



## **AGENDA**

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

**Tuesday ~ November 22, 2016 at 7:00 pm**

<b>Place 1 Laura Lantrip</b>	<b>Place 5 Vacant</b>
<b>Place 2 John Cosgrove</b>	<b>Place 6 Angela Means</b>
<b>Place 3 Jason Anderson – Vice Chair</b>	<b>Place 7 Marshall Hines</b>
<b>Place 4 Sid Sokol - Chair</b>	

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

**Consent Agenda**

7. Subdivision Case 15-FP-034: Consider action on the Parker Tract Phase 1 Final Plat for 1.792 acres more or less; WCAD Parcel R346187; generally located to the northwest of the intersection of Limestone Creek Road and Flintlock Drive; Leander, Williamson County, Texas. Applicant/Agent: Danielle Hannah, Stantec, on behalf of 162 Parker Ranch Holdings, Ltd.

**Public Hearing**

**Case # 15-CP-007 has been withdrawn.**

8. Subdivision Case 15-CP-007: Hold a public hearing and consider action on the Bar W Ranch Concept Plan Revision # 1, for 891.28 acres more or less; WCAD Parcel # R544597, R532719, R539735, R539738, R544623, R532728, R544598, R542844, R542848, R532728, R544612, R544611, R544599, R532770, R0322260, R532771, R032261, R549066, R491371, R523945, R544597, R523943, R500871, R485224, R485225, R022220, R539741, R539743, R491374, R485001, R549068, R021711, R539686, R451803; generally located to the southwest of the intersection of SH 29 & Ronald W Regan Blvd and to the Southwest of the intersection of Kaufman loop and Ronald Reagan; Williamson County, Texas. Applicant: Derek Pampe on behalf of BWR Partner, LLC and Howard Barkley Wedemeyer.

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

9. Zoning Case 16-Z-024: Hold a public hearing and consider action the rezoning of several parcels of land including 128.1 acres more or less; generally located to southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision; WCAD Parcels R031204-R031206, R526321 R523989, and R523991. Currently, the property is zoned SFC-2-B (Single Family Compact) and SFU-2-B (Single Family Urban). The applicant is proposing to rezone the property to PUD (Planned Unit Development) with the following base zoning districts: SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), and MF-2-A (Multi-Family detached condo regime); Leander, Williamson County, Texas. Applicant: SEC Planning (Mark Baker) on behalf of BLD Crystal Springs, LLC.

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

10. Zoning Case 16-Z-026: Hold a public hearing and consider action on the rezoning of a portion of a parcel of land including 11.358 acres more or less; generally located to northeast of the intersection of 183A Toll Road and East Woodview Drive; WCAD Parcel R031374. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to rezone the property to LO-3-B (Local Office); Leander, Williamson County, Texas. Applicant: Rex Klentzman, P.E. on behalf of Life Church (Brian Lightsey).

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

<b>Regular Agenda</b>
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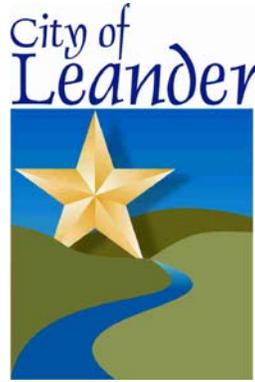
11. Meeting Adjourned at

**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 18th day of November 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 ~ November 10, 2016 at 7:00 pm

Place 1 Laura Lantrip	Place 5 Vacant
Place 2 John Cosgrove	Place 6 Angela Means
Place 3 Jason Anderson – Vice Chair	Place 7 Marshall Hines
Place 4 Sid Sokol - Chair	

1. Call to Order  
**Meeting called to order at 7:00 pm**
2. Roll Call  
**All Commissioners were present except Vice Chair Anderson.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: October 27, 2016  
**Motion made by Commissioner Means to approve the minutes, seconded by Commissioner Cosgrove. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 3, 2016 meeting. **Tom Yantis, Assistant City Manager, had nothing to report.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

## Consent Agenda

7. Subdivision Case 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.

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

## 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) a) Staff Presentation

**Robin Griffin, Planning Manager, discussed the proposed Concept plan.**

b) Applicant Presentation

**Stefan Pharis explained the purpose of the revision.**

c) Open Public Hearing

**Chair Sokol opened the public hearing.**

**Hal Stewart was concern about the drainage to his property from Bryson.**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the concept plan revision #1, Commissioner Means seconded the motion. Motion passed unanimously.**

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) a) Staff Presentation

**Robin Griffin, Planning Manager, explained the proposed zoning request, concept plan, preliminary plat, and the proposed removal of a heritage tree.**

b) Applicant Presentation

**Kerri Pena was present for questions.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the zoning request, Concept Plan, Preliminary Plat and removal of a heritage tree with staff recommendation. Commissioner Cosgrove seconded the motion. Motion passed unanimously.**

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

**Robin Griffin, Planning Manager, explained the purpose of modifying the masonry requirement associated with stucco.**

b) Open Public Hearing

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

c) Close Public Hearing

**Chair Sokol closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Means moved to approve modifying the masonry requirement associated with stucco and to include a definition of stucco, Commissioner Lantrip seconded the motion. Motion passed unanimously.**

**Regular Agenda**

12. Meeting Adjourned at **8:00 pm**

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

ATTEST:

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



## EXECUTIVE SUMMARY

NOVEMBER 22, 2016

- 
- Agenda Subject:** Subdivision Case 15-FP-034: Consider action on the Parker Tract Phase 1 Final Plat for 1.792 acres more or less; WCAD Parcel R346187; generally located to the northwest of the intersection of Limestone Creek Road and Flintlock Drive; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Danielle Hannah, Stantec, on behalf of 162 Parker Ranch Holdings, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 1 residential lot. 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 final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

11/18/2016

# PARKER TRACT, PHASE 1 FINAL PLAT

BEING A 1.792 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 10.01 ACRE TRACT OF LAND CONVEYED TO 162 PARKER RANCH HOLDINGS, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007052195 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

## FIELDNOTE DESCRIPTION:

OF 1.792 ACRES OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 10.01 ACRE TRACT OF LAND CONVEYED TO 162 PARKER RANCH HOLDINGS, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2007052195 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.792 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF LOT 1, BLOCK F, OF REAGAN'S OVERLOOK, PHASE ONE, OF RECORD IN DOCUMENT NO. 2014018679 OF SAID OFFICIAL PUBLIC RECORDS, BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 10.01 ACRE TRACT AND HEREOF;

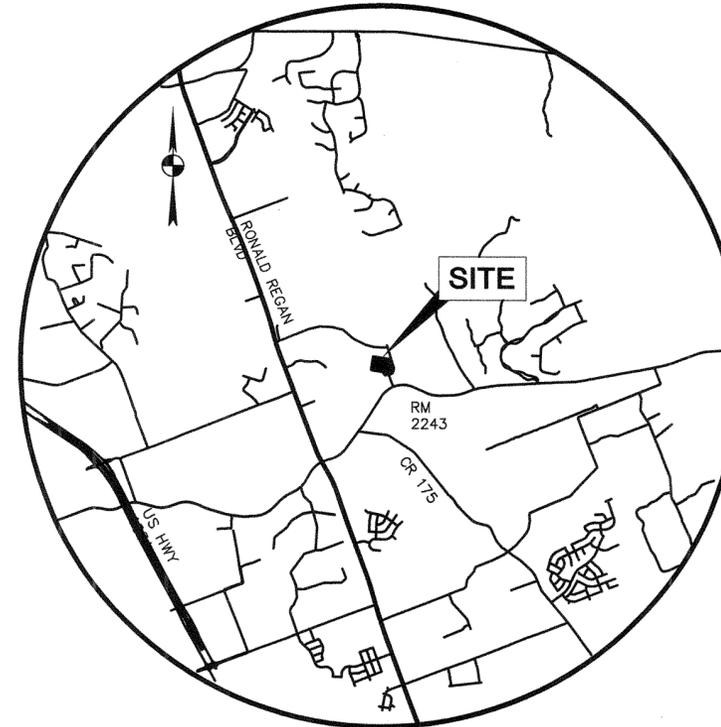
THENCE, S64°35'09"W, ALONG THE SOUTHERLY LINE OF SAID 10.01 ACRE TRACT FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 104.18 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHWESTERLY CORNER OF THE NORTHERLY TERMINUS OF LIMESTONE CREEK ROAD (50' R.O.W.) FOR THE SOUTHWESTERLY CORNER HEREOF FROM WHICH, THE A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 10.01 ACRE TRACT BEARS S64°35'09"W, A DISTANCE OF 147.89 FEET;

THENCE, LEAVING THE NORTHERLY TERMINUS OF LIMESTONE CREEK ROAD, OVER AND ACROSS SAID 10.01 ACRE TRACT, FOR THE WESTERLY AND NORTHERLY LINES HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) N26°19'03"W, A DISTANCE OF 7.94 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 2) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 29°15'32", AN ARC LENGTH OF 89.37 FEET, AND A CHORD WHICH BEARS, N40°56'49"W, A DISTANCE OF 88.40 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 3) N55°34'35"W, A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 4) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 33°03'05", AN ARC LENGTH OF 129.79 FEET, AND A CHORD WHICH BEARS, N39°03'03"W, A DISTANCE OF 128.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 5) N22°31'31"W, A DISTANCE OF 34.38 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE NORTHWESTERLY CORNER HEREOF;
- 6) N67°28'29"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 7) N63°23'28"E, A DISTANCE OF 281.85 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF FLINTLOCK DRIVE (R.O.W. VARIES), BEING THE EASTERLY LINE OF SAID 10.01 ACRE TRACT FOR THE NORTHEASTERLY CORNER HEREOF FROM WHICH, THE A 1/2 INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 10.01 ACRE TRACT BEARS N15°27'08"W, A DISTANCE OF 196.19 FEET;

THENCE, S15°27'08"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FLINTLOCK DRIVE, FOR THE EASTERLY LINE HEREOF, A DISTANCE OF 233.94 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY LINE OF SAID LOT 1, BEING THE SOUTHEASTERLY CORNER OF SAID 10.01 ACRE TRACT AND HEREOF;

THENCE, S31°27'39"W, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF FLINTLOCK DRIVE, ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A PORTION OF THE SOUTHERLY LINE OF SAID 10.01 ACRE TRACT AND HEREOF, A DISTANCE OF 129.20 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.792 ACRES (78,049 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



VICINITY MAP

N.T.S.

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET AND FIELDNOTE DESCRIPTION
2	FINAL PLAT LAYOUT, LINE & CURVE TABLES
3	CERTIFICATIONS, NOTES, AND SIGNATURES

## GENERAL INFORMATION:

OWNER ..... 162 PARKER RANCH HOLDINGS LTD.  
 TOTAL ACREAGE ..... 1.792 ACRES  
 SURVEY ..... MILTON HICKS SURVEY(A-287)  
 DATE ..... DECEMBER 08, 2015  
 # OF SINGLE FAMILY LOTS ..... 1  
 # OF OPEN SPACE LOTS ..... 0  
 TOTAL # OF LOTS ..... 1  
 TOTAL # OF BLOCKS ..... 1

OWNER  
**162 PARKER RANCH HOLDINGS, LTD.**  
 1508 SOUTH LAMAR BOULEVARD  
 AUSTIN, TEXAS 78704  
 (512) 637-6835

ENGINEER  
**STANTEC CONSULTING SERVICES, Inc.**  
 221 WEST SIXTH STREET, SUITE 600  
 AUSTIN, TEXAS 78701  
 (512) 328-0011 FAX (512) 328-0325

SURVEYOR  
**STANTEC CONSULTING SERVICES, Inc.**  
 221 WEST SIXTH STREET, SUITE 600  
 AUSTIN, TEXAS 78701  
 (512) 328-0011 FAX (512) 328-0325

## PARKER TRACT, PHASE 1 FINAL PLAT

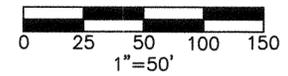
DATE: DECEMBER 08, 2015



221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel. (512) 328-0011 Fax (512) 328-0325  
 TBPE # F-6324 TBPLS # F-10194230  
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# PARKER TRACT, PHASE 1 FINAL PLAT

BEING A 1.792 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 10.01 ACRE TRACT OF LAND CONVEYED TO 162 PARKER RANCH HOLDINGS, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007052195 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



### LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- <sub>CAP</sub> 1/2" IRON ROD WITH "PATE" CAP FOUND
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- O.S.S.F. ON SITE SEWAGE FACILITY

### PARKER TRACT LOT 9 STREET SUMMARY

STREET NAME	ROW WIDTH	LENGTH	SQ. FT.
LIMESTONE CREEK ROAD	50'	313'	15,661

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N26°19'03"W	7.94'
L2	N22°31'31"W	34.38'
L3	N67°28'29"E	50.00'
L4	S22°31'31"E	34.38'
L5	S26°19'03"E	8.72'
L6	N67°28'29"E	50.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L7	N29°57'04"E	43.38'
L8	S59°58'50"E	13.99'
L9	N30°01'10"E	23.50'
L10	S60°27'59"E	55.24'
L11	S58°32'21"E	43.91'
L12	N31°27'39"E	66.91'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	89.37'	175.00'	29°15'32"	N40°56'49"W	88.40'
C2	129.79'	225.00'	33°03'05"	N39°03'03"W	128.00'
C3	100.95'	175.00'	33°03'05"	S39°03'03"E	99.56'
C4	114.90'	225.00'	29°15'32"	S40°56'49"E	113.66'
C5	34.37'	225.00'	8°45'12"	S51°12'00"E	34.34'

AREA SUMMARY	
LOT #	SQ. FT.
LOT 9	62,388
R.O.W.	15,661
TOTAL	78,049

## PARKER TRACT, PHASE 1 FINAL PLAT

DATE: DECEMBER 08, 2015



221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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Drawn by: TLG/MJR Approved by: JTB Project No.: 222010413 File: V:\2220\active\222010413\survey\111779001PL4.dwg

MILTON HICKS SURVEY,  
ABSTRACT NO. 287

10.01 ACRES  
162 PARKER RANCH HOLDINGS, LTD.  
DOC. NO. 2007052195

LOT 9  
BLOCK A  
1.432 ACRES

REAGAN'S  
OVERLOOK  
PHASE ONE  
DOCUMENT NO.  
2014018679

11.95 ACRES  
MARK A. HATFIELD AND  
TERESA J. HATFIELD  
VOL. 2666, PG. 412

EDWARDS AQUIFER  
SENSITIVE FEATURE  
REFERENCE PARKER TRACT,  
PHASE 2 FINAL PLAT  
FOR LINE TABLE

### BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

COORDINATE VALUES SHOWN HEREON ARE GRID VALUES.

