



**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

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



Thursday ~ August 18, 2016 at 7:00 PM

**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins

CONSENT AGENDA: ACTION

5. Approval of the minutes: August 4, 2016
6. Special Permit Approval for the Bluegrass Festival
7. Second Reading of an Ordinance on Zoning Case 16-TOD-Z-016: a zoning change of several lots located at 216 N. Gabriel for 0.75 acres, more or less from PUD/TOD, Planned Unit Development/Transit Oriented Development with the T4 Transect Zone to change the transect zone to T5, Leander, Williamson County, Texas
8. Second Reading of an Ordinance Zoning Case 16-Z-014: a zoning change for several parcels of land for 27.285 acres, more or less located at 8660 183A Toll Road from interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with base zoning districts of LO-2-A, Local Office and HC-5-D, Heavy Commercial, Leander, Williamson County, Texas

PRESENTATION AND PUBLIC HEARING: NO ACTION

9. Presentation of FY 2016-17 Budget and Tax Rate
10. **Public Hearing** on a Proposal to Adopt a Tax Rate for FY 2016-17

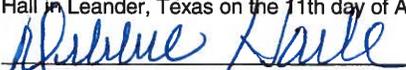
REGULAR AGENDA

11. Second Reading of an Ordinance on Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: rezoning and approval of the Tylerville Commercial Concept Plan for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway and US 183 for 11.221 acres, more or less, from PUD, Planned Unit Development to an amended PUD, Planned Unit Development to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas

12. Second Reading of an Ordinance on Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Consider rezoning and approval of the Bluffview Concept Plan for several parcels of land located at 500 Bradley Ranch Road for 182.84 acres, more or less, from Interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the base zoning districts of SFS-2-A, Single Family Suburban, SFU-2-A, Single Family Urban, and SFC-2-A, Single Family Compact, Leander, Williamson County, Texas
13. Development Agreement Case 16-DA-005: Consider a Development Agreement between the City of Leander and SSA Investments for the property generally located to the northwest of the intersection of Hero Way and Ronald W. Reagan Blvd, City of Leander, Williamson County, Texas
14. Consideration and action on a Resolution Directing Publication of the Notice of Public Hearing and Intention to Issue Combination tax and revenue Certificates of Obligation
15. Consider a Resolution Approving the Brushy Creek Regional Utility Authority Proposed Annual Operating Budget for Fiscal Year 2016-17
16. Consider Award to Logix Communications for Citywide Internet and Telephone Services
17. Consider an Ordinance Establishing the Location of School Zones and the Times that the School Zones are in Effect for all of the school zones in our city limits.
18. Consider Approval of Construction Activities between 9:00 p.m. and 7:00 a.m. for Cash Construction Company, Inc., for the Old 2243 Roadway Improvements Project for September 9th and 10th and September 16th and 17th of 2016
19. Consider a Resolution on BCRUA's Phase 1C and Phase 2 Deep Water Intake Project Schedule
20. Consider First Amendment to the Williamson County Regional Animal Control Shelter Interlocal Agreement
21. Water Use and Supply Update
22. Consider formation of the "Brushy Street Renovation Committee" and appointment of committee members
23. Council Member Closing Statements
24. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council 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 City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 11th day of August, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code


Debbie Haile, TRMC, City Secretary



**MINUTES
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

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



Thursday ~ August 4, 2016 at 7:00 PM

**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance
Council Member Seiler delivered the invocation**
2. Roll Call
All present
3. Staff Comments:
No staff comments
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
No citizen comments

CONSENT AGENDA: ACTION

5. Approval of the minutes: July 21, 2016
6. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 3, Phase 3B
7. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 3, Phase 3H
8. Dedication and Acceptance of Subdivision Infrastructure Improvements for Borho Phase 7
9. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bryson Phase 1, Section 1C
10. Dedication and Acceptance of Hero Way Multi-Family (Water and Wastewater)
11. Annexation Development Agreement under Section 43.035, Texas Local Government Code, between the City of Leander and the Roy L. Sullivan II Living Trust

Motion made by Council Member Navarrette to approve the consent agenda. Second by Council Member Hill. Motion passes, all voting “aye”

PUBLIC HEARING: ACTION

12. **Public Hearing** on Zoning Case 16-Z-014: Consider a zoning change of several parcels of land for 27.285 acres, more or less located at 8660 183A Toll Road from interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with base zoning districts of LO-2-A, Local Office and HC-5-D, Heavy Commercial, Leander, Williamson County, Texas

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

Tom Yantis, Asst. City Manager explained

Julie Beggs with PEC requested the type C architecture

Action on Zoning Case 16-Z-014: a zoning change for several parcels of land for 27.285 acres, more or less located at 8660 183A Toll Road from interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with base zoning districts of LO-2-A, Local Office and HC-5-D, Heavy Commercial, Leander, Williamson County, Texas

Motion made by Mayor Fielder to approve as submitted. Second by Council Member Navarrette. Motion passes, all voting “aye”

13. **Public Hearing** on Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Consider rezoning and approval of the Bluffview Concept Plan for several parcels of land located at 500 Bradley Ranch Road for 182.84 acres, more or less, from Interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the base zoning districts of SFS-2-A, Single Family Suburban, SFU-2-A, Single Family Urban, and SFC-2-A, Single Family Compact, Leander, Williamson County, Texas

Applicant: Carlson, Brigrance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC

Tom Yantis, Asst. City Manager explained

Brigrance, Applicant was available for questions

LaWann Tull, 137 Waterford Lane, Georgetown - spoke against

Andrew Best, 128 Westview Drive, Georgetown – spoke against

Pat Jones, 504 Lakeside Drive, Georgetown – spoke against

Terry Jones, 504 Lakeside Drive, Georgetown – spoke against

Peg Puhl, 129 Westview Drive, Georgetown – spoke against

David Quiles, 504 Ridge View Drive, Georgetown – spoke against

Erik Schmudee, 132 West View Drive, Georgetown – spoke against

Cathy Jaster, 317 Ridge View Drive, Georgetown – spoke against

Action on Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Consider rezoning and approval of the Bluffview Concept Plan for several parcels of land located at 500 Bradley Ranch Road for 182.84 acres, more or less, from Interim zoning SFR-1-B, Single Family Rural to PUD, Planned Unit Development with the base zoning districts of SFS-2-A, Single Family Suburban, SFU-2-A, Single Family Urban, and SFC-2-A, Single Family Compact, Leander, Williamson County, Texas

Motion made by Council Member Shepherd to approve with staff and P&Z recommendations that there be 70 foot lots that back up to Gabriel’s Overlook and 40 foot setbacks and there be privacy fences. Second by Council Member Seiler.

Mayor Fielder amended the motion to add the placement of the trees to be between the sidewalk and the street and staff will bring back garage entry guidelines before the second reading of the ordinance. Council Member Shepherd agreed with the addition to the motion. Second by Council Member Seiler. Motion passes, 6 to 1 with Council Member Hill voting against.

The Planning and Zoning recommendations are:

1. **The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.**

2. The road along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to the attached exhibit (Attachment 10) which exhibit shall be incorporated into the PUD document. The homes on the north side of the road adjacent to Garey Park shall be alley loaded. The parkland adjacent to Garey Park shall be a minimum of 25 feet deep in order to allow for the trail corridor and landscaping on both sides.
3. Residential lots adjacent to the Gabriel's Overlook Subdivision on the east side of the subdivision are limited to SFS-2-A.

The additional City Council recommendations are:

1. A 40' setback shall be provided along the eastern property line adjacent to the Gabriel's Overlook Subdivision.
 2. Street trees shall be provided through the subdivision.
 3. A 6' privacy fence shall be provided on the residential lots adjacent to Gabriel's Overlook.
 4. The applicant shall work with staff to develop a mixture of garage placement options throughout the subdivision.
14. **Public Hearing** on Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Consider rezoning and approval of the Tylerville Commercial Concept Plan for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway and US 183 for 11.221 acres, more or less, from PUD, Planned Unit Development to an amended PUD, Planned Unit Development to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas
Applicant/Agent: Bill Pohl on behalf of Waterstone Tylerville, LP
Tom Yantis, Asst. City Manager explained
Peter Verdicchio, Land Planner with SEC Planning – explained
Mitch Fuller, spoke about the project
Jennifer Gallagher with Pohl Partners – spoke about companies interested in the development
Andrew Holden, Real Estate Rep. for the project explained
Bill Pohl, Developer explained the request

Action on Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Consider rezoning and approval of the Tylerville Commercial Concept Plan for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway and US 183 for 11.221 acres, more or less, from PUD, Planned Unit Development to an amended PUD, Planned Unit Development to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas

Motion made by Mayor Pro Tem Abruzzese to approve with conditions 1 through 5 as approved by P&Z. Second by Mayor Fielder. The conditions are as follows:

1. Update the PUD to meet the intent of the ordinance with regard to continuous building frontage along US 183. An example could include relocating the pumps to allow for another building between US 183 and the pumps.
2. Add a requirement that the continuous building frontage will not be required for Parcel 2 as long as the buildings are oriented towards the creek corridor instead of San Gabriel Pkwy. The creek shall be treated as the street with regard to the masonry requirements. The creek shall include an active edge with a trail system, pedestrian amenities, outdoor seating, landscaping, etc.
3. Add a note to Exhibit E stating that the site plan is conceptual and has not been reviewed by City Staff. A formal review will be conducted at the site development stage of the process.

4. Update Exhibit F to demonstrate the averaging the riparian corridor setbacks. Currently, the exhibit only shows the removal.

