



AGENDA

CITY OF LEANDER, TEXAS PLANNING & ZONING COMMISSION MEETING

**Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Tuesday ~ November 25, 2014 at 7:00 pm

**Place 1 Michelle Stephenson, Vice Chairman
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol**

**Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler, Chair**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: November 13, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council.
5. Review meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-011: Consider action on the Borho Phase 4 Final Plat for 14.231 acres more or less; WCAD Parcel # 234648; generally located on the northeast corner of the intersection of Blended Tree Ranch Dr. and Privacy Hedge St., Williamson County, Texas. Applicant/Agent: James A. Huffcut, P.E. (Pape Dawson Engineers) on behalf of Meritage Homes of Texas, LLC.

Public Hearing

8. Zoning Case 14-Z-029: Hold a public hearing and consider action on the rezoning of two tracts of land, for 53.985 acres more or less, located at 10744 E. Crystal Falls Parkway, WCAD Parcels # R031201 & R080605. Currently, the property is zoned Interim SFR-1-B Single Family Rural) and the applicant is proposing to zone the property GC-2-A (General Commercial), Leander, Williamson County, Texas. Applicant: Bowman Consulting (W.L. Gabler) on behalf of Premas Global Leander, LLC

Postponed

9. Zoning Case 14-Z-030: Hold a public hearing and consider action on the rezoning of two tracts of land, for 51.84 acres more or less, generally located at 1208 S Bagdad Road, WCAD Parcels R031330 and R031331. Currently the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial), and the applicant is proposing to zone the property SFC-2-B (Single Family Compact), Leander, Williamson County, Texas. Applicant: Fred C. Lockwood on behalf of Kaymac V. LTD.

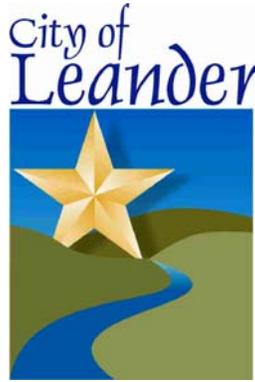
- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 21th day of November 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services



MINUTES

CITY OF LEANDER, TEXAS PLANNING & ZONING COMMISSION MEETING

Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas

Thursday ~ November 13, 2014 at 7:00 pm

Place 1 Michelle Stephenson, Vice Chairman
Place 2 Joel Wixson
Place 3 Jason Anderson
Place 4 Sid Sokol

Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler, Chair

1. Call to Order
Meeting called to order at 7:04 pm
2. Roll Call
All Commissioners were present except Commissioner Saenz and Commissioner Allen. Commissioner Allen arrived at 7:10.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 23, 2014
Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council.
Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their November 6, 2014 meeting on items that were recommended from the P & Z Commission. Tom Yantis also asked the Commissioners to be thinking about the Comprehensive Plan Update committee selection.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak

6. Election of Chairman
A. Nomination for position of Chairman
B. Discussion of nominees
C. Election of Chairman

Motion made by Commissioner Wixson to elect Chairman Seiler for Chairman, seconded by Commissioner Anderson. Motion passed unanimously.

7. Election of Vice Chairman
A. Nomination for position of Vice Chairman
B. Discussion of nominees
C. Election of Vice Chairman

Motion made by Commissioner Sokol to elect Vice Chairman Stephenson for Vice Chairman, seconded by Chairman Seiler. Motion passed unanimously.

8. Election of Secretary
A. Nomination for position of Secretary
B. Discussion of nominees
C. Election of Secretary

Motion made by Commissioner Wixson to elect Ellen Pizalate for Secretary, seconded by Vice Chairman Stephenson. Motion passed unanimously

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| Consent Agenda |
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9. Subdivision Case 13-FP-021: Consider action on the Savanna Ranch, Section 3 Final Plat for 19.967 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Hartman Drive and Halsey Drive; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc (John Lloyd).
10. Subdivision Case 14-FP-014: Consider action on the Magnolia Creek, Section 3 Final Plat for 13.0595 acres more or less; WCAD Parcel R031307; generally located to the northwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Continental Homes of Texas, L.P.
11. Subdivision Case 14-FP-028: Consider action on the Connelly's Crossing, Phase 2 Final Plat for 9.53 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)
12. Subdivision Case 14-FP-031: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3E Final Plat for 14.070 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

13. Subdivision Case 14-FP-033: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3A Final Plat for 13.370 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.
14. Subdivision Case 14-FP-034: Consider action on the Connelly's Crossing, Phase 1B Final Plat for 4.938 acres more or less; WCAD Parcel R031400 and R032159; generally located to the southeast of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)

Motion made by Commissioner Sokol to approve the consent agenda items, Seconded by Commissioner Allen. Motion passed unanimously.

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|-----------------------|
| Public Hearing |
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15. Subdivision Case 14-TOD-CP-002: Hold a public hearing and consider action on the Tylerville Tract Concept Plan for 42.3 acres more or less; WCAD Parcel R031694, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville, LP.

a) Staff Presentation

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

b) Applicant Presentation

Mark Baker introduced himself and told the Commission he was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Frank Stiles spoke in favor of the project but also discussed his concerns.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve the Concept Plan, Commissioner Anderson seconded the motion. Motion passed unanimously.

16. Zoning Case 14-TOD-Z-026: Hold a public hearing and consider action on the rezoning of a 33.67 acre portion tract of land, AW0134 – Cochran, C. Sur., more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, WCAD Parcel# R031694. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Bob Wunsch.

a) Staff Presentation

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

b) Applicant Presentation

Mark Baker was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Frank Stiles spoke in favor of the project but also discussed his concerns.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Wixon moved to approve with staff recommendation,
Vice Chairman Stephenson seconded the motion. Motion passed
unanimously**

17. Zoning Case 14-Z-027: Hold a public hearing and consider action on the rezoning of a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd, WCAD Parcel# R036572. Currently, the property is zoned TF-2-B (Two-Family) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.

a) Staff Presentation

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

b) Applicant Presentation

Mike Kopecky explained the purpose of his zoning.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Vice Chairman Stephenson moved to approve the zoning request with the following conditions:

- 1. No neon signs are permitted (no exposed bulbs). Only back lighting can be utilized on the sign.**
- 2. The project shall comply with the Type B Architectural Component with the condition that the masonry requirement may be reduced to 40%.**

Commissioner Anderson seconded the motion.

Commissioner Wixon moved to amend the motion to include the following:

- 1. Porte Cocheres are not permitted, each unit will be required to have an enclosed garage.**

Commissioner Sokol seconded the motion. Motion for the amendment passed with a four to two vote (Vice Chairman Stephenson and Chairman Seiler opposing).

Commissioner Allen moved to amend the motion to include the following:

- 1. Street lights are required within the project**

Commissioner Sokol seconded the motion. Motion for the amendment failed with a three to three vote (Vice Chairman Stephenson, Commissioner Anderson and Chairman Seiler opposing).

The main motion as amended passed with a four to two vote (Vice Chairman Stephenson and Chairman Seiler opposing).

