



## **AGENDA**

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

**Thursday ~ November 10, 2016 at 7:00 pm**

**Place 1 Laura Lantrip  
Place 2 John Cosgrove  
Place 3 Jason Anderson – Vice Chair  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 27, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 3, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

**Consent Agenda**

7. Subdivision Case 16-SFP-009: Consider action on the Mid-Town Square Replat for 12.376 acres more or less; WCAD Parcels R503915 and R503914; generally located to the southwest of the intersection of Leander Drive and S US 183; Leander, Williamson County, Texas. Applicant/Agent: KBGE (Jennifer Garcia, P.E.) on behalf of Gerald Anderson and Sharon Eriksson.
8. Subdivision Case 16-SFP-013: Consider action on the Gateway, Lot 11 Replat for 12.816 acres more or less; WCAD Parcel R489882; generally located to the northwest of the intersection of Crystal Falls Parkway and S US 183; Leander, Williamson County, Texas. Applicant/Agent: Atkins on behalf of Hayden Assets I, LLC.

**Public Hearing**

9. Subdivision Case 16-TOD-CP-006: Hold a public hearing and consider action on the Bryson Concept Plan Revision #1, for 499.6359 acres more or less; WCAD Parcels R032103, R032104, R032196, R032211, R485832-R485834, R525991, and R525993, R531476, R537888-R537908, R537915-R537936, R544619, R543609-R543624, R543642-R543655, R543674, R544620, and R547233-R547238; generally located to the northeast of the intersection of 183A Toll Road and San Gabriel Parkway; Williamson County, Texas. Applicant: Stefan Pharis on behalf of Crescent Communities, Tommy Tucker.

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

10. Zoning Case 16-TOD-Z-015 & Subdivision Cases 16-TOD-CP-005 & 16-TOD-PP-013: Hold a public hearing and consider action on the Trailside Oaks Concept Plan, Preliminary Plat, and designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones for approximately 8.467 acres more or less; located at 2012 Hero Way; WCAD Parcel R031603; Leander, Williamson County, Texas. Agent: Ryan Larson (Lone Star Development) on behalf of Malcolm Leo, Virginia, and Clay Naumann.

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

11. Ordinance Case 16-OR-004: Hold a public hearing and consider action on amending Article VII, Sections 1, 2, and 3 of the Composite Zoning Ordinance to modify the masonry requirements associated with stucco; Leander, Williamson County, Texas. Applicant: City of Leander.

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

<b>Regular Agenda</b>
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12. 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 7th day of November 7, 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 ~ October 27, 2016 at 7:30 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 7:35 pm**
2. Roll Call  
**All Commissioners were present except Vice Chair Allen**
3. Recognition of Service to Exiting Commissioners.  
**Mayor Pro-tem Abruzzese recognized for their service Commissioner Schwendenmann and Commissioner Cotten.**
4. Swearing in of the new Planning and Zoning Commissioners: Place 2 (John Cosgrove) and Place 1 (Laura Lantrip).
  - New Commissioners takes their place on dais**Mayor Pro-tem Abruzzese swore in John Cosgrove and Laura Lantrip.**
5. Election of Chairman
  - A. Nomination for position of Chairman  
**Commissioner Anderson nominated Chair Sokol for Chairman, Commissioner Hines seconded the motion. Motion passed unanimously with Chair Sokol abstaining.**

6. Election of Vice Chairman
  - a. Nomination for position of Vice Chairman  
**Commissioner Hines nominated Commissioner Anderson for Vice Chairman; Chair Sokol seconded the motion. Motion passed unanimously with Commissioner Anderson abstaining.**
  
7. Election of Secretary
  - a. Nomination for position of Secretary  
**Commissioner Hines nominated Ellen Pizalate for Secretary, Commissioner Means seconded the motion. Motion passed unanimously.**
  
8. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 13, 2016  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Hines. Motion passed unanimously.**
  
9. Director's report to P & Z Commissioners on actions taken by the City Council at the October 20, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the October 20, 2016 meeting.**
  
10. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
  
11. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

<b>Consent Agenda</b>
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12. Subdivision Case 16-SFP-006: Consider action on the Lots 5A & 5B South San Gabriel Ranches Portion of Lot 5 Replat for 5.1927 acres more or less; WCAD Parcel R037777; generally located at the southeast corner of Norwood Drive and County Road 270; Leander, Williamson County, Texas.
  
13. Subdivision Case 15-FP-035: Consider action on the Palmera Ridge Section 4 Final Plat for 14.46 acres more or less; WCAD Parcel R031607; generally located at the future western extension of Palmera Ridge Boulevard; Leander, Williamson County, Texas. Applicant/Agent: Randall Jones & Associates Engineering, Inc. (Brent Jones) on behalf of M/I Homes of Austin, LLC.
  
14. Subdivision Case 16-FP-023: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3C Final Plat for 14.352 acres more or less; TCAD Parcel 844910; generally located approximately 150 feet south from the southwest corner of the intersection of Osage Drive and Yaupon Range Drive; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger,

Jay Engineering Co., Inc. on behalf of Taylor Morrison at Crystal Falls LLC (Michael Slack).

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

<b>Regular Agenda</b>
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15. Meeting Adjourned at **8:02 pm**

\_\_\_\_\_  
Chairman Sokol

ATTEST:

\_\_\_\_\_  
Ellen Pizalate, Secretary



## EXECUTIVE SUMMARY

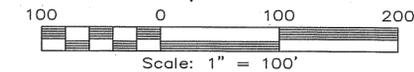
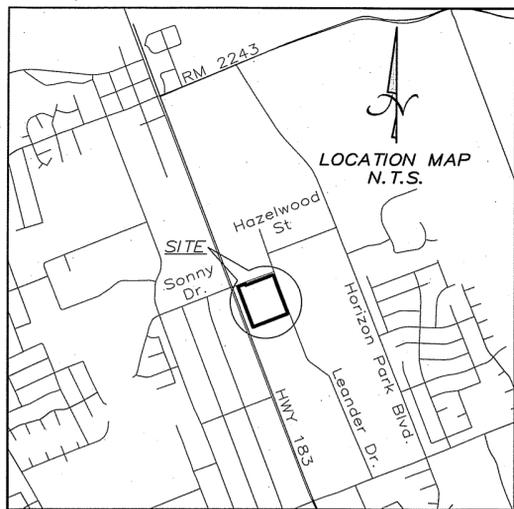
NOVEMBER 22, 2016

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- Agenda Subject:** Subdivision Case 16-SFP-009: Consider action on the Mid-Town Square Replat for 12.376 acres more or less; WCAD Parcels R503915 and R503914; generally located to the southwest of the intersection of Leander Drive and S US 183; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: KBGE (Jennifer Garcia, P.E.) on behalf of Gerald Anderson and Sharon Eriksson.
- Financial Consideration:** None
- Recommendation:** This final plat includes 4 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

10/25/2016

# MID-TOWN SQUARE SUBDIVISION REPLAT

BEING A REPLAT OF THE MID-TOWN SQUARE SUBDIVISION, INSTRUMENT #2009073175  
12.376 ACRES IN THE ELIJAH D. HARMON SURVEY  
ABSTRACT No. 6, WILLIAMSON COUNTY, TEXAS.



BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

### PERIMETER FIELD NOTES

Being 12.38 acres of land, more or less, out of the Elijah D. Harmon Survey, Abstract No. 6, in Williamson County, Texas, being all of Lots 1 & 2 of Mid-Town Square Subdivision, a subdivision recorded in Document No. 2009073175, Official Public Records, Williamson County, Texas, also being that same tract conveyed to Gerald D. Anderson and Sharon R. Eriksson, by deed recorded in Document No. 2011074275, of said Official Public Records, and further described by metes and bounds as follows:

**BEGINNING:** at a 1/2 inch iron rod found in the east line of T. & N.O. Railroad, marking the southwest corner of a tract called Lot 24 of Leander Heights, Section Three, by plat recorded in Cabinet B, Slide 130, Plat Records, Williamson County, Texas, for the northwest corner of said Anderson tract and this tract;

**THENCE:** the following four (4) courses, for the north line hereof:

1. N 68°54'08" E, 150.03 feet with the south line of said Lot 24 to a mag nail set, marking the northwest corner of a tract conveyed to the City of Leander, by deed recorded in Document No. 2008004773, of said Official Public Records, for an exterior angle point in the north line of said Anderson tract and this tract,
2. S 20°53'36" E, 29.72 feet with the west line of said City of Leander tract to a 1/2 inch iron rod with yellow cap stamped "Haynie" found, marking the southwest corner of said City of Leander tract, for an interior angle point in the north line of said Anderson tract and this tract,
3. N 68°54'24" E, 528.90 feet with the south line of said City of Leander tract to a 1/2 inch iron rod with yellow cap stamped "Haynie" found, marking an angle point in the south line of said City of Leander tract, for an exterior angle point in the north line of said Anderson tract and this tract,
4. S 65°25'22" E, 27.87 feet with the south line of said City of Leander tract to a 1/2 inch iron rod with yellow cap stamped "Haynie" found in the south line of said City of Leander tract, marking the northwest corner of a 5 foot right-of-way dedication, as shown on said Mid-Town Square Subdivision, for the northeast corner of said Anderson tract and this tract;

**THENCE:** the following two (2) courses, with the west line of said 5 foot right-of-way dedication, for the east line hereof:

1. S 19°36'41" E, 149.85 feet to a 1/2 inch iron rod with yellow cap stamped "Haynie" found, for an angle point in the east line of said Anderson tract and this tract,
2. S 21°05'52" E, 599.93 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking the southwest corner of said 5 foot right-of-way dedication and in the north line of a tract conveyed to First Assembly of God Church of Living Waters, by deed recorded in Volume 2205, Page 773, Official Records, Williamson County, Texas, for the southeast corner of said Anderson tract and this tract;

**THENCE:** S 68°52'21" W, 694.02 feet with the north line of said First Assembly tract to a 1/2 inch iron rod found, marking the northwest corner of said First Assembly tract, for the southwest corner of said Anderson tract and this tract,

**THENCE:** N 21°07'34" W, 799.80 feet with the east line of said T. & N.O. Railroad, to the Point of Beginning;

CORRECTED PLAT OF THE RESUBDIVISION OF LOTS 17, 18, 19 AND 20, BLOCK A LEANDER HEIGHTS, SECTION ONE, CABINET B, SLIDE 222, P.R.W.C.