5. Provide a trail along the creek.

Motion passes, all voting “aye”

15. **Public Hearing** on Zoning Case 16-TOD-Z-016: Consider a zoning change of several lots located at 216 N. Gabriel for 0.75 acres, more or less from PUD/TOD, Planned Unit Development/Transit Oriented Development with the T4 Transect Zone to change the transect zone to T5, Leander, Williamson County, Texas *Applicant: Michael & Jamie Nelson*
Tom Yantis, Asst. City Manager explained
Michael Nelson, applicant explained the request

Action on Zoning Case 16-TOD-Z-016: Consider a zoning change of several lots located at 216 N. Gabriel for 0.75 acres, more or less from PUD/TOD, Planned Unit Development/Transit Oriented Development with the T4 Transect Zone to change the transect zone to T5, Leander, Williamson County, Texas

Motion made by Council Member Stephenson to approve. Second by Council Member Shepherd.
Motion passes, all voting “aye”

Mayor Fielder called for a break at 8:58 pm
Council returned from break at pm 9:03 pm

REGULAR AGENDA

16. Consider Subdivision Case 15-PP-008: a Preliminary Plat for the Lively tract regarding Heritage Tree Removal
Tom Yantis, Asst. City Manager explained
Mark Baker with SCC Planning explained

Motion made by Council Member Seiler to approve. Second by Council Member Shepherd.
Motion passes, all voting “aye”

17. Development Agreement Case 16-DA-005: Consider a Development Agreement between the City of Leander and SSA Investments for the property generally located to the northwest of the intersection of Hero Way and Ronald W. Reagan Blvd, City of Leander, Williamson County, Texas

Mayor Fielder announced that this item has been pulled from the agenda

18. Consider approval of Construction Activities between 9:00 pm and 7:00 am for AT&T for the Old 2243 Roadway Improvements Project on Tuesdays and Thursdays during August and September of 2016
Wayne Watts, City Engineer explained

Motion made by Mayor Pro Tem Abruzzese to approve. Second by Council Member Hill.
Motion passes, all voting “aye”

19. Receive Effective & Rollback Tax Rate Calculations for FY 2016-17
Robert Powers, Finance Director explained

Council received the Effective & Rollback Tax Rate Calculations for FY 2016-17

20. Consider a Proposal to Adopt a Tax Rate for FY 2016-17

Robert Powers, Finance Director explained

Motion made by Mayor Fielder to move to place the proposed tax rate for FY 2016-17 of 59.900 cents per \$100 valuation on the agenda of a future meeting as an action item. Second by Mayor Pro Tem Abruzzese. Motion passes, all voting "aye"

21. Schedule Two Public Hearings on a Proposal to Adopt a Tax Rate for FY 2016-17

Robert Powers, Finance Director explained

Motion made by Mayor Fielder to move to schedule two public hearings on August 18, 2016 (regular City Council meeting beginning at 7:00 p.m.) and September 1, 2016 (regular City Council meeting beginning at 7:00 p.m.) to consider a proposal to adopt a tax rate of 59.900 cents per \$100 valuation. Second by Mayor Pro Tem Abruzzese. Motion passes, all voting "aye"

The final reading of the ordinance to adopt the tax rate will be at the regular meeting on September 15, 2016 at 7:00 pm and Sept 19, 2016 at a special called meeting at 6:00 pm.

22. Consider rescheduling of the October 6, 2016 City Council meeting to Tuesday, October 11, 2016 due to the Texas Municipal League Annual Conference

Mayor Fielder explained

Move the October 6, 2016 council meeting to October 11, 2016 at 7:00 pm.

Mayor Fielder moved to executive session at this time

23. Council Member Closing Statements

Council Members gave their closing statements

EXECUTIVE SESSION

24. Convene into executive session:

- a) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding In Re: Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, Before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866)
- b) pursuant to Section 551.072, Texas Gov't Code, to deliberate the acquisition and value of real property to consider the purchase of 0.392 acre (17,066 SF) of fee simple right-of-way from HEB for the Old 2243 Roadway Improvements Project in the amount of \$179,193.00
- c) pursuant to Section 551.071, Tex. Gov't Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Docket Nos. 45842 and 45843, Applications of the City of Leander to Amend a Water Certificate of Convenience and Necessity and Partial Dual Certification in Williamson County, Texas, Public Utility Commission of Texas
- d) pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition of real property

Council convened into executive session at 9:25 pm

Council reconvened into open session at 9:45 pm

25. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding
- a) Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, Before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866)
 - b) the acquisition and value of real property to consider the purchase of 0.392 acre (17,066 SF) of fee simple right-of-way from HEB for the Old 2243 Roadway Improvements Project in the amount of \$179,193.00
 - c) Docket Nos. 45842 and 45843, Applications of the City of Leander to Amend a Water Certificate of Convenience and Necessity and Partial Dual Certification in Williamson County, Texas, Public Utility Commission of Texas
 - d) the acquisition of real property, including but not limited to authorizing the City Manager to negotiate and execute an Earnest Money Contract with the Trustees for Emogene Champion for the purchase of approximately 33 acres of land not to exceed \$2,250,000
26. Consider a Resolution regarding Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, Before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866)
Motion made by Mayor Pro Tem Abruzzese to approve the Resolution as presented. Second by Council Member Shepherd. Motion passes, all voting "aye"
27. Consider the acquisition of 0.392 acres of fee simple right-of-way from HEB for the Old 2243 Roadway Improvements project in the amount of \$179,193.00
Motion made by Mayor Pro Tem Abruzzese to authorize the settlement of the condemnation proceeding with HEB and authorize acquisition of 0.392 acre (17,066 SF) acres of land, more or less, for \$179,193, to be paid for \$155,727.36 for purchase of the land and \$23,465.64 to be paid to Barron Adler. (This motion replaces the approval given on February 4, 2016) Second by Council Member Shepherd. Motion passes, all voting "aye"
28. Consider authorizing the City Manager to negotiate and execute the earnest money contract for purchase of the property in the amount of \$2,250,000.
Motion made by Mayor Pro Tem Abruzzese to authorize the City Manager to negotiate and execute the earnest money contract for purchase of the property in the amount of \$2,250,00. Second by Council Member Shepherd Motion passes, all voting "aye"
- Mayor Fielder moved back to item #23 at this time**
29. Adjournment
With there being no further business, the meeting adjourned at 9:50 pm

Attest:

Christopher Fielder, Mayor

Debbie Haile, TRMC, City Secretary



Executive Summary

August 18, 2016

Subject: Special Permit Approval for the Bluegrass Festival

Background: The 11th Annual Leander Bluegrass Festival is scheduled for September 23rd and 24th at the Robin Bledsoe Park Amphitheater. Three bands will play Friday evening beginning at 7 pm and four bands will play on Saturday beginning at 6 pm.

A special permit is requested to allow Bledsoe Park to remain open for an additional hour on Friday and Saturday night. Section 1.426 of the Park Rules & Regulations Ordinance states that parks are open to the public from 5:00 am to 10 pm daily and park curfew hours are established from 10:01 pm. until 4:59 pm

Financial Consideration: None

Recommendation: Staff respectfully requests Council approval of a Special Permit to allow Bledsoe Park to remain open until 11 pm on September 23rd and 24th for the Bluegrass Festival.

Attachments: Special Permit Application

Prepared by: Megan Pumphrey, Recreation Supervisor

Special Event Permit Application

Applicant/Organization Name: Leander Parks & Recreation Department

Name & Contact Information of Responsible Individual:

Megan Pumphrey, Recreation Supervisor
Leander Parks & Recreation Department (PARD)
P.O. Box 319 – Leander, TX 78646
Phone: 512.528.9909

Description of Event: Leander PARD will host the 11th Annual Leander Bluegrass Festival in Bledsoe Park Amphitheater September 23-24, 2016. Three bands are scheduled from 7 to 10:30 pm on Friday and four are scheduled from 6 to 10:30 pm on Saturday. The event is free to the public. Food and drink concessions will be sold.

A Special Permit is requested to extend park hours from 10 pm to 11 pm on Friday and Saturday night.

City Services Needed:

Utilities & Services Needed: Electricity, Restrooms & Water
Sanitation/Litter Pick Up: By PARD
Security: By Leander Police Department
Traffic Control: By PARD

Will alcohol be served or sold? No

Will the proposed activity interfere or detract from the general public use of the area? The event will be open to the public and there are no other scheduled park activities during the event.

Will the proposed activity adversely impact the City or nearby property owners? No.

Will the activity cause/create health or safety risks or damage to other property? No.

Will the event require local or state permits, or violate any federal, state or municipal laws? No

What measures will be taken to prevent/minimize adverse impacts or affects? Leander Police and PARD will provide security and traffic control.

Proof of Insurance: The City of Leander is insured through the Texas Municipal League.

Megan Pumphrey
Recreation Supervisor

July 28, 2016
Date



Executive Summary

August 18, 2016

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

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

Thoroughfare

Origination: Applicant: Michael & Jamie Nelson

Financial

Consideration: None

Recommendation: See Planning Analysis. The Planning & Zoning Commission unanimously recommended approval of the request at the July 28, 2016 meeting. The City Council approved the request at the August 04, 2016 meeting.