18. Zoning Case 14-Z-028: Hold a public hearing and consider action on the rezoning of a 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. and the northwest corner of the intersection of Northcreek Dr. and N. Bagdad Rd, WCAD Parcels #R304545 and #R304546. Currently the property is zoned LC-2-B (Local Commercial), and the applicant is proposing to the zone the property GC-3-C (General Commercial) and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of Firstmark Credit Union.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and staff recommends approval of the requested MF-2-A (Multi-Family) and GC-3-C (General Commercial) districts, but recommends leaving the southern and western most 410' portion of the property as LC-2-B (Local Commercial).

b) Applicant Presentation

Bruce Nakfoor was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Blake Webb spoke against.**

Valarie Lane spoke against.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixon moved to approve with staff recommendation of the requested MF-2-A (Multi-Family) and GC-3-C (General Commercial) districts, but leaving the southern and western most 410' portion of the property as LC-2-B (Local Commercial) and adding the following conditions:

- 1. The building setback for the MF-2-A development shall be 30 feet from the single-family residential properties. The building height may increase one foot for every additional foot the building is setback from the 30' setback.**
- 2. The non-residential wall requirements shall apply. A six foot tall masonry wall shall be required between the MF-2-A development and the single-family residential properties.**

Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

19. Composite Zoning Ordinance Case 14-OR-008: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the site components regarding outdoor animal boarding and landscape requirements, to modify requirements for drainage and detention facilities, to amend the masonry wall requirements, to update the architectural standards, to update the site development standards, and to update the garage setback requirements. Applicant: City of Leander

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended in the Composite Zoning Ordinance.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

Harry Savio asked for a postponement.

Chris Townsend asked for a postponement.

Travis Schirpik asked for a postponement

Bob Wunsch asked for a postponement

Marci Cannon asked for a postponement.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Wixon moved to recommend to Council a postponement of action on this amendment to allow for further discussion with the development community. In addition, they requested the addition of the word "only" to the following statement from Article VI Section 1 (c)(5)(iii):

"...if approved by the Planning Director only when on-site replacement is not possible or practical..."

Commissioner Sokol seconded the motion. Motion passed unanimously.

20. Subdivision Ordinance Case 14-OR-009: Consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of heritage trees, to modify the transportation improvements, water utility improvements, and easement sections of the ordinance. Applicant: City of Leander

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended in the Subdivision Ordinance.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

**Harry Savio asked for a postponement and would like to see tree survey during the final plat process and not the preliminary plat process.
Frank Stiles spoke against the ordinance amendment.**

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Wixson moved to recommend to Council a postponement of this amendment to allow for further discussion with the development community. In addition, the Commission proposed that the time frame associated with the preparation of the tree survey is similar to the City of Austin requirements. Commissioner Allen seconded the motion. Motion passed unanimously.

21. Comprehensive Plan Case 14-CPA-003: Hold a public hearing and consider action on amendments to the Leander Transportation Plan as set forth in the Comprehensive Plan. Applicant: City of Leander

a) Staff Presentation

Robin Griffin, Senior Planner explained the sections being amended to the Leander Transportation Plan as set forth in the Comprehensive Plan.

b) Open Public Hearing

Chairman Seiler opened the public hearing.

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol moved to approve the amendments to the Transportation Plan, Vice Chairman Stephenson seconded the motion. Motion passed unanimously.

22. Meeting Adjourned Meeting adjourned at **10:04 pm**

Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary

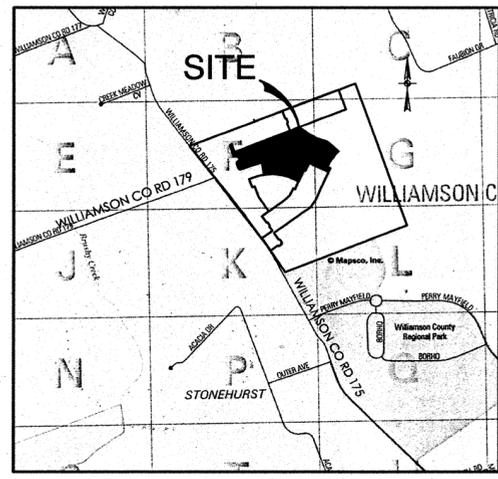


EXECUTIVE SUMMARY

NOVEMBER 25, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-011: Consider action on the Borho Phase 4 Final Plat for 14.231 acres more or less; WCAD Parcel # R234648; generally located on the northeast corner of the intersection of Blended Tree Ranch Dr. and Privacy Hedge St., 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 that require approval by the Planning & Zoning Commission.
- Origination:** Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 43 single-family lots, 1 PUE/Access lot, and 1 amenity center/open space lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

11/19/2014



LOCATION MAP

NOT-TO-SCALE MAPSCO MAP
GRID: 344F&G

OWNER/SUBDIVIDER:

MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759
(512) 610-6715
(512) 610-6760 FAX

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BENCHMARKS:

PT No. 101 1/2" IRON ROD W/ALUMINUM CAP, SET IN CONCRETE
NAD 83 GRID COORDINATES
N: 10179910.1
E: 3102221.4
ELEVATION 902.48' (NAVD 88)
GEOID 03

PT No. 100 1/2" IRON ROD W/ALUMINUM CAP, SET IN CONCRETE
NAD 83 GRID COORDINATES
N: 10180607.6
E: 3102872.7
ELEVATION 911.87' (NAVD 88)
GEOID 03

BEARINGS ARE BASED ON THE
NORTH AMERICAN DATUM OF
1983 (CORDS 1996), FROM THE
TEXAS COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL
ZONE.

COMBINED SCALE FACTOR:
0.999960016

LOT SUMMARY:

| | |
|--|--------------|
| TOTAL SINGLE FAMILY LOTS (43): | 8.597 ACRES |
| TOTAL RIGHT-OF-WAY ACREAGE: | 1.641 ACRES |
| TOTAL AMENITY, POOL, PARK, SPLASHPARK & CLUBHOUSE LOTS (1) | 3.960 ACRES |
| TOTAL PUE/ACCESS LOT (1) | 0.033 ACRE |
| TOTAL SUBDIVISION ACREAGE: | 14.231 ACRES |

LINEAR FEET OF NEW STREET:

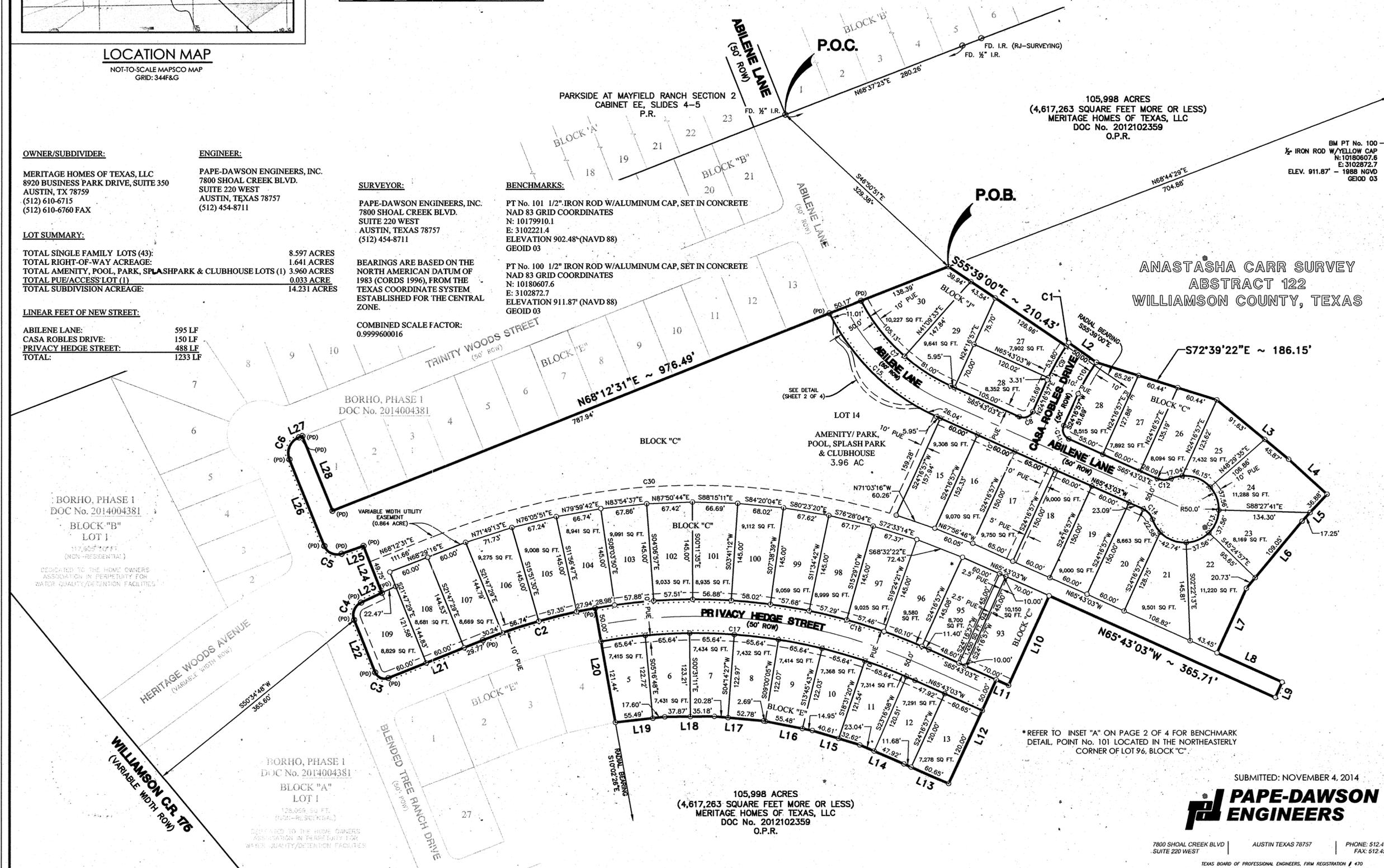
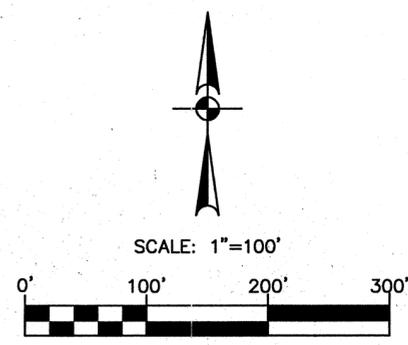
| | |
|-----------------------|---------|
| ABILENE LANE: | 595 LF |
| CASA ROBLES DRIVE: | 150 LF |
| PRIVACY HEDGE STREET: | 488 LF |
| TOTAL: | 1233 LF |

FINAL PLAT
OF
BORHO, PHASE 4

A 14.231 ACRES, OR 619,906 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 105,998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012102359 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS.

LEGEND

- ⊙ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- (SURVEYOR) ⊙ FOUND 1/2" IRON ROD WITH CAP
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- CALCULATED EASEMENT POINT
- A BLOCK LETTER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- 4' SIDEWALK

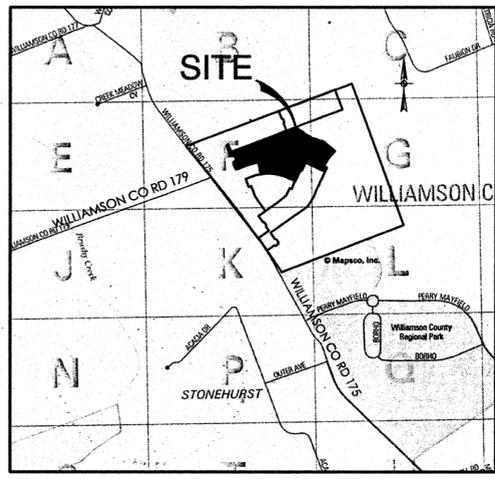


* REFER TO INSET "A" ON PAGE 2 OF 4 FOR BENCHMARK
DETAIL. POINT No. 101 LOCATED IN THE NORTHEASTERLY
CORNER OF LOT 96, BLOCK "C".

SUBMITTED: NOVEMBER 4, 2014



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867



LOCATION MAP

NOT-TO-SCALE MAPSCO MAP
GRID: 344F&G

FINAL PLAT OF BORHO, PHASE 4

A 14.231 ACRES, OR 619,906 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 105.998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012102359 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS.

BLOCK "J"

| LOT # | AREA |
|-------|-----------|
| 27 | 0.181 AC. |
| 28 | 0.192 AC. |
| 29 | 0.221 AC. |
| 30 | 0.235 AC. |

BLOCK "E"

| LOT # | AREA |
|-------|-----------|
| 5 | 0.170 AC. |
| 6 | 0.171 AC. |
| 7 | 0.171 AC. |
| 8 | 0.171 AC. |
| 9 | 0.170 AC. |
| 10 | 0.169 AC. |
| 11 | 0.168 AC. |
| 12 | 0.167 AC. |
| 13 | 0.167 AC. |

BLOCK "C"

| LOT # | AREA |
|-------|-----------|
| 14 | 3.960 AC. |
| 15 | 0.214 AC. |
| 16 | 0.208 AC. |
| 17 | 0.224 AC. |
| 18 | 0.207 AC. |
| 19 | 0.207 AC. |
| 20 | 0.199 AC. |
| 21 | 0.218 AC. |
| 22 | 0.258 AC. |
| 23 | 0.188 AC. |
| 24 | 0.259 AC. |
| 25 | 0.171 AC. |
| 26 | 0.186 AC. |
| 27 | 0.181 AC. |
| 28 | 0.195 AC. |
| 93 | 0.233 AC. |
| 94 | 0.233 AC. |
| 95 | 0.220 AC. |
| 96 | 0.207 AC. |
| 97 | 0.207 AC. |
| 98 | 0.208 AC. |
| 99 | 0.209 AC. |
| 100 | 0.205 AC. |
| 101 | 0.207 AC. |
| 102 | 0.209 AC. |
| 103 | 0.205 AC. |
| 104 | 0.207 AC. |
| 105 | 0.213 AC. |
| 106 | 0.199 AC. |
| 107 | 0.199 AC. |
| 108 | 0.203 AC. |