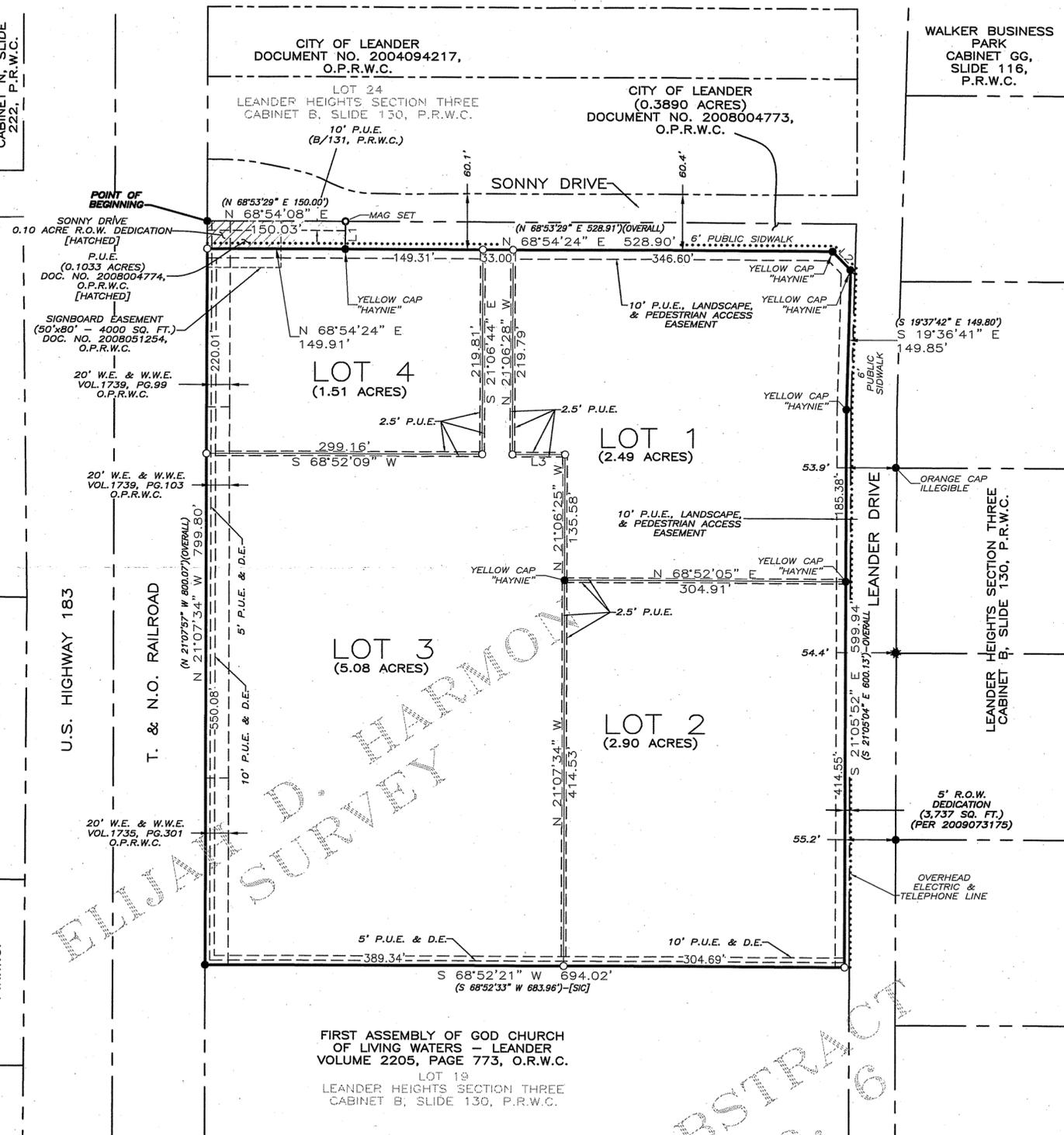
SONNY DRIVE

LEANDER HEIGHTS RESUBDIVISION OF LOTS 1, 2, 3, BLOCK E, CABINET I, SLIDE 6, P.R.W.C.

COMMERCE COMMERCIAL SUBDIVISION CABINET P, SLIDE 114, P.R.W.C.

LEANDER HEIGHTS, SECTION ONE CABINET B, SLIDE 102, P.R.W.C.

LEANDER HEIGHTS, SECTION THREE CABINET B, SLIDE 130, P.R.W.C.



WALKER BUSINESS PARK CABINET GG, SLIDE 116, P.R.W.C.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 20°53'36" E	29.72'
L2	S 65°25'22" E	27.87'
L3	N 68°52'09" E	57.24'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 21°06'31" E	30.00'
L2	S 65°24'12" E	27.94'
L3	NO RECORD	-

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
○	MISC. MONUMENT (EXPLAIN)
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
-----	6ft WIDE SIDEWALK

### MID-TOWN SQUARE SUBDIVISION REPLAT

**OWNERS:** Gerald D. Anderson & Sharon R. Eriksson  
103 Broad Vista Court  
Georgetown, TX 78628

**ACREAGE:** 12.38 Acres  
**SURVEY:** ELIJAH D. HARMON SURVEY

**NO. OF BLOCKS:** 1  
**NO. OF LOTS:** 4 PROPOSED USE: COMMERCIAL/INDUSTRIAL  
**NEW STREETS:** None  
**SUBMISSION DATE:** June 6, 2016  
**RESUBMISSION DATE:** September 12, 2016  
**RESUBMISSION DATE:**  
**RESUBMISSION DATE:**  
**SURVEYOR:** Texas Land Surveying, Inc.  
3613 Williams Drive, Ste 903  
Georgetown, Texas 78628  
512-930-1600 - phone  
512-930-9389 - fax

**ENGINEER:** Jennifer Marr Garcia, PE, CFM #106000  
KBGE  
105 W. RIVERSIDE DRIVE, STE 110  
AUSTIN, TX 78704  
512-439-0400 - office

**SHEET**

1 OF 2

### NOTE:

**RECORD CALLS:**  
(X XX'XX'XX" X XXX.XX' CALL - REC)  
BEARING/DISTANCE/DEED REFERENCE

**DEED REFERENCE:**  
REC - DOCUMENT NO. 2009073175 P.R.W.C.

*Texas Land Surveying, Inc.*

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.texas-ls.com  
TBPLS FIRM NO.10056200

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# MID-TOWN SQUARE SUBDIVISION REPLAT

BEING A REPLAT OF THE MID-TOWN SQUARE SUBDIVISION, INSTRUMENT #2009073175  
12.376 ACRES IN THE ELIJAH D. HARMON SURVEY  
ABSTRACT No. 6, WILLIAMSON COUNTY, TEXAS.

### OWNER'S CERTIFICATION:

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

That I, Sharon R. Eriksson, co-owner of that certain tract of land shown hereon and described in a Warranty Deed with Vendor's Lien recorded as Document No. 2011074275 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicating all additional ROW, streets, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **MID-TOWN SQUARE SUBDIVISION REPLAT.**

I understand that it is my responsibility as Manager, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Sharon R. Eriksson  
103 Broad Vista Court  
Georgetown, TX 78628

Before me, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Donna Ross, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

### LIEN HOLDER:

By signing this plat, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled \_\_\_\_\_, dated \_\_\_\_\_, filed of record in the Official Public Records of \_\_\_\_\_ County, Texas at Vol. \_\_\_\_\_, Page \_\_\_\_\_/Document No. \_\_\_\_\_.

Lienholder Name: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the \_\_\_\_\_ day of \_\_\_\_\_ personally appeared \_\_\_\_\_, did say that (s)he is \_\_\_\_\_ of \_\_\_\_\_ (state) Corporation, a duly authorized agent with authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public-State of \_\_\_\_\_

### OWNER'S CERTIFICATION:

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

That I, Gerald D. Anderson, co-owner of that certain tract of land shown hereon and described in a Warranty Deed recorded as Document No. 2011074275 of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedicating all additional ROW, streets, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **MID-TOWN SQUARE SUBDIVISION REPLAT.**

I understand that it is my responsibility as Manager, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

Gerald D. Anderson  
103 Broad Vista Court  
Georgetown TX 78628

Before me, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Donna Ross, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

### SURVEYOR'S CERTIFICATION:

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

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, that all easements known to this surveyor, and disclosed in an Abstractor's Certificate performed December 9, 2014 by Georgetown Title Company, with a file number of AC140049, are shown and/or noted on this survey, that this plat conforms to the City of Leander's Subdivision Ordinance, and that the corner monument shown thereon were properly placed under my supervision in accordance with the City of Leander Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 17<sup>th</sup> day of October, 2016.