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
8. Ordinance

Prepared By: Tom Yantis, AICP
Assistant City Manager

08/08/2016



PLANNING ANALYSIS

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

GENERAL INFORMATION

- Owner:** Michael & Jamie Nelson
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
T4 General Urban Transect Zone
- Proposed Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
T5 Urban Center Transect Zone
- Size and Location:** The property is located at 216 North Gabriel Street and includes approximately 0.75 acres.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	GC-3-C or T4	Single-Family Home
EAST	T4	Undeveloped – Proposed Village at Leander Station Subdivision
SOUTH	T4	Single-Family Home & Twin Mills
WEST	GC-3-C or T4	Single-Family Home

TRANSIT ORIENTED DEVELOPMENT INTENT STATEMENTS

T5 URBAN CENTER TRANSECT ZONE

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

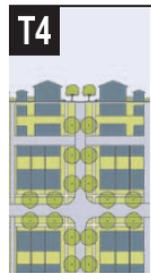
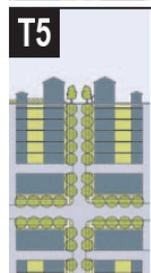
COMPREHENSIVE PLAN STATEMENTS:

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

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

ANALYSIS:

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

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

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

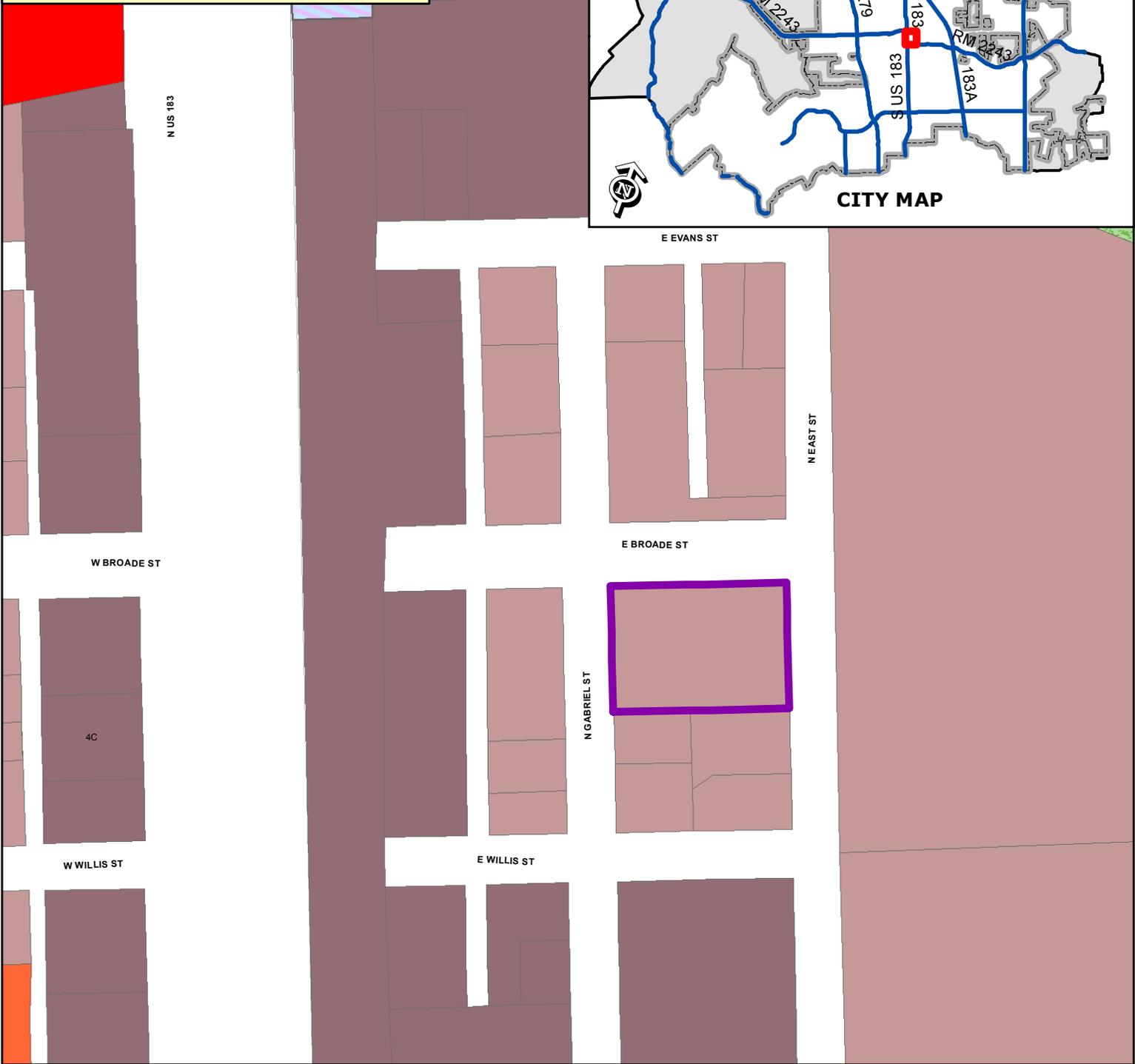
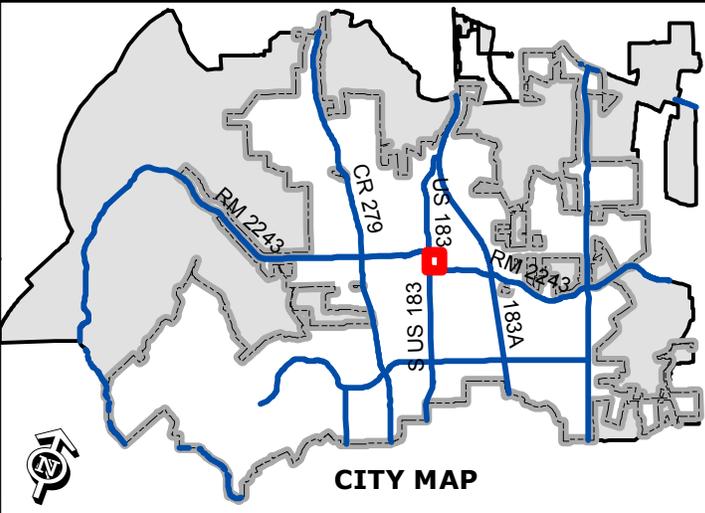
STAFF RECOMMENDATION:

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

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

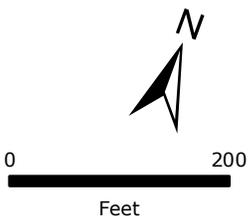
This request complies with the Comprehensive Plan and the intent statements of the SmartCode.

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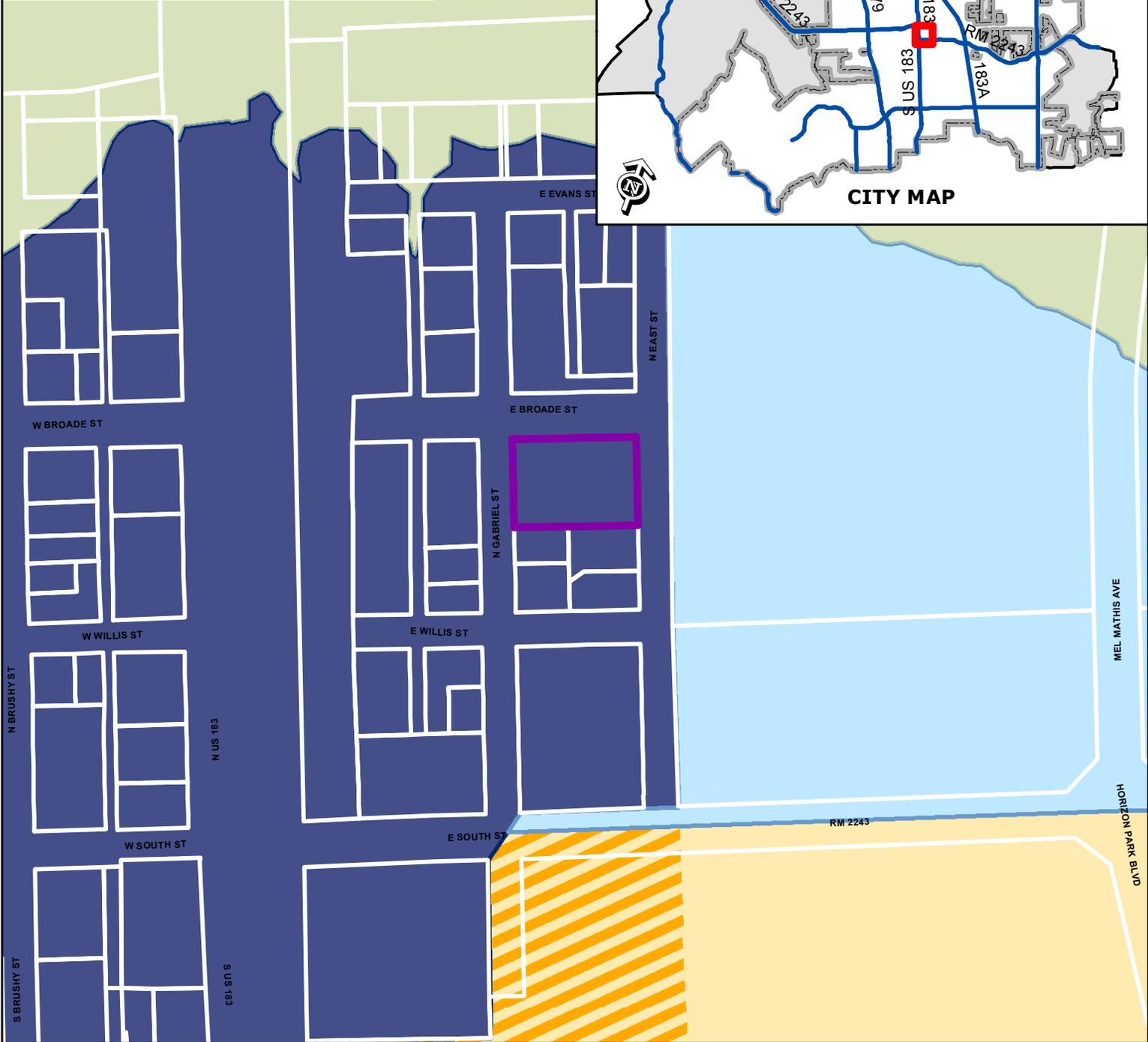
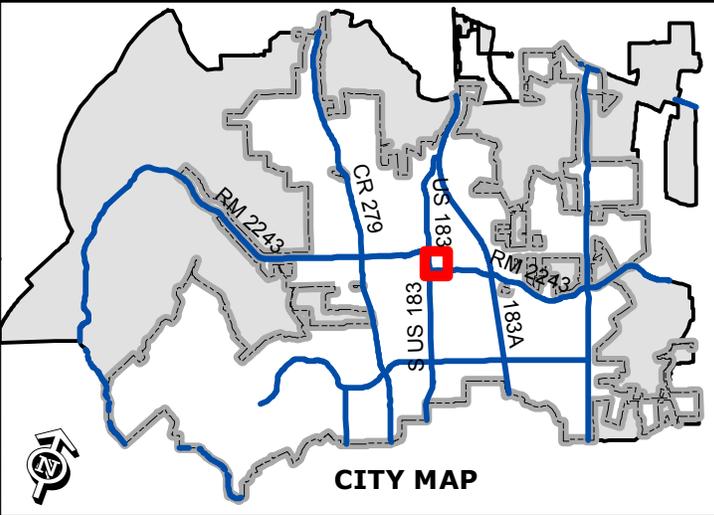