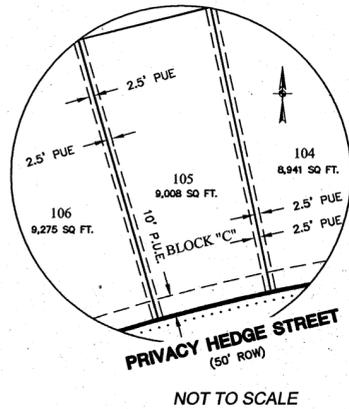
LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|---------|-------------|
| L2 | 50.00' | S54°32'26"E |
| L3 | 137.50' | S50°15'34"E |
| L4 | 76.93' | S47°07'18"E |
| L5 | 54.14' | S42°25'27"W |
| L6 | 129.78' | S39°09'31"W |
| L7 | 104.43' | S24°16'57"W |
| L8 | 105.23' | S65°43'03"E |
| L9 | 25.00' | S23°48'34"W |
| L10 | 145.00' | S24°16'57"W |
| L11 | 20.04' | N65°43'03"W |
| L12 | 170.00' | S24°16'57"W |
| L13 | 72.34' | N65°43'03"W |
| L14 | 70.95' | N66°26'39"W |
| L15 | 73.23' | N72°46'56"W |
| L16 | 73.12' | N78°39'46"W |
| L17 | 73.06' | N84°35'43"W |
| L18 | 73.05' | S89°25'48"W |
| L19 | 73.10' | S83°40'00"W |
| L20 | 171.44' | N10°02'26"W |
| L21 | 149.77' | S68°12'31"W |
| L22 | 83.30' | N21°47'29"W |
| L23 | 33.80' | N64°49'57"E |
| L24 | 75.03' | N21°10'00"W |
| L25 | 34.21' | S70°29'59"W |
| L26 | 139.21' | N21°47'29"W |
| L27 | 5.51' | N68°12'31"E |
| L28 | 120.00' | S21°47'29"E |

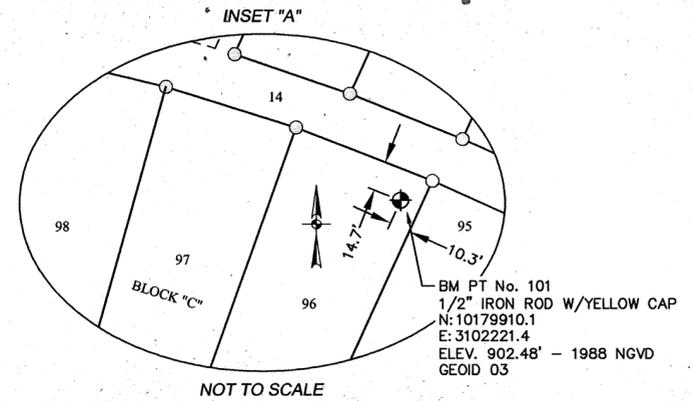
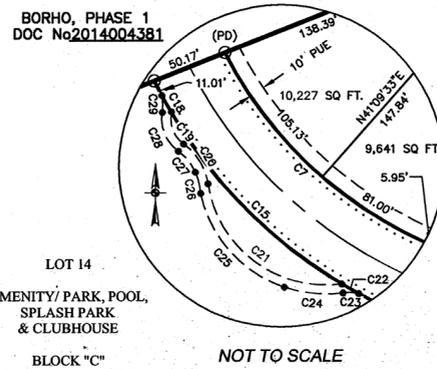
CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|----------|------------|---------------|---------|---------|
| C1 | 325.00' | 1°06'34" | N34°54'17"E | 6.29' | 6.29' |
| C2 | 840.00' | 11°45'03" | S74°05'02"W | 171.97' | 172.28' |
| C3 | 15.00' | 90°00'00" | N66°47'29"W | 21.21' | 23.56' |
| C4 | 20.00' | 86°37'26" | N21°31'14"E | 27.44' | 30.24' |
| C5 | 20.00' | 87°42'32" | N65°38'45"W | 27.71' | 30.62' |
| C6 | 25.00' | 90°00'00" | N23°12'31"E | 35.36' | 39.27' |
| C7 | 275.00' | 38°46'49" | S46°19'39"E | 182.60' | 186.13' |
| C8 | 15.00' | 90°00'00" | N69°16'57"E | 21.21' | 23.56' |
| C9 | 325.00' | 11°10'38" | N29°52'16"E | 63.30' | 63.40' |
| C10 | 275.00' | 11°10'38" | S29°52'16"W | 53.56' | 53.65' |
| C11 | 15.00' | 90°00'00" | S20°43'03"E | 21.21' | 23.56' |
| C12 | 25.00' | 48°11'23" | S89°48'45"E | 20.41' | 21.03' |
| C13 | 50.00' | 276°22'46" | S24°16'57"W | 66.67' | 241.19' |
| C14 | 25.00' | 48°11'23" | N41°37'22"W | 20.41' | 21.03' |
| C15 | 325.00' | 39°34'25" | N45°55'51"W | 220.04' | 224.47' |
| C16 | 840.00' | 34°19'23" | N82°52'44"W | 495.71' | 503.20' |
| C17 | 790.00' | 34°19'23" | S82°52'45"E | 466.20' | 473.25' |
| C18 | 325.00' | 2°16'58" | S29°13'37"E | 12.95' | 12.95' |
| C19 | 20.45' | 65°45'41" | S21°06'28"E | 22.20' | 23.47' |
| C20 | 40.40' | 45°27'55" | S31°14'57"E | 31.22' | 32.06' |
| C21 | 78.43' | 89°25'05" | S52°58'57"E | 110.35' | 122.39' |
| C22 | 325.00' | 2°16'33" | S59°59'21"E | 12.91' | 12.91' |
| C23 | 29.00' | 20°46'27" | N87°15'22"W | 10.46' | 10.51' |
| C24 | 84.43' | 26°34'09" | N84°21'30"W | 38.80' | 39.15' |
| C25 | 84.43' | 58°57'57" | N41°35'27"W | 83.10' | 86.89' |
| C26 | 42.83' | 19°47'54" | N13°45'14"W | 14.73' | 14.80' |
| C27 | 34.00' | 30°34'23" | N38°56'23"W | 17.93' | 18.14' |
| C28 | 26.31' | 63°56'25" | N22°15'22"W | 27.86' | 29.36' |
| C29 | 29.00' | 22°03'28" | N01°18'53"W | 11.10' | 11.16' |
| C30 | 1010.00' | 38°18'46" | N87°21'54"E | 662.86' | 675.37' |

DETAIL FOR 2.5' PUE ON ALL SIDE LOT LINES



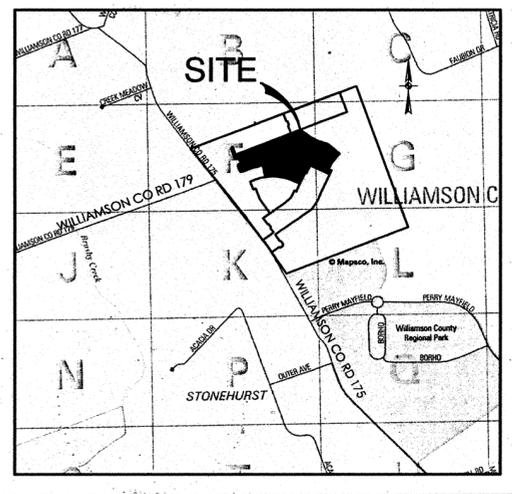
DETAIL FOR SIDEWALK EASEMENT



**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01



LOCATION MAP

NOT-TO-SCALE MAPSCO MAP
GRID: 344F&G

**FINAL PLAT
OF
BORHO, PHASE 4**

A 14.231 ACRES, OR 619,906 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 105.998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012102359 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS.

