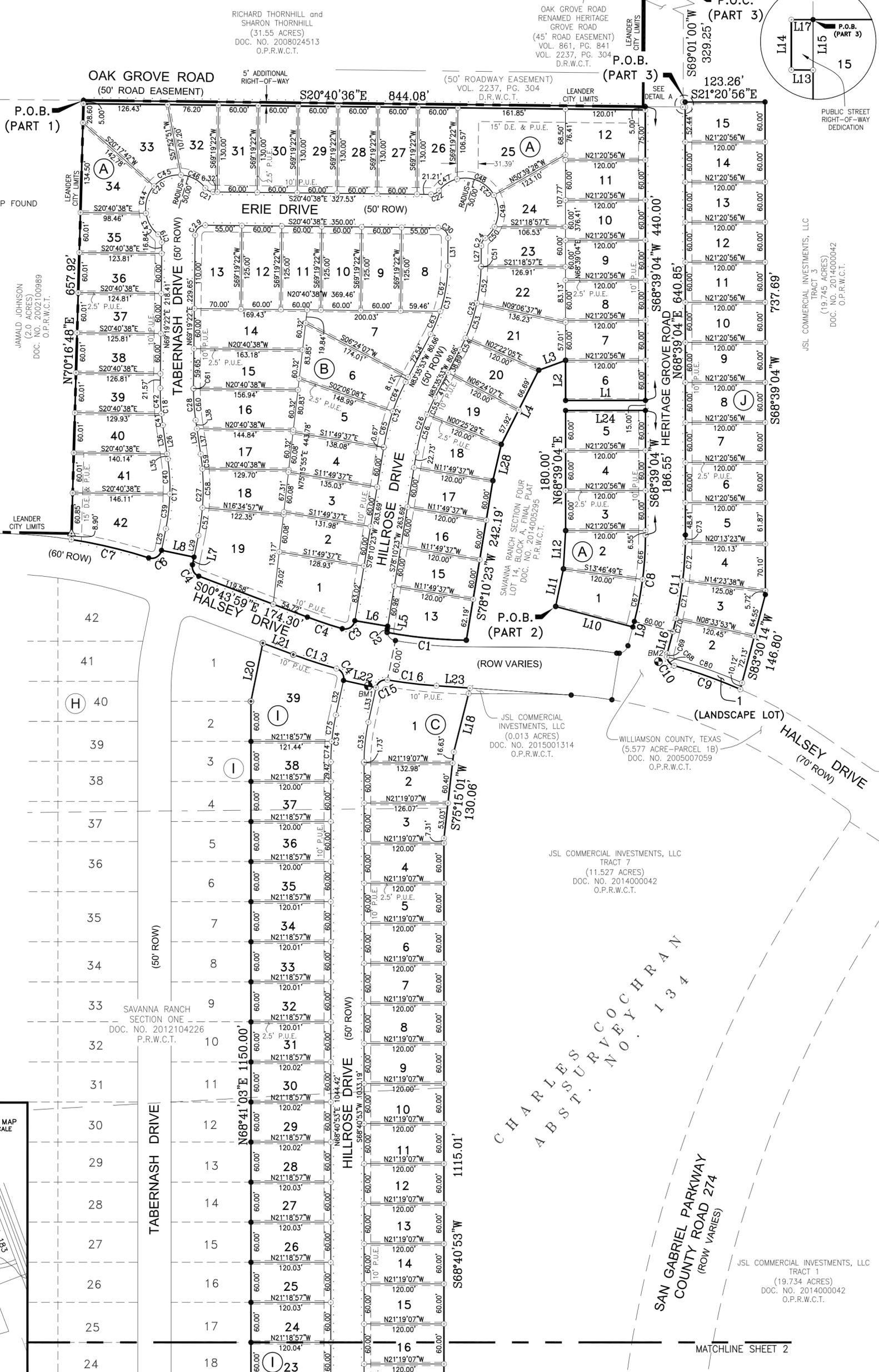
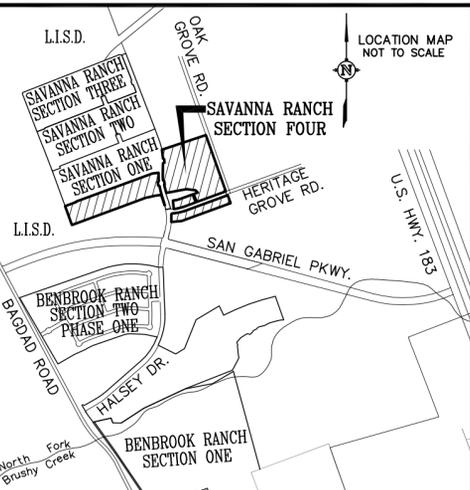
HILLROSE DRIVE	1843 FEET
TABERNASH DRIVE	519 FEET
ERIE DRIVE	430 FEET
CHIMNEY DRIVE	138 FEET

GENERAL NOTES:

- TOTAL ACRES: 25.237 ACRES
- NUMBER OF LOTS: 116
- NUMBER OF LANDSCAPE LOTS: 1
- NUMBER OF BLOCKS: 5
- AREA OF SMALLEST LOT: 0.027 ACRES
- PROPOSED USES: SINGLE FAMILY RESIDENTIAL

LAND USE SUMMARY:

RESIDENTIAL LOTS	116	21.645 ACRES
SUBDIVISION RIGHT-OF-WAY		3.565 ACRES
LANDSCAPE LOT	1	0.027 ACRES
	117	25.237 ACRES



CHARLES COCHRAN
 ABST. NO. 134

JSL COMMERCIAL INVESTMENTS, LLC
 TRACT 1
 (19.734 ACRES)
 DOC. NO. 2014000042
 O.P.R.W.C.T.

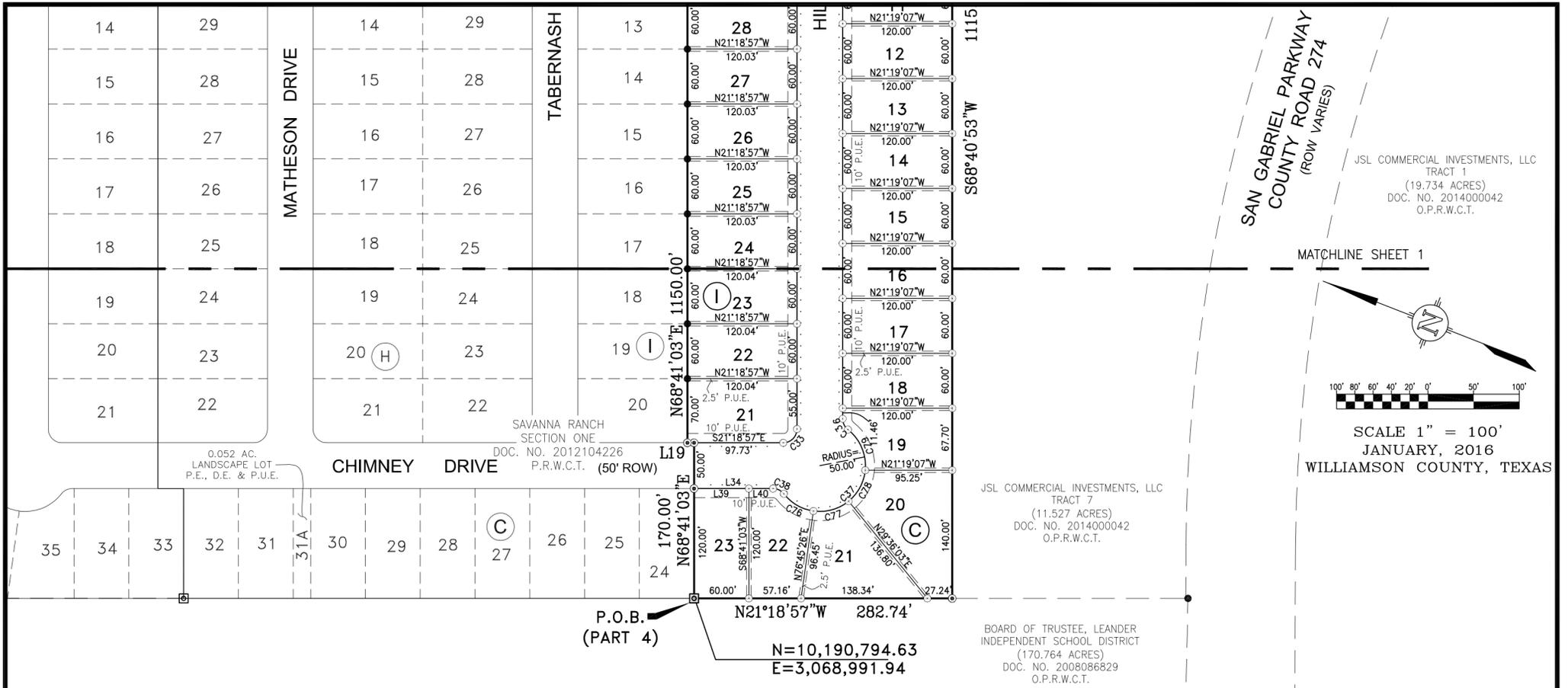
PROJECT: SAVANNA RANCH SECTION 4
 JOB NUMBER: 13-1017-04
 DATE: JANUARY 2016
 SCALE: 1"=100'
 SURVEYOR: TERRELL
 TECHNICIAN: SEGURA
 DRAWING: SAVANNA SEC4.dwg
 FIELDNOTES:
 PARTYCHIEF:
 FIELDBOOKS:



ZWA
 Zamora, L.L.C.
 Professional Land Surveyors
 Texas FIRM Registration No. 10062700
 1435 South Loop 4 • Buda, Texas 78610
 Tel: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH
 SECTION FOUR
 FINAL PLAT

SHEET
 1
 OF
 4
 ZWA PLAT No.
 13-1017-04



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	119.61	690.00	9°55'56"	S15°44'34"E	119.46
C2	4.98	15.00	19°00'33"	S68°40'06"W	4.95
C3	25.28	15.00	96°34'40"	S53°32'17"E	22.40
C4	55.18	700.00	4°30'59"	S02°59'28"E	55.16
C5	21.21	15.00	81°00'00"	S39°46'01"W	19.48
C6	25.20	15.00	96°16'01"	S51°35'58"E	22.34
C7	119.47	760.00	9°00'25"	N07°58'11"W	119.35
C8	130.91	505.00	14°51'10"	N76°04'39"E	130.54
C9	105.66	750.00	8°04'17"	N01°42'06"W	105.57
C10	23.36	15.00	89°14'29"	S38°52'59"W	21.07
C11	146.46	565.00	14°51'10"	N76°04'39"E	146.06
C13	68.12	760.00	5°08'08"	S03°18'03"E	68.10
C14	22.79	15.00	87°02'29"	N37°39'08"E	20.66
C15	22.79	15.00	87°02'29"	N55°18'23"W	20.66
C16	74.21	760.00	5°35'40"	S14°34'58"E	74.18
C17	105.05	300.00	20°03'50"	N70°14'07"E	104.52
C18	55.71	350.00	9°07'10"	S64°45'47"W	55.65
C19	13.62	15.00	52°01'12"	N43°18'45"E	13.16
C20	169.33	50.00	194°02'25"	N65°40'38"W	99.25
C21	13.62	15.00	52°01'12"	S05°19'58"W	13.16
C22	13.62	15.00	52°01'12"	S46°41'15"E	13.16
C23	169.33	50.00	194°02'25"	N24°19'22"E	99.25
C24	13.62	15.00	52°01'12"	N84°40'02"W	13.16
C25	129.97	275.00	27°04'46"	N82°51'44"E	128.77
C26	87.49	275.00	18°13'45"	S87°17'15"W	87.12
C27	122.56	350.00	20°03'50"	N70°14'07"E	121.94
C28	47.75	300.00	9°07'10"	S64°45'47"W	47.70
C29	23.56	15.00	90°00'00"	N65°40'38"W	21.21
C30	23.56	15.00	90°00'00"	N24°19'22"E	21.21
C31	106.34	225.00	27°04'46"	N82°51'44"E	105.35
C32	103.40	325.00	18°13'45"	S87°17'15"W	102.97
C33	23.56	15.00	90°00'10"	S66°19'02"E	21.21
C34	70.86	325.00	12°29'30"	S74°55'38"W	70.72
C35	59.96	275.00	12°29'30"	S74°55'38"W	59.84
C36	13.62	15.00	52°01'12"	S42°40'17"W	13.16
C37	169.33	50.00	194°02'35"	S66°19'02"E	99.25
C38	13.62	15.00	52°01'12"	N04°41'39"E	13.16
C39	52.45	300.00	10°01'01"	N75°15'31"E	52.38
C40	52.33	300.00	9°59'38"	N65°15'12"E	52.26
C41	17.20	350.00	2°48'54"	S61°36'39"W	17.19
C42	38.51	350.00	6°18'16"	S66°10'14"W	38.49
C43	37.28	50.00	42°43'17"	S38°39'48"W	36.42
C44	43.87	50.00	50°16'16"	S85°09'34"W	42.48
C45	45.40	50.00	52°01'38"	N43°41'29"W	43.86
C46	42.78	50.00	49°01'14"	N06°49'57"E	41.49
C47	32.81	50.00	37°36'11"	N53°53'46"W	32.23
C48	64.96	50.00	74°26'13"	N02°07'26"E	60.49
C49	49.44	50.00	56°39'30"	N67°40'17"E	47.45
C50	22.12	50.00	25°20'32"	S71°19'42"E	21.94
C51	0.74	275.00	0°09'17"	N69°24'00"E	0.74
C52	54.77	275.00	11°24'44"	N75°11'01"E	54.68
C53	55.09	275.00	11°28'42"	N86°37'44"E	55.00
C54	19.36	275.00	4°02'03"	S85°36'54"E	19.36
C55	28.69	275.00	5°58'38"	N86°35'12"W	28.68
C56	51.50	275.00	10°43'47"	S85°03'36"W	51.42
C57	41.84	350.00	6°50'59"	N76°50'32"E	41.82
C58	58.29	350.00	9°32'30"	N68°38'48"E	58.22
C59	22.43	350.00	3°40'21"	N62°02'22"E	22.43
C60	47.39	300.00	9°03'06"	S64°43'45"W	47.35
C61	0.35	300.00	0°04'04"	S69°17'20"W	0.35
C62	69.15	225.00	17°36'36"	N78°07'40"E	68.88
C63	37.19	225.00	9°28'09"	S88°19'57"E	37.14
C64	48.24	325.00	8°30'16"	N87°51'01"W	48.20
C65	55.16	325.00	9°43'29"	S83°02'07"W	55.10
C66	66.71	505.00	7°34'07"	N72°26'07"E	66.66
C67	64.20	505.00	7°17'03"	N79°51'42"E	64.16
C68	18.33	15.00	69°59'54"	S29°15'42"W	17.21
C69	5.04	15.00	19°14'35"	S73°52'56"W	5.01
C70	20.40	565.00	2°04'07"	N82°28'11"E	20.40
C71	57.48	565.00	5°49'45"	N78°31'15"E	57.46
C72	57.48	565.00	5°49'45"	N72°41'30"E	57.46
C73	11.10	565.00	1°07'33"	N69°12'50"E	11.10
C74	30.63	325.00	5°23'56"	S71°22'51"W	30.61
C75	40.23	325.00	7°05'33"	S77°37'36"W	40.21
C76	38.35	50.00	43°56'49"	S08°43'51"W	37.42
C77	41.15	50.00	47°09'23"	S36°49'16"E	40.00
C78	39.42	50.00	45°10'20"	S82°59'07"E	38.41
C79	50.41	50.00	57°46'02"	N45°32'42"E	48.30
C80	119.61	760.00	9°01'01"	N02°17'30"W	119.48

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°20'56"E	120.00
L2	S68°39'04"W	60.00
L3	S41°24'33"E	42.85
L4	S84°26'08"E	124.60
L5	S78°10'23"W	4.51
L6	S11°49'37"E	50.00
L7	S80°16'01"W	11.78
L8	S09°43'59"E	50.00
L9	N83°30'14"E	8.56
L10	S06°29'46"E	120.00
L11	S80°24'15"W	57.46
L12	S72°00'12"W	57.36
L13	S20°40'36"E	3.26
L14	S68°39'04"W	7.52
L15	N68°39'04"E	7.56
L16	S83°30'14"W	33.69
L17	S21°20'56"E	3.26
L18	S82°55'57"W	98.69
L19	N21°18'57"W	7.32
L20	N80°16'01"E	89.09
L21	S00°43'59"E	48.94
L22	S08°49'37"E	50.00
L23	S17°22'48"E	50.56
L24	N21°20'56"W	120.00
L25	N80°16'01"E	33.02
L26	N60°12'12"E	51.20
L27	S69°19'22"W	30.69
L28	N81°48'16"E	55.74
L29	N80°16'01"E	33.02
L30	N60°12'12"E	51.20
L31	S69°19'22"W	41.93
L32	N81°10'23"E	52.84
L33	S81°10'23"W	52.84
L34	N21°18'57"W	86.50
L35	N60°12'12"E	7.69
L36	N60°12'12"E	43.51
L37	S60°12'12"W	38.23
L38	N60°12'12"E	12.97
L39	N21°18'57"W	60.00
L40	N21°18'57"W	26.50

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD WITH CAP SET
- ⊠ CONCRETE MONUMENT SET
- ⊛ COTTON SPINDLE FOUND
- △ FENCE POST FOUND
- ROW RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.E. PEDESTRIAN EASEMENT
- VOL. VOLUME
- PG. PAGE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- POB POINT OF BEGINNING
- PROPOSED 4' SIDEWALK
- BM# BENCHMARK

JSL COMMERCIAL INVESTMENTS, LLC
TRACT 6
(20.533 ACRES)
DOC. NO. 2014000042
O.P.R.W.C.T.

CHARLES COCHRAN
ABSTRACT NO. 134

BENCHMARK NOTES

- SEE SURVEYORS NOTE ON PAGE 1 FOR GRID BASIS
- BM#1: COTTON SPINDLE WITH WASHER STAMPED "ZAMORA" SET IN PAVEMENT
GRID COORDINATES:
N=10,189,677.38
E=3,069,868.51
ELEVATION BASED ON NAVD88
ELEV=1018.42'
- BM#2: COTTON SPINDLE WITH WASHER STAMPED "ZAMORA" SET IN PAVEMENT
GRID COORDINATES:
N=10,189,284.48
E=3,070,060.89
ELEVATION BASED ON NAVD88
ELEV=1017.16'

GENERAL NOTES:

- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE ELEVATION OF ALL SLABS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET.
- THIS TRACT IS LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE CONTRIBUTING ZONE PLAN.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION, ON BOTH SIDES OF HERITAGE GROVE ROAD, ON BOTH SIDES OF HALSEY DRIVE, AND ON THE SUBDIVISION SIDE OF OAK GROVE ROAD.
- DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE FAMILY LOTS ON HALSEY DRIVE AND OAK GROVE ROAD.
- THE MASTER COVENANT FOR THIS SUBDIVISION IS RECORDED IN DOCUMENT NO. 2013006960 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE DRIVEWAY WIDTH FOR LOTS 6, 13, 18, 21, 22, 27, 33, AND 36 BLOCK A, AND LOTS 3, 6, 10, AND 12 BLOCK B, AND LOTS 13, 20, AND 21 BLOCK C, AND LOT 27 BLOCK I, AND LOTS 6 AND 14 BLOCK J, SHALL BE A MAXIMUM OF 20 FEET WITHIN THE PUBLIC STREET RIGHT OF WAY, NOT INCLUDING THE DRIVEWAY RETURNS.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 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.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435E AND #48491C0455E, FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE SEPTEMBER 26, 2008.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LANDSCAPE LOT, LOT 1, BLOCK J.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

PROJECT: SAVANNA RANCH SECTION 4
JOB NUMBER: 13-1017-04
DATE: JANUARY 2016
SCALE: 1"=100'
SURVEYOR: TERRELL
TECHNICIAN: SEGUERA
DRAWING: SAVANNA SEC4.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas FIRM Registration No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH
SECTION FOUR
FINAL PLAT

SHEET
2
OF
4
ZWA PLAT No.
13-1017-04

LEGAL DESCRIPTION

DESCRIPTION OF 25.237 ACRES OF LAND COMPRISED OF FOUR SEPARATE TRACTS, BEING 12.863 ACRES (PART 1), 0.857 ACRES (PART 2), 2.382 ACRES (PART 3), AND 9.135 ACRES (PART 4) SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS; BEING PART OF THAT CERTAIN 90.695 TRACT OF LAND, DESCRIBED AS A 56.295 ACRE TRACT (TRACT 1), AN 8.522 ACRE TRACT (TRACT 2), A 22.824 ACRE TRACT (TRACT 3, PART A), AND A 2.382 ACRE TRACT (TRACT 3, PART B), IN A SPECIAL WARRANTY DEED TO BENBROOK DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2010052232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 25.237 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 – 12.863 ACRES

BEGINNING at a 5/8–inch iron rod with cap stamped ZWA found for the southeast corner of that certain 2.0 acre tract of land described in a Warranty Deed to Jamal Johnson of record in Document No. 2002100989 of the Official Public Records of Williamson County, Texas, being also in the west line of Oak Grove Road, a 50–foot wide easement described in Volume 2237, Page 304 of the Deed Records of Williamson County, Texas, being also the northeast corner of a remainder portion of said 22.824 acre Tract 3, Part A, and being the northeast corner of the herein described tract;

THENCE S 20°40'36" E, with said west line of Oak Grove Road, common with the east line of said remainder portion and the east line of the herein described tract, for a distance of 844.08 feet to a 1/2–inch iron rod with cap stamped ZWA found for the southeast corner of said remainder portion and the herein described tract, and being in the north line of Heritage Grove Road, a 60–foot wide right–of–way as described in a Donation Special Warranty Deed to Williamson County, Texas of record in Document No. 2005007059 of the Official Public Records of Williamson County, Texas;