  
Kenneth Louis Crider  
Registered Professional Land Surveyor No. 5624  
State of Texas



### GENERAL NOTES:

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities.
3. A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.
4. No buildings fences, landscaping or other structures are permitted within the drainage easements shown, except as approved by the City of Leander Public Works Department.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
6. All easements on private property shall be maintained by the property owner or his/her assigns.
7. In addition to the easements shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all lot lines.
8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map panel #48491C0455E for Williamson County, Effective Sept. 28, 2014.
9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander.
10. Sidewalks shall be installed on the subdivision side of Leander Drive and Sonny Drive.
11. All utility lines must be located underground.
12. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.
13. At the time of site development permit, unless a new traffic impact analysis (TIA) for the development as proposed in the concept plan indicates that average daily trips are estimated below 2,000, the applicant will provide a payment to the City in lieu of a TIA.
14. This subdivision is subject to all general notes and restrictions appearing on the plat of Mid-Town Square Subdivision, Lot(s) 1 & 2, recorded as Cabinet GG, Slide 48 of Plat Records of Williamson County, Texas.
15. A Utility easement to Pedernales Electric Cooperative is hereby dedicated ten (10') feet along all property lines.

Approved this the \_\_\_ day of \_\_\_, 20\_\_\_ A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of Williamson County.

Sid Sokol, Chairman  
Planning and Zoning Commission  
City of Leander, Texas

Attest  
Ellen Pizalate, Secretary  
Planning and Zoning Commission  
City of Leander, Texas

### COUNTY CLERK'S APPROVAL:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock, \_\_\_\_M., and duly recorded this the day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock, \_\_\_\_M., in the Plat Records of said County in Cabinet \_\_\_\_\_ Slide \_\_\_\_\_.

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

Nancy Rister, Clerk County Court of Williamson County, Texas

By: \_\_\_\_\_, Deputy

SHEET

2 OF 2

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.texas-land.com  
TBPLS FIRM NO. 10056200

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## EXECUTIVE SUMMARY

NOVEMBER 22, 2016

- 
- Agenda Subject:** Subdivision Case 16-SFP-013: Consider action on the Gateway, Lot 11 Replat for 12.816 acres more or less; WCAD Parcel R489882; generally located to the northwest of the intersection of Crystal Falls Parkway and S US 183; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Atkins on behalf of Hayden Assets I, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

10/25/2016



STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_:

KNOW ALL MEN BY THESE PRESENTS:  
THAT HAYDEN ASSETS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH  
FREDERICK C. HERBST, ITS VICE PRESIDENT, CO-OWNER OF LOT 11, GATEWAY SUBDIVISION, A SUBDIVISION IN THE  
CITY OF LEANDER, ACCORDING TO A PLAT RECORDED IN CABINET DD, SLIDES 260-264, PLAT RECORDS OF  
WILLIAMSON COUNTY, TEXAS, ACCORDING TO A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO.  
2012085514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT S-SI LEANDER I, L.P.,  
A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, SSIL GP, L.L.C., A TEXAS  
LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. DAVENPORT, ITS PRESIDENT, CO-OWNER OF SAID LOT 11,  
GATEWAY SUBDIVISION, ACCORDING TO A DEED OF RECORD IN DOCUMENT NO. 2016088535 OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

DO HEREBY REPLAT SAID LAND, BEING 12.816 ACRES OF LAND, IN ACCORDANCE WITH THE APPLICABLE  
ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED SHORT  
FORM REPLAT FINAL PLAT TO BE KNOWN AS:

GATEWAY SUBDIVISION, LOT 11 REPLAT

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN  
SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE  
THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS  
HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

HAYDEN ASSETS I, LLC

BY: \_\_\_\_\_  
Name: FREDERICK C. HERBST  
Title: VICE PRESIDENT

THE STATE OF NEW YORK:  
COUNTY OF NEW YORK:

KNOW ALL MEN BY THESE PRESENTS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_,  
KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT IN WRITING AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED FOR THE PURPOSES AND  
CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF NEW YORK

\_\_\_\_\_  
(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: \_\_\_\_\_

S-SI LEANDER I, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: SSIL GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
Name: JOHN H. DAVENPORT  
Title: PRESIDENT

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN H. DAVENPORT, KNOWN BY  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT IN WRITING AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED FOR THE PURPOSES AND  
CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

\_\_\_\_\_  
(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: \_\_\_\_\_

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD  
AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE  
UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN  
SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST,  
VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING  
BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED  
\_\_\_\_\_, DATED \_\_\_\_\_, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF  
\_\_\_\_\_ COUNTY, TEXAS AT VOL. \_\_\_\_\_, PAGE \_\_\_\_\_ /DOCUMENT NO. \_\_\_\_\_.

LIENHOLDER NAME: PARAMOUNT SPECIALTY LENDING LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE  
\_\_\_ DAY OF \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_, WHO DID SAY THAT (S)HE IS  
\_\_\_\_\_ OF PARAMOUNT SPECIALTY LENDING LLC, A TEXAS LIMITED LIABILITY COMPANY, A DULY  
AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME  
ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND  
CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

\_\_\_\_\_  
(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0465E FOR WILLIAMSON CO., EFFECTIVE REVISED 9/26/2008, AND REVISED TO REFLECT LOMR EFFECTIVE JUNE 3, 2011. THE 100-YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
8. 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.
9. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF U.S. HWY. 183, CRYSTAL FALLS PARKWAY, AND GLASS DRIVE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GATEWAY SUBDIVISION, LOT 11, RECORDED AT CABINET DD, SLIDE 260-264 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
13. THIS PROPERTY IS SUBJECT TO A 20 FOOT P.E.C. EASEMENT CENTERED ON THE P.E.C. EQUIPMENT AND LINES PER DOC. NO. 2008015321 & 2008015322.

LEGAL DESCRIPTION:

A METES AND BOUNDS DESCRIPTION OF A 12.816 ACRES (558,274 S.F.) TRACT OF LAND, BEING LOT 11 OF THE GATEWAY SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET DD, SLIDES 260-264 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND CONVEYED TO HAYDEN ASSETS I, LLC. IN WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2012085514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 NAD83):

BEGINNING AT A MAG NAIL WITH SHINER STAMPED "NL&D" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11, COMMON WITH THE SOUTHWEST CORNER OF LOT 6 AND BEING IN THE NORTH LINE OF LOT 1 OF SAID GATEWAY SUBDIVISION ;

THENCE, SOUTH 68° 51' 04" WEST, 653.18 FEET, ALONG THE SOUTH LINE OF LOT 11 AND NORTH LINE OF LOT 1 TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND FOR ANGLE POINT OF LOT 11 AND NORTHWEST CORNER OF LOT 1;

THENCE, SOUTH 21° 08' 56" EAST, 835.25 FEET, ALONG THE EAST LINE OF LOT 11 AND WEST LINE LOT 1, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND FOR THE SOUTHEAST CORNER OF LOT 11, SOUTHWEST CORNER OF LOT 1, AND BEING IN THE NORTH RIGHT OF WAY LINE OF CRYSTAL FALLS PARKWAY (ROW VARIES);

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, WITH RADIUS OF 5,695.47 FEET, ARC LENGTH OF 15.83 FEET, DELTA ANGLE OF 0° 09' 33", AND CHORD BEARING SOUTH 70° 05' 34" WEST, 15.83 FEET, ALONG SAID NORTH RIGHT OF WAY LINE, TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND AT THE END OF CURVE;

THENCE, SOUTH 70° 10' 38" WEST, 0.70 FEET, CONTINUING ALONG SAID NORTH RIGHT OF WAY TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 11 AND BEING A CUT BACK CORNER FOR GLASS DRIVE;

THENCE, NORTH 65° 21' 22" WEST, 28.56 FEET, ALONG SAID LOT 11 CUT BACK CORNER TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 11, ALSO BEING AT THE EAST RIGHT OF WAY OF GLASS DRIVE (50 FEET WIDE);

THENCE, NORTH 20° 53' 51" WEST, ALONG THE WEST LINE OF LOT 11 AND SAID RIGHT OF WAY LINE OF GLASS DRIVE, AT 1,126.05 FEET PASSING A 5/8" IRON ROD WITH CAP STAMPED "ATKINS" SET FOR SOUTHWEST CORNER OF LOT 11A AND NORTHWEST CORNER OF LOT 11B, CONTINUING A TOTAL DISTANCE OF 1,573.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND FOR THE NORTHWEST CORNER OF LOT 11 AND BEING THE SOUTHWEST CORNER OF LOT 10 OF SAID GATEWAY SUBDIVISION;

THENCE, NORTH 68° 51' 04" EAST, 393.68 FEET, ALONG THE COMMON NORTH LINE OF LOT 11 AND SOUTH LINE OF LOT 10, TO A CUT "X" SET FOR ANGLE POINT OF LOT 11;

THENCE, SOUTH 21° 08' 56" EAST, 16.97 FEET, ALONG SAID COMMON LINE, TO A CUT "X" FOUND FOR ANGLE POINT;

THENCE NORTH 68° 51' 04" EAST, 289.04 FEET, CONTINUING ALONG SAID COMMON LINE, A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND, BEING IN THE WEST LINE OF GATEWAY SUBDIVISION LOT 8;

THENCE, SOUTH 21° 08' 56" EAST, 128.32 FEET, ALONG SAID WEST LINE OF LOT 8, TO A CUT "X" FOUND FOR ANGLE POINT OF LOT 11 AND SOUTHWEST CORNER OF LOT 8;

THENCE, NORTH 68° 51' 04" EAST, 209.36 FEET, ALONG THE SOUTH LINE OF LOT 8, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND FOR THE NORTHEAST CORNER OF LOT 11, SOUTHEAST CORNER OF LOT 8, AND BEING IN THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 183 (100 FEET WIDE);

THENCE, SOUTH 21° 08' 56" EAST, 70.00 FEET, ALONG THE EAST LINE OF LOT 11 AND SAID WEST RIGHT OF WAY LINE, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 3693" FOUND AT THE MOST NORTHEAST CORNER OF LOT 7;

THENCE, SOUTH 68° 51' 04" WEST, 209.36 FEET, ALONG THE NORTH LINE OF LOT 7 TO A NAIL WITH SHINER STAMPED "RPLS 3693" FOUND, AT THE NORTHWEST CORNER OF LOT 7;

THENCE, SOUTH 21° 08' 56" EAST, AT 232.54 FEET PASSING A 5/8" IRON ROD WITH CAP STAMPED "ATKINS" SET FOR SOUTHEAST CORNER OF LOT 11A AND NORTHEAST CORNER OF LOT 11B, CONTINUING A TOTAL DISTANCE OF 544.16 FEET, ALONG SAID EAST LINE OF LOT 11 AND WEST LINE OF LOTS 7 AND 6, TO THE POINT OF BEGINNING AND CONTAINING 12.816 ACRES (558,274 S.F.) IN WILLIAMSON COUNTY, TEXAS.