SHEET  
**2**  
OF 3





## EXECUTIVE SUMMARY

NOVEMBER 22, 2016

- 
- Agenda Subject:** Subdivision Case 15-CP-007: Hold a public hearing and consider action on the Bar W Ranch Concept Plan Revision # 1, for 891.28 acres more or less; WCAD Parcel # R544597, R532719, R539735, R539738, R544623, R532728, R544598, R542844, R542848, R532728, R544612, R544611, R544599, R532770, R0322260, R532771, R032261, R549066, R491371, R523945, R544597, R523943, R500871, R485224, R485225, R022220, R539741, R539743, R491374, R485001, R549068, R021711, R539686, R451803; generally located to the southwest of the intersection of SH 29 & Ronald W Regan Blvd and to the Southwest of the intersection of Kaufman loop and Ronald Reagan; 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: Derek Pampe on behalf of BWR Partner, LLC and Howard Barkley Wedemeyer.
- Financial Consideration:** None
- Recommendation:** None. This request has been withdrawn.
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

11/16/2016



## EXECUTIVE SUMMARY

NOVEMBER 22, 2016

- Agenda Subject:** Zoning Case 16-Z-024: Hold a public hearing and consider action the rezoning of several parcels of land including 128.1 acres more or less; generally located to southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision; WCAD Parcels R031204-R031206, R526321 R523989, and R523991. Currently, the property is zoned SFC-2-B (Single Family Compact) and SFU-2-B (Single Family Urban). The applicant is proposing to rezone the property to PUD (Planned Unit Development) with the following base zoning districts: SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), and MF-2-A (Multi-Family detached condo regime); Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning and subdivision process.
- Origination:** Applicant: SEC Planning (Mark Baker) on behalf of BLD Crystal Springs, LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Future Land Use Map
  4. Notification Map
  5. Proposed Zoning Map
  6. Aerial Map
  7. PUD Notes and Conceptual Site Layout & Land Use Plan
  8. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP  
Planning Manager

11/10/2016



## PLANNING ANALYSIS

### ZONING CASE 16-Z-024 CRYSTAL SPRINGS PUD

#### GENERAL INFORMATION

- Owner:** BLD Crystal Springs, LLC
- Current Zoning:** SFU-2-B (Single-Family Urban)  
SFC-2-B (Single-Family Compact)
- Proposed Zoning:** PUD (Planned Unit Development) with the following base zoning districts:  
SFL-2-A (Single-Family Limited)  
SFT-2-A (Single-Family Townhouse)  
SFL-2-A (Single-Family Limited detached condo regime)
- Size and Location:** The property is generally located to the southeast of the intersection of Raider Way and East Crystal Falls Parkway and includes approximately 128.1 acres.
- Staff Contact:** Robin M. Griffin, AICP  
Planning Manager

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFS-2-B	Wiley Middle School
EAST	SFC-2-B SFU-2-B	Established Single-Family Residential (Cold Springs)
SOUTH	OCL	Established Single-Family (Outside City Limits)
WEST	GC-2-A Interim SFR-1-B	Undeveloped Commercial Undeveloped Single-Family Residential

<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****SFC – SINGLE FAMILY COMPACT:**

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

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

**SFL – SINGLE FAMILY LIMITED:**

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

*Intent:* Development of single-family detached dwellings on small lots, including zero lot line development, and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas where it is appropriate to have small lot sizes and reduced setbacks. This component is generally intended as follows:

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

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

**SFT – SINGLE FAMILY TOWNHOUSE:**

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

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

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

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

**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:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Enhance Leander’s public spaces to create and link destinations.
- Connect destinations.
- Create strong neighborhoods with a variety of housing choices.
- Preserve and reserve open space to support healthy living and natural resource conservation.
- The Neighborhood Residential land use category is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

**ANALYSIS:**

The applicant 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 from as narrow as twenty (20’) feet and attached residential units. 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.

This property was part of a large involuntary annexation that was completed on January 17, 2013. The property is located to the east of the Global Village project that was recently annexed. There is an approved concept plan associated with Global Village that provides for various commercial uses. The property is located to the west of the Cold Springs neighborhood which includes existing homes and homes under development.

The Planning & Zoning Commission reviewed and approved the current zoning of this property at the April 11, 2013 meeting and the City Council approved the request at the May 2, 2013 meeting.

This PUD proposal includes the following base zoning districts:

- SFT-2-A (Single-Family Townhome)
- SFL-2-A (Single-Family Limited)
- SFL-2-A (Single-Family Limited Condo Regime)

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 / ENVELOPE</b>	<b>PERCENTAGE</b>
SFL-2-A	41'	Minimum of 20%
SFT-2-A	20'	Minimum of 20%
SFL-2-A Condo	35'	Maximum of 35%

All lots located within the SFL or SFT base district that will be individually platted shall be alley loaded. All lots/units that are located adjacent to the collector roadway or greenspace shall face the collector roadway or greenspace. A conceptual lotting plan has been provided to demonstrate the general location of the lots.

The Type A Architectural Component requires that all structures are eighty five (85%) percent masonry and have a minimum of five different design features. This PUD provides for an alternative that will reduce the masonry requirements. The proposed requirements will include cementitious-fiber as a masonry product. This provision will apply to homes that substantially comply with the building elevations included in the PUD.

This PUD does not permit the single-family lots to back up to Lakewood Park. A road will be constructed along the boundary with a trail on the south side thus allowing the homes to face the park. A trail system is proposed connecting the park through the neighborhood to Crystal Falls Pkwy. This configuration will allow for the view of the park to be shared by all residents instead of limited to some backyards.

The proposed detention facilities 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.

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 applicant is also proposing approval of the removal of up to 42 heritage trees associated with this project. The proposal includes replacing the trees in compliance with the mitigation requirements. There is a request to waive the fees required for the removal of a heritage tree. The ordinance requires a replacement ratio of 3 to 1. Currently, there are a total of 141 heritage

trees. The applicant will provide more information about the tree number, size, and species approval by City Council

The request also includes the installation of street trees along the collector and all local streets. These street trees are proposed to count towards the tree requirements for each single-family home.

This application includes the following higher standards and waivers.

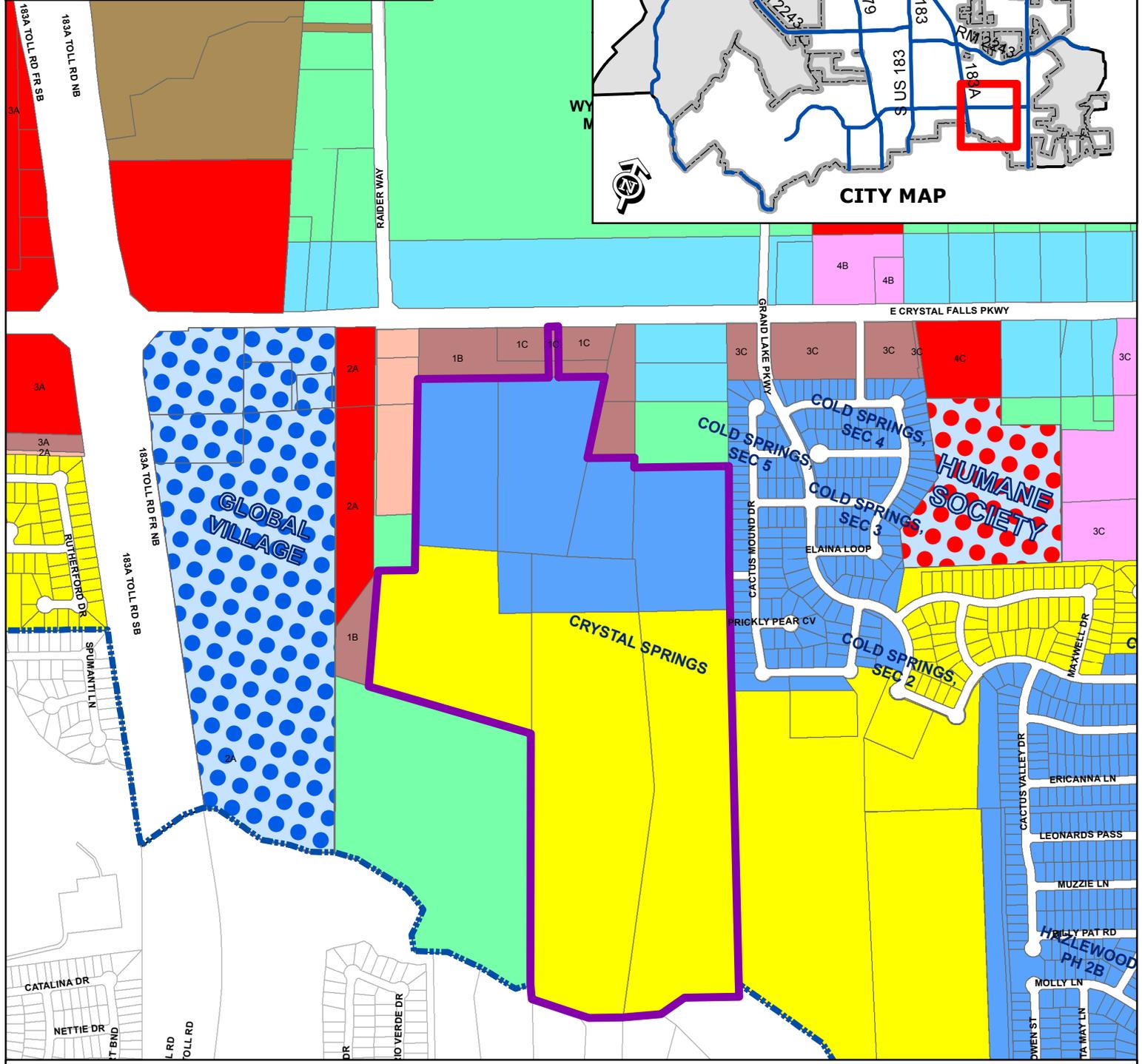
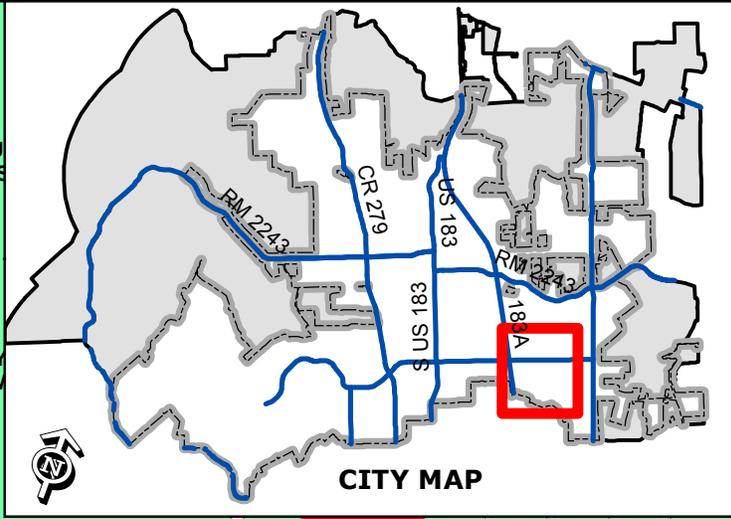
HIGHER STANDARDS	WAIVERS
<b>COMPOSITE ZONING ORDINANCE</b>	
Prohibiting lots from backing up to the Park or collector	-
Natural Detention Facilities (no concrete walls)	-
Trail system connecting the subdivision to the Park	-
Alley loaded product	-
Street Trees	
Wrought Iron Fencing where properties are adjacent to Greenbelts or Parks	
Variety of Housing Types	Flexibility in the location of the different lot sizes
-	Riparian Corridor averaging
-	Reducing the masonry requirements
-	Allowing multiple detached units on one lot

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 Crystal Springs PUD. The proposed PUD promotes more flexibility with the location of the single-family districts, modified 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.



