



## **AGENDA**

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

**Thursday ~ July 28, 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: July 14, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the July 21, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

<b>Regular Agenda</b>
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7. Subdivision Case 15-PP-008: Consider action on the Lively Tract Preliminary Plat for 437.04 acres more or less; WCAD Parcels R524355, R022713, R021695, R090423, and R022553; generally located to the east of the Gabriel's Overlook Subdivision and south of W SH 29; Williamson County, Texas. Applicant/Agent: James Huffcut Jr. on behalf of Sentinel Land Company, LLC.

<b>Public Hearing</b>
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8. Zoning Case 16-TOD-Z-016: Hold a public hearing and consider action on the rezoning of several lots located at 216 N Gabriel; 0.75 acres more or less; WCAD Parcels R036061, R544793, and R544794. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) with the T4 Transect Zone. The applicant is proposing to change the transect zone to T5; Leander, Williamson County, Texas. Applicant: Michael & Jamie Nelson
9. Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Hold a public hearing and consider action on the rezoning and approval of the Bluffview Concept Plan and PUD zoning of several parcels of land located at 500 Bradley Ranch Road; 182.84 acres more or less; WCAD Parcels R419667, R419674, R310769, R489944, R031231, R339021, and R403529. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigrance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC.
10. Zoning Case 16-Z-014: Hold a public hearing and consider action on the rezoning of several parcels of land located at 8660 183A Toll; 27.285 acres more or less; WCAD Parcels R433144, R519276, and R031359. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial); Leander, Williamson County, Texas. Applicant: Anthony Shaleesh on behalf of First State Bank Central Texas; T. Gerry Gamble.
11. Meeting Adjourned at

## **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 22nd day of July, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager



## MINUTES

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

**Thursday ~ July 14, 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 7:00 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Cotten and Commissioner Means.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: June 23, 2016  
**Motion made by Commissioner Anderson 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 July 7, 2016 meeting. **Robin Griffin, Senior Planner, reported on actions taken by the City Council at June 16, 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.**

<b>Consent Agenda</b>
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7. Subdivision Case 15-SFP-008: Consider action on the Travisso, Phase 2, Section 1J Short Form Final Plat for 23.46 acres more or less; TCAD Parcels 857393 and 863593; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Leander Independent School District.
8. Subdivision Case 16-PP-003: Consider action on the Travisso, Phase 3, Section 1 Preliminary Plat for 7.45 acres more or less; TCAD Parcels 863593 and 353024; generally located to the northwest of the intersection of Travisso Parkway and RM 1431 at the western terminus of Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso, LTD.

**Commissioner Allen moved to approve the consent agenda with staff recommendations. Commissioner Schwendenmann seconded the motion. Motion passed unanimously.**

Meeting Adjourned **at 7:05.**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary





# EXECUTIVE SUMMARY

JULY 28, 2016

**Agenda Subject:** Subdivision Case 15-PP-008: Consider action on the Lively Tract Preliminary Plat for 437.04 acres more or less; WCAD Parcels R524355, R022713, R021695, R090423, and R022553; generally located to the east of the Gabriel’s Overlook Subdivision and south of W SH 29; Williamson County, Texas.

**Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.

**Origination:** Applicant/Agent: James Huffcut Jr. on behalf of Sentinel Land Company, LLC.

**Financial Consideration:** None

**Recommendation:** This preliminary plat includes 1,130 single-family lots, and 69 HOA landscape, parkland, and pond lots.

The tree protection plan demonstrates that a total of 1,586, 8–26 caliper inch significant trees were surveyed totaling 19,632 caliper inches. The applicant is removing 8,814 inches of trees which totals forty-five (45%) percent of the trees surveyed. There is a credit of 1,002 caliper inches. The tree summary is demonstrated below:

TREES 8" - 26"					
SURVEYED		REMOVED		MITIGATION	
# of Trees	Total Inches	# of Trees	Total Inches	50% of Surveyed Trees	Credit
1586	19,632"	725	8,814" (45%)	19,632"/ 2 = 9,816"	1,002"

Additionally, the tree protection plan demonstrates a total of 119, greater than 26 caliper inch heritage trees were surveyed totaling 3,959 caliper inches. The applicant is proposing to remove 10 heritage trees totaling 320.5 caliper inches. The required mitigation would consist of 961.5 caliper inches of replacement trees (3

caliper inches per every 1 inch removed). The credit from the additional 8-26 caliper inch trees saved may be used towards the Heritage Tree mitigation requirements. In addition, a mitigation fee in the amount \$96,150 (320.5 X \$300) will be required. The tree summary is demonstrated below:

GREATER THAN 26"					
SURVEYED		REMOVED		MITIGATION	
# of Trees	Total Inches	# of Trees	Total Inches	Calculation	Required Replacement
119	3,959"	10	320.5"	320.5" X 3	961.5"

The preliminary plat meets all of the requirements of the Subdivision Ordinance and staff recommends approval.

**Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.

**Attachments:** 1. Preliminary Plat

**Prepared By:** Martin Siwek, AICP, GISP  
Planner

07/22/2016

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO GEORGETOWN AND THE CHISHOLM TRAIL SPECIAL UTILITY DISTRICT (CTSUD) WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS 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 PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARDOUS AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL (6) # 48491C0275E FOR WILLIAMSON CO., EFFECTIVE 09/29/2008, & A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARDOUS AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0405E FOR WILLIAMSON CO., EFFECTIVE 09/29/2008.
- SIDEWALKS SHALL BE INSTALLED ON ONLY ONE SIDE OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 5' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 10' 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/PARKLAND/DRAINAGE/AMENITY/WATER QUALITY LOTS". THE HOA WILL OWN, MAINTAIN AND MOW THE EMERGENCY ACCESS ROADS AND EASEMENTS (REFER TO "NON-RESIDENTIAL AREAS USAGE SUMMARY" TABLE SHEET 11 OF 24). THE ACCESS AND CRASH GATES SHALL BE INCLUDED IN THE HOA CREATION DOCUMENTS.
- THE HOA BY-LAWS WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, AND WATER QUALITY AREAS.
- THE MUD ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, AND WATER QUALITY AREAS.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOTS(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE:
  - FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT (10, BLK SS; 7, BLK SS; 6, BLK SS; 1, BLK G; 14, BLK GGGGG; 4, BLK GGGG; 1, BLK H; 24, BLK H; 1, BLK K; 2, BLK PP; 1, BLK PP; 5, BLK NNN; 18, BLK OO; 1, BLK N; LOT 12, BLK SS; 9, BLK JJ; 9, BLK M; 5, BLK HHH; 4, BLK HHH; 3, BLK HHH; 12, BLK FFF; 11, BLK F; 10, BLK F; 8, BLK BBBB; 2, BLK AA; AND LOT 1, BLK AA). TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY-TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- VARIABLE WIDTH EMERGENCY ACCESS ROADS AND EASEMENTS SHALL BE A MINIMUM OF 20 FEET WIDE.
- EMERGENCY ACCESS AND EMERGENCY ACCESS CRASH GATE NOTES:
  - ACCESS ROAD SHALL BE CONSTRUCTED AS AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS.
  - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 mm), EXCLUSIVE OF SHOULDERS.
  - UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - GRADE NO GREATER THAN 8% WITHOUT APPROVAL FROM FIRE CODE OFFICIAL.
  - ANGLE OF APPROACH/DEPARTURE OF 28° R TYP.
  - SIGNAGE ON EITHER END OF ACCESS ROAD MEETING THE REQUIREMENTS OF THE CITY OF LEANDER FIRE DEPARTMENT.
  - SECURITY GATE SHALL BE INSTALLED ON EITHER SIDE OF THE ACCESS ROAD MEETING THE REQUIREMENTS OF THE CITY OF LEANDER FIRE DEPARTMENT. PROVIDE KNOX BOX ENTRY SYSTEM FOR GATE ACCESS MUST BE PROVIDED ON BOTH SIDES. APPLICATION WITH AUTHORIZATION SIGNATURE MUST BE OBTAINED FROM FIRE ADMINISTRATION TO ORDER BOX.
- ACCESS ROAD SHALL BE CONSTRUCTED AS AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE:
  - AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS.
  - AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - A GRADE NO GREATER THAN 8% WITHOUT APPROVAL FROM FIRE CODE OFFICIAL.
  - AN ANGLE OF APPROACH/DEPARTURE OF 28° R TYP.
  - SIGNAGE ON EITHER END OF ACCESS ROAD.
  - A SECURITY GATE SHALL BE INSTALLED ON EITHER SIDE OF THE ACCESS ROAD. THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. A "KNOX" BOX ENTRY SYSTEM FOR GATE ACCESS MUST BE PROVIDED ON BOTH SIDES. AN APPLICATION WITH AUTHORIZATION SIGNATURE MUST BE OBTAINED FROM FIRE ADMINISTRATION TO ORDER BOX.

GEORGETOWN DEVELOPMENT STANDARDS

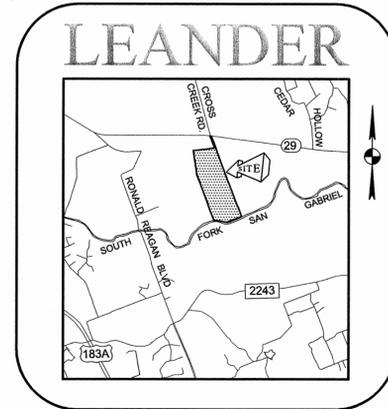
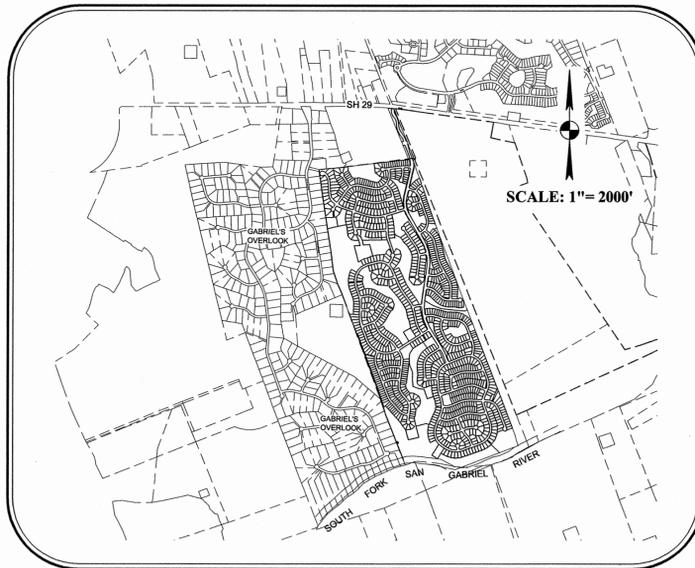
- DEVELOPMENT WITHIN ONE THOUSAND (1,000) FEET NORTH OF THE CENTER LINE OF THE SOUTH SAN GABRIEL RIVER SHALL BE LIMITED TO SINGLE-FAMILY RESIDENTIAL, PARKS AND OPEN SPACE, LOW-IMPACT RESIDENTIAL AMENITIES SUCH AS RESTROOMS AND GAZEBOS, AND SHALL NOT INCLUDE LIGHTED SPORTS FIELDS OR ANY ABOVE-GROUND WATER OR WASTEWATER UTILITY FACILITIES (EXCLUDING VALVES AND OTHER MINOR WATER OR WASTEWATER SYSTEM APPURTENANCES).
- LIGHTING FOR HOMES, STREETS, AMENITIES AND PARKLAND LOCATED WITHIN ONE THOUSAND (1,000) FEET NORTH OF THE CENTER LINE OF THE SOUTH SAN GABRIEL RIVER SHALL COMPLY WITH THE DARK-SKY LIGHTING REQUIREMENTS SET FORTH SECTION 12, ARTICLE VI OF THE ZONING ORDINANCE.
- NO HOMES LOCATED WITHIN 1000 FEET NORTH OF THE CENTER LINE OF THE SOUTH SAN GABRIEL RIVER SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.
- THERE SHALL BE A ONE HUNDRED FIFTY (150) FOOT BUFFER AREA NORTH OF THE CENTER LINE OF THE SOUTH SAN GABRIEL RIVER CONSISTING SOLELY OF PROTECTED OPEN SPACE AND TREE PRESERVATION AREAS, EXCEPT THAT PUBLIC PEDESTRIAN AND/OR HIKE AND BIKE TRAILS, UNDERGROUND UTILITIES AND ANY IMPROVEMENTS SPECIFICALLY AUTHORIZED UNDER THE MAINTENANCE ACCESS EASEMENT AND TRAIL EASEMENT (AS DEFINED BELOW) CAN BE PLACED IN THE BUFFER AREA. NO OVERHEAD OR ABOVE-GROUND UTILITY IMPROVEMENTS SHALL BE PLACED IN THE 150-FOOT BUFFER AREA (EXCLUDING VALVES AND OTHER MINOR WATER OR WASTEWATER SYSTEM APPURTENANCES).
- DEVELOPER SHALL CONSTRUCT, AT NO COST TO GEORGETOWN OR LEANDER, A TEN (10) FOOT WIDE ADA-COMPLIANT CONCRETE TRAIL IN COMPLIANCE WITH GEORGETOWN'S TRAIL SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION, WHICH EXTENDS FROM THE EASTERN BOUNDARY OF THE 50-ACRE TRACT TO THE WESTERN BOUNDARY OF THE 50-ACRE TRACT, OR TO SUCH OTHER POINT ON THE LAND APPROVED IN WRITING BY LEANDER AND THE GEORGETOWN PARKS AND RECREATION DIRECTOR THAT ALLOWS FOR CONNECTION VIA A RIVER CROSSING WITH GEORGETOWN'S TRAIL ON THE OPPOSITE SHORE (THE "TRAIL"). THE PARTIES ACKNOWLEDGE AND AGREE THAT THE RIVER CROSSING MAY BE LOCATED ON THE ETJ LAND. THE SPECIFIC LOCATION OF THE TRAIL SHALL BE APPROVED IN WRITING IN ADVANCE BY LEANDER AND THE GEORGETOWN PARKS AND RECREATION DIRECTOR AND SHALL BE GENERALLY CONSISTENT WITH THE LOCATION SHOWN ON EXHIBIT "D" TO THE ETJ RELEASE AGREEMENT. WHEN REQUIRED BY THIS SUBSECTION, DEVELOPER SHALL CAUSE THE TRAIL TO BE DEDICATED TO LEANDER, AND THE LAND FOR THE RIVER CROSSING NECESSARY TO CONNECT THE TRAIL TO GEORGETOWN'S TRAIL ON THE OPPOSITE SHORE TO BE DEDICATED TO GEORGETOWN, EACH FOR PUBLIC USE AND OWNERSHIP, MAINTENANCE AND OPERATION IN FEE SIMPLE OR BY EASEMENT. AS LEANDER OR GEORGETOWN MAY RESPECTIVELY ELECT IN THEIR SOLE DISCRETION, AT NO COST TO LEANDER OR GEORGETOWN, DEVELOPER SHALL BE REQUIRED TO CONSTRUCT THE TRAIL, (GATE AND EXCEPT THE RIVER CROSSING), CONVEY THE LAND FOR THE TRAIL TO LEANDER VIA DEED OR EASEMENT, CONVEY THE LAND FOR THE RIVER CROSSING TO GEORGETOWN VIA DEED OR EASEMENT, UPON THE EARLIER TO OCCUR OF: A) GEORGETOWN'S WRITTEN REQUEST; PROVIDED THAT GEORGETOWN DOES NOT MAKE SUCH REQUEST EARLIER THAN TWO YEARS FROM THE EFFECTIVE DATE OF THE ETJ RELEASE AGREEMENT; OR B) AT THE TIME THE DEVELOPER APPLIES FOR APPROVAL OF A FINAL PLAT FOR THE PORTION OF THE ETJ-RELEASE TRACT IN WHICH THE TRAIL IS LOCATED, AND APPROVAL OF THE FINAL PLAT SHALL BE SUBJECT TO THE DEVELOPER'S COMPLIANCE WITH THIS SECTION.
- DEVELOPER SHALL CONVEY OR DEDICATE TO THE PUBLIC, AT NO COST TO GEORGETOWN OR LEANDER, PUBLIC RIGHT-OF-WAY SUFFICIENT TO ALLOW FOR INTERSECTION OF THE LAND'S ENTRANCE ROAD WITH AN EIGHT (8) FOOT WIDE, COLLECTOR-LEVEL, EAST-WEST PUBLIC ROADWAY ON THE SO-CALLED TIEPIE TRACT IN THE APPROXIMATE LOCATION SHOWN ON THE CONCEPT PLAN (THE "ROW"). DEVELOPER SHALL HAVE NO OBLIGATION TO SECURE OR DEDICATE ANY PUBLIC RIGHT-OF-WAY ON LANDS NOT OWNED BY DEVELOPER, AND INSTRUMENT IN A FORM ACCEPTABLE TO LEANDER DEDICATING THE ROW AS REQUIRED BY THIS SECTION 6 SHALL BE A CONDITION OF APPROVAL OF THE FINAL PLAT FOR THE PHASE IN WHICH THE ROW IS LOCATED. DEVELOPER SHALL HAVE NO OBLIGATION TO SECURE OR DEDICATE ANY PUBLIC RIGHT-OF-WAY ON LANDS NOT OWNED BY DEVELOPER, PROVIDED THAT DEVELOPER SHALL NOT CONVEY ANY PORTION OF THE LAND UNTIL THE ROW IS DEDICATED AS REQUIRED BY THIS SECTION. THE LANDSCAPE THEME FOR SUCH DEDICATED RIGHT-OF-WAY SHALL BE CONSISTENT WITH THE LANDS LANDSCAPE THEME.

# LIVELY TRACT PRELIMINARY PLAT

## LEANDER, TEXAS JULY, 2016

BEING 437.04 ACRES OF LAND OUT OF AND A PORTION OF THE GREENLEAF FISK SURVEY ABSTRACT 5, AND THE BARTHOLOMEW MANLOVE SURVEY ABSTRACT NO. 420, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 30' STRIP OF LAND DESCRIBED AS FIRST TRACT AND ALL OF A 437.84 ACRE TRACT DESCRIBED AS SECOND TRACT IN SPECIAL WARRANTY DEED TO DONALD H. LIVELY FAMILY PARTNERSHIP, L.P., DATED DECEMBER 29, 1998, AND RECORDED IN DOCUMENT NO. 9901719, AND CORRECTED IN DOCUMENT NO. 2014068471, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A 2.84 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO DON H. LIVELY FAMILY PARTNERSHIP, L.P., DATED JULY 3, 2015, AND RECORDED IN DOC NO. 2015053744, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARINGS BASED ON 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 #827.



VICINITY MAP  
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	OVERALL EXISTING CONDITIONS
03	OVERALL LOT LAYOUT
04	PRELIMINARY PLAT (SHT 1 OF 7)
05	PRELIMINARY PLAT (SHT 2 OF 7)
06	PRELIMINARY PLAT (SHT 3 OF 7)
07	PRELIMINARY PLAT (SHT 4 OF 7)
08	PRELIMINARY PLAT (SHT 5 OF 7)
09	PRELIMINARY PLAT (SHT 6 OF 7)
10	PRELIMINARY PLAT (SHT 7 OF 7)
11	DATA SHEET
12	STORM DRAIN SYSTEM (SHT 1 OF 2)
13	STORM DRAIN SYSTEM (SHT 2 OF 2)
14	SAND FILTERS
15	OVERALL UTILITY LAYOUT (SHT 1 OF 2)
16	OVERALL UTILITY LAYOUT (SHT 2 OF 2)
17	Tree Survey 8-18 - Layout1
18	Tree Survey 8-18 - Layout1 (2)
19	Tree Survey 8-18 - Layout1 (3)
20	Tree Survey- 18.5-26 - Layout1
21	Tree Survey- 18.5-26 - Layout1 (2)
22	Tree Survey- 26.5 + - Layout1
23	Tree Survey- 26.5 + - Layout1 (2)
24	PARKLAND PLAN

LAND USE SUMMARY

SIZE	ZONING DISTRICT	# OF LOTS	%
50' LOTS	SFC-2-A	513	45
60' LOTS	SFU-2-A	372	33
70' LOTS	SFS-2-A	245	22
TOTAL		1130	100

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL EASEMENTS FOR THE PROPERTY ARE SHOWN ON THE PLAT AS THE MOST RECENT TITLE RUN. SEE TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 5, 2015.

OWNER:

HWY 29 VENTURES 2015 L.P.  
700 LAVACA STREET, SUITE 900  
AUSTIN, TEXAS 78701  
P (949) 922-2512

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220-W  
AUSTIN, TEXAS 78757  
(512) 454-8711  
FAX (512) 459-8867  
TBP, FIRM NO. # 470

SURVEY:

CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
SURVEYING AND MAPPING  
3500 McCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
FIRM NO. 10124500



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
SUITE 220 WEST | FAX: 512.459.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

DATE: JULY, 2016

I, MICHAEL S. FISHER, P.E., #87704, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY:



PAPE-DAWSON ENGINEERS  
MICHAEL S. FISHER, P.E. #87704  
PROJECT ENGINEER

7/15/16  
DATE

DATE: Jul 15, 2016, 2:29PM, USER ID: GD\XCV  
FILE: H:\PROJECTS\50816\50816-03\2 PRELIMINARY PLAT\50816-03.DWG

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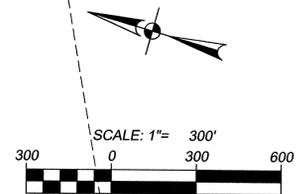
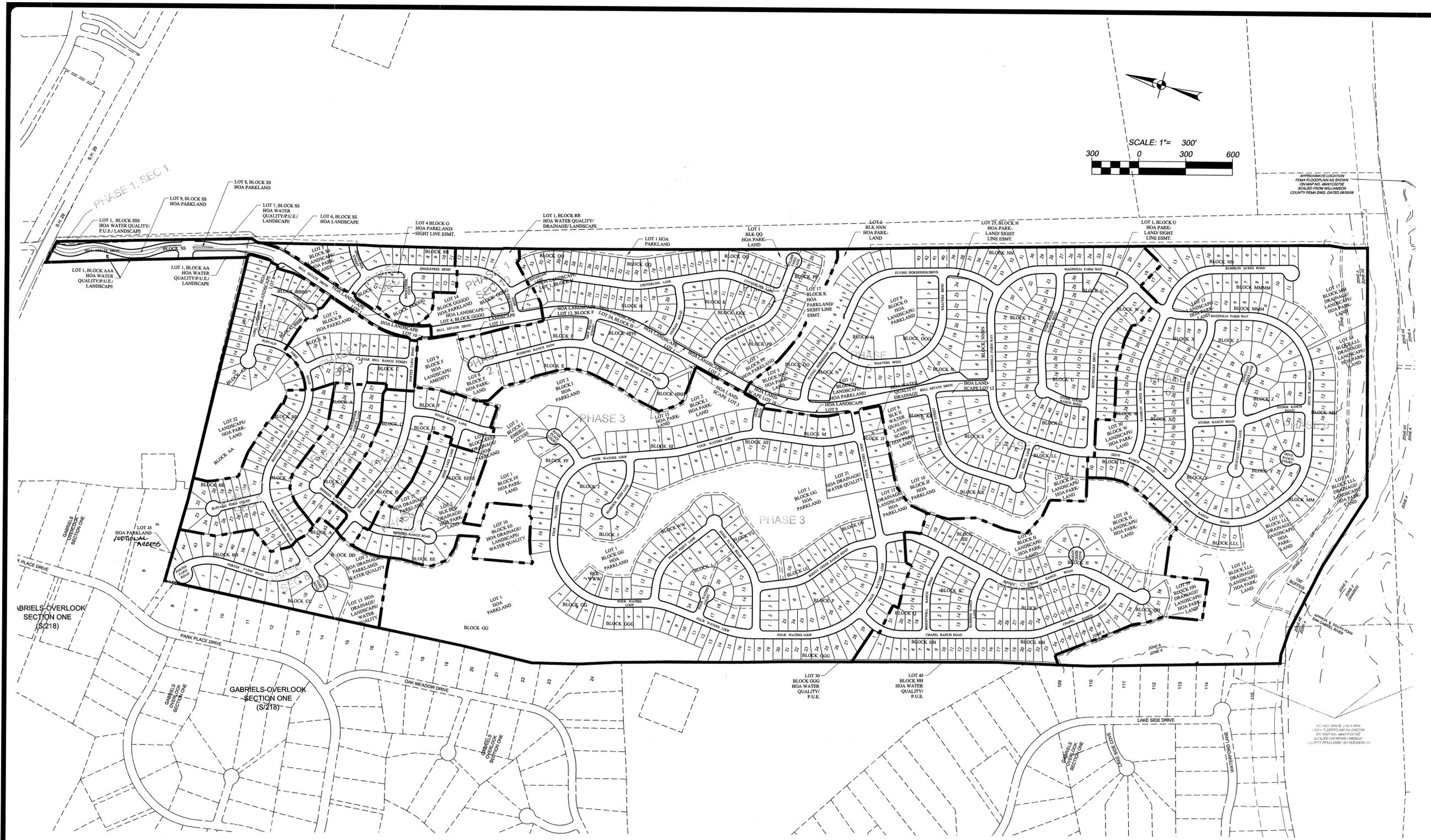
50816-03

SHEET 01 OF 24

LIVELY TRACT PRELIMINARY PLAT - 50816-03



DATE: Jun 17, 2016 8:53AM USER: D. ACOSTA/AMEX  
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APPROXIMATE LOCATION FROM BLOCK PLAN AS SHOWN ON MAP NO. 4848020761 SCHEDULED FROM WILLAMSON COUNTY FERM DWG. DATED 08/05/08

APPROXIMATE LOCATION FROM BLOCK PLAN AS SHOWN ON MAP NO. 4848020761 SCHEDULED FROM WILLAMSON COUNTY FERM DWG. DATED 08/05/08

REVISIONS:

James Huffcutt 6-17-16



**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 200 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8667 | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FERM REGISTRATION # 470

LIVELY TRACT  
 PRELIMINARY PLAT  
 OVERALL LOT LAYOUT

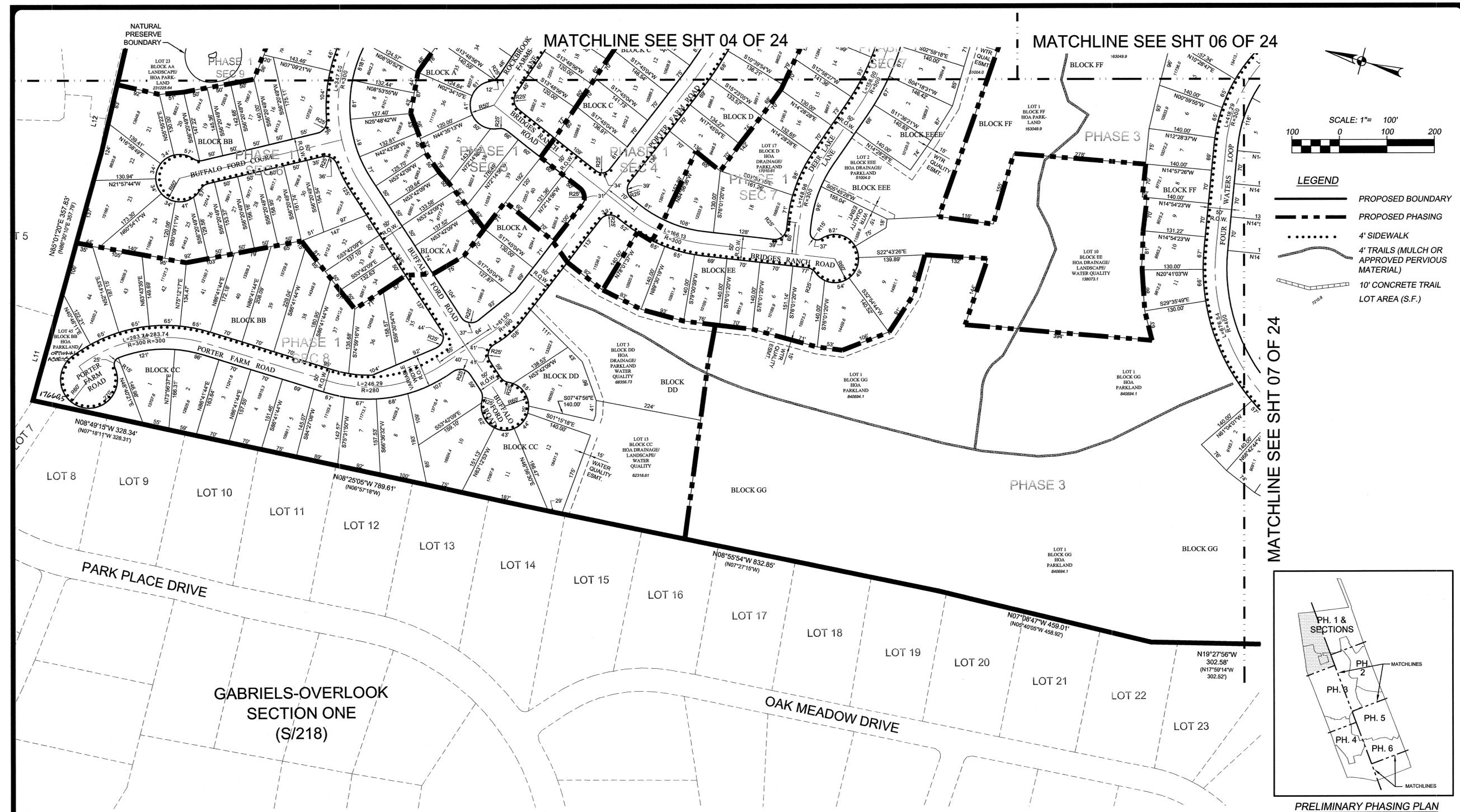
**LEGEND**  
 ——— PROPOSED BOUNDARY  
 - - - - - PROPOSED PHASING

JOB NO. 50816-03  
 DATE June 2016  
 DESIGNER HJG  
 CHECKED JG DRAWN HJG  
 SHEET 03 OF 24

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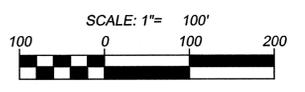


DATE: JUL 15, 2016, 1:36PM USER: GDIXON  
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SEE SHEET 11 FOR STREET DATA AND LAND USE SUMMARY

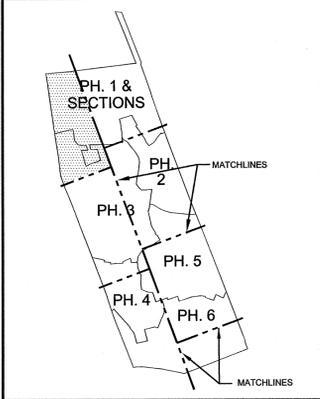
- NOTE:**
1. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY ENGINEER AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



**LEGEND**

- PROPOSED BOUNDARY
- - - PROPOSED PHASING
- ..... 4' SIDEWALK
- ~ 4' TRAILS (MULCH OR APPROVED PERVIOUS MATERIAL)
- ▬ 10' CONCRETE TRAIL
- LOT AREA (S.F.)