SURVEY NOTES:

1. THIS SURVEY WAS COMPLETED ON THE GROUND ON OCTOBER, 20 2015.
2. ALL DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
3. COORDINATES USE FOR THIS PROJECT ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (SURFACE)COORDINATES, AS BASED ON TRAVIS COUNTY REFERENCE MARK No. TNR1. COORDINATES MAY BE SCALED TO GRID BY APPLYING THE COMBINED SCALE FACTOR OF 0.9998672.

SURVEYORS CERTIFICATION

I, J. DILLON FUGATE AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN OBJECTS OF A PERMANENT NATURE (PIPES OR RODS HAVING ON OUTSIDE DIAMETER OF NOT LESS THAN ONE HALF INCH AND LENGTH NOT LESS THAN THREE (3) FEET) AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 COORDINATES. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE GF 169695JM EFFECTIVE DATE APRIL 21, 2016, ISSUED MAY 2, 2016, AND THE PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

\_\_\_\_\_  
DILLON FUGATE, RPLS NO. 6360 DATE

ENGINEER CERTIFICATION

I, SCOTT A. SMILEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH ENGINEERING RELATED PORTIONS OF THE CITY OF LEANDER CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0465E FOR WILLIAMSON CO., EFFECTIVE REVISED 9/26/2008, AND REVISED TO REFLECT LOMR EFFECTIVE JUNE 3, 2011. THE 100-YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

\_\_\_\_\_  
SCOTT A. SMILEY, P.E. #50378 DATE

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

\_\_\_\_\_  
SID SOKOL, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS  
ATTEST: \_\_\_\_\_  
ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

§ KNOW ALL MEN BY THESE PRESENTS:  
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M, AND DULY RECORDED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

TITLE: DEPUTY \_\_\_\_\_

**GATEWAY SUBDIVISION, LOT 11 REPLAT**

**BEING A REPLAT OF THE GATEWAY SUBDIVISION,**

**INSTRUMENT #2007065635**

**SITUATED IN THE ELIJAH D. HARMON SURVEY**

**CITY OF LEANDER**

**WILLIAMSON COUNTY, TEXAS**

**ATKINS**

ATKINS NORTH AMERICA, INC.

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS - BRANCH REGISTRATION # 10193844

17220 Katy Freeway,  
Building 1, Suite 200,  
Houston, TX 77094  
(281)493-5100

SHEET  
2  
OF  
2

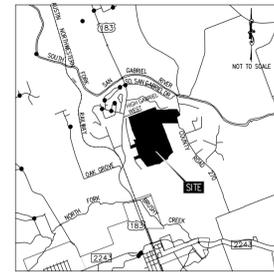


## EXECUTIVE SUMMARY

NOVEMBER 10, 2016

- Agenda Subject:** Subdivision Case 16-TOD-CP-006: Hold a public hearing and consider action on the Bryson Concept Plan Revision #1, for 499.6359 acres more or less; WCAD Parcels R032103, R032104, R032196, R032211, R485832-R485834, R525991, and R525993, R531476, R537888-R537908, R537915-R537936, R544619, R543609-R543624, R543642-R543655, R543674, R544620, and R547233-R547238; generally located to the northeast of the intersection of 183A Toll Road and San Gabriel Parkway; Williamson County, Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant: Stefan Pharis on behalf of Crescent Communities, Tommy Tucker.
- Financial Consideration:** None
- Recommendation:** This concept plan includes 1,261 single family lots, 74.9041 acres of Mixed Use which includes single-family, multi-family and commercial uses, an elementary school, an amenity center lot, and 91.75 acres of parkland. This revision changed the following:
1. Timing of the phases,
  2. Remove the meadow park
  3. Relocate the amenity center and elementary school
  4. Update the location of the collectors
- Staff recommends to approve the concept plan. The proposed changes to not reduce the total amount of parkland or increase the total number of units.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

10/26/2016



**DEVELOPER:**  
TOMMY TUCKER  
CRESCENT COMMUNITIES  
7000 N MOPAC EXPRESSWAY  
SUITE 360, AUSTIN TX 78731  
512-676-3079

**OWNERS:**  
TOMMY TUCKER  
CRESCENT COMMUNITIES  
7000 N MOPAC EXPRESSWAY  
SUITE 360, AUSTIN TX 78731  
512-676-3079

- NOTES:**
- A DEVELOPMENT AGREEMENT FOR THE BRYSON SUBDIVISION LAND USE AND UTILITY SERVICE WITH THE CITY OF LEANDER HAS BEEN APPROVED ON DECEMBER 19, 2013.
  - THE PROPOSED SUBDIVISION WILL COMPLY WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
  - A SECONDARY ACCESS MUST BE PROVIDED FOR PROJECTS THAT EXCEED 30 SINGLE FAMILY UNITS, BUT MAY EXCEED 30 SINGLE FAMILY LOTS WITH APPROVAL BY THE FIRE DEPARTMENT.
  - A SECONDARY ACCESS MUST BE PROVIDED FOR MULTI-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 200 DWELLING UNITS REGARDLESS OF WHETHER THEY ARE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
  - NO VEHICULAR ACCESS TO CR 270 IS REQUIRED.
  - THE SITE IS WHOLLY WITHIN THE CITY LIMITS OF LEANDER.
  - FEE IN LIEU OF TIA WILL BE PAID PER LOT AT THE FINAL PLAT STAGE.

**REVISIONS**

NO	DATE	DESCRIPTION
1	09/08/2016	

EDITED: O to er 6, 2016  
PLOTTED: O to er 6, 2016  
PLOTTED BY: PHARIS DESIGN

PHASE	YEAR	LAND USE	UNITS	GROSS ACRES
1	2015	SINGLE FAMILY (SF)	274	108.2658
2	2017	SINGLE FAMILY (SF)	227	111.3820
3	2017	SINGLE FAMILY (SF)	115	23.2164
4	2018	MIXED USE (MU)	78	23.0932
5	2019	SINGLE FAMILY (SF)	143	41.2886
6	2020	SINGLE FAMILY (SF)	187	56.1944
7	2021	MIXED USE (MU)	64	9.0699
8	2021	MIXED USE (MU)	149	17.1695
9	2021	MIXED USE (MU)	261	9.6127
10	2021	SINGLE FAMILY (SF)	125	39.9549
11	2021	SINGLE FAMILY (SF)	111	35.8738
12	2021	MIXED USE (MU)	240	15.9558
			1974	490.977

1261 SINGLE FAMILY LOTS PROPOSED

ESTIMATED SINGLE FAMILY LOT SIZES AND PRODUCT MIX:  
16% = 45' x 125'  
40% = 50' x 125'  
34% = 60' x 125'  
10% = 70' x 125'

TOTAL AREA OF THIS PLAT: 499.6359 ACRES  
ESTIMATED AVERAGE DAILY TRIPS: APPROXIMATELY 20,000 TRIPS

LAND USE	UNIT	LUE CONVERSION	LUE
<b>SINGLE FAMILY AREAS</b>			
SF	1,117		1117
<b>MIXED USE AREAS</b>			
SF	144	1	144
SF High Density	213	0.7	150
SF	500	0.5	250
Commercial SF	20,000	1 LUE/1,660 SF	13
Elementary School	900	1 LUE/15 Students	60
Amenity Center SF	2,400	1 LUE/200 SF	12
			<b>TOTAL</b> 1746