**FIELD NOTES
FOR**

A 14.231 acre, or 619,906 square feet more or less, tract of land, being out of a 105.998 acre tract described in conveyance to Meritage Homes of Texas, LLC in a Special Warranty Deed recorded in Document No. 2012102359 of the Official Records of Williamson County, Texas, situate in the Anastasha Carr Survey, Abstract 122, Williamson County, Texas. Said 14.231 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

COMMENCING: At a found 1/2 inch iron rod at the southeast corner of Abilene Lane, a called 50-foot right-of-way, the southeast corner, the southwest corner of Lot 1 of the Parkside at Mayfield Ranch, Section 2, recorded in Cabinet EE, Slides 4-5 of the Public Records of Williamson County, Texas, the northeast corner of said Borho, Phase 1 recorded in Document No. 2014004381 of the Official Records of Williamson County, Texas and in the north line of said called 105.998 acre tract;

THENCE: S 46°50'51" E, departing the north line of said called 105.998 acre tract and the northeast corner of said Borho, Phase 1, over and across said 105.998 acre tract, a distance of 329.38 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;" for the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said 105.998 acre tract the following bearings and distances:

THENCE: S 55°39'00" E, a distance of 210.43 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 55°39'00" E, a radius of 325.00 feet, a central angle of 01°06'34", a chord bearing and distance of N 34°54'17" E, 6.29 feet, for an arc length of 6.29 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 54°32'26" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 72°39'22" E, a distance of 186.15 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 50°15'34" E, a distance of 137.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 47°07'18" E, a distance of 76.93 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 42°25'27" W, a distance of 54.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 39°09'31" W, a distance of 129.78 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 24°16'57" W, a distance of 104.43 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 65°43'03" E, a distance of 105.23 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 23°48'34" W, a distance of 25.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 65°43'03" W, a distance of 365.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 24°16'57" W, a distance of 145.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 65°43'03" W, a distance of 20.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 24°16'57" W, a distance of 170.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 65°43'03" W, a distance of 72.34 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 66°26'39" W, a distance of 70.95 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 72°46'56" W, a distance of 73.23 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 78°39'46" W, a distance of 73.12 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 84°35'43" W, a distance of 73.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 89°25'48" W, a distance of 73.05 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 83°40'00" W, a distance of 73.10 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 10°02'26" W, a distance of 171.44 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 10°02'26" E, a radius of 840.00 feet, a central angle of 11°45'03", a chord bearing and distance of S 74°05'02" W, 171.97 feet, for an arc length of 172.28 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 68°12'31" W, a distance of 149.77 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: Northwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°47'29" W, 21.21 feet, for an arc length of 23.56 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 21°47'29" W, a distance of 83.30 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: Northeasterly, along a tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 86°37'26", a chord bearing and distance of N 21°31'14" E, 27.44 feet, for an arc length 30.24 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 64°49'57" E, a distance of 33.80 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 21°10'00" W, a distance of 75.03 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: S 70°29'59" W, a distance of 34.21 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: Northwesterly, along a tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 87°42'32", a chord bearing and distance of N 65°38'45" W, 27.71 feet, for an arc length of 30.62 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 21°47'29" W, a distance of 139.21 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°12'31" E, 35.36 feet, for an arc length of 39.27 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 68°12'31" E, a distance of 5.51 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

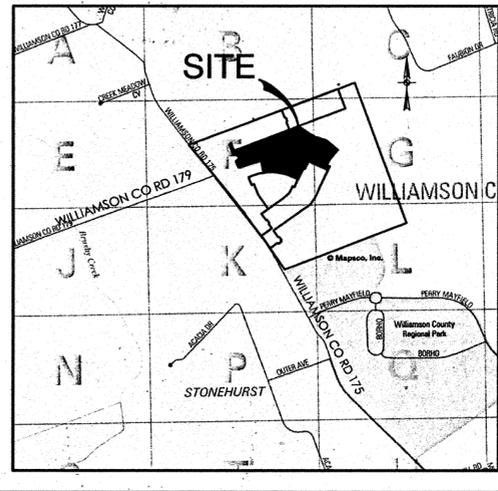
THENCE: S 21°47'29" E, a distance of 120.00 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson;"

THENCE: N 68°12'31" E, a distance of 976.49 feet to the POINT OF BEGINNING and containing 14.231 acres in the City of Leander, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under job number 50751-04 by Pape-Dawson Engineers, Inc.



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01



LOCATION MAP

NOT-TO-SCALE MAPSCO MAP
GRID: 344F&G

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, L.L.C., BEING THE OWNER OF 105.998 ACRES IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 14.231 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

BORHO, PHASE 4

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

WITNESS MY HAND THIS THE 11 DAY OF Nov., 2014 A.D.

BY: Matthew Scrivener, P.E., Vice President
MERITAGE HOMES OF TEXAS, L.L.C.
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TEXAS 78759
(512) 610-4800

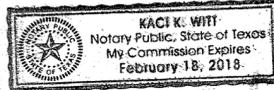
STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 11 DAY OF Nov., 2014 A.D.

Kaci K. Witt
NOTARY PUBLIC, STATE OF TEXAS

Kaci K. Witt 2/18/18
PRINTED NAME MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY GRACY TITLE, A STEWART COMPANY, AUSTIN, TEXAS, FILE NO. 1203710, EFFECTIVE DATE OF MARCH 21, 2012 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT. TOGETHER WITH ABSTRACTOR'S REPORT: AR No. AR1359, FEBRUARY 19, 2014.

Valerie Zurcher Nov 05, 2014
VALERIE ZURCHER R.P.L.S. 6222

SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711



**FINAL PLAT
OF
BORHO, PHASE 4**

A 14.231 ACRES, OR 619,906 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 105.998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012102359 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR. P.E., DO HERE BY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0460E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED.

James A. Huffcut, Jr. 11-5-14
JAMES A. HUFFCUT, JR., P.E.