MATCHLINE SEE SHT 07 OF 24



PRELIMINARY PHASING PLAN

REVISIONS:

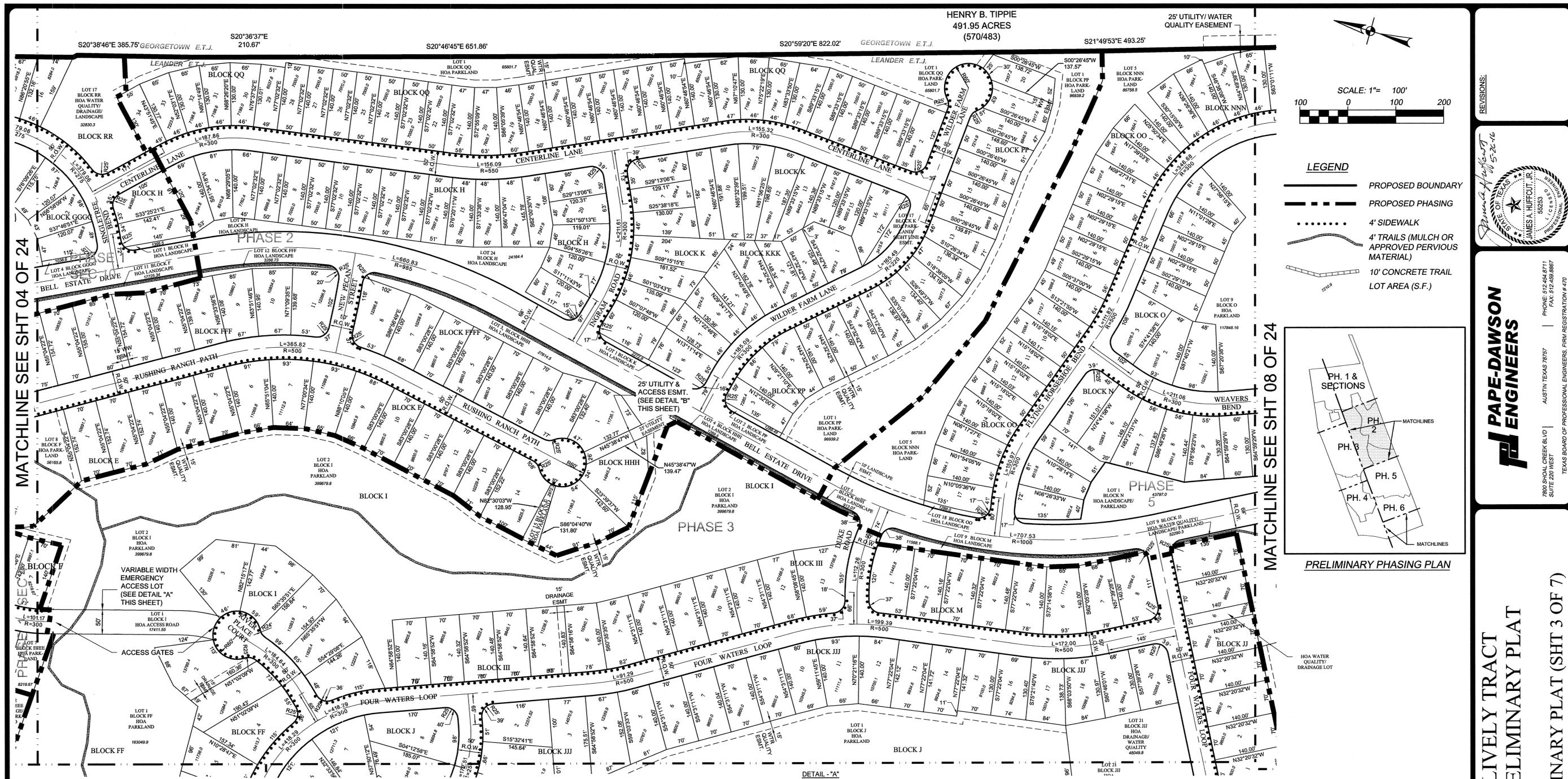


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LIVELY TRACT  
 PRELIMINARY PLAT

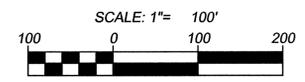
PRELIMINARY PLAT (SHT 2 OF 7)

JOB NO.	50816-03
DATE	July 2016
DESIGNER	HJG
CHECKED	JG DRAWN HJG
SHEET	05 OF 24



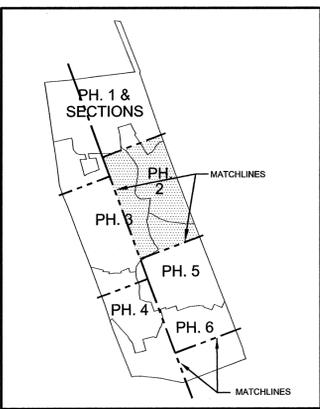
HENRY B. TIPPIE  
491.95 ACRES  
(570/483)

25' UTILITY/WATER  
QUALITY EASEMENT



**LEGEND**

- PROPOSED BOUNDARY
- PROPOSED PHASING
- 4' SIDEWALK
- 4' TRAILS (MULCH OR APPROVED PERVIOUS MATERIAL)
- 10' CONCRETE TRAIL
- LOT AREA (S.F.)



PRELIMINARY PHASING PLAN

MATCHLINE SEE SHT 04 OF 24

MATCHLINE SEE SHT 08 OF 24

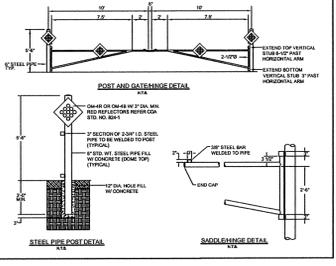
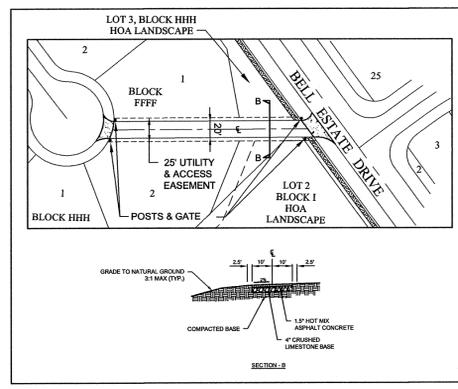
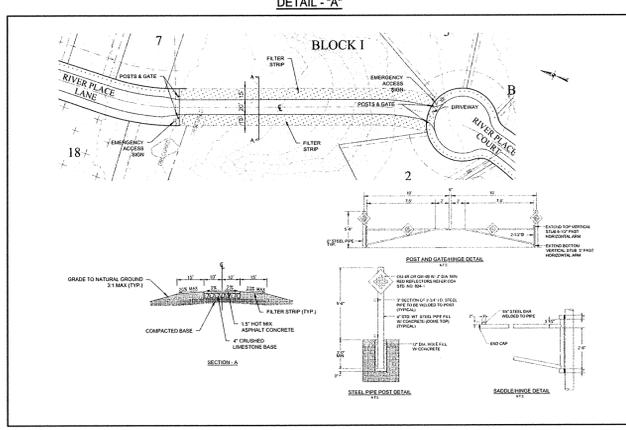
MATCHLINE SEE  
SHT 05 OF 24

MATCHLINE  
SEE SHT 07 OF 24

SEE SHEET 11 FOR STREET DATA AND LAND USE SUMMARY

**NOTE:**

1. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY ENGINEER AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



REVISIONS:



**PAPE-DAWSON  
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST  
AUSTIN TEXAS 78757 | PHONE: 512-454-8771  
FAX: 512-459-8877  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

LIVELY TRACT  
PRELIMINARY PLAT

PRELIMINARY PLAT (SHT 3 OF 7)

JOB NO. 50818-03

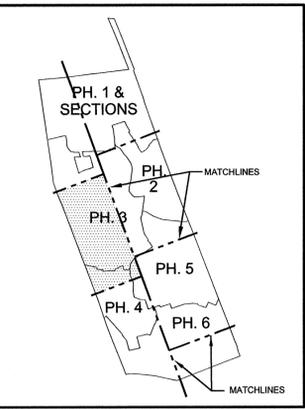
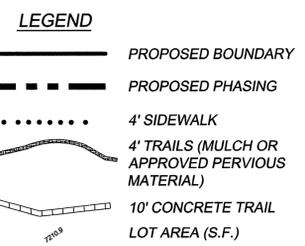
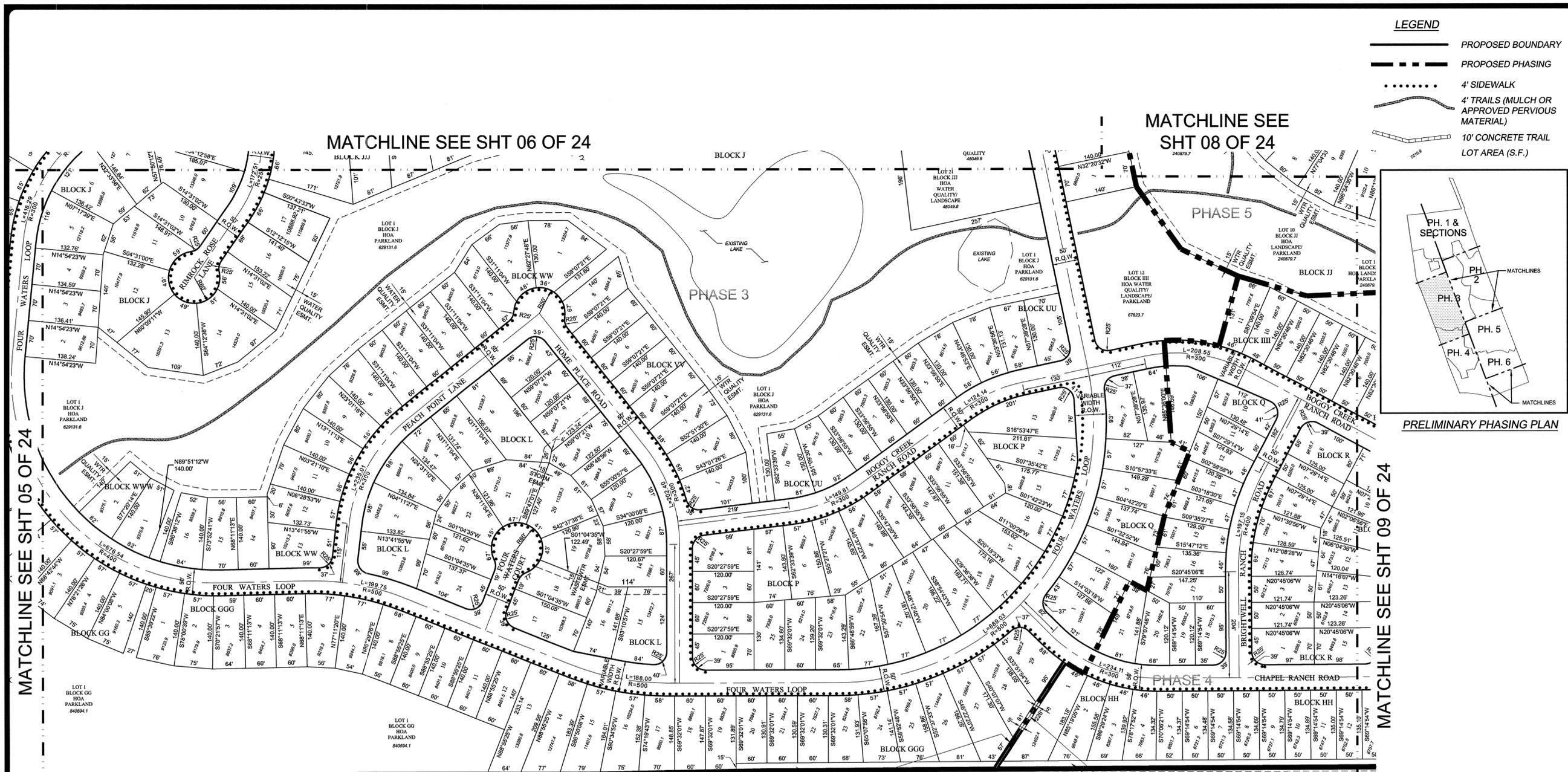
DATE May 2016

DESIGNER HJG

CHECKED 18 DRAWN HJG

SHEET 06 OF 24

DATE: May 26, 2016, 9:24AM USER: D. GORDON  
FILE: H:\PROJECTS\50818\16\03\212 PRELIMINARY PLAT\PL03.DWG



MATCHLINE SEE SHT 06 OF 24

MATCHLINE SEE SHT 08 OF 24

MATCHLINE SEE SHT 05 OF 24

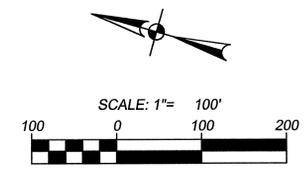
MATCHLINE SEE SHT 09 OF 24

27°56'W 2.58' 59'14"W 2.52'  
 N23°26'14"W 229.07' (N21°54'24"W 229.27') L10  
 N21°11'57"W 271.02'  
 N20°34'25"W 242.27' (N20°30'45"W 242.18') L9  
 N21°32'38"W 344.62' (N21°34'23"W 344.74')  
 N20°52'26"W 600.26' (N20°50'44"W 600.01')  
 N20°46'27"W 758.41' (N20°46'51"W 758.48')

49.404 ACRES  
 ROBERT C. RALEY & CHERRY S. RALEY  
 (2013103448)

SEE SHEET 11 FOR STREET DATA AND LAND USE SUMMARY

**NOTE:**  
 1. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY ENGINEER AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.



REVISIONS:

James A. Hester  
 5/26/16



**PAPE-DAWSON ENGINEERS**

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 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

LIVELY TRACT  
 PRELIMINARY PLAT

PRELIMINARY PLAT (SHT 4 OF 7)

JOB NO. 50816-03  
 DATE May 2016  
 DESIGNER HJG  
 CHECKED *[Signature]* DRAWN HJG  
 SHEET 07 OF 24

DATE: May 25, 2016, 6:45PM, USER: J.D. GODDARD, FILE: H:\PROJECTS\50816-03\212 PRELIMINARY PLAT\DWG\PL160816-03.DWG

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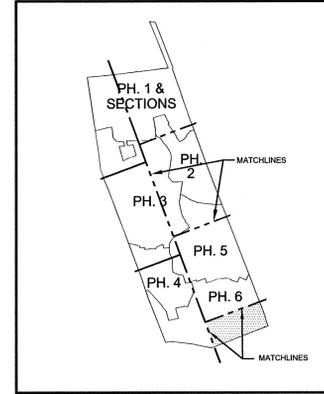
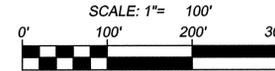


**NOTE:**

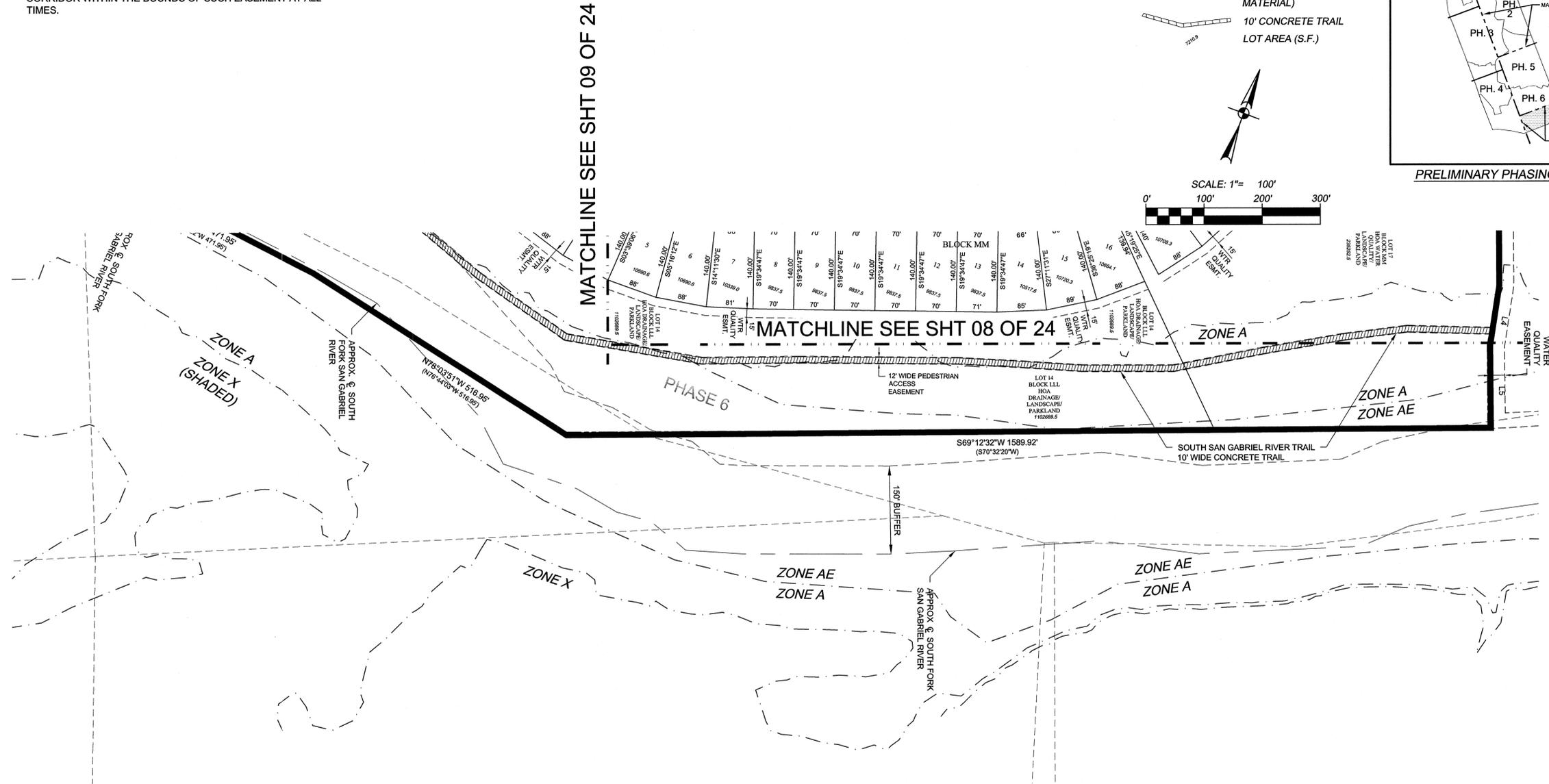
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**LEGEND**

-  PROPOSED BOUNDARY
-  PROPOSED PHASING
-  4' SIDEWALK
-  4' TRAILS (MULCH OR APPROVED PERVIOUS MATERIAL)
-  10' CONCRETE TRAIL
-  LOT AREA (S.F.)



PRELIMINARY PHASING PLAN



SEE SHEET 11 FOR STREET DATA AND LAND USE SUMMARY

REVISIONS:

James Huffcutt, Jr.  
5/26/16



**PAPE-DAWSON ENGINEERS**

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

LIVELY TRACT  
PRELIMINARY PLAT

PRELIMINARY PLAT (SHT 7 OF 7)

JOB NO.	50816-03
DATE	May 2016
DESIGNER	HJG
CHECKED	JG
DRAWN	HJG
SHEET	10 OF 24

STREET NAME				
NAME	TYPE	LINEAR FEET	PVMT WIDTH	S/W WIDTH
BELL ESTATE DRIVE	64' COLLECTOR	6342.1	36'	6'
LOBO LANDING LANE	50' LOCAL	701.4	27'	4'
LOBO LANDING COVE	50' LOCAL	328.7	27'	4'
BUFFALO FORD ROAD	50' LOCAL	1942.9	27'	4'
BUFFALO FORD COURT	50' LOCAL	350.1	27'	4'
PORTER FARM ROAD	50' LOCAL	2671.06	27'	4'
BRIDGES RANCH ROAD	50' LOCAL	813.9	27'	4'
DEER LAKE LANE	50' LOCAL	779.4	27'	4'
RIVER PLACE LANE	50' LOCAL	497.1	27'	6'
SPRING BOX STREET	50' LOCAL	290.4	27'	4'

STREET NAME				
NAME	TYPE	LINEAR FEET	PVMT WIDTH	S/W WIDTH
SINGLETREE BEND	50' LOCAL	1333.01	27'	4'
SINGLETREE COVE	50' LOCAL	191.1	27'	4'
RUSHING RANCH PATH	50' LOCAL	1255.9	27'	4'
NEW PECAN STREET	50' LOCAL	210.6	27'	4'
CENTERLINE LANE	50' LOCAL	1802.3	27'	4'
INGRAM ROAD	50' LOCAL	421.8	27'	4'
WILDER FARM LANE	50' LOCAL	910.8	27'	4'
RIVER PLACE COURT	50' LOCAL	250.0	27'	4'
FOUR WATERS LOOP	50' LOCAL	6011.0	27'	6'
RIMROCK ROSE LANE	50' LOCAL	387.8	27'	4'

STREET NAME				
NAME	TYPE	LINEAR FEET	PVMT WIDTH	S/W WIDTH
PEACH POINT LANE	50' LOCAL	680.6	27'	4'
HOME PLACE ROAD	50' LOCAL	801.8	27'	4'
FOUR WATERS COURT	50' LOCAL	169.5	27'	4'
BOGGY CREEK RANCH ROAD	50' LOCAL	2695.0	27'	4'
DUKE ROAD	50' LOCAL	251.6	27'	4'
CHAPEL RANCH ROAD	50' LOCAL	1819.8	27'	4'
BRIGHTWELL RANCH ROAD	50' LOCAL	563.9	27'	4'
RUSHING RANCH LANE	50' LOCAL	416.5	27'	4'
BOGGY CREEK COVE	50' LOCAL	102.4	27'	6'
FLYING HORSESHOE BEND	50' LOCAL	1792.3	27'	4'

STREET NAME				
NAME	TYPE	LINEAR FEET	PVMT WIDTH	S/W WIDTH
WEAVERS BEND	50' LOCAL	1186.8	27'	4'
TINNEN HOUSE STREET	50' LOCAL	931.3	27'	4'
HILL HOUSE LANE	50' LOCAL	300.0	27'	4'
STONE HOUSE RANCH BEND	50' LOCAL	1126.8	27'	4'
BONITA OAKS DRIVE	50' LOCAL	1158.5	27'	4'
RAMBLIN ACRES ROAD	50' LOCAL	1941.9	27'	4'
OWL CREEK FARM LANE	50' LOCAL	1155.0	27'	4'
CONSTANT CREEK LANE	50' LOCAL	655.7	27'	6'
STORM RANCH ROAD	50' LOCAL	783.5	27'	4'

STREET NAME				
NAME	TYPE	LINEAR FEET	PVMT WIDTH	S/W WIDTH
MAGNOLIA FARM WAY	50' LOCAL	3165.8	27'	4'
DOVE RANCH ROAD	50' LOCAL	2900.5	27'	4'
DOVE RANCH COURT	50' LOCAL	121.8	27'	4'
ROCKBROOK FARMS LANE	50' LOCAL	873.3	27'	4'
STAR HILL RANCH STREET	50' LOCAL	706.3	27'	4'

LAND USE SUMMARY		
USE	NO. OF LOTS	TOTAL ACRES
SINGLE FAMILY / RESIDENTIAL	1130	232.92
RESIDENTIAL R.O.W.	--	65.08
HOA PARKLAND / LANDSCAPE/ WATER QUALITY / AMENITY	69	140.10
<b>TOTAL</b>	<b>1199</b>	<b>438.10</b>

NON-RESIDENTIAL AREAS USAGE SUMMARY			
SECTION NAME	NO. OF AREAS PER SECTION/PHASE	LOT USAGE	ACRES
PHASE 1 - SEC 1	10	LOT 1, BLK AAA, HOA WATER QUALITY/ P.U.E./ LANDSCAPE	0.73
		LOT 1, BLK AA, HOA WATER QUALITY/ P.U.E./ LANDSCAPE	0.38
		LOT 8, BLK BBBB, HOA LANDSCAPE	0.28
		LOT 10, BLK F, HOA LANDSCAPE	0.02
		LOT 1, BLK G, HOA LANDSCAPE	0.18
		LOT 6, BLK SS, HOA LANDSCAPE	0.17
		LOT 7, BLK SS, HOA WATER QUALITY/ P.U.E./ LANDSCAPE	0.24
		LOT 8, BLK SS, HOA PARKLAND	0.16
		LOT 9, BLK SS HOA PARKLAND	0.27
		LOT 1, BLK SSS HOA WATER QUALITY/ P.U.E./ LANDSCAPE	0.55
PHASE 1 - SEC 2	2	LOT 5, BLK SS, HOA LANDSCAPE/ PARKLAND	1.17
		LOT 4, BLK G, HOA PARKLAND/ SIGHT LINE ESMT.	0.11
PHASE 1 - SEC 3	1	LOT 12, BLK B, HOA PARKLAND	1.80
PHASE 1 - SEC 4	1	LOT 7, BLK EEEE, HOA DRAINAGE/ PARKLAND	0.19
PHASE 1 - SEC 5	0	N/A	--
PHASE 1 - SEC 6	0	N/A	--
PHASE 1 - SEC 7	3	LOT 17, BLK D, HOA DRAINAGE/ PARKLAND	0.39
		LOT 10, BLK EE, HOA DRAINAGE/ LANDSCAPE/ WATER QUALITY	3.18
		LOT 2, BLK EEE, HOA DRAINAGE/ PARKLAND	1.17
PHASE 1 - SEC 8	3	LOT 45, BLK BB, HOA PARKLAND/ OPTIONAL ACCESS	0.41
		LOT 13, BLK CC, HOA DRAINAGE/ LANDSCAPE/ WATER QUALITY	1.43
		LOT 3, BLK DD, HOA DRAINAGE/ PARKLAND/ WATER QUALITY	1.57
PHASE 1 - SEC 9	1	LOT 23, BLK AA, HOA LANDSCAPE/ PARKLAND	5.31
PHASE 1 - SEC 10	5	LOT 14, BLK GGGG, HOA PARKLAND	2.16
		LOT 17, BLK RR, HOA WATER/ DRAINAGE/ LANDSCAPE	0.75
		LOT 1, BLK H, HOA LANDSCAPE	0.03
		LOT 11, BLK F, HOA LANDSCAPE	0.41
		LOT 4, BLK GGGG, HOA LANDSCAPE	0.02
PHASE 2	12	LOT 8, BLK F, HOA PARKLAND	1.29
		LOT 9, BLK F, HOA LANDSCAPE/ AMENITY	2.23
		LOT 12, BLK FFF, HOA LANDSCAPE	0.08
		LOT 3, BLK HHH, HOA LANDSCAPE	0.63
		LOT 15, BLK E, HOA PARKLAND	0.07
		LOT 24, BLK H, HOA LANDSCAPE	0.56
		LOT 1, BLK K, HOA LANDSCAPE	0.05
		LOT 1, BLK QQ, HOA PARKLAND	1.51

NON-RESIDENTIAL AREAS USAGE SUMMARY			
SECTION NAME	NO. OF AREAS PER SECTION/PHASE	LOT USAGE	ACRES
		LOT 1, BLK PP, HOA PARKLAND	2.22
		LOT 2, BLK PP, HOA LANDSCAPE	0.03
		LOT 4, BLK HHH, HOA LANDSCAPE	0.03
		LOT 17, BLK K, HOA PARKLAND/ SIGHT LINE ESMT.	0.08
PHASE 3	9	LOT 1, BLK FF, HOA PARKLAND	3.74
		LOT 1, BLK I, HOA ACCESS ROAD	0.40
		LOT 2, BLK I, HOA PARKLAND	9.18
		LOT 30, BLK GGG, HOA WATER QUALITY/ P.U.E.	0.21
		LOT 12, BLK IIII, HOA DRAINAGE/ LANDSCAPE/ PARKLAND	1.56
		LOT 6, BLK JJ, HOA WATER QUALITY/ DRAINAGE	0.08
		LOT 1, BLK J, HOA PARKLAND	14.44
		LOT 21, BLK JJJ, HOA DRAINAGE/ WATER QUALITY	1.11
		LOT 1, BLK GG, HOA PARKLAND	19.3
PHASE 4	3	LOT 40, BLK HH, HOA WATER QUALITY/ P.U.E.	0.48
		LOT 18, BLK II, LANDSCAPE/ HOA PARKLAND	8.84
		LOT 39, BLK HH, HOA DRAINAGE/ LANDSCAPE/ PARKLAND	1.69
PHASE 5	12	LOT 5, BLK NNN, HOA PARKLAND	1.99
		LOT 44, BLK NN, HOA PARKLAND	0.45
		LOT 10, BLK JJ, LANDSCAPE/ HOA PARKLAND	5.53
		LOT 9, BLK JJ, HOA WATER QUALITY/ LANDSCAPE/ PARKLAND	1.20
		LOT 9, BLK M, HOA LANDSCAPE	0.27
		LOT 5, BLK HHH, HOA LANDSCAPE	0.02
		LOT 9, BLOCK O, HOA PARKLAND	2.71
		LOT 1, BLK N, HOA LANDSCAPE/ PARKLAND	1.00
		LOT 12, BLK S, HOA LANDSCAPE	0.27
		LOT 18, BLK OO, HOA LANDSCAPE	0.03
		LOT 25, BLK N, HOA PARKLAND/ SIGHT LINE ESMT.	0.03
		LOT 1, BLK U, HOA PARKLAND/ SIGHT LINE ESMT.	0.08
PHASE 6	7	LOT 14, BLK LLL, HOA DRAINAGE/ LANDSCAPE/ PARKLAND	25.3
		LOT 17, BLK MM, HOA WATER QUALITY/ LANDSCAPE/ PARKLAND	5.40
		LOT 14, BLK NN, HOA UTILITY	0.19
		LOT 30, BLK W, HOA PARKLAND	1.17
		LOT 14, BLK LL, HOA LANDSCAPE	0.08
		LOT 15, BLK LLL, HOA DRAINAGE/ LANDSCAPE/ PARKLAND	1.06
		LOT 12, BLK MMM, HOA PARKLAND	0.43

PHASING & LOT COUNTS		
SECTION NAME	SINGLE FAMILY LOTS	PARKLAND/ LANDSCAPE/ OPEN SPACE/ DRAINAGE LOTS
PHASE 1 - SEC 1	0	10
PHASE 1 - SEC 2	30	2
PHASE 1 - SEC 3	19	1
PHASE 1 - SEC 4	30	1
PHASE 1 - SEC 5	29	0
PHASE 1 - SEC 6	50	0
PHASE 1 - SEC 7	22	3
PHASE 1 - SEC 8	27	3
PHASE 1 - SEC 9	39	1
PHASE 1 - SEC 10	10	5
PHASE 2	129	12
PHASE 3	205	9
PHASE 4	123	3
PHASE 5	228	12
PHASE 6	189	7
<b>TOTAL</b>	<b>1130</b>	<b>69</b>

REVISIONS:

James A. Huffcutt, Jr.  
6-17-16



**PAPE-DAWSON ENGINEERS**

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SUITE 220 WEST | AUSTIN, TEXAS 78757 | FAX: 512.458.8887  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

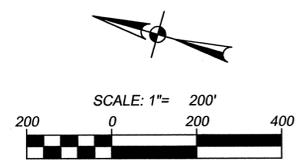
LIVELY TRACT  
PRELIMINARY PLAT

DATA SHEET

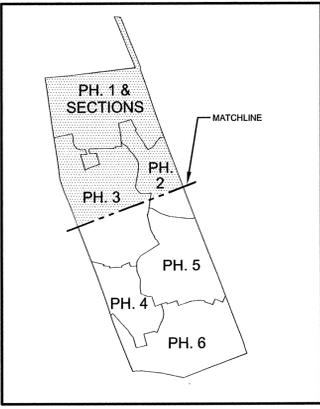
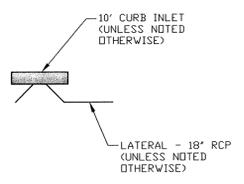
JOB NO. 50816-03  
DATE June 2016  
DESIGNER HJG  
CHECKED  DRAWN HJG  
SHEET 11 OF 24



MATCHLINE SEE SHT 13 OF 24



- LEGEND**
- PROPOSED BOUNDARY
  - FLOW ARROW
  - (A) SAND FILTER DESIGNATION



PRELIMINARY PHASING PLAN

NO DETENTION IS REQUIRED AS PER "FLOODPLAIN ANALYSIS AND DRAINAGE PLAN".