ZONING CASE 16-TOD-Z-016 Attachment #2 Current Zoning Map - 216 N Gabriel St

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

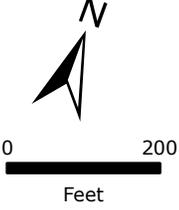


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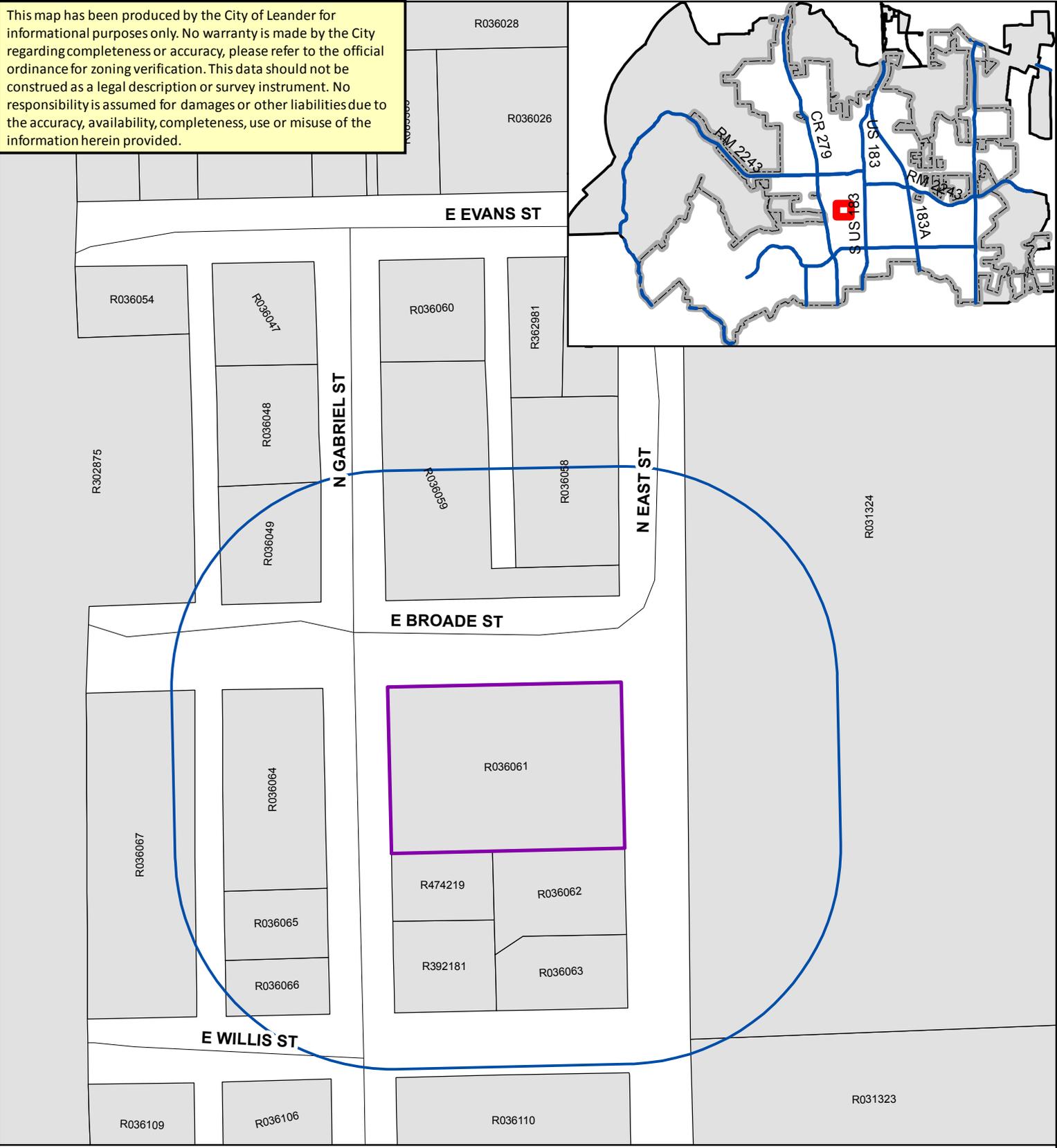


ZONING CASE 16-TOD-Z-016 Attachment #3 Future Land Use Map - 216 N Gabriel St

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



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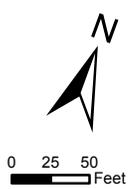


ZONING CASE 16-TOD-Z-016

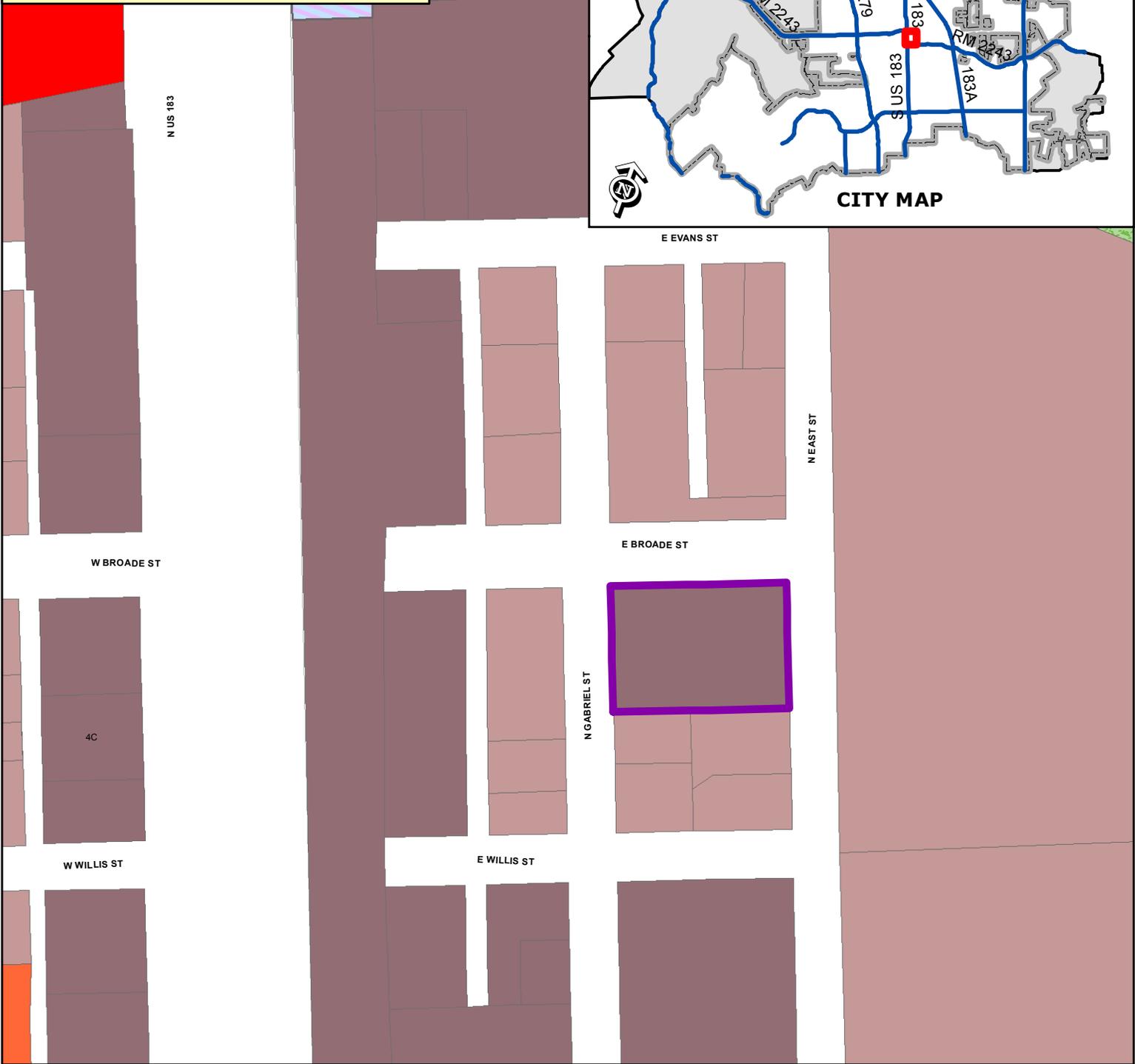
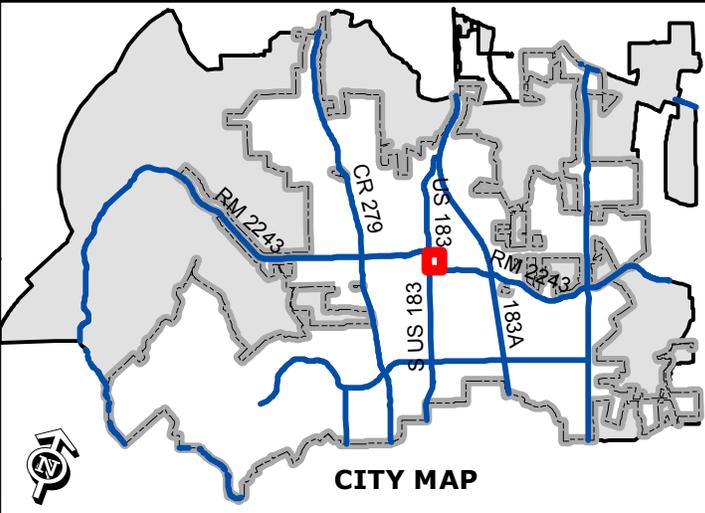
Attachment #4