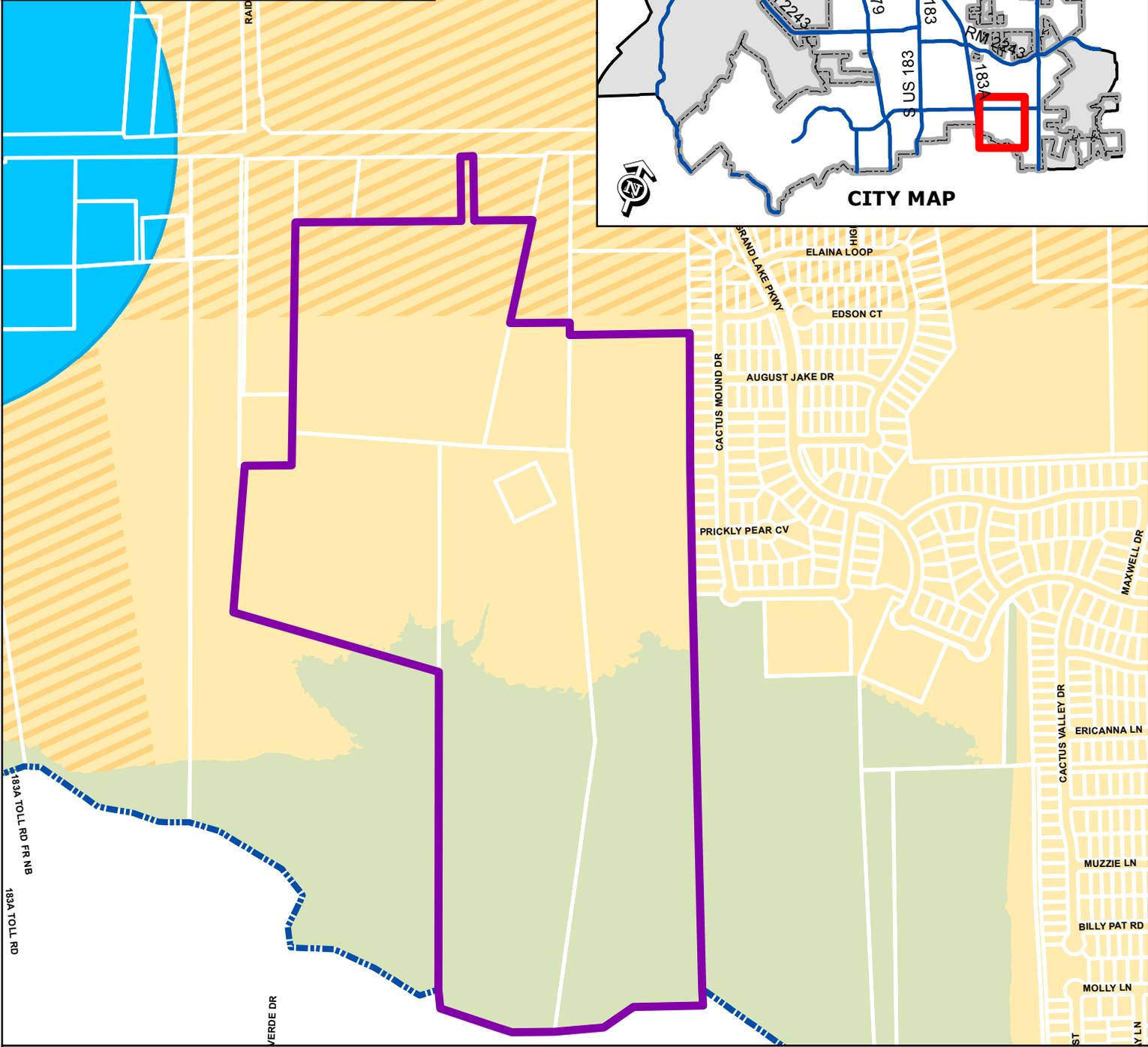
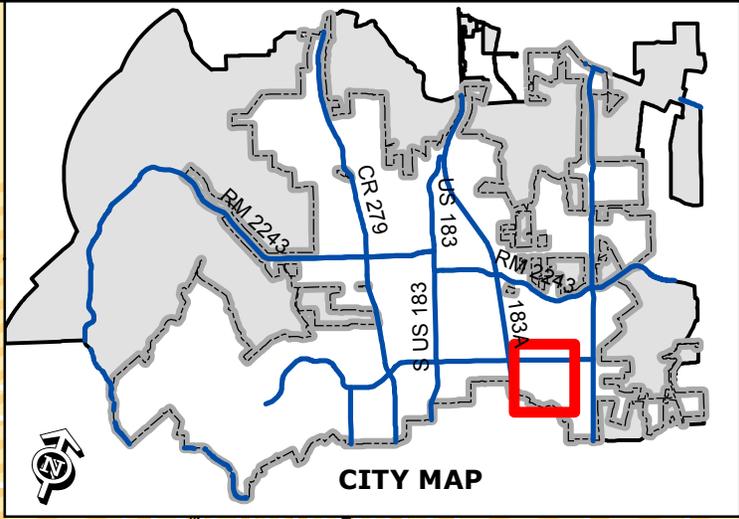
### ZONING CASE 16-Z-024 Attachment #2

Current Zoning Map - Crystal Springs 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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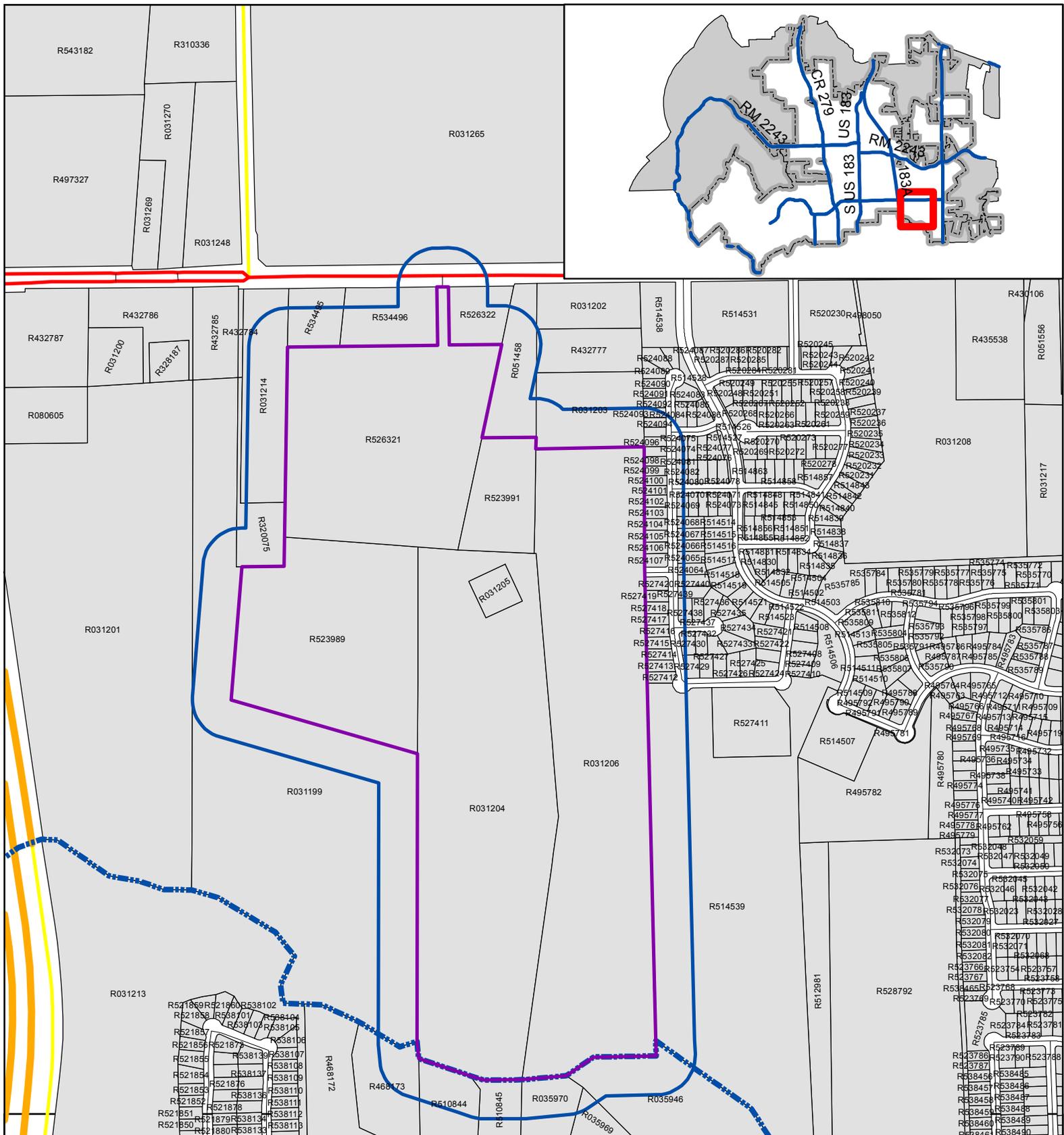


**ZONING CASE 16-Z-024 Attachment #3** Future Land Use Map - Crystal Springs PUD

 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



# Zoning Case 16-Z-024

## Attachment #4

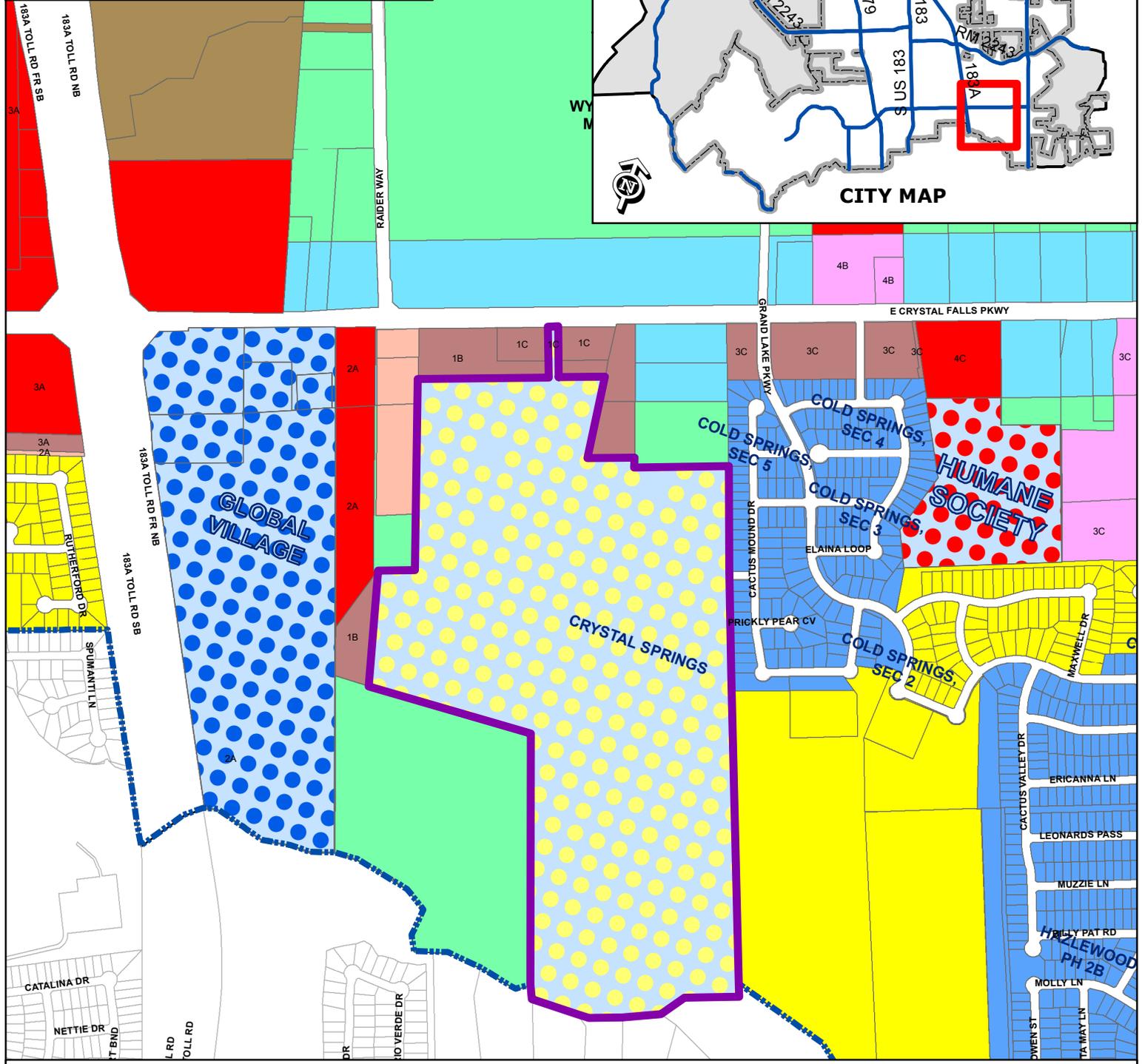
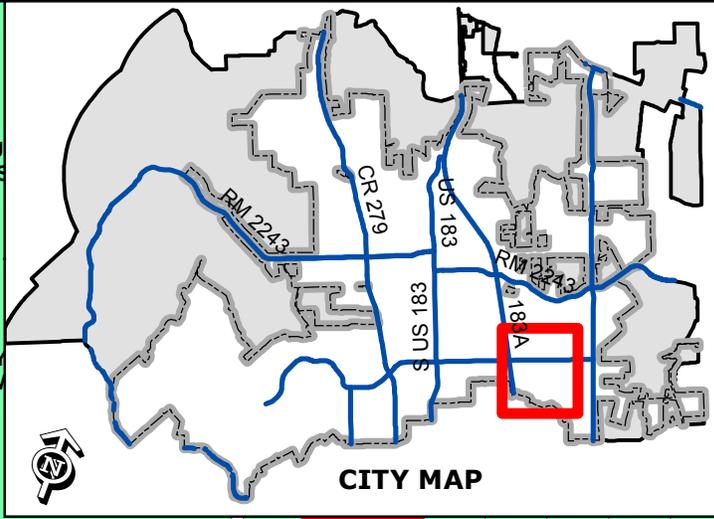
Notification Map  
Crystal Springs

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

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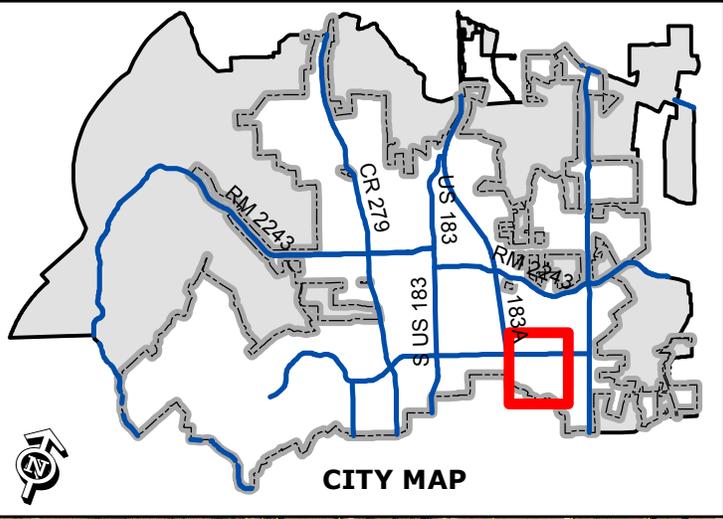
### ZONING CASE 16-Z-024 Attachment #5