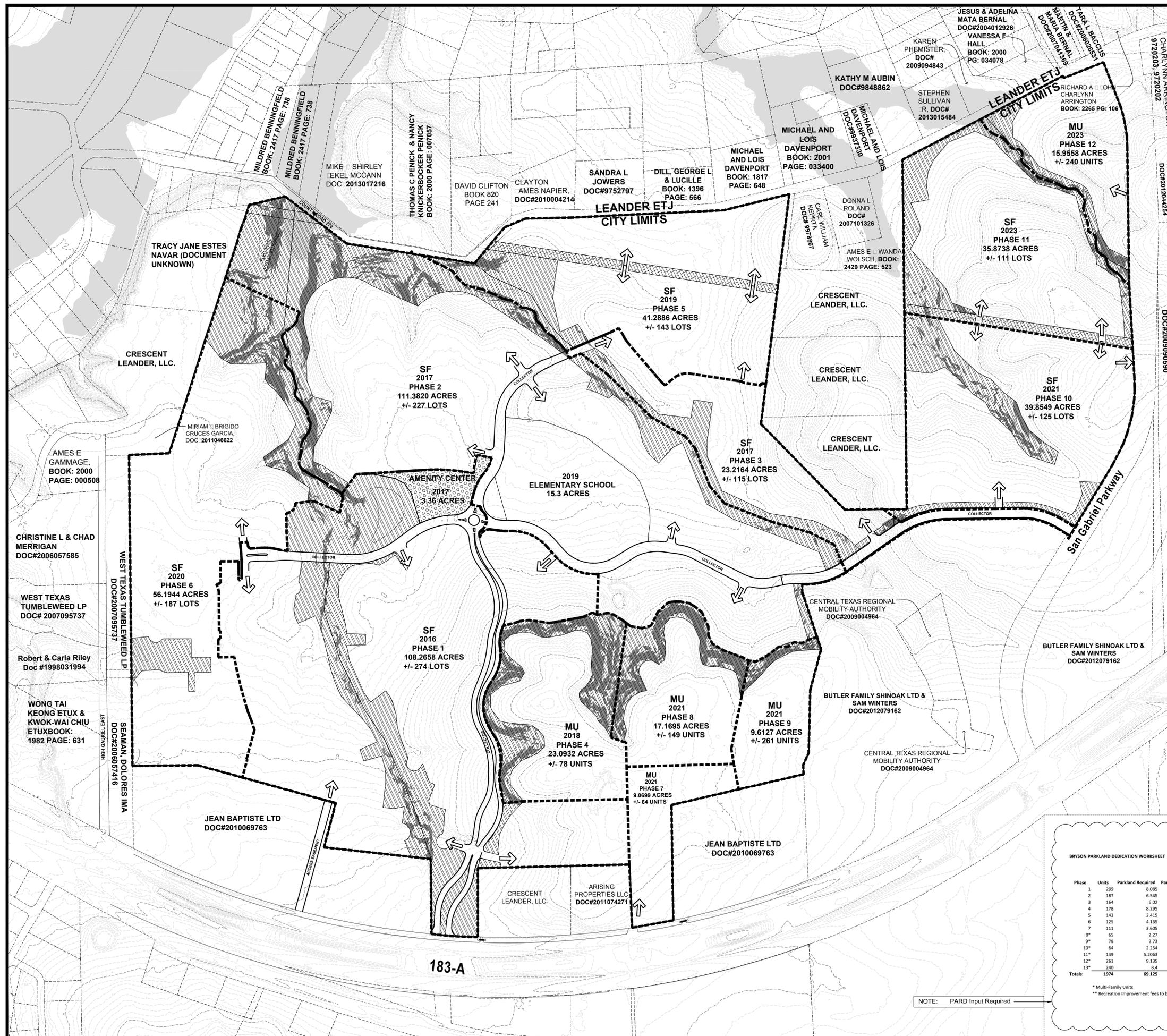
GROSS OPEN SPACE:	91.75 Ac
UTILITY EASEMENT OPEN SPACE:	4.58 Ac
NET STEEP SLOPES:	19.60 Ac
AMENITY CENTER:	3.36 Ac
FEMA 100 YEAR FLOODPLAIN:	2.20 Ac
GREENBELT AND NATURAL AREAS:	62.01 Ac

**BRYSON PARKLAND DEDICATION WORKSHEET** 8-Feb-16

Phase	Units	Parkland Required	Parkland Proposed	Steep Slope Acres	Flood Plain Acres	Parkland Credit	Rec. Imp Fee Required **	Facilities Proposed
1	209	8.085	10.1196	0.9408		9.6445	\$ 80,850.00	Trail
2	187	6.545	13.7939	3.53		11.8024	\$ 65,100.00	Trail, Pool, bathroom, open lawn trail
3	164	6.02	17.7431	4.3191	1.352	15.1162	\$ 62,300.00	Trail
4	178	8.295	17.2357	0.7399		16.8662	\$ 84,700.00	Trail
5	143	2.415	2.5429			2.5429	\$ 23,800.00	Trail
6	125	4.165	6.8552	1.0501		6.3301	\$ 41,650.00	Trail
7	111	3.605	6.8163	0.7153	0.514	6.2016	\$ 36,050.00	Trail
8*	65	2.27	1.3159	0.6813		0.9789	\$ 22,700.00	Trail
9*	78	2.73	7.8562	4.2531		5.7296	\$ 27,300.00	Trail
10*	64	2.254	1.3115	0.688		0.9725	\$ 22,540.00	Trail
11*	149	5.2053	3.0281	1.5649		2.2457	\$ 12,050.00	Trail
12*	261	9.135	1.0029	0.6296		0.6876	\$ 91,350.00	Trail
13*	240	8.4	2.1245	0.4874	0.334	1.7138	\$ 84,000.00	Trail
<b>Totals:</b>	<b>1974</b>	<b>69.125</b>	<b>91.750</b>	<b>19.60</b>	<b>2.2</b>	<b>80.85</b>	<b>\$ 694,400.00</b>	

\* Multi-Family Units  
\*\* Recreation improvement fees to be used to construct the proposed facilities. Expenditure verification required prior to city acceptance.

NOTE: PARD Input Required



© 2016 LEANDER TEXAS COUNTY DISTRICT, BASE CONCEPT LAYOUT 18.dwg

**CRESCENT COMMUNITIES**

OCTOBER 6, 2016

**BRYSON**

CONCEPT PLAN DRAFT

SHEET 1 OF 1



## EXECUTIVE SUMMARY

NOVEMBER 10, 2016

- Agenda Subject:** Zoning Case 16-TOD-Z-015 & Subdivision Cases 16-TOD-CP-005 & 16-TOD-PP-013: Hold a public hearing and consider action on the Trailside Oaks Concept Plan, Preliminary Plat, and designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones for approximately 8.467 acres more or less; located at 2012 Hero Way; WCAD Parcel R031603; Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning and subdivision process.
- Origination:** Applicant/Agent: Ryan Larson (Lone Star Development) on behalf of Malcolm Leo, Virginia, and Clay Naumann.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan, preliminary plat, and the designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones. The following warrants have been approved with this application:
1. Lots that exceed the maximum lot dimensions required by the SmartCode.
    - The SmartCode limits the lot width to 96 foot maximum in T4 and 180 foot maximum in T5. The proposal is meeting the intent of the code by provided for pedestrian connections throughout the lots and multiple buildings on each lot.
  2. Alternative Thoroughfare Assemblies.
    - The alternative thoroughfare assemblies will all for the preservation of the existing trees on site.
    - SD-50-26 will be modified to remove the trees on one side as shown in ST-50-ALT-1. In this situation, the existing trees will remain on the north side of the roadway instead of planting new street trees. The existing trees will still provide a continuous tree canopy.
    - SD-50-26 will be modified to provide for an 11 foot sidewalk on the retail side of the development as shown in ST-50-ALT-2. This proposal meets the intent of the SmartCode.

- SD-50-26 will be modified to remove the street trees and parking along the roadway and provide for a right and left turn lane as shown in ST-50-ALT-3. This street section is proposed for the approach to the project. The street trees will be provided along the entrance and the request meets the intent of the SmartCode.

**Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of concept plan, preliminary plat and designations of the transect zones for the subject property.

DENIAL: The Planning & Zoning Commission recommends denial of concept plan, preliminary plat and designations of the transect zones for the subject property.

**Attachments:** 1. Concept Plan & Preliminary Plat

**Prepared By:** Robin M. Griffin, AICP  
Planning Manager

11/02/2016



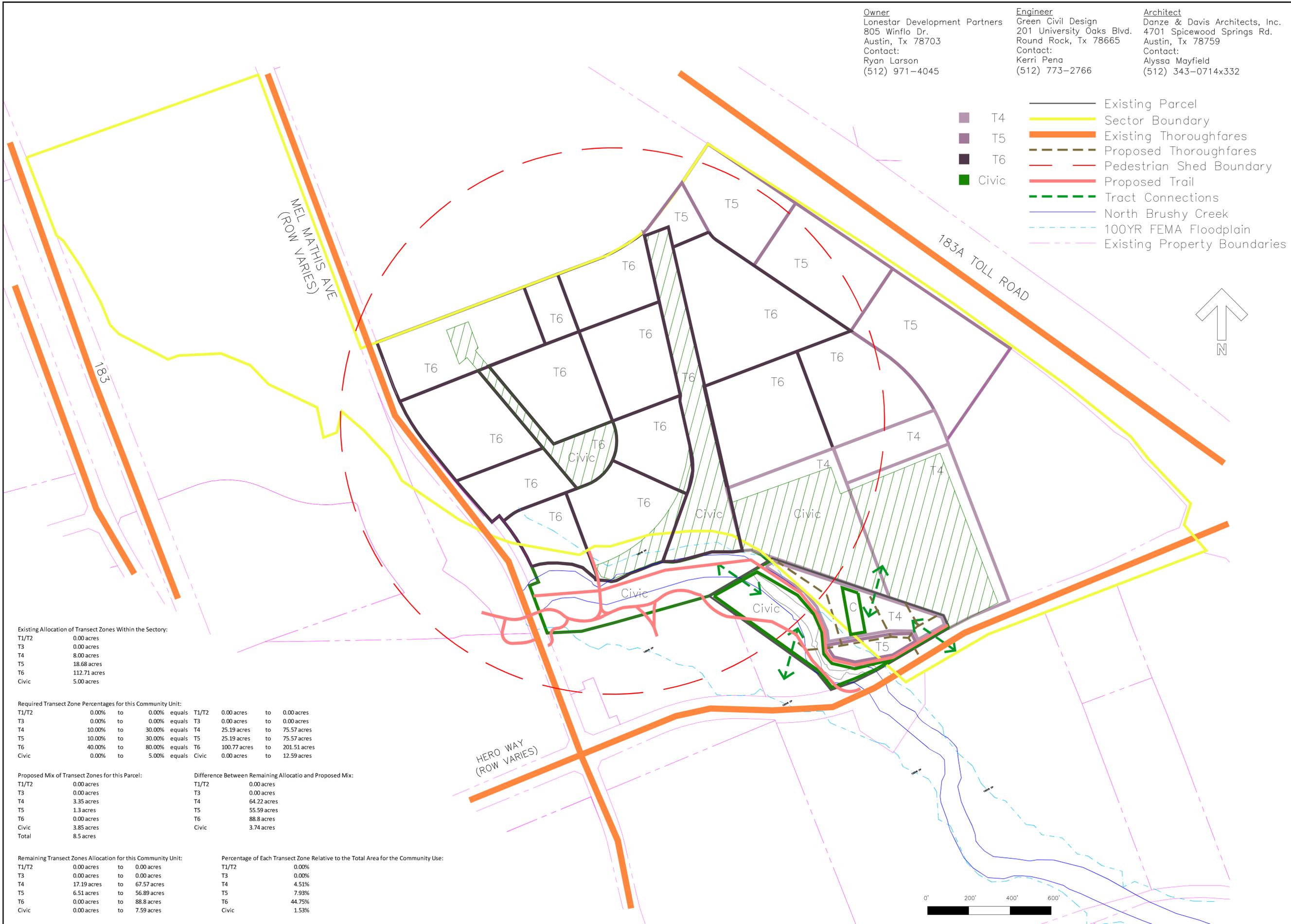
**Owner**  
 Lonestar Development Partners  
 805 Winflo Dr.  
 Austin, Tx 78703  
 Contact:  
 Ryan Larson  
 (512) 971-4045