Notification Map
216 N Gabriel

- Public Notification Boundary
- Subject Property
- WCAD Parcels

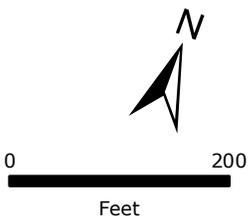


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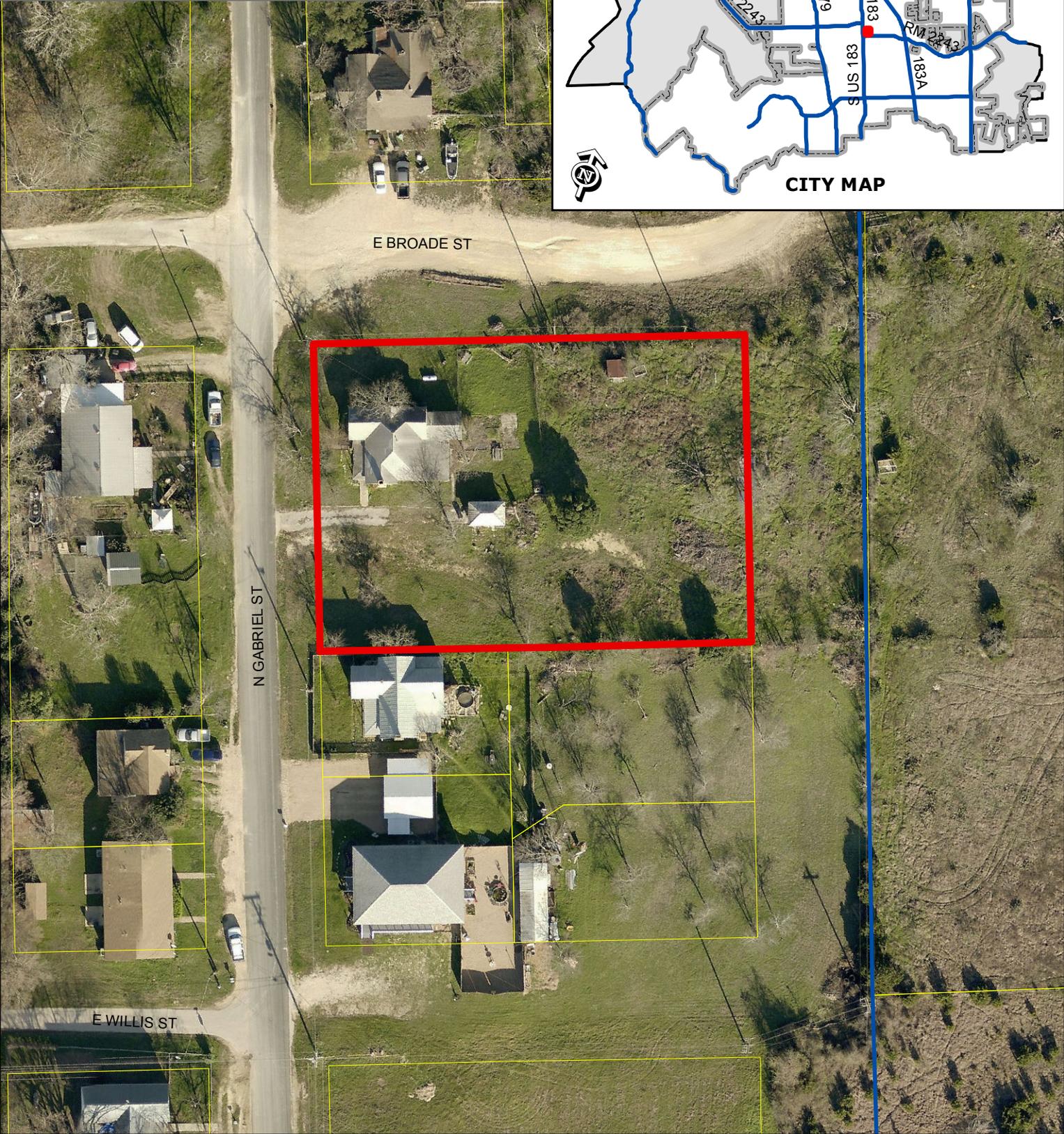
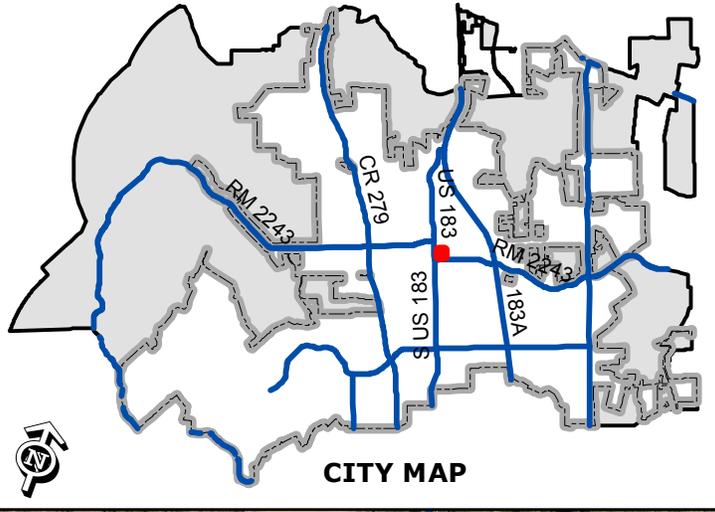


ZONING CASE 16-TOD-Z-016 Attachment #5 Proposed Zoning Map - 216 N Gabriel St

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



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

Aerial Exhibit - Approximate Boundaries
216 N Gabriel Street



-  Subject Property
-  City Limits

Michael Nelson

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

June 20, 2016

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

To Whom It May Concern:

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

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

R036061 (216 N. Gabriel St.)

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

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

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

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

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

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

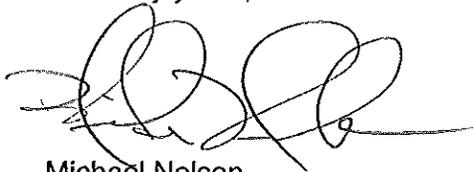
mostly of undeveloped land. A platted (undeveloped) alleyway (R544794) previously bisected the property but was vacated in 2016.

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

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

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

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael Nelson", written over a horizontal line.

Michael Nelson

ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE PLANNED UNIT DEVELOPMENT KNOWN AS THE TRANSIT ORIENTED DEVELOPMENT DISTRICT FOR SEVERAL LOTS BY CHANGING THE TRANSECT ZONE FROM T4 GENERAL URBAN TRANSECT ZONE TO T5 URBAN CENTER TRANSECT ZONE; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property"), which is located within the planned unit development known as the Transit Oriented Development District (the "TODD"), has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of TODD Ordinance. Ordinance No.05-026, as amended, the City of Leander TODD Ordinance, is hereby modified and amended for these Properties as set forth in Section 3.

Section 3. Applicability. This ordinance applies to the following properties, which is herein referred to as the "Property." That certain parcel of land being legally described as Lots 1-5 and 16-20, Block 11, Original Town of Leander; and the adjacent 20 foot wide alley; located at 216 N Gabriel Street; Leander, Williamson County, Texas, being more particularly described in Exhibit "A" and in Instrument Number 2014052796 recorded in the Official Public Records of Williamson County, Texas and identified in tax identification numbers R036061, R544793, and R544794.

Section 4. Property Rezoned. The TODD Ordinance is hereby amended by changing the transect zone from T4 General Urban Transect Zone to T5 Urban Center Transect Zone as shown in Exhibit "B."

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by

the City's zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 4th day of August, 2016.
FINALLY PASSED AND APPROVED on this the 18th day of August, 2016.