Current Zoning Map - Crystal Springs PUD

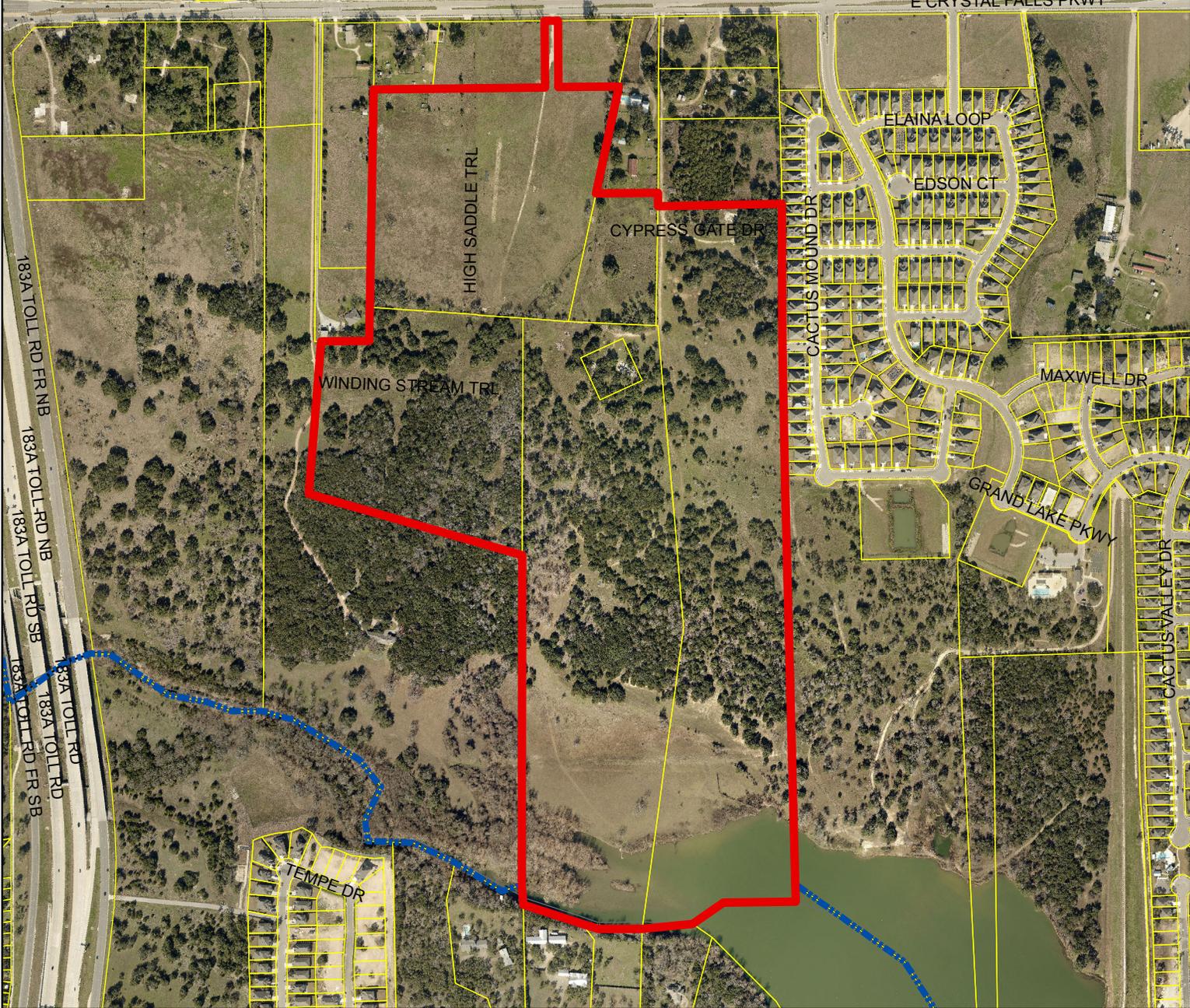
	Subject Property		SFR		SFL		LO		PUD - Commercial
	City Limits		SFE		SFT		LC		PUD - Mixed Use
			SFS		SFU/MH		GC		PUD - Multi-Family
			SFU		TF		HC		PUD - Townhomes
			SFC		MF		HI		PUD - Single-Family



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**CITY MAP**



**ZONING CASE 16-Z-024 Attachment #6**

Aerial Exhibit - Approximate Boundaries  
Crystal Springs PUD



- Subject Property
- City Limits

## EXHIBIT A

### CRYSTAL SPRINGS - PUD

#### **A. Purpose and Intent**

1. The Crystal Springs PUD is composed of approximately one hundred twenty-eight (128) acres. The development of this property is a single-family residential community with a variety of product types ranging from attached and detached single family with garage accessed from a rear alley to cluster cottages.

#### **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 product type during the preliminary plat 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.
  - SFL-2-A (Single-Family Limited)
  - SFL-2-A (Single-Family Limited Condo Regime)
  - SFT-2-A (Single-Family Townhouse)

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

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, 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 Crystal Springs, the following standards have been established. The general locations of the use components are shown in **Exhibits C and C-1**.
  - a. SFT-2-A (Single-Family Townhouse)
    - Minimum of twenty (20%) percent of the lots/units shall comply with SFT standards. Lots may not be greater than thirty five (35') feet
    - All SFT lots shall have garages accessed from a rear alley
  - b. SFL-2-A (Single-Family Limited)
    - Minimum of twenty (20%) percent of the lots/units shall be 41' feet wide or greater
    - All SFL lots shall have garages accessed from a rear alley
  - c. SFL-2-A (Single Family Limited Condominium Regime)
    - Maximum of thirty-five (35%) percent of the total lots/units
    - Multiple units may be constructed on a single lot as long as the units comply with the building envelopes.

3. Single Family lots/units shall not be platted adjacent to Lakewood Park on the south side of the property. A public street shall be located between the homes and the parkland. The homes shall face the parkland.
4. Single family lots/units adjacent to the collector roadways or open spaces shall front onto the collector or open space areas as shown on the Conceptual Lotting Plan (**Exhibit C-1**). Exhibit C-1 is conceptual and intended to show the general layout and lot orientation. Changes to the road network, lot sizes, and lot counts may be approved administratively, as long as they are in compliance with the regulations contained within this PUD.

**D. Allowable / Prohibited Uses**

1. The allowable uses shall be both detached and attached single-family dwellings on individually platted lots or detached cluster units planned as a condo regime on a single lot site plan.
2. The maximum lot/unit count shall be five hundred (500).

**E. Development Standards**

1. The Crystal Springs Development will comply with the Development Standards set forth in Table E.1.

	<b>TABLE E.1 - RESIDENTIAL USES</b>			
	<b>SFL CONDO</b> (Setbacks are for perimeter)	<b>SFT ATTACHED</b> (alley loaded garage)	<b>SFT DETACHED</b> (alley loaded garage)	<b>SFL DETACHED</b> (alley loaded garage)
Lot Area (minimum)	n/a	1,500 s.f.	2,500 s.f.	4,100 s.f.
Lot Width (minimum)	n/a	20 ft.	20 ft.	41 ft.
Front Setback (minimum)	10 ft.	5 ft. Min./ 15 ft. Max. <sup>2</sup>	10 ft. / 15 ft. <sup>1</sup>	10 ft. / 15 ft. <sup>1</sup>
Side Setback (minimum)	10 ft. building separation	0/5 ft.	3 ft. <sup>3</sup>	5 ft. <sup>3</sup>
Street Side Setback (minimum)	10 ft.	10 ft.	10 ft.	10 ft.
Rear Setback (minimum)	10 ft.	6 ft.	6 ft.	6 ft.
Lot Depth (minimum)	n/a	60 ft.	100 ft.	100 ft.
Building envelope (minimum)	35' x 50'	n/a	n/a	n/a

- (1) The front wall shall be set back a minimum of ten (10') feet from the front property line, but no more than fifteen (15') feet. Porches, Awnings, and Chimneys may encroach within the front yard setback area up to five (5') feet from the front property line. Roof overhangs may encroach within this front yard setback area up to two (2') feet from the building setback line. Uncovered steps, porches, and stoops may also encroach with this front yard setback area, however, any columns or support posts must remain at or behind the five (5') foot setback.
- (2) The front wall of attached units will be set back by a minimum of five (5') feet from the front property line but not more than fifteen (15') feet. Porches, entries, chimneys and roof overhangs may encroach into the setback area by up to two (2') feet.
- (3) Roof overhangs may encroach up to eighteen (18") inches into the side setback. Three (3') foot side setbacks require compliance with the requirements of the Fire and Building Codes and review by the Fire Marshall and Building Official.

## **F. Drainage Dedication and Facilities**

1. The detention facilities shall not contain any concrete walls. All sides of the detention facilities 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. The Corridor width shall vary as illustrated on **Exhibit C**. The setback distance can vary from narrower to wider within the development so long as the overall acreage of land for the setback is achieved and the minimum setback is twenty five (25') feet from the centerline of the riparian corridor. The minimum acreage that will be provided to meet this requirement shall be nine point eight (9.8) acres, which is the quantity of land if a consistent 100' setback on each side of the centerline were calculated.

## **G. Parkland and Landscaping**

1. A Six (6') foot concrete sidewalk shall be provided on the west side of the Collector Roadway as shown on **Exhibit D**. An eight (8') foot concrete hike and bike trail shall be provided on the east side of the Collector Roadway as shown on **Exhibit D** and shall connect to the conceptual trail that leads into Lakewood Community Park.
2. According to the project tree survey, 141 Heritage trees are located within Crystal Springs and are illustrated on **Exhibit C**. In order to implement the community master plan, up to 42 of the 141 Heritage trees may be removed. Mitigation for the removed Heritage trees shall include tree replacement at a 3:1 caliper inch basis.
3. Any Significant Tree removal within Crystal Springs shall be mitigated in accordance with the Leander Composite Zoning Ordinance.
4. Street trees shall be an allowable source of tree mitigation.
5. A six (6') foot wrought iron or decorative tubular metal fencing, shall be utilized where the single family residential areas back up to the riparian greenbelt that bisects the property. Please refer to the **Exhibit D** for the approximate locations of the wrought iron fence.
6. Street trees are required as indicated below:
  - i. One (1) two (2") caliper inch street tree shall be planted at a spacing not to exceed thirty (30') feet along the Collector Roadway.
  - ii. One (1) two (2") caliper inch street tree shall be planted at a spacing not to exceed thirty (30') feet along the neighborhood streets within single family neighborhoods.
  - iii. Street trees are not required along private drive within the condo regime neighborhood.
  - iv. The street tree shall count towards the tree planting requirements interior to the lot. For lots 41 feet in width or wider, a minimum of one (1) two (2") caliper inch tree is required per lot in addition to the one (1) street tree. One (1) three and a half (3.5") caliper inch street tree may be planted in lieu of the tree required within the interior of the lot. Credit for existing trees may be assessed for each lot based on the proximity to the proposed roadway and the tree type and size.
  - v. For SFL or SFT lots, only the street tree is required as long as the front setback is a maximum of ten (10') feet.
  - vi. Street trees shall be planted between the back of curb and the sidewalk in a location specified as part of the Subdivision Construction Plans.

- vii. Tree species shall be chosen from an approved list of street trees provided by the City of Leander and species shall be uniform along each street. The street tree species selected for each street shall be identified on the approved Preliminary Plat and Subdivision Construction Plans.
- viii. Geomembrane, linear panel, or City approved root barriers are required between the tree and the curb and sidewalk.
- ix. Street trees may be planted at the time of home construction on each lot and it shall be the responsibility of the individual homeowners to maintain the street tree(s) adjacent to their lot. The homeowner's association (HOA) established for the subdivision shall include provisions for the requirement of the street tree maintenance by the homeowner on all local street residential lots and by the HOA on all residential collector streets.

## **H. Architectural Standards**

1. All residential product shall be designed with the Type A Architectural Component, unless otherwise amended by this section.
2. The definition of masonry shall include cementitious-fiber planking (not panels unless they are used with a board and batten application), stone, brick or stucco as long as the homes substantially comply with the elevations shown in **Exhibit F**. Prototypical home representations are included as **Exhibit F** to this PUD to illustrate the general architectural style planned for the community. The images are not to be interpreted as the only elevations allowed within the community or a final product, but merely to represent the general intent for the street scene and home style.
3. All SFL individually platted lots and SFT lots shall have garages accessed from an alley. All SFL Condo units shall comply with the garage standards listed below. For the purposes of this ordinance, the private drive shall be considered a street.
  - a. Single-family and two-family residential dwelling street-facing garage standards. To prevent residential streetscapes from being dominated by garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:
    - (1) Except as provided for in this subsection, street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
    - (2) The total width of the garage door openings of a garage with street-facing doors shall be no more than fifty (50) percent of the ground floor street-facing linear building frontage.
    - (3) Street-facing garages that have a total garage door opening width that is less than forty (40) percent of the ground floor street-facing linear building frontage width, may be in-line with the ground floor living area or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
    - (4) Street-facing garages that have a total garage door opening width of less than forty (40) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.
    - (5) Street-facing three car garages that have a total garage door opening width of less than fifty (50) percent of the ground floor street-facing linear building frontage width and

that incorporate enhanced architectural features as described in this section, may have up to two (2) bays of the garage protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district. The third bay of the garage shall be located in-line with the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.

- (6) For garages that meet the standards of subsection (4) or (5) and where the site topography (typically slopes greater than 10% or for other similar topography as allowed by the Planning Director) requires stairs from the garage into the living space, the garage may protrude up to eight (8) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum building setback for the zoning district.
- (7) The Planning Director may approve garage placement that does not meet the standards of this section in the case of unique site conditions including the existence of significant trees, extreme topography and similar natural features.
- (8) For the purposes of this subsection, enhanced architectural features shall include:
  - i. Architectural garage doors that are painted to match the color scheme of the house and include decorative hardware; or
  - ii. Doors that have a natural wood appearance; and
  - iii. Both a. and b. above must also be combined with at least one of the following features:
    1. a garage door recess of at least two (2) feet;
    2. a roof overhang over the garage doors with supporting architectural columns that extends at least two (2) feet in front of the garage doors; or
    3. any similar architectural feature, approved by the Planning Director, that diminishes the prominence of the garage doors on the street-facing building facade.
- (9) Garages accessed from rear alleys are exempt from the standards of this section.
- (10) Second or higher floor living areas do not count toward the measurement of ground floor street-facing linear building frontage.