THENCE S 68°39'04" W, with the south line of the herein described tract and said remainder portion, common with the north line of said Oak Grove Road, for a distance of 439.98 feet to a 1/2–inch iron rod with cap stamped ZWA found at the intersection of the east line of Savanna Ranch Section Four, Lot 14, Block A, a subdivision of record in Document Number 2014005295 of the Official Public Records of Williamson County, Texas;

THENCE departing said common line, with the west line of the herein described tract, common with the east and north lines of said subdivision, the following seven (7) courses and distances:

1. N 21°20'56" W, for a distance of 120.00 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
2. N 68°39'04" E, for a distance of 60.00 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
3. N 41°24'33" W, for a distance of 42.85 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
4. N 84°26'08" W, for a distance of 124.60 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
5. S 81°48'16" W, for a distance of 55.74 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
6. N 78°10'23" W, for a distance of 242.19 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found at the beginning of a curve to the right, and
7. a distance of 119.61 feet along the arc of said curve to the right, having a radius of 690.00 feet, a central angle of 09°55'56", and a chord bearing and distance of N 15°44'34" W, 119.46 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found at the intersection of a right–curving, east line of Halsey Drive, a variable–width right–of–way as dedicated by Savanna Ranch, Section One, a subdivision of record in Document Number 2012104226 of the Official Public Records of Williamson County, Texas;

THENCE departing the north line of said Savanna Ranch Section Four, Lot 14, Block A, with said east line of Halsey Drive, common with the east line of said Savanna Ranch, Section One and the west line of the herein described tract, the following ten (10) courses and distances:

1. an arc distance of 4.98 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 19°00'33", and a chord bearing and distance of N 47°21'09" E, 4.95 feet to a 1/2–inch iron rod with cap stamped ZWA set,
2. N 11°49'37" W, for a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the beginning of a curve to the right,
3. a distance of 25.28 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 96°34'40", and a chord bearing and distance of N 53°32'17" W, 22.40 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the beginning of a compound curve to the right,
4. an arc distance of 55.18 feet along said curve to the right, having a radius of 700.00 feet, a central angle of 04°30'59", and a chord bearing and distance of N 02°59'28" W, 55.16 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found,
5. N 00°43'59" W, for a distance of 174.30 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the beginning of a curve to the right,
6. a distance of 21.21 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 81°00'00", and a chord bearing of S 39°46'01" W, 19.48 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found,
7. N 80°16'01" E, for a distance of 11.78 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found,
8. N 09°43'59" W, for a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the beginning of a curve to the right,
9. a distance of 25.20 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 96°16'01", and a chord bearing and distance of N 51°35'58" W, 22.34 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the beginning of a reverse curve to the left, and
10. a distance of 235.85 feet along the arc of said curve to the left, having a radius of 760.00 feet, a central angle of 17°46'51", and a chord bearing and distance of N 12°21'24" W, 234.91 feet to a 1/2–inch iron rod with cap stamped ZWA set for the northwest corner of the herein described tract;

THENCE, N 70°16'48" E, departing said common line, over and across said remainder portion, with the north line of the herein described tract, for a distance of 8.88 feet to a fence corner post found for the southwest corner of said 2.0 acre tract;

THENCE, N 70°16'48" E, with the south line of said 2.0 acre tract, common with the north line of the herein described tract and said remainder portion, for a distance of 649.02 feet to the POINT OF BEGINNING and containing 12.863 acres of land.

PART 2 – 0.857 ACRES

BEGINNING at a 1/2–inch iron rod with plastic cap stamped ZWA found at an angle point in the south line of Savanna Ranch Section Four, Lot 14, Block A, Final Plat, a 1.217 acre subdivision of record in Document Number 2014005295 of the Official Public Records of Williamson County, Texas;

THENCE, along said south line of Savanna Ranch Section Four, Lot 14, Block A, common with the north and east lines of the herein described tract, the following four (4) courses and distances:

1. N 80°24'15" E, for a distance of 57.46 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
2. N 72°00'12" E, for a distance of 57.36 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
3. N 68°39'04" E, for a distance of 180.00 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found, and
4. S 21°20'56" E, for a distance of 120.00 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found at the intersection of the north line of Heritage Grove Road, a 60–foot wide right–of–way described as Parcel 1B in a Donation Special Warranty Deed to Williamson County, Texas, of record in Document No. 2007007059 of the Official Public Records of Williamson County, Texas;

THENCE, with said north line of Heritage Grove Road, common with the south line of the herein described tract, the following three (3) courses and distances:

1. S 68°39'04" W, for a distance of 186.55 feet to a 1/2–inch iron rod with plastic cap stamped ZWA set at the beginning of a curve to the right, and
2. a distance of 130.91 feet along the arc of said curve to the right, having a radius of 505.00 feet, a central angle of 14°51'10", and a chord bearing and distance of S 76°04'39" W, 130.54 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found, and
3. S 83°30'14" W, for a distance of 8.56 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found at the intersection of the aforementioned south line of Savanna Ranch Section Four, Lot 14, Block A;

THENCE N 06°29'46" W, departing said common line, with the west line of the herein described tract, common with said south line of Savanna Ranch Section Four, Lot 14, Block A, for a distance of 120.00 feet the POINT OF BEGINNING and containing 0.857 acres of land.

PART 3 – 2.382 ACRES

COMMENCING at a 1/2–inch iron rod found for the northeast corner of that certain 19.745 acre tract described as Tract 3 in a Special Warranty Deed to JSL Commercial Investments, LLC, of record in Document No. 2014000042 of the Official Public Records of Williamson County, Texas, and being in the south line of Oak Grove Road, a 45–foot wide roadway easement described in Volume 861, Page 841 of the Deed Records of Williamson County, Texas, also being the northwest corner of the herein described tract;

THENCE, S 69°01'00" W, with said south line of Oak Grove Road and the north line of said 19.745 acre tract, for a distance of 329.25 feet to a 1/2–inch iron rod with cap stamped ZWA found for the POINT OF BEGINNING, and northeast corner of the herein described tract;

THENCE, departing said south line of Oak Grove Road, with the east and south lines of the herein described tract, common with the north line of said 19.745 acre tract, the following three (3) courses and distances:

1. S 21°20'56" E, for a distance of 123.26 feet to a 1/2–inch iron rod with cap stamped ZWA found for the southeast corner of the herein described tract,
2. S 68°39'04" W, for a distance of 737.69 feet to a 1/2–inch iron rod with cap stamped ZWA found, and
3. S 83°30'14" W, for a distance of 146.80 feet to a 1/2–inch iron rod with cap stamped ZWA set at the intersection of a left–curving, east line of Halsey Drive, a 70–foot wide right–of–way as described in said Donation Special Warranty Deed, and being the southwest corner of the herein described tract;

THENCE, with said east line of Halsey Drive, common with the west line of the herein described tract, the following two (2) courses and distances:

1. an arc distance of 105.66 feet along a curve to the left, having a radius of 750.00 feet, a central angle of 08°04'17" and a chord bearing and distance of N 01°42'06" W, 105.57 feet to a 1/2–inch iron rod with cap stamped ZWA set at a point of reverse curvature to the right, and
2. an arc distance of 23.36 feet along said curve to the right, having a radius of 15.00 feet, a central angle of 89°14'29" and a chord bearing and distance of N 38°52'59" E, 21.07 feet to a 1/2–inch iron rod with cap stamped ZWA set at the end of said curve, and becoming the south line of Heritage Grove Road, a 60–foot wide right–of–way described as Parcel 1B in a Donation Special Warranty Deed to Williamson County, Texas, of record in Document No. 2007007059, of said Official Public Records,

THENCE, with said south line of Heritage Grove Road, common with the north line of the herein described tract, the following five (5) courses and distances:

1. N 83°30'14" E, for a distance of 33.69 feet to a 1/2–inch iron rod ZWA set at the beginning of a curve to the left,
2. an arc distance of 146.47 feet along said curve to the left, having a radius of 565.00 feet, a central angle of 14°51'10", and a chord bearing and distance of N 76°04'39" E, 146.06 feet to a 1/2–inch iron rod with cap stamped ZWA set,
3. N 68°39'04" E, for a distance of 640.85 feet to a 1/2–inch iron rod with cap stamped ZWA set,
4. N 20°40'36" W, for a distance of 3.26 feet to a 1/2–inch iron rod with cap stamped ZWA set for the southwest corner of said 45–foot wide roadway easement, and
5. N 68°39'04" E, for a distance of 7.52 feet to the POINT OF BEGINNING, and containing 2.382 acres of land.

PART 4 – 9.135 ACRES

BEGINNING at a 1/2–inch iron rod with cap stamped ZWA set in concrete for the southwest corner of Lot 24, Block C, Savanna Ranch Section One Final Plat, a subdivision of record in Document No. 2012104226 of the Official Public Records of Williamson County, Texas, common with the northwest corner of the herein described tract, and being in an east line of that certain 170.764 acre tract of land described in an Agreed Judgment in Absence of Objections, Cause No. 08–1018–CC4, to Leander Independent School District, of record in Document No. 20080862829 of the Official Public Records of Williamson County, Texas;

THENCE, departing said east line of the 170.764 acre tract, with the south line of said Savanna Ranch Section One Final Plat, common with the north and east lines of the herein described tract, the following eleven (11) courses and distances:

1. N 68°41'03" E, for a distance of 170.00 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found in the east line of Chimney Drive, a 50–foot wide right–of–way dedicated by said Savanna Ranch Section One Final Plat,
2. N 21°18'57" W, with said east line of Chimney Drive, for a distance of 7.32 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found,
3. N 68°41'03" E, departing said east line of Chimney Drive, for a distance of 1150.00 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found,
4. S 80°16'01" W, for a distance of 89.09 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the intersection of the west line of Halsey Drive, a variable–width right of way, dedicated by said Savanna Ranch Section One Final Plat,
5. S 00°43'59" E, with said west line of Halsey Drive, for a distance of 48.94 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found at the beginning of a curve to the left,
6. continuing with said west line of Halsey Drive for a distance of 68.12 feet along the arc of said curve to the left, having a radius of 760.00 feet, a central angle of 05°08'08", and a chord bearing and distance of S 03°18'03" E, 68.10 feet to a 1/2–inch iron rod with plastic cap stamped ZWA set at a point of reverse curvature to the right,
7. continuing with said west line of Halsey Drive for a distance of 22.79 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 87°02'29", and a chord bearing and distance of S 37°39'08" W, 20.66 feet to a 1/2–inch iron rod with plastic cap stamped ZWA found,
8. S 08°49'37" E, continuing with said west line of Halsey Drive, for a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped ZWA set at the beginning of a curve to the right,
9. continuing with said west line of Halsey Drive for a distance of 22.79 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 87°02'29", and a chord bearing and distance of S 55°18'23" E, 20.66 feet to a 1/2–inch iron rod with plastic cap stamped ZWA set at a point of reverse curvature to the left,
10. continuing with said west line of Halsey Drive for a distance of 74.21 feet along the arc of said curve to the left, having a radius of 760.00 feet, a central angle of 05°35'40", and a chord bearing and distance of S 14°34'58" E, 74.18 feet to a 1/2–inch iron rod with plastic cap stamped ZWA set, and
11. S 17°22'48" E, continuing with said west line of Halsey Drive, for a distance of 50.56 feet to a 1/2–inch iron rod with cap stamped ZWA set;

THENCE, S 82°55'57" W, departing said south line of said Savanna Ranch Section One Final Plat and the west line of Halsey Drive, over and across said 90.695 acre tract, with the south line of the herein described tract, for a distance of 8.58 feet to a 1/2–inch iron rod with cap stamped ZWA found for the northeast corner of that certain 11.527 acre tract described as Tract 7 in said Special Warranty Deed to JSL Commercial Investments, LLC, of record in Document No. 2014000042 of the Official Public Records of Williamson County;

THENCE, continuing with the south line of the herein described tract, common with the north line of said 11.527 acre tract, the following three (3) courses and distances:

1. S 82°55'57" W, for a distance of 90.11 feet to a 1/2–inch iron rod with cap stamped ZWA set,
2. S 75°15'01" W, for a distance of 130.06 feet to a 1/2–inch iron rod with cap stamped ZWA set, and
3. S 68°40'53" W, for a distance of 1115.02 feet to a 1/2–inch iron rod with cap stamped RJ SURVEYING found for the southwest corner of said 56.295 acre tract, common with the northwest corner of said 11.527 acre tract, and being in the aforementioned east line of said 170.764 acre tract;

THENCE, N 21°01'49" W, with the west line of said 56.295 acre tract, common with said east line of the 170.764 acre tract, for a distance of 110.86 feet to the POINT OF BEGINNING and containing 9.135 acres of land.

PROJECT: SAVANNA RANCH SECTION 4
 JOB NUMBER: 13–1017–04
 DATE: JANUARY 2016
 SCALE: 1"=100'
 SURVEYOR: TERRELL
 TECHNICIAN: SEGURA
 DRAWING: SAVANNA SEC4.dwg
 FIELDNOTES:
 PARTYCHIEF:
 FIELDBOOKS:



ZWA
 Zamora, L.L.C.
 Professional Land Surveyors
 Texas FIRM Registration No. 10062700
 1435 South Loop 4 • Buda, Texas 78610
 Tel: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH
 SECTION FOUR
 FINAL PLAT

SHEET
 3
 OF
 4
 ZWA PLAT No.
 13–1017–04

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS
THAT BENBROOK DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, JOHN S. LLOYD, AS OWNER OF THAT CERTAIN 25.249 ACRE TRACT OF LAND, AS DESCRIBED AS A 56.295 ACRE TRACT (TRACT 1), AN 8.522 ACRE TRACT (TRACT 2), A 22.824 ACRE TRACT (TRACT 3, PART A), AND A 2.382 ACRE TRACT (TRACT 3, PART B) AS CONVEYED TO BY A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010052232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE A TOTAL OF 25.237 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. THIS SUBDIVISION IS TO BE KNOWN AS:

"SAVANNA RANCH, SECTION FOUR FINAL PLAT"

FURTHER, BENBROOK DEVELOPMENT, INC., ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE HOMEOWNER, NOT THE CITY, 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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2016, A.D.
BENBROOK DEVELOPMENT, INC., A TEXAS CORPORATION

BY: JOHN S. LLOYD, PRESIDENT
BENBROOK DEVELOPMENT, INC
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL BY THESE PRESENTS
I, GINA LOFTIS FRANKLIN, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, ALL EASEMENTS OF RECORD ARE SHOWN HEREON OR NOTED ON THE PLAT (AS LISTED IN SCHEDULE B, FURNISHED BY STEWART TITLE GUARANTY COMPANY, G.F. NUMBER 1328287-COM, ISSUED OCTOBER 8, 2013 AND DATED OCTOBER 2, 2013), 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 PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BUDA, HAYS COUNTY, TEXAS, THIS _____ DAY OF _____, 2016 A.D.

GINA LOFTIS FRANKLIN, R.P.L.S. NO. 6087
STATE OF TEXAS
ZAMORA, L.L.C. (dba ZWA)
FIRM REGISTRATION NO. 100627-00
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 OFFICE, (512) 295-6091 FAX

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS
I, DANNY R. MARTIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0435E & NO. 48491C0455E, (WILLIAMSON COUNTY) EFFECTIVE DATE SEPTEMBER 26, 2008.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2016, A.D.

DANNY R. MARTIN, P.E.
STATE OF TEXAS NO. 44960
MALONE/WHEELER, INC.
FIRM REGISTRATION NO. F-786
7500 RIALTO BLVD. BLDG. ONE, STE. 150
AUSTIN, TEXAS 78735
(512) 899-0601 OFFICE, (512) 899-0655 FAX

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS:
APPROVED THIS THE _____ DAY OF _____, 2016, 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.

ATTEST: _____

JEFF SEILER, CHAIR
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

BY SIGNING THIS PLAT, JEFFERY M. HUTCHENS, EXECUTIVE VICE PRESIDENT OF MOODY NATIONAL BANK HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

BY: JEFFERY M. HUTCHENS
EXECUTIVE VICE PRESIDENT
MOODY NATIONAL BANK
860 EAST ANDERSON LANE
AUSTIN, TEXAS 78752

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

_____, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

_____ DAY OF _____, 2016 A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED THIS

THE _____ DAY OF _____, 2016 A.D., AT _____ O'CLOCK, ____ M., IN THE PLAT RECORDS

OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NUMBER _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF WILLIAMSON COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

PROJECT: SAVANNA RANCH SECTION 4
JOB NUMBER: 13-1017-04
DATE: JANUARY 2016
SCALE: 1"=100'
SURVEYOR: TERRELL
TECHNICIAN: SEGURA
DRAWING: SAVANNA SEC4.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas FIRM Registration No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH
SECTION FOUR
FINAL PLAT

SHEET
4
OF
4
ZWA PLAT No.
13-1017-04



EXECUTIVE SUMMARY

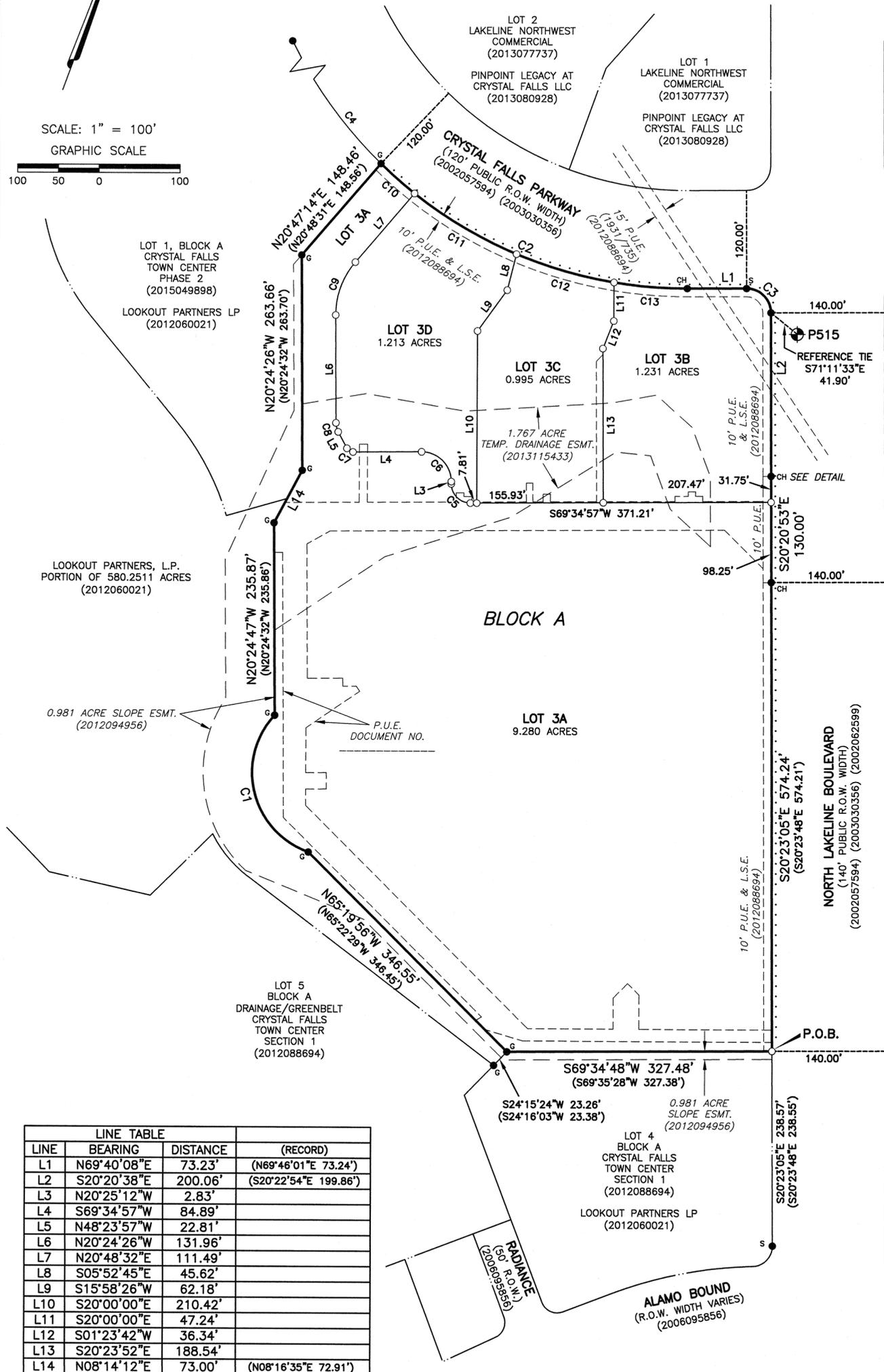
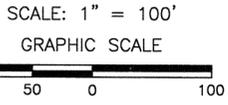
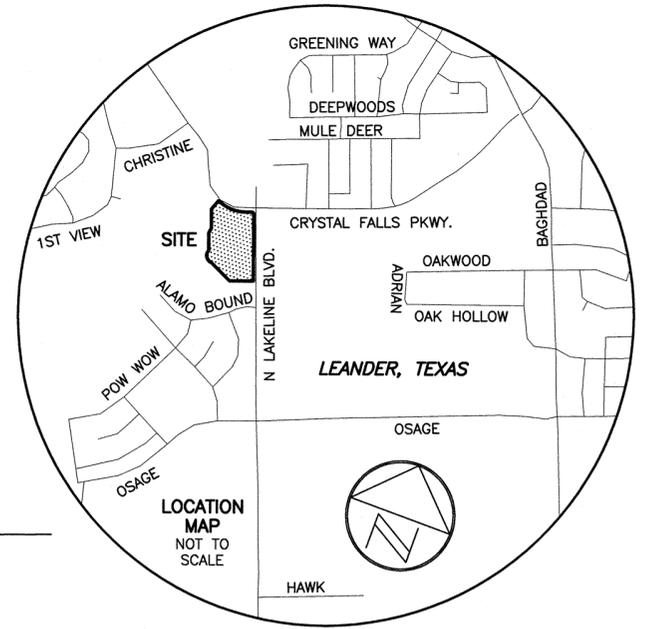
MARCH 24, 2016

-
- Agenda Subject:** Subdivision Case 15-SFP-018: Consider action on the Crystal Falls Town Center, Section 1, Lot 3, Block A replat for 12.719 acres more or less; WCAD Parcels R517837 and R539680; generally located to the southwest of the intersection of N Lakeline Blvd and Crystal Falls Pkwy; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Joseph T. Sandoval, P.E. on behalf of Cypress Crystal Falls, LP, by Cypress Crystal Falls GP, LLC, by Brian C. Parro, CFP/VP.
- Financial Consideration:** None
- Recommendation:** This final plat includes 4 non residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. The PUE shall be recorded and the recordation number needs to be added to the notes section of the plat.
 2. A disk with the AutoCAD information associated with the final plat needs to be submitted.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

03/21/2016

CRYSTAL FALLS TOWN CENTER, SECTION 1, LOT 3, BLOCK A, REPLAT

BEING A REPLAT OF CRYSTAL FALLS TOWN CENTER, SECTION 1, LOT 3, BLOCK A,
A SUBDIVISION RECORDED IN DOCUMENT NO. 2012088694.



THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P515".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10171945.89
E 3074062.30
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10170571.15
E 3073646.84
ELEVATION = 1094.94'
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR = 0.99986485 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.00013516827 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°16'18"

LOT 1
BLOCK A
THE BOULDERS AT
CRYSTAL FALLS
PHASE VI
(2013108049)
SHOPS AT CRYSTAL
FALLS LLC
(2013041094)
LOT 2
BLOCK A
THE BOULDERS AT
CRYSTAL FALLS
PHASE VI
(2013108049)
JAMES A. DICK CO.
(2014086197)

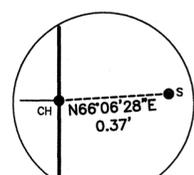
THE CITY OF
LEANDER, TEXAS
0.131 ACRES
(2003030356)

CRYSTAL LAKE
BAPTIST CHURCH
PORTION OF
18.17 ACRES
(2000086085)

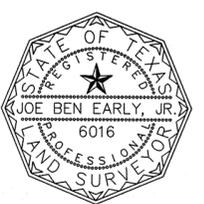
LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET*
- CH 1/2" REBAR WITH "CHAPARRAL" ALUMINUM CAP FOUND
- S 1/2" REBAR WITH "SENDERO" CAP FOUND
- G 1/2" REBAR WITH "G&R" CAP FOUND
- CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- () RECORD INFORMATION

*INDIVIDUAL LOT CORNERS TO BE SET AT OWNERS
CONVENIENCE AFTER REVIEW AND APPROVAL PROCESS



3/1/16



LINE	BEARING	DISTANCE	(RECORD)
L1	N69°40'08"E	73.23'	(N69°46'01"E 73.24')
L2	S20°20'38"E	200.06'	(S20°22'54"E 199.86')
L3	N20°25'12"W	2.83'	
L4	S69°34'57"W	84.89'	
L5	N48°23'57"W	22.81'	
L6	N20°24'26"W	131.96'	
L7	N20°48'32"E	111.49'	
L8	S05°52'45"E	45.62'	
L9	S15°58'26"W	62.18'	
L10	S20°00'00"E	210.42'	
L11	S20°00'00"E	47.24'	
L12	S01°23'42"W	36.34'	
L13	S20°23'52"E	188.54'	
L14	NO8°14'12"E	73.00'	(NO8°16'35"E 72.91')

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	103.10'	113°49'07"	204.81'	N34°08'04"W	172.76'	(N34°07'36"W 172.87')
C2	540.00'	44°23'00"	418.30'	S88°12'40"E	407.92'	(S88°12'50"E 407.78')
C3	30.00'	90°03'13"	47.15'	S65°34'48"E	42.45'	(S65°37'11"E 42.41')
C4	540.00'	48°07'21"	453.54'	N41°57'29"W	440.33'	
C5	23.59'	89°38'21"	36.90'	N65°19'24"W	33.25'	
C6	36.50'	89°58'28"	57.32'	N65°24'26"W	51.61'	
C7	8.62'	61°06'21"	9.19'	N79°24'34"W	8.76'	
C8	23.50'	27°58'59"	11.48'	N34°24'27"W	11.36'	
C9	98.50'	41°12'58"	70.86'	N00°12'03"E	69.34'	
C10	540.00'	5°53'30"	55.53'	S68°57'55"E	55.50'	
C11	540.00'	15°32'54"	146.54'	S79°41'07"E	146.09'	
C12	540.00'	13°17'34"	125.28'	N85°53'40"E	125.00'	
C13	540.00'	9°39'02"	90.96'	N74°25'21"E	90.85'	

SUBMITTAL DATE: NOVEMBER 16, 2015
NO. OF BLOCKS: 1
TOTAL AREA OF PLAT: 12.719 ACRES
TOTAL NO. OF LOTS: 4
OWNER:
CYPRESS CRYSTAL FALLS, LP
8343 DOUGLAS AVENUE
SUITE #200
DALLAS, TX 75225
ENGINEER:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78753
SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING
3500 McCALL LANE
AUSTIN, TX 78744

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
562-016
DRAWING NO.:
562-016-PL1
PLOT DATE:
3/1/16
PLOT SCALE:
1" = 100'
DRAWN BY:
JDB & JBE
SHEET
01 OF 02

CRYSTAL FALLS TOWN CENTER, SECTION 1, LOT 3, BLOCK A, REPLAT

BEING A REPLAT OF CRYSTAL FALLS TOWN CENTER, SECTION 1, LOT 3, BLOCK A,
A SUBDIVISION RECORDED IN DOCUMENT NO. 2012088694.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CYPRESS CRYSTAL FALLS, LP, BEING OWNER OF LOT 3, BLOCK A, CRYSTAL FALLS TOWN CENTER, SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2012088694 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A 0.224 ACRE TRACT, BOTH CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015050108 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

SAID LOT 3, BLOCK A, CRYSTAL FALLS TOWN CENTER HAVING BEEN APPROVED FOR REPLAT PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY REPLAT LOT 3 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO;

DO HEREBY SUBDIVIDE 12.719 ACRES IN THE ALBERT BITTICK SURVEY NO. 144, ABSTRACT NO. 859, IN WILLIAMSON COUNTY, TEXAS IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

CRYSTAL FALLS TOWN CENTER, SECTION 1, LOT 3, BLOCK A, REPLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

BY: _____

PRINTED NAME: _____

CYPRESS CRYSTAL FALLS, LP
8343 DOUGLAS AVENUE, SUITE #200
DALLAS, TX 75225

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

METES AND BOUNDS DESCRIPTION

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of North Lakeline Boulevard (right-of-way width varies) described as 2.375 acres in Document No. 2002057594 of the Official Public Records of Williamson County, Texas, being the southeast corner of said Lot 3A and also being the northeast corner of Lot 4, Block A, of said Crystal Falls Town Center Section 1, from which a 1/2" rebar with "Sendero" cap found at the intersection of the west right-of-way line of North Lakeline Boulevard and the north right-of-way line of Alamo Bound (right-of-way width varies) as shown on The Highlands at Crystal Falls Section I Phase I, a subdivision of record in Document No. 2006095856 of the Official Public Records of Williamson County, Texas, being also in the east line of said Lot 4, bears South 20°23'05" East, a distance of 238.57 feet;

THENCE South 69°34'48" West with the south line of Lot 3 and the north line of Lot 4, a distance of 327.48 feet to a 1/2" rebar with "G&R" cap found, from which a 1/2" rebar with "G&R" cap found in the west line of Lot 4, being the northeast corner of Lot 5, Block A, of said Crystal Falls Town Center Section 1, bears South 24°15'24" West, a distance of 23.26 feet;

THENCE with the perimeter of Lot 3, the following six (6) courses and distances:

1. North 65°19'56" West, a distance of 346.55 feet to a 1/2" rebar with "G&R" cap found;
2. With a curve to the right, having a radius of 103.10 feet, a delta angle of 113°49'07", an arc length of 204.81 feet, and a chord which bears North 34°08'04" West, a distance of 172.76 feet to a 1/2" rebar with "G&R" cap found;
3. North 20°24'47" West, a distance of 235.87 feet to a 1/2" rebar with "G&R" cap found;
4. North 08°14'12" East, a distance of 73.00 feet to a 1/2" rebar with "G&R" cap found;
5. North 20°24'26" West, a distance of 263.66 feet to a 1/2" rebar with "G&R" cap found;
6. North 20°47'14" East, a distance of 148.46 feet to a 1/2" rebar with "G&R" cap found in the south right-of-way line of Crystal Falls Parkway (120' right-of-way width) described as 2.468 acres in Document No. 2002057594 of the Official Public Records of Williamson County, Texas, being the northwest corner of Lot 3, from which a 1/2" rebar found in the west right-of-way line of Crystal Falls Parkway, bears with a curve to the right, having a radius of 540.00 feet, a delta angle of 48°07'21", an arc length of 453.54 feet, and a chord which bears North 41°57'29" West, a distance of 440.33 feet;

THENCE with the south right-of-way line of Crystal Falls Parkway and the north line of Lot 3, the following three (3) courses and distances:

1. With a curve to the left, having a radius of 540.00 feet, a delta angle of 44°23'00", an arc length of 418.30 feet, and a chord which bears South 88°12'40" East, a distance of 407.92 feet to a 1/2" rebar with "Chaparral" aluminum cap found;
2. North 69°40'08" East, a distance of 73.23 feet to a 1/2" rebar with "Sendero" cap found;
3. With a curve to the right, having a radius of 30.00 feet, a delta angle of 90°03'13", an arc length of 47.15 feet, and a chord which bears South 65°34'48" East, a distance of 42.45 feet to a 1/2" rebar found in the west right-of-way line of North Lakeline Boulevard;

THENCE South 20°20'38" East with the west right-of-way line of North Lakeline Boulevard and the east line of Lot 3, a distance of 200.06 feet to a 1/2" rebar with "Chaparral" aluminum cap found for the northeast corner of said 0.224 acre tract;

THENCE South 20°20'53" East with the west right-of-way line of North Lakeline Boulevard and the east line of the 0.224 acre tract, a distance of 130.00 feet to a 1/2" rebar with "Chaparral" aluminum found for the southeast corner of the 0.224 acre tract;

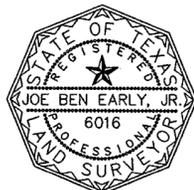
THENCE South 20°23'05" East with the west right-of-way line of North Lakeline Boulevard and the east line of Lot 3, a distance of 574.24 feet to the POINT OF BEGINNING, containing 12.719 acres of land, more or less.

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORD AS LISTED IN THE TITLE COMMITMENT G.F. NO.: 1002-154520-RTT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED JULY 7, 2015, ARE SHOWN OR NOTED HEREON.

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0465E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF CRYSTAL FALLS PARKWAY AND NORTH LAKELINE BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN ADJOINING STREET IS CONSTRUCTED.
11. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LOT 3, BLOCK A, CRYSTAL FALLS TOWN CENTER, SECTION 1, RECORDED IN DOCUMENT NO. 2012088694 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR THE RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF IMPROVEMENTS SUCH AS PARKING AND LANDSCAPING WITHIN THE PUBLIC UTILITY EASEMENTS IF AND WHEN THE CITY NEEDS TO ACCESS AND MAINTAIN ITS WATER AND WASTEWATER LINES.
14. DRIVEWAY LOCATIONS ARE DEFINED IN THE DEVELOPMENT AGREEMENT FOR RANDALL'S FOOD STORE AND SHOPPING CENTER AS RECORDED IN DOCUMENT NO. 201209763 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
15. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

ENGINEER'S CERTIFICATION:

I, JOSEPH T. SANDOVAL, 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.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0465E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

Joseph T. Sandoval March 1, 2016
JOSEPH T. SANDOVAL, P.E.

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78753
(512) 439-4700
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386



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.

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

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

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M., AND

DULY RECORDED THIS THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT

RECORDS, OF SAID COURT IN DOCUMENT NO. _____

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

BY: DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 562-016
	DRAWING NO.: 562-016-PL1
	PLOT DATE: 3/1/16
	PLOT SCALE: 1" = 100'
	DRAWN BY: JDB & JBE
	SHEET 02 OF 02



EXECUTIVE SUMMARY

MARCH 24, 2016

-
- Agenda Subject:** Plat Vacate Case 16-PV-001: Consider action on the vacation of Lot 10 of the Highmeadow Estates, Phase 1 Subdivision Final Plat for 5.013 acres more or less; generally located to the northeast of the intersection of Ronald W. Reagan Blvd and FM 2243, Leander, Williamson County, Texas.
- Background:** Lot 10 of the Highmeadow Estates, Phase 1 Subdivision Final Plat is proposed to be vacated and replatted. The current plat includes a restriction that requires that the property is limited to single-family uses. The property owner has worked with the other property owners within the subdivision to amend the restrictive covenants for this lot.
- Origination:** Applicant: 360 Professional Services, Inc (Scott J. Foster) on behalf of Vince J & Nanette Giaco.
- Financial Consideration:** None
- Recommendation:** Staff recommends to approve the partial plat vacate request.
- Motion:**
APPROVAL: The Planning & Zoning Commission recommends approval of the partial plat vacation.
DENIAL: The Planning & Zoning Commission recommends denial of the partial plat vacation.
- Attachments:**
1. Highmeadow Estates, Phase 1 Subdivision Final Plat
 2. Highmeadow Estates, Phase 1 Subdivision Partial Plat Vacation Instrument
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 03/15/2016

WILLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 9339247

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET K SLIDE(S) 297

39247

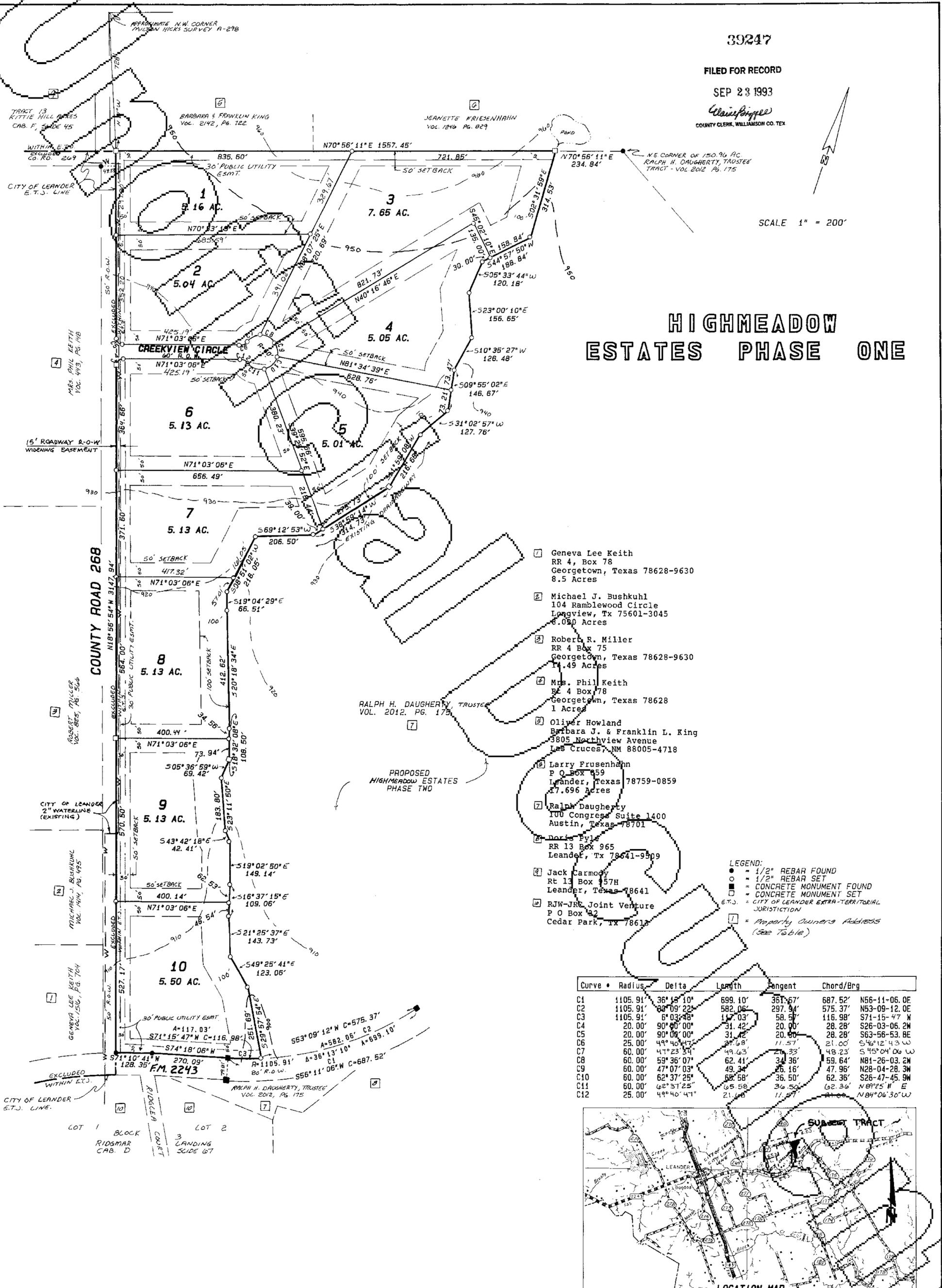
FILED FOR RECORD

SEP 23 1993

Wainwright
COUNTY CLERK, WILLIAMSON CO. TEX.

SCALE 1" = 200'

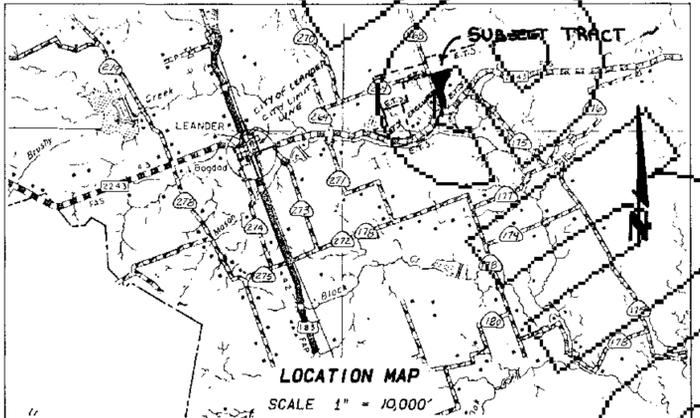
HIGHMEADOW ESTATES PHASE ONE



- 1 Geneva Lee Keith
RR 4, Box 78
Georgetown, Texas 78628-9630
8.5 Acres
- 2 Michael J. Bushkuhl
104 Ramblewood Circle
Longview, Tx 75601-3045
6.020 Acres
- 3 Robert R. Miller
RR 4 Box 75
Georgetown, Texas 78628-9630
14.49 Acres
- 4 Mrs. Phil Keith
RR 4 Box 78
Georgetown, Texas 78628
1 Acre
- 5 Oliver Howland
Barbara J. & Franklin L. King
3805 Northview Avenue
Las Cruces, NM 88005-4718
- 6 Larry Frusenhanh
P O BOX 659
Leander, Texas 78759-0859
17.696 Acres
- 7 Ralph Daugherty
100 Congress Suite 1400
Austin, Texas 78701
- 8 Dori Pyle
RR 13 Box 965
Leander, Tx 78641-9509
- 9 Jack Carmody
Rt 13 Box 957H
Leander, Texas 78641
- 10 RJW-JRC Joint Venture
P O Box 22
Cedar Park, TX 78613

LEGEND:
 ● = 1/2" REBAR FOUND
 ○ = 1/2" REBAR SET
 ■ = CONCRETE MONUMENT FOUND
 □ = CONCRETE MONUMENT SET
 E.T.J. = CITY OF LEANDER EXTRA-TERRITORIAL JURISDICTION
 [] = Property Owners Addresses (See Table)

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	1105.91'	36°15'10"	699.10'	361.67'	687.52' N56-11-06.0E
C2	1105.91'	30°09'22"	582.06'	297.94'	575.37' N53-09-12.0E
C3	1105.91'	6°03'48"	117.03'	58.57'	116.98' S71-15-47.7W
C4	20.00'	90°00'00"	31.42'	20.00'	28.28' S26-03-06.2W
C5	20.00'	90°00'00"	31.42'	20.00'	28.28' S63-56-53.8E
C6	25.00'	49°40'47"	27.68'	11.57'	21.00' S46-12-43.3W
C7	60.00'	47°23'34"	49.63'	21.33'	48.23' S45-04-06.0W
C8	60.00'	59°36'07"	62.41'	34.36'	59.64' N81-26-03.2W
C9	60.00'	47°07'03"	49.34'	25.16'	47.96' N28-04-28.3W
C10	60.00'	62°37'25"	65.58'	36.50'	62.36' S26-47-45.9W
C11	60.00'	62°37'25"	65.58'	36.50'	62.36' N89-25.1E
C12	25.00'	49°40'47"	21.68'	11.57'	21.00' N84-06-30.7W



Leander K Made 297

Capmet 1 5/10

HIGHMEADOW ESTATES PHASE ONE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That Ralph H. Daugherty, Trustee, owner of that certain 54.820 acre tract of land out of the Milton Hicks Survey, Abstract No. 298, Williamson County, Texas, being a portion of that 150.96 acre tract of land as conveyed by deed recorded in Volume 2012, Page 175, of the Deed Records of Williamson County, Texas, do hereby subdivide the said 54.820 acres of land as shown hereon, subject to any easement or restrictions heretofore granted and do hereby dedicate to the public the streets and easements shown hereon, to be known as HIGHMEADOW ESTATES PHASE ONE.

Witness the hand of Ralph H. Daugherty, Trustee, this 1 day of July, 1992, A.D.