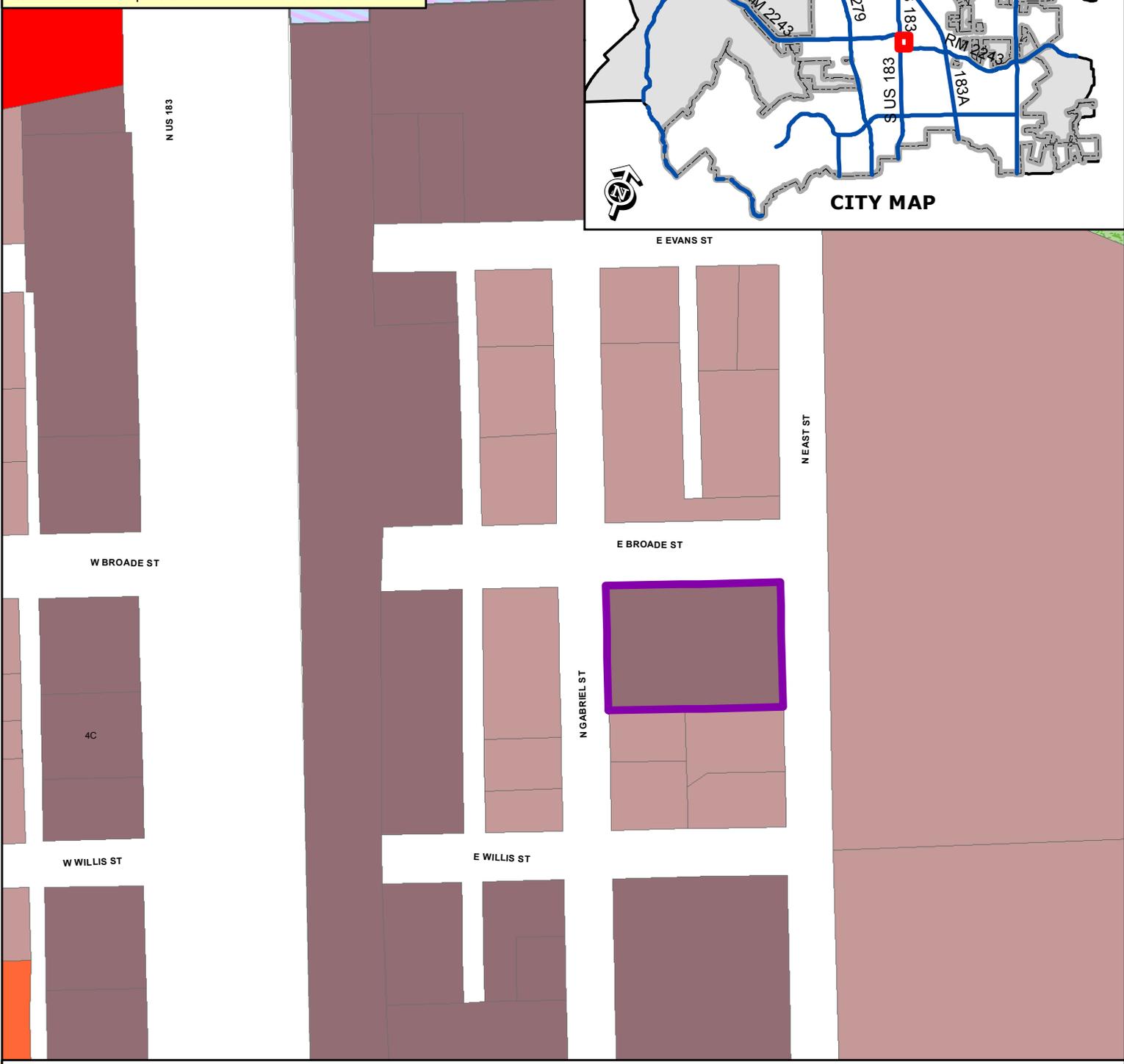
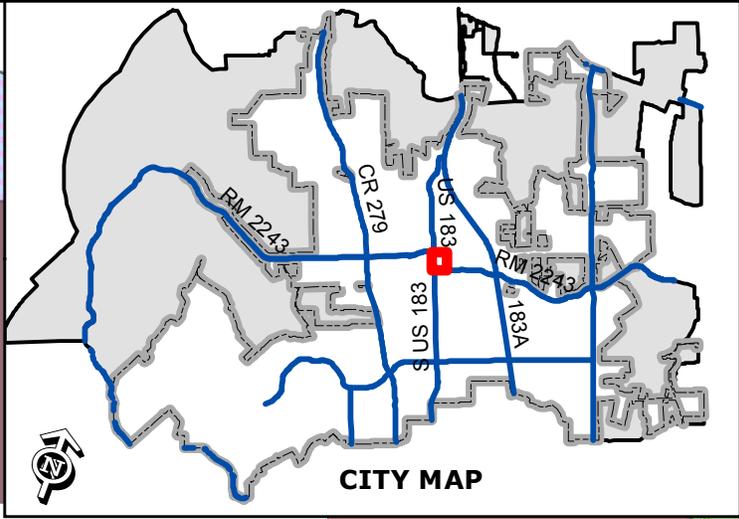
THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

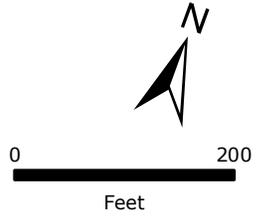
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ZONING CASE 16-TOD-Z-016 EXHIBIT A

216 N Gabriel St

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





Executive Summary

August 18, 2016

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

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

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

Financial Consideration: None

Recommendation: See Planning Analysis. The Planning & Zoning Commission unanimously recommended to approve the zoning request with the following condition at the July 28, 2016 meeting:

1. The property to the north of the LO-2-A district is required to be HC-5-C as shown in the attached exhibit.

The City Council approved the zoning change as requested by the applicant at the August 04, 2016 meeting.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Ordinance

Prepared By: Tom Yantis, AICP
Assistant City Manager

08/08/2016



PLANNING ANALYSIS

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

GENERAL INFORMATION

Owner: First State Bank Central Texas (T. Gerry Gamble)

Current Zoning: Interim SFR-1-B (Single-Family Rural)
Interim SFS-2-B (Single-Family Suburban)

Proposed Zoning: PUD (Planned Unit Development) with the following base zoning districts:
LO-2-A (Local Commercial)
HC-5-D (Heavy Commercial)

Size and Location: The property is generally located to the southeast of the intersection of RM 2243 and 183A Toll and includes approximately 27.285 acres.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFS-2-B	Undeveloped Land Zoned for Interim Single-Family uses
EAST	SFS-2-B SFR-1-B	Religious Institution
SOUTH	SFR-1-B	Undeveloped Land Zoned for Interim Single-Family uses
WEST	TOD	Undeveloped Land in the Conventional Sector of the TOD

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

LO – LOCAL OFFICE:

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

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

HC – HEAVY COMMERCIAL:

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

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

TYPE 2:

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

Intent:

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

TYPE 5 (non-residential only):

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

Intent:

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

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

TYPE A:

Features: 85% masonry; 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

TYPE D (non-residential only):

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

Intent:

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

COMPREHENSIVE PLAN STATEMENTS:

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

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

ANALYSIS:

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

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

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

The following base districts have been proposed for this PUD:

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

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

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

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

This application includes the following higher standards and waivers.

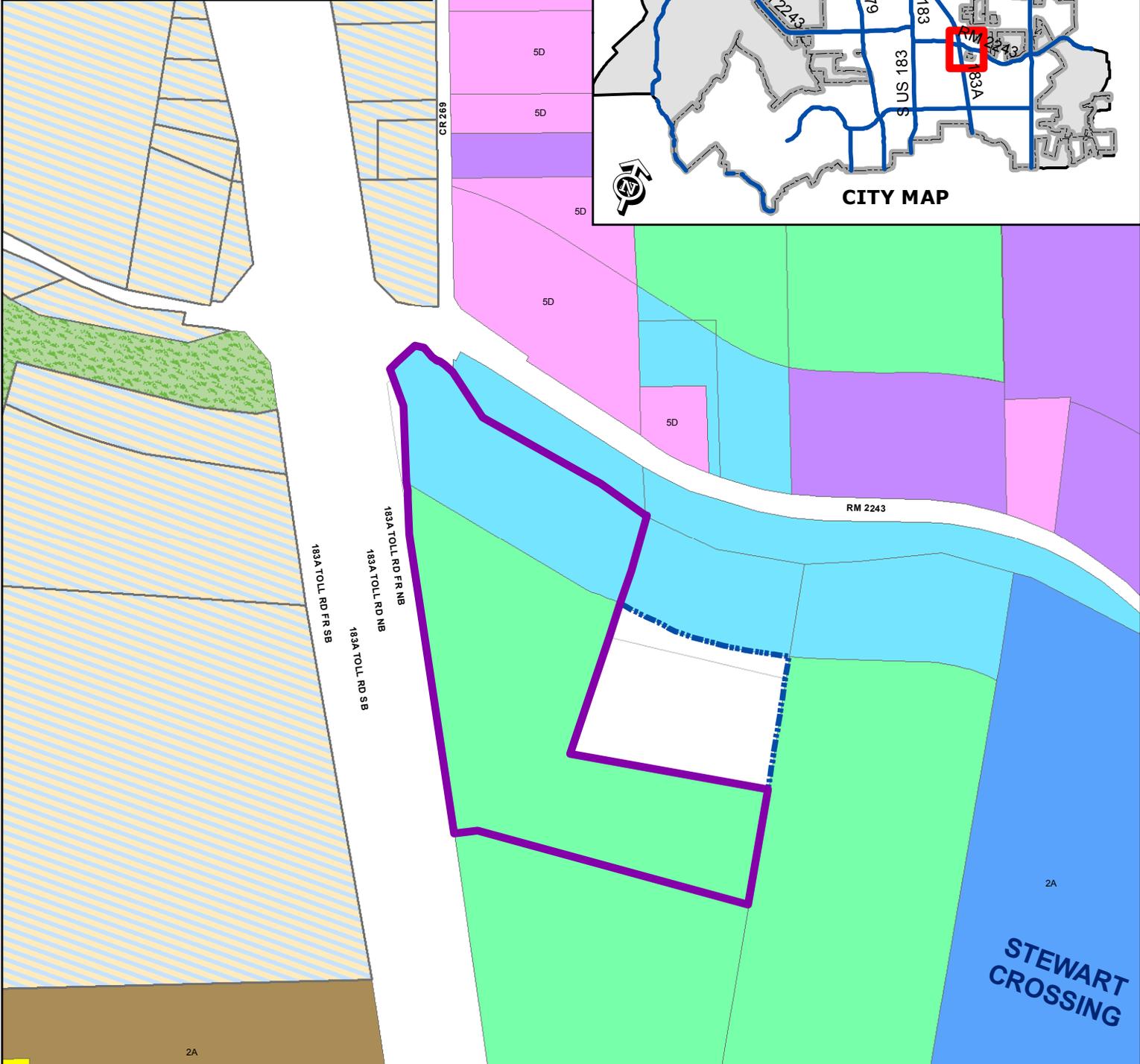
HIGHER STANDARDS	WAIVERS
COMPOSITE ZONING ORDINANCE	
Type A Architectural Component along 183A	-
Masonry Screening Wall	-
LED lighting and decorative poles on site	-
-	Heavy Commercial Zoning
-	Outdoor storage