## **I. Transportation**

1. Crystal Springs will include a range of street types. A collector roadway will be developed to provide a central spine road connecting Crystal Falls Parkway to the Lakewood Community Park. The SFL Condo neighborhood will contain private streets that will be developed as a single lot, condo regime site plan. Single-family detached lots will be served by local streets or open space in the front and garages will be accessed by rear alleys. Street sections are defined for the various street types on **Exhibit E**.

## EXHIBIT B



### FIELD NOTES

#### FOR

A 128.40 ACRE TRACT OF LAND, BEING ALL OF LOT 3, BLOCK A OF THE SHORT FORM FINAL PLAT OF CRYSTAL SPRINGS RECORDED IN DOCUMENT NO. 2014003978 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 19.81 ACRE TRACT CONVEYED TO BLD CRYSTAL SPRINGS, LLC RECORDED IN DOCUMENT NO. 2013067545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 40.24 ACRE TRACT CONVEYED TO BLD CRYSTAL SPRINGS, LLC RECORDED IN DOCUMENT NO. 2013067546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 40.23 ACRE TRACT CONVEYED TO BLD CRYSTAL SPRINGS, LLC RECORDED IN DOCUMENT NO. 2013067546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF A CALLED 4.42 ACRE TRACT CONVEYED TO BLD CRYSTAL SPRINGS, LLC RECORDED IN DOCUMENT NO. 2013067546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS. SAID 128.40 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south right-of-way line of E. Crystal Falls Parkway, a variable width right-of-way, same being the northeast corner of Lot 2A, Block A of the Amended Final Plat of Lots 1 & 2 of Crystal Springs recorded in Document No. 2014095166 of the Official Public Records of Williamson County, Texas, also same being the northernmost northwest corner of said Lot 3, Block A, for the northernmost northwest corner and **POINT OF BEGINNING** hereof;

**THENCE N 69°18'58" E**, with the south right-of-way line of said E. Crystal Falls Parkway, same being the northernmost line of said Lot 3, Block A, a distance of **60.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of Lot 4, Block A of said Short Form Final Plat of Crystal Springs, same being northernmost northeast corner of said Lot 3, Block A, for the northernmost northeast corner hereof;

**THENCE S 20°41'02" E**, departing the south right-of-way line of said E. Crystal Falls Parkway, with the west line of said Lot 4, Block A, same being an east line of said Lot 3, Block A, a distance of **300.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801  
Austin | San Antonio | Houston | Fort Worth | Dallas  
Transportation | Water Resources | Land Development | Surveying | Environmental  
7800 Shoal Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 www.Pape-Dawson.com

the southwest corner of said Lot 4, Block A, same being a northeast ell corner of said Lot 3, Block A;

**THENCE N 69°19'45" E**, with the south line of said Lot 4, Block A, same being a north line of said Lot 3, Block A, a distance of **270.76 feet** to an iron rod with cap marked "Baker-Aicklen" found at the southeast corner of said Lot 4, Block A, same being a point in the west line of the remnant portion of a called 8.07 acre tract conveyed to Neil R. Kenagy and Karen V. Kanagy of the Official Public Records of Williamson County, Texas, same being the easternmost northeast corner of said Lot 3, Block A for the easternmost northeast corner hereof;

**THENCE S 07°58'21" E**, with the west line of said remnant portion of an 8.07 acre tract, same being the east line of said Lot 3, Block A, a distance of **501.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said remnant portion of a 8.07 acre tract, same being the northwest corner of said 4.42 tract for a northeast ell corner hereof;

**THENCE N 69°33'35" E**, with a south line of said remnant portion of an 8.07 acre tract, same being the north line of said 4.42 acre tract, a distance of **274.86 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southeast corner of said remnant portion of an 8.07 acre tract, same being a point in the west line of a called 10.59 acre tract conveyed to Cathy Lynne Broun recorded in Document No. 2015035808 of the Official Public Records of Williamson County, Texas, also being the northeast corner of said 4.42 acre tract for a northeast corner hereof;

**THENCE S 19°06'58" E**, with the west line of said 10.59 acre tract, same being the east line of said 4.42 acre tract, a distance of **26.23 feet** to an iron rod with cap marked "Baker-Aicklen" found at the southwest corner of said 10.59 acre tract, same being the northwest corner of said 40.23 acre tract, also being a point in the east line of said 4.42 acre tract for a northeast ell corner hereof;

**THENCE N 69°32'13" E**, with the south line of said 10.59 acre tract, same being the north line of said 40.23 acre tract, a distance of **556.88 feet** to a ½" iron rod found at the southeast corner of said 10.59 acre tract, same being the northwest corner of said 40.23 acre tract, also being a point in the west line of Cold Springs Section 6 recorded in Document No. 2013089271 of the Official Public Records of Williamson County, Texas, for the easternmost northeast corner hereof;

**THENCE** with the east line of said 40.23 acre tract, same being the west line of said Cold Springs, Section 5, the west line of Cold Springs, Section 6 recorded in Document No. 2014020708 of the Official Public Records of Williamson County, Texas, and Lot 28, Block K of Cold Springs Section 2 recorded in Document No. 2012008535 of the Official Public Records of Williamson County, Texas the following five (5) courses and distances:



1. **S 20°50'01" E**, a distance of **492.76 feet** to a ½" iron rod found,
2. **S 20°43'57" E**, a distance of **517.81 feet** to a ½" iron rod found,
3. **S 21°27'25" E**, a distance of **980.73 feet** to a ½" iron rod found,
4. **S 20°57'44" E**, a distance of **821.91 feet** to a ½" iron rod found, and
5. **S 22°15'59" E**, a distance of **346.77 feet** to a calculated point at the southeast corner of said 40.23 acre tract, also being a point in the line as described in Boundary Line Agreement recorded in Volume 394, Page 390 of the Deed Records of Williamson County, Texas, also being a point in the north line of Lot 00, Block B of the Lakewood Country Estate Phase 1 recorded in Cabinet C, Slide 295 of the Plat Records of Williamson County, Texas for the southeast corner hereof;

**THENCE** with the south line of said 40.23 acre tract, with the south line of said 40.24 acre tract, with the line as described in said Boundary Line Agreement, same being the north line of said Lakewood Country Estates Phase 1, with the north line of Lakewood Country Estate Phase 1, Replat of a portion of Lot 8, Block B recorded in Document No. 2011027213 of the Official Public Records of Williamson County, Texas and the north line of Lakewood Country Estate phase 1, Replat of Lots 6 & 7, Block B recorded in Document No. 2005007176 of the Official Public Records of Williamson County, Texas, the following five (5) courses and distances:

1. **S 68°56'07" W**, a distance of **322.57 feet** to a calculated angle point,
2. **S 35°14'07" W**, a distance of **168.01 feet** to a calculated angle point,
3. **S 64°41'01" W**, a distance of **228.94 feet** to a calculated angle point,
4. **S 69°53'48" W**, a distance of **198.02 feet** to a calculated angle point, and
5. **S 88°13'48" W**, a distance of **350.62 feet** to a calculated point at the southwest corner of said 40.24 acre tract, same being the southeast corner of a called 66.49 acre tract conveyed to the Richard and Linda Davis Living Trust recorded in Document No. 2014013495 of the Official Public Records of Williamson County, Texas, also being the northwest corner of Lot A of said Lakewood Country Estate Phase One, Replat of a Portion of Lot 8, Block B, same being the northeast corner of Lot 7B of said Lakewood Country Estate Phase 1, Replat of Lots 6 & 7, Block B for the southernmost southwest corner hereof;



**THENCE** departing the north line of said Lakewood Country Estate Phase One, Replat of a Portion of Lot 8, Block B, and north line of said Lakewood County Estate Phase 1, Replat of Lots 6 & 7, Block B, with the east line of said 66.49 acre tract, same being the west line of said 40.24 acre tract, the following four (4) courses and distances:

1. **N 25°14'12" W**, a distance of **98.81 feet** to ½" iron rod found,
2. **N 20°04'12" W**, a distance of **278.24 feet** to an iron rod with cap marked "Forest" found,
3. **N 19°51'20" W**, a distance of **766.54 feet** to a ½" iron rod found, and
4. **N 19°48'07" W**, a distance of **425.01 feet** to an iron rod with cap marked "Forest" found at the easternmost northeast corner of said 66.49 acre tract, same being the southeast corner of said 19.81 acre tract, also being a point in the west line of said 40.24 acre tract for a southwest ell corner hereof;

**THENCE S 86°15'01" W**, departing the west line of said 40.24 acre tract, with a north line of said 66.49 acre tract, same being the south line of said 19.81 acre tract, a distance of **993.54 feet** to a found cotton gin spindle at the northeast ell corner of said 66.49 acre tract, same being the southwest corner of said 19.81 acre tract for the westernmost southwest corner hereof;

**THENCE N 15°43'28" W**, with an east line of said 66.49 acre tract, same being the west line of said 19.81 acre tract, a distance of **684.17 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a northeast corner of said 66.49 acre tract, same being a point in the south line of a called 2.473 acre tract conveyed to Premas Global Leander 1, LLC recorded in Document No. 2009008606 of the Official Public Records of Williamson County, Texas, also being the westernmost northwest corner of said 19.81 acre tract for an angle point hereof;

**THENCE N 69°29'14" E**, departing the east line of said 66.49 acre tract, with the south line of said 2.473 acre tract, same being the north line of said 19.81 acre tract, a distance of **216.92 feet** to a ½" iron rod found at the southeast corner of said 2.473 acre tract, same being a northwest ell corner of said 19.81 acre tract for a northwest ell corner hereof;

**THENCE N 18°57'09" W**, with the east line of said 2.473 acre tract, same being a west line of said 19.81 acre tract, a distance of **162.28 feet** to a 1" iron pipe found at the northernmost northwest corner of said 19.81 acre tract, same being the southwest corner of said Lot 3, Block A, also being a point in the east line of said 2.473 acre tract;

**THENCE** continuing with the east line of said 2.473 acre tract, with the east line of a called 5.84 acre tract conveyed to Crystal Falls Ortho LLC recorded in Document No. 2015047882 of the



Official Public Records of Williamson County, Texas, same being the west line of said Lot 3, Block A the following five (5) courses and distances:

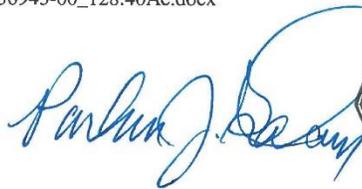
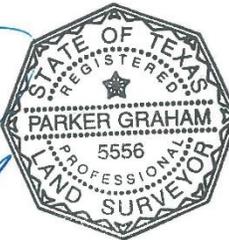
1. **N 19°07'46" W**, a distance of **177.08 feet** to a ½" iron rod found,
2. **N 19°20'48" W**, a distance of **94.71 feet** to a ½" iron rod found,
3. **N 18°00'37" W**, a distance of **70.75 feet** to a ½" iron rod found,
4. **N 19°15'44" W**, a distance of **530.25 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
5. **N 19°07'49" W**, a distance of **104.68 feet** to an iron rod with cap marked "Baker-Aicklen" found at the southwest corner of Lot 1A, Block A of said Amended Final plat of Lots 1 & 2 of Crystal Springs, same being the westernmost northwest corner of said Lot 3, Block A, also being the westernmost northwest corner of said Lot 3 for the westernmost northwest corner hereof;

**THENCE N 69°18'51" E**, with the south line of said Lot 1A, Block A and with the south line of said Lot 2A, Block A, same being a north line of said Lot 3, Block A, a distance of **454.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found;

**THENCE N 69°18'58" E**, continuing with the south line of said Lot 2A, Block A, same being a north line of said Lot 3, Block A, a distance of **315.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southeast corner of said Lot 2A, Block A, same being the northwest ell corner of said Lot 3, Block A;

**THENCE N 20°41'02" W**, with the east line of said Lot 2A, Block A, same being a west line of said Lot 3, Block A, a distance of **300.02 feet** to the **POINT OF BEGINNING** and containing 128.40 acres in the City of Leander, Williamson County, Texas. Said tract being described in accordance with a survey prepared under Job No. 50943-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 16, 2016  
JOB No.: 50943-00  
DOC.ID.: H:\survey\CIVIL\50943-00\Word\50943-00\_128.40Ac.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01