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470



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

J. JEFF SELER, CHAIRMAN

PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST:
ELLEN PIZALATE, SECRETARY

PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

PLAT NOTES:

- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL LANDSCAPE, AMENITY/PARK, POOL, SPLASH PARK, AND CLUBHOUSE LOTS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0460E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- PARKLAND TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
- THE REQUIRED PARKLAND FEES AND IMPROVEMENTS CALCULATED FROM THE PARKLAND DEDICATION ORDINANCE DEDICATION WORKSHEET ARE A CREDIT OF \$57,986.00 AND PAYMENT OF \$15,050.00 RESPECTIVELY.
- NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.
- BORHO PHASE 4 IS LOCATED IN THE BRUSHY CREEK WATERSHED.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ABILENE LANE, CASA ROBLES DRIVE & PRIVACY HEDGE STREET.
- HOMEOWNERS ASSOCIATION FILED WITH THE SECRETARY OF STATE UNDER FILE No. 801863399.
- ALL NON-RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, LOT 14, BLOCK "C"; LOT 94, BLOCK "C" DEDICATED TO THE HOME OWNERS ASSOCIATION FOR MAINTENANCE IN PERPETUITY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS

FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____ A.D., AT _____

O'CLOCK _____ M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D.,

AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT

NUMBER _____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

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



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01



EXECUTIVE SUMMARY

NOVEMBER 25, 2014

-
- Agenda Subject:** Zoning Case 14-Z-029: Hold a public hearing and consider action on the rezoning of two tracts of land, for 53.985 acres more or less, located at 10744 E. Crystal Falls Parkway, WCAD Parcels # R031201 & R080605. Currently, the property is zoned Interim SFR-1-B Single Family Rural) and the applicant is proposing to zone the property GC-2-A (General Commercial), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Bowman Consulting (W.L. Gabler) on behalf of Premas Global Leander, LLC
- Financial Consideration:** None
- Recommendation:** None
- Motion:** No Action Required.
- Attachments:** 1. Postponement Letter
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/21/2014

November 21, 2014

Robin Griffin, AICP
City of Leander Planning Department
104 North Brushy Street
Leander, Texas 78646-0319

RE: Request for an indefinite postponement for Planning Commission's hearing on the pending Zoning Case for the Global Village project

Dear Ms. Griffin,

Bowman Consulting Group, Ltd., on behalf of our client Premas Global Leander, LLC, hereby requests an indefinite postponement for the Planning Commission's hearing on the pending zoning case for the Global Village project. The application was submitted on October 24, 2014 and the item has been placed on the November 25, 2014 agenda for Planning Commission consideration. Please provide an e-mail or response letter with a confirmation that this zoning case will not be placed on the City Council agenda until the Planning Commission holds a public hearing and makes a recommendation.

If you have any questions, please feel free to call me at (512) 327-1180.

Sincerely,



Bill Gabler, P.E.
Senior Project Manager
BOWMAN CONSULTING GROUP, LTD.

cc: Tom Yantis, AICP, Director of Planning, City of Leander (via e-mail)
Debbie Haile, City Secretary, City of Leander (via e-mail)
Paige Saenz, Knight & Partners (via e-mail)



EXECUTIVE SUMMARY

NOVEMBER 25, 2014

Agenda Subject: Zoning Case 14-Z-030: Hold a public hearing and consider action on the rezoning of two tracts of land, for 51.84 acres more or less, generally located at 1208 S Bagdad Road, WCAD Parcels R031330 and R031331. Currently the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial), and the applicant is proposing to zone the property SFC-2-B (Single Family Compact), Leander, Williamson County, Texas.

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

Origination: Applicant: Fred C. Lockwood, P.E. on behalf of KAYMAC V, LTD

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. Proposed Zoning Map
4. Aerial Map
5. Letter of Intent

Prepared By: Robin M. Griffin, AICP
Senior Planner

11/21/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-029 GLOBAL VILLAGE REZONING

GENERAL INFORMATION

| | |
|---------------------------|--|
| Owner: | KAYMAC V, LTD |
| Current Zoning: | MF-2-B (Multi-Family) GC-3-C (General Commercial) |
| Proposed Zoning: | SFC-2-B (Single-Family Compact) |
| Size and Location: | The property located at 1208 S Bagdad Road and includes approximately 51.84 acres. |
| Staff Contact: | Robin M. Griffin, AICP Senior Planner |

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

| | ZONING | LAND USE |
|-------|------------------------------------|---|
| NORTH | SFU-2-B LC-2-A | Established Single-Family Subdivision (Mason Creek) Established Commercial Use (Funeral Home) |
| EAST | SFU/MH-2-B | Established Single-Family Subdivision (High Chaparral) |
| SOUTH | SFU/MH-2-B | Established Single-Family Subdivision (High Chaparral) |
| WEST | PUD GC-3-C LC-2-B SFU-2-B | Planned Unit Development with a GC-3-B Base Zoning District (NW Soccer Club) Commercially Zoned Land Utilized for Single-Family Established Church Established Single-Family Subdivision (Mason Creek) |

| |
|---|
| COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS |
|---|

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.

TYPE 2:

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

Intent:

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

TYPE B:

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

Intent:

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Residential neighborhoods are the predominate land use within the City and it's ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods may be low to moderate density depending upon the topography and the feasibility of providing organized sewer service. Areas with steep topography, flood plain or other natural features that are intended to be preserved and served by on-site sewage systems will be the lowest density while areas that are relatively flat and where organized sewer systems are feasible will be of medium density. Residential neighborhoods provide connections to each other and to neighborhood, community and town center nodes. A variety of lot and house sizes are encouraged within residential neighborhoods.

ANALYSIS:

The applicant is requesting to rezone the property to SFC-2-B (Single-Family Compact) in order to allow for the development of a residential community at this location. There are established single-family neighborhoods located to the north, east, south, and west with commercial zoning located along Bagdad Road.