REVISIONS:

Daniel Hoffert  
6-17-16



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
SUITE 220 WEST | FAX: 512.459.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

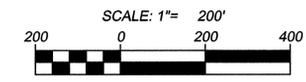
LIVELY TRACT  
PRELIMINARY PLAT

STORM DRAIN SYSTEM (SHT 1 OF 2)

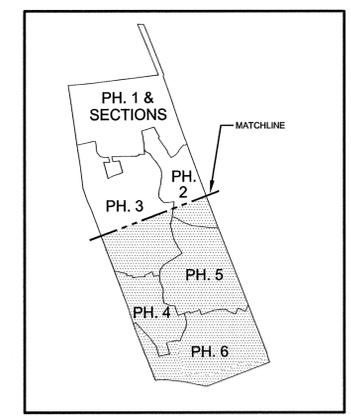
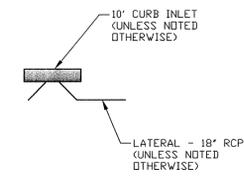
JOB NO.	50816-03
DATE	June 2016
DESIGNER	HJG
CHECKED	10
DRAWN	HJG
SHEET	12 OF 24

DATE: Jun 17, 2016 9:50AM USER: D. ACASTANEDA  
FILE: H:\PROJECTS\50816\03\2 PRELIMINARY PLAT\CIVIL\SD50816-03.DWG

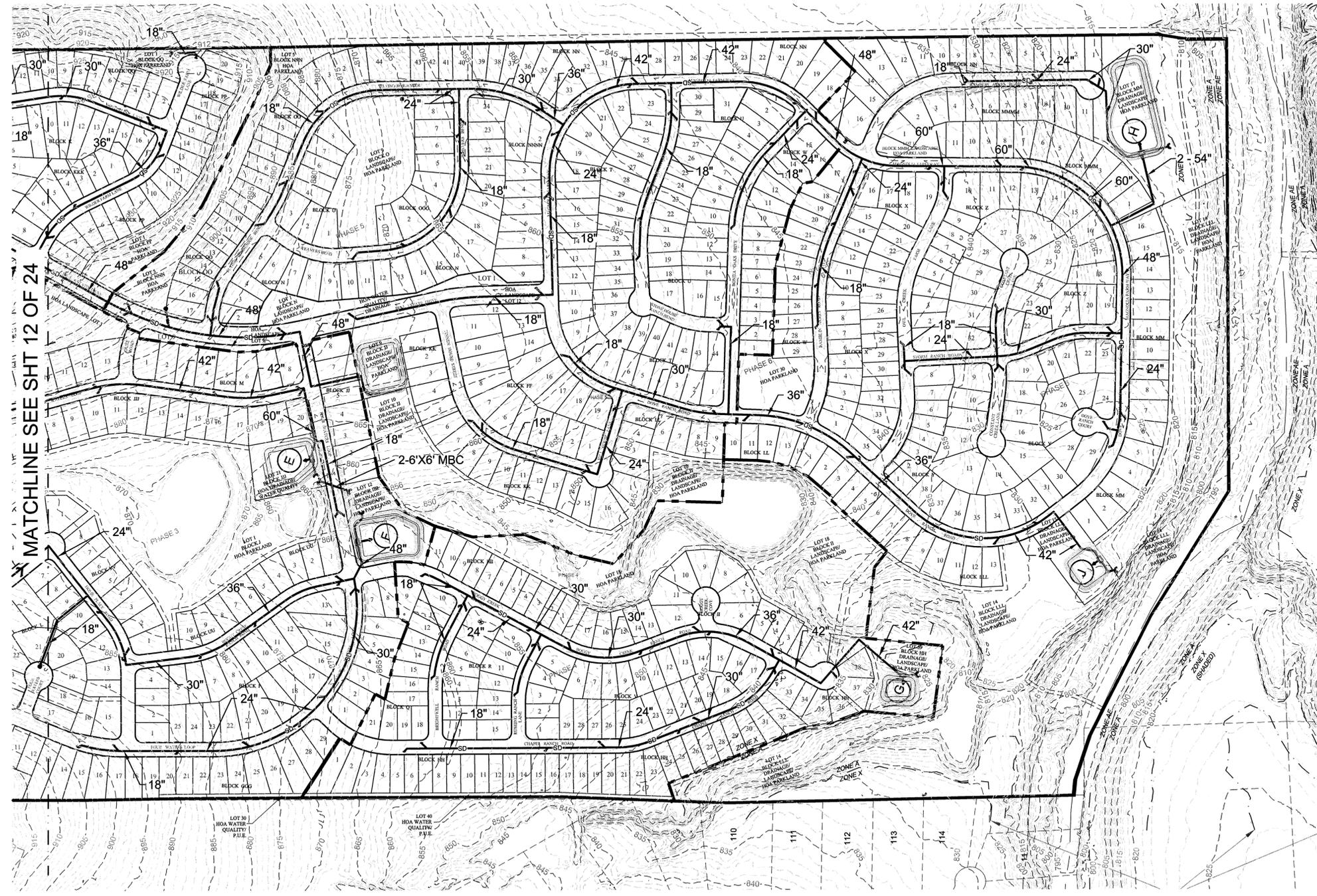
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- LEGEND**
- PROPOSED BOUNDARY
  - FLOW ARROW
  - SAND FILTER DESIGNATION



NO DETENTION IS REQUIRED AS PER "FLOODPLAIN ANALYSIS AND DRAINAGE PLAN".



MATCHLINE SEE SHT 12 OF 24

DATE: May 24, 2016, 6:37PM, USER: D. AGASTANEDA  
FILE: P:\PROJECTS\50816\03\212 PRELIMINARY PLANS\CIVIL\SDS0016-03.DWG

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REVISIONS:



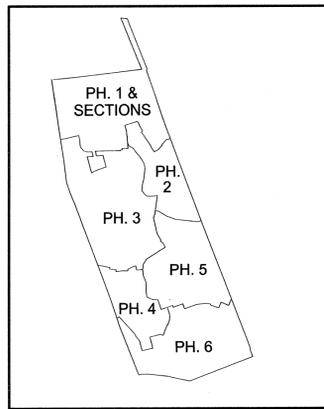
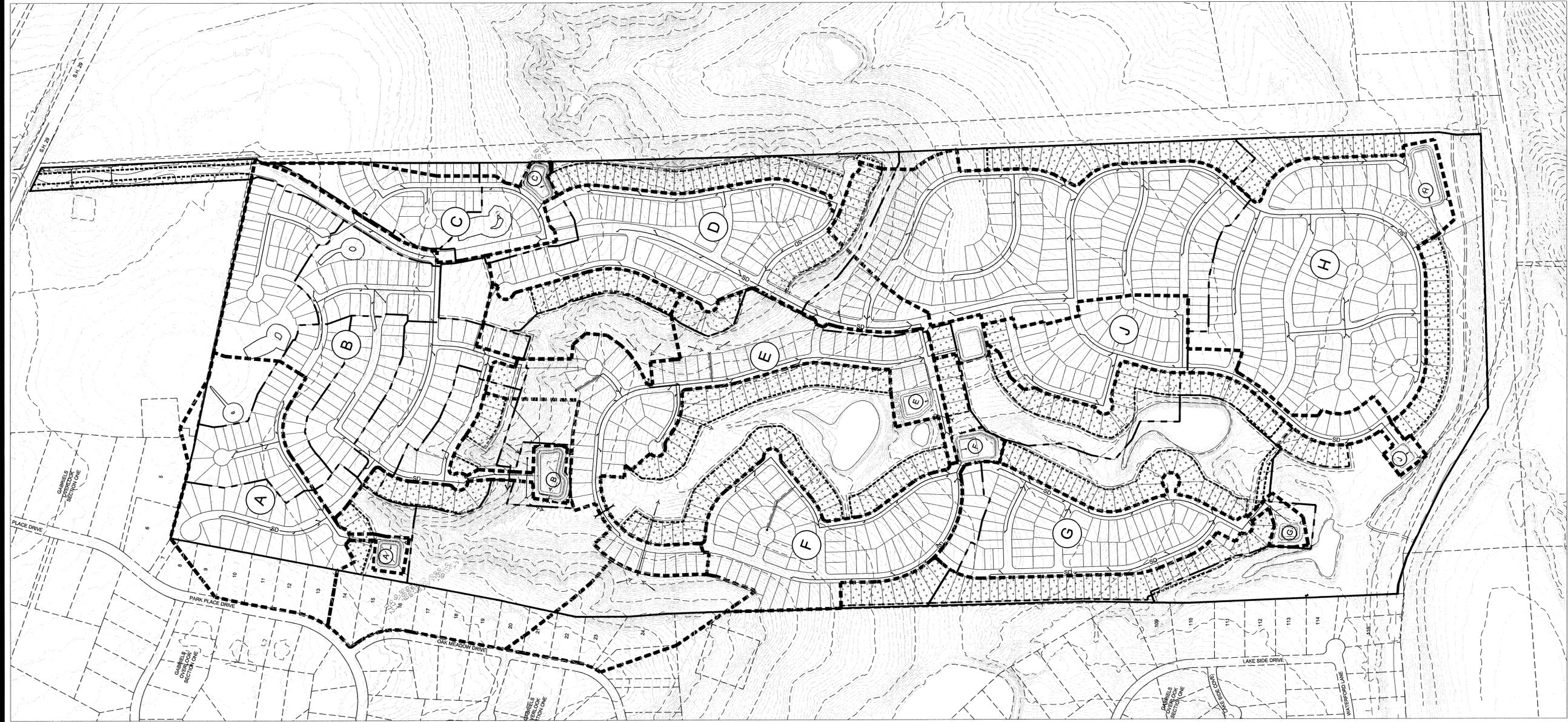
**PAPE-DAWSON ENGINEERS**  
 7005 BROWN CREEK BLVD. | AUSTIN, TEXAS 78757 | PHONE: 512.464.8711 | FAX: 512.468.8887  
 SUITE 220 WEST | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**LIVELY TRACT  
PRELIMINARY PLAT**

**STORM DRAIN SYSTEM (SHT 2 OF 2)**

JOB NO.	50816-03
DATE	May 2016
DESIGNER	HJG
CHECKED	HJG
DRAWN	HJG
SHEET	13 OF 24

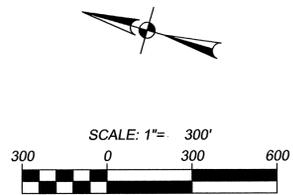
DATE: Jun 17, 2016 9:50AM USER ID: ACASTANEDA  
 File: H:\PROJECTS\50816\03212 PRELIMINARY PLAN\DWG\1603.DWG



PRELIMINARY PHASING PLAN

WATER QUALITY BASINS	
AREAS	MEASUREMENT
(A)	SAND FILTER
(B)	SAND FILTER
(C)	SAND FILTER
(D)	SAND FILTER
(E)	SAND FILTER
(F)	SAND FILTER
(G)	SAND FILTER
(H)	SAND FILTER
(J)	SAND FILTER
	AREA TO BE TREATED BY VEGETATIVE FILTER

----- WATER QUALITY AREA BOUNDARY



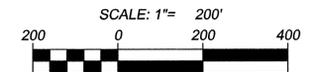
LIVELY TRACT  
 PRELIMINARY PLAT  
 SAND FILTERS

JOB NO. 50816-03  
 DATE June 2016  
 DESIGNER HJG  
 CHECKED  DRAWN HJG  
 SHEET 14 OF 24

REVISIONS:  
*James A. Huffcut, Jr.*  

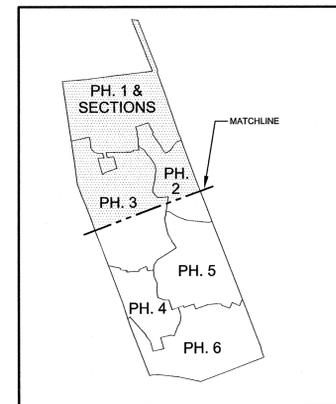

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 7800 SHOAL CREEK BLVD | SUITE 220 WEST  
 AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.458.8857  
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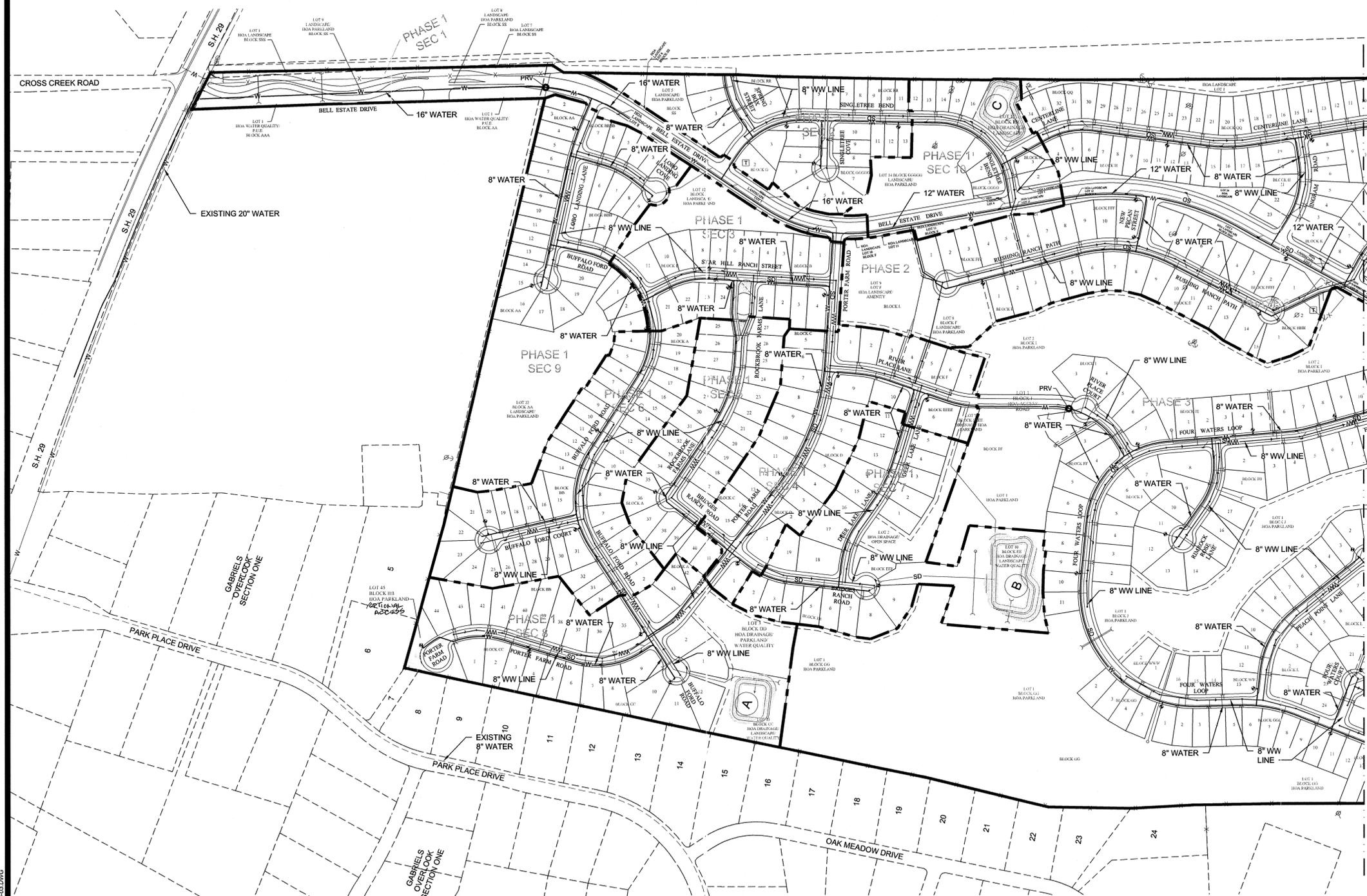
**LEGEND**

- CENTER LINE
- WATER LINE
- WASTEWATER LINE
- STORM DRAIN LINE
- WW MANHOLE
- SD MANHOLE
- CURB INLET
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- ⊗ GATE VALVE
- ⊗ FIRE HYDRANT
- ⊗ EXISTING GATE VALVE
- ⊗ EXISTING FIRE HYDRANT
- PROPOSED BOUNDARY
- PROPOSED PHASING
- ⊙ (A) SAND FILTER DESIGNATION
- PRV PRESSURE REDUCING VALVE



PRELIMINARY PHASING PLAN

MATCHLINE SEE SHT 16 OF 24



- NOTES:**
1. WATER AND WASTEWATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
  2. UTILITY ASSIGNMENTS WATER LINE 2' TO 5' BEHIND CURB WASTEWATER LINE 5' FROM ROW CENTERLINE WASTEWATER LINE WILL BE DESIGNED AS STRAIGHT LINES BETWEEN MANHOLES WHERE REQUIRED.
  3. ADDITIONAL INFORMATION IS PROVIDED IN THE "LIVELY DEVELOPMENT WATER MODEL AND FIRE FLOW ANALYSIS REVISION #1" REPORT, DATED JULY 29, 2015.

REVISIONS:

DATE: JUN 17, 2016 9:49AM USER ID: ACSTANEDA  
 FILE: H:\PROJECTS\50816\03\212 PRELIMINARY PLANNING\050816-03.DWG

REVISIONS:  
 1. 6-17-16  
 2. 6-17-16

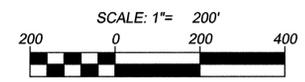
**PAPE-DAWSON ENGINEERS**

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 AUSTIN TEXAS 78757 | PHONE: 512-454-8711 | FAX: 512-458-8867  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

LIVELY TRACT  
 PRELIMINARY PLAT

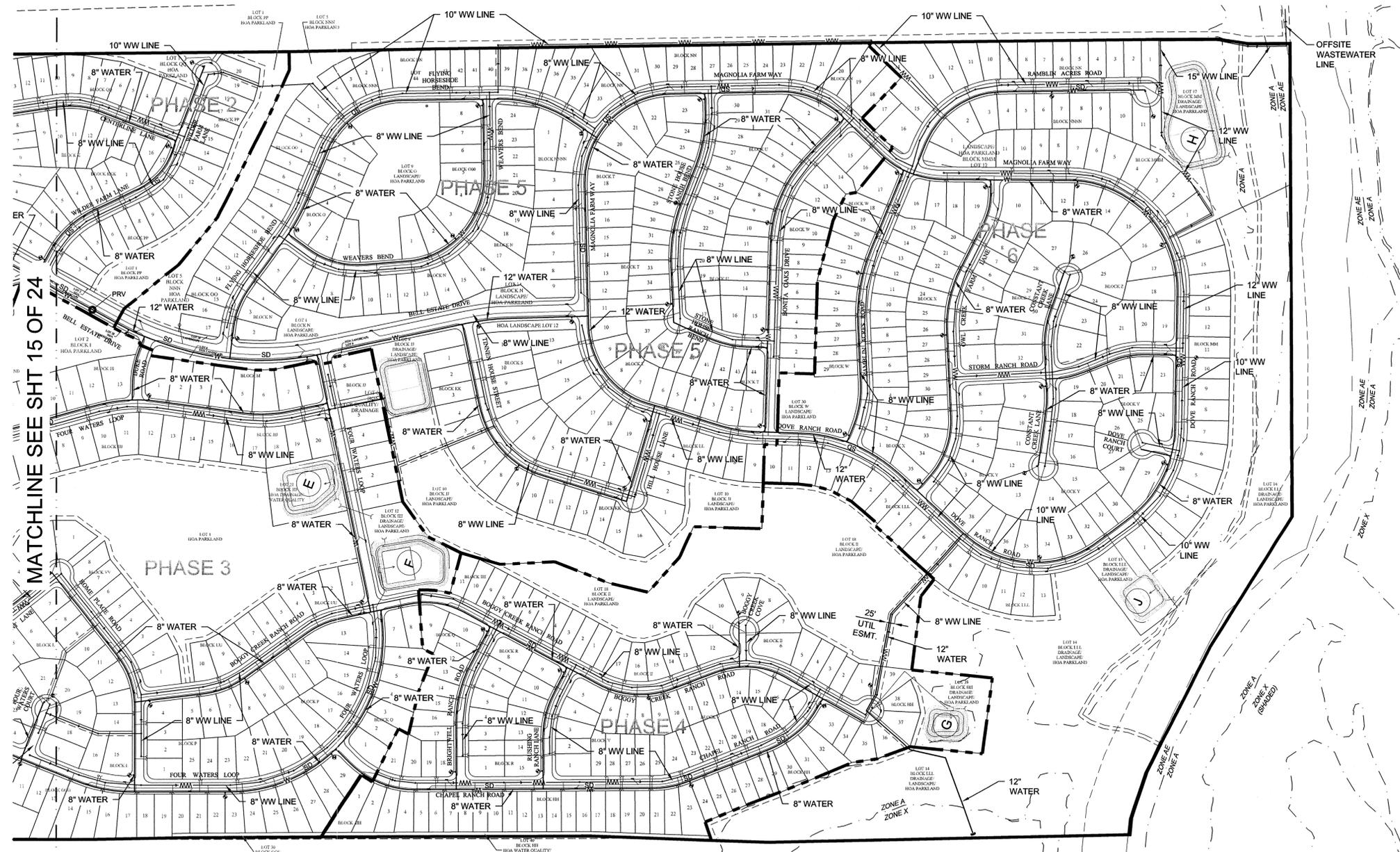
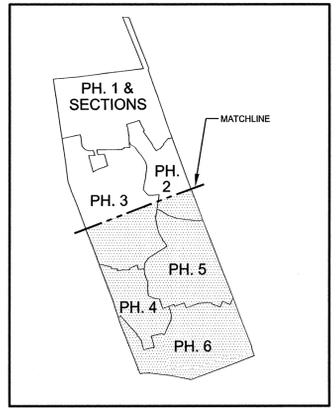
OVERALL UTILITY LAYOUT (SHT 1 OF 2)

JOB NO. 50816-03  
 DATE June 2016  
 DESIGNER HJG  
 CHECKED *[Signature]* DRAWN HJG  
 SHEET 15 OF 24



**LEGEND**

	CENTER LINE
	WATER LINE
	WASTEWATER LINE
	STORM DRAIN LINE
	WM MANHOLE
	SD MANHOLE
	CURB INLET
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WASTEWATER SERVICE
	DOUBLE WASTEWATER SERVICE
	GATE VALVE
	FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	PROPOSED BOUNDARY
	PROPOSED PHASING
	SAND FILTER DESIGNATION
	PRV



REVISIONS:

James A. Huffcut, Jr.  
Professional Engineer  
No. 55253  
Austin, Texas

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD. | PHOENIX, AZ 85024  
SUITE 200 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 | FAX: 512.459.8867

**LIVELY TRACT  
PRELIMINARY PLAT**

**OVERALL UTILITY LAYOUT (SHT 2 OF 2)**

- NOTES:**
1. WATER AND WASTEWATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
  2. UTILITY ASSIGNMENTS  
WATER LINE 2' TO 5' BEHIND CURB  
WASTEWATER LINE 5' FROM ROW CENTERLINE
  3. WASTEWATER LINE WILL BE DESIGNED AS STRAIGHT LINES BETWEEN MANHOLES WHERE REQUIRED.
  4. ADDITIONAL INFORMATION IS PROVIDED IN THE "LIVELY DEVELOPMENT WATER MODEL AND FIRE FLOW ANALYSIS REVISION #1" REPORT, DATED JULY 29, 2015.

JOB NO.	50816-03
DATE	May 2016
DESIGNER	HJG
CHECKED	JG
DRAWN	HJG
SHEET	16 OF 24



**Lively Tract Tree List Summary**

SURVEYED		TREES 8" - 18"		MITIGATION	
# of Trees	Total Inches	# of Trees	Total Inches	50% of Surveyed Trees	Credit
1,408	15,759"	650	7,197"	$15,759" / 2 = 7,879.5"$	682.5"

**LEGEND**

 TREE TO REMAIN

 TREE TO BE REMOVED

NO.	REVISION	DATE	BY	REVISION	DATE



**PAPE-DAWSON ENGINEERS**

10000 W. WINDYBROOK DRIVE, SUITE 200, AUSTIN, TEXAS 78737  
 TEL: 512.454.8877 FAX: 512.454.8877  
 www.pape-dawson.com

**LIVELY TRACT**  
LEANDER, TEXAS

TREE SURVEY  
TREES -- SIZE 8" TO 18"

PLAT NO. 52816-04  
 JOB NO. 52816-04  
 DATE: JUNE 2016  
 DESIGNER: MS  
 CHECKED: [Signature] DRAWN: GAD

SHEET 17 OF 24

Date: Jul 17, 2016, 10:09am User: JD\_Gilson  
 File: H:\projects\2016\16061\16061.dwg Phase 1\Support\Tree Survey\Tree Survey 8-16.dwg

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18.5" - 26" Trees to be Saved

Phase	Section	Tree Number	Diameter	Code w/Size
1	1	2505	19	POAK19
1	1	2513	21	POAK21
1	1	2538	21	POAK21M
1	1	2541	22	POAK22
1	1	2542	24	POAK24
1	1	2566	26	LOAK26M
1	1	2567	24	LOAK24
1	2	1032	20	LOAK12M
1	3	1007	26	LOAK26
1	3	1280	18.5	LOAK18.5M
1	4	2921	26	LOAK26
1	4	2926	19	LOAK19
1	5	1242	20.5	LOAK20.5M
1	5	1257	23	LOAK23
1	6	1021	21	LOAK21
1	6	1014	19	LOAK19
1	6	1223	26	LOAK24.5M
1	6	1246	25	POAK25
1	7	536	23	LOAK23
1	7	663	22.5	LOAK22.5M
1	8	613	21	POAK21
1	8	614	19	CELM19M
1	8	623	24.5	POAK24.5M
1	8	624	24.5	LOAK24.5M
1	8	647	19	POAK19
1	8	648	25	LOAK25M
1	8	1020	20	POAK20
1	9	1001	24	LOAK24
1	9	1009	20	POAK20
1	10	1430	22	LOAK22
1	10	1438	22.5	LOAK22.5M
2	1	831	21	LOAK21M
2	1	839	25.5	LOAK25.5M
2	2	852	19	LOAK19M
2	2	1486	18.5	LOAK18.5M
2	2	2025	21.5	LOAK21.5M
2	2	2072	19	LOAK19
2	2	2073	25	LOAK25
2	2	2081	21	LOAK21M
2	2	2094	19.5	LOAK19.5M
2	2	2108	22	LOAK22
2	2	2110	25	LOAK25
2	2	2151	22.5	LOAK22.5M
2	2	2152	23	LOAK23M
2	2	2161	21	POAK21
2	2	2190	19	LOAK19
2	2	2163	20.5	LOAK20.5M
2	3	2599	22	LOAK22M
2	3	2606	21	LOAK21M
2	3	2607	22.5	LOAK22.5M
2	3	2644	19	LOAK19
2	3	2647	22	LOAK22
2	3	2654	22	LOAK22M
2	3	2671	18.5	LOAK18.5M
2	3	2674	21	LOAK21M
2	3	2684	22.5	LOAK22.5M

18.5" - 26" Trees to be Saved

Phase	Section	Tree Number	Diameter	Code w/Size
3	3	2777	25	LOAK25
3	3	2780	21	LOAK21
3	3	2784	24	LOAK24
3	3	2790	24.5	LOAK24.5
3	3	2793	22	CELM22
3	3	2794	19	LOAK19
4	4	2354	19.5	CELM19.5M
4	4	2361	20.5	LOAK20.5M
4	4	2395	20	LOAK20M
4	4	2452	18.5	LOAK18.5M
4	4	2453	18.5	LOAK18.5M
4	4	2459	22.5	LOAK22.5M
4	4	2475	23	LOAK23M
4	4	2476	21	LOAK21M
4	4	2685	19	LOAK19M
4	4	2691	24	LOAK24M
4	4	2692	20	LOAK20M
4	4	2718	23.5	LOAK23.5M
4	4	2725	18.5	LOAK18.5M
4	4	2743	26	LOAK26
4	4	2804	25	LOAK25
4	4	2820	23.5	ROAK23.5M
4	4	2936	23	LOAK23
4	4	2941	20	LOAK20
4	4	2942	20	LOAK20
4	4	2944	19	LOAK19
4	4	2948	20.5	LOAK20.5
4	4	2951	19	LOAK19
4	4	2951	23	LOAK23
5	5	2181	20	LOAK20M
5	5	2185	24	LOAK24
5	5	2191	19	LOAK19
5	5	2213	18.5	LOAK18.5M
5	5	2230	26	LOAK26M
5	5	2269	19	LOAK19M
5	5	2901	23.5	LOAK23.5M
5	5	2907	24.5	LOAK24.5M
5	5	2917	22	LOAK22
5	5	2935	24	POAK24
6	6	2314	23.5	LOAK23.5M
6	6	2319	25	LOAK25M
6	6	2333	19	LOAK19M
6	6	2338	21	LOAK21
6	6	2343	21	LOAK21
6	6	2348	20	LOAK20
6	6	2349	23	LOAK23
6	6	2352	25	LOAK25

Surveyed outside Boundary

1	1	2581	22.5	LOAK22.5M
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18.5" - 26" Trees to be Cut

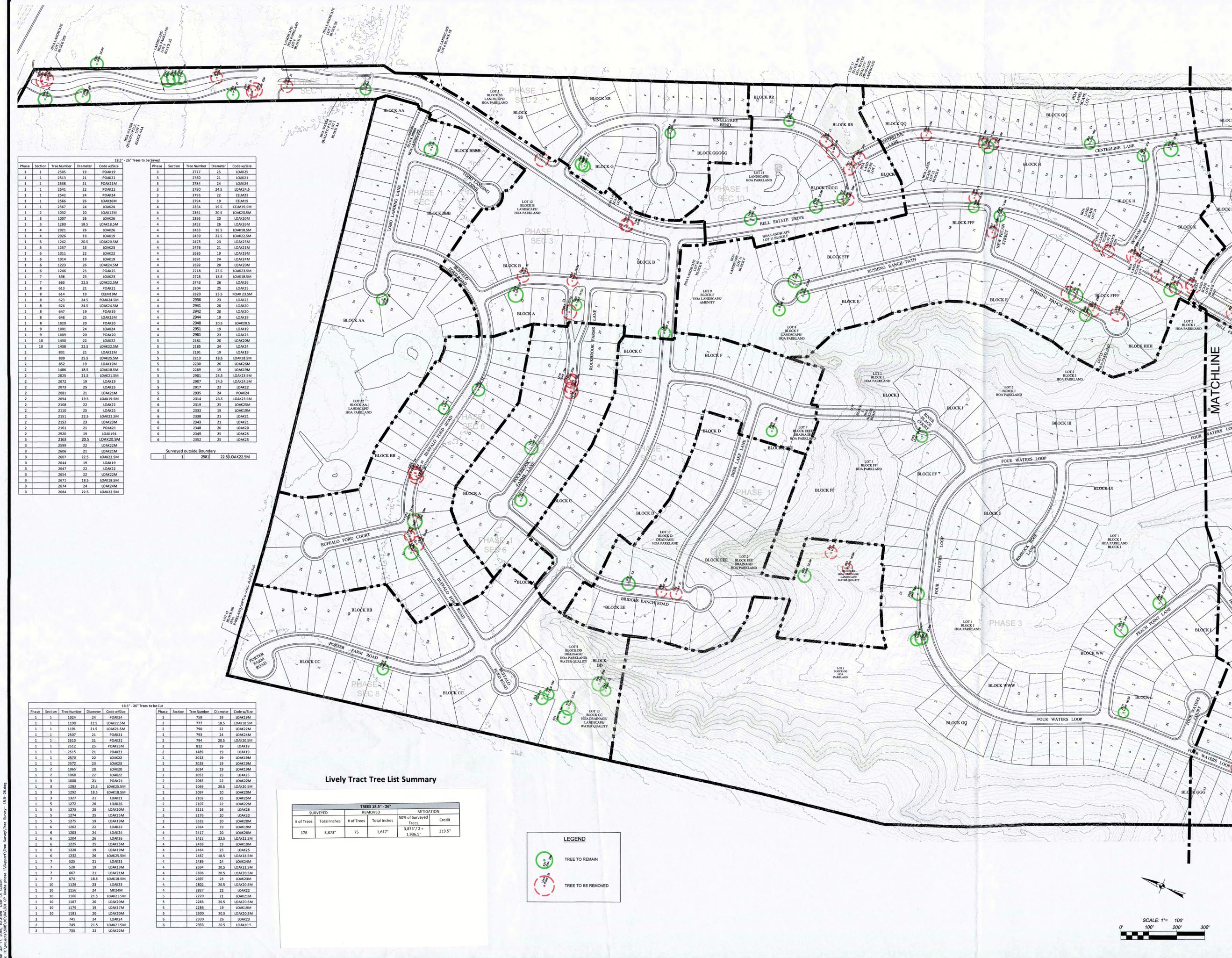
Phase	Section	Tree Number	Diameter	Code w/Size
1	1	1024	24	POAK24
1	1	1190	22.5	LOAK22.5M
1	1	1191	21.5	LOAK21.5M
1	1	2507	21	POAK21
1	1	2510	21	POAK21
1	1	2512	25	POAK25M
1	1	2515	21	POAK21
1	1	2570	22	LOAK22
1	1	2572	23	LOAK23
1	2	1065	20	LOAK20
1	2	1068	22	LOAK22
1	3	1008	21	POAK21
1	3	1283	25.5	LOAK25.5M
1	3	1292	18.5	LOAK18.5M
1	3	1327	21	LOAK21
1	5	1272	26	LOAK26
1	5	1279	20	LOAK20M
1	5	1274	25	LOAK25M
1	5	1275	19	LOAK19M
1	6	1202	22	LOAK22
1	6	1209	24	LOAK24
1	6	1204	26	LOAK26
1	6	1225	25	LOAK25M
1	6	1228	19	LOAK19M
1	6	1232	26	LOAK25.5M
1	7	525	21	LOAK21
1	7	528	19	LOAK19M
1	7	667	21	LOAK21M
1	7	674	18.5	LOAK18.5M
1	10	1126	23	LOAK23
1	10	1156	24	MK24M
1	10	1166	21.5	LOAK21.5M
1	10	1167	20	LOAK20M
1	10	1179	19	LOAK19M
1	10	1181	20	LOAK20M
2	2	741	24	LOAK24
2	2	749	21.5	LOAK21.5M
2	2	755	22	LOAK22M