 **PAPE-DAWSON  
ENGINEERS**  




**EXHIBIT C**

SEC ID	Property ID	Name	Street Address	City	State	Zip
A	R031265	LEANDER T S D TRUSTEE	PO BOX 218	Leander	Texas	78646-0218
B	R031202	BROUN, CATHY LYNNE	PO BOX 1369	Leander	Texas	78646
C	R432777	BROUN, CATHY LYNNE	PO BOX 1369	Leander	Texas	78646
D	R051458	BROWN, DAVID O & MARY	10850 E CRYSTAL FALLS PKWY	Leander	Texas	78641
E	R031203	BROUN, CATHY LYNNE	PO BOX 1369	Leander	Texas	78646
F	R524092	ZHANG, LUIE & HONGWEI TIAN	1721 CACTUS MOUND DR	Leander	Texas	78641
G	R524093	PICHINI, PETER Q	1725 CACTUS MOUNT DR	Leander	Texas	78641
H	R524094	AHJUA, VIVEK	1729 CACTUS MOUNT DR	Leander	Texas	78641
I	R524084	CHEN, JINGE J	2001 SUZANNE KELLI DR	Leander	Texas	78641
J	R524095	MYERS, SHAWN L & CRYSTAL M	1733 CACTUS MOUND DR	Leander	Texas	78641
K	R524096	MADDEN, LESLIE E & CHRISTOPHER M	1737 CACTUS MOUND DR	Leander	Texas	78641
L	R524097	CHUNG, HE U & JEE HYE JUNG	1741 CACTUS MOUND DR	Leander	Texas	78641
M	R524098	ENOCHS, BRETT A & MELISSA M	1745 CACTUS MOUND DR	Leander	Texas	78641
N	R524099	LANDEROS ALFONSO LOPEZ SALGADO & FLORENCIA CARRILLO ZERMENO	1749 CACTUS MOUND DR	Leander	Texas	78641
O	R524074	DECKER, MARK B & JESSICA S	2000 SUZANNE KELLI DR	Leander	Texas	78641
P	R524082	BUSIGIN, LLYA	2001 AUGUST JAKE DR	Leander	Texas	78641
Q	R524100	NIGHTINGALE, THOMAS & CONSTANCE	1753 CACTUS MOUND DR	Leander	Texas	78641
R	R524101	ROGERS, TIFFANY D & CLINTON W	1801 CACTUS MOUND DR	Leander	Texas	78641
S	R524102	SPARSCHU, ANGELOUQUE & BRIAN G	1805 CACTUS MOUND DR	Leander	Texas	78641
T	R524069	ORTIZ, PAMELA B	1820 ELAINA LOOP	Leander	Texas	78641-2718
U	R524103	SHERRILL, ALAN R & CLAUDIA K	1809 CACTUS MOUND DR	Leander	Texas	78641
V	R524104	GRANDE, EDMUNDO A JR & CAROLINA	1813 CACTUS MOUND DR	Leander	Texas	78641
W	R524068	THOMPSON PAUL SCOTT & KELLY	1812 CACTUS MOUND DR	Leander	Texas	78641
X	R524067	STOCKTON, JONATHAN D & SHANNON L	1816 CACTUS MOUND DR	Leander	Texas	78641
Y	R524105	KASER, LYDIA & KEITH S	129 KING ELDER LN	Leander	Texas	78641
Z	R524106	SWARTZ, STEPHEN J & JULIE L	1821 CACTUS MOUND DR	Leander	Texas	78641
A1	R524066	WILLIAMS, JOSEPH A & JENNIFER	1820 CACTUS MOUND DR	Leander	Texas	78641
B1	R524065	ZIEGLER, GINA M	1824 CACTUS MOUND DR	Leander	Texas	78641
C1	R524107	ZARUBA SMITH	1825 CACTUS MOUND DR	Leander	Texas	78641
D1	R524064	TERWAY, FRANCIS M	1828 CACTUS MOUND DR	Leander	Texas	78641
E1	R527440	LUTHER, THOMAS G & HELEN F	1900 CACTUS MOUND DR	Leander	Texas	78641
F1	R527420	MILLER, WILLIAM J & LINDSAY	1901 CACTUS MOUND DR	Leander	Texas	78641
G1	R527419	CABALLERO, ARTHUR JR & ERIN MICHELLE	1905 CACTUS MOUND DR	Leander	Texas	78641
H1	R527439	BAKER, CHARLES L & JENNIFER HUTTO BAKER	1904 CACTUS MOUND DR	Leander	Texas	78641
I1	R527438	YANTIS, MILBURN A & MARY G	2001 PRICKLY PEAR CV	Leander	Texas	78641
J1	R527418	RUPLE, JEREMY K	1909 CACTUS MOUND DR	Leander	Texas	78641
K1	R527417	KARLSON, JOHN AARON	1913 CACTUS MOUND DR	Leander	Texas	78641
L1	R527416	FITZGERALD, DERRICK JOHN & ANGELA LYNN	1917 CACTUS MOUND DR	Leander	Texas	78641
M1	R527415	KAMAL, AFREEN & PLYAL	1921 CACTUS MOUND DR	Leander	Texas	78641
N1	R527430	BARNES, MARK D & SARAH M	2000 PRICKLY PEAR CV	Leander	Texas	78641
O1	R527429	FRIES, CHARLES & JANIS	2000 CACTUS MOUND DR	Leander	Texas	78641
P1	R527414	FRIES, KATHY	1925 CACTUS MOUND DR	Leander	Texas	78641
Q1	R527413	JOHNSON, DAVID G & LATASHA M	1929 CACTUS MOUND DR	Leander	Texas	78641
R1	R527412	BEHNKE, STEVEN M & RACHEL A	1933 CACTUS MOUND DR	Leander	Texas	78641
S1	R514539	LEANDER CITY OF	PO BOX 319	Leander	Texas	78646-0319
T1	R035946	LAKEWOOD LAND OWNERS ASSOC	PO BOX 1433	Cedar Park	Texas	78630-1433
U1	R035970	DILGER, THOMAS	144 WOODLAND TRL	Leander	Texas	78641-9201
V1	R510845	BAWCOW SUSAN K TRUSTEE OF SUSAN K BAWCOW REV MGT TRUST	8322 CROSS PARK DR	Austin	Texas	78754
W1	R510844	BAWCOW SUSAN K TRUSTEE OF SUSAN K BAWCOW REV MGT TRUST	8322 CROSS PARK DR	Austin	Texas	78754
X1	R468173	SHELLBERG, LEE P	149 LAKEWOOD TRL	Leander	Texas	78641-9204
Y1	R031199	TRUST	10760 E CRYSTAL FALLS PKWY	Leander	Texas	78641
Z1	R320075	PREMAS GLOBAL LEANDER 1 LLC	3101 ARGENTO PL	Cedar Park	Texas	78613-4357
A2	R031214	CRYSTAL FALLS ORTHO LLC	5900 PADRE CV	Austin	Texas	78731
B2	R534495	GOOD EARTH DAY SCHOOL LLC	10820 E CRYSTAL FALLS PKWY	Leander	Texas	78641-2249
C2	R534496	CWHS 272 LTD	502 BAYLOR ST	Austin	Texas	78703
D2	R526322	CWHS 272 LTD	502 BAYLOR ST	Austin	Texas	78703

**LEGEND**

	ACREAGE	DENSITY	UNITS
SFL - 2 - A / SFT-2-A BASE	65.9 ACRES	6.6 DU./AC.	436 UNITS
MAJOR R.O.W.	3.8 ACRES		
100 YR. FLOODPLAIN	46.8 ACRES		
PARKLAND INCLUDING RIPARIAN CORRIDOR	11.6 ACRES		
<b>TOTAL</b>	<b>128.1 ACRES</b>	<b>3.4 DU./AC.</b>	<b>436 UNITS</b>
HERITAGE TREES			



**SEC Planning, LLC**  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

4201 W. Farmer Lane Bldg A Suite 220  
Austin, TX 78725  
T 512.246.7703  
F 512.246.7703  
www.secplanning.com  
Email: info@secplanning.com

**OWNER:**  
Century Land Holdings II, LLC  
6500 River Place Blvd.  
Bldg. 2, Suite 200  
AUSTIN, TX 78730

**EXHIBIT C**  
**CONCEPTUAL SITE LAYOUT**  
**AND LAND USE PLAN**  
**CRYSTAL SPRINGS**  
LEANDER, TEXAS

B:\160118-CENT\Cadfiles\PLANNING\Submittals\October 2016 PUD Submittal\Concept Plan.dwg

Issued:	
1. PUD Submittal	10-04-2016
2. City Comment Resp.	10-21-2016
3.	
4.	
5.	

Revisions:

1.	
2.	
3.	
4.	
5.	

Issue Date: October 04, 2016

Drawn By: CJ  
Reviewed By: MB

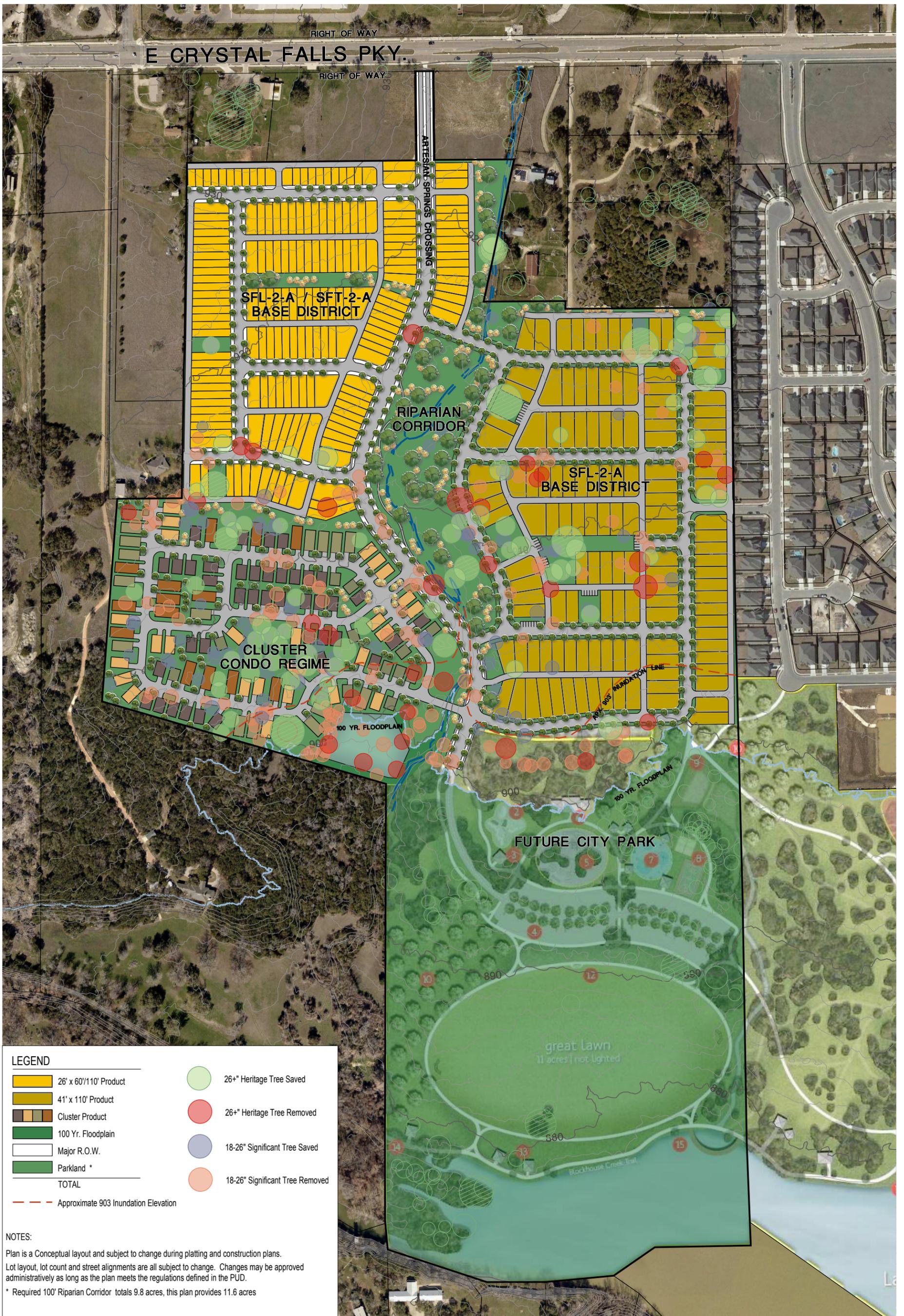
Project No.  
160118-CENT

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

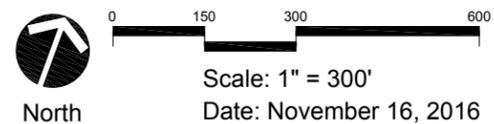
**EXHIBIT C-1**



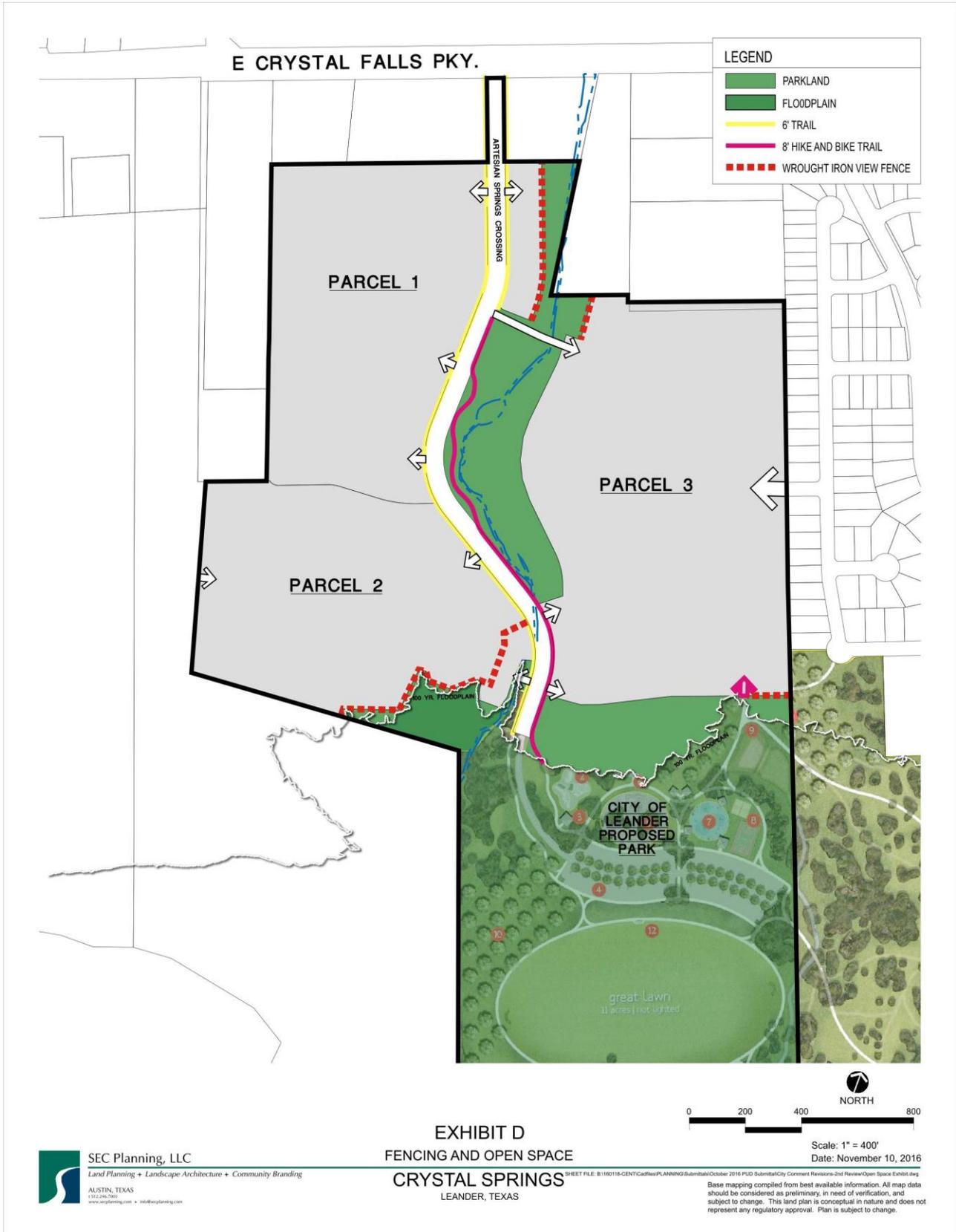
**LEGEND**

	26' x 60'/110' Product		26+'' Heritage Tree Saved
	41' x 110' Product		26+'' Heritage Tree Removed
	Cluster Product		18-26'' Significant Tree Saved
	100 Yr. Floodplain		18-26'' Significant Tree Removed
	Major R.O.W.		
	Parkland *		
	TOTAL		
	Approximate 903 Inundation Elevation		