**Engineer**  
 Green Civil Design  
 201 University Oaks Blvd.  
 Round Rock, Tx 78665  
 Contact:  
 Kerri Pena  
 (512) 773-2766

**Architect**  
 Danze & Davis Architects, Inc.  
 4701 Spicewood Springs Rd.  
 Austin, Tx 78759  
 Contact:  
 Alyssa Mayfield  
 (512) 343-0714x332

- T4
- T5
- T6
- Civic

- Existing Parcel
- Sector Boundary
- Existing Thoroughfares
- Proposed Thoroughfares
- Pedestrian Shed Boundary
- Proposed Trail
- Tract Connections
- North Brushy Creek
- 100YR FEMA Floodplain
- Existing Property Boundaries



**Existing Allocation of Transect Zones Within the Sector:**

T1/T2	0.00 acres
T3	0.00 acres
T4	8.00 acres
T5	18.68 acres
T6	112.71 acres
Civic	5.00 acres

**Required Transect Zone Percentages for this Community Unit:**

T1/T2	0.00%	to	0.00%	equals	T1/T2	0.00 acres	to	0.00 acres
T3	0.00%	to	0.00%	equals	T3	0.00 acres	to	0.00 acres
T4	10.00%	to	30.00%	equals	T4	25.19 acres	to	75.57 acres
T5	10.00%	to	30.00%	equals	T5	25.19 acres	to	75.57 acres
T6	40.00%	to	80.00%	equals	T6	100.77 acres	to	201.51 acres
Civic	0.00%	to	5.00%	equals	Civic	0.00 acres	to	12.59 acres

**Proposed Mix of Transect Zones for this Parcel:**

T1/T2	0.00 acres
T3	0.00 acres
T4	3.35 acres
T5	1.3 acres
T6	0.00 acres
Civic	3.85 acres
Total	8.5 acres

**Difference Between Remaining Allocation and Proposed Mix:**

T1/T2	0.00 acres
T3	0.00 acres
T4	64.22 acres
T5	55.59 acres
T6	88.8 acres
Civic	3.74 acres

**Remaining Transect Zones Allocation for this Community Unit:**

T1/T2	0.00 acres	to	0.00 acres
T3	0.00 acres	to	0.00 acres
T4	17.19 acres	to	67.57 acres
T5	6.51 acres	to	56.89 acres
T6	0.00 acres	to	88.8 acres
Civic	0.00 acres	to	7.59 acres

**Percentage of Each Transect Zone Relative to the Total Area for the Community Use:**

T1/T2	0.00%
T3	0.00%
T4	4.51%
T5	7.93%
T6	44.75%
Civic	1.53%

**DANZE & DAVIS**  
 ARCHITECTS, INC.  
 4701 Spicewood Springs Road, Suite 200 Austin, TX 78759 Phone 512.343.0714 Fax 512.343.0718  
 WWW.DANZE-DAVIS.COM

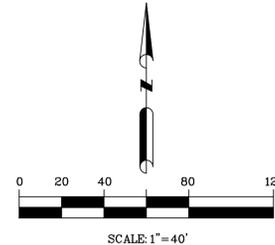
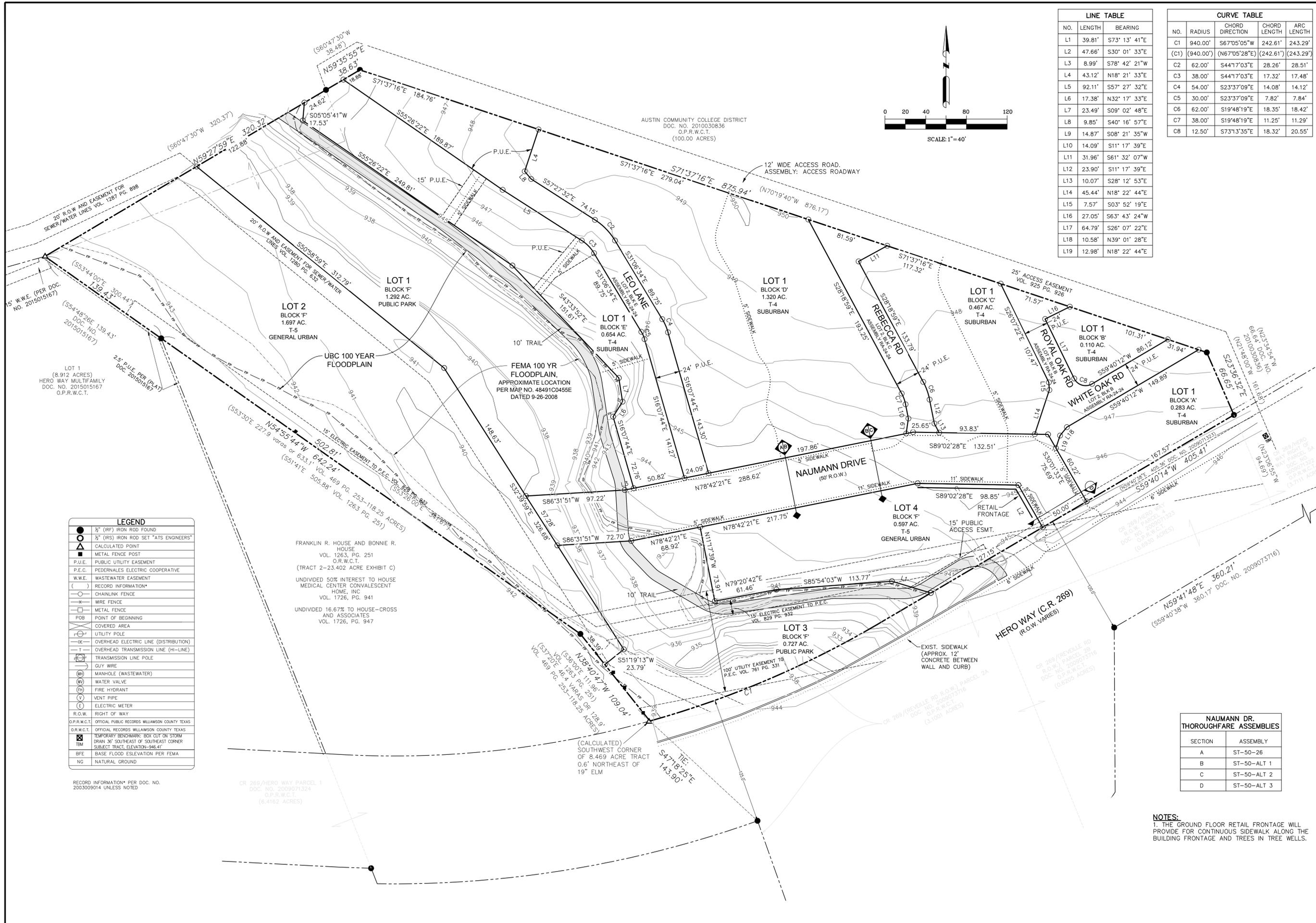
**TRAILSIDE OAKS**  
 9361 183A TOLL RD  
 LEANDER, TX 78641

SCALE 1"=200'

**CONCEPT PLAN**  
 DRAWN BY: ADM CHKD. BY:  
 DATE: 04-30-2016 REVISED:

**SHEET**  
 2 OF 7

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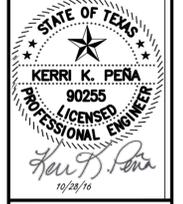


LINE TABLE		
NO.	LENGTH	BEARING
L1	39.81'	S73° 13' 41"E
L2	47.66'	S30° 01' 33"E
L3	8.99'	S78° 42' 21"W
L4	43.12'	N18° 21' 33"E
L5	92.11'	S57° 27' 32"E
L6	17.38'	N32° 17' 33"E
L7	23.49'	S09° 02' 48"E
L8	9.85'	S40° 16' 57"E
L9	14.87'	S08° 21' 35"W
L10	14.09'	S11° 17' 39"E
L11	31.96'	S61° 32' 07"W
L12	23.90'	S11° 17' 39"E
L13	10.07'	S28° 12' 53"E
L14	45.44'	N18° 22' 44"E
L15	7.57'	S03° 52' 19"E
L16	27.05'	S63° 43' 24"W
L17	64.79'	S19° 48' 19"E
L18	10.58'	N39° 01' 28"E
L19	12.98'	N18° 22' 44"E

CURVE TABLE			
NO.	RADIUS	CHORD DIRECTION	ARC LENGTH
C1	940.00'	S67°05'05"W	242.61'
(C1)	(940.00')	(N67°05'28"E)	(242.61')
C2	62.00'	S44°17'03"E	28.26'
C3	38.00'	S44°17'03"E	17.32'
C4	54.00'	S23°37'09"E	14.08'
C5	30.00'	S23°37'09"E	7.82'
C6	62.00'	S19°48'19"E	18.35'
C7	38.00'	S19°48'19"E	11.25'
C8	12.50'	S73°13'35"E	18.32'