18.5" - 26" Trees to be Cut

Phase	Section	Tree Number	Diameter	Code w/Size
2	2	759	19	LOAK19M
2	2	777	18.5	LOAK18.5M
2	2	790	22	LOAK22M
2	2	799	24	LOAK24M
2	2	794	20.5	LOAK20.5M
2	2	812	19	LOAK19
2	2	1489	19	LOAK19
2	2	2023	19	LOAK19M
2	2	2028	19	LOAK19M
2	2	2034	19	LOAK19M
2	2	2053	25	LOAK25
2	2	2065	23	LOAK23M
2	2	2068	20.5	LOAK20.5M
2	2	2097	20	LOAK20M
2	2	2102	25	LOAK25M
2	2	2107	22	LOAK22M
2	2	2111	26	LOAK26
3	3	2176	20	LOAK20
3	3	2632	20	LOAK20M
4	4	2384	19	LOAK19M
4	4	2417	20	LOAK20M
4	4	2423	22.5	LOAK22.5M
4	4	2438	19	LOAK19M
4	4	2464	25	LOAK25
4	4	2467	18.5	LOAK18.5M
4	4	2489	24	LOAK24M
4	4	2694	20.5	LOAK20.5M
4	4	2696	20.5	LOAK20.5M
4	4	2697	23	LOAK23M
4	4	2802	20.5	LOAK20.5M
4	4	2827	22	LOAK22
5	5	2220	21	LOAK21M
5	5	2263	20.5	LOAK20.5M
5	5	2186	19	LOAK19M
5	5	2300	20.5	LOAK20.5M
6	6	2330	26	LOAK26
6	6	2933	20.5	LOAK20.5

Lively Tract Tree List Summary

TREES 18.5" - 26"					
SURVEYED			MITIGATION		
# of Trees	Total Inches	% of Surveyed Trees	# of Trees	Total Inches	50% of Surveyed Trees
178	3,873"	75	1,617"	3,873"/2 = 1,936.5"	\$195.5"



DATE: \_\_\_\_\_ NO. REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_ NO. REVISION: \_\_\_\_\_

**PAPE DAWSON ENGINEERS**

18.5" - 26" TREES TO BE CUT

LIVELY TRACT  
LEANDER, TEXAS  
TREE SURVEY  
TREES -- SIZE 18.5" TO 26"

PLAT NO. \_\_\_\_\_ JOB NO. 58816-04 DATE: JUNE, 2016 DESIGNER: MS CHECKED: TD DRAWN: GAD SHEET 20 OF 24







**LEGEND**

- TREE TO REMAIN
- TREE TO BE REMOVED

SCALE: 1" = 100'

0' 100' 200' 300'

NO.	REVISION	DATE	BY	REVISION	DATE



**PAPE-DAWSON ENGINEERS**

10000 W. WINDY HILLS ROAD, SUITE 200, DALLAS, TEXAS 75243  
 (214) 343-1111  
 www.pape-dawson.com

**LIVELY TRACT**  
 LEANDER, TEXAS  
 TREE SURVEY  
 TREES -- SIZE 26.5" AND ABOVE

PLAT NO.	
JOB NO.	50816-04
DATE	MAY 2016
DESIGNER	MS
CHECKED	TG
DRAWN	GAD
SHEET	23 OF 24

Date: May 25, 2016, 9:58am User: JD, CDillon  
 File: H:\Projects\2016\US\TX\Lively Tract\Tree Survey\26.5" and above

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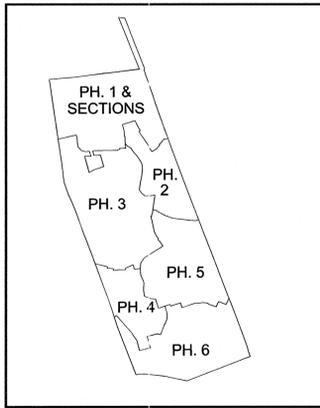


10' CONCRETE TRAIL  
 10' CONCRETE TRAIL  
 10' CONCRETE TRAIL (THIS PORTION TO BE CONSTRUCTED BY OTHERS)

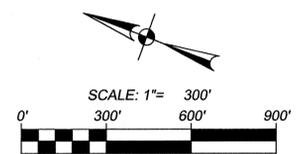
LIVELY TRACT PARKLAND DEDICATION REQUIREMENTS

PHASE	RESIDENTIAL LOTS	OPEN AREA LOTS	PARKLAND REQUIRED	PARKLAND PROPOSED	FLOODPLAIN ACRES	ACRES CREDITED	REC. IMP. FEE REQUIRED	PROPOSED IMPROVEMENTS
PH 1 SECTION 1	0	10	0	2.98	0	2.98	\$0	TRAIL
PH 1 SECTION 2	30	2	1.05	1.28	0	0.23	\$12,000	TRAIL
PH 1 SECTION 3	19	1	0.67	1.80	0	1.13	\$7,600	TRAIL
PH 1 SECTION 4	30	1	1.05	0.19	0	(-0.86)	\$12,000	TRAIL
PH 1 SECTION 5	29	0	1.02	--	0	(-1.02)	\$11,600	TRAIL
PH 1 SECTION 6	50	0	1.75	--	0	(-1.75)	\$20,000	TRAIL
PH 1 SECTION 7	22	3	0.77	4.74	0	3.97	\$8,800	TRAIL
PH 1 SECTION 8	27	3	0.95	3.41	0	2.46	\$10,800	TRAIL
PH 1 SECTION 9	39	1	1.37	5.31	0	3.94	\$15,600	TRAIL
PH 1 SECTION 10	10	5	0.35	3.37	0	3.02	\$4,000	TRAIL
PH 2	129	12	4.52	8.78	0	4.26	\$51,600	POOL, SPLASH PARK, CLUBHOUSE
PH 3	205	9	7.18	50.02	0	42.84	\$82,000	TRAIL
PH 4	123	3	4.31	11.01	0	6.70	\$49,200	TRAIL
PH 5	228	12	7.98	13.58	0	5.60	\$91,200	TRAIL
PH 6	189	7	6.55	33.63	20.36	16.90	\$75,600	TRAIL
TOTALS:	1130	69	39.52	140.1	20.36	90.40	\$452,000	

\* THE PROPOSED DEVELOPMENT IS 90.40 ACRES ABOVE (SURPLUS) MEETING THE PARKLAND DEDICATION ORDINANCE REQUIREMENT; THEREFORE NO PAYMENT IN-LIEU OF LAND DEDICATION IS REQUIRED.  
 \*\* FISCAL SURETIES IN THE AMOUNT SHOWN MUST BE PROVIDED FOR EACH PHASE LAND DEDICATION REQUIREMENT IS NOT MET.  
 \*\*\* FISCAL SURETIES IN THE AMOUNTS SHOWN MUST BE PAID FOR IN PHASE 1, WHEN THE IMPROVEMENTS PROPOSED IN THE AMENITY PARK IN PHASE 2 ARE COMPLETED AND ACCEPTED BY THE CITY THE REQUIREMENT FOR RECREATIONAL IMPROVEMENT FEES FOR THE REMAINING PHASES OF THE DEVELOPMENT WILL HAVE BEEN MET AND SURETIES POSTED FOR PHASE 1 MAY BE RELEASED.



PRELIMINARY PHASING PLAN



LEGEND

- PROPOSED BOUNDARY
- PROPOSED PHASING
- 4' SIDEWALK
- 4' TRAILS
- 10' CONCRETE TRAIL
- PARKLAND

LIVELY TRACT  
 PRELIMINARY PLAT  
 PARKLAND PLAN

JOB NO. 50816-03  
 DATE June 2016  
 DESIGNER HJG  
 CHECKED JG DRAWN HJG  
 SHEET 24 OF 24

**PAPE-DAWSON ENGINEERS**  
 7800 SHOAL CREEK BLVD | SUITE 220 WEST  
 AUSTIN, TEXAS 78757  
 PHONE: 512.458.8711  
 FAX: 512.458.8887  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:  
 James A. Huffcutt, Jr.  
 JAMES A. HUFFCUTT, JR.  
 55253  
 TEXAS PROFESSIONAL ENGINEER

DATE: Jun 17, 2016, 9:48AM, USER ID: ACASSTANEDA  
 FILE: H:\PROJECTS\50816\603\212 PRELIMINARY PLAT\DWG\PA50816-03.DWG



## EXECUTIVE SUMMARY

JULY 28, 2016

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**Agenda Subject:** Zoning Case 16-TOD-Z-016: Hold a public hearing and consider action on the rezoning of several lots located at 216 N Gabriel; 0.75 acres more or less; WCAD Parcels R036061, R544793, and R544794. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) with the T4 Transect Zone. The applicant is proposing to change the transect zone to T5; Leander, Williamson County, Texas.

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

**Origination:** Applicant: Michael & Jamie Nelson

**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:** Robin M. Griffin, AICP  
Senior Planner

07/15/2016



# PLANNING ANALYSIS

## ZONING CASE 16-TOD-Z-016 216 NORTH GABRIEL STREET REZONING

### GENERAL INFORMATION

- Owner:** Michael & Jamie Nelson
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)  
T4 General Urban Transect Zone
- Proposed Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)  
T5 Urban Center Transect Zone
- Size and Location:** The property is located at 216 North Gabriel Street and includes approximately 0.75 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	GC-3-C or T4	Single-Family Home
EAST	T4	Undeveloped – Proposed Village at Leander Station Subdivision
SOUTH	T4	Single-Family Home & Twin Mills
WEST	GC-3-C or T4	Single-Family Home

**TRANSIT ORIENTED DEVELOPMENT INTENT STATEMENTS**

**T5 URBAN CENTER TRANSECT ZONE**

The T5 Urban Center Zone consists of higher density mixed use development that accommodates retail, offices, rowhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks. The general character of this zone includes shops with apartments and office above; townhouses, larger apartment houses, live-works, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity, frequent retail frontages.

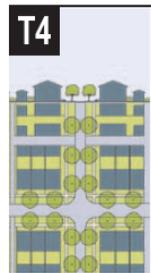
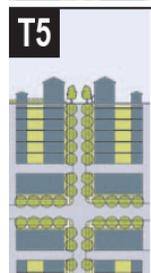
**COMPREHENSIVE PLAN STATEMENTS:**

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

- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Promote Old Town as a civic and cultural destination.
- Promote the Transit Oriented Development (TOD) as an urban destination within a suburban community.
- Old Town Mixed Use: This land use category is intended to enhance and reestablish the historic character of Old Town Leander. Development within Old Town should promote the revitalization and adaptive reuse, where appropriate, of existing historic structures.

**ANALYSIS:**

The applicant is requesting to change the Transect Zone from the T4 General Urban Transect Zone to the T5 Urban Center Transect Zone in order to allow for the development of a brewpub and biergarten. The T4 General Urban Transect Zone does not permit the sale of liquor either by right or warrant. Liquor sales are permitted in the T5 Urban Center Transect Zone by warrant.

 <p><b>T4</b></p>	<p><b>GENERAL URBAN ZONE</b>                  T4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It includes a wide range of building types: detached, semi-detached, rowhouses, and small apartment buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p><b>General Character:</b> mix of houses, townhouses &amp; small apartment buildings, with scattered commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p><b>Building Placement:</b> shallow to medium front and side yard setbacks</p> <p><b>Frontage Types:</b> porches, fences, dooryards</p> <p><b>Typical Building Height:</b> 1- to 3-story with a few taller apartment buildings</p> <p><b>Civic Space Types:</b> squares and greens, pocket parks, playgrounds</p> <p><b>Thoroughfare Types:</b> streets, avenues, boulevards, bikeways</p>
 <p><b>T5</b></p>	<p><b>URBAN CENTER ZONE</b>                  T5 Urban Center Zone consists of higher density mixed use development that accommodates retail, offices, rowhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks.</p>	<p><b>General Character:</b> Shops with apartments and office above; townhouses, larger apartment houses, live-works, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity, frequent retail frontages</p> <p><b>Building Placement:</b> shallow setbacks or none; buildings oriented to street defining a street</p> <p><b>Frontage Types:</b> stoops, shopfronts, galleries</p> <p><b>Typical Building Height:</b> 2- to 4-story with some single story</p> <p><b>Civic Space Types:</b> plazas and squares, pocket parks, playgrounds</p> <p><b>Thoroughfare Types:</b> streets, commercial streets, avenues, boulevards, bikeways</p>

This property is located within Old Town and is identified as Old Town Mixed Use by the Comprehensive Plan. Properties within in Old Town have the option to develop under a conventional zoning or the SmartCode. Once a property has selected the SmartCode, they may no longer develop under the Composite Zoning Ordinance. The property owner has selected the SmartCode and the established Transect Zone was designated as T4 General Urban Transect Zone with the adoption of the SmartCode in 2014. The properties to the west and north are zoned GC-3-C (General Commercial) or T4 General Urban Transect Zone. The property to the east is zoned T4 General Urban Transect Zone and is proposed to be developed as the Village at Leander Station Subdivision. The property to the south is zoned T4 General Urban Transect Zone and is developed as a single-family home and Twin Mills Retail.

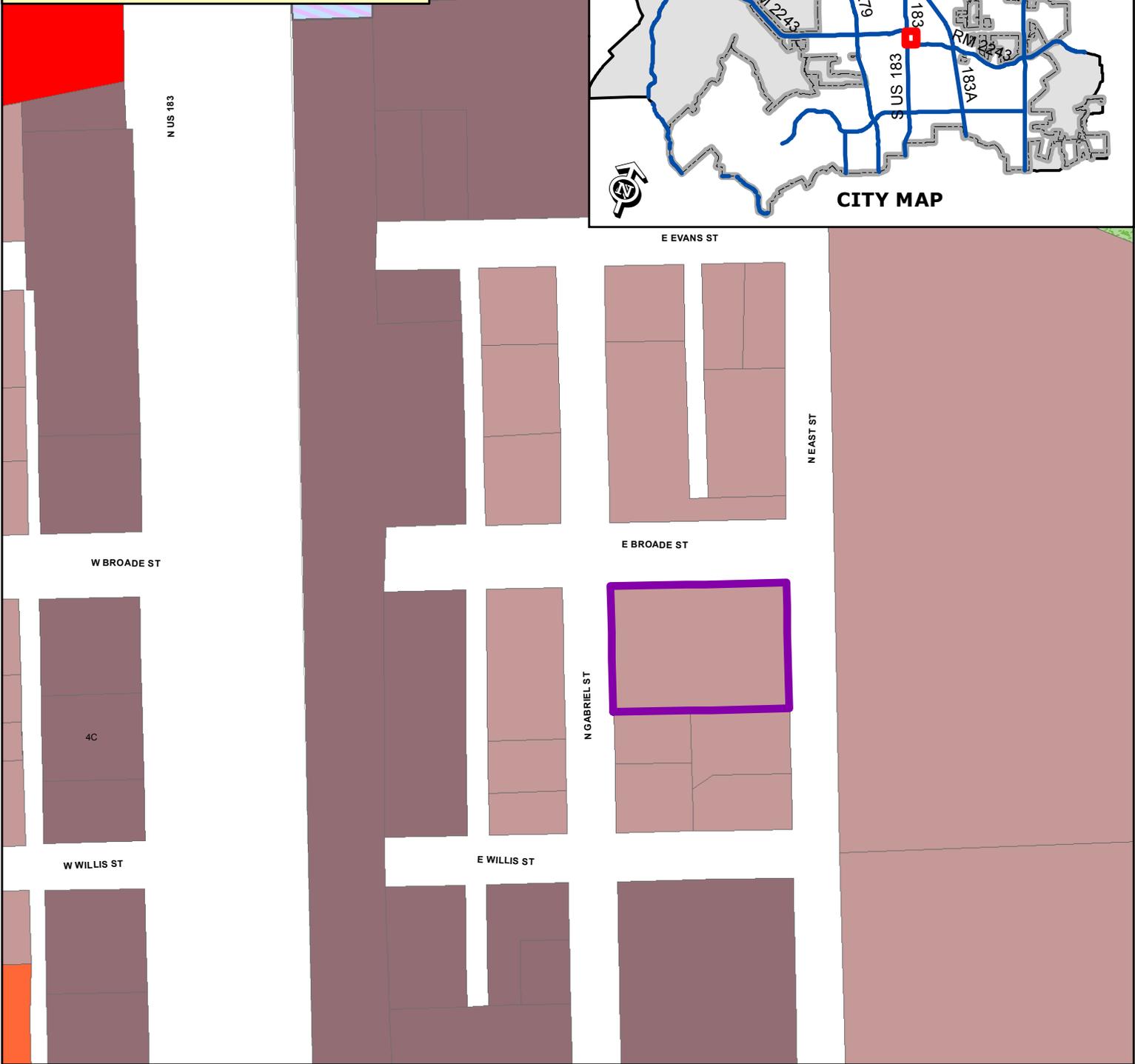
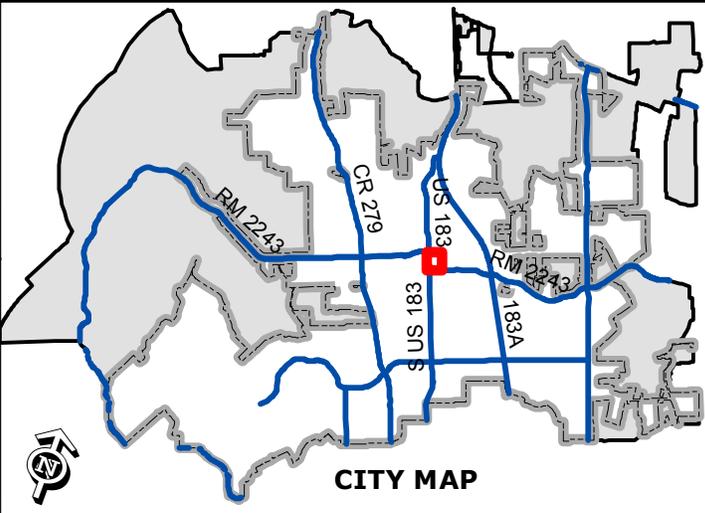
**STAFF RECOMMENDATION:**

Staff recommends approval of the T5 Urban Center Transect Zone. This transect zone will provide for a variety of land uses at a higher intensity. The Comprehensive Plan calls for infill development to complement the existing historic fabric of Old Town. The plan encourages a mix of uses, including office, retail and restaurants. Old Town should be extremely walkable, providing for safe and convenient pedestrian access throughout the area.

In addition, the construction of East Street was part of the recent bond package approved by the City of Leander. This roadway will provide a connection from this project to the Train Station. This connectivity justifies the higher transection zone at this location.

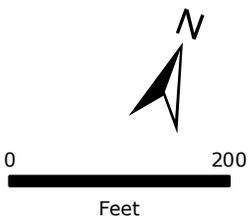
This request complies with the Comprehensive Plan and the intent statements of the SmartCode.

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.

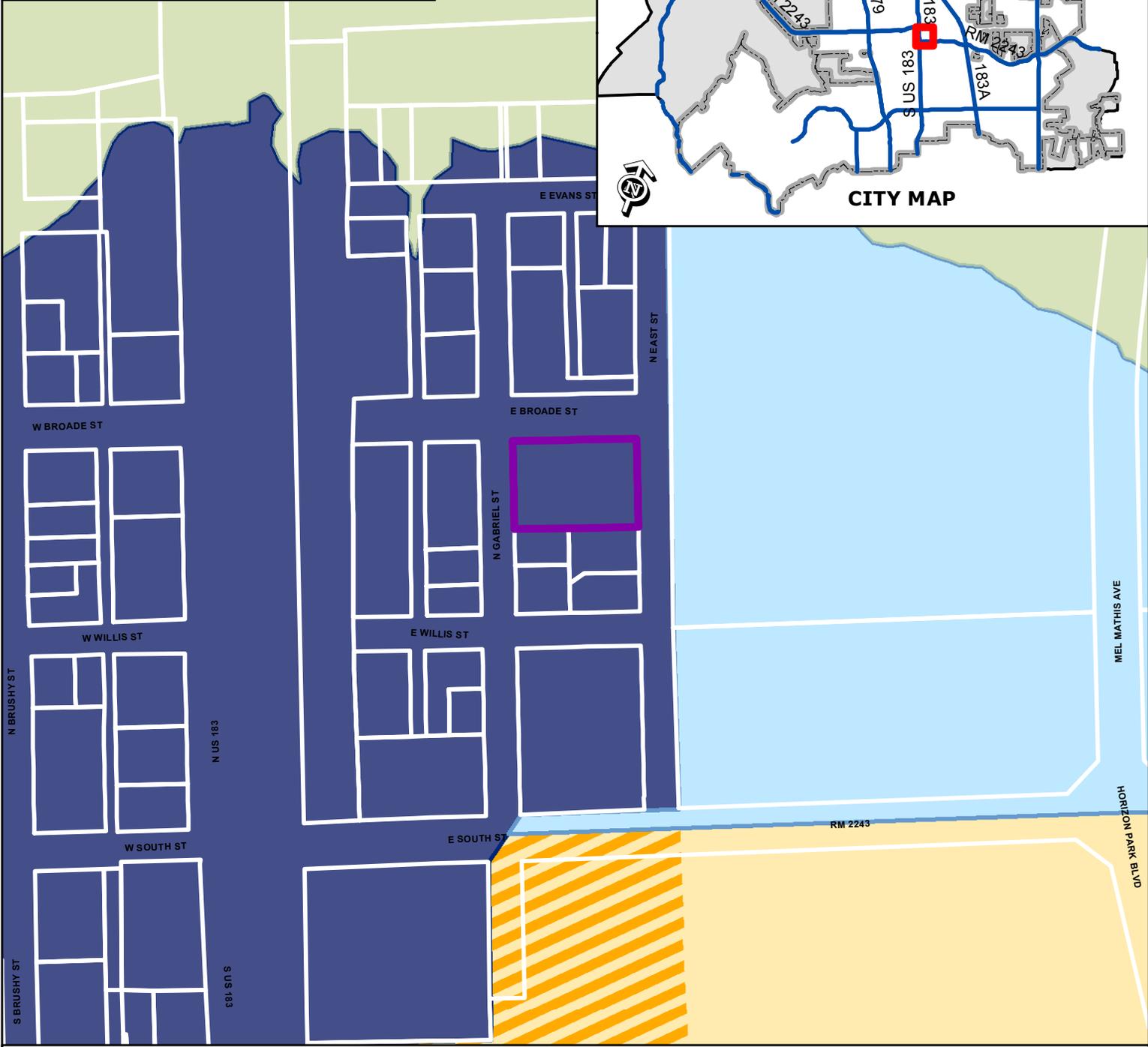
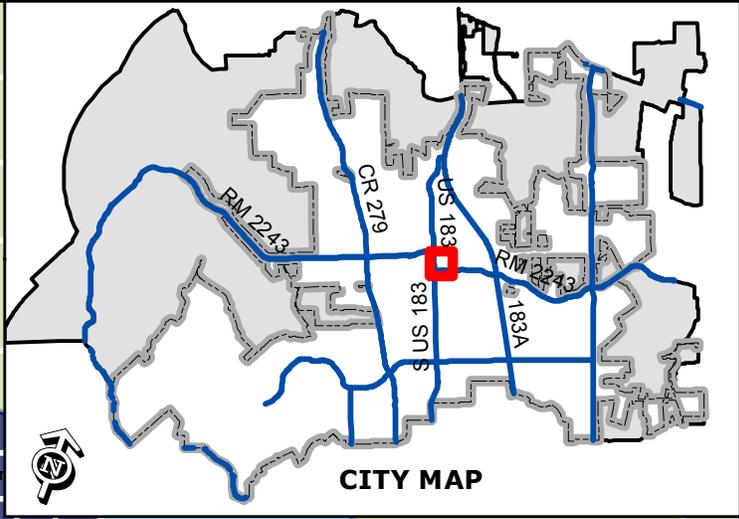


**ZONING CASE 16-TOD-Z-016 Attachment #2** Current Zoning Map - 216 N Gabriel St

- |   |  |   |
|---|--|---|
|  Subject Property |  OS Open Space          |  T4 General Urban    |
|  City Limits      |  CD Conventional Sector |  T5 Urban Center     |
|   |  S1 General Sector      |  T6 Urban Core       |
|   |  S2 Station Sector      |  SD Special District |
|   |  S3 Old Town Sector     |  Civic Building      |



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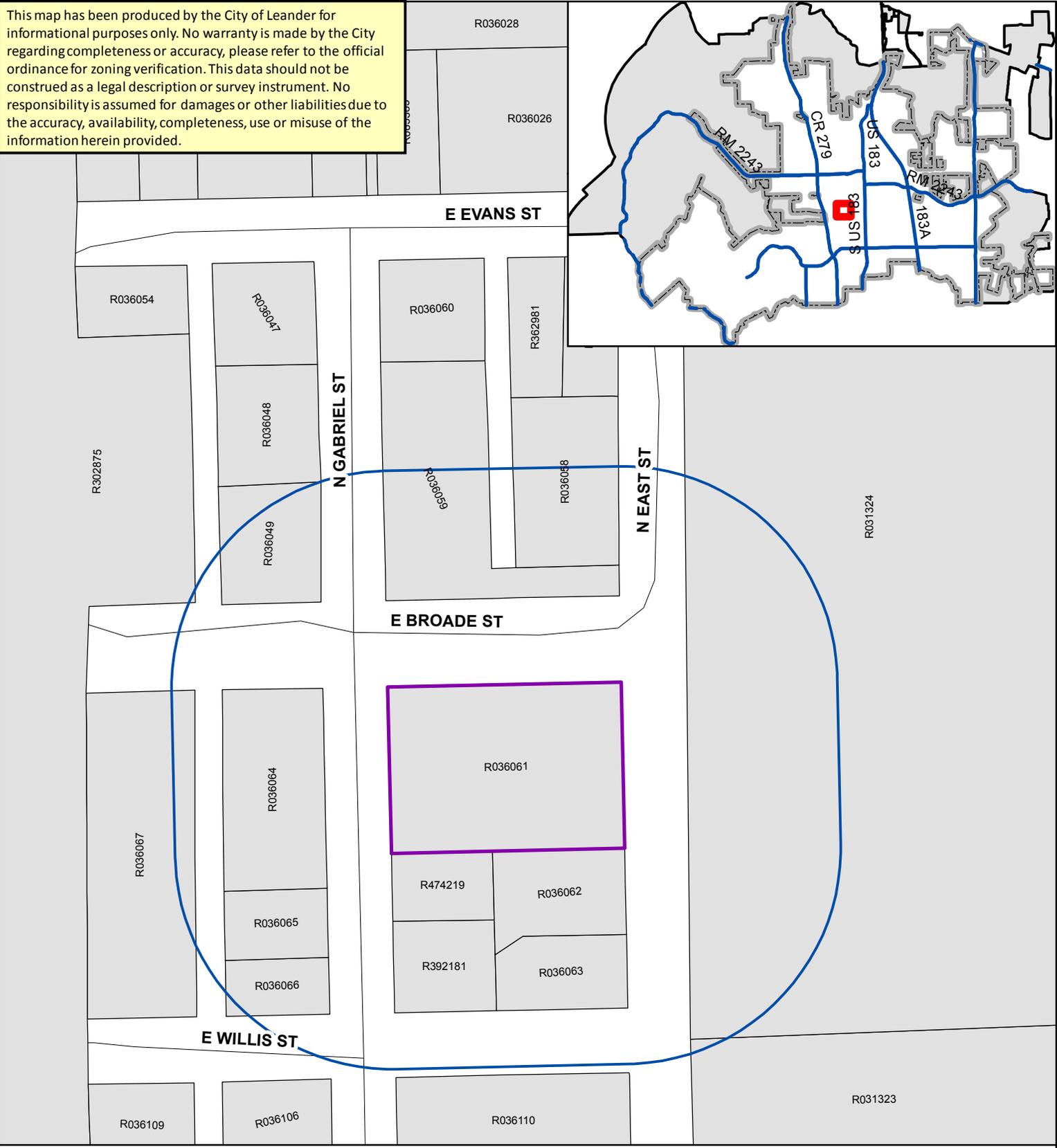


**ZONING CASE 16-TOD-Z-016 Attachment #3** Future Land Use Map - 216 N Gabriel St

 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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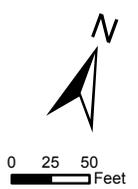


# ZONING CASE 16-TOD-Z-016

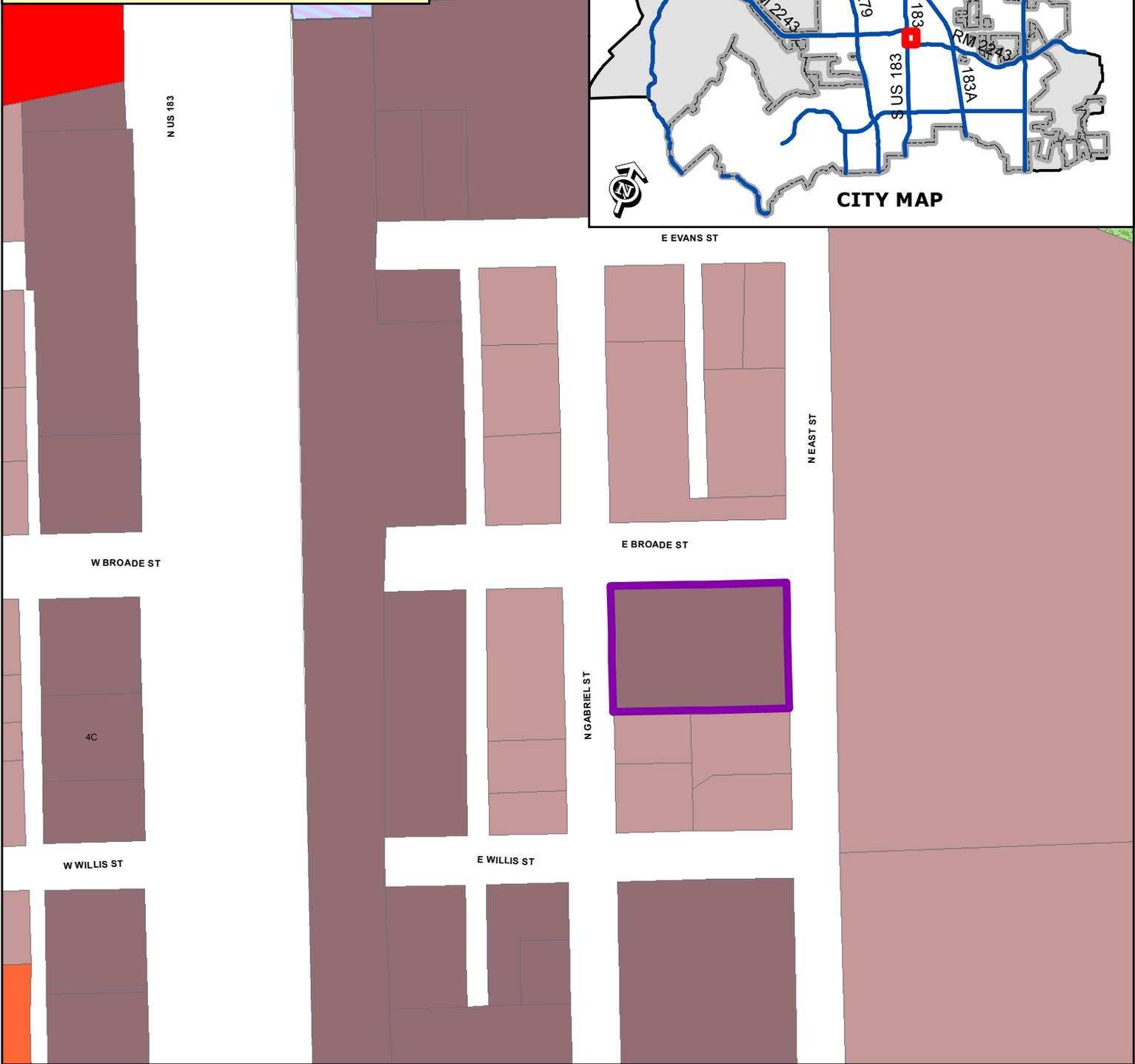
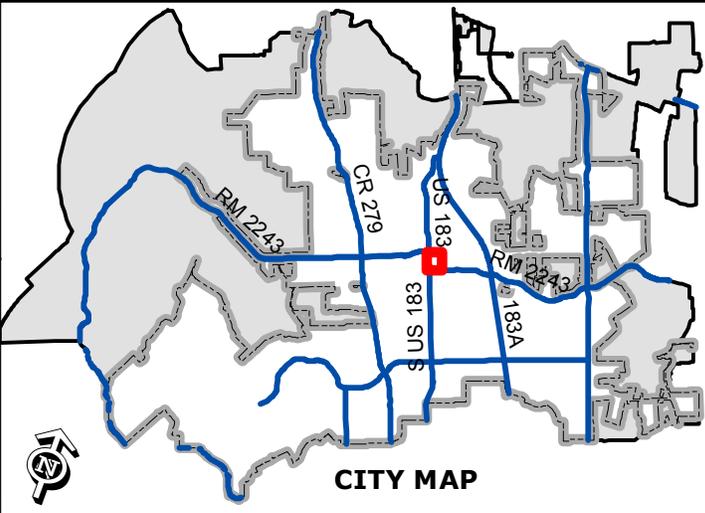
## Attachment #4