Ralph H. Daugherty
Ralph H. Daugherty, Trustee
100 Congress Suite 1400
Austin, Texas 78701
512-322-8000

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That before me, the undersigned authority on this day personally appeared Ralph H. Daugherty, acting in the capacity herein stated, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of July, 1992 A.D.



Margie Harris
Signature
Printed Name: MARGIE HARRIS
Notary Public in and for the State of Texas
Commission Expires: 1-28-93

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, John C. Doerfler, County Judge of Williamson County, Texas, do hereby certify that this plat, with written field notes shown hereon, and the surveyors certificate appearing hereon, that the plat of Highmeadow Estates Phase One, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said court duly considered, were this day approved, and said plat is authorized to be registered and recorded in the Property Records of the County Clerk of Williamson County, Texas.

September 8, 1992
Date

John C. Doerfler
John C. Doerfler, County Judge
Williamson County, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, Elaine Bissell, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 23 day of September, 1993, A.D., at 4:00 o'clock P.M., and duly recorded this the 23rd day of September, 1993, A.D. at 4:05 o'clock P.M. in the Plat Records of said County, in Cabinet K, Slide 292-299.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said county at my office in Georgetown, Texas, the date last shown above written.

Elaine Bissell
Clerk, County Court, Williamson County, Texas

By: Bethesda Wallace
Deputy

Approved for the U. S. Postal Service this the 8 day Sept, 1992, A.D.

Ken Davis, Jr.
Postmaster
City of Georgetown, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, Frederick A. Jay, a Registered Professional Engineer, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not within Zone A, a 100-year flood plain as defined by the Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Community-Panel Number 48491C0216 C, effective date September 27, 1991.

However, no drainage study has been performed by the undersigned on this property to determine the accuracy of the above-referenced Flood Insurance Rate Map.

TO CERTIFY WHICH, WITNESS my hand and seal this the 21 day of July, 1992, A.D.

Frederick A. Jay
Frederick A. Jay, P.E.
Registered Professional Engineer No. 41125
Jay Engineering Company, Inc.
P O Box 10998-503
Austin, Texas 78766



METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF THAT CERTAIN 150.96 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 2012, PAGE 175 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north r.o.w. line of FM 2243 with the intersection of the east r.o.w. line of County Road 268 for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the east r.o.w. line of County Road 268, N 18° 56' 54" W 3147.94 feet to a concrete monument set at the northwest corner of the above described 150.96 acres for the northwest corner hereof; from which point the approximate north west corner of the Milton Hicks Survey, Abstract No. 298 bears N 21° W 728 feet,

THENCE with the north line of the above described tract of land, N 70° 56' 11" E 1557.45 feet to a concrete monument set in a drainage swale for the northeast corner hereof;

THENCE along the centerline of said drainage swale the following twenty-two (22) courses:

S 02° 31' 59" E 314.53 feet to a 1/2" rebar set for an angle point;

S 44° 57' 50" W 188.84 feet to a 1/2" rebar set for an angle point;

S 05° 33' 44" W 120.18 feet to a 1/2" rebar set for an angle point;

S 23° 00' 10" E 156.65 feet to a 1/2" rebar set for an angle point;

S 10° 35' 27" W 126.48 feet to a 1/2" rebar set for an angle point;

S 09° 55' 02" E 146.67 feet to a 1/2" rebar set for an angle point;

S 31° 02' 57" W 127.76 feet to a 1/2" rebar set for an angle point;

S 11° 59' 08" W 216.68 feet to a concrete monument set for an angle point;

S 38° 59' 14" W 314.73 feet to a 1/2" rebar set for an angle point;

S 69° 12' 53" W 206.50 feet to a 1/2" rebar set for an angle point;

S 08° 51' 02" W 218.05 feet to a 1/2" rebar set for an angle point;

S 19° 04' 29" E 66.51 feet to a 1/2" rebar set for an angle point;

S 20° 18' 34" E 412.62 feet to a 1/2" rebar set for an angle point;

S 18° 32' 08" E 108.50 feet to a concrete monument set for an angle point;

S 05° 36' 59" W 69.42 feet to a 1/2" rebar set for an angle point;

S 23° 11' 50" E 183.80 feet to a 1/2" rebar set for an angle point;

S 43° 42' 18" E 42.41 feet to a 1/2" rebar set for an angle point;

S 19° 02' 50" E 149.14 feet to a 1/2" rebar set for an angle point;

S 16° 37' 15" E 109.06 feet to a 1/2" rebar set for an angle point;

S 21° 25' 37" E 143.73 feet to a 1/2" rebar set for an angle point;

S 49° 25' 41" E 123.06 feet to a 1/2" rebar set for an angle point;

S 29° 57' 54" E 251.69 feet to a 1/2" rebar set in the curving north r.o.w. line of FM 2243 for the southeast corner hereof;

THENCE with the curving north r.o.w. line of FM 2243, along a curve to the right, whose central angle is 36° 13' 10", radius is 1105.91 feet, and whose sub-chord bears S 71° 15' 47" W 116.98 feet to a concrete highway r.o.w. monument found at a point of tangency hereof;

THENCE continuing with the northerly r.o.w. line of FM 2243, S 74° 18' 06" W 270.09 feet to a 1/2" rebar set for an angle point hereof;

THENCE continuing with the northerly r.o.w. line of FM 2243, S 71° 10' 41" W 128.35 feet to the PLACE OF BEGINNING and containing 54.820 acres of land, more or less.

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

I, Ralph W. Harris, a Registered Professional Land Surveyor, authorized under the laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with the surveying related portion of the City of Leander Subdivision Ordinance, and is true and correct to the best of my knowledge and was prepared from a survey made on the ground under my direction and supervision.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this the 30th day of June, 1992, A.D.

Ralph W. Harris
Ralph W. Harris, R.P.L.S. No. 1729
Ralph Harris Surveyor Inc.
1406 Hether
Austin, Texas 78704
512-444-1781



Cabinet A slide 298

Cabinet K Slide 298

HIGHMEADOW
ESTATES PHASE ONE

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveway drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

KNOW ALL MEN BY THESE PRESENTS:

That, Ralph H. Daugherty, Trustee, Owner of the hereon described subdivision to be known as HIGHMEADOW ESTATES PHASE ONE, is hereby authorized to file for record in the Office of the County Clerk of Williamson County, Texas, this plat of said subdivision attached hereto, and that the County Clerk of Williamson County, is hereby authorized to file for record said plat of land.

ADOPTED AND APPROVED THIS THE 19 DAY OF August, 1992, A.D.

Don Roberts
Don Roberts, Chairman
Planning and Zoning Commission, Leander, Texas

ATTEST: Phyllis Neves
Phyllis Neves, Secretary
Planning and Zoning Commission, Leander, Texas

WILLIAMSON COUNTY HEALTH DISTRICT

1. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Flood Plain Administrator.
2. This tract is not located within the Edward's Aquifer Recharge Zone.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edward's Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations and Williamson County On-site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise contained in this plat and the documents associated with it.

Paula Pate as
Director of Environmental Services

8/27/92
Date

NOTES:

1. TOTAL ACREAGE = 54.82 ACRES
2. TOTAL LOTS = 10
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LEANDER, TEXAS.
4. EACH LOT ON THIS SUBDIVISION IS APPROVED FOR ONE SINGLE FAMILY DWELLING ONLY, SERVED BY AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
5. BUILDINGS MUST BE SETBACK 50 FEET FROM ALL FRONT AND SIDE LOT LINES.
6. THERE IS HEREBY DEDICATED A 10 FOOT WIDE EASEMENT ON EACH SIDE OF ALL REAR LOT LINES AND A 7 FOOT WIDE EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES.
7. NO BUILDING, ON-SITE SEWAGE FACILITY, OR OTHER STRUCTURE SHALL BE CONSTRUCTED WITHIN 100 FEET OF THE REAR LOT LINES OF LOTS 3, 4, 5, 7, 8, 9, AND 10, OR WITHIN 50 FEET OF THE REAR LOT LINES OF LOTS 1, 2, AND 6.
8. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY AREA WHICH IS SUBJECT TO 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ROADWAY WIDENING EASEMENT

There is hereby dedicated a 15-Ft. roadway right-of-way widening easement along the Eastern right-of-way line of existing County Road 268, said line being also the Western boundary of Lots 1, 2, 6, 7, 8, 9 and 10, for the purpose of implementing any future roadway and/or drainage improvements.

Cabinet K slide 299

Cabinet K Slide 299

PARTIAL VACATION OF HIGHMEADOW ESTATES PHASE ONE

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, NEC Reagan & 2243, LP, successor in interest to Vince Giaco and Nanette Giaco ("Proprietor"), is the owner of all real property known as Highmeadow Estates Ph 1, Lot 10, 5.013 acres (the "Property"), which is a part of the Highmeadow Estates Phase One 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.1993039247 Official Public Records of Williamson County, Texas, and Cabinet K, Slides 297-299 and Plat Notes 1 through 8, 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; and

WHEREAS, all owners of lots within Highmeadow Estates Phase One have consented and joined in the application of Proprietor, as evidenced by the *Consent and Joinder of the Application for Partial Plat Vacation of Highmeadow Estates Phase One*, attached hereto as Exhibit "A",

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 Highmeadow Estates Phase One.

EXECUTED this 10th day of March, 2016.

NEC Reagan & 2243, LP, owner of Lot 10 (5.013 Acres) Highmeadow Estates Phase 1, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247

NEC Reagan & 2243, LP
a Texas limited partnership

By: NEC Reagan & 2243 GP, LP
a Texas limited partnership
its general partner

By: NEC Reagan & 2243 Master GP, LLC
a Texas limited liability company
its general partner

By: Jeremy L. Smitheal
Name: Jeremy L. Smitheal
Title: Manager

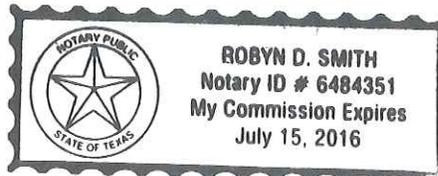
THE STATE OF TEXAS

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§

COUNTY OF WILLIAMSON

This document, PARTIAL VACATION OF HIGHMEADOW ESTATES PHASE ONE was acknowledged before me by Jeremy L. Smitheal, the Manager of NEC Reagan & 2243 Master GP, LLC, a Texas limited liability company and general partner of NEC Reagan & 2243 GP, LP, a Texas limited partnership and general partner of NEC Reagan & 2243, LP, a Texas limited partnership, on March 10, 2016.


Notary Public, State of Texas



APPROVAL OF PARTIAL PLAT VACATION OF HIGHMEADOW ESTATES ONE 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 **Highmeadow Estates Phase One**, the plat of which is recorded in Document No. 1993039247 Official Public Records of Williamson County, Texas, and Cabinet K, Slides 297-299 and Plat Notes 1 through 8, 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

Exhibit "A"

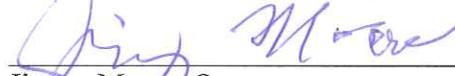
*Consent and Joinder of the Application for Partial Plat Vacation
of Highmeadow Estates Phase One*

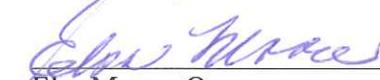
**CONSENT TO AND JOINDER OF THE APPLICATION FOR PARTIAL PLAT VACATION OF
HIGHMEADOW ESTATES PHASE ONE**

We, the undersigned owners of lots within the Highmeadows Estates Phase One, hereby consent to and join the application of Vince Giaco and Nanette Giaco to partially vacate the plat for Highmeadow Estates Phase One according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247 of the Official Public Records of Williamson County, Texas (the "Plat"), for the following property; Lot Ten (10), Highmeadow Estates Phase 1, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247 (the "Property"). By signing this application, we acknowledge and agree that the Plat, including any plat notes, restrictions and obligations placed on the Property by the Plat, will no longer be effective as to the Property.

(The remainder of this page intentionally left blank – signature pages will follow.)

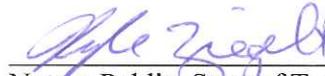
Jimmy & Elsa Moore, owners of Lot 1 (5.16 Acres) and Lot 2 (5.0002 Acres), Highmeadow Estates Phase One, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247


Jimmy Moore, Owner

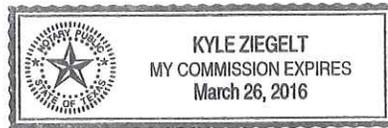

Elsa Moore, Owner

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

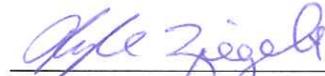
This document was acknowledged before me by Jimmy Moore, on February 29, 2016.

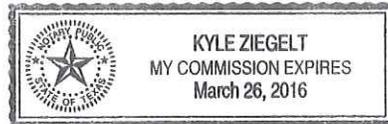

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §



This document was acknowledged before me by Elsa Moore, on February 29, 2016.


Notary Public, State of Texas



Robert Mize and Carol Mize, owners of Lot 3 (7.65 Acres) Highmeadow Estates Phase One, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247

Michael Robert Mize
Robert Mize, Owner

Carol Mize
Carol Mize, Owner

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

This document was acknowledged before me by Robert Mize, on 3/3/16, 2016.



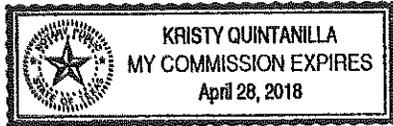
Kristy Quintanilla
Notary Public, State of Texas

THE STATE OF TEXAS

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§
§

COUNTY OF WILLIAMSON

This document was acknowledged before me by Carol Mize, on March 3, 2016.



Kristy Quintanilla
Notary Public, State of Texas

Jay Harvey and Michelle Harvey, owners of Lot 4 (5.05 Acres) Highmeadow Estates Phase One, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247

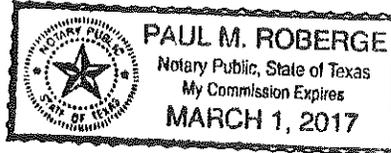

Jay Harvey, Owner


Michelle Harvey, Owner

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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§



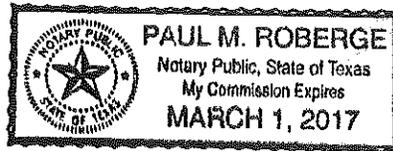
This document was acknowledged before me by Jay Harvey, on 3 MAR, 2016.


Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§



This document was acknowledged before me by Michelle Harvey, on 3 MAR, 2016.


Notary Public, State of Texas

Roy L. & Alice F. Kuchera, owners of Lot 5 (5.01 Acres) and Lot 7 (5.13 Acres), Highmeadow Estates Phase One, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247

Roy L. Kuchera

Roy L. Kuchera, Owner

Alice F. Kuchera

Alice F. Kuchera, Owner

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This document was acknowledged before me by Roy L. Kuchera, on February 24th, 2016.

Andrew M. Karr

Notary Public, State of Texas



THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This document was acknowledged before me by Alice F. Kuchera, on February 24th, 2016.

Andrew M. Karr

Notary Public, State of Texas



Jeff L. Love, owner Lot 8 (5.004 Acres)
Highmeadow Estates Phase One, a
subdivision in Williamson County, Texas,
according to the map or plat of record in
Cabinet K, Slides 297-299 of the Plat
Records of Williamson County, Texas
recorded as Document No. 1993039247

Jeff L. Love, Owner

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

This document was acknowledged before me by Jeff L. Love, on February 24th,
2016.

Notary Public, State of Texas



Albino Garcia, III & Juanita M. Garcia,
owners of Lot 9 (5.13 Acres) Highmeadow
Estates Phase One, a subdivision in
Williamson County, Texas, according to
the map or plat of record in Cabinet K,
Slides 297-299 of the Plat Records of
Williamson County, Texas recorded as
Document No. 1993039247

Albino Garcia III

Albino Garcia, III, Owner

Juanita M. Garcia

Juanita M. Garcia, Owner

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

This document was acknowledged before me by Albino Garcia, III, on
February 24th, 2016.

Andrew M. Karr

Notary Public, State of Texas



THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

This document was acknowledged before me by Juanita M. Garcia, on
February 24th, 2016.

Andrew M. Karr

Notary Public, State of Texas



Vince J. & Nanette Giaco, owners of Lot 10 (5.013 Acres) Highmeadow Estates Phase One, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 297-299 of the Plat Records of Williamson County, Texas recorded as Document No. 1993039247

Vince J. Giaco

Vince J. Giaco, Owner

Nanette Giaco

Nanette Giaco, Owner

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

This document was acknowledged before me by Vince J. Giaco, on February 24th, 2016.

Andrew M. Karr

Notary Public, State of Texas



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COUNTY OF WILLIAMSON

This document was acknowledged before me by Nanette Giaco, on February 24th, 2016.

Andrew M. Karr

Notary Public, State of Texas





EXECUTIVE SUMMARY

MARCH 24, 2016

- Agenda Subject:** Zoning Case 15-Z-028 & Subdivision Case 15-CP-005: Hold a public hearing and consider action on the rezoning and approval of the Devine Lake Concept Plan and PUD zoning for three parcels located at southwest corner of Bagdad and San Gabriel Pkwy; for 202.79 acres more or less; WCAD Parcels R031689, R472771 and R502970. Currently, the property is zoned PUD (Planned Unit Development), GC-3-B (General Commercial) and GC-3-C (General Commercial). The applicant is proposing to zone the PUD (Planned Unit Development) with base districts of SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), and GC-2-A (General Commercial); Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning and subdivision process.
- Origination:** Applicant: Mark Baker on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, 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. Future Land Use Map
 4. Notification Map
 5. Proposed Zoning Map
 6. Aerial Map
 7. PUD Notes and Conceptual Site Layout & Land Use Plan
 8. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

03/07/2016



PLANNING ANALYSIS

ZONING CASE 15-Z-028
CONCEPT PLAN 15-CP-005

DEVINE LAKE PUD & CONCEPT PLAN

GENERAL INFORMATION

- Owner:** Sixth Street Capital Investors, LP and Devine Land Investments, LLC.
- Current Zoning:** PUD (Planned Unit Development) with a base district of GC-5-D (General Commercial)
GC-3-B (General Commercial)
GC-3-C (General Commercial)
- Proposed Zoning:** PUD (Planned Unit Development) with base districts of SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), and GC-2-A (General Commercial)
- Size and Location:** The property is generally located to the southwest of the intersection of Bagdad and San Gabriel Pkwy and includes approximately 202.79 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 Property
EAST	LC-3-A LC-2-B MF-2-B	Undeveloped Property
SOUTH	SFR-1-B	Undeveloped Property Devine Lake Park
WEST	OCL	Undeveloped Property

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

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 allow for a cohesive development of a master planned development that will provide for a variety of residential lot sizes and a limited amount of commercial development located at the intersection of San Gabriel Parkway and CR 279 and on the north side of San Gabriel Parkway. 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.

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.

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.

SFL – SINGLE FAMILY LIMITED:

Features: 3,500 sq. ft. lot min.; 1,000 sq. ft. living area min.

Intent: Development of single-family detached dwellings on small lots, including zero lot line development, 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 where it is appropriate to have small lot sizes and reduced setbacks. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of neighborhoods.
- (3) To be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (4) To include or be located within six hundred feet of parkland or other recreational open space.

Lots that average less than forty feet in width along a block shall front on a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

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.

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 p.m. 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.

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.

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:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Create strong neighborhoods with a variety of housing choices.
- Focus commercial growth in Activity, Community and Neighborhood Centers.
- Community Centers provide the same uses and services offered by a Neighborhood Center. Additionally, Community Centers include uses that are demanded less frequently than daily, and are typically anchored by grocery stores.
- Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

ANALYSIS:

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

The properties to the north and west are located outside of the City Limits. The properties to the east are currently zoned for local commercial and multi-family uses, but are undeveloped. The properties to the south is currently zoned for single-family rural and includes the Devine Lake Park.

The current zoning allows for an outdoor, multi-use recreational facility including tradition and nontraditional sports, overnight youth camp, and other related outdoor recreational activities. The associated development agreement for this project has expired and the previous developer is no longer pursuing this project.

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for a cohesive development of a master planned community. The applicant is proposing the following zoning districts:

- GC-2-A (General Commercial)
- LC-2-A (Local Commercial)
- SFL-2-A (Single-Family Limited)
- SFC-2-A (Single-Family Compact)
- SFU-2-A (Single-Family Urban)

The single family use components will permit the following minimum lot widths:

USE COMPONENT	LOT WIDTH	LOT AREA	Unit Count
SFL	41'	4,100 sq. ft.	65 unit min
SFC	50'	5,500 sq. ft.	100 unit min
SFU	60'	7,200 sq. ft.	45 unit min

The GC use component allows for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. The heaviest concentration of this use component is intended to be located at the intersection of arterial roadways. In addition, the PUD requires that at least three acres and no more than five acres of commercial uses are provided.

The LC use component allows for the development of small scale, limited impact retail that offers personal services and office uses located in close proximity to their primary customers. Access should be provided by a collector or higher classification street.

The requested Type 2 site component would prohibit outdoor fuel sales, outdoor storage and/or display, overhead doors, drive-through service lanes and carwashes. This site component is intended to be combined with the GC use component where it is adjacent to a residential district in order to reduce potential negative impacts to the more restrictive district.

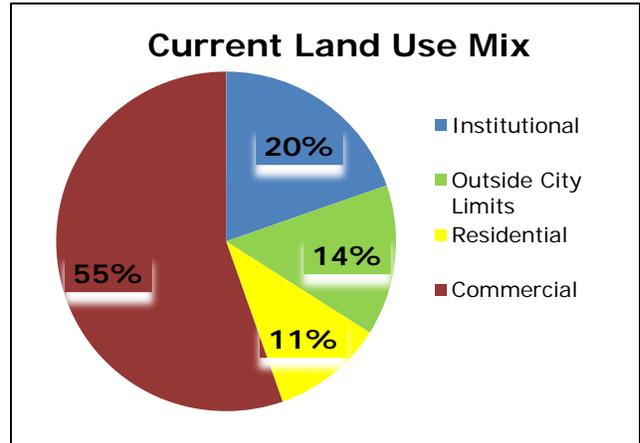
The Type A Architectural Component is proposed for both the residential and non-residential associated with this site. This component requires that 85% of the walls are comprised of masonry. In addition, a minimum of five architectural features are required.