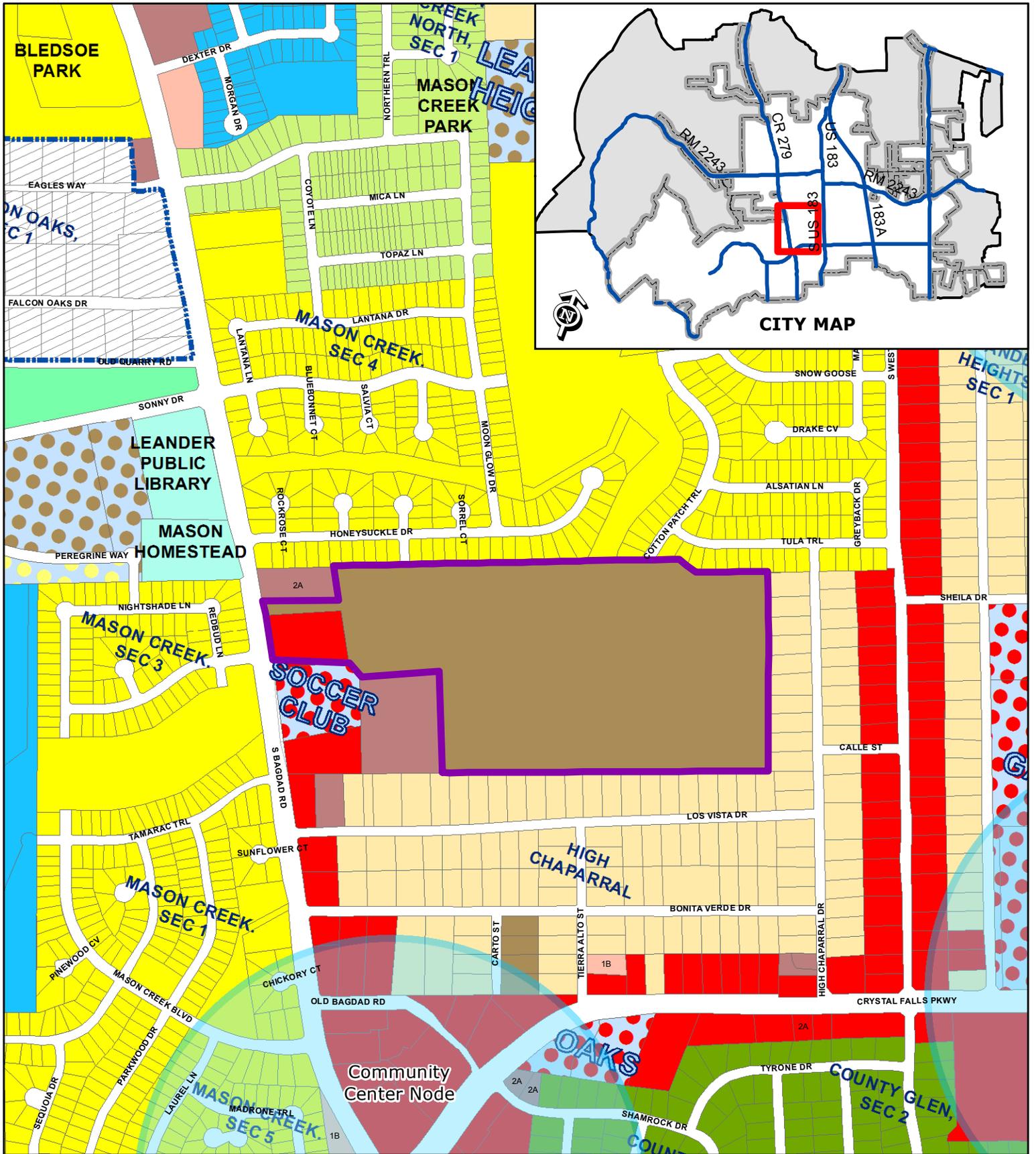
The proposed SFC use component would permit the development of single-family lots with a minimum lot width of fifty (50') feet for interior lots and sixty (60') feet for corner lots. The minimum lot square footage is 5,500 square feet.

The Type B architectural component requires that the homes consist of eight-five (85%) percent masonry for the first story walls and fifty (50%) percent masonry on second story walls.

This property is located within the area designated for residential neighborhoods on the Future Land Use Map. Residential neighborhoods are the predominate land use within the City and it's ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods may be low to moderate density depending upon the topography and the feasibility of providing organized sewer service. Residential neighborhoods provide connections to each other and to neighborhood, community and town center nodes. A variety of lot and house sizes are encouraged within residential neighborhoods.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning request. The requested zoning district is compatible with the surrounding properties. This request meets the goals of the Comprehensive Plan and the intent statements of the Composite Zoning Ordinance.



ZONING CASE 14-Z-030

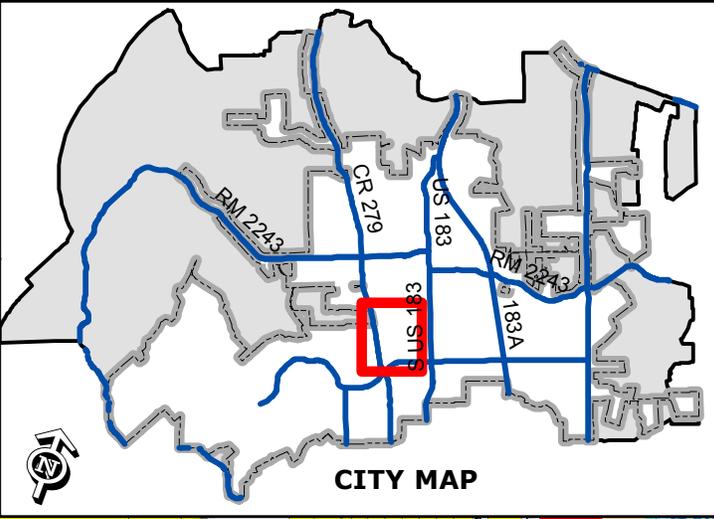
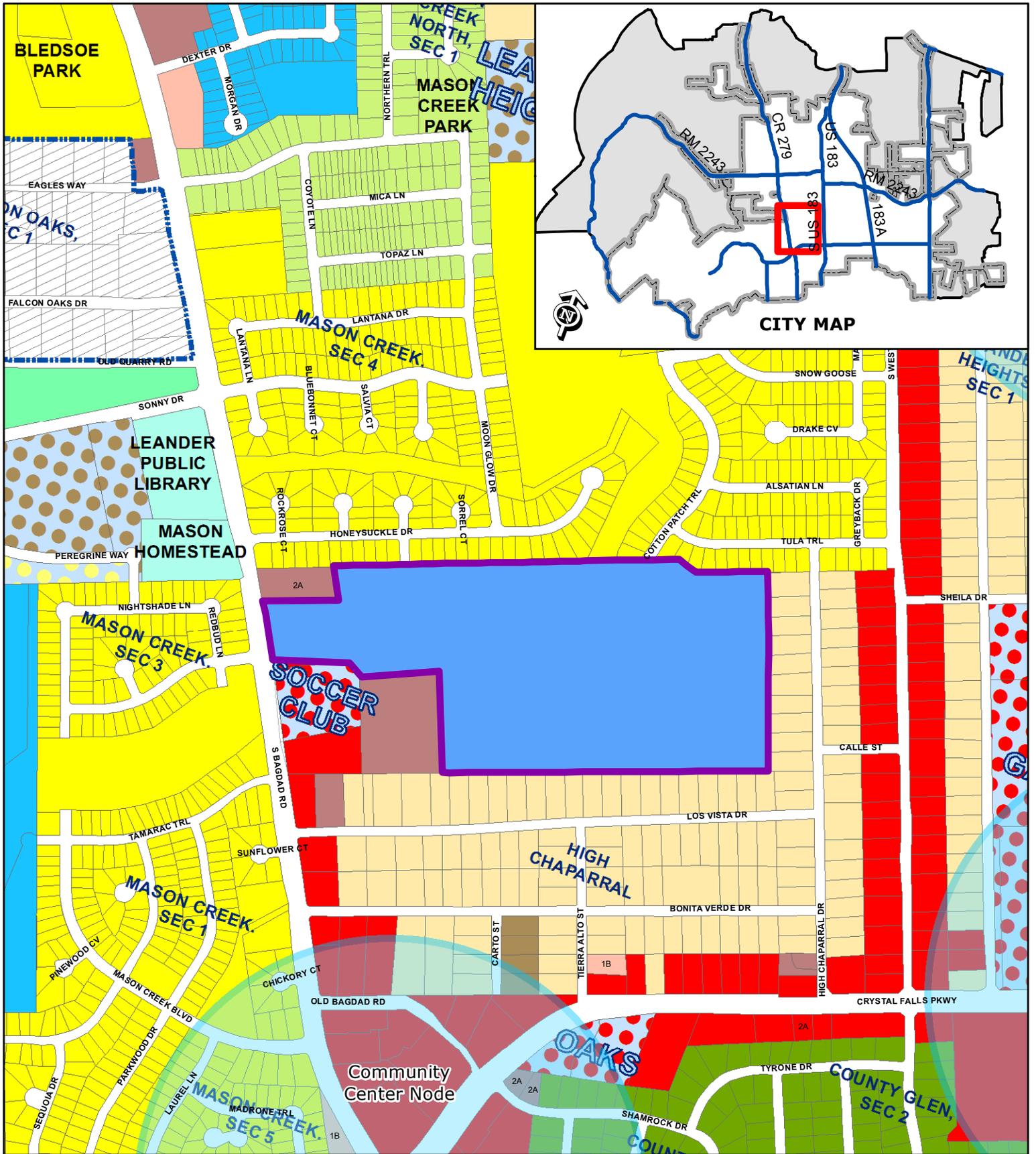
Attachment #2