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

STAFF RECOMMENDATION:

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

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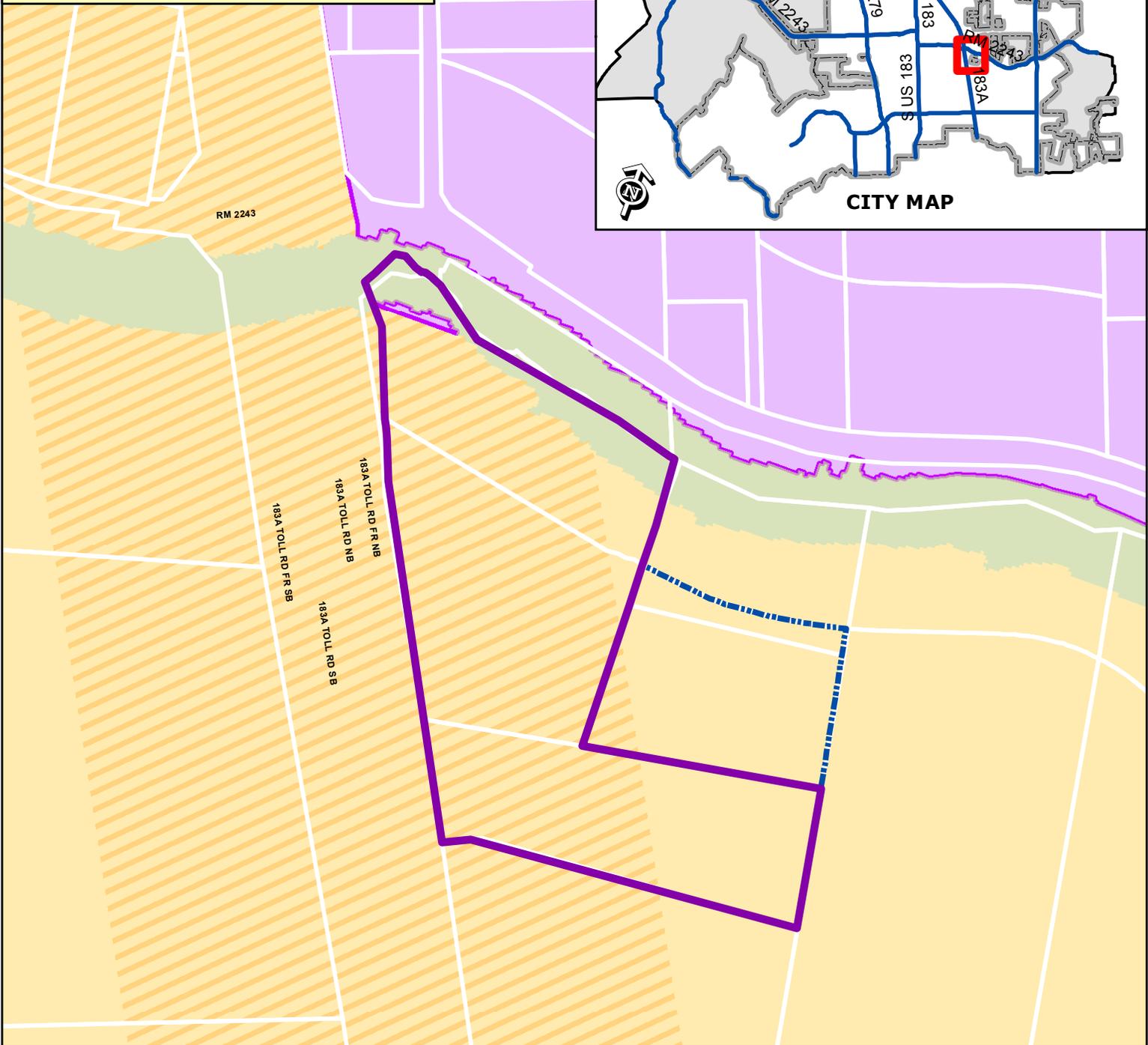
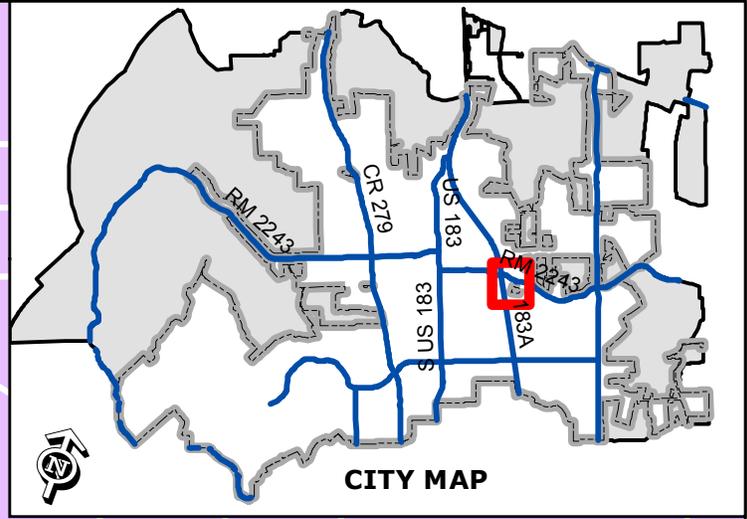
ZONING CASE 16-Z-014 Attachment #2

Current Zoning Map - PEC PUD

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



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ZONING CASE 16-Z-014 Attachment #3

Future Land Use Map - PEC PUD

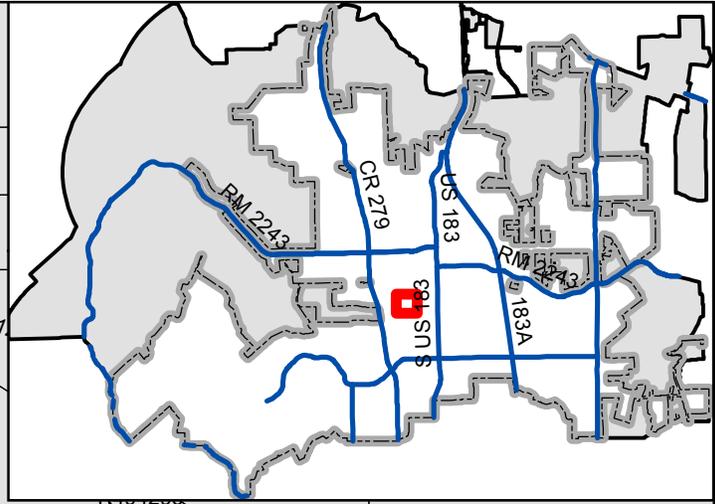
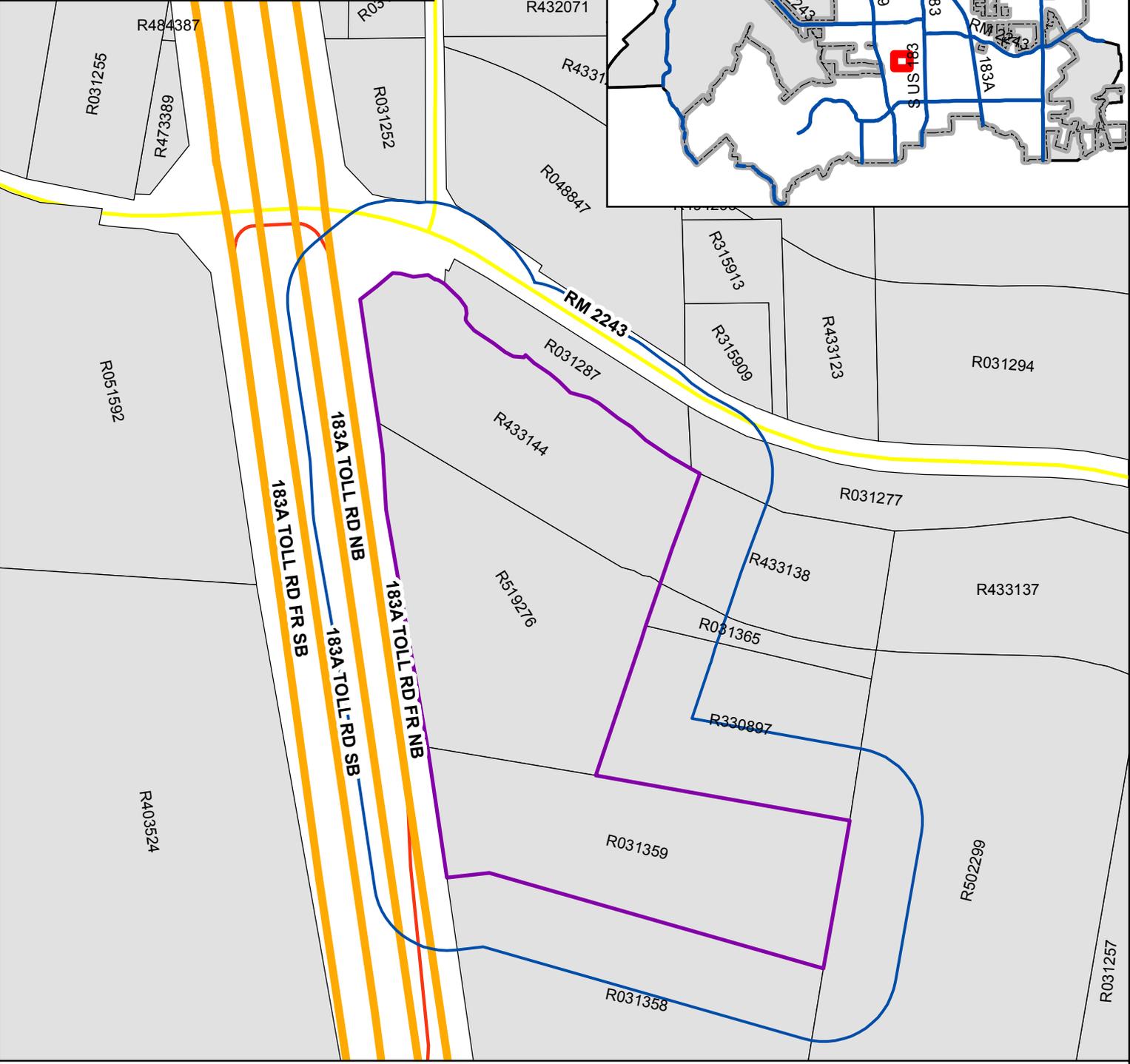
 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	