This application includes the following higher standards and waivers.

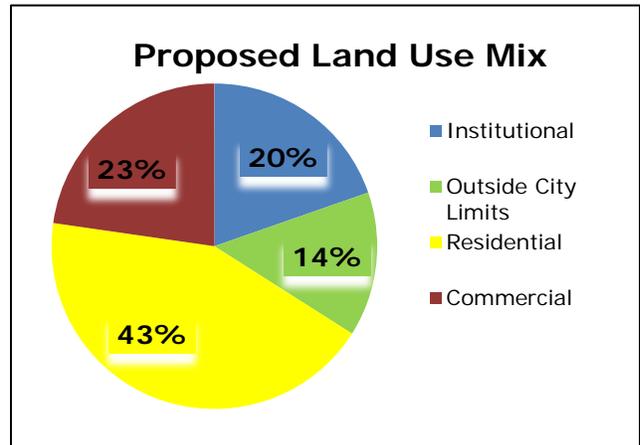
HIGHER STANDARDS	WAIVERS
COMPOSITE ZONING ORDINANCE	
Type A Architectural Component	-
Garage Access from Rear Alley	-
Wrought iron fencing along park and greenbelt areas	-
Increased parkland dedication	
-	Flexibility in lot width locations
-	Reduced flag lot width

A portion of this property is located within a Community Center as identified by the Future Land Use Map in the Comprehensive Plan. Community Centers include uses that are intended to serve neighborhoods and serve up to one mile with 125,000 square feet of commercial space. These centers also include an internal network of streets that promote walkability within the Center. The target land use mix for this center is 50% non-residential and 50% residential.

The current land use mix is fifty-five (55%) percent commercial as shown in the chart to the right. The center also includes institutional and unzoned properties. If these properties are considered to be nonresidential, then the land use mix would include eighty-nine (89%) percent nonresidential and eleven (11%) percent residential. This land mix is not compliant with the Future Land Use Plan.



The applicant’s proposal would change the mix to include twenty-three (23%) commercial as shown in the chart to the right. If the institutional and unzoned properties are considered to be nonresidential, then the land use mix would include fifty-seven (57%) percent nonresidential and forty-three (43%) percent residential.



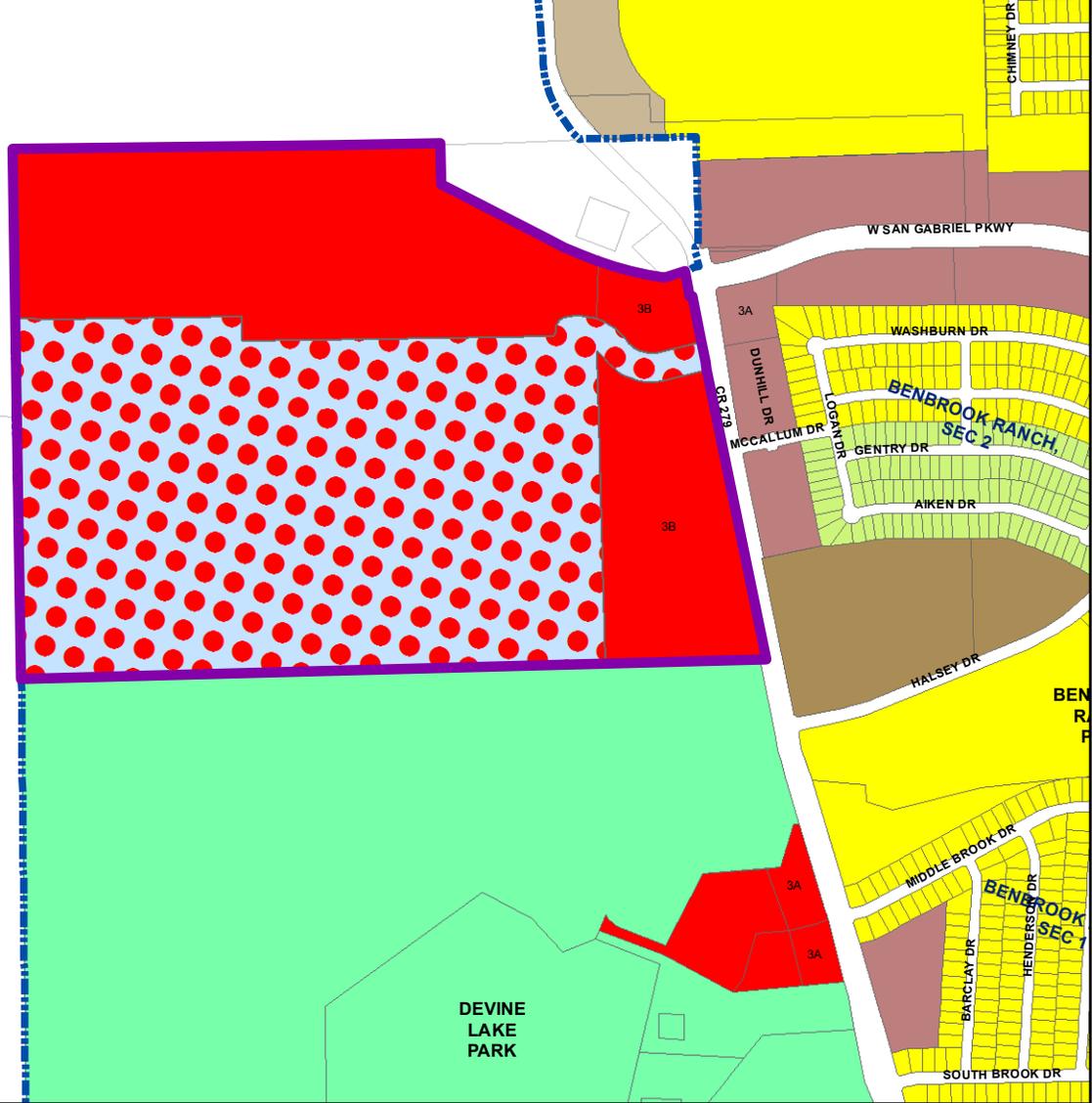
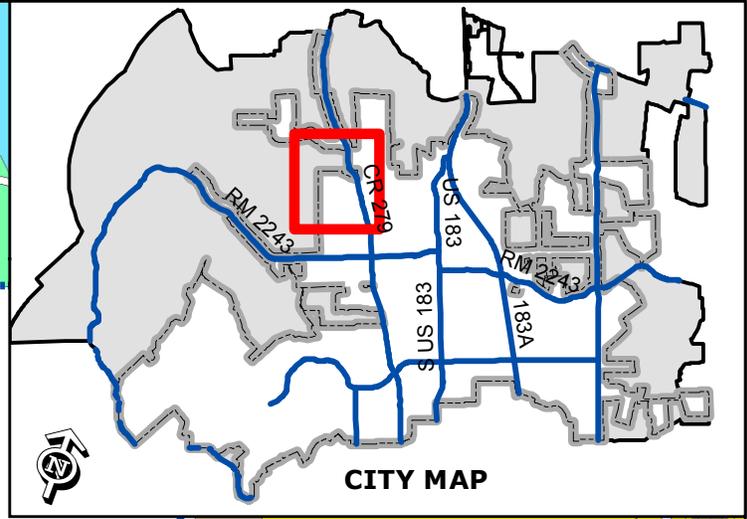
The remainder of the property is located within a Neighborhood Residential area. The Neighborhood Residential area is intended to accommodate a variety of housing types. The proposed PUD includes a mixture of different lot sizes that would provide for different housing opportunities.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD and Concept Plan. The proposed PUD promotes a cohesive master planned community that incorporates a variety of housing types with commercial uses at the intersection of San Gabriel Parkway and Bagdad Road. This project is located at the intersection of two arterials and is the appropriate location for the GC (General Commercial) use component with a transition to residential to the southwest. The garage access from rear alley product along Bagdad Road and adjacent to the commercial would provide for diversity in housing types in this area. In addition, the proposed waivers are balanced by the proposed higher standards and will provide for a high quality end product.

This application effectively utilizes composite zoning to incorporate a master planned commercial development 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 15-Z-028 Attachment #2

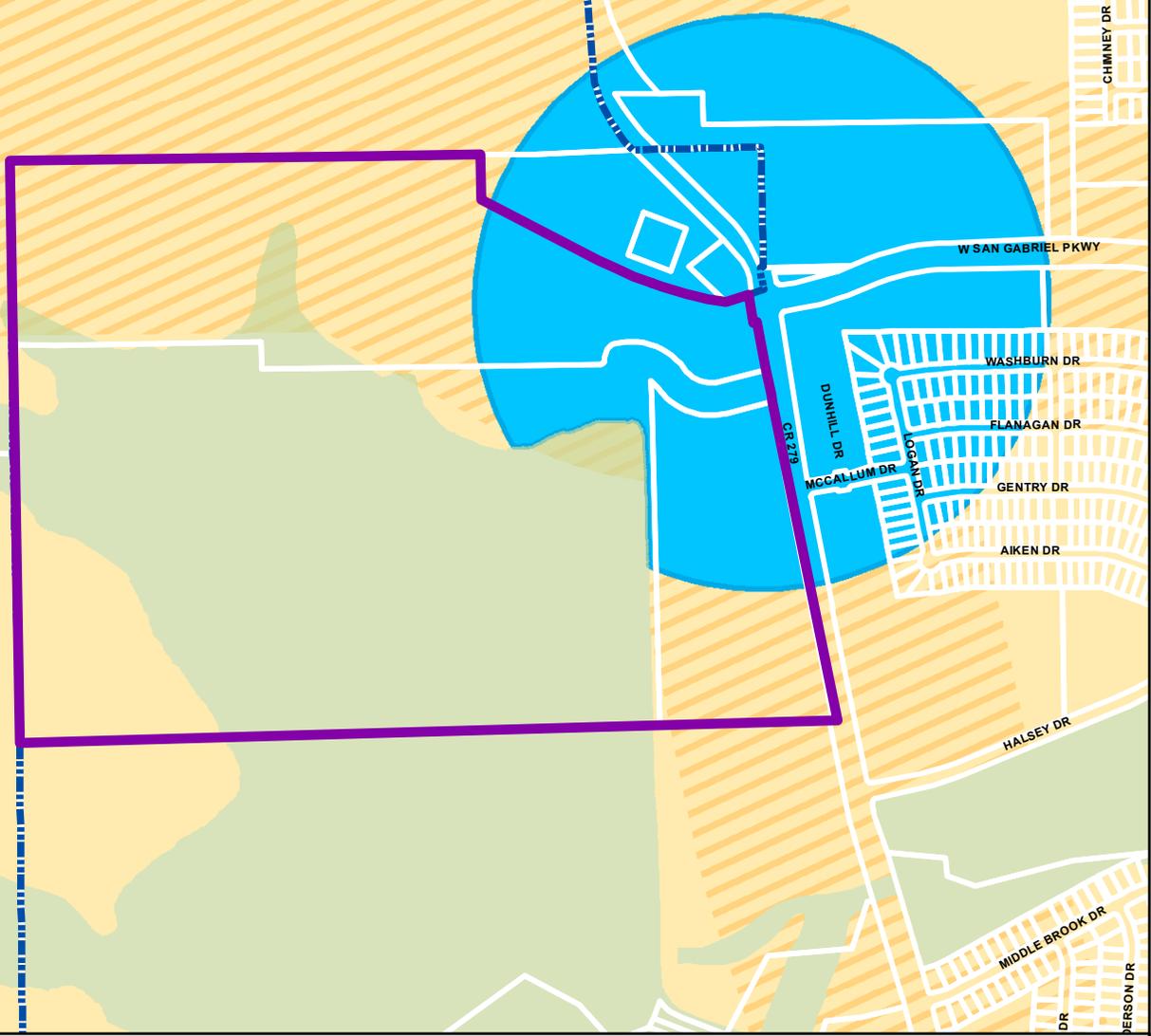
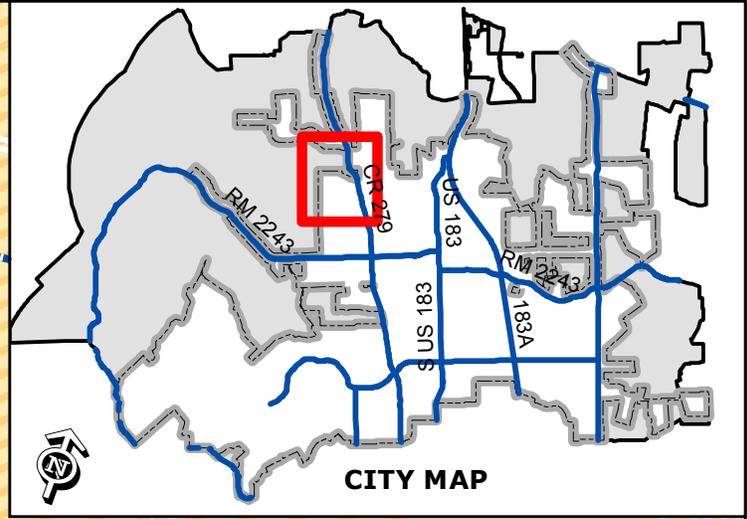
Current Zoning Map - Devine Lake PUD

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



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Feet

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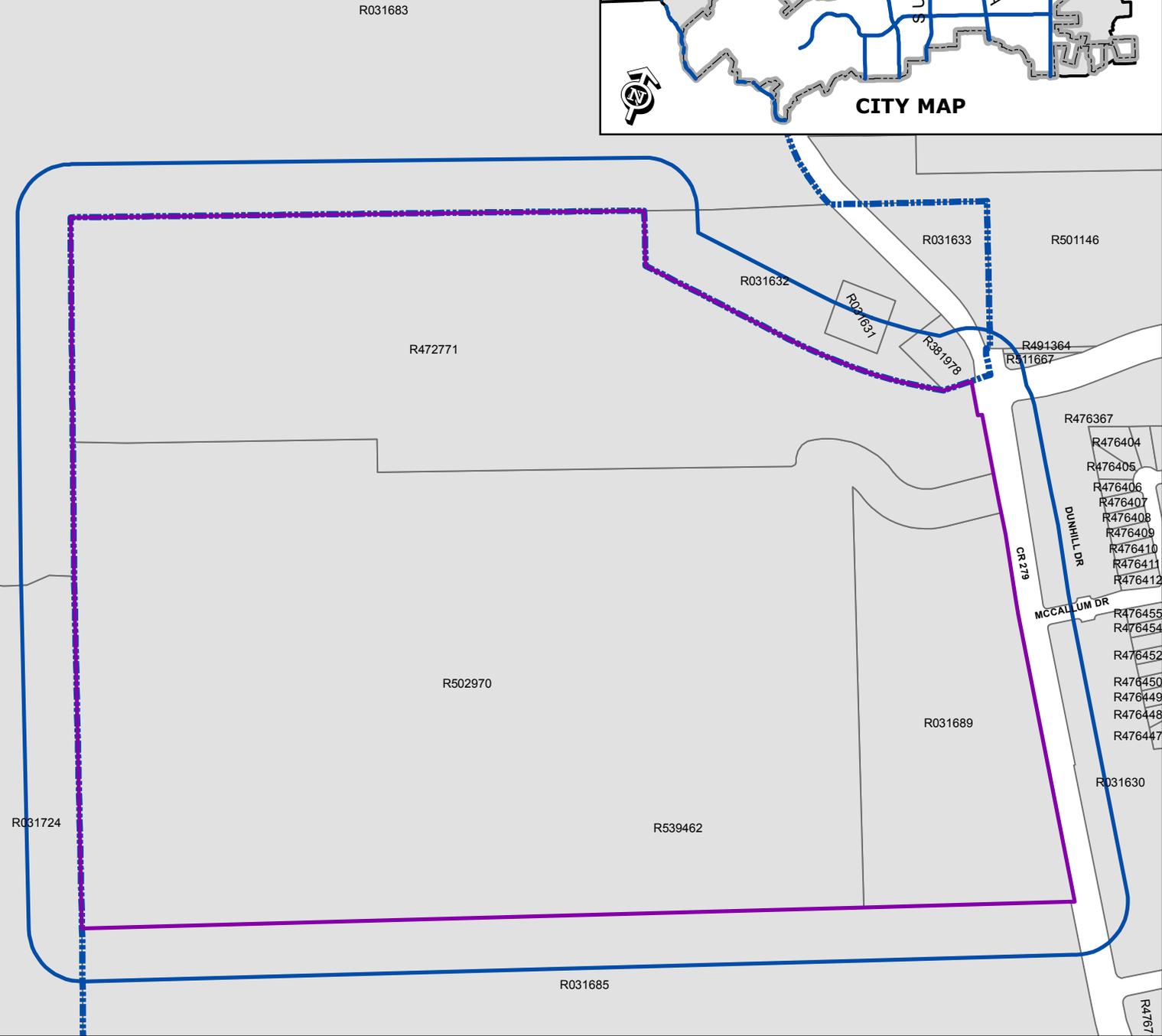
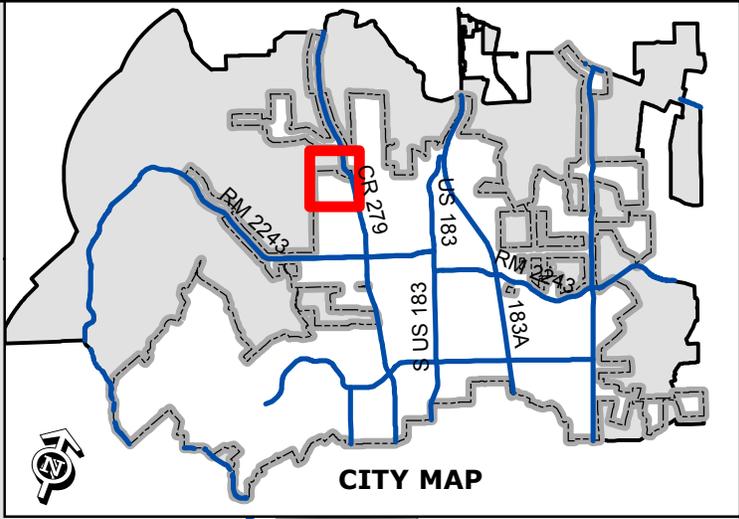


ZONING CASE 15-Z-028 Attachment #3 Future Land Use Map - Devine Lake PUD

- | | | |
|---|--|--|
|  Subject Property |  Commercial Corridor |  Transit Supportive Mixed Use |
|  City Limits |  Neighborhood Center |  Station Area Mixed Use |
|  Open Space |  Community Center |  Old Town Mixed Use |
|  Mixed Use Corridor |  Activity Center |  Employment Mixed Use |
| |  Industrial District | |
| |  Neighborhood Residential | |



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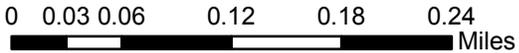


ZONING CASE 15-Z-028 & 15-CP-005

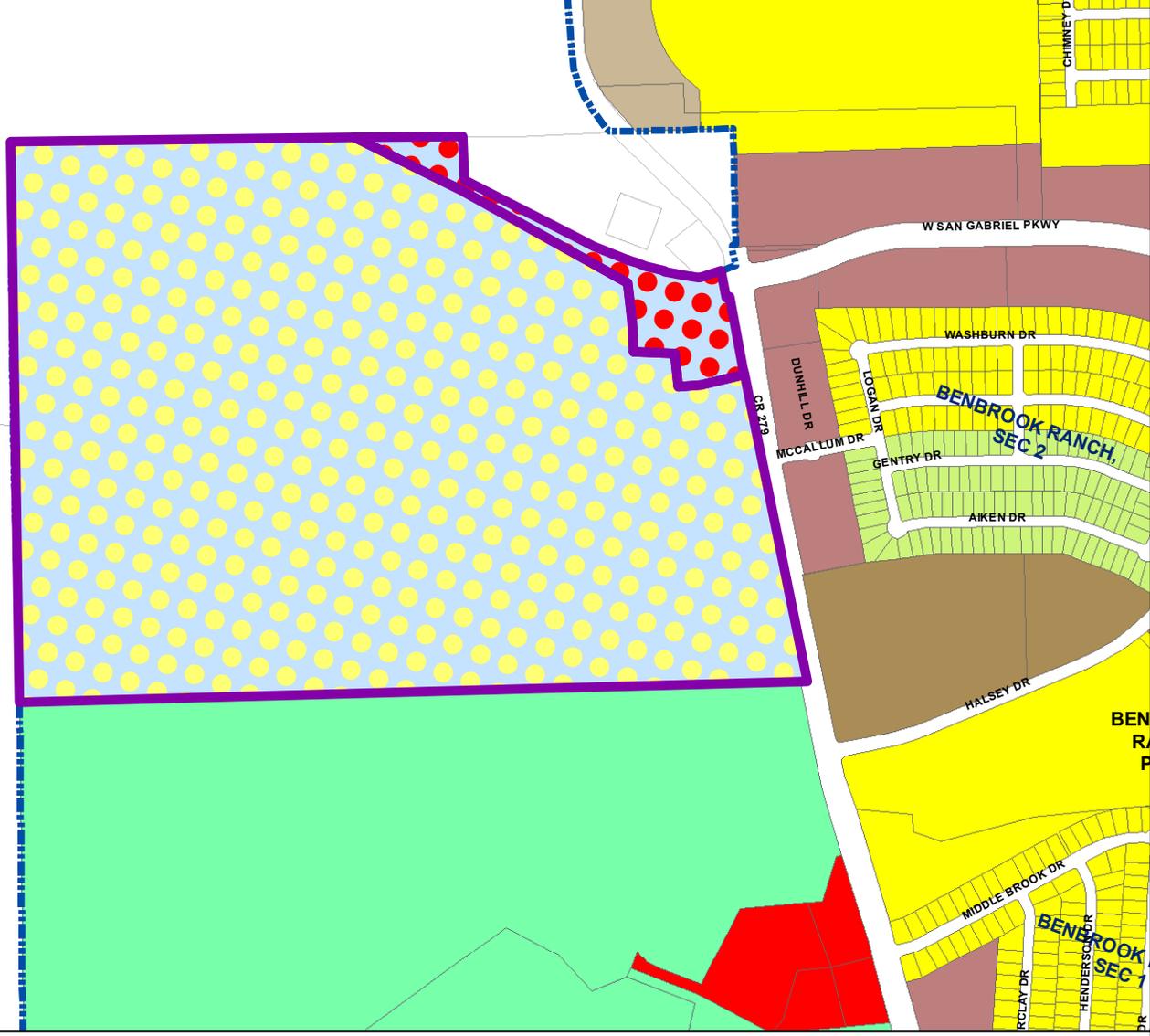
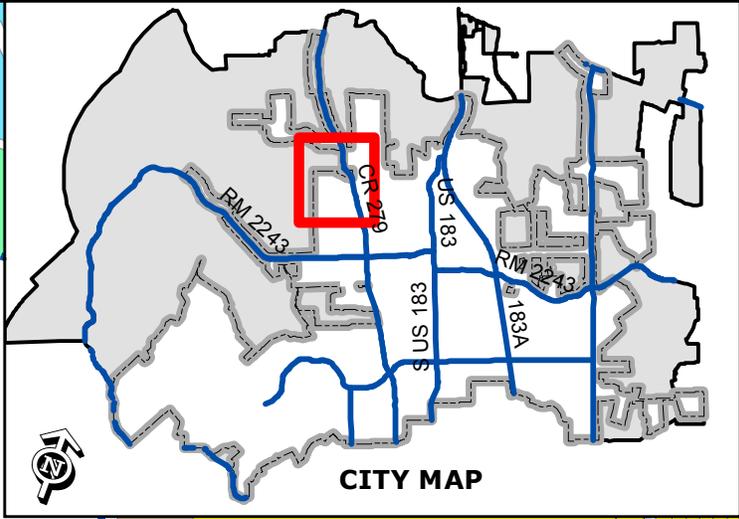
Attachment # 4