Notification Map  
216 N Gabriel

-  Public Notification Boundary
-  Subject Property
-  WCAD Parcels

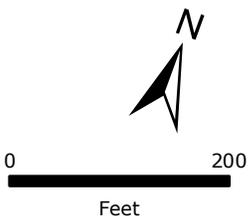


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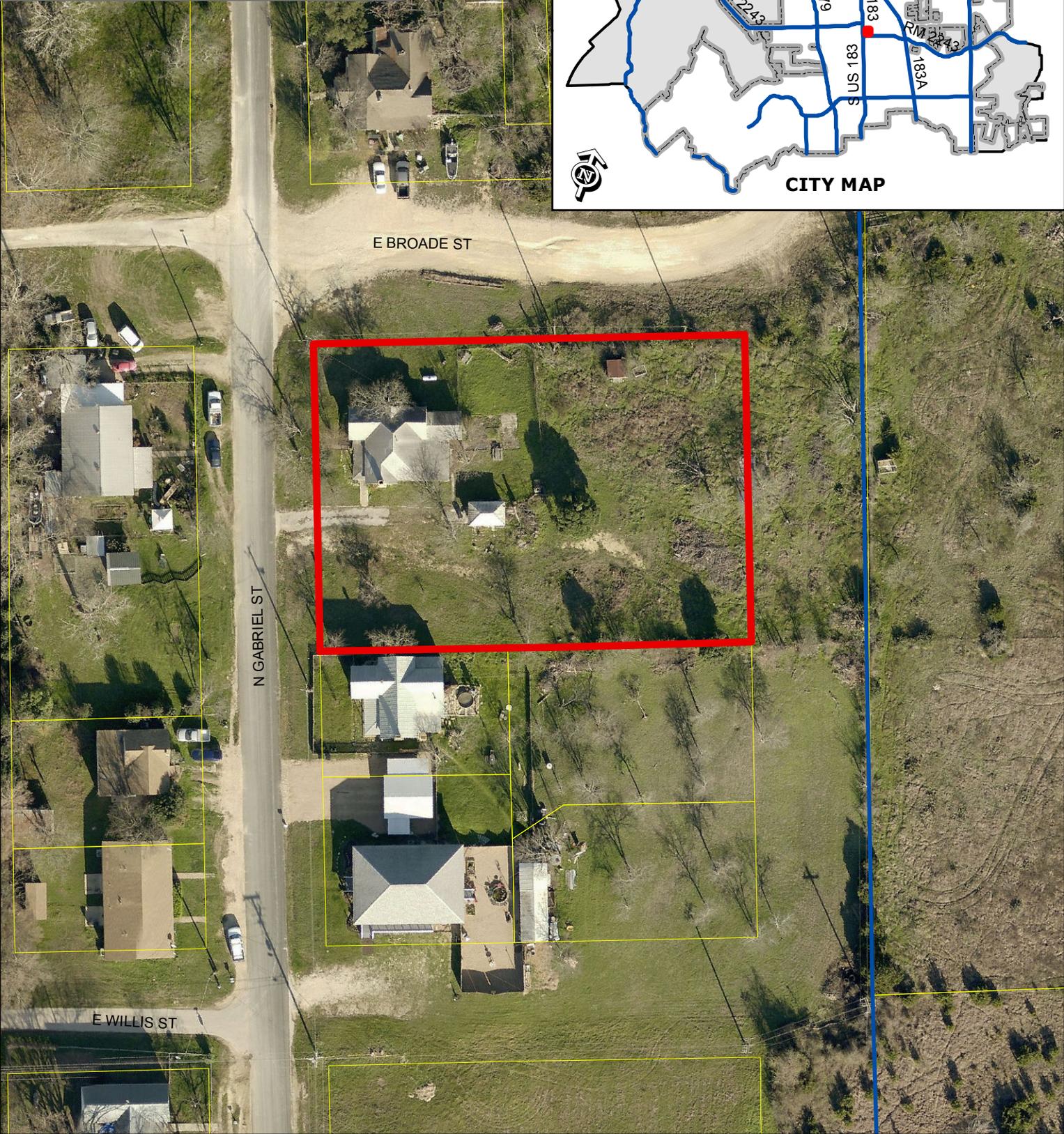
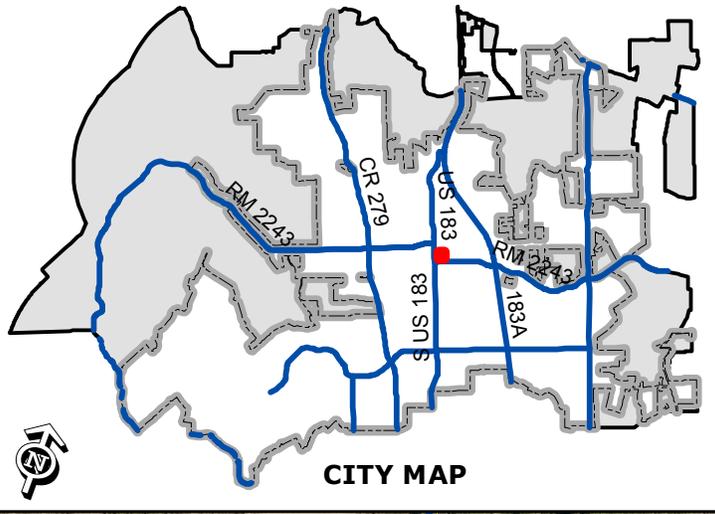


**ZONING CASE 16-TOD-Z-016 Attachment #5** Proposed Zoning Map - 216 N Gabriel St

- |   |  |   |
|---|--|---|
|  Subject Property |  OS Open Space          |  T4 General Urban    |
|  City Limits      |  CD Conventional Sector |  T5 Urban Center     |
|   |  S1 General Sector      |  T6 Urban Core       |
|   |  S2 Station Sector      |  SD Special District |
|   |  S3 Old Town Sector     |  Civic Building      |



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### ZONING CASE 16-TOD-Z-016 Attachment #6

Aerial Exhibit - Approximate Boundaries  
216 N Gabriel Street



-  Subject Property
-  City Limits

Michael Nelson

5808 Lookout Mountain Dr.  
Austin, TX 78731  
512.784.3887  
mnelson0@gmail.com

June 20, 2016

City of Leander Planning Department  
104 N. Brushy St.  
Leander, TX 78646-0319

To Whom It May Concern:

I am writing to request zoning change for my property located at 216 N. Gabriel St. from Transect Zone T4 to T5 under the SmartCode.

**Description of zoning area:** The property is located in the Old Town area of Leander, east of Old Hwy 183 and the railroad tracks, and is made up of three continuous parcels as described below:

R036061 (216 N. Gabriel St.)

Legal description: S3976 - Leander, BLOCK 11, Lot 16-20, ACRES 0.34

R544793 (listed as "E BROADE ST" by WCAD)

Legal description: S3976 - Leander, BLOCK 11, ACRES 0.07, ALLEY, (PRO EX 1/1/16-2/18/16)

R544794 (listed as "E BROADE ST" by WCAD)

Legal description: S3976 - Leander, BLOCK 11, Lot 1-5, ACRES 0.34

**Physical description:** The three parcels together form a 0.75-acre rectangular lot. The property is bordered by N. Gabriel Street to the west, Broade Street to the north, East Street right-of-way to the east, and a neighboring property to the south. The terrain is generally flat with a gentle slope running roughly north-to-south. A vacant wood frame house of 1,231-square feet, built circa 1920, occupies the northwest corner of the lot. Two small outbuildings are also present on the lot, one to the southeast of the house and the other along the northern property line. Tree cover is sparse-to-moderate, with a few medium-sized trees clustered near the house and along the eastern right-of-way (future East St.). An abandoned septic tank is suspected to be located immediately north of the house. A propane tank is located just north of the house also. The property consists

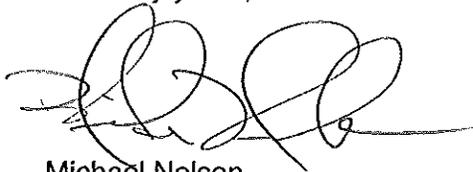
mostly of undeveloped land. A platted (undeveloped) alleyway (R544794) previously bisected the property but was vacated in 2016.

**Reasons for request:** In the near term, we intend to develop the property as a brewpub and biergarten. Reasons why T5 zoning would facilitate this are listed below.

1. According to Table 6F of the SmartCode, liquor sales are not permitted, either by right or warrant, in Transect Zone T4. Though we intend to limit alcohol sales to beer and wine, the City of Leander requires a liquor permit for businesses selling any alcoholic beverages within the city limits (<http://www.leandertx.gov/citysecretary/page/liquor-permits>). Under T5 zoning, however, liquor sales are a conditional use.
2. Permitted retail use for Transect Zone T4 (Table 6E) limits food service to establishments seating no more than 40 people. T5 zoning would allow us to determine capacity based upon site-specific factors, such as square footage, available parking, etc.
3. The property has frontage on three sides by what the TOD classifies as "A-streets." This includes the planned East Street expansion, placing us at what we anticipate will be a critical intersection. We believe T5 zoning would provide the most flexibility in the long term for pedestrian-friendly development along these three frontages.

I thank you for your time and consideration. Please contact me if I can provide any further clarification.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael Nelson", with a stylized flourish at the end.

Michael Nelson



## EXECUTIVE SUMMARY

JULY 28, 2016

**Agenda Subject:** Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Hold a public hearing and consider action on the rezoning and approval of the Bluffview Concept Plan and PUD zoning of several parcels of land located at 500 Bradley Ranch Road; 182.84 acres more or less; WCAD Parcels R419667, R419674, R310769, R489944, R031231, R339021, and R403529. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); Leander, Williamson County, Texas.

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

**Origination:** Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, 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
9. Neighborhood Correspondence

**Prepared By:** Robin M. Griffin, AICP  
Senior Planner

07/22/2016



## PLANNING ANALYSIS

### ZONING CASE 16-Z-008 CONCEPT PLAN 16-CP-001 BLUFFVIEW PUD REZONING & CONCEPT PLAN

#### GENERAL INFORMATION

- Owner:** Development Solutions Bradley, LLC.
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning:** PUD (Planned Unit Development) with the following base zoning districts:  
SFS-2-A (Single-Family Suburban)  
SFU-2-A (Single-Family Urban)  
SFC-2-A (Single-Family Compact)
- Size and Location:** The property is located at 500 Bradley Ranch Road and includes approximately 182.84 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	Land Located in the ETJ – Ranch Sienna Subdivision
EAST	OCL	Land Located in Georgetown ETJ – Gabriel’s Overlook Subdivision
SOUTH	OCL	Land Located in Georgetown ETJ – Undeveloped & Garey Park
WEST	SFR-1-B	Undeveloped Land Zoned Interim Residential
	GC-3-C	Proposed Valley Vista Subdivision Undeveloped Land Zoned Commercially

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
---

**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a walkable, pedestrian friendly neighborhood. The contents of this PUD further explain and illustrate the overall appearance and function desired for this community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The Conceptual Site Layout and Land Use Plan depicts a mix of residential products and open space areas that are contemplated within the community. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

**USE COMPONENT****SFS – SINGLE FAMILY SUBURBAN:**

*Features:* 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

*Intent:* Development of single-family detached dwellings on intermediate suburban 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 intermediate lot sizes.

**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.

## **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 LI 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.

## **COMPREHENSIVE PLAN STATEMENTS:**

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Enhance Leander's public spaces to create and link destinations.
- Create strong neighborhoods with a variety of housing choices.

**ANALYSIS:**

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a mixed residential community that will include a variety of housing types. The proposal includes detached residential lot widths ranging from as narrow as fifty (50') feet to over seventy (70') feet wide. The applicant has incorporated the mixture of residential districts in a well-integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The PUD proposal includes the following base zoning districts:

- SFS-2-A (Single-Family Suburban)
- SFU-2-A (Single-Family Urban)
- SFC-2-A (Single-Family Compact)

The surrounding properties to the north, east and south are located outside the City Limits. The property to the north is the Rancho Sienna Subdivision and to the east is the Gabriel's Overlook Subdivision. The property to the west is undeveloped and zoned interim SFR-1-B (Single-Family Rural) and GC-3-C (General Commercial). The proposed Valley Vista Subdivision is located on the west side of Ronald W. Reagan Blvd.

A PUD district can be an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a specific use that includes waivers as well as higher design standards. This PUD will allow flexibility in the location of the different residential lot sizes.

<b>DISTRICT</b>	<b>LOT WIDTH</b>	<b>PERCENTAGE</b>
SFS-2-A	70'	Minimum of 20%
SFU-2-A	60'	Minimum of 30%
SFC-2-A	50'	Maximum of 35%

The Type A Architectural Component requires that all structures are eight five (85%) percent masonry and have a minimum of five different design features.

This PUD does not permit the single-family lots to back up to Garey Park. A road will be constructed along the boundary with a trail on the southside thus allowing the homes to face the park. A trail system is proposed connecting the Rancho Sienna subdivision through Bluffview to Garey Park. This configuration will allow for the view of the park to be shared by all residents instead of limited to some backyards.

In addition, the applicant has requested a waiver to the Riparian Corridor setback requirements that would allow for buffer averaging. The intent is to preserve as much of the natural corridor as possible. Encroachments will be permitted, however, extra land will be provided to aid in the preservation of the corridor.

The proposed detention pond will be constructed of sloped earthen berms and not concrete walls. The earthen berms will create a more natural looking feature and could be an amenity to the subdivision.

This application includes the following higher standards and waivers.

HIGHER STANDARDS	WAIVERS
<b>COMPOSITE ZONING ORDINANCE</b>	
Type A Architectural Component	-
Prohibiting lots from backing up to Garey Park	-
Natural detention pond (no concrete walls)	-
Trail system connecting the subdivision to the Park	-
-	Flexibility in the location of the different lot sizes
-	Riparian Corridor averaging
	Reducing the screening wall requirement

This property is located within the Neighborhood Residential Land Use category as identified by the Future Land Use Plan. The intent of this category is 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.

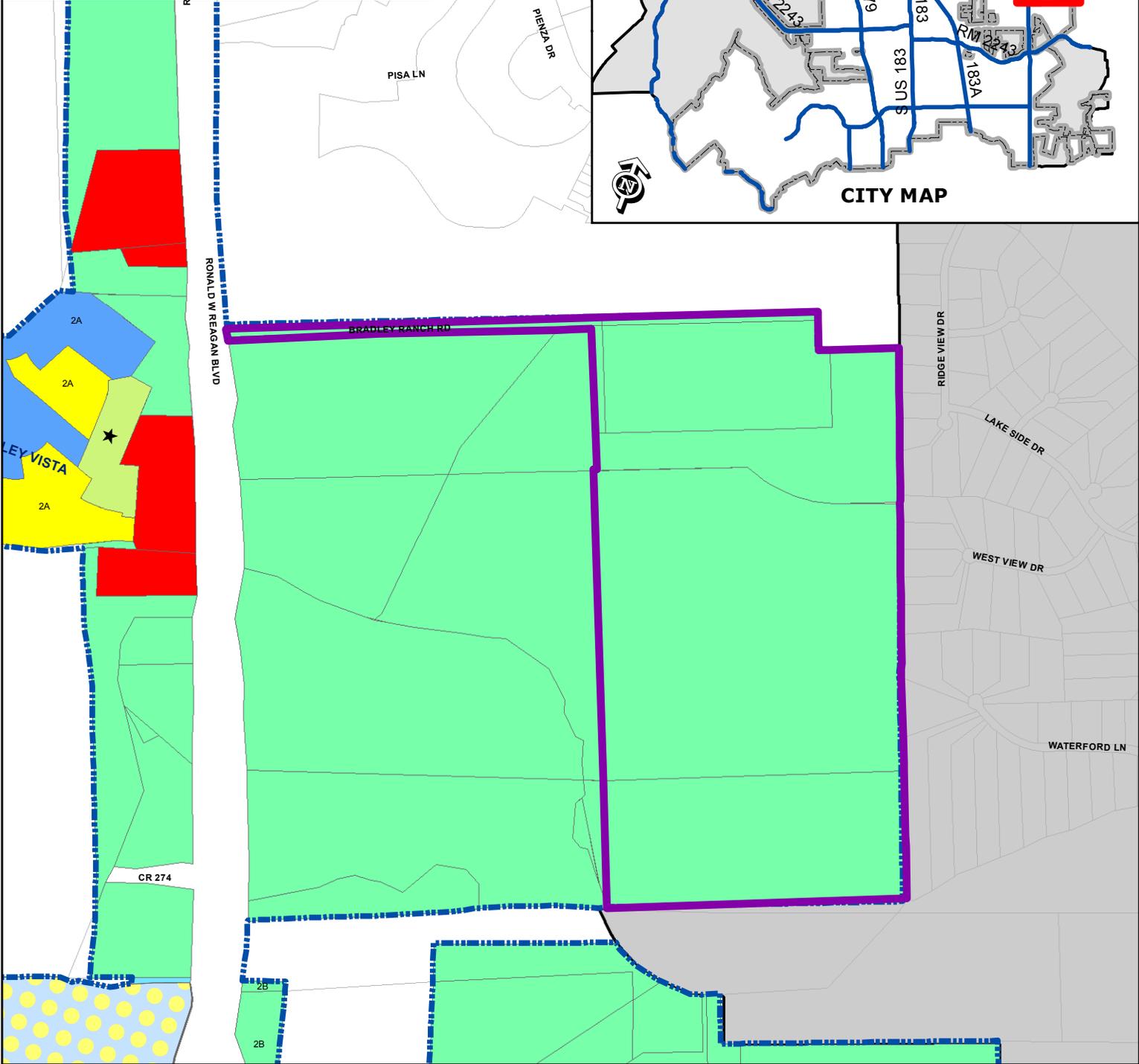
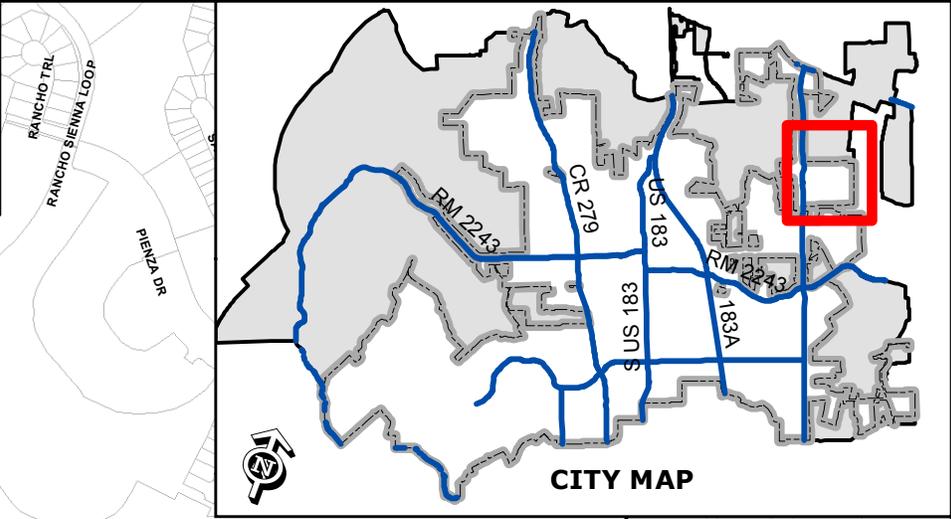
**STAFF RECOMMENDATION:**

Staff recommends approval of the Bluffview PUD with the following conditions:

1. The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.
2. Homes that front the park on the south side of the subdivision adjacent to Garey Park shall be alley loaded.
3. The parkland adjacent to Garey Park shall be a minimum of 25 feet deep in order to allow for the trail corridor and landscaping on both sides.

The proposed PUD promotes more flexibility with the location of the single-family districts, high architectural standards, and a trail system to provide connectivity throughout the subdivision. This application effectively utilizes composite zoning to incorporate a variety of lot sizes 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.



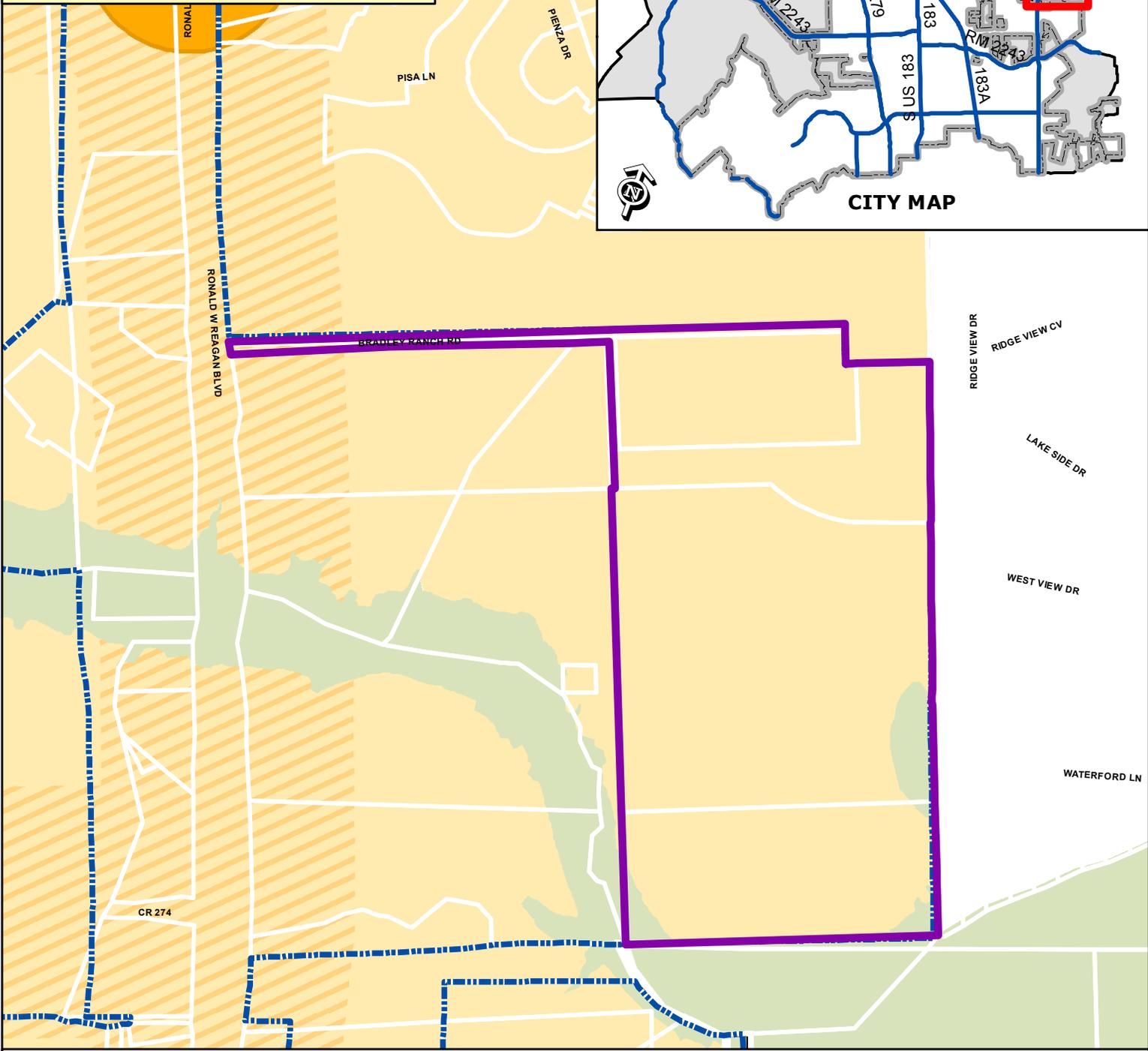
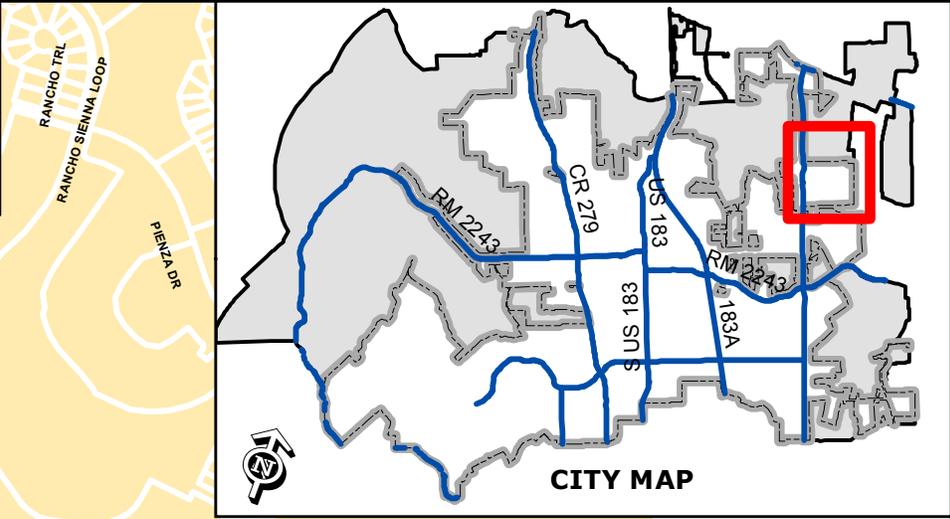
### ZONING CASE 16-Z-008 Attachment #2

Current Zoning Map - Bluffview 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 16-Z-008 Attachment #3**

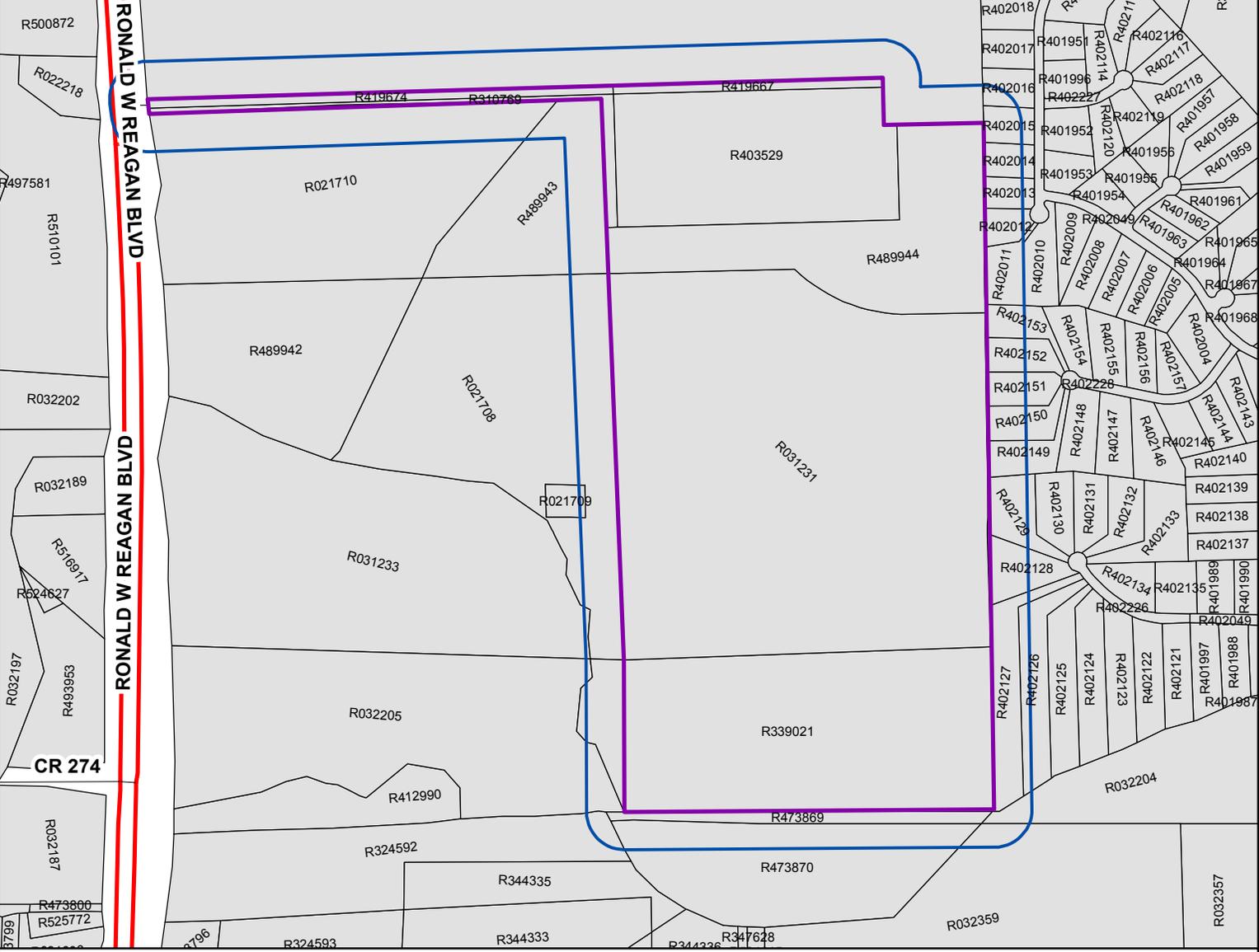
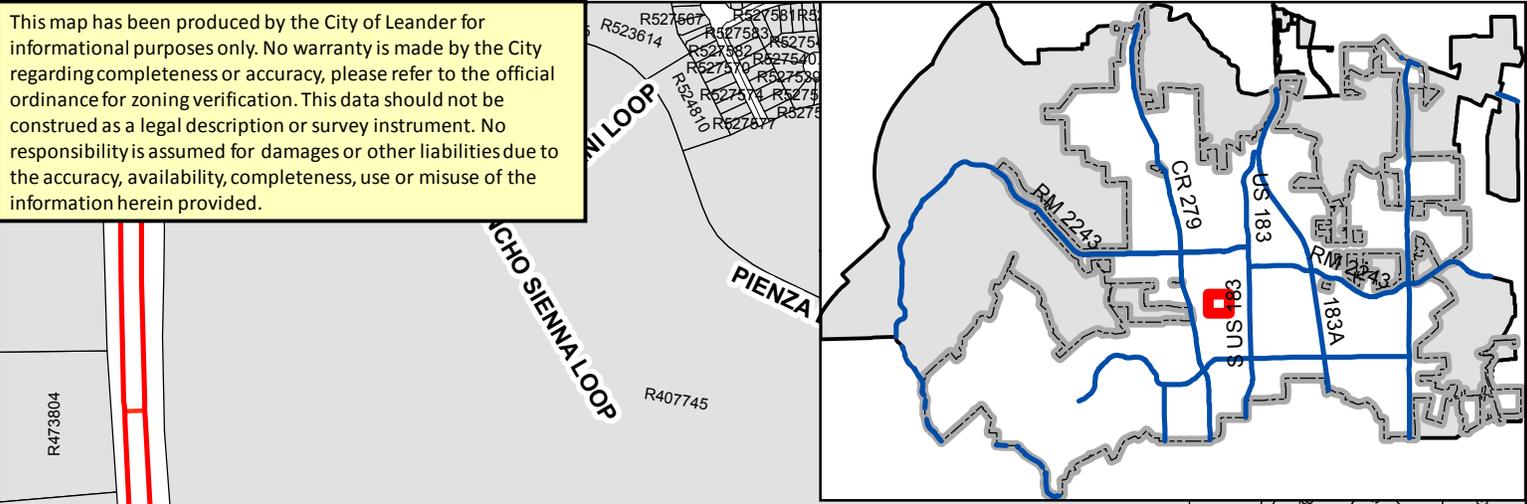
Future Land Use Map - Bluffview PUD