NO.	REVISIONS	DATE

FILE NAME: PEG.PAT#20161001  
 DESIGNED BY: KRP, PAM  
 DRAWN BY: PAM  
 CHECKED BY: KRP



201 University Oaks Blvd., Ste. 540 PMB 101  
 Round Rock, Texas 78665  
 (512) 773-2766  
 Texas Registered Engineering Firm F-17563



**TRAILSIDE OAKS**  
**LEANDER, TEXAS 78641**  
**PRELIMINARY PLAT**

LEGEND	
●	1/2" (RF) IRON ROD FOUND
○	1/2" (RS) IRON ROD SET "ATS ENGINEERS"
▲	CALCULATED POINT
■	METAL FENCE POST
—	P.U.E. PUBLIC UTILITY EASEMENT
—	P.E.C. PEDERNALES ELECTRIC COOPERATIVE
—	W.W.E. WASTEWATER EASEMENT
( )	RECORD INFORMATION*
○	CHAINLINK FENCE
×	WIRE FENCE
□	METAL FENCE
P.O.B.	POINT OF BEGINNING
○	COVERED AREA
○	UTILITY POLE
—	OVERHEAD ELECTRIC LINE (DISTRIBUTION)
—	OVERHEAD TRANSMISSION LINE (HI-LINE)
—	TRANSMISSION LINE POLE
—	GUY WIRE
(M)	MANHOLE (WASTEWATER)
(W)	WATER VALVE
(H)	FIRE HYDRANT
(V)	VENT PIPE
(E)	ELECTRIC METER
R.O.W.	RIGHT OF WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
□	TEMPORARY BENCHMARK BOX OUT ON STORM DRAIN 36' SOUTHEAST OF SOUTHEAST CORNER SUBJECT TRACT, ELEVATION=948.47'
B.F.E.	BASE FLOOD ELEVATION PER FEMA
NG	NATURAL GROUND

FRANKLIN R. HOUSE AND BONNIE R. HOUSE  
 VOL. 1263, PG. 251  
 O.P.R.W.C.T.  
 (TRACT 2-23.402 ACRE EXHIBIT C)  
 UNDIVIDED 50% INTEREST TO HOUSE MEDICAL CENTER CONVALESCENT HOME, INC.  
 VOL. 1726, PG. 941  
 UNDIVIDED 16.67% TO HOUSE-CROSS AND ASSOCIATES  
 VOL. 1726, PG. 947

NAUMANN DR. THOROUGHFARE ASSEMBLY	
SECTION	ASSEMBLY
A	ST-50-26
B	ST-50-ALT 1
C	ST-50-ALT 2
D	ST-50-ALT 3

**NOTES:**  
 1. THE GROUND FLOOR RETAIL FRONTAGE WILL PROVIDE FOR CONTINUOUS SIDEWALK ALONG THE BUILDING FRONTAGE AND TREES IN TREE WELLS.

RECORD INFORMATION\* PER DOC. NO. 2003009014 UNLESS NOTED

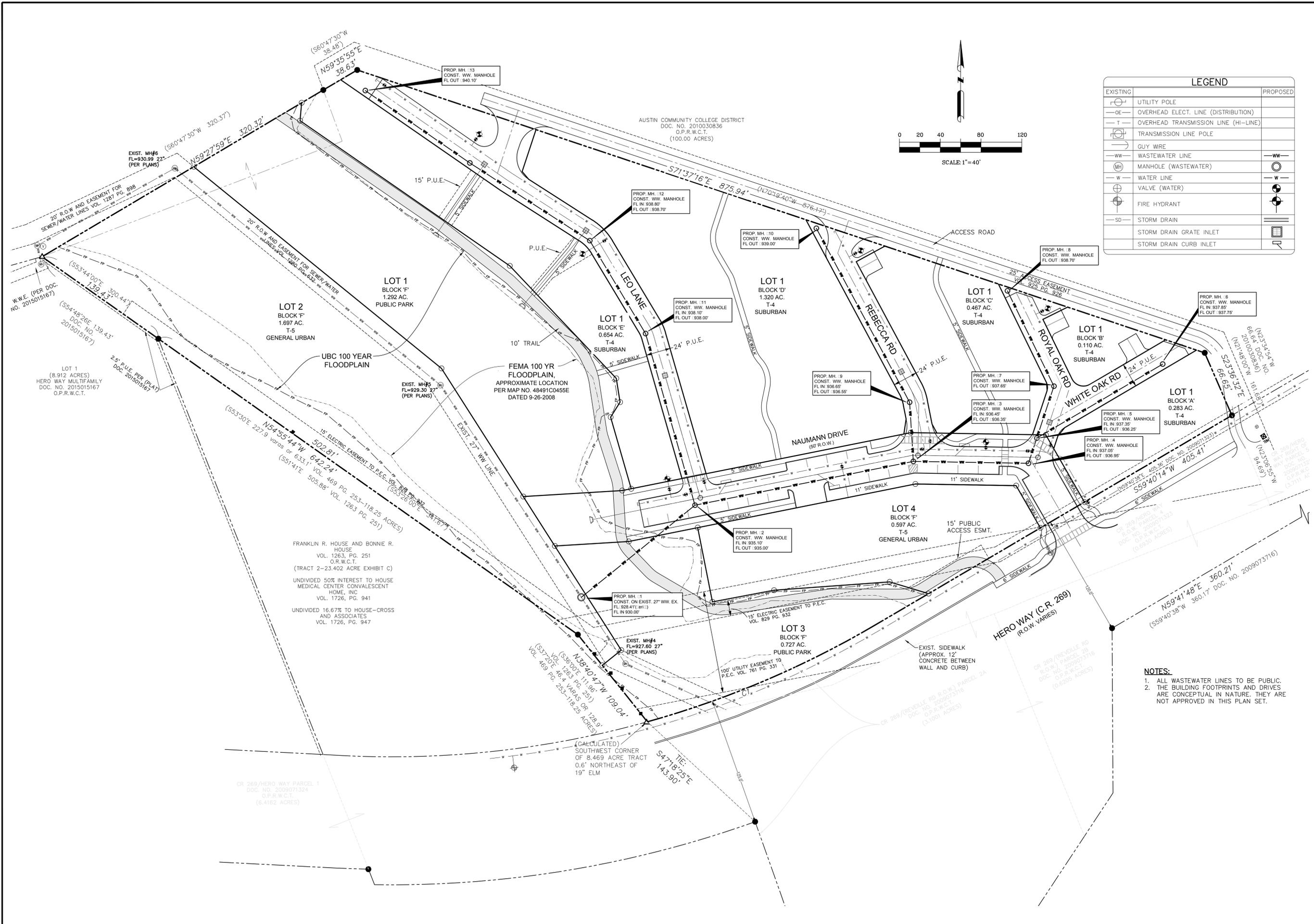
CR 289/HERO WAY PARCEL 1  
 DOC. NO. 2009071324  
 O.P.R.W.C.T.  
 (6.4182 ACRES)

(CALCULATED) SOUTHWEST CORNER OF 8.469 ACRE TRACT 0.6' NORTHEAST OF 19" ELM  
 S47°18'25"E  
 143.90'

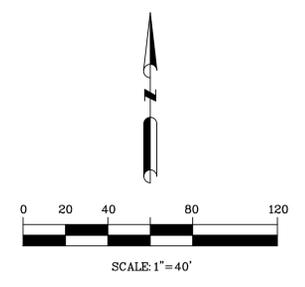
CR 289/REVELLE RD R.O.W. PARCEL 2A  
 DOC. NO. 2009075716  
 O.P.R.W.C.T.  
 (8.1001 ACRES)

CR 289/REVELLE RD R.O.W. PARCEL 3B  
 DOC. NO. 2009075716  
 O.P.R.W.C.T.  
 (0.2225 ACRES)





LEGEND	
EXISTING	PROPOSED



NO.	REVISIONS	DATE

FILE NAME: PEG. PLAN#20161001  
 DATE: AUGUST, 2016  
 DESIGNED BY: KRP, PAM  
 DRAWN BY: PAM  
 CHECKED BY: KRP



201 University Oaks Blvd., Ste. 540 PMB 101  
 Round Rock, Texas 78665  
 (512) 773-2766  
 Texas Registered Engineering Firm F-17563