Notification Map
Devine Lake

-  Public Notificatin Boundary
-  City Limits
-  Subject Property
-  WCAD Parcels



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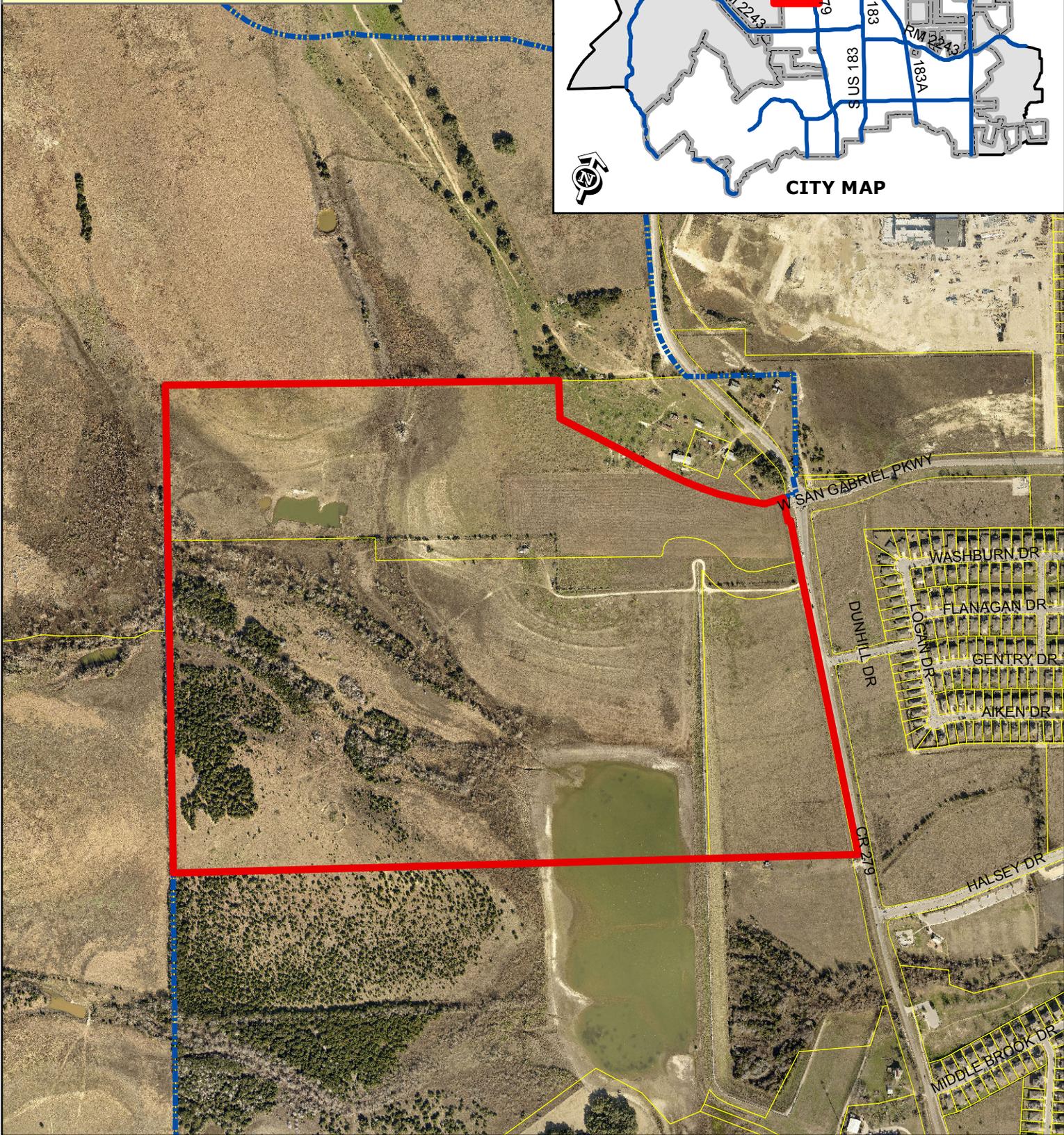
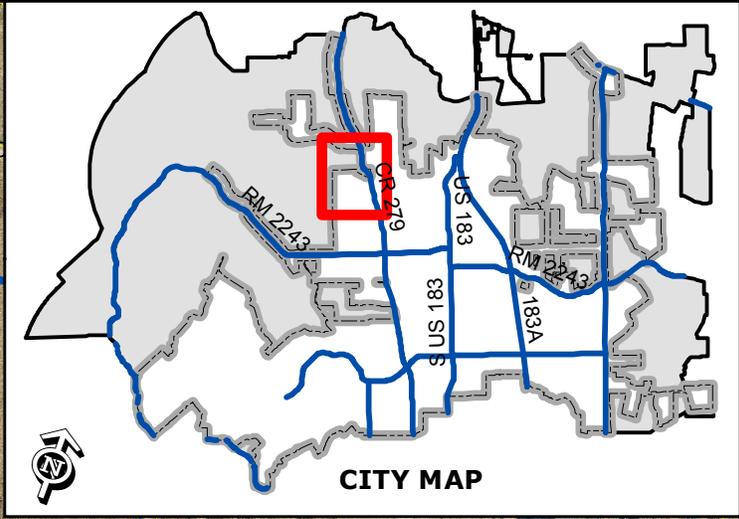
ZONING CASE 15-Z-028 Attachment #5

Proposed Zoning Map - Devine Lake PUD

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



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ZONING CASE 15-Z-028 Attachment #6

Aerial Exhibit - Approximate Boundaries
Devine Lake PUD



-  Subject Property
-  City Limits

Exhibit A

Devine Lake Planned Unit Development

A. Purpose and Intent

The Devine Lake PUD is composed of 202.8 acres, as described in Exhibit A-1 (Field Notes). The development of this property is planned as a high quality, residential community with a variety of residential product types and a mix of neighborhood oriented commercial uses.

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, open space areas and commercial lands which are contemplated within the community.

B. Applicability and Base Zoning

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

For the purpose of establishing development standards for the PUD, base zoning districts have been selected from the Leander Composite Zoning Ordinance for the various residential products proposed within the PUD.

- *For Lots 60' and wider: Base Zoning District SFU-2-A (Single Family Urban)*
- *For Lots 50' -59': Base Zoning District SFC-2-A (Single Family Compact)*
- *For Lots 40' -49': Base Zoning District SFL-2-A (Single Family Limited)*
- *For Commercial Use: Base Zoning District GC-2-A (General Commercial)*
- *For Commercial Use: Base Zoning District LC-2-A (Local Commercial)*

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 City 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, this PUD shall control.

C. Conceptual Site Layout and Land Use Plan

Exhibit B attached is a conceptual site layout and land use plan intended to visually convey the design intent for the Devine Lake 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 Devine Lake project is comprised of a mix of various single family detached products as well as commercial uses. Devine Lake 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, inviting community.

The product placement within the community is planned to provide the following development pattern:

SFL Single Family Limited

Products with garage access from rear alley, 41' lots will be located west and south of the commercial corner at San Gabriel Parkway and Bagdad Road. The higher density product will provide a transitional use between the commercial corner and the traditional single family lots. All single-family lots developed under this designation shall be accessed from a rear alley.

SFC Single Family Compact/SFU Single Family Urban

The area west of the product with garage access from the rear alley will contain a mix of 50' and 60' conventional single family product types with access points to the central park and trail system.

GC General Commercial

The southwest corner of San Gabriel Parkway and Bagdad Road shall be reserved for future commercial and neighborhood service retail. Internal sidewalks and trails will be aligned within the community to ensure that Devine Lake residents can easily access the commercial development by foot.

LC Local Commercial

The property located to the north of the future San Gabriel Parkway shall be reserved for future neighborhood retail and service uses.

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

Product Type Requirements

1. SFL Single Family Limited-Garage Access from Rear Alley
 - Minimum of 65 units
2. SFC Single Family Compact – 50' lots
 - Minimum of 100 units
3. SFU Single Family Urban-60' lots
 - Minimum of 45 units
4. LC Local Commercial
 - Minimum of 1.5 acres
5. GC General Commercial
 - Minimum of 1.8 acres, Maximum of 5 acres

D. Prohibited Uses

The following uses are prohibited within the Devine Lake base zoning district LC (Local Commercial) and GC (General Commercial):

- Cemetery, Mausoleum
- Funeral Home
- Passenger Terminal
- Water Treatment Facility, Self Standing
- Vehicle Sales, Rental, Repair
- Commercial Parking
- New vehicle and major equipment sales, rental or leasing, repair, body shop (small engine repair shops and motorcycle repair shops)

E. Lot Design Standards

Residential Areas:

Devine Lake will include a variety of residential product types and sizes. The detached residential has been broken into two categories based upon lot width and size. Detailed design standards are included within this PUD, Table E.1, based upon the type of residential product. The Devine Lake development will comply with the Development Standards set forth in Table E.1.

Table E.1 – Development Standards

	RESIDENTIAL and COMMERCIAL USES		
	DETACHED 50 ft. & wider lot (SFC/SFU)	DETACHED narrower than 50 ft. lot (SFL base, garage access from rear alley)	Commercial (GC/LC)
Lot Area (minimum)	5,500 s.f. SFC 7,200 s.f. SFU	4,100 s.f.	n/a
Lot Width (minimum)	50 ft. SFC 60 ft. SFU	41 ft.	n/a
Front Bldg. Setback (minimum)	20 ft.	15 ft.	15 ft.*
Side Bldg. Setback (minimum)	5 ft.	5 ft.	20 ft.*
Street Side Bldg. Setback (minimum)	15 ft.	15 ft.	15 ft.*
Rear Bldg. Setback (minimum)	15 ft. SFU 10 ft. SFC	6 ft.	20 ft.*
Lot Depth (minimum)	110 ft.	100 ft.	n/a

*Setbacks listed are building setbacks. For non-residential uses the pavement setbacks and site development standards shall comply with the requirements for GC-2-A or LC-2-A. Additional setbacks will be required where the non-residential uses are adjacent to residential as defined in the Composite Zoning Ordinance. A minimum 6' tall masonry wall shall be required between a commercial use and any adjacent residential lot

F. Parkland/Open Space/Trails

Open space within Devine Lake will create a network of trails and parkland that creates distinct neighborhoods and provides pedestrian walkways throughout the community. The Devine Lake PUD will contribute approximately 107 acres of open space consisting of floodplain, greenbelt trail corridors and water quality ponds. Over 50% of the gross land area of the Devine Lake community will consist of open space. Due to the unique nature of this compilation of land and the overall percentage of open space, the Devine Lake PUD shall not require any further parkland requirement beyond the land shown on Exhibit C (Concept Plan Sheet 2, Parkland Exhibit).

Devine Lake is located in close proximity to Benbrook Park and a proposed future City trail. A primary 8' wide, concrete trail will be constructed within the floodplain which will provide connection points for future linkage to the City trail system. A trail will also be provided along the Bagdad Road frontage. The Bagdad Road trail shall be coordinated with the planned expansion of Bagdad Road. (see Concept Plan Sheet 2 Parkland Exhibit).

In addition to the trails provided, a minimum of one trailhead will be provided to allow public access to the community trail system around the lake. Off street parking spaces will be incorporated into the trailhead. The ultimate location of the trailhead will be determined in the future as more detailed neighborhood design plans are prepared.

G. Roadway Design

The Devine Lake community will incorporate the following right of way standards.

1. All single family detached roadways shall consist of 50' right of way with 28 feet of pavement measured face of curb to face of curb.
2. All alleys shall contain 14 feet of pavement within a 20 foot wide right of way. All public alleys shall be constructed of concrete. If the developer agrees to privately maintain the alleys, asphalt paving will be allowed.

H. Walls and Fencing

All lots within Devine Lake which back or side onto San Gabriel Parkway and Bagdad Road shall have a solid, 6' tall masonry wall with columns located along the rear or side lot line. A 10' wide landscape lot shall be provided adjacent to San Gabriel Parkway and Bagdad Road per Article 6, Section 8 of the Leander Composite Zoning Ordinance.

Lots that back onto a park or greenbelt area shall utilize a wrought iron or decorative tubular metal fence.

I. Flag Lots

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

Exhibit A-1

Field Notes

EXHIBIT A-1

DESCRIPTION OF 119.952 ACRES (APPROXIMATELY 5,225,088 S.F.) OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT 134, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 61.72 ACRE TRACT (TRACT TWO) AND A 141.07 ACRE TRACT (TRACT ONE) OF LAND CONVEYED TO SIXTH STREET CAPITAL INVESTORS, LP, BY GENERAL WARRANTY DEED, DATED JANUARY 10, 2008, RECORDED IN DOCUMENT NO. 2008003820, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 119.925 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2' rebar with cap set in the south line of said 141.07 acre tract, being also in the north line of a 247.90 acre tract recorded in Volume 2335, Page 849, of the Deed Records of Williamson County, Texas, from which a 1/2" rebar found bears for reference North 68°15'24" East, a distance of 817.17 feet;

THENCE South 68°15'24" West, with the common line of the 141.07 acre tract and the 247.90 acre tract, a distance of 2,952.36 feet to a cotton spindle found for the southwest corner of the 141.07 acre tract, being also the northwest corner of the 247.90 acre tract, and in a east line of a 245 acre tract recorded in Volume 465, Page 326, of the Deed Records of Williamson County, Texas;

THENCE North 21°14'34" West, with the common line of the 141.07 acre tract and the 245 acre tract, a distance of 1,372.54 feet to a point 1/2" rebar found for a northeast corner of the 245 acre tract, being also a southeast corner of a 327 acre tract recorded in Document No. 9859224, of the Official Records of Williamson County, Texas;

THENCE North 21°02'17" West, with the common line of the 141.07 acre tract and the 327 acre tract, a distance of 458.09 feet to a 1/2" rebar with cap stamped set, from which a 1/2" rebar found bears North 21°02'17" West, a distance of 6.92 feet;

THENCE leaving the east line of the 327 acre tract, over and across the 141.07 acre tract and the 61.72 acre tract the following nine (9) courses & distances:

1. North 68°53'35" East, a distance of 1,148.61 feet to a 1/2" rebar with cap set;
2. South 21°01'59" East, a distance of 126.50 feet to a 1/2" rebar with cap set;
3. North 68°58'01" East, a distance of 1,560.68 feet to a 1/2" rebar with cap set for the beginning of curve to the left;

- 4) 9.04 feet along the arc of said curve to the left, having a radius of 188.00 feet, and through a central angle of $02^{\circ}45'23''$, the chord of which bears North $40^{\circ}00'52''$ East, a distance of 9.04 feet to a 1/2" rebar with cap set for the beginning of a compound curve to the left
5. 19.80 feet along the arc of said compound curve to the left, having a radius of 18.00 feet, and through a central angle of $62^{\circ}22'44''$, the chord of which bears North $07^{\circ}26'48''$ East, a distance of 18.64 feet to a 1/2" rebar with cap set for the beginning of a reverse curve to the right;
6. 91.42 feet along the arc of said reverse curve to the right, having a radius of 77.00 feet, and through a central angle of $68^{\circ}01'23''$, the chord of which bears North $10^{\circ}16'08''$ East, a distance of 86.14 feet to a 1/2" rebar with cap set for the beginning of a compound curve to the right;
7. 362.87 feet along the arc of said compound curve to the right, having a radius of 305.00 feet, and through a central angle of $68^{\circ}10'03''$, the chord of which bears North $89^{\circ}41'53''$ East, a distance of 341.85 feet to a 1/2" rebar with cap set for the beginning of a reverse curve to the left;
8. 184.16 feet along the arc of said reverse curve to the left, having a radius of 155.00 feet, and through a central angle of $68^{\circ}04'33''$, the chord of which bears North $89^{\circ}44'17''$ East, a distance of 173.52 feet to a 1/2" rebar with cap set;
9. North $55^{\circ}41'57''$ East, a distance of 225.42 feet to a 1/2" rebar with cap set in the west right-of-way of Bagdad Road (CR 279) (right-of-width varies), same being in the east line of said 61.72 acre tract, from which a 1/2" rebar found bears North $29^{\circ}18'31''$ West, a distance of 500.69 feet;

THENCE with the east line of 61.72 acre tract, the east line 114.07 acre tract and the west right-of-way line of Bagdad Road, the following two (2) courses and distances:

1. South $29^{\circ}18'31''$ East, a distance of 115.16 feet to a 1/2" rebar found;
2. South $31^{\circ}47'11''$ East, a distance of 35.32 feet to a 1/2" rebar with cap set;

THENCE leaving the west right-of-way line of Bagdad Road over and across the 61.72 acre tract and the 114.07 acre tract, the following four (4) courses and distances:

1. South $55^{\circ}41'57''$ West, a distance of 213.55 feet to a 1/2" rebar with cap set for the beginning of a curve to the right;
2. 362.40 feet along the arc of said curve to the right, having a radius of 305.00 feet, and through a central angle of $68^{\circ}04'45''$, the chord of which bears South $89^{\circ}44'21''$ West, a distance of 341.46 feet to a 1/2" rebar with cap set for the beginning of a reverse curve to the left;

3. 44.63 feet along the arc of said reverse curve to the left, having a radius of 155.00 feet, and through a central angle of 16°29'48", the chord of which bears North 64°27'59" West, a distance of 44.47 feet to a 1/2" rebar with cap set;
4. South 21°44'55" East, a distance of 1,588.35 feet to the POINT OF BEGINNING, containing an area of 119.925 acres of land, more or less.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2009044349