 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	



0 200  
Feet

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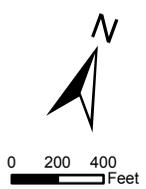


## ZONING & Concept Plan CASES 16-Z-008; 16-CP-001

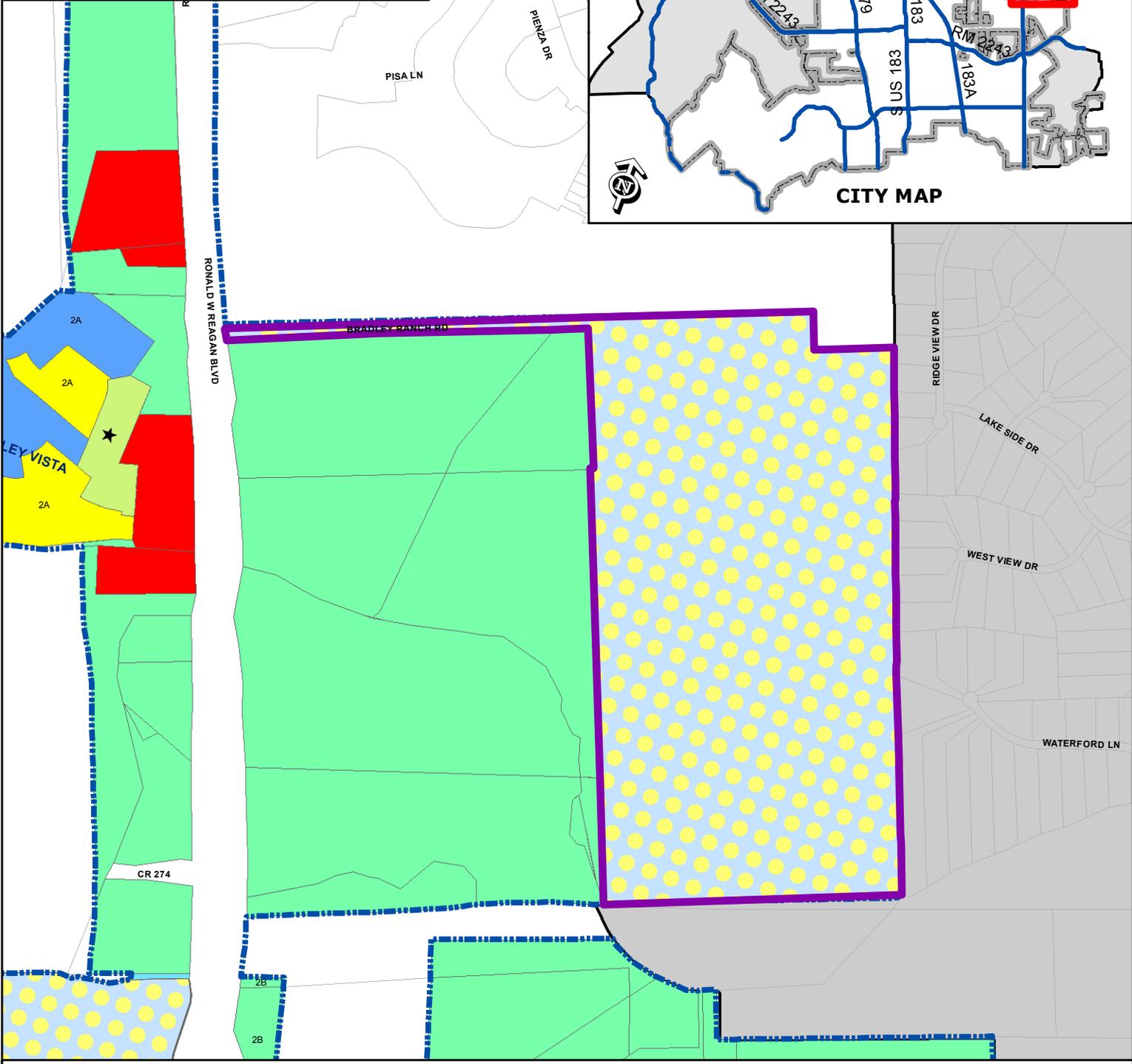
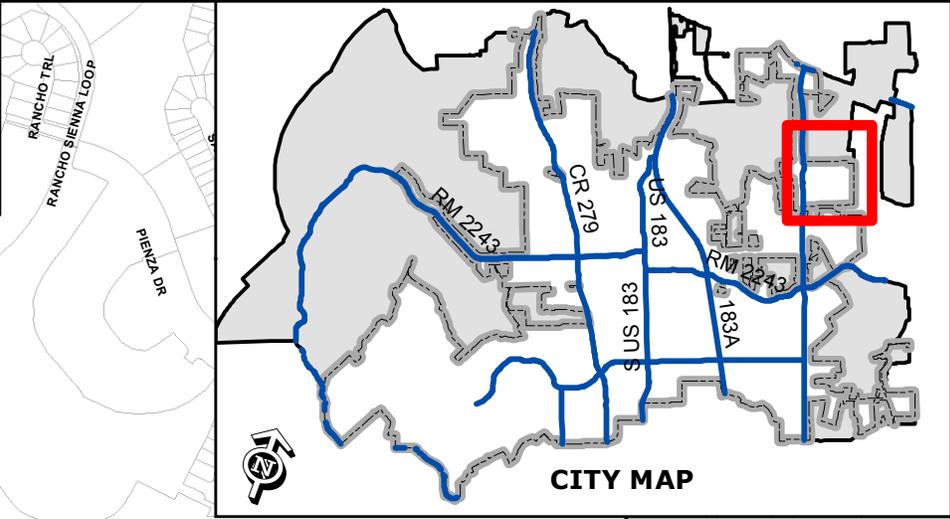
### Attachment #4

Notification Map  
Bluffview

- Public Notification Boundary
- Subject Property
- WCAD Parcels



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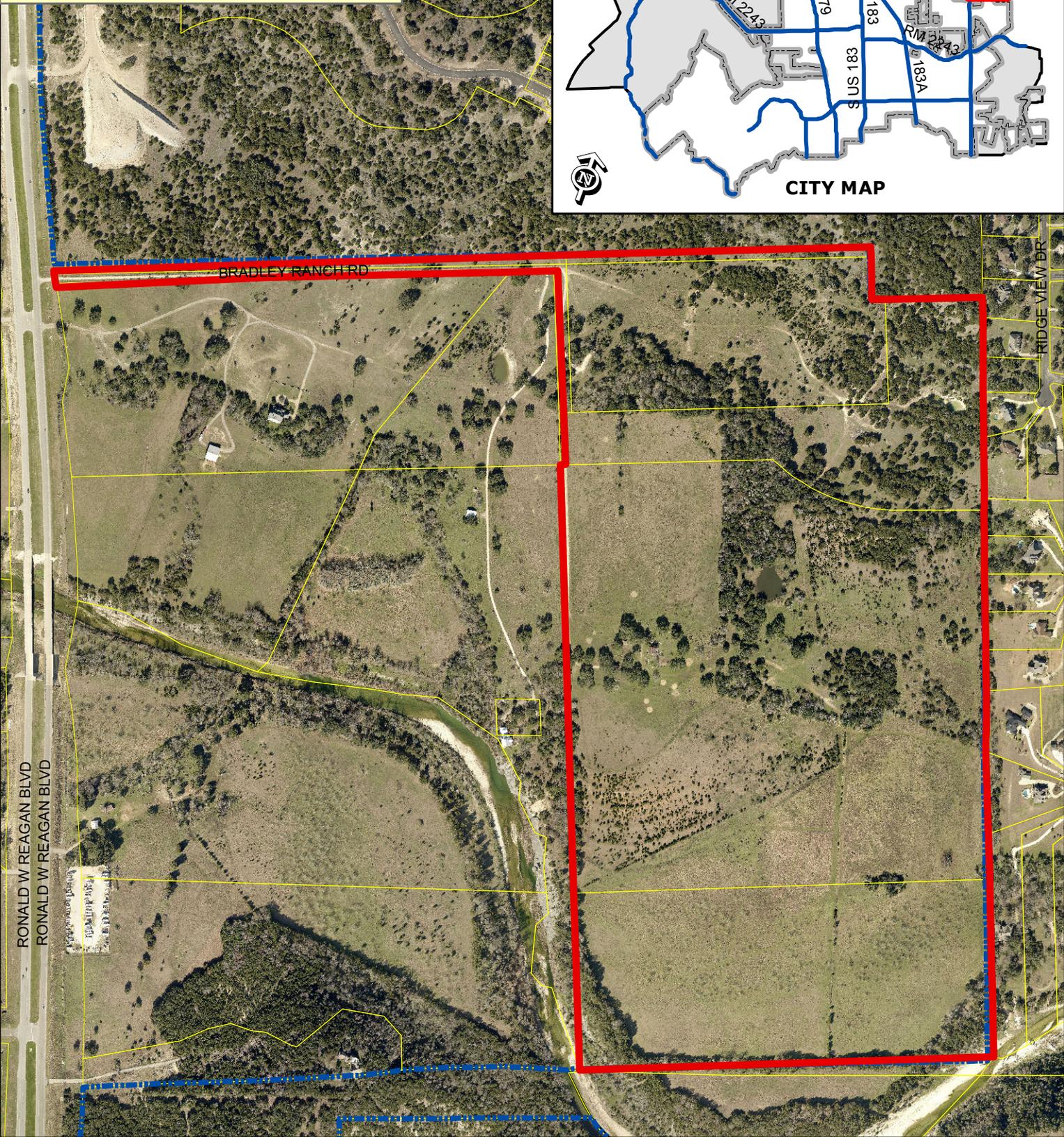
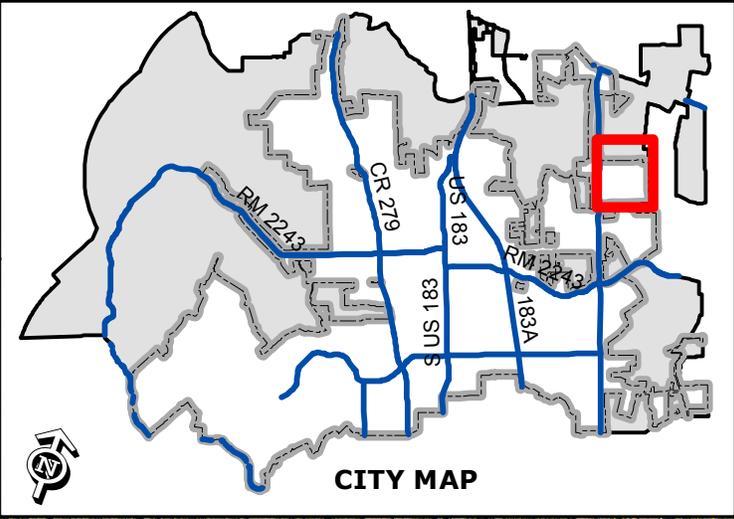
**ZONING CASE 16-Z-008 Attachment #5**

Proposed Zoning Map - Bluffview 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



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 16-Z-008 Attachment #6

Aerial Exhibit - Approximate Boundaries  
Bluffview PUD



-  Subject Property
-  City Limits

# EXHIBIT A BLUFFVIEW - PUD

## **A. Purpose and Intent**

1. The Bluffview PUD is composed of approximately 182.184 acres, as shown in Exhibit C. The development of this property is a single-family residential community with a variety of lot sizes.

## **B. Applicability and Base Zoning**

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A. This PUD allows the flexibility to mix the various residential products and define boundaries for each lot type during the platting process. Each plat submitted to the City will identify the use at the time of City Submittal.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.
  - SFS-2-A (Single-Family Suburban)
  - SFU-2-A (Single-Family Urban)
  - SFC-2-A (Single-Family Compact)

## **C. Conceptual Site Layout & Land Use Plan**

1. 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.
2. To ensure a variety and mix of residential product types within Bluffview, the following standards have been established:
  - a. SFS-2-A (Single-Family Suburban)
    - Minimum of 20% of the lots
  - b. SFU-2-A (Single-Family Urban)
    - Minimum of 30% of the lots
  - c. SFC-2-A (Single-Family Compact)
    - Maximum of 35% of the lots
3. Single-family lots shall not be platted adjacent to the southern boundary line with Garey Park. A public street shall be located between the homes and the parkland.

## **D. Allowable Use**

1. The use shall be single-family dwellings on individually platted lots. The maximum lot count shall be five hundred fifteen (515).

**E. Drainage Dedication and Facilities**

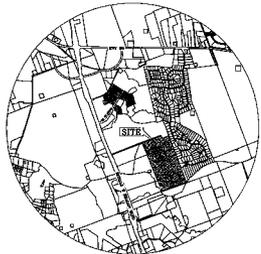
1. The detention pond located in the southeast corner of the Bluffview PUD shall not contain any concrete walls. All sides of the pond shall be sloped earth so as to create a more natural looking feature.
2. A waiver to the setback requirements of the Riparian Corridor has been requested for this PUD. Any adjustment to the setback distance would result in an equal dedication of land for preservation as close to the natural corridor that would be free from development.

**F. Parkland and Landscaping**

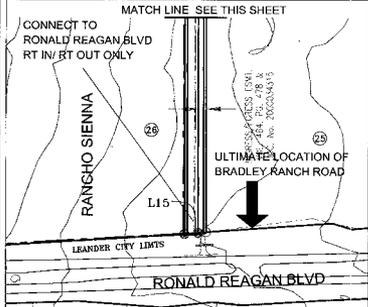
1. An eight (8') foot concrete sidewalk trail system running the extent of the northern to southern boundary of the project shall tie into the South San Gabriel River Trail as it runs along the southern boundary of this project. The South San Gabriel River Trail as it runs along the southern boundary of this project shall be a ten (10') foot concrete sidewalk trail consistent with the City of Leander Master Trail Plan.
2. A six (6') foot combination landscape fence wall, consisting of true masonry and wrought iron, shall run along both sides of the main collector where the single family residential areas begin and shall terminate in the general area of the proposed roundabout and shall serve as an offset screening wall from the collector street and the parkland areas. Please refer to the Exhibit D for an example of the look and materials proposed and Exhibit E for the approximate locations of the landscape fence.

# BLUFFVIEW PUD – EXHIBIT B

## BLUFFVIEW - CONCEPT PLAN



LOCATION MAP  
NOT TO SCALE



OWNER:  
DEVELOPMENT SOLUTIONS BRADLEY, LLC  
1222 MERIT DRIVE, SUITE 1020  
DALLAS, TEXAS 75201  
PHONE: (972) 959-2777

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 W. WILLIAM CANNON DR.  
AUSTIN, TEXAS 78749  
PHONE: (512) 293-5166

LAND PLANNER:  
PETER VERDOCHID  
SEC PLANNING, LLC  
4001 W. PARKER LANE, BLDG A, SUITE 220  
AUSTIN, TEXAS 78727  
PHONE: (512) 293-7053

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):  
FLOODPLAIN MAP NUMBER: 484910-0486  
DATE: SEPTEMBER 28, 2008

LEGAL DESCRIPTION:  
1. GREENLEAF FISK SURVEY, ABSTRACT NO. 5  
2. BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 429

TOTAL ACREAGE: 162.184 AC

NOTES:  
1. ACCESS WILL BE TAKEN FROM THE 90' FLAG TO RONALD REAGAN.  
2. SECONDARY EMERGENCY ACCESS OR A PLAT NOTE STATING BUILDINGS WILL BE SPRINKLERED SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL FOR DEVELOPMENT OVER 50 LOTS.  
3. A PUBLIC STREET SHALL BE PROVIDED ADJACENT TO GAREY PARK PARALLEL WITH THE SOUTHERN BOUNDARY LINE.  
4. PRIOR TO FINAL PLAT APPROVAL OF THE INITIAL PHASE, IF RIGHT-OF-WAY ALLOWING A CONNECTION TO RONALD REAGAN BECOMES AVAILABLE, THE BERRY ROAD WILL BE CONNECTED TO ALIGN WITH THE EXISTING MEDIAN BREAK AND SERVE AS THE ULTIMATE LOCATION OF BRADLEY RANCH ROAD.  
5. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A HALPER RESIDENTIAL UNIT.

EXISTING RIPARIAN CORRIDOR AREA: 475,522 SF

LAND USE SUMMARY	PROPOSED LOTS	LOTS	LLS
SINGLE FAMILY RESIDENTIAL	159.634 AC	515	5' 5"
AMENITIES CENTER	4.370 AC	1	5'
WASTEWATER LIFT STATION	1.00 AC	1	1'
MAJOR ROADWAYS	7.15 AC	1	0'
100' FLOODPLAIN	5.60 AC	10	10'
WATER QUALITY / DETENTION	5.10 AC		
TOTAL:	162.184 AC	528 LOTS	531 LUES

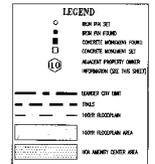
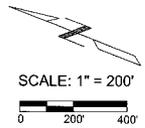
LINE	LENGTH	BEARING
L1	50.53'	S21°55'58"E
L2	99.29'	S20°38'26"E
L3	299.77'	S20°17'55"E
L4	245.67'	S20°09'09"E
L5	203.13'	S20°24'26"E
L6	161.81'	S20°40'57"E
L7	446.51'	S20°27'36"E
L8	37.04'	S13°11'35"E
L9	44.52'	S19°19'06"E
L10	11.60'	S28°09'12"E
L11	567.01'	S21°33'52"E
L12	481.46'	S21°02'17"E
L13	65.30'	S21°25'04"E
L14	342.99'	S20°40'26"E
L15	80.30'	N26°01'35"W
L16	115.73'	N20°39'26"W

- ADJACENT OWNERS:
- ① R402016 WILK, TRON A & MISTY M 330 ROSE VIEW DR GEORGETOWN, TX 78628-6859
  - ② R402015 SCOTT, TONY V & THOMAS S ROWELL 488 RIDGE VIEW DR GEORGETOWN, TX 78628-0855
  - ③ R402014 BRENNAN, KENDALL J & ANNE R 400 ROSE VIEW DR GEORGETOWN, TX 78628
  - ④ R402013 WILES, SANDRA N & JAMES L 117 WOODWOOD SILSHEL, TX 77556
  - ⑤ R402012 SAMPSON, BLAINE C & MARGARET MARY 580 RIDGE VIEW DR GEORGETOWN, TX 78628
  - ⑥ R402011 QUILES, DAVID R & RAQUEL R 500 RIDGE VIEW DR GEORGETOWN, TX 78628
  - ⑦ R402010 DANDOLFE, MARSHALL & AMY 220 CAROL LANE DR GEORGETOWN, TX 78628
  - ⑧ R402152 BEST, ANDREW L & MISTI M 128 WEST VIEW DR GEORGETOWN, TX 78628
  - ⑨ R402151 SOMMERS, ERIC M & RENEE C 132 WEST VIEW DR GEORGETOWN, TX 78628
  - ⑩ R402150 PAUL, REEY S & DANIEL G 123 WEST VIEW DR GEORGETOWN, TX 78628
  - ⑪ R402149 PERKE, WILLIAM H & CORNY H 135 WESTVIEW DR GEORGETOWN, TX 78628-4056
  - ⑫ R402139 TRUSLOW, MARC S & LORI G 101 WALKERWOOD, TX GEORGETOWN, TX 78628
  - ⑬ R402128 STELMACONS, JEFF & TONYA 127 WATERBURY LN GEORGETOWN, TX 78628
  - ⑭ R402126 AMBROS, CAROLINA & JON W 3002 GREENLAWN PKWY AUSTIN, TX 78757
  - ⑮ R402127 MARKING, GERALD R & SUSAN C 155 WATERBURY LN GEORGETOWN, TX 78628-6906
  - ⑯ R401204 GAREY JACK (JE) & THE CITY OF GEORGETOWN 6400 RANCH ROAD 2243 GEORGETOWN, TX 78628
  - ⑰ R401239 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
  - ⑱ R401238 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
  - ⑳ R401237 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
  - ㉑ R401233 W. PARKER 93 LP 401 CONGRESS AVE, FL 33 AUSTIN, TX 78703-3792
  - ㉒ R401232 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628
  - ㉓ R401231 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628
  - ㉔ R401230 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628
  - ㉕ R401229 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628
  - ㉖ R401228 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628
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  - ㉘ R401226 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628
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  - ㊿ R401204 GARCLO, MARY ANN 450 BRADLEY RANCH DR GEORGETOWN, TX 78628

ENGINEER'S CERTIFICATION:  
THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTION THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES.

WITNESS MY HAND THIS 21st DAY OF June 2016.

*Charles R. Brigance, Jr.*  
CHARLES R. BRIGANCE, JR. P.E. NO. 64348

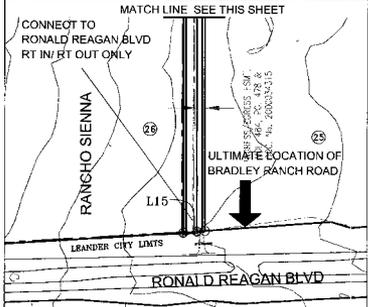
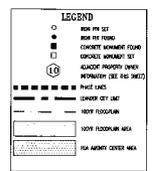
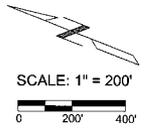
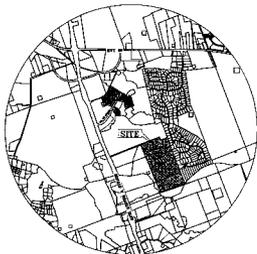


Carlson, Brigance & Doering, Inc.  
1500 W. PARKER LANE, SUITE 200  
AUSTIN, TEXAS 78703-3792  
PHONE: (512) 293-5166

DATE: 06-2016  
DRAWN BY: JLV  
CHECKED BY: JLV  
DESIGNED BY: JLV  
PROJECT: BLUFFVIEW

CONCEPT PLAN  
SHEET 1 OF 3

# BLUFFVIEW - PHASING PLAN



OWNER:  
DEVELOPMENT SOLUTIONS BRADLEY, LLC  
1222 MERIT DRIVE, SUITE 1020  
DALLAS, TEXAS 75201  
PHONE: (972) 960-2777

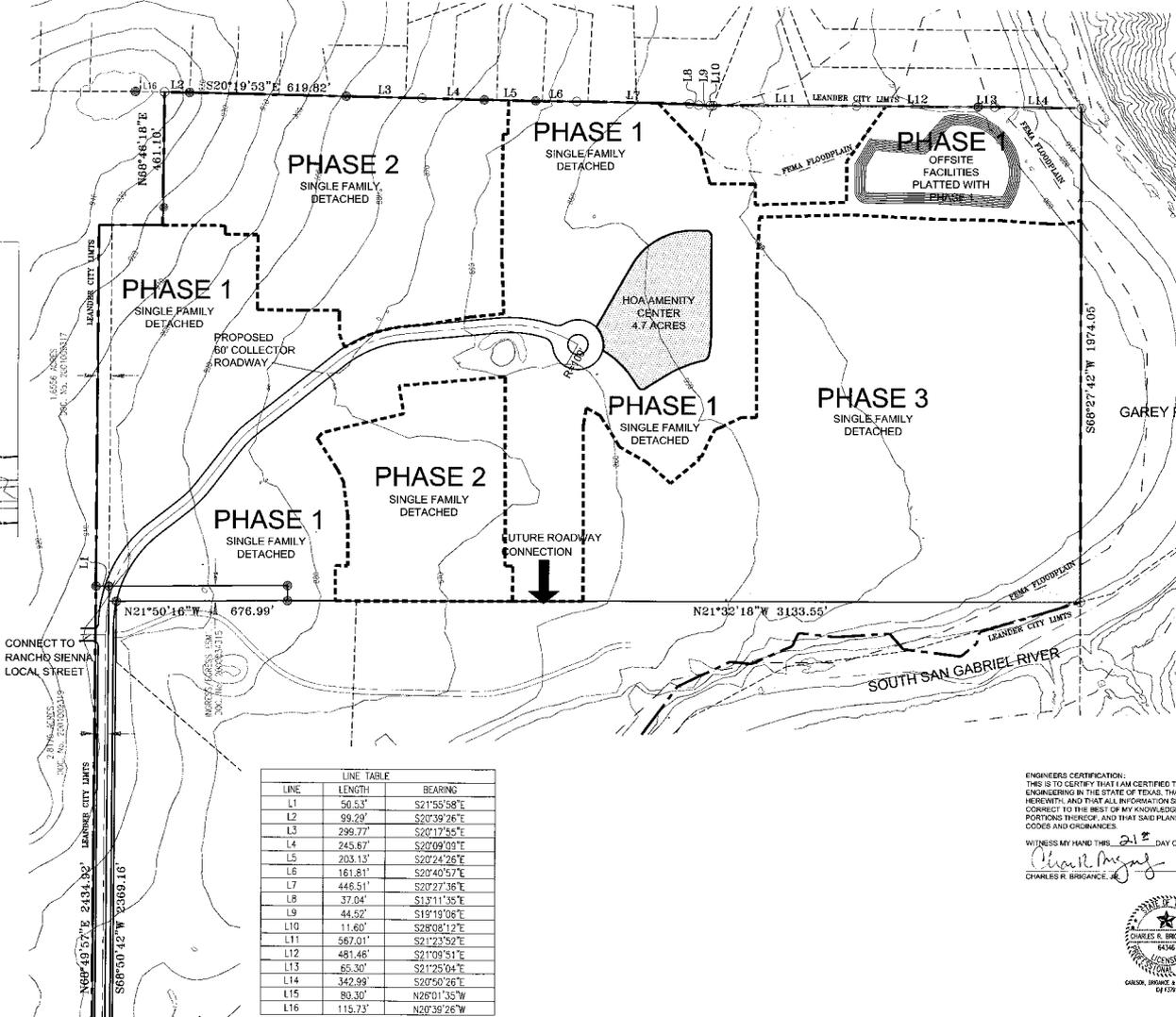
ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5601 W. WILLIAM CANNON DR.  
AUSTIN, TEXAS 78749  
PHONE: (512) 290-5140

LAND PLANNER:  
PETER VERDICHIO  
SIC PLANNING, LLC  
4201 W. PARKER LANE, BLDG A, SUITE 220  
AUSTIN, TEXAS 78727  
PHONE: (512) 246-7000

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):  
FLOODPLAIN MAP NUMBER: 484010-0400C  
DATED: SEPTEMBER 05, 2008

LEGAL DESCRIPTION:  
1. GREENLEAF FISK SURVEY, ABSTRACT NO. 5  
2. BARTHOLOMEW MARLOWE SURVEY, ABSTRACT NO. 420

TOTAL ACREAGE: 182.184 AC



LINE	LENGTH	BEARING
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L3	299.77'	S20°17'55"E
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L16	115.73'	N20°38'26"W

ENGINEERS CERTIFICATION:  
THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF LEANDER CODES AND ORDINANCES.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF JUNE, 2016.

*Charles R. Brigance*  
CHARLES R. BRIGANCE, P.E.  
P.E. NO. 64346



Carlson, Brigance & Doering, Inc.  
1222 MERIT DRIVE, SUITE 1020  
DALLAS, TEXAS 75201  
PHONE: (972) 960-2777

PHASING PLAN  
DATE: 04/20/16  
DRAWN BY: JPV  
DESIGNED BY: CEB

5-SE-  
BLUFFVIEW  
STREET, DOWNSIDE, WHITE & HANNAH  
IMPROVEMENTS

LEAD NUMBER: 4721  
SHEET: 2 OF 5



# BLUFFVIEW PUD – EXHIBIT C

28.416 ACRES  
GREENLEAF FISK SURVEY ABSTRACT NO. 5  
WILLIAMSON COUNTY, TEXAS  
TITLE SURVEY

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT No. 5 SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING TRACT 1: 25.809 ACRES OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT No. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A 24.469 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2000034315, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 1.6556 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2001009317, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND TRACT 2: 2.607 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT No. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS RECORDED IN DOCUMENT NUMBER 2000034315, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING 28.416 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

### TRACT 1:

**BEGINNING**, at an iron rod found in the south line of that certain tract of conveyed to Rancho Sienna, LP, in Document Number 2004083178, of the Official Public Records of Williamson County, Texas, and being at the northeastern corner of that certain 2.8175 acre tract of land described in a deed recorded in Document Number 2001009319 of the Official Public Records of Williamson County, Texas, also being the northwest corner of said 1.6556 acre tract, for the **POINT OF BEGINNING** for the herein described 25.809 acre tract of land,

**THENCE**, with the common boundary line of said Rancho Sienna tract, and said 1.6556 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. N68°50'14"E, a distance of 1442.39 feet to a 1/2" iron rod found, and
2. S21°23'45"E, a distance of 50.08 feet to a 1/2" iron rod found in the most western east line of said Rancho Sienna tract, and being the northeast corner of said 24.469 acre tract, also being the southeastern corner of said 1.6556 acre tract,

**THENCE**, with the common boundary line of said Ranch Sienna tract, and said 24.469 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°26'46"E, a distance of 199.85 feet to a 1/2" iron rod found, and
2. N71°32'06"E, a distance of 71.65 feet to a 1/2" iron rod found in southern line of said Rancho Sienna, and being the most western northeastern corner of that certain tract of land conveyed to Joseph William Bradley, Benjamin Lewis Bradley, and Herbert David Bradley in Document Number 2013007607 of the Official Public Records of Williamson County, Texas,

**THENCE**, with the common boundary line of said Bradley tract, and said 24.469 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°35'01"E, a distance of 500.67 feet to a 1/2" iron rod found, and

2. S68°42'37"W, a distance of 1509.79 feet to a 1/2" iron rod found in the northern line of said Bradley tract, and being the southwestern corner of said 24.469 acre tract, from which a 1/2" iron rod found in the eastern line of that certain tract of land conveyed to Mary Ann Garlock in Volume 607, Page 768 of the Deed Records of Williamson County, Texas bears S68°39'54"W, a distance of 60.02 feet,

**THENCE**, N21°50'26"W, with the western line of said 24.469 acre tract, a distance of 706.83 feet to a 1/2" iron rod found at the southwestern corner of said 1.6556 acre tract, and being the northwestern corner of said 24.469 acre tract,

**THENCE**, N21°55'58"W, with the western line of said 1.6556 acre tract, a distance of 50.53 feet to the **POINT OF BEGINNING** and containing 25.809 acres of Land.

**TRACT 2:**

**BEGINNING**, at an iron rod found in the eastern right-of-way line of Ronald Reagan Boulevard (right-of-way width varies), being also at the southwestern corner of that certain 2.8175 acre tract of land described in a deed recorded in Document Number 2001009319 of the Official Public Records of Williamson County, Texas, and the northwestern corner of said 2.607 acre tract, for the **POINT OF BEGINNING** for the herein described 2.607 acre tract of land,

**THENCE**, with the common boundary line of said 2.8175 tract, and said 2.607 acre tract, N68°50'42"E, a distance of 2431.35 feet to a 1/2" iron rod found for the westernmost corner of said 24.469 acre tract, and the southernmost corner of a 1.6556 acre tract described in Document Number 2001009317 of the Official Public Records of Williamson County, Texas, also being the northernmost corner of said 2.607 acre tract,

**THENCE**, S21°50'26"E, with the common boundary line of said 24.469 acre tract, and said 2.607 acre tract, a distance of 706.83 feet to a capped iron rod found at the southwestern corner of said 24.4698 acre tract, and the southeastern corner of said 2.607 acre tract, also being in the northern line of that certain tract of land conveyed to Joseph William Bradley, Benjamin Lewis Bradley, and Herbert David Bradley in Document Number 2013007607 of the Official Public Records of Williamson County, Texas,

**THENCE**, with the common boundary line of said Bradley tract, and said 2.607 acre tract, S68°39'54"W, a distance of 60.02 feet to a capped iron rod found at the northwestern corner of said Bradley tract, and being in the eastern boundary line of that certain 13.630 acre tract conveyed to Mary Ann Garlock in Volume 607, Page 768 of the Deed Records of Williamson County, Texas,

**THENCE**, with the common boundary line of said 13.630 acre tract, and said 2.607 acre tract, the following two (2) courses and distance, numbered 1 and 2,

1. N21°50'16"W, a distance of 676.99 feet to an iron rod found, and

2. S68°50'42"W, a distance of 2369.16 feet to a capped 1/2" iron rod set in the eastern right-of-way line of said Ronald Reagan Boulevard, and the northwestern corner of that certain 36.690 acre tract of land conveyed to Pamela Christianson in Document Number 2009014393 of the Official Public Records of Williamson County, Texas,

**THENCE**, N26°01'35"W, with the eastern right-of-way line of said Ronald Reagan Boulevard, a distance of 30.13 feet to the **POINT OF BEGINNING** and containing 2.607 acres of land.