Current Zoning Map
Trails of Leander

-  Subject Property
-  City Limits

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





ZONING CASE 14-Z-030

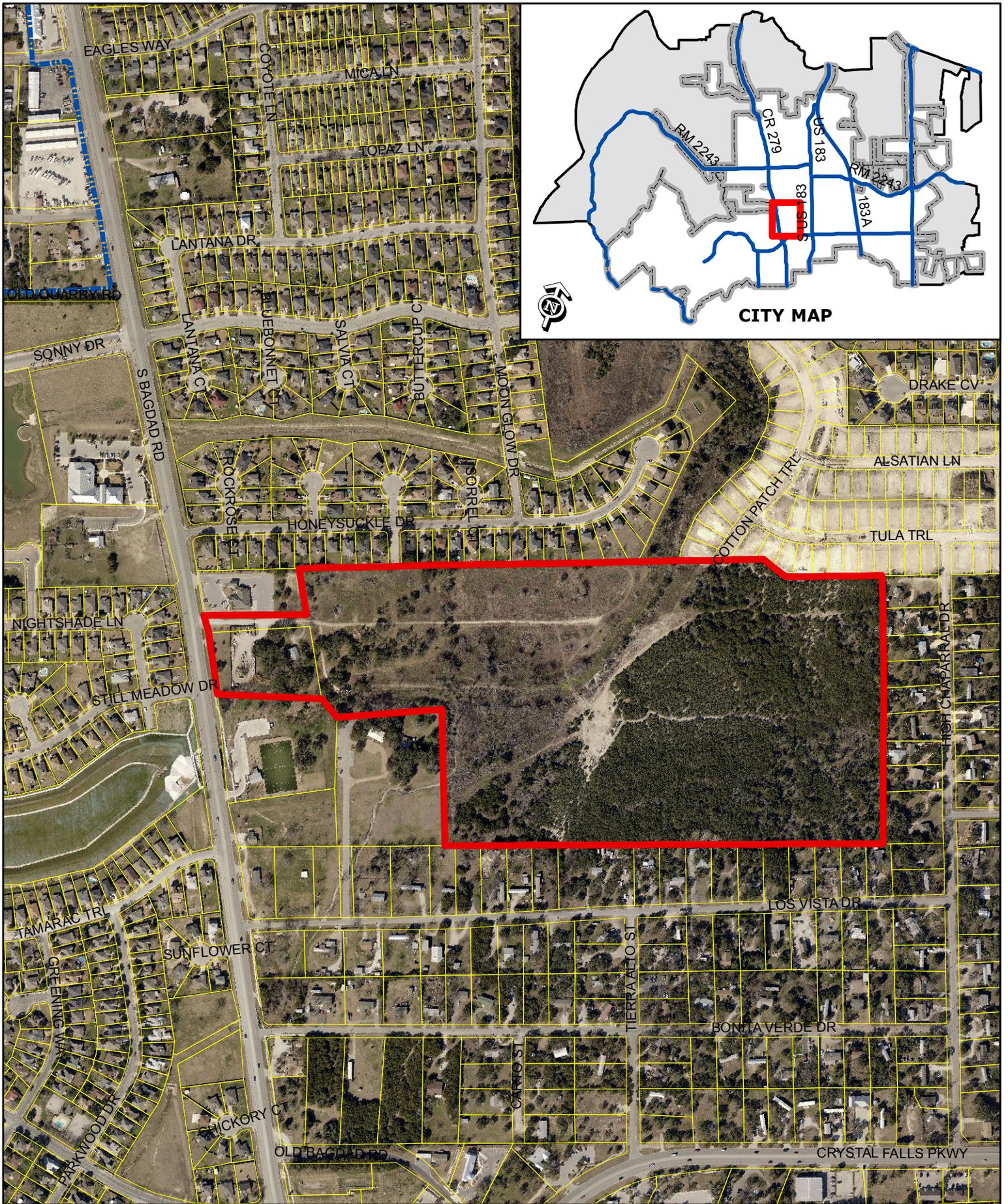
Attachment #3

Proposed Zoning Map
Trails of Leander

- Subject Property
- City Limits

- | | | |
|-----|--------|-----|
| SFR | SFT | GC |
| SFE | SFU/MH | HC |
| SFS | TF | HI |
| SFU | MF | PUD |
| SFC | LO | |
| SFL | LC | |
- 0 200
Feet





ZONING CASE 14-Z-030 Attachment #4

Aerial Exhibit - Approximate Boundaries
Trails of Leander



- Subject Property
- City Limits

November 21, 2014

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

Subject: Trails of Leander – Zoning Change Request Letter of Intent

LE#14-1006

Dear Ms. Griffin:

Trails of Leander is a 51.839 acre tract located adjacent to the eastern side of Bagdad Road approximately 0.1 miles south of Honeysuckle Drive. The tract is bordered on the west by Bagdad Road and several commercial tracts, on the south and east by High Chaparral, Section 5, and on the north by Magnolia Creek, Section 5 and Mason Creek, Section 1 and Section 4-A.

Bagdad Road is shown on the City of Leander Roadway Plan to be a major arterial with a 100 feet wide ROW. The 100 feet wide ROW appears to exist along the frontage of this tract. Two roadways stub into the tract from the north. Winecup Drive stubs from Mason Creek, Section 4-A and is a local street with a 50' ROW and a 30' F-F section. Cotton Patch Trail stubs from Magnolia Creek, Section 5 and is a residential collector street with a 60' ROW and a 40' F-F section. The tract is not located along or near the intersection of any existing or proposed major roadways. The small amount of frontage on Bagdad Road combined with being almost completely surrounded by existing single-family residential development support residential use and zoning of the Trails of Leander tract.

Residential zoning is requested for the tract as follows:

SFC-2-B: SINGLE-FAMILY COMPACT

Thank you for your consideration of this zoning change request.

Sincerely,



Anthony Goode, P.E.