Nancy E. Rister

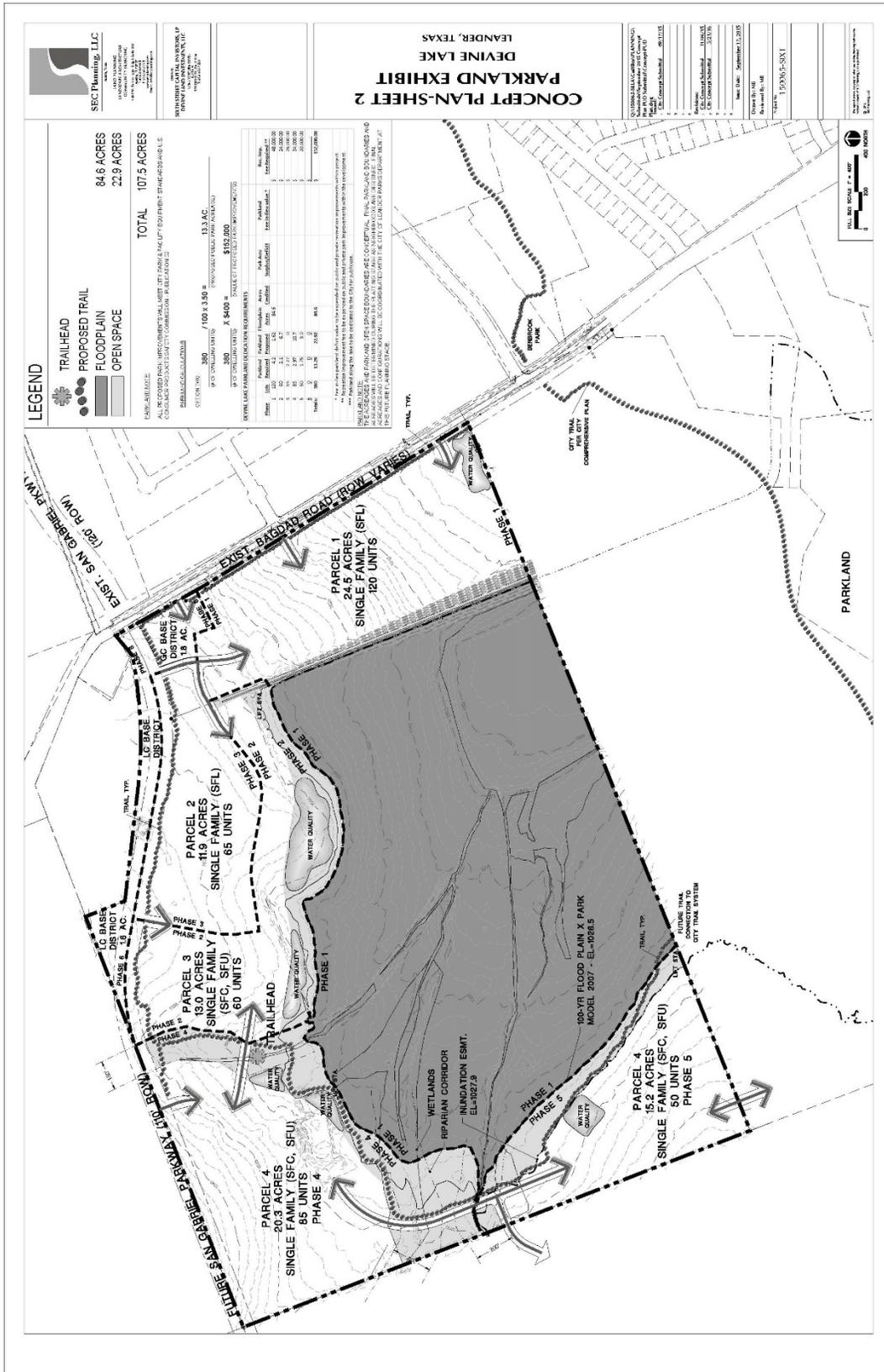
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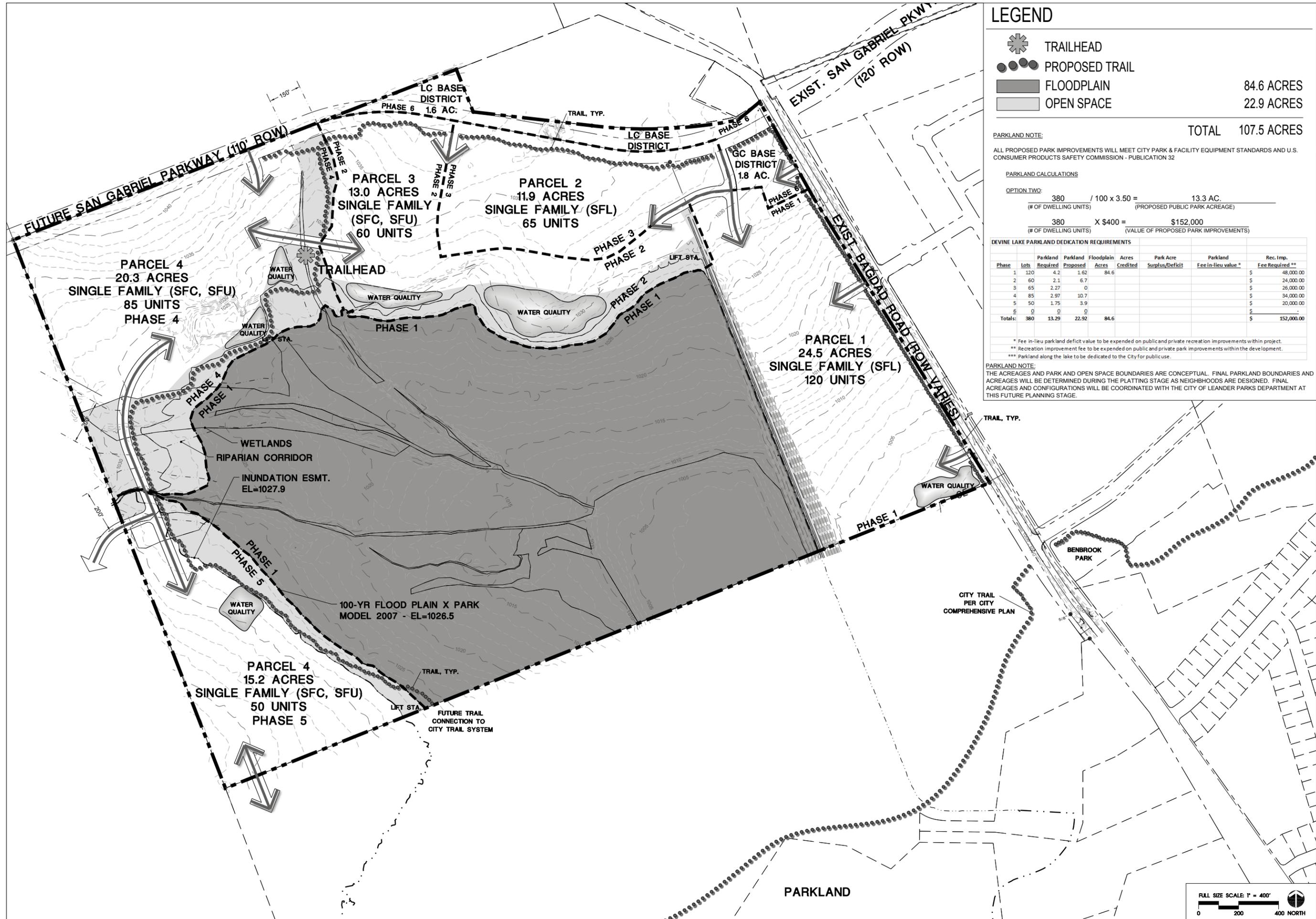
SURRATT \$36.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Exhibit C

Concept Plan Sheet 2 – Parkland Exhibit





LEGEND

- TRAILHEAD
- PROPOSED TRAIL
- FLOODPLAIN 84.6 ACRES
- OPEN SPACE 22.9 ACRES

TOTAL 107.5 ACRES

PARKLAND NOTE:
ALL PROPOSED PARK IMPROVEMENTS WILL MEET CITY PARK & FACILITY EQUIPMENT STANDARDS AND U.S. CONSUMER PRODUCTS SAFETY COMMISSION - PUBLICATION 32

PARKLAND CALCULATIONS

OPTION TWO:

$$\frac{380}{(\# \text{ OF DWELLING UNITS})} / 100 \times 3.50 = 13.3 \text{ AC.}$$
(PROPOSED PUBLIC PARK ACREAGE)

$$380 \times \$400 = \$152,000$$
(VALUE OF PROPOSED PARK IMPROVEMENTS)

Phase	Lots	Parkland Required	Parkland Proposed	Floodplain Acres	Acres Credited	Park Acre Surplus/Deficit	Parkland Fee in-lieu value *	Rec. Imp. Fee Required **
1	120	4.2	1.62	84.6				\$ 48,000.00
2	60	2.1	6.7					\$ 24,000.00
3	65	2.27	0					\$ 26,000.00
4	85	2.97	10.7					\$ 34,000.00
5	50	1.75	3.9					\$ 20,000.00
6	0	0	0					\$ -
Totals:	380	13.29	22.92	84.6				\$ 152,000.00

* Fee in-lieu parkland deficit value to be expended on public and private recreation improvements within project.
 ** Recreation improvement fee to be expended on public and private park improvements within the development.
 *** Parkland along the lake to be dedicated to the City for public use.

PARKLAND NOTE:
THE ACREAGES AND PARK AND OPEN SPACE BOUNDARIES ARE CONCEPTUAL. FINAL PARKLAND BOUNDARIES AND ACREAGES WILL BE DETERMINED DURING THE PLATTING STAGE AS NEIGHBORHOODS ARE DESIGNED. FINAL ACREAGES AND CONFIGURATIONS WILL BE COORDINATED WITH THE CITY OF LEANDER PARKS DEPARTMENT AT THIS FUTURE PLANNING STAGE.

SEC Planning, LLC
 Austin, Texas
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 COMMUNITY BRANDING
 4201 W. Parmer Lane, Bldg. A, Suite 220
 Austin, TX 78727
 T 512.246.7987
 F 512.246.7783
 www.secplanning.com
 Email: info@secplanning.com

OWNER:
SIXTH STREET CAPITAL INVESTORS, LP
DEVINE LAND INVESTMENTS, LLC
12345 VENTURA BLVD.
SUITE 200, #1004
STUDIO CITY, CA 91604
T: 818.122.7200

CONCEPT PLAN-SHEET 2

PARKLAND EXHIBIT

DEVINE LAKE

LEANDER, TEXAS

Q:\150065-SELA\Cadfiles\PLANNING\Submittals\September 2015 Concept Plan PUD Submittal\Concept-PUD Plan.dwg
 Issued:
 1. City Concept Submittal 09/17/15
 2.
 3.
 4.
 5.

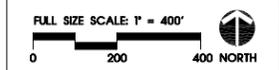
Revisions:
 1. City Concept Submittal 11/06/15
 2. City Concept Submittal 3/21/16
 3.
 4.
 5.

Issue Date: September 17, 2015

Drawn By: MB
 Reviewed By: MB

Project No.
 150065-SIXT

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 SEC Planning, LLC





September 17, 2015

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

Re: Devine Lake PUD/Concept Plan Letter of Intent

Please find attached applications for a PUD zoning/Concept Plan submittal for the Devine Lake Project, generally located at the southwest corner of San Gabriel Parkway and Bagdad Road. The land uses indicated on the City Comprehensive Land Use Map include residential neighborhoods and a community commercial node at the intersection of San Gabriel Parkway and Bagdad Road. The existing zoning for the Devine Lake property is General Commercial and PUD Commercial. The land was formerly zoned for commercial when an X-games sporting park was planned for the property. The X-games park concept is no longer applicable, and the applicant is requesting to update the zoning to allow a variety of single family product types ranging from 41' wide lots to 60' wide lots. The project is also proposing general commercial use within the area designated on the Land Use Map as a community commercial node.

The applicant is proposing to use the City base zoning districts of SFU, SFC, SFL and GC. All single family lots less than 50' in width will be rear loaded with alleys.

The Project will provide a variety of amenities for the Leander community. An 8' wide concrete trail will be located along the floodplain and lake with trail connections for future linkage to Benbrook park and the City's overall trail system. Internal trails and sidewalks will provide pedestrian connections to the community commercial node, allowing easy access for Devine Lake residents.

Additional information describing the Project is contained within the attached Devine Lake PUD and Concept Plan. Thank you for considering this new Leander community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Baker".

Mark Baker
Principal

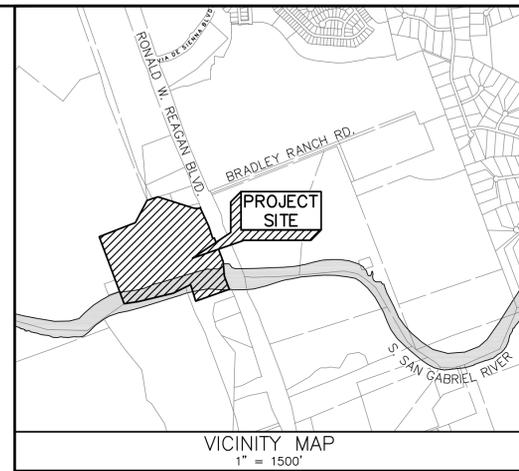
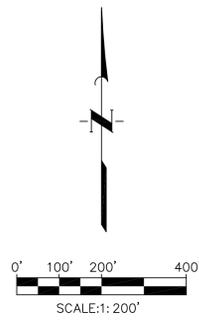


EXECUTIVE SUMMARY

MARCH 24, 2016

-
- Agenda Subject:** Subdivision Case 15-CP-006: Hold a public hearing and consider action on the Valley Vista Concept Plan, for 67.7 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803, generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald Reagan Blvd, on the west side of Ronald Reagan Blvd., Leander, Williamson County Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant: Shawn Graham on behalf of Robert Tesch.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan includes 152 single family lots, 1 water quality lot, 1 parkland lot, and 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Martin Siwek, AICP, GISP
Planner
- 03/09/2015

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LEGEND:

- PARKLAND
- FLOODWAY
- PARKLAND TO BE REMOVED FROM FLOODPLAIN (APPROX. 0.67 ACRE)
- CONCRETE TRAIL
- PROPOSED CITY LIMIT BOUNDARY
- EXISTING CITY LIMIT BOUNDARY
- 100-YEAR FLOODPLAIN
- RIPARIAN SETBACK

Property Owners within 200 feet of Site Boundaries		
Property ID	Owner's Name & Address	Site Address
R022218	Equity Secured Capital LP PO Box 160460 Austin, TX 78716-0460	18175 Ronald W. Reagan Blvd. Georgetown, TX 78628
R022220	Wedemeyer, Howard Barkley 5773 Woodway 207 Houston, TX 77057	Ronald W. Reagan Blvd. Georgetown, TX 78628
R532719	Wedemeyer, Howard Barkley 5773 Woodway 207 Houston, TX 77057	1501 County Road 267 Georgetown, TX 78628
R523943	Wedemeyer, Howard Barkley & Scott Kiella & ET AL 5773 Woodway 207 Houston, TX 77057	Ronald W. Reagan Blvd. Georgetown, TX 78628
R500872	Equity Secured Capital LP PO Box 160460 Austin, TX 78716-0460	18175 Ronald W. Reagan Blvd. Georgetown, TX 78628
R032198	Lamb Hule Jr. 5803 Bullard Dr. Austin, TX 78757-4403	2650 CR 268 Leander, TX 78641
R032189	Texas Spice Company Company Inc PO Box 2815 Cedar Park, TX 78613	17941 Ronald W. Reagan Blvd. Leander, TX 78641
R500871	Equity Secured Capital LP PO Box 160460 Austin, TX 78716-0460	18175 Ronald W. Reagan Blvd. Leander, TX 78641
R032197	Lamb Hule Jr. 5803 Bullard Dr. Austin, TX 78757-4403	18001 Ronald W. Reagan Blvd. Leander, TX 78641

NOTES:

1. BASED ON CURRENT LOT YIELD, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 2,463 AVERAGE DAILY TRIPS AS CALCULATED BY THE ITE TRIP GENERATION MODEL. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.
2. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN, AS SHOWN ON FEMA FIRM PANEL 48491C0455E WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, SEPTEMBER 26, 2008.
3. TIMING:
 PHASE ONE COMPLETION 6/01/2017.
 PHASE TWO COMPLETION 6/01/2018.
 PHASE THREE COMPLETION 6/01/2019.
 PHASE FOUR COMPLETION 6/01/2020.

DEVELOPER:
 TESCH DEVELOPMENT CO., LLC
 1400 E. WHITESTONE BLVD
 CEDAR PARK, TEXAS 78613

OWNER:
 ROBERT E. TESCH
 18051 RONALD REAGAN BLVD
 LEANDER, TEXAS 78641

ROBERT E. TESCH
 (512) 970-0530
 bob@teschassociates.com

LOT TABLE

RESIDENTIAL (70'x120')	2 LOTS
RESIDENTIAL (65'x120')	4 LOTS
RESIDENTIAL (60'x120')	53 LOTS
RESIDENTIAL (50'x120')	69 LOTS
RESIDENTIAL (42'x130')	9 LOTS
RESIDENTIAL (41'x120')	15 LOTS
WATER QUALITY	1 LOT
PARKLAND	2 LOTS
COMMERCIAL	2 LOTS
L.U.E.'s	189

LAND USE TABLE

SINGLE FAMILY	37.7 AC
COMMERCIAL	15.8 AC
PARKS	12.6 AC
PONDS	1.6 AC
TOTAL ACRES	67.7 AC

VALLEY VISTA PARKLAND DEDICATION WORKSHEET 7/6/2015

Lots	Parkland Required*	Parkland Proposed	Floodplain Acres	Parkland Credited*	Parkland Deficit/Surplus	Parkland Fee In-Lieu Value	Rec. Imp. Fee Required	Facilities Proposed
152	5.32	13.80	11.64	4.82	-0.50	\$ 11,785.50	\$ 60,800.00	10' concrete trail + unknown improvements

* The 1st priority for meeting Parkland Dedication Ordinance requirements is the establishment of a public trail corridor along the river.
 ** Recreation improvement fees shall be used to construct the public trail and remaining funds may be credited towards private recreation improvements. Verification that the cost of recreation improvements meet or exceed the required fee amount must be received to gain full credit. If less is expended the remainder of the fee shall be paid to the City of Leander.
 *** A fiscal surety will be required at plat approval for the recreation improvement fee. The surety will be released upon satisfactory completion of all parkland dedication ordinance requirements.
 **** Fee in-lieu for parkland deficit to be paid to the City at plat approval.

ENGINEER/SURVEYOR/PLANNER:

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-439

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

VALLEY VISTA CONCEPT PLAN

CITY OF LEANDER OCTOBER 2015

JONES CARTER
 AUSTIN, TEXAS



EXECUTIVE SUMMARY

MARCH 24, 2016

Agenda Subject: Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels of land generally located approximately 270 ft south from the southwest corner of the intersection of Great Owl Pass and Council Springs Pass; 119.932 acres more or less; WCAD Parcels R031730 and R473812. Currently, the property is zoned interim SFR-1-B (Single Family Rural) with the remaining portion of the property in the ETJ. The applicant is proposing to zone the property to SFR-2-A, SFT-2-B, LC-2-B, and LC-2-A. Leander, Williamson County, Texas.

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

Origination: Applicant: Danny Martin, P.E. on behalf of J.L. Development, Inc. / John Lloyd

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. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent

Prepared By: Martin Siwek, AICP, GISP
Planner

03/09/2016



PLANNING ANALYSIS

ZONING CASE 15-Z-033 GREATWOOD SOUTH

GENERAL INFORMATION

Owner: J.L. Development, Inc. / John Lloyd

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

Proposed Zoning: SFR-2-A (Single Family Rural)
LO-2-B (Local Office)
LC-2-B (Local Commercial)
SFT-2-B (Single Family Townhouse)

Size and Location: The property is located at approximately 270 ft south from the southwest corner of intersection of Great Owl Pass and Council Spring Pass consisting of 119.923 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	Interim SFR-2-B	Single-Family Homes under construction (Greatwood Subdivision)
EAST	Interim SFR-1-B OCL	Vacant Land
SOUTH	OCL	Vacant Land
WEST	Interim SFR-1-B OCL	Vacant Land

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:**SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SFT – SINGLE FAMILY TOWNHOUSE:

Features: 2,000 sq. ft. lot min; 900 sq. ft. living area min.

Intent: development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.

Frontage for such lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

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.

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 p.m. 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 COMPONENT:

TYPE 2:

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

Intent:

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

TYPE B:

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

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- The purpose of the Mixed Use Corridor Designation is to allow for areas along arterials to be developed to preserve the integrity of the corridor and maintain mobility. Typical uses include a variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

ANALYSIS:

The applicant's property is zoned Interim SFR-1-B along the CR 280 frontage, and the remainder of the property is outside of city limits. The applicant is requesting to rezone approximately 119.932 acres of property to SFR-2-A (Single Family Rural), SFT-2-B (Single Family Townhouse), LO-2-B (Local Office) and LC-2-B (Local Commercial). This property is subject to the City's involuntary annexation, and will be within the city limits upon the completion of the second reading of the ordinance on April 21st, 2016.

The Future Land Use Plan illustrates the larger northern portion of the property to be identified as Neighborhood Residential, along with the southern property boundary being located within a Mixed-Use Corridor land use category. The Neighborhood Residential land use component is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability (or future availability) of water and sewer infrastructure, the road network, proximity to neighborhood and community centers, and the location of future schools and park sites.

The applicant's request for SFR-2-A zoning is permissible within the Neighborhood Residential land use of the Comprehensive Plan. However, this classification calls to specifically evaluate the topography of the land among other aforementioned characteristics when determining the appropriate density for residential development. The intent statement of the SFR district calls for the development of detached dwellings on lots of one acre or larger in size and for other complimentary uses that are compatible with very low density residential development. The applicant's subject property is suited for higher density residential development, as it is bounded by the future extensions of high class thoroughfare, such as Lakeline Blvd. and San Gabriel

Pkwy. The topography is relatively flat and would not prohibit challenges to developing the property at a higher density.

The requested SFT-2-B, LO-2-B, and LC-2-B districts are located within a Mixed-Use Corridor land use category as identified on the Future Land Use Map. The purpose of the Mixed Use Corridor Designation is to allow for areas along arterials to be developed to preserve the integrity of the corridor and maintain mobility. The Comprehensive Plan specifically notes that a variety of residential types, such as small-lot single family, townhomes, duplexes and quadplexes are compatible within this type of corridor. Additionally, this corridor permits the use of limited neighborhood-serving commercial uses and higher-density residential at appropriate intersections. Small professional offices that compliment residential development are permitted along the corridor.

The intent statements for the SFT, LO, and LC use components of the Composite Zoning Ordinance all speak to serving and providing a buffer between larger lot neighborhoods and ore intensive uses such as multi-family, commercial, or arterial roadways. The placement of these districts within Mixed-Use Corridor satisfies the intent of the Comprehensive Plan and is located appropriately within the designated corridor.

The Type 2 Site Component that is paired with all of the requested use components in the applicant's request is compatible with the intent statements of the Composite Zoning Ordinance. This site component is intended for non-residential developments that are adjacent to a residential district or other more restrictive district. The requested LO, LC, and SFT Use Components are adjacent to the more restrictive requested SFR-2-A district to the north.

The Type 2 Site Component would apply the following limitations on the requested LO-2-B and LC-2-B portions of the property:

Type 2 Site Component	
Outdoor Display and Storage	No
Outdoor Entertainment Venues	No
Drive-thru service lane	Yes
Outdoor fuel sales	No
Overhead Commercial Service Doors	No

The Type 2 Site Component is the standard component paired with the majority of residential districts and meets the intent statements of the Composite Zoning Ordinance.