**TRACT 1: 25.809 ACRES**

**TRACT 2: 2.607 ACRES**

**TOTAL 28.416 ACRES**

Surveyed by:

 03 Jul 2014

Aaron V. Thomason ~ R.P.L.S. No. 6214  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon Drive  
Austin, TX 78749  
Phone: (512) 280-5160



BEARING BASIS: TEAXS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203)

**FIELD NOTES**

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE GREENLEAF FISK SURVEY, ABSTRACT No. 5, AND THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT No. 420, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO JOSEPH WILLIAM BRADLEY, BENJAMIN LEWIS BRADLEY, AND HERBERT DAVID BRADLEY IN DOCUMENT NUMBER 2013007607, AND ALL OF A 2.8175 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2001003919, ALSO BEING ALL OF AN INGRESS/EGRESS EASEMENT RECORDED IN DOCUMENT NUMBER 2000034315, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 153.768 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at an iron rod found in the southwest corner of that certain tract of conveyed to Rancho Sienna, LP, in Document Number 2004083178, of the Official Public Records of Williamson County, Texas, and being in the eastern right-of-way line of Ronald Reagan Boulevard (right-of-way width varies), also being the northwestern corner of said 2.8175 acre tract, for the **POINT OF BEGINNING** of the herein described 153.768 acre tract of land,

**THENCE**, N68°49'57"E, with the common boundary line of said Rancho Sienna Tract, and of said 2.8175 acre tract, a distance of 2434.92 feet to a 1/2" iron rod found for the northwest corner of a 1.6556 acre tract described in Document Number 2001009317 of the Official Public Records of Williamson County, Texas, also being the northeast corner of said 2.8175 acre tract,

**THENCE**, S21°55'58"E, with the common boundary line of said 1.6556 acre tract, and said 2.8175 acre tract, a distance of 50.53 feet to a capped iron rod found for the southwest corner of said 1.6556 acre tract, and being the northwest corner of that certain tract of land conveyed to Herbert David Bradley, in Document Number 2000034315 of the Official Public Records of Williamson County, Texas,

**THENCE**, S21°50'26"E, with the western line of said Herbert David Bradley tract, a distance of 706.83 feet to a capped iron rod found in the northern line of that certain tract of land conveyed to Joseph William Bradley, Benjamin Lewis Bradley, and Herbert David Bradley in Document Number 2013007607 of the Official Public Records of Williamson County, Texas, and being the southwest corner of said Herbert David Bradley tract,

**THENCE**, N68°42'37"E, with the northern line of said Bradley tract, and the south line of said Herbert David Bradley tract, a distance of 1509.79 feet to a 1/2" iron rod found at the southeast corner of said Herbert David Bradley tract,

**THENCE**, N21°35'01"W, with the east line of said Herbert David Bradley tract, a distance of 500.67 feet to a 1/2" iron rod found for angle point in the eastern line of said Herbert David Bradley tract, and being in a southern line of said Rancho Sienna tract,

**THENCE**, N68°46'18"E, with a southern line of said Rancho Sienna tract, a distance of 461.10 feet to a capped iron rod set in the west line of Lot 183, Gabriels Overlook, Section One, a subdivision recorded in Cabinet S, Slide 218 of the plat records of Williamson County, Texas, and being the eastern line of the

herein described tract, from which a 1/2" iron rod found in the west line of Lot 184 of said Gabriels Overlook, Section One bears N20°39'26"W, a distance of 115.73 feet,

**THENCE**, with the western boundary line of said Gabriels Overlook Section One and Gabriels Overlook Section Two, a subdivision recorded In Cabinet T, Slide 66 of the Plat Records of Williamson County, Texas, the following fourteen (14) courses and distances, numbered 1 through 14,

1. S20°39'26"E, a distance of 99.29 feet to a 1/2" iron rod found,
2. S20°19'53"E, a distance of 619.82 feet to a 1/2" iron rod found,
3. S20°17'55"E, a distance of 299.77 feet to a capped iron rod set,
4. S20°09'09"E, a distance of 245.67 feet to a 1/2" iron rod found,
5. S20°24'26"E, a distance of 203.13 feet to a 1/2" iron rod found,
6. S20°40'57"E, a distance of 161.81 feet to a capped iron rod set,
7. S20°27'36"E, a distance of 446.51 feet to a capped iron rod set,
8. S13°11'35"E, a distance of 37.04 feet to a capped iron rod set,
9. S19°19'06"E, a distance of 44.52 feet to a capped iron rod set,
10. S28°08'12"E, a distance of 11.60 feet to a capped iron rod set,
11. S21°23'52"E, a distance of 567.01 feet to a capped iron rod set,
12. S21°09'51"E, a distance of 481.46 feet to a 1/2" iron rod found,
13. S21°25'04"E, a distance of 65.30 feet to a capped iron rod set, and
14. S20°50'26"E, a distance of 342.99 feet to a capped iron rod set in the northern line of that certain tract of land conveyed to Jack Garey, recorded in Document Number 1999062462 of the Official Public Records of Williamson County, Texas, also being in the southern line of the herein described tract,

**THENCE**, S68°27'42"W, with the common boundary line of said Jack Garey tract and the herein described tract, a distance of 1974.05 feet to a capped iron rod set at the northwestern corner of said Jack Garey tract, and at the northeastern corner of that certain tract of land conveyed to Joseph V. and Betty D. Crawford, in Volume 2558, Page 44 of the deed Records of Williamson County, Texas, and at the southeastern corner of that certain tract of land conveyed to WCD Parmer 90, LP, in Document Number 2009031843 of the Official Public Records of Williamson County, Texas, and at the most southern corner of that certain tract of land conveyed to Mary Ann Garlock, in Volume 607, Page 768 of the Deed Records of Williamson County, Texas, also being the southwestern corner of the herein described tract,

**THENCE**, with the common boundary line of said Mary Ann Garlock tract, and the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. N21°32'18"W, a distance of 3133.55 feet to a capped iron rod found, and
2. N21°50'16"W, a distance of 676.99 feet to a capped iron rod found at the northeastern corner of said Mary Ann Garlock Tract,

**THENCE**, S68°50'42"W, a distance of 2369.16 feet to a capped iron rod set in the eastern right-of-way line of said Ronald Reagan Boulevard, and at the northwestern corner of that certain tract of land

conveyed to Pamela Christian, in Document Number 2009014393 of the Official Public Records of Williamson County, Texas,

**THENCE**, N26°01'35"W, with the eastern right-of-way line of said Ronald Reagan Boulevard, passing a 1/2 iron rod at 30.13 feet, and continuing in all a total distance of 80.03 feet to the **POINT OF BEGINNING** and containing 153.768 acres of Land.

Surveyed by:  03 FEB 2014  
Aaron V. Thomason ~ R.P.L.S. No. 6214  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon Drive  
Austin, TX 78749  
Phone: (512) 280-5160

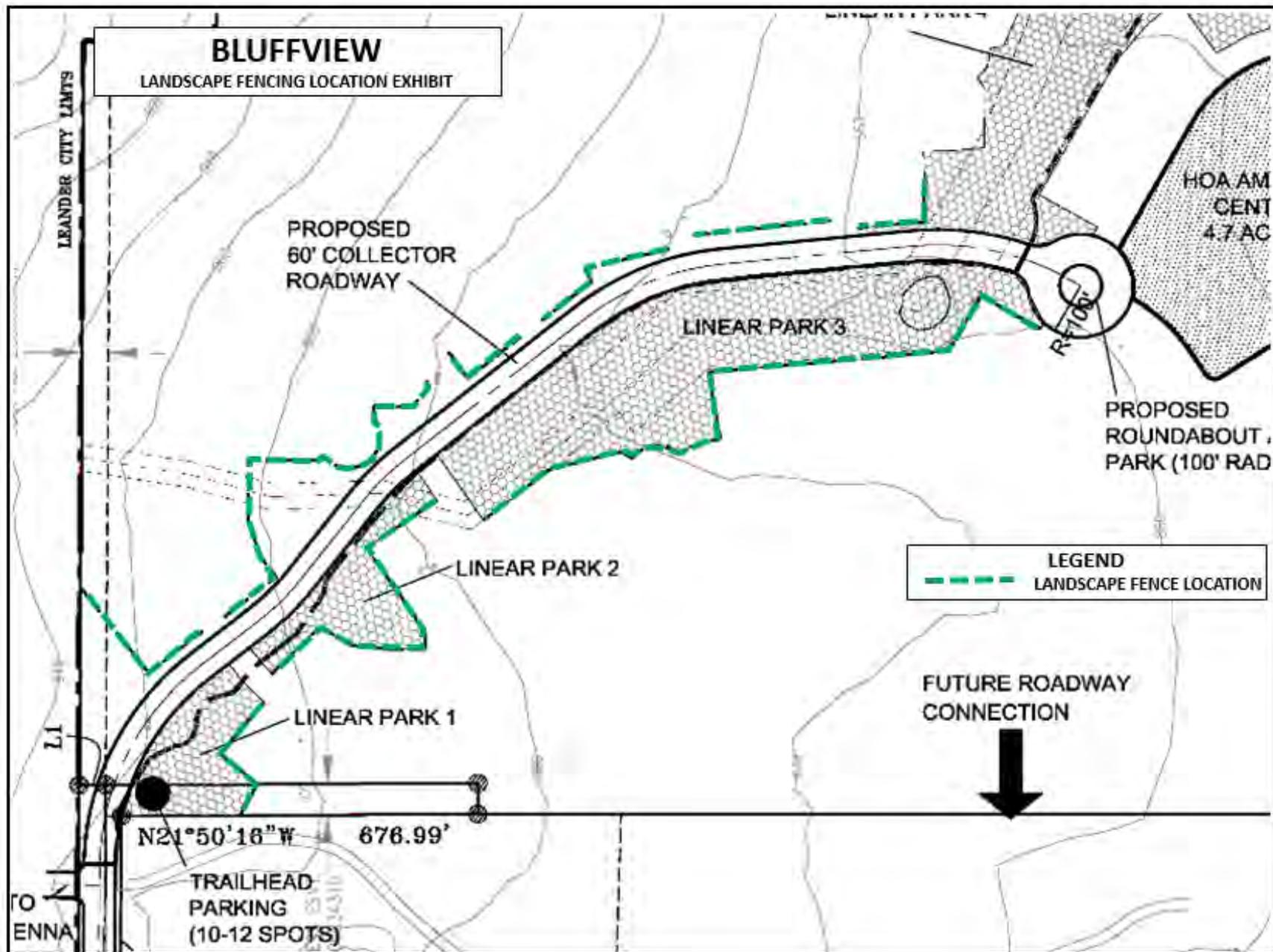


BEARING BASIS: TEAXS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203)

**BLUFFVIEW PUD – EXHIBIT D**



# BLUFFVIEW PUD – EXHIBIT E





February 29, 2016

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

**RE: LETTER OF INTENT FOR PUD ZONING for the BRADLEY TRACT  
CBD # 4731**

Dear Ms. Griffin:

On behalf of our client, Development Solutions Bradley, LLC we are providing our Letter of Intent for PUD Zoning for the subject tract. This tract is 182.184 acres of land located east of Ronald Reagan and just north of the South San Gabriel River.

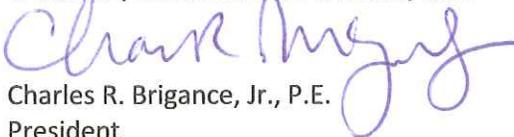
Access will be taken from Ronald Reagan via an 80' wide neck running from Ronald Reagan to the main body of the subject tract. This entrance off of Ronald Reagan will be a right-in/right-out intersection unless right-of-way is procured from the Christianson tract to allow access to an existing median break in Ronald Reagan Blvd. Secondary access will be taken from Rancho Sienna subdivision to the north. The tract is bounded by the South San Gabriel River (Garey Park) on the south, by Gabriel's Overlook to the east, by Rancho Sienna to the north, and by the Garlock and Christianson tracts to the west.

We are proposing PUD zoning as a means to allow for some flexibility in single family residential zoning so that we can respond to rapidly changing market conditions without potentially numerous re-zoning applications based on future layout changes. We propose to limit our development to a maximum of 50% SF-C lots, a minimum of 30% SF-U lots and a minimum of 20% SF-S lots. All lots are proposed as Type 2-B architecture as a minimum. The lots will comply with the appropriate standard zoning category in terms of setbacks, impervious cover, and building coverage.

All roadway and utility design will comply with City of Leander requirements and the Project will comply with the City's Parkland Dedication and tree protection requirements.

Please let us know if you have any questions.

Best Regards,  
**CARLSON, BRIGANCE & DOERING, INC.**

  
Charles R. Brigance, Jr., P.E.  
President

Leander Planning and Zoning Commission  
Leander City Council

I write to as a resident of Gabiel's Overlooks whose property shares a boundary with the former Bradley Ranch. Our property is indicated on Exhibit B as lot 15 in Gabriel's Overlook. We have lived on this property for over 9 years and of course, you would expect that we have a vested interest in how the former Bradley Ranch is developed. But we also have a vested interest in the health and future of the South San Gabriel River which is a rare and precious natural resource and one that the Garey Park development will depend on for its natural beauty.

I am not an engineer nor have I seen all the documents related to the Bluffview development, but I respectfully implore you to order a river impact study before approving any rezoning or the concept of the Bluffview Park plan. I am particularly concerned about the pond/lift station which could change the eco system for the river. During rain events and particularly heavy rain events, the Bradley field serves as path for a HUGE amount of water that feeds the river. During heavy rains, the water sounds like Niagara Falls. Over untold numbers of years the water has developed a 30 foot drop to the rock bottom of the river. There is also a huge oak tree that this water feeds and every tree expert that we have had at our property has said that tree is holding up the bank of the river. If the pond/lift station is water retention and slows water from going into the river then it is ecologically irresponsible.

I also ask that the Zoning Commission and City Council that they consider carefully the impact to the river of more dense housing rather than single-family rural lots. More dense housing is a way for the owner/developer to get more revenue from precious land, but is this increased revenue worth the future of South San Gabriel River?

Both my husband and I would be delighted to talk with the developer. Unless you have experienced the amount of water coming across that land to the river there is no way to really understand why the power of nature should be preserved.

So, Zoning Commission and City Council – yours is a significant decision - I implore that you consider the impact to the river which once damaged by development can never be revived.

Most Sincerely,

Susan C. Harkins  
153 Waterford Ln

512-796-8465

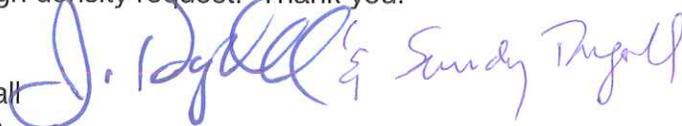
From: [REDACTED]  
Subject: Bradley Ranch Rezoning Proposition  
Date: July 19, 2016 at 4:08 PM  
To: Leander City Council  
Cc: Leander Planning and Zoning Commission

We live in Gabriel's Overlook subdivision and are extremely concerned about the proposed density rezoning of the Bradley Ranch Parcel. We urge you to deny this request on several grounds, fire safety being one of the major ones.

Is a new fire station proposed? A new school? Other emergency services? There is so much growth along the Raegan corridor we think these issues are very important.

Please deny this high density request. Thank you.

John & Sandy Dugall  
114 Waterford Lane  
Georgetown, Tx. 78628

A handwritten signature in blue ink, appearing to read "J. Dugall & Sandy Dugall". The signature is written in a cursive style and is positioned to the right of the typed name and address.

## Robin Griffin

---

**From:**  
**Sent:** Friday, July 22, 2016 3:19 PM  
**To:** Robin Griffin  
**Subject:** Letter to zoning and city council

149 Waterford Lane  
Georgetown, TX

Dear Leander Planning & Zoning and Leander City Council,

We write today to oppose the rezoning of the Bradley property from Single-Family Rural to PUD with base zoning districts of SFS-2-A, SFU-2-A, SFC-2-A.

We are concerned about increased traffic on already stressed highways (Highway [29 and Ronald Reagan Blvd](#)) – especially in case of emergency. We are concerned about increased pervious cover and flooding. Our property is within 100 feet of the proposed Pond/Lift Station right next to the FEMA floodplain. Increased pervious cover upstream means more water flowing into our property and house.

We are also concerned about the affect of the development on the South San Gabriel River. The cities of Georgetown and Leander are investing considerable monies into Garey Park and the South San Gabriel Trail Park. It would be a pity if the South San Gabriel ran dry.

City-style compact zoning is just not in keeping with the area. It will make more money for the Minneapolis developer, but negatively affects these Leander and Georgetown rural neighborhoods.

Thank you for your time and attention,

Carolyn & Jon Ahrens



## EXECUTIVE SUMMARY

JULY 28, 2016

**Agenda Subject:** Zoning Case 16-Z-014: Hold a public hearing and consider action on the rezoning of several parcels of land located at 8660 183A Toll; 27.285 acres more or less; WCAD Parcels R433144, R519276, and R031359. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial); Leander, Williamson County, Texas.

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

**Origination:** Applicant: Anthony Shaleesh on behalf of First State Bank Central Texas; T. Gerry Gamble.

**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

07/06/2016



# PLANNING ANALYSIS

## ZONING CASE 16-Z-014 PEC OPERATIONS CENTER PUD REZONING

### GENERAL INFORMATION

- Owner:** First State Bank Central Texas (T. Gerry Gamble)
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)  
Interim SFS-2-B (Single-Family Suburban)
- Proposed Zoning:** PUD (Planned Unit Development) with the following base zoning districts:  
LO-2-A (Local Commercial)  
HC-5-D (Heavy Commercial)
- Size and Location:** The property is generally located to the southeast of the intersection of RM 2243 and 183A Toll and includes approximately 27.285 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	SFS-2-B	Undeveloped Land Zoned for Interim Single-Family uses
EAST	SFS-2-B SFR-1-B	Religious Institution
SOUTH	SFR-1-B	Undeveloped Land Zoned for Interim Single-Family uses
WEST	TOD	Undeveloped Land in the Conventional Sector of the TOD

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
---

**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.

**HC – HEAVY COMMERCIAL:**

*Features:* Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

*Intent:* Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector 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 LI 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 5 (non-residential only):**

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

*Intent:*

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.

- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

**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 D (non-residential only):**

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

*Intent:*

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Mixed Use Corridors are areas along arterials between Centers that have available land and should be developed to preserve the integrity of the corridor and maintain mobility. These corridors include land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep).

**ANALYSIS:**

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of the Pedernales Electric Cooperative Operations Center. The surrounding properties to the north, east and south are zoned for interim single-family uses. The property to the east is an established religious institution. The properties to the west are undeveloped and are part of the Conventional Development District of the TOD.

A PUD district can be an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a specific use that includes waivers as well as higher design standards.

This property was previously occupied by a construction company with office warehouse and outdoor yard space. The site currently includes a parking area and buildings. This proposal would expand the paving and buildings on the site and will also include warehouse space, renewable energy demonstration area, outdoor storage, and truck parking.

The following base districts have been proposed for this PUD:

- LO-2-A (Local Office)
- HC-5-D (Heavy Commercial)

The LO-2-A district (Local Office) is proposed for the portion of the property adjacent to 183A Toll as shown in the Conceptual Site Layout and Land Use Plan. The main office building and renewable energy demonstration area will be included on this portion of the property. The hours of operation are 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday.

The remainder of the property is proposed to be HC-5-D zoning district. This area will allow for outdoor storage, warehouse, mechanic building, and covered parking.

The Type A Architectural Component requires that all structures are eight five (85%) percent masonry and have a minimum of five different design features. The Type D Architectural Component requires that all structures are 60% masonry on street facing walls and 35% overall. Metal walls are permitted on walls that do not face the street.

This application includes the following higher standards and waivers.

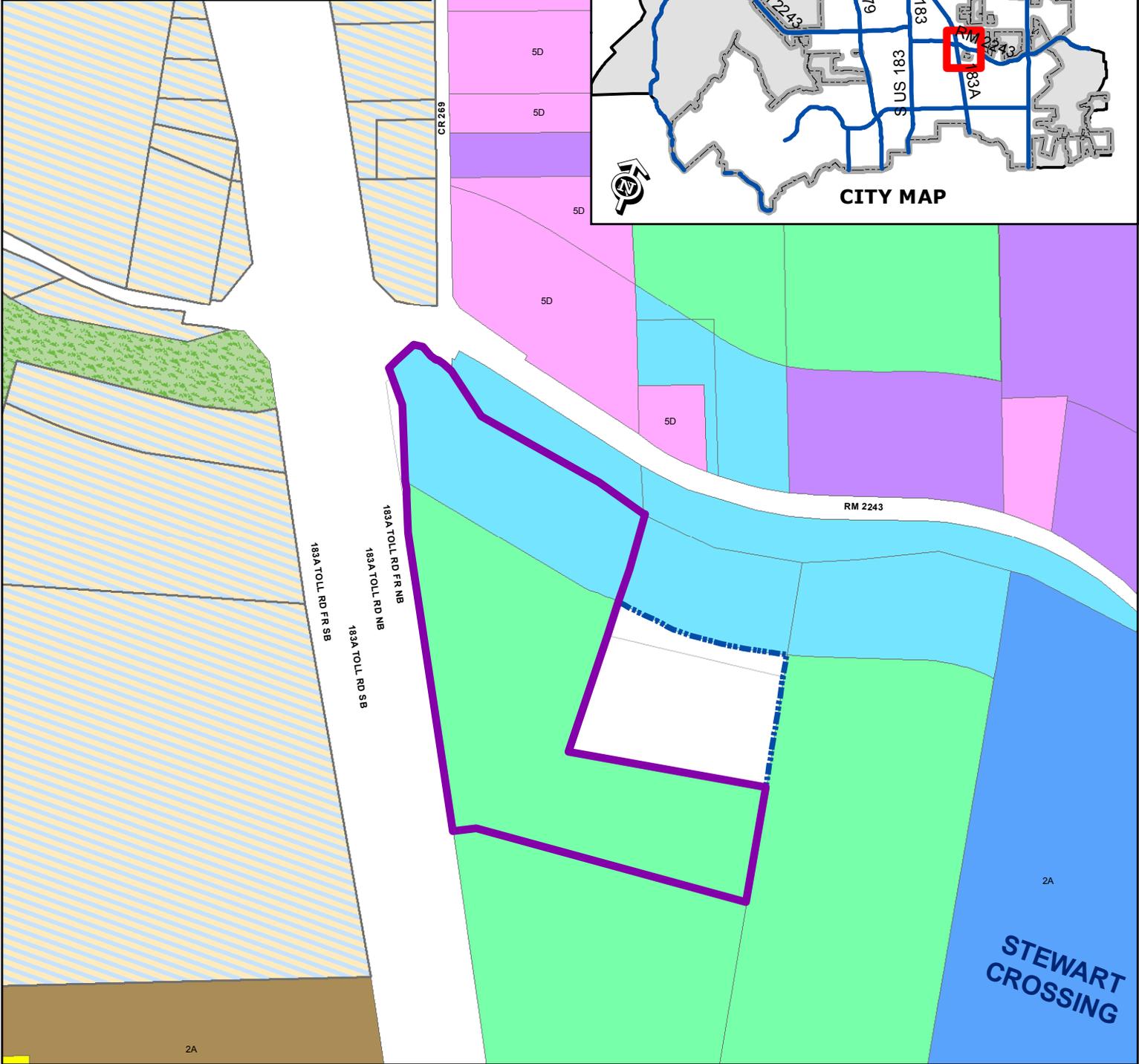
HIGHER STANDARDS	WAIVERS
<b>COMPOSITE ZONING ORDINANCE</b>	
Type A Architectural Component along 183A	-
Masonry Screening Wall	-
LED lighting and decorative poles on site	-
-	Heavy Commercial Zoning
-	Outdoor storage

This property is located within a Mixed Use Corridor. Corridors are the areas between centers that support a broad range of uses and activities, including retail, offices, residential and institutional. They serve as the major links between destinations within a community. Mixed Use Corridors typically have available land and should be developed to preserve the integrity of the corridor and maintain mobility. The compatible use components include LC (Local Commercial) at intersections, LO (Local Office), TF (Two-Family), SFT (Single-Family Townhome), SFL (Single-Family Limited), or PUD (Planned Unit Development). These corridors include land within approximately 500 feet of the outer edge of the right-of-way. This corridor extends along 183A Toll Road to the south along the property.

**STAFF RECOMMENDATION:**

Staff recommends approval of the PEC Operations Center PUD. This PUD will provide for local office uses along 183A and heavy commercial uses on the remainder of the property. The PUD provides for higher standards including the Type A architectural component and a masonry screening wall that balance the proposed waivers. This request complies with the Comprehensive Plan and the intent statements of the Composite Zoning Ordinance.

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



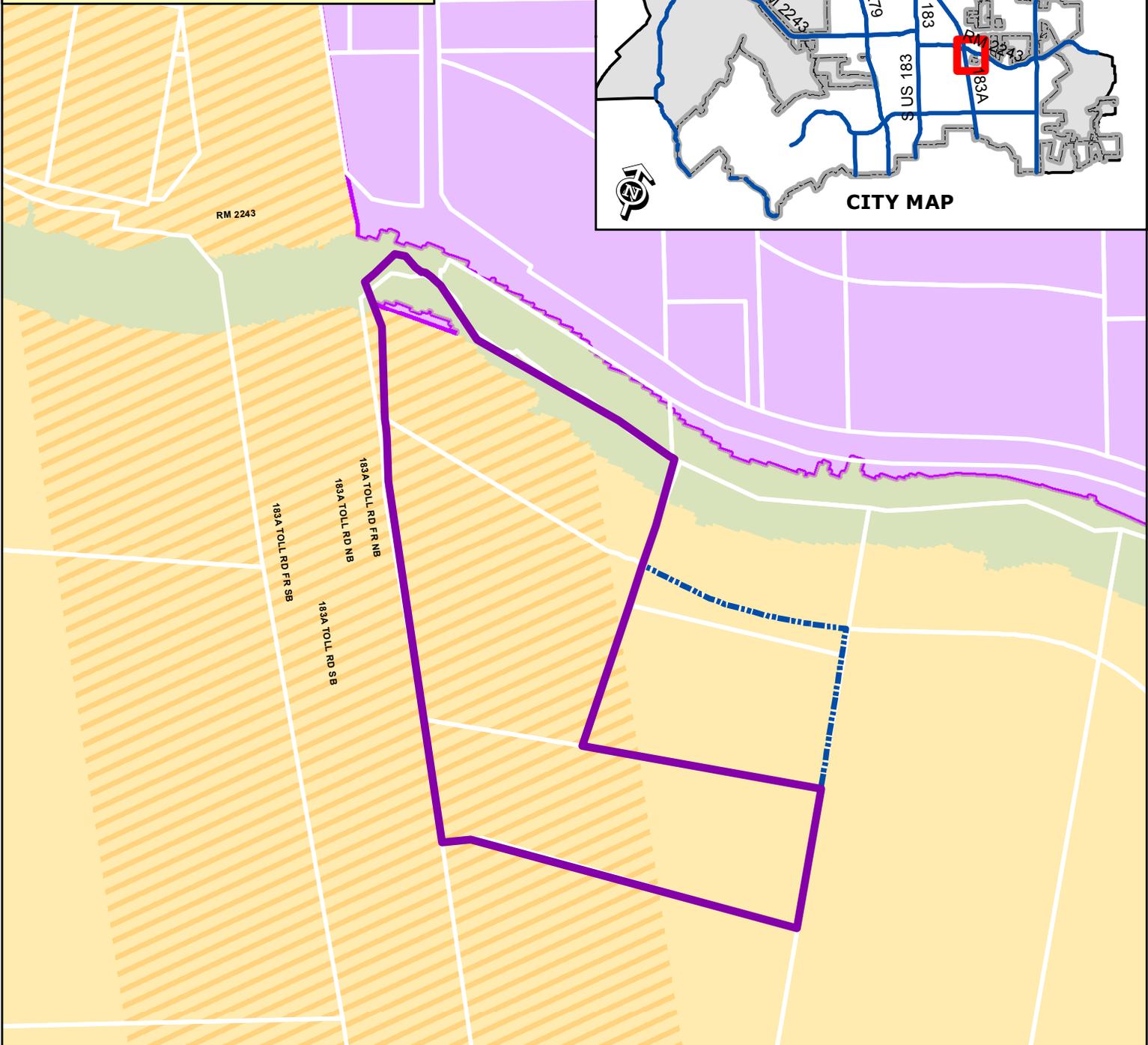
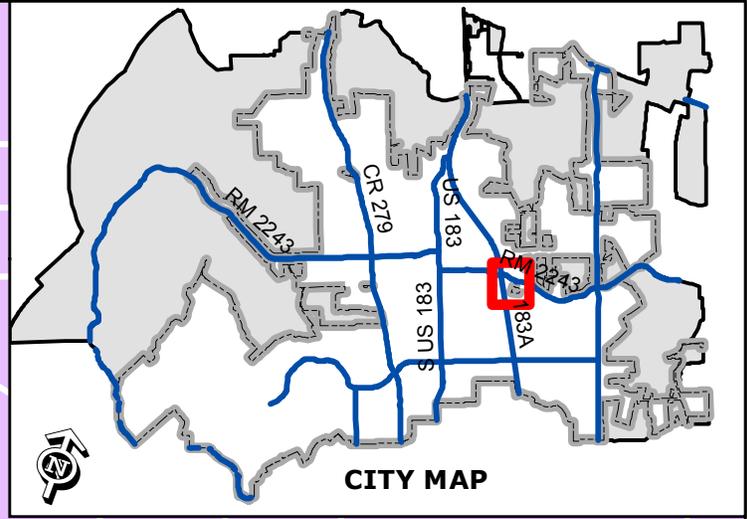
## ZONING CASE 16-Z-014 Attachment #2

Current Zoning Map - PEC 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 16-Z-014 Attachment #3**