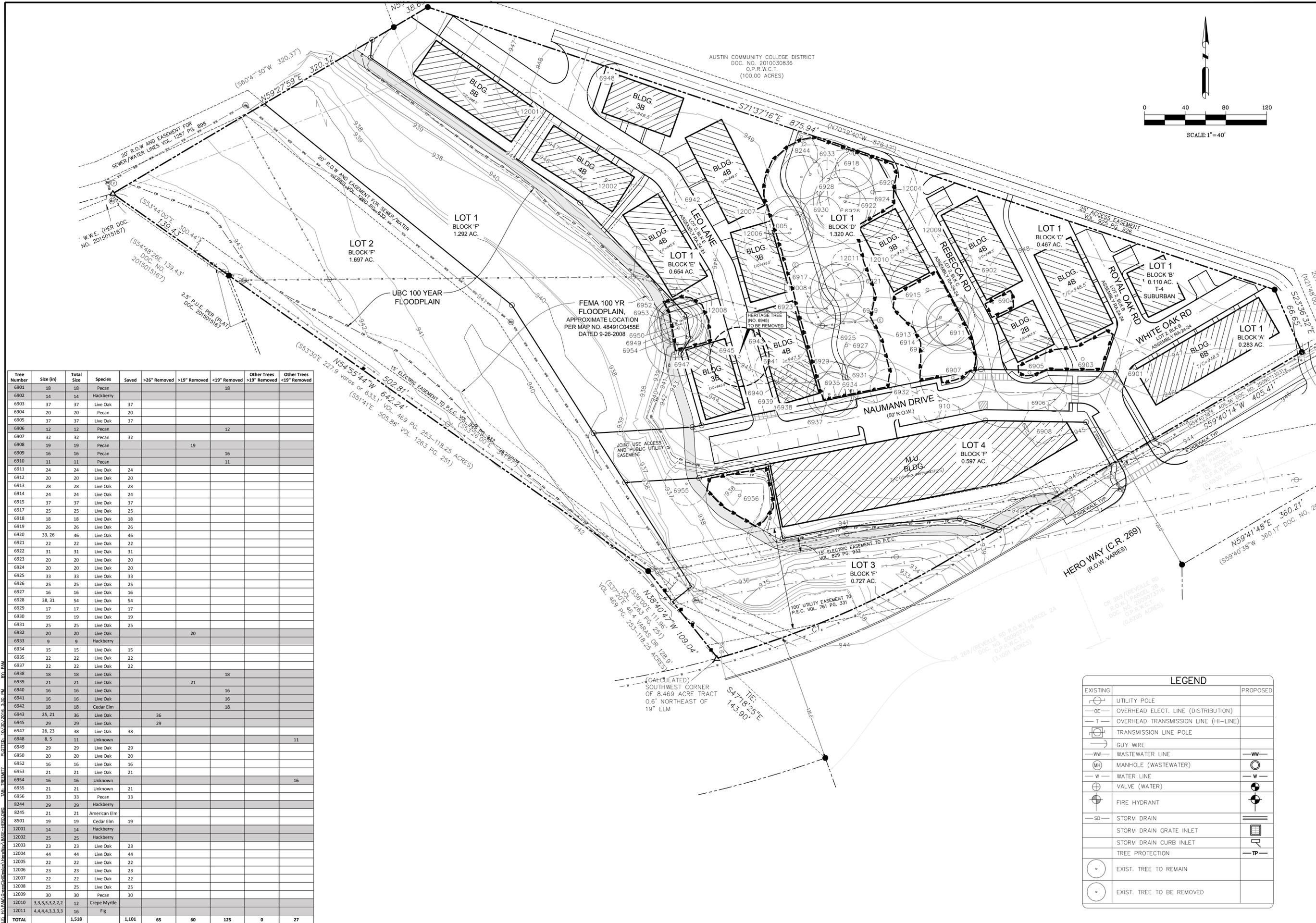


**TRAILSIDE OAKS**  
**LEANDER, TEXAS 78641**  
**Waste Water Collection Plan**

SHEET  
**5**  
 OF 7

- NOTES:**
1. ALL WASTEWATER LINES TO BE PUBLIC.
  2. THE BUILDING FOOTPRINTS AND DRIVES ARE CONCEPTUAL IN NATURE. THEY ARE NOT APPROVED IN THIS PLAN SET.





Tree Number	Size (in)	Total Size	Species	Saved	>26" Removed	>19" Removed	<19" Removed	Other Trees >19" Removed	Other Trees <19" Removed
6901	18	18	Pecan				18		
6902	14	14	Hackberry						
6903	37	37	Live Oak	37					
6904	20	20	Pecan	20					
6905	37	37	Live Oak	37					
6906	12	12	Pecan				12		
6907	32	32	Pecan	32					
6908	19	19	Pecan			19			
6909	16	16	Pecan				16		
6910	11	11	Pecan				11		
6911	24	24	Live Oak	24					
6912	20	20	Live Oak	20					
6913	28	28	Live Oak	28					
6914	24	24	Live Oak	24					
6915	37	37	Live Oak	37					
6917	25	25	Live Oak	25					
6918	18	18	Live Oak	18					
6919	26	26	Live Oak	26					
6920	33, 26	46	Live Oak	46					
6921	22	22	Live Oak	22					
6922	31	31	Live Oak	31					
6923	20	20	Live Oak	20					
6924	20	20	Live Oak	20					
6925	33	33	Live Oak	33					
6926	25	25	Live Oak	25					
6927	16	16	Live Oak	16					
6928	38, 31	54	Live Oak	54					
6929	17	17	Live Oak	17					
6930	19	19	Live Oak	19					
6931	25	25	Live Oak	25					
6932	20	20	Live Oak			20			
6933	9	9	Hackberry						
6934	15	15	Live Oak	15					
6935	22	22	Live Oak	22					
6937	22	22	Live Oak	22					
6938	18	18	Live Oak				18		
6939	21	21	Live Oak			21			
6940	16	16	Live Oak				16		
6941	16	16	Live Oak				16		
6942	18	18	Cedar Elm				18		
6943	25, 21	36	Live Oak	36					
6945	29	29	Live Oak	29					
6947	26, 23	38	Live Oak	38					
6948	8, 5	11	Unknown						11
6949	29	29	Live Oak	29					
6950	20	20	Live Oak	20					
6952	16	16	Live Oak	16					
6953	21	21	Live Oak	21					
6954	16	16	Unknown						16
6955	21	21	Unknown	21					
6956	33	33	Pecan	33					
8244	29	29	Hackberry						
8245	21	21	American Elm						
8501	19	19	Cedar Elm	19					
12001	14	14	Hackberry						
12002	25	25	Hackberry						
12003	23	23	Live Oak	23					
12004	44	44	Live Oak	44					
12005	22	22	Live Oak	22					
12006	23	23	Live Oak	23					
12007	22	22	Live Oak	22					
12008	25	25	Live Oak	25					
12009	30	30	Pecan	30					
12010	3,3,3,3,2,2,2	12	Crepe Myrtle						
12011	4,4,4,3,3,3,3	16	Fig						
<b>TOTAL</b>		<b>1,518</b>		<b>1,101</b>	<b>65</b>	<b>60</b>	<b>125</b>	<b>0</b>	<b>27</b>

EXISTING		PROPOSED	
	UTILITY POLE		OVERHEAD ELECT. LINE (DISTRIBUTION)
	OVERHEAD TRANSMISSION LINE (HI-LINE)		TRANSMISSION LINE POLE
	GUY WIRE		WASTEWATER LINE
	MANHOLE (WASTEWATER)		WATER LINE
	VALVE (WATER)		FIRE HYDRANT
	STORM DRAIN		STORM DRAIN GRATE INLET
	STORM DRAIN CURB INLET		TREE PROTECTION
	EXIST. TREE TO REMAIN		EXIST. TREE TO BE REMOVED

FILE: H:\DAMA\GIS\Projects\TrailsideOaks\BASIC\HERO.DWG  
 T&E: TREMIT  
 PLOTTED: 10/20/2016 3:30 PM BY: PAM

DESIGNED BY: KRP, PAM  
 DRAWN BY: PAM  
 CHECKED BY: KRP

REVISIONS  
 NO. DATE  
 1 10/20/2016

FILE NAME: PEG\_PAT16092016.001  
 DATE: AUGUST, 2016  
 PROJECT NO.: 900-101

201 University Oaks Blvd., Ste. 540 PMB 101  
 Round Rock, Texas 78665  
 (512) 773-2766  
 Texas Registered Engineering Firm F-17563

**Green Civil Design**  
 Engineering & Consulting

TRAILSIDE OAKS  
 LEANDER, TEXAS 78641

Tree Mitigation Plan

SHEET  
**7**  
 OF 7



## EXECUTIVE SUMMARY

NOVEMBER 10, 2016

- 
- Agenda Subject:** Ordinance Case 16-OR-004: Hold a public hearing and consider action on amending Article VII, Sections 1, 2, and 3 of the Composite Zoning Ordinance to modify the masonry requirements associated with stucco; Leander, Williamson County, Texas.
- Background:** Staff presented a proposal to the City Council on July 21, 2016 that included several amendments to clarify the Composite Zoning Ordinances. The City Council approved all of the proposed amendments except for the amendment regarding the limitation of the percent of stucco. Staff was directed to work with the HBA and the Advisory Committee to draft a proposed amendment that would update the standards with regards to masonry.
- Origination:** Applicant: City of Leander
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the proposed ordinance amendments
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the ordinance amendment.  
  
DENIAL: The Planning & Zoning Commission recommends denial of the ordinance amendment.
- Attachments:** 1. Proposed Amendments
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

10/25/2016

# ARTICLE VII – ARCHITECTURAL COMPONENTS

## SECTION 1: TYPE A

### (b) Exterior Wall Standards:

- (1) At least eighty-five percent (85%) of the exterior surface area of all walls, including all stories of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, non-reflective glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious-fiber planking (not panels unless they are used with board and batten application). Solid wood planking and decorative cementitious-fiber panels may be used for accent features.

## SECTION 2: TYPE B

### (b) Exterior Wall Standards:

- (1) At least eighty-five (85%) percent of the exterior surface area of first story walls and fifty (50%) percent of the exterior surface area of each additional story walls of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious-fiber planking (not panels unless they are used with a board and batten application). Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Director of Planning may be used for accent features.

## SECTION 3: TYPE C

### (b) Exterior Wall Standards:

- (1) At least sixty (60%) percent of the exterior surface area of street facing walls (See Figures U, V, and W – following pages) of primary buildings and thirty five (35%) percent of the exterior surface area of all other walls of primary buildings / structures shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and, for non-residential buildings and structures, factory tinted (not painted) split faced concrete masonry unit, pre-cast concrete tilt wall with a decorative

or textured finish (needs approval by the Director of Planning to determine if finish is acceptable) or similar material approved by the Director of Planning. Primary buildings / structures constructed of one hundred (100%) percent stucco shall include architectural features that break the wall plane on all street facing walls. One of these features shall include a contrasting color around the windows and doors. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious-fiber planking (not panels unless they are used with a board and batten application) or exterior insulating finishing system (E.I.F.S.). Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Director of Planning may be used for accent features. For non-residential buildings, smooth faced concrete masonry unit and metal panels or similar materials approved by the Director of Planning may be utilized as an accent feature and shall comprise not more than ten percent (10%) of any wall surface area.