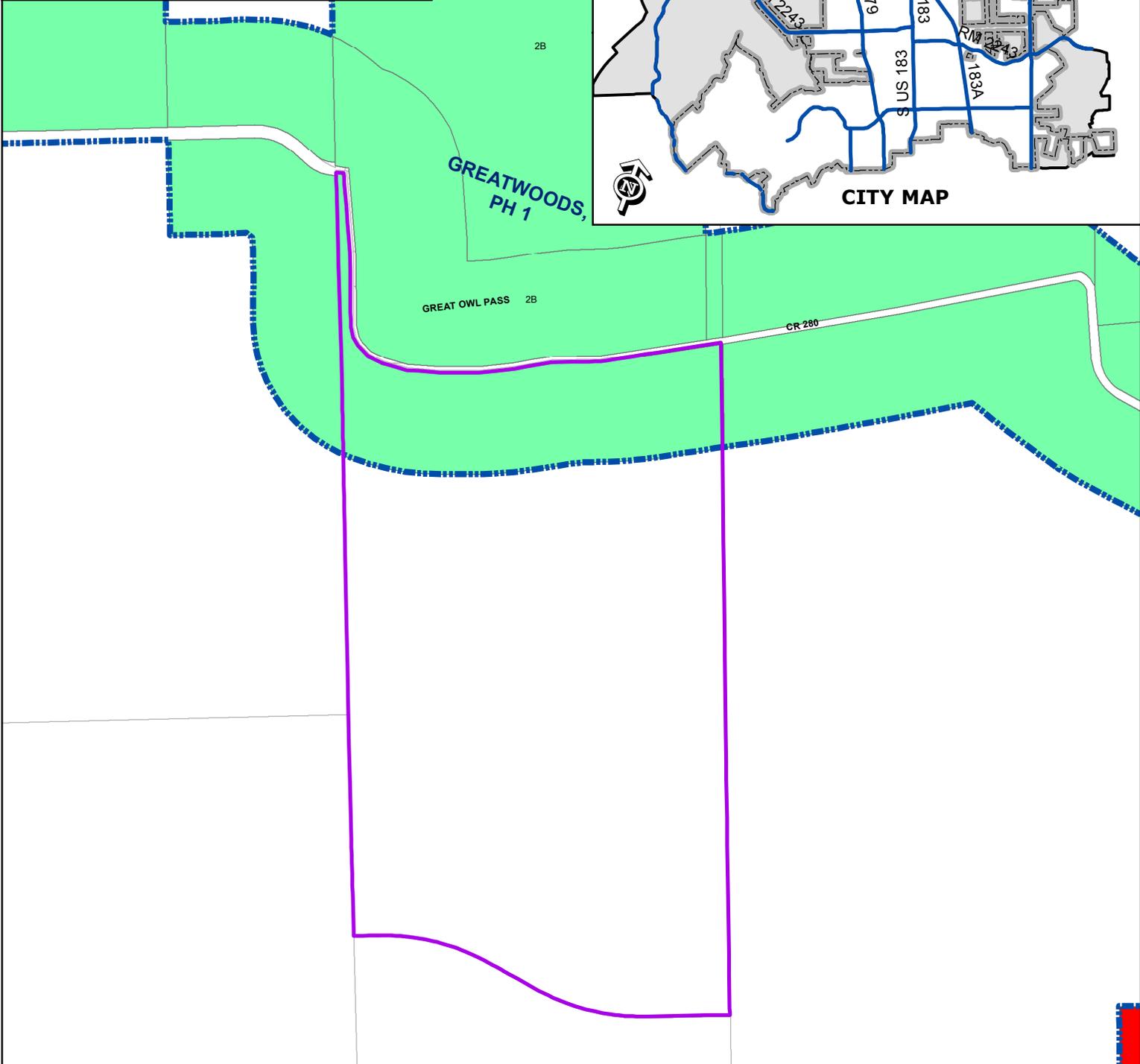
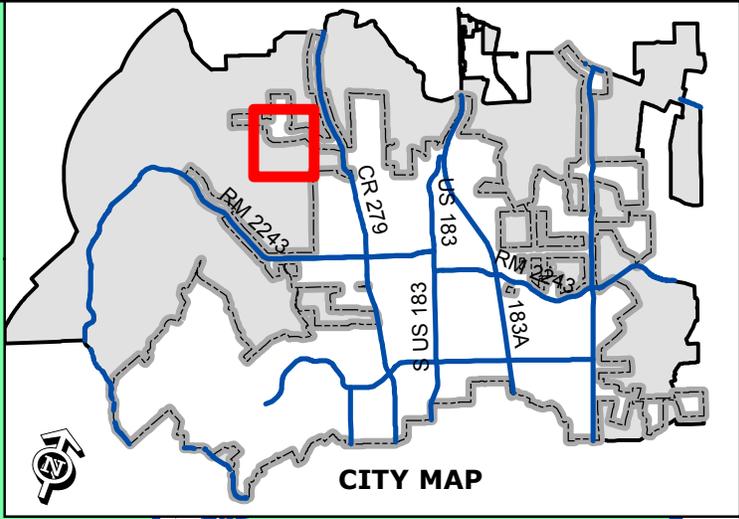
The Type A Architectural Component is intended to be utilized for high quality development or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses. It is intended to be used for single-family development that backs up to, or sides to, major thoroughfares. 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. The Type A Architectural Component is appropriately paired with the SFR Use Component requested by the applicant. However, the Type B Architectural Component requested for the LO and LC Use Components is not compatible with the method applied in the applicant's request. As noted in the intent statements for the Type A Architectural Component, it is to be applied when a less restrictive land use is adjacent to a more restrictive land use.

The Type B Architectural Component requires 85% masonry on the first story of buildings and 50% masonry on each additional story. This component requires four architectural features for street facing facades. The Type A Architectural Component requires 85% masonry on all stories with a minimum of 5 architectural design features on street facing elevations.

STAFF RECOMMENDATION:

Staff recommends approval of SFR-2-A, SFT-2-B, LO-2-A, and LC-2-A districts. The Type A Architectural Component is being applied to the LO and LC Use Components since they are adjacent to a more restrictive land use. The applicant's request is in partial compliance with the Comprehensive Plan; as it allows for the Mixed Use Corridor to be developed as intended by the plan while allowing the remaining portion of the applicant's property to be developed without the future extension of sewer service being provided as identified in the City's Wastewater Master 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.



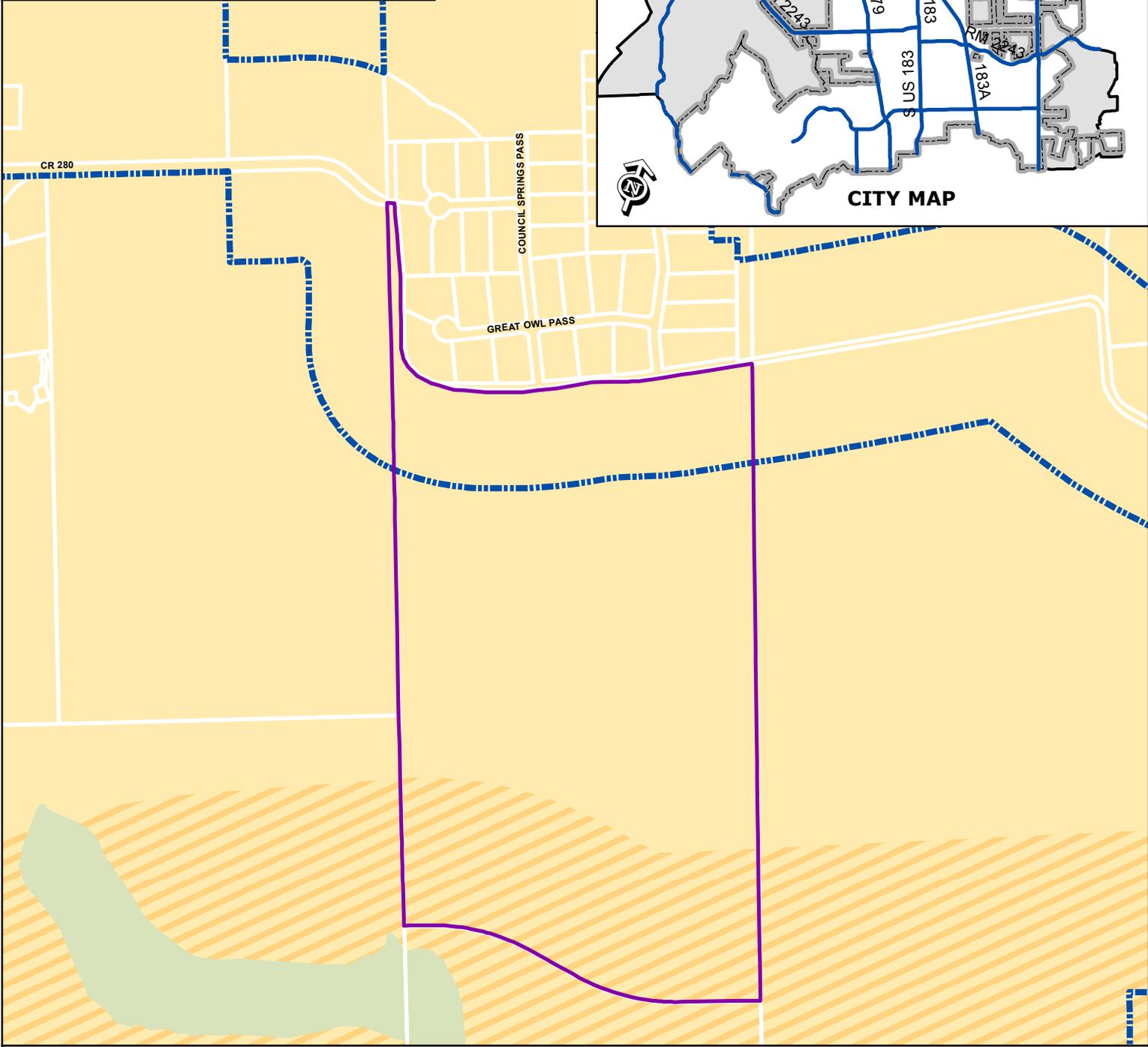
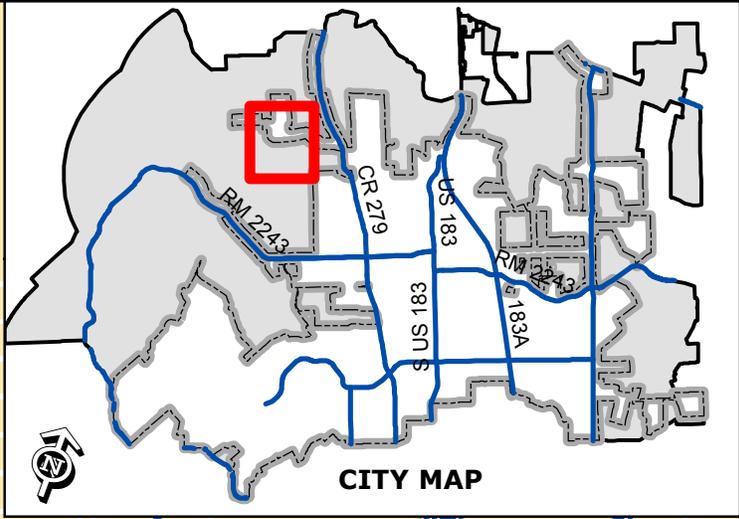
ZONING CASE 15-Z-033 Attachment #2

Current Zoning Map - Greatwood South

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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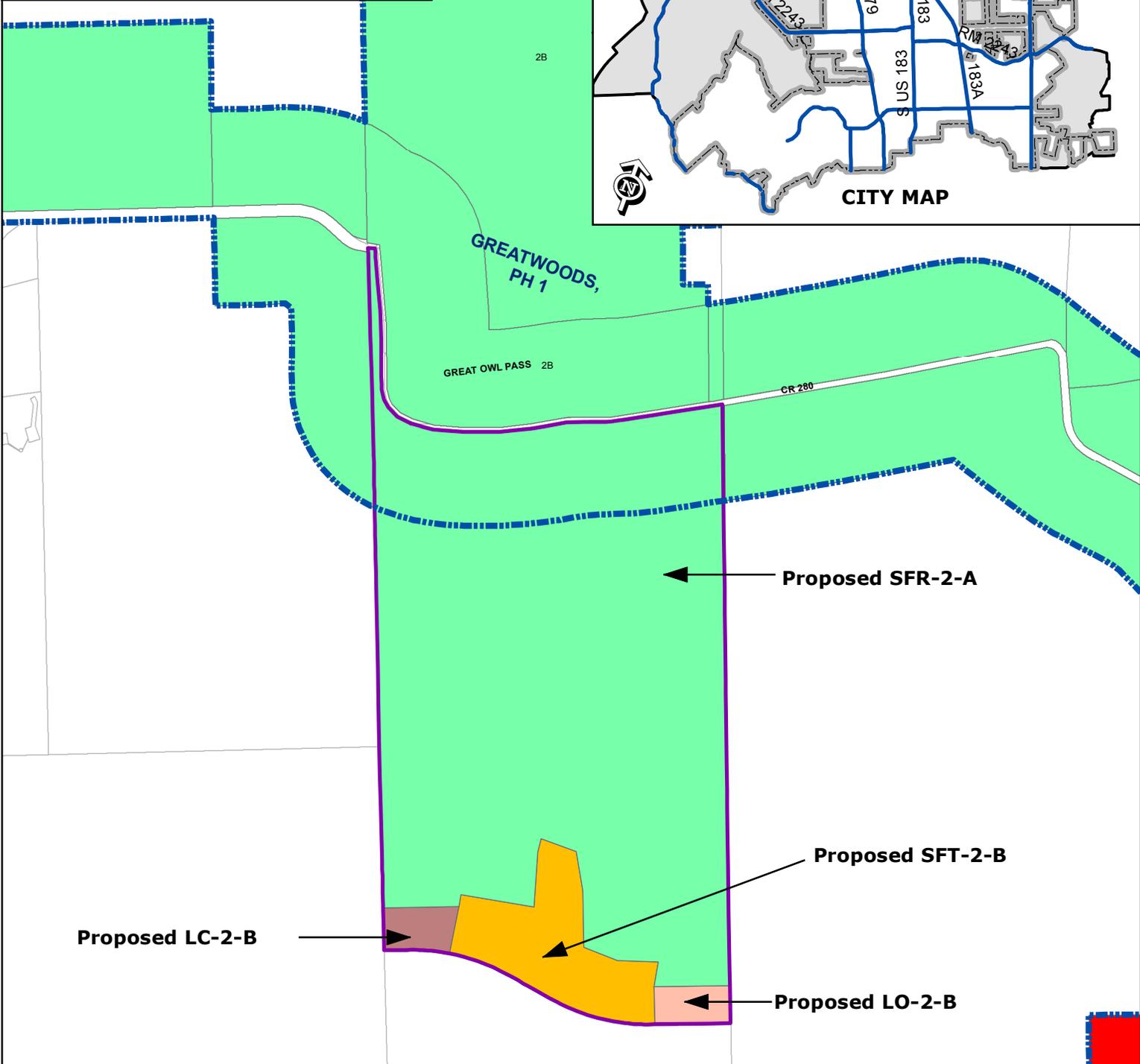
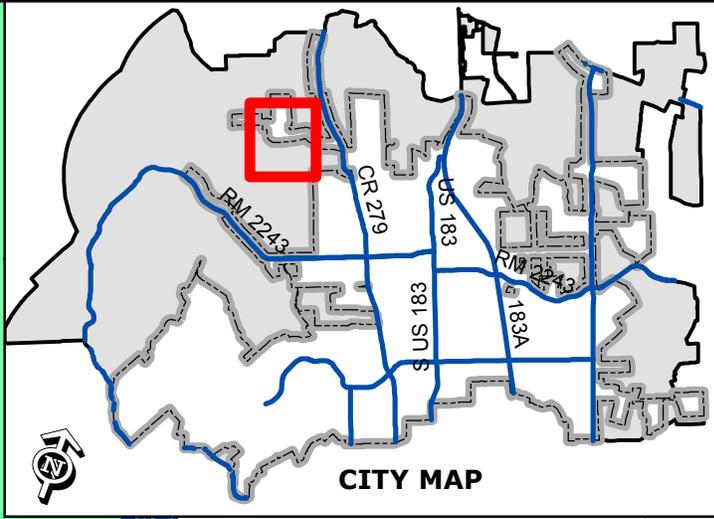
ZONING CASE 15-Z-033 Attachment #3 Future Land Use Map - Greatwood South

 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	





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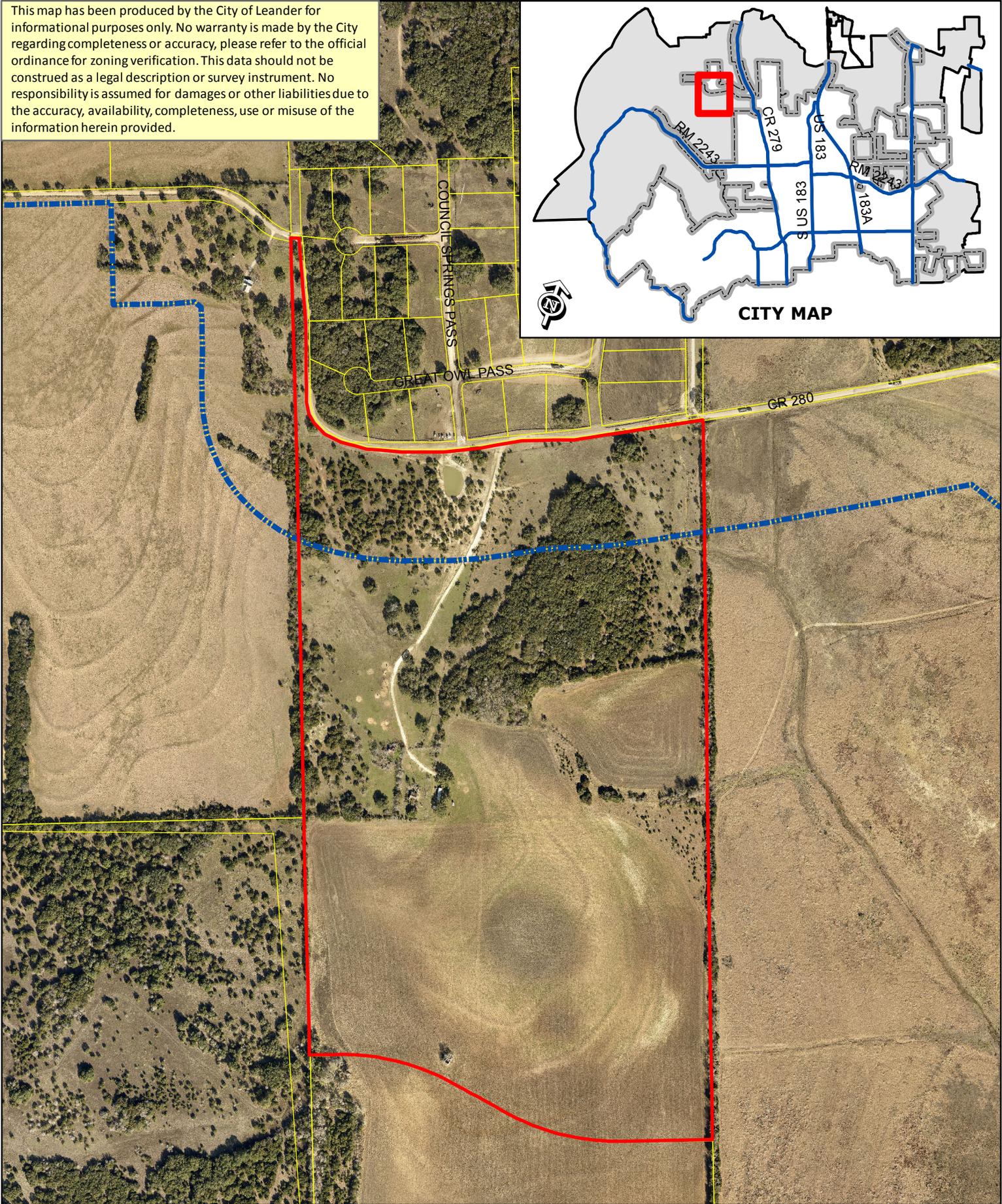
ZONING CASE 15-Z-033 Attachment #5

Proposed Zoning Map - Greatwood South

City Limits	PUD Commercial	SFR	SFT	GC
Subject Property	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-033 Attachment #6

Aerial Exhibit - Approximate Boundaries
Greatwood South



-  Subject Property
-  City Limits



CIVIL ENGINEERING * DEVELOPMENT CONSULTING * PROJECT MANAGEMENT

29 October 2015

Ms. Robin Griffin
Senior Planner
Planning Department City of Leander
104 North Brushy Street
Leander, Texas 78646

Re: Greatwood South Subdivision
Zoning Change
MWI Project No. 14-035

Dear Ms. Griffin:

Malone/Wheeler, Inc. as engineer and agent for J L Development, Inc. the Owner and Developer of Greatwood South Subdivision are submitting herewith a Zoning Change.

We are also submitting applications for Concept Plan, Voluntary Annexation and for a Development Agreement.

Greatwood South Subdivision is proposing 81 one acre lots requiring SFR-2-A zoning on 84.84 acres, one lot requiring LO-2-B zoning on 1.12 acres, one lot requiring LC-2-B zoning on 1.12 acres and SFT-2-B zoning district on 8.43 acres.

County Road 280 provides access to the subdivision.

The City of Leander has a 24 inch water main in County Road 280 that will provide water service. The future extension of the City of Leander's wastewater system will provide wastewater service to the LO-2-B, LC-2-B and SFT-2-B uses while private individual onsite septic systems will provide wastewater service to the SFR-2-A use.

Please let us know if you need any additional information. A copy of the Greatwood South Concept Plan is attached hereto.

Sincerely,


Danny R. Martin, P.E., R.P.L.S.
Senior Project Manager
Malone/Wheeler, Inc.

Attachments

cc: John S. Lloyd, J L Development, Inc.