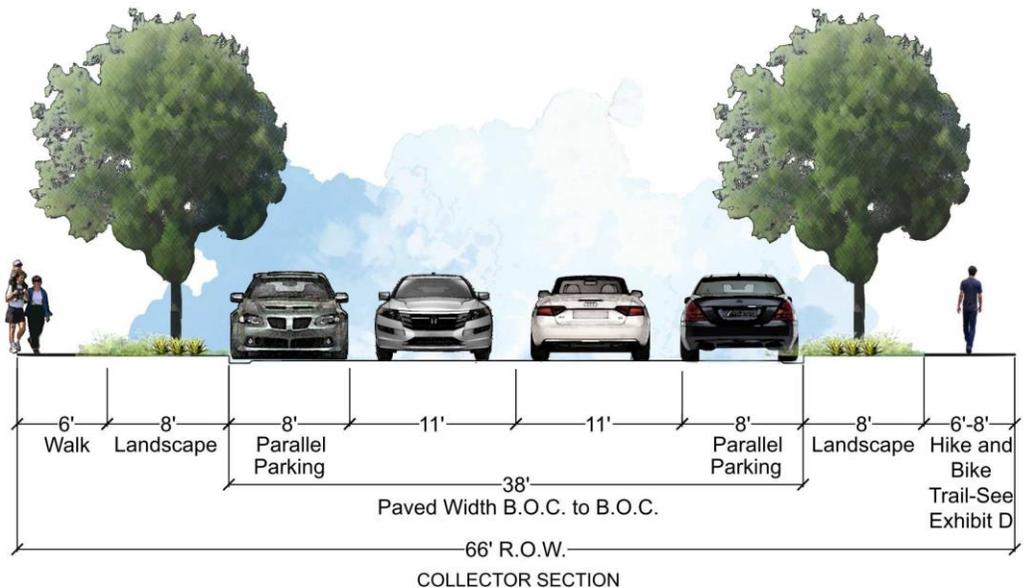
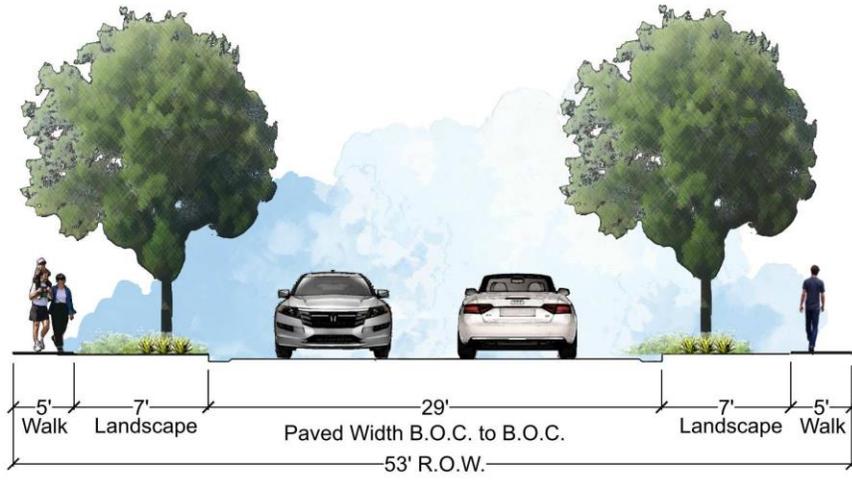
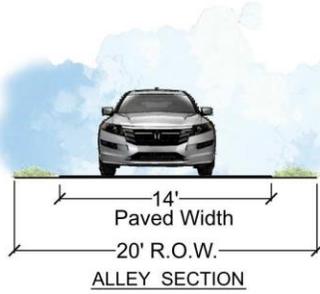
**NOTES:**  
 Plan is a Conceptual layout and subject to change during platting and construction plans.  
 Lot layout, lot count and street alignments are all subject to change. Changes may be approved administratively as long as the plan meets the regulations defined in the PUD.  
 \* Required 100' Riparian Corridor totals 9.8 acres, this plan provides 11.6 acres



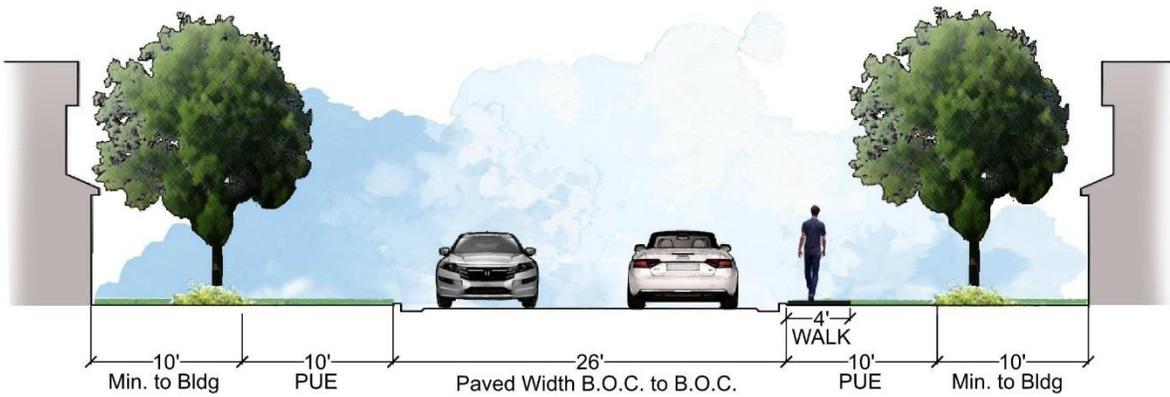
# EXHIBIT D



**EXHIBIT E**



**EXHIBIT E – CONTINUED**



**CLUSTER HOUSING PRIVATE STREET SECTION**

**EXHIBIT F**



**EXHIBIT F - CONTINUED**





October 4, 2016

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

Re: Crystal Springs PUD/Concept Plan Letter of Intent

Please find attached an application for a PUD Zoning submittal for the Crystal Springs Project, generally located south of Crystal Falls Parkway and east of 183-A. The land uses indicated on the City Comprehensive Land Use Map include Mixed Use Corridor along Crystal Falls Parkway with Neighborhood Residential designated on the remainder of the property.

The existing zoning categories for Crystal Springs are Single Family Compact and Single Family Urban. A PUD is being proposed to allow for increased density and additional product types, such as alley loaded single family small lots and detached cottage cluster homes. The proposed higher density products are in alignment with the desired uses within Mixed Use corridors as defined in the City Comprehensive Plan.

The applicant is proposing to utilize the City base zoning districts of SFU, SFC, SFL, and MF. Minimum percentages of land use have been defined in the PUD to ensure that a variety of product types are incorporated in the community. The small lot and cluster development will be concentrated on the west side of the community and the traditional single family residential lots will be located adjacent to Cold Springs on the east. Roadway connections will provide connectivity to the existing Cold Springs community as well as access to the City's Lakewood Community Park.

The Project will be designed to establish attractive neighborhoods for Leander by incorporating alleys for small lot product and incorporating street trees into all internal streets. Two six (6') foot wide concrete walks will be provided on each side of the internal residential collector to provide connectivity between Lakewood Community Park, the residential neighborhoods and adjacent commercial development. Additionally, over 40% of the overall site acreage will be designated park and open space.

Additional information describing the Project is contained within the attached Crystal Springs PUD. Thank you for considering this new Leander community.

Sincerely,

Mark Baker  
Principal



## EXECUTIVE SUMMARY

NOVEMBER 22, 2016

- 
- Agenda Subject:** Zoning Case 16-Z-026: Hold a public hearing and consider action on the rezoning of a portion of a parcel of land including 11.358 acres more or less; generally located to northeast of the intersection of 183A Toll Road and East Woodview Drive; WCAD Parcel R031374. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to rezone the property to LO-3-B (Local Office); Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning and subdivision process.
- Origination:** Applicant: Rex Klentzman, P.E. on behalf of Life Church (Brian Lightsey)
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Future Land Use Map
  4. Notification Map
  5. Proposed Zoning Map
  6. Aerial Map
  7. Letter of Intent
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

11/10/2016



# PLANNING ANALYSIS

## ZONING CASE 16-Z-026 LIFE CHURCH

### GENERAL INFORMATION

**Owner:** Life Church INC, Brian Lightsey

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

**Proposed Zoning:** LO-3-B (Local Office)

**Size and Location:** The property is located at 1393 E. Woodview Dr. and includes approximately 11.358 acres.

**Staff Contact:** Martin Siwek, AICP, GISP  
Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFR-1-B	Vacant Property Zoned for Single-Family, Developed Property (Generations Church)
EAST	SFC-2-B	Developing Property Zoned for Single-Family (Stewart Crossing Subdivision – Under Construction)
SOUTH	SFS-2-B	Developed Property Zoned for Single-Family (Life Church worship facility)
WEST	SFR-1-B	Developed and Vacant Property Zoned for Single-Family (Leander Flea Market)

**COMPOSITE ZONING ORDINANCE INTENT STATEMENTS**

**USE COMPONENTS:**

**LO – LOCAL OFFICE:**

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

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

**SITE COMPONENTS:**

**TYPE 3:**

*Features:* Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

*Intent:*

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

**ARCHITECTURAL COMPONENTS:**

**TYPE B:**

*Features:* 85% masonry 1<sup>st</sup> floor, 50% all stories; 4 or more architectural features.

*Intent:*

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

### COMPREHENSIVE PLAN STATEMENTS:

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

- Consider both the land use pattern and roadway design in the development and redevelopment of corridors.
  
- **MIXED USE CORRIDOR**  
 Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.  
 Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

### ANALYSIS:

The applicant has submitted a request for a zoning change from SFR-1-B (Single-Family Rural) to LO-3-B (Local Office) to allow for the development of a worship center and life center at this location. The property to the north is zoned Interim SFR-1-B and is presently vacant, and the property to the east is zoned SFC-2-B and is currently under construction for the Stewart Crossing subdivision. The property to the south is zoned Interim SFS-2-B and contains the current worship center, while the properties to the west are zoned Interim SFR-1-B and contain the developed Leander Flea Market and other vacant properties.

This property was involuntarily annexed into the City on January 17, 2012 and was established as an Interim SFR-1-B zoned district.

This property is currently designated as a Mixed Use Corridor as part of the Future Land Use Plan. Mixed Use Corridors are identified on the Future Land Use Plan as areas between centers that should be developed to preserve corridor integrity and to maintain corridor mobility. This is to be accomplished by providing either high-density residential uses, or limited impact commercial uses that are compatible with residential uses (i.e. small professional offices, churches, and schools etc.) This corridor permits the following zoning use components per the Comprehensive Plan: LC, LO, TF, SFT, SFL, and PUD. LC is only permitted at appropriate intersections.

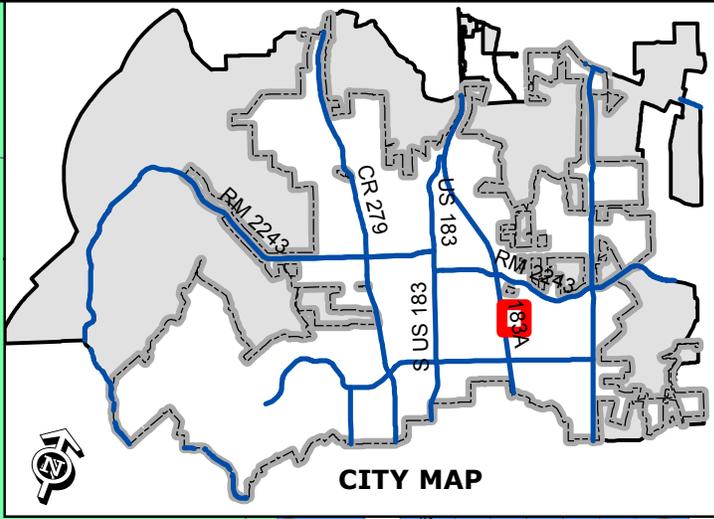
The Type 3 site component is being requested by the applicant as it does not have a maximum building size. Additionally, the Type 3 site component permits drive thru service lanes and, outdoor storage and display as accessory uses. Overhead commercial service doors and commercial fueling and washing of vehicles would only be permitted if the site component was paired with a less restrictive use component, such as LC, GC, HC, or HI.

The Type B architectural component requires that all structures are 85% masonry on the first story and 50% masonry on each additional story thereafter, and includes a minimum of four design features for buildings. The Type A architectural component is typically intended to be utilized when a less restrictive district is adjacent to a more restrictive district. However, in this instance the property to the north is the developed Generations Church, the property to the east is the Leander Flea Market, and the property immediately adjacent to the east is the drive aisle owned by Generation's Church. The adjacent properties are zoned more restrictive than the applicant's request, but the abutting uses are compatible with the applicant's requested zoning district and corresponding architectural component of Type B.