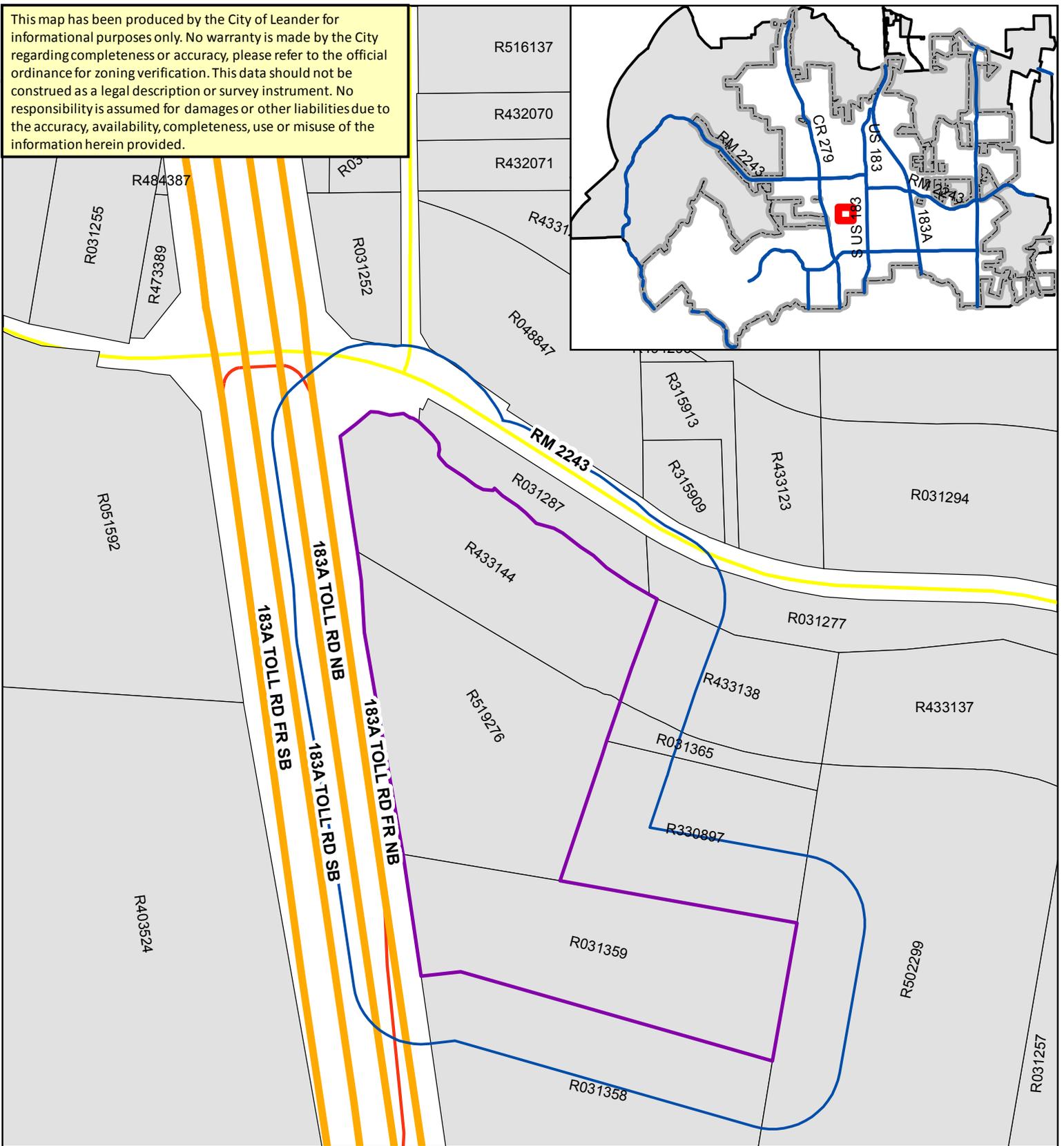
Future Land Use Map - PEC PUD

 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	


0 200  
Feet

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## ZONING CASE 16-Z-014

### Attachment #4

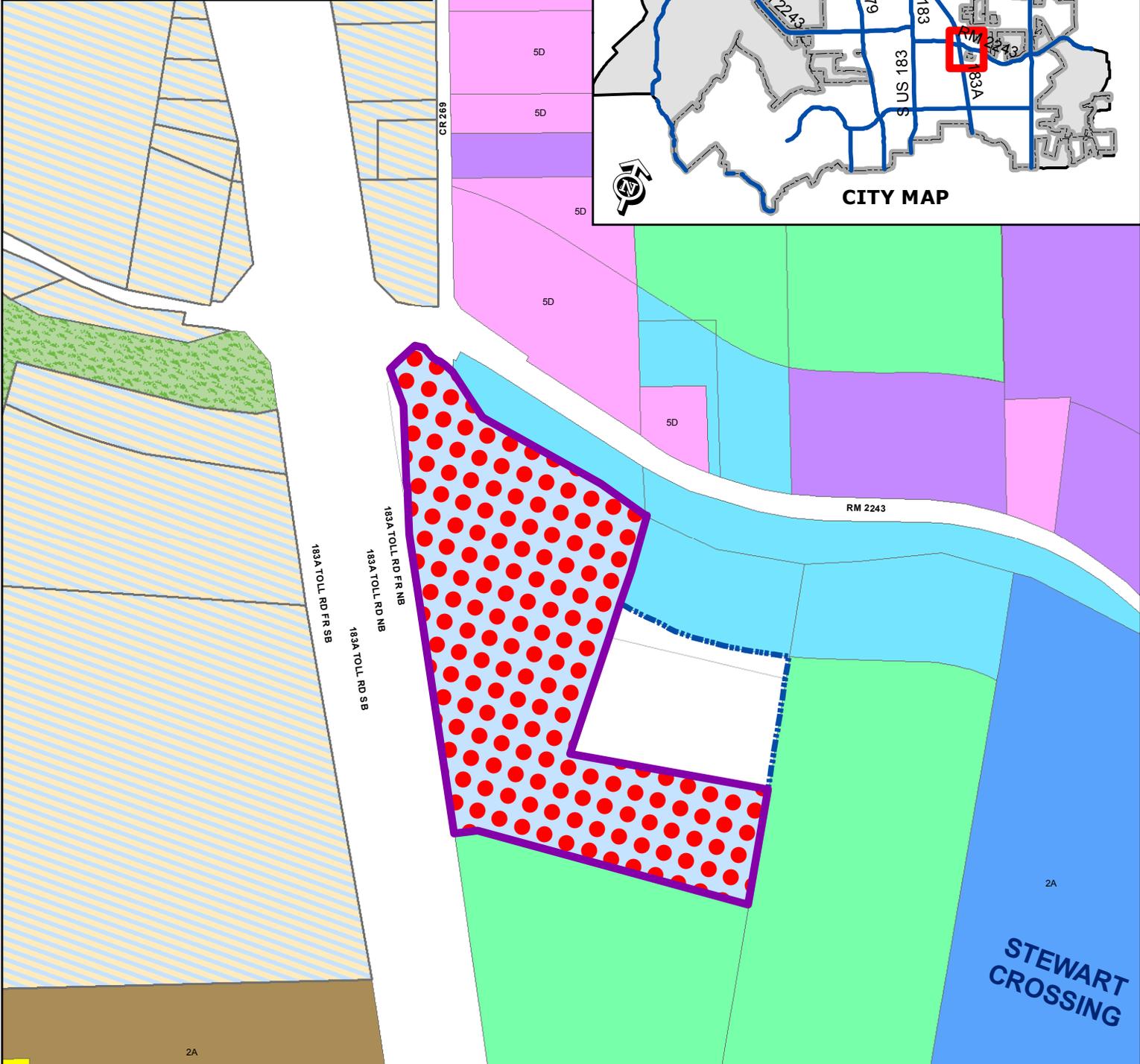
Notification Map  
PEC Leander

- Public Notification Boundary
- Subject Property
- WCAD Parcels



0 90 180  
Feet

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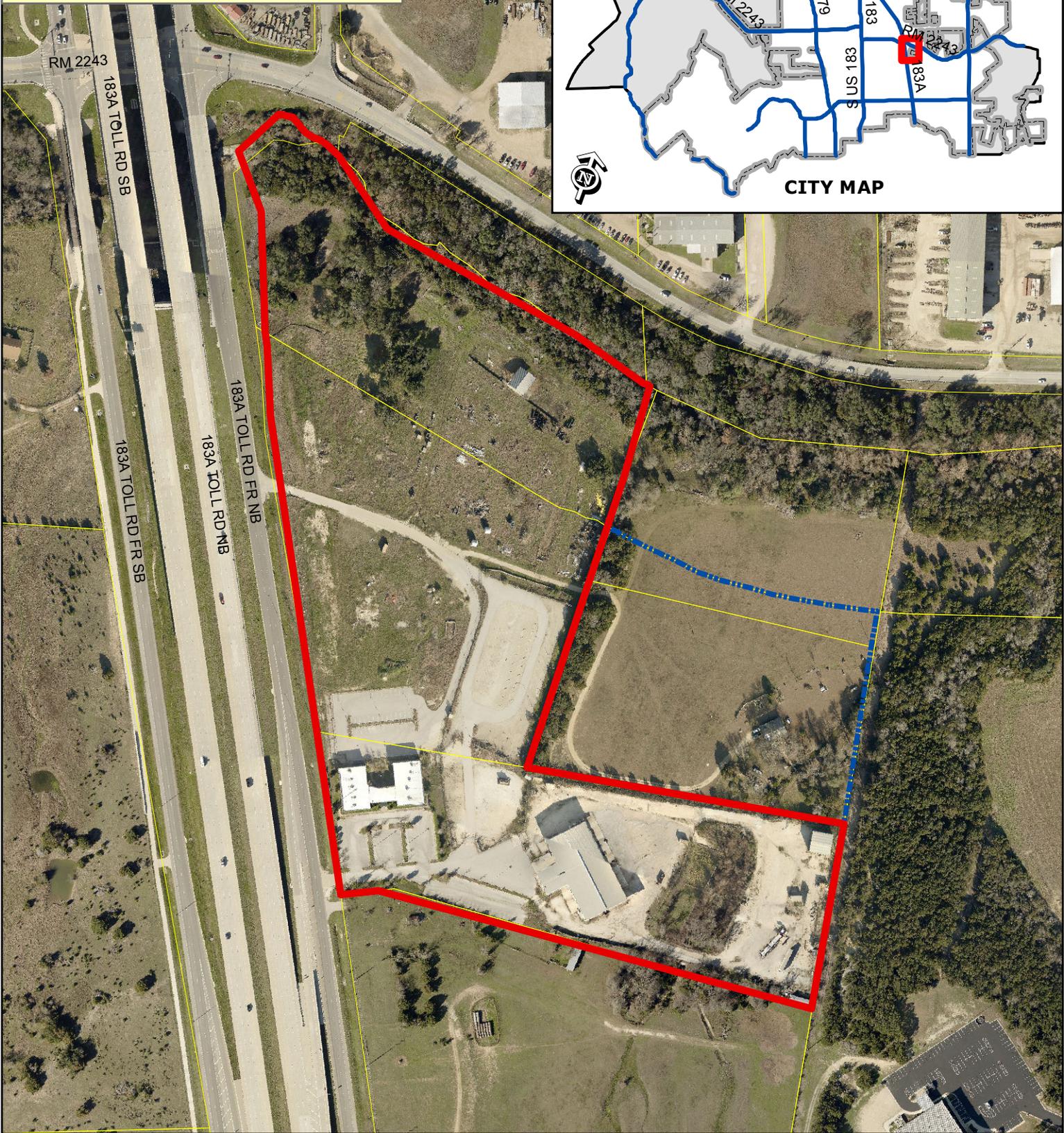
**ZONING CASE 16-Z-014 Attachment #5**

Proposed Zoning Map - PEC 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

  
  
 Feet

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 16-Z-014 Attachment #6

Aerial Exhibit - Approximate Boundaries  
PEC PUD



-  Subject Property
-  City Limits

**EXHIBIT A  
PEDERNALES ELECTRIC COOPERATIVE OPERATIONS  
CENTER PUD**

**1. Purpose and Intent**

- a. The Pedernales Electric Cooperative (PEC) Operations Center PUD is comprised of approximately 27.285 acres located at the southeast corner of the intersection of Highway 183A Frontage Road and RM 2243 in Leander, Texas, as shown in Exhibit D. The development of this property is an operations center for PEC.
- b. The Pedernales Electric Cooperative (PEC) is proposing to construct a new operations center on this property providing a convenient location for customer service to the growing client base in this area as well as a hub for the maintenance of their facilities.

**2. Applicability and Base Zoning**

- a. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
- b. For the purpose of establishing development standards for the PUD, base zoning of LO-2-A (local Office) and HC-5-D (Heavy Commercial) have been selected from the Leander Composite Zoning Ordinance for the development of PEC Leander Operation Center.
- c. PEC Main building will be located within LO-2-A zoning and adjacent to 183A Toll Road. The remainder of the tract will zoned HC-5-D as shown in Exhibit B.

**3. Conceptual Site Layout & Land Use Plan**

- a. A Conceptual Site Layout and Land Use Plan have 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.

**4. Allowable Use**

- a. The use will be an operations center for Pedernales Electric Cooperative. A typical PEC Operations Center includes the following facilities:
  - 1) Main office building
  - 2) Warehouse building
  - 3) Mechanic's shop building
  - 4) Covered parking for service trucks.
  - 5) Outdoor storage areas for equipment and materials.
  - 6) Renewable Energy demonstration area.

5. **Development Design Standards**

- a. PEC is proposing to comply with the City of Leander Development design standards as modified by this PUD to allow the development of the site as shown in Exhibit B Conceptual Site Layout and Land Use Plan.

6. **Architectural Standards**

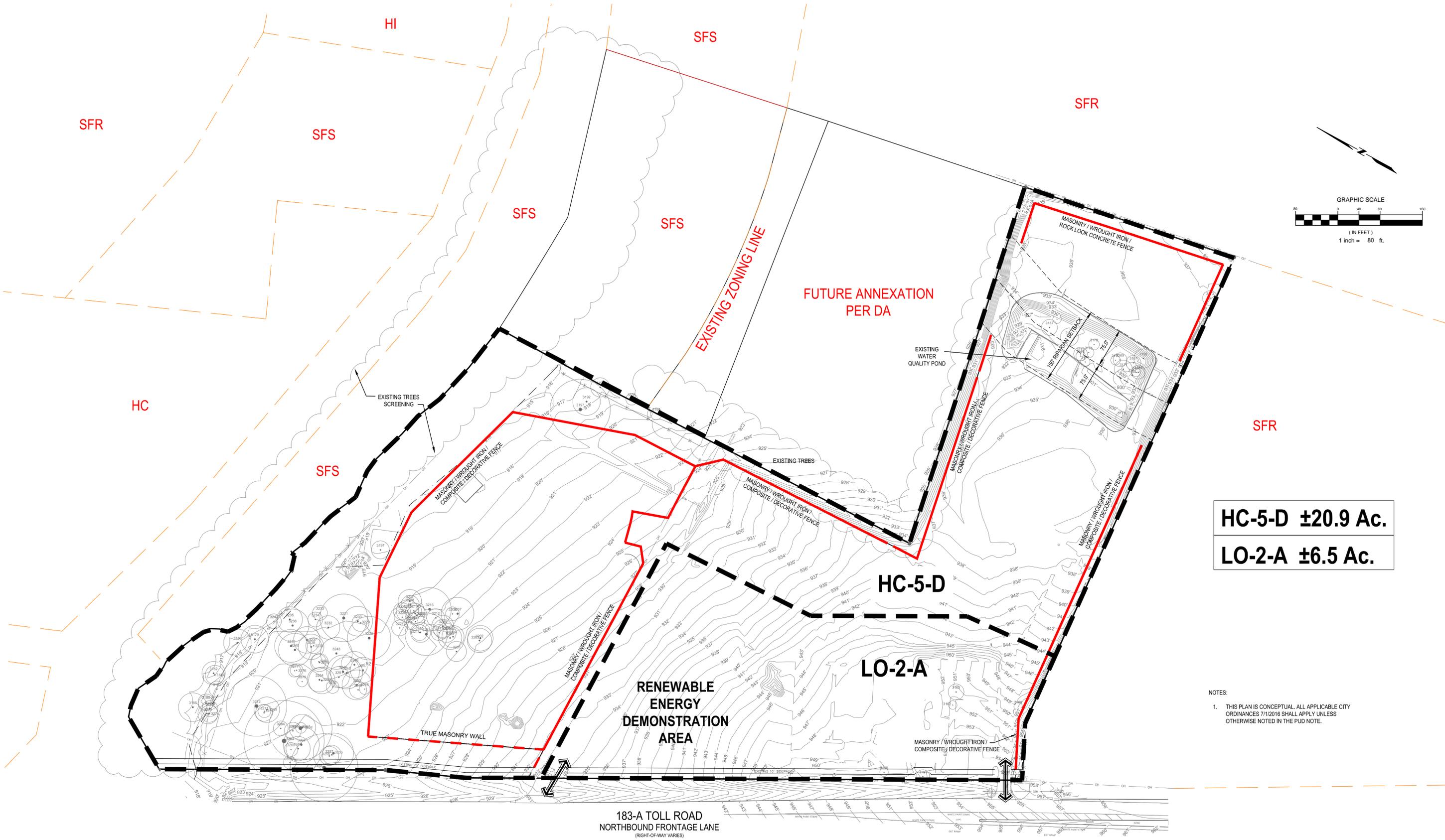
- a. The structures located within the LO-2-A area shown on Exhibit B shall substantially comply with the elevations shown in Exhibit C.

7. **Screening & Landscaping**

- a. A six (6') foot tall masonry wall will be constructed along 183A Toll as shown in Exhibit B. This wall shall be comprised of brick, stone, or stucco. Landscaping as required by the ordinance will be provided between the roadway and the screening wall.
- b. All other screening walls identified in Exhibit B shall be comprised of masonry, decorative concrete panels, or wrought iron/decorative tubular metal.
- c. The development shall comply with the applicable Landscape Requirements for LO and HC.

8. **Lighting**

- a. Parking lot lighting shall be LED and have decorative poles.



**HC-5-D ±20.9 Ac.**  
**LO-2-A ±6.5 Ac.**

NOTES:  
 1. THIS PLAN IS CONCEPTUAL. ALL APPLICABLE CITY ORDINANCES 7/1/2016 SHALL APPLY UNLESS OTHERWISE NOTED IN THE PUD NOTE.

# Exhibit B Conceptual Site Layout and Land Use Plan

**CA** Cunningham | Allen, Inc.  
 Engineers • Surveyors • Planners  
 Tel: (512) 327-2946  
 www.cunningham-allen.com  
 TBPE REG. NO. F-284  
 TBPLS FIRM NO. 10000900  
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**NORTHWEST OPERATIONS CENTER - MARBLE FALLS DISTRICT OFFICE**

PEDERNALES ELECTRIC COOPERATIVE, INC.

**EXHIBIT C ARCHITECTURAL RENDERING**



**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
27.285 ACRES OUT OF THE ELIJAH D. HARMON  
SURVEY, ABSTRACT 6  
WILLIAMSON COUNTY, TEXAS**

ALL THOSE TWO CERTAIN PARCELS OR TRACTS OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT No. 6, IN WILLIAMSON COUNTY, TEXAS, DESCRIBED HEREIN AS TRACT 1 AND TRACT 2; **TRACT 1** BEING A 9.260 ACRE REMAINING PORTION OF A 10.730 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEES DEED TO FIRST STATE BANK CENTRAL TEXAS, OF RECORD IN DOCUMENT No. 2013000180 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SIAD 9.260 ACRES BEING ALL OF SAID 10.730 ACRE TRACT **SAVE AND EXCEPT** A PORTION OF A TRACT CALLED 3.629 ACRES CONVEYED BY J.C. EVANS CONSTRUCTION HOLDINGS, INC. TO WILLIAMSON COUNTY, TEXAS IN A SPECIAL WARRANTY DEED FOR HIGHWAY 183-A, OF RECORD IN DOCUMENT No.2005036985 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, **AND TRACT 2**, BEING ALL OF THAT SAME CERTAIN TRACT CALLED 18.024 ACRES, (FOUND BY SURVEY TO BE 18.025 ACRES) IN A SUBSTITUTE TRUSTEES DEED TO FIRST STATE BANK CENTRAL TEXAS, OF RECORD IN DOCUMENT No. 2013000178 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

## **TRACT 1 – 9.260 ACRES**

BEGINNING at a capped iron rod stamped SAM INC found in the east ROW line of US Highway 183-A Toll Road, in the south line of said 10.730 acres, at the southeast corner of the above referenced Hwy. 183-A ROW deed recorded in Document No. 2005036985, in the north line of a remnant of the parent tract of said Tract 1 and Tract 2 and others, described in a partition deed to Harold E. Stewart of record in Volume 551, Page 51 of the Deed Records of Williamson County, Texas, said remnant being most recently transferred to B & W Carlene Pruett Family Trust by instrument of record in Document 2014086990 of the Official Public Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof, and from which a Texas Department of Transportation (TxDOT) Type II brass disc in concrete bears N28°12'57"W at a distance of 1053.49 feet, (bearing basis for this survey from said Hwy. 183-A deed)

THENCE with the east ROW line of US Hwy. 183-A Toll road and west line hereof N28°12'57"W for a distance of 359.43 feet to a calculated point occupied by a steel fence brace at the northwest corner hereof and southwest corner of Tract 2 described below, and from which another TxDot Type II monument found bears N28°12'57"W at a distance of 1.79 feet

THENCE with the south line of said Tract 2 described below and the north line of said 10.730 acre tract and north line hereof, N79°40'21"E for a distance of 468.52 feet to a 3/8" iron rod found in the north line of said 10.730 acre tract, at the southeast corner of Tract 2 described below, at the southwest corner of a tract called 5.98 acres in a deed to Michael N. Hudson, of record in Volume 2434, Page 438 of the Official Public Records of Williamson County, Texas, for an angle point in the north line hereof

THENCE with the north line of said 10.730 acre tract and south line of said Hudson 5.98 acre tract, N79°43'01"E for a distance of 706.22 feet to a capped iron rod stamped JC EVANS found and taken to be the northeast corner of said 10.730 acre tract, in or near the west line of a tract called 33.00 acres in a deed to Generations Ministries Inc. recorded in Document No. 2009023887 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof, and from which a 3/8" iron rod found, taken to mark the southeast corner of said Hudson tract, bears N78°37'E at a distance of 2.91 feet

THENCE with the east line of said 10.730 acre tract and east line hereof, lying along or westerly of the Generations Ministries tract as evidenced by records and monuments found, S10°00'12"E for a distance of 416.66 feet to a capped iron rod stamped JC Evans found at the southeast corner of said 10.730 acre tract being at or near the northeast corner of the remainder of the said Pruett tract for the southeast corner hereof

THENCE with the south line of said 10.730 acre tract and north line of said Pruett remainder tract, S85°50'20"W for a distance of 963.09 feet to a capped iron rod stamped SAM INC found at an angle point in said line and angle point hereof

THENCE continuing with the south line of said 10.730 acre tract and north line of said Pruett remainder, S64°30'50"W for a distance of 108.23 feet to the POINT OF BEGINNING hereof and containing a calculated area of 9.260 acres of land, more or less.

## **TRACT 2 – 18.025 ACRES**

COMMENCING at a capped iron rod stamped SAM INC found in the east ROW line of US Highway 183-A Toll Road, in the south line of said 10.730 acres, at the southeast corner of the above referenced Hwy. 183-A ROW deed recorded in Document No. 2005036985, in the north line of a remnant of the parent tract of said Tract 1 and Tract 2 and others, described in a partition deed to Harold E. Stewart of record in Volume 551, Page 51 of the Deed Records of Williamson County, Texas, said remnant being most recently transferred to B & W Carlene Pruett Family Trust by instrument of record in Document 2014086990 of the Official Public Records of Williamson County, Texas and from which a Texas Department of Transportation (TxDOT) Type II brass disc in concrete bears N28°12'57"W at a distance of 1053.49 feet, (bearing basis for this survey from said Hwy. 183-A deed); Thence with the east ROW line of US Hwy. 183-A Toll road and west line of Tract 1 described above, N28°12'57"W for a distance of 359.43 feet to a calculated point occupied by a steel fence brace at the southwest corner hereof and POINT OF BEGINNING hereof

THENCE with the east ROW line of US Hwy. 183-A Toll Road, east line of said Williamson County ROW deed recorded in Document No. 2005036985, Official Public Records of Williamson County, Texas, and west line of said 18.025 (as surveyed) tract, N28°12'57"W at a distance of 1.79 feet passing a TxDot Type II brass disc monument, and continuing on for a total distance of 694.06 feet to another TxDot Type II brass disc monument found at an angle point

THENCE continuing with the west line of said 18.025 acre tract and east ROW line of US Hwy. 183-A Toll Road, N22°55'51"W at a distance of 140.48 feet passing a TxDot Type II brass disc found, and continuing on for a total distance of 152.54 feet to a capped iron rod found stamped SAM INC at an angle point in said line for an angle point hereof

THENCE continuing with said line, N28°12'57"W for a distance of 428.40 feet to a Mag nail to be set in rock at the northwest corner of said 18.025 acre tract and northwest corner hereof

THENCE continuing with said line, N31°06'13"E for a distance of 114.42 feet to calculated point at a corner of said Williamson County US Hwy. ROW deed, in the north line of said 18.025 acre tract and south line of FM 2243, in the centerline of Brushy Creek, for a corner hereof

THENCE with the center of Brushy Creek and with the north line of said 18.025 acre tract, south line of FM 2243 and then the south line of a tract described as 2.31 acres in a deed to the Leander Volunteer Fire Department, of record in Volume 1464, Page 121 of the Official Public Records of Williamson County, Texas, and then with the south line of a tract called 5.30 acres in a deed to the City of Leander, of record in Volume 1474, Page 953 of the Official Public Records of Williamson County, Texas, the following 30 calls:

- 1) N63°25'18"E for a distance of 1.01 feet to a calculated point
- 2) N73°43'00"E for a distance of 20.69 feet to a calculated point
- 3) N85°01'10"E for a distance of 35.42 feet to a calculated point
- 4) S62°51'20"E for a distance of 41.18 feet to a calculated point
- 5) S79°13'23"E for a distance of 20.90 feet to a calculated point
- 6) N88°09'04"E for a distance of 11.44 feet to a calculated point
- 7) S78°09'50"E for a distance of 19.48 feet to a calculated point
- 8) S65°49'26"E for a distance of 57.57 feet to a calculated point

9) S55°27'35"E for a distance of 28.94 feet to a calculated point  
 10) S25°49'38"E for a distance of 17.36 feet to a calculated point  
 11) S06°30'58"E for a distance of 12.05 feet to a calculated point  
 12) S20°15'45"E for a distance of 7.19 feet to a calculated point  
 13) S52°41'04"E for a distance of 7.05 feet to a calculated point  
 14) S63°35'18"E for a distance of 29.55 feet to a calculated point  
 15) S75°59'12"E for a distance of 63.46 feet to a calculated point  
 16) S72°17'16"E for a distance of 39.86 feet to a calculated point  
 17) S82°24'47"E for a distance of 25.26 feet to a calculated point  
 18) N74°27'30"E for a distance of 30.10 feet to a calculated point  
 19) N11°46'15"E for a distance of 7.35 feet to a calculated point  
 20) S65°49'33"E for a distance of 32.00 feet to a calculated point  
 21) S75°21'53"E for a distance of 52.75 feet to a calculated point  
 22) S70°38'57"E for a distance of 32.24 feet to a calculated point  
 23) S64°13'18"E for a distance of 44.18 feet to a calculated point  
 24) N85°33'29"E for a distance of 53.65 feet to a calculated point  
 25) S81°54'50"E for a distance of 28.99 feet to a calculated point  
 26) S72°21'13"E for a distance of 67.30 feet to a calculated point  
 27) S76°32'01"E for a distance of 45.07 feet to a calculated point  
 28) S66°20'49"E for a distance of 52.23 feet to a calculated point  
 29) S75°31'15"E for a distance of 81.21 feet to a calculated point  
 30) S80°23'47"E for a distance of 93.47 feet to a calculated point in the south line of said City of Leander 5.30 acre tract and northwest corner of a tract called 5.98 acres and described in a deed to Edwin N. Hudson, of record in Volume 2434, Page 432 of the Official Public Records of Williamson County, lately described in quitclaim deeds to Michael N. Hudson of record in Document No. 2015058158 and Document No. 2015058159, both of the Official Public Records of Williamson County, Texas, at the northeast corner of said 18.025 acre tract and northeast corner hererof

THENCE with the east line of said 18.025 acre tract, and west lines of said Hudson tracts described in Document Nos. 2015058158, 2015058159 and Volume 2434, Page 438, all of the Official Public Records of Williams County, Texas, the following 5 calls:

- 1) S00°30'10"W, at a distance of 81.50 feet passing a ½" iron rod found near a fence corner post, and continuing on for a total distance of 218.81 feet to a capped iron rod stamped G & R Surveying, found at an angle point
- 2) S 01°26'08"E for a distance of 236.59 feet to a 3/8" iron rod found at the

northeast corner of 30' access easement of record in Volume 869, Page 275 and Volume 1952, Page 142 of the Deed Records of Williamson County, Texas, for an angle point hereof

3) S01°33'33"E at a record distance of 15' passing the common west corner of said Hudson tract, and continuing on for a total distance of 30.05 feet to a 3/8" iron rod found at the southeast corner of said access easement and an angle point hereof

4) S01°18'42"E for a distance of 166.76 feet to a calculated point for an angle point hereof

5) S01°23'42"E for a distance of 223.23 feet to a 3/8" iron rod found at the southwest corner of the first mentioned above Michael Hudson 5.98 acre tract, in the north line of Tract 1 above described, at the southeast corner of said 18.025 acre tract and southeast corner hereof

THENCE with the north line of Tract 1 above described and south line of said 18.025 acre tract. S79°40'21"W for a distance of 468.52 feet to the POINT OF BEGINNING hereof and containing a calculated area of 18.025 acres of land, more or less.

As surveyed February 08, 2016 See Land Title Survey Plan No. 160014K, attached and made a part hereof

 2/17/16

Michael Samford, RPLS 3693  
Description prepared 02/17/16





June 6, 2016

Ms. Robin Griffin, AICP  
Senior Planner  
City of Leander  
114 N. Brushy Street  
Leander, Texas 78641

RE: PEC Leander Operations Center  
PUD Zoning Letter of Intent  
CAI Project No. : 640.0101

Dear Ms. Griffin:

Please accept this Letter of Intent to propose a PUD zoning for the above referenced project.

The property consists of 27.285 acres located at the southeast corner of the intersection of Highway 183A Frontage Road and FM 2243 in Leander, Texas.

The Pedernales Electric Cooperative (PEC) is proposing to construct a new operations center on this property providing a convenient location for customer service to the growing client base in this area as well as a hub for the maintenance of their facilities.

When in full operation, this center will provide approximately 100 - 150 new jobs at varying skill levels to include engineering, renewables, contact center, member services and operations personnel.

As shown on the attached renderings of a similar facility being constructed in Marble Falls, PEC has recently upgraded the design of their facilities to use higher architectural standards.

A typical PEC Operations Center includes the following facilities:

- Main office building: Two-story building housing offices, engineering, customer service, meeting rooms, etc., and connected to drive-through service.
- Warehouse building.
- Mechanic's shop building.
- Restroom building.
- Covered parking for service trucks.
- Warehouse building.
- Open storage areas for poles and other equipment and electrical components.

In addition to the above referenced new facilities and buildings, PEC wishes to keep one of the existing buildings as shown on the attached exhibit as it would be useful for the center's operations.

The property is currently zoned Interim SFR-1-B and is located within a Mixed Use Corridor. This corridor allows for LC (Local Commercial) at intersections, LO (Local Office), TF (Two-Family), SFT (Single-Family Townhouse), SFL (Single-Family Limited) or PUD (Planned Unit Development).

The uses allowed with the above classifications do not include the type of outdoor storage needed for the proposed operations center. City staff proposed that a PUD Zoning, combining higher standards in the more visible areas of the site and more flexible standards, with adequate screening, in the areas that are less visible.

Located across FM 2243 from the site, are several properties zoned HC (Heavy Commercial) and HI (Heavy Industrial) where uses similar to those proposed for PEC are allowed.

It is important to note that the site is an abandoned contractor's yard. In its current state, evidence of the sudden abandonment due to bankruptcy is visible throughout the site as pieces of equipment and debris are strewn around rendering it very unsightly. Furthermore, when it was developed by the original owner, the property was outside the City's full jurisdiction and as such, minimal development standards applied. The original owner did obtain a Contributing Zone Plan (CZP) from TCEQ and construct a water quality pond along the stream that traverses the site at its east side.

PEC's goal is to work with the City of Leander to develop a PUD zoning that would be suitable for the proposed uses and compatible with its surrounding, while substantially improving the conditions of the existing site.

For that purpose the following is being proposed:

For the more visible area fronting Highway 183A:

- Use Component: Local Office
- Site Component: Type 2
- Architectural Component: Type A

For the less visible areas:

- Use Component: Heavy Commercial
- Site Component: Type 5
- Architectural Component; Type D

Along with the above, we are proposing the following enhancements:

- Use the more restrictive building setbacks around the site.
- Provide screening to complement the existing natural vegetative screening.
- Analyze the existing water quality pond and update as necessary.
- Enhance the area around the existing stream.

In summary, due to the convenient location of the site at the intersection of two main roadways, its vicinity to both industrial and residential zoning classifications, the existence of a natural vegetative buffer that can be incorporated into the design, and the proposed improvements to its current conditions, we feel that a mutually agreeable PUD would be beneficial for both the residents of Leander and PEC by providing a convenient service location and the potential of added employment.

We respectfully request input from staff to develop a PUD that would have the needed support as it goes forward through the process.

Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

**CUNNINGHAM | ALLEN, INC.**

A handwritten signature in blue ink, appearing to read "Anthony Shaleesh". The signature is fluid and cursive, with a large initial "A" and "S".

Anthony Shaleesh, P.E., C.F.M.  
Vice President