**STAFF RECOMMENDATION:**

Staff recommends approval of the applicant's requested zoning district of LO-3-B. This zoning district provides for the development of a compatible low impact nonresidential use that meets the goals of 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.

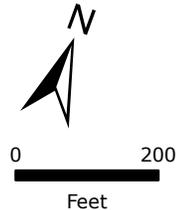


**CITY MAP**

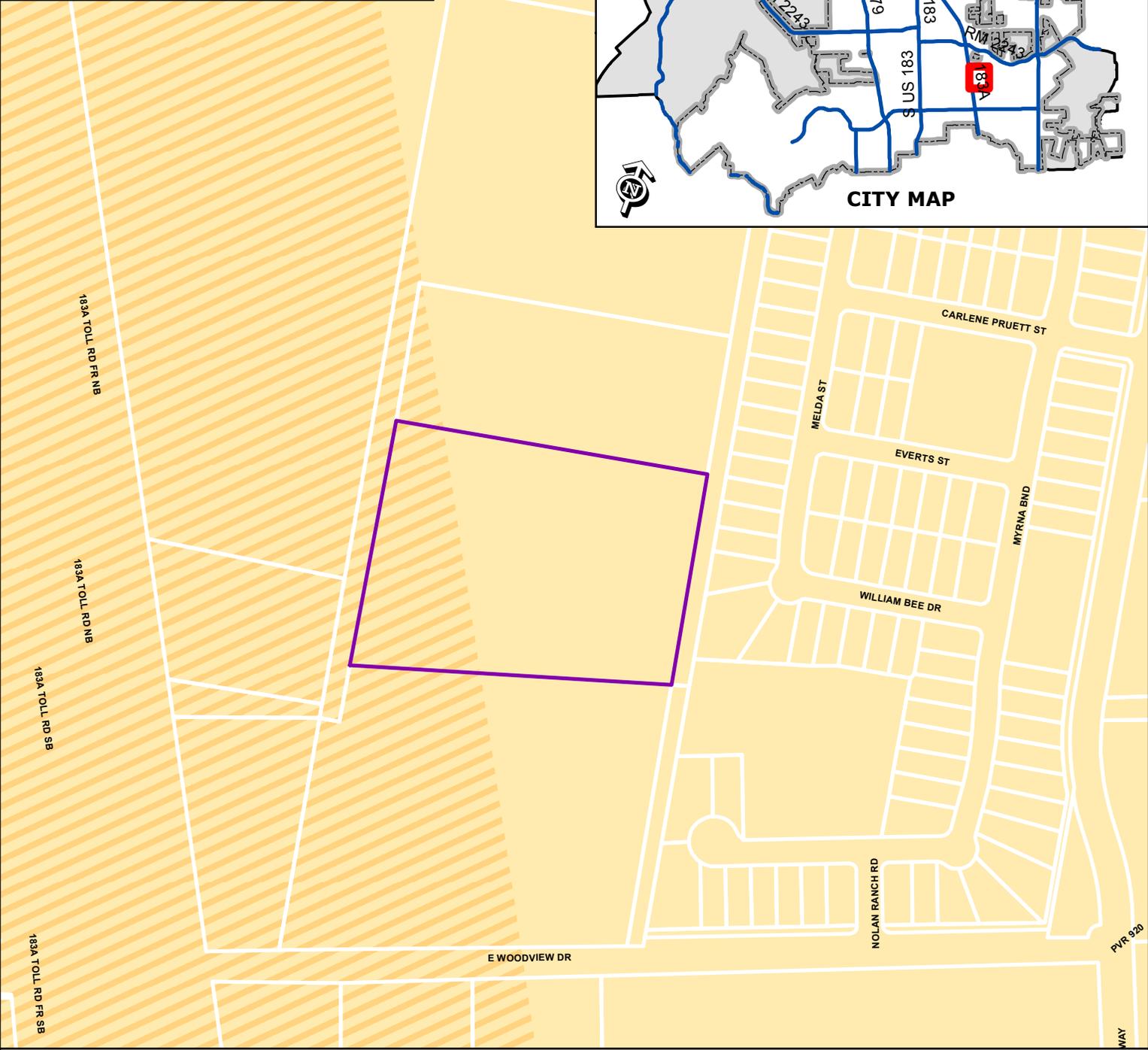
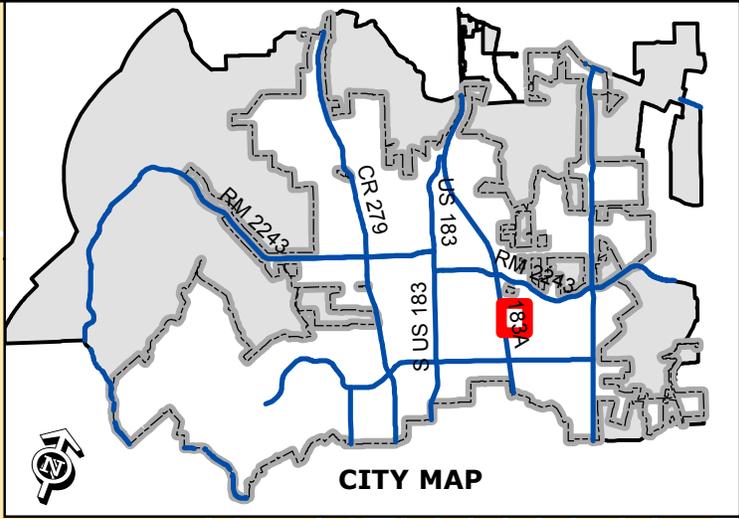


**ZONING CASE 16-Z-026 Attachment #2** Current Zoning Map - Life Church

	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-026 Attachment #3**

Future Land Use Map - Life Church

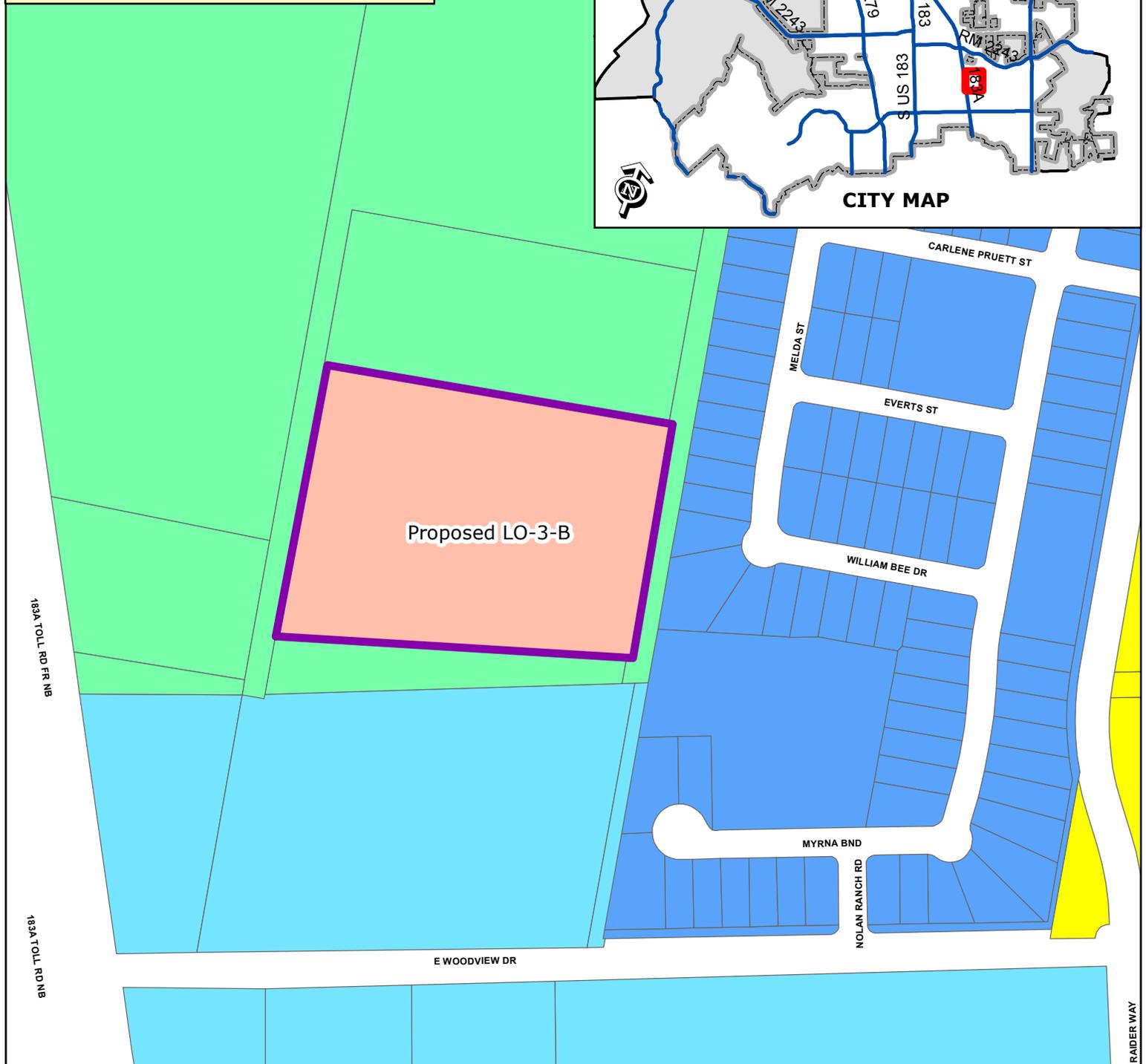
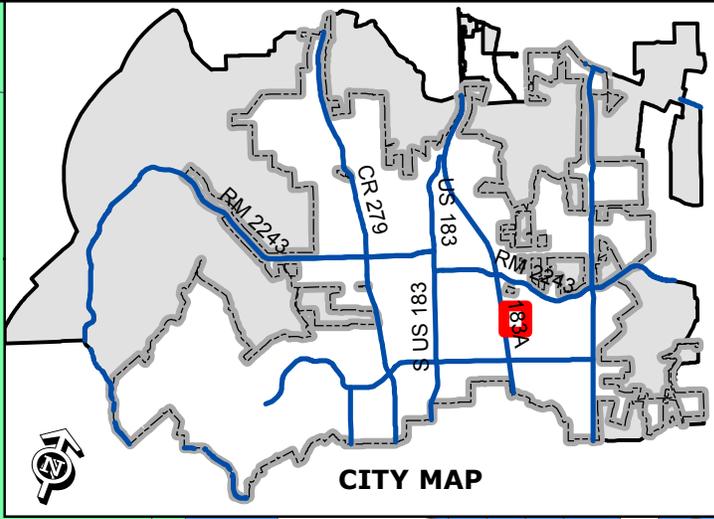
 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
		 Industrial District
		 Neighborhood Residential


0 200  
Feet



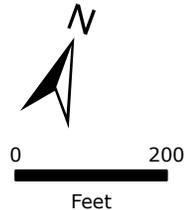
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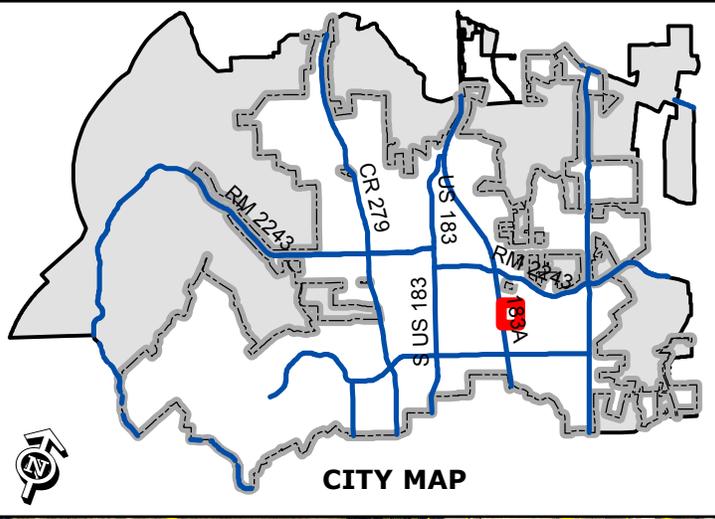
**ZONING CASE 16-Z-026 Attachment #5**

Proposed Zoning Map - Life Church

 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

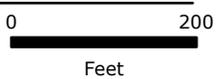


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**ZONING CASE 16-Z-026 Attachment #6**

Aerial Exhibit - Approximate Boundaries  
Life Church



-  Subject Property
-  City Limits

## Robin Griffin

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**From:** Rex Klentzman <rex@standardcivil.com>  
**Sent:** Tuesday, October 25, 2016 9:50 AM  
**To:** Robin Griffin  
**Cc:** Jacob Brackmann; Wes Griffin; Ken Mongold; Brian Lightsey  
**Subject:** Re: Life Church Re Zoning

Good Morning Robin,

Thank you for meeting with us yesterday. It was a very helpful meeting and we look forward to working with you and the City of Leander team.

Please modify our rezoning application that was submitted on Friday to a type 3 site component (LO-3-B).

Please let me know if there is anything further that will need to be taken care of in order to modify this zoning request.

Thanks!

**REX KLENTZMAN, P.E.** | Director of Engineering



512.203.6738 | [rex@standardcivil.com](mailto:rex@standardcivil.com) | [standardcivil.com](http://standardcivil.com)  
TxBPE # F-16373

On Oct 17, 2016, at 3:11 PM, Rex Klentzman <[rex@standardcivil.com](mailto:rex@standardcivil.com)> wrote:

Thanks Robin,

I will schedule a meeting with Jacob in order to make this submittal. Thanks for looking up the requirements for the LO zoning, I will look forward to hearing back from you.

See you next Monday for the predevelopment meeting.

**REX KLENTZMAN, P.E.** | Director of Engineering

<SCE\_logo\_side\_GT small 2.tiff>

512.203.6738 | [rex@standardcivil.com](mailto:rex@standardcivil.com) | [standardcivil.com](http://standardcivil.com)  
TxBPE # F-16373

On Oct 17, 2016, at 3:08 PM, Robin Griffin <[rgriffin@leandertx.gov](mailto:rgriffin@leandertx.gov)> wrote:

Hi Rex,