0 200
Feet

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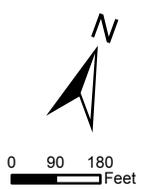


ZONING CASE 16-Z-014

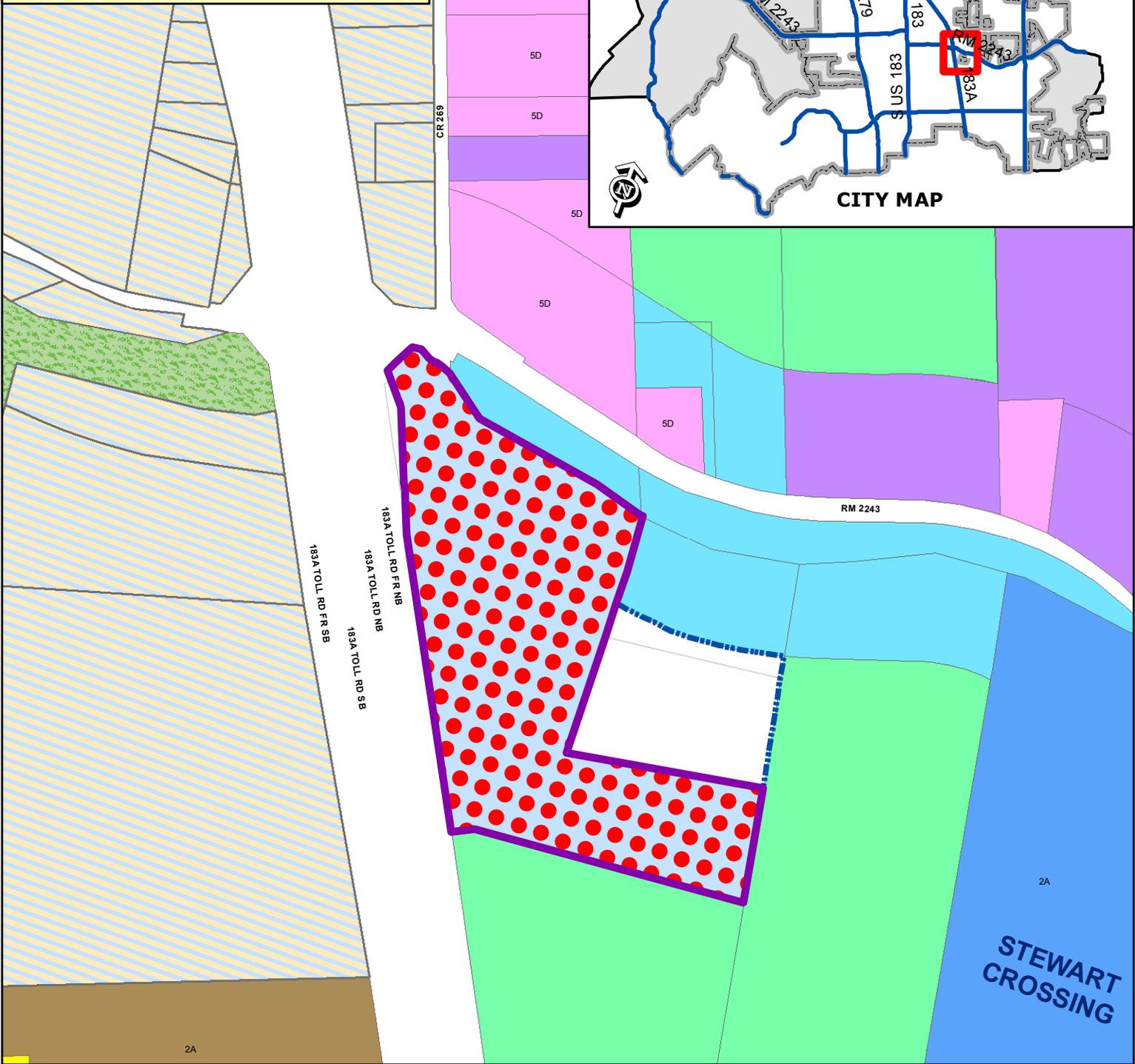
Attachment #4

Notification Map
PEC Leander

- Public Notification Boundary
- Subject Property
- WCAD Parcels



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



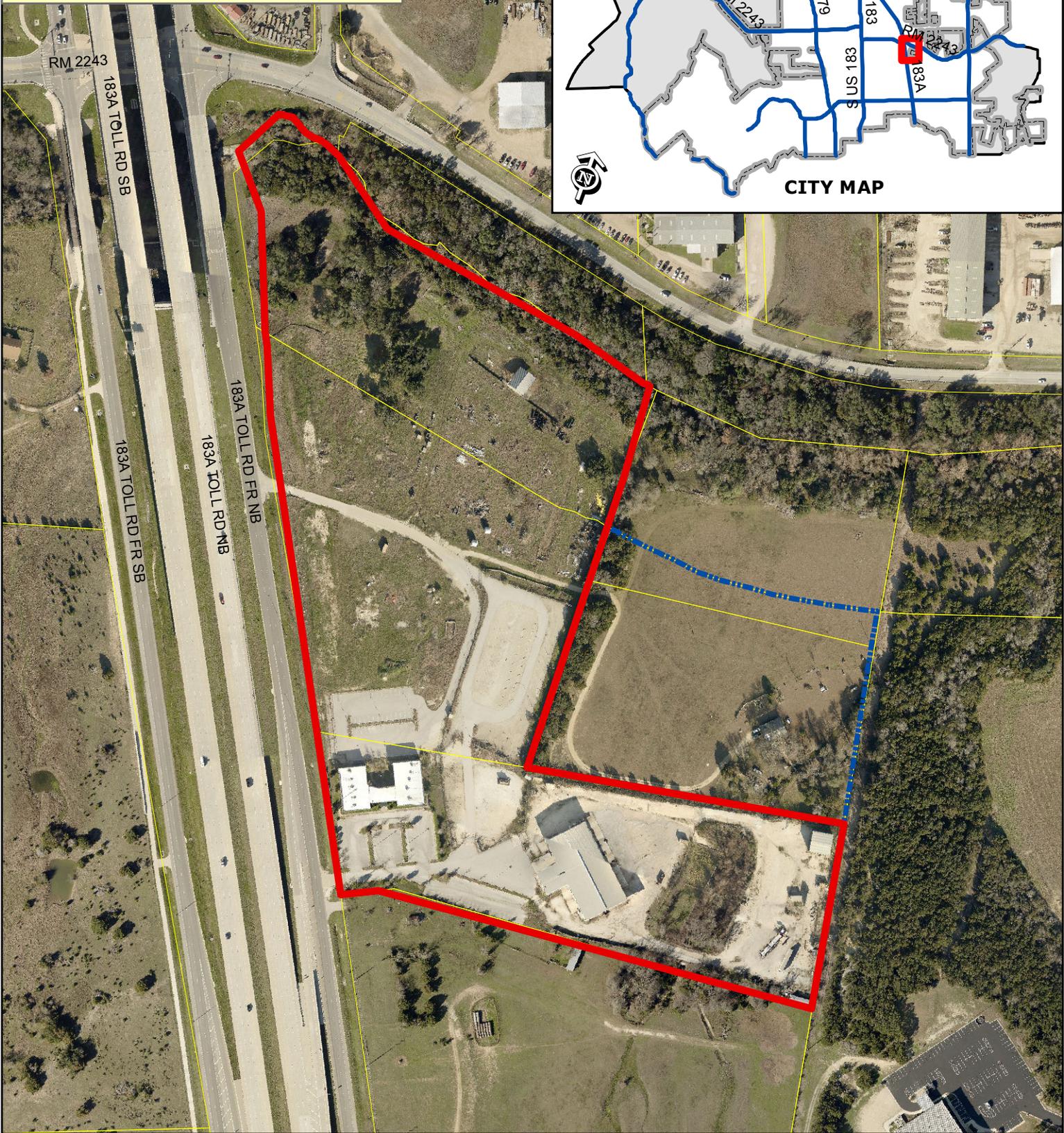
ZONING CASE 16-Z-014 Attachment #5

Proposed Zoning Map - PEC PUD

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



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ZONING CASE 16-Z-014 Attachment #6

Aerial Exhibit - Approximate Boundaries
PEC PUD



-  Subject Property
-  City Limits

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

1. Purpose and Intent

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

2. Applicability and Base Zoning

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

3. Conceptual Site Layout & Land Use Plan

- a. A Conceptual Site Layout and Land Use Plan have been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

4. Allowable Use

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

5. **Development Design Standards**

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

6. **Architectural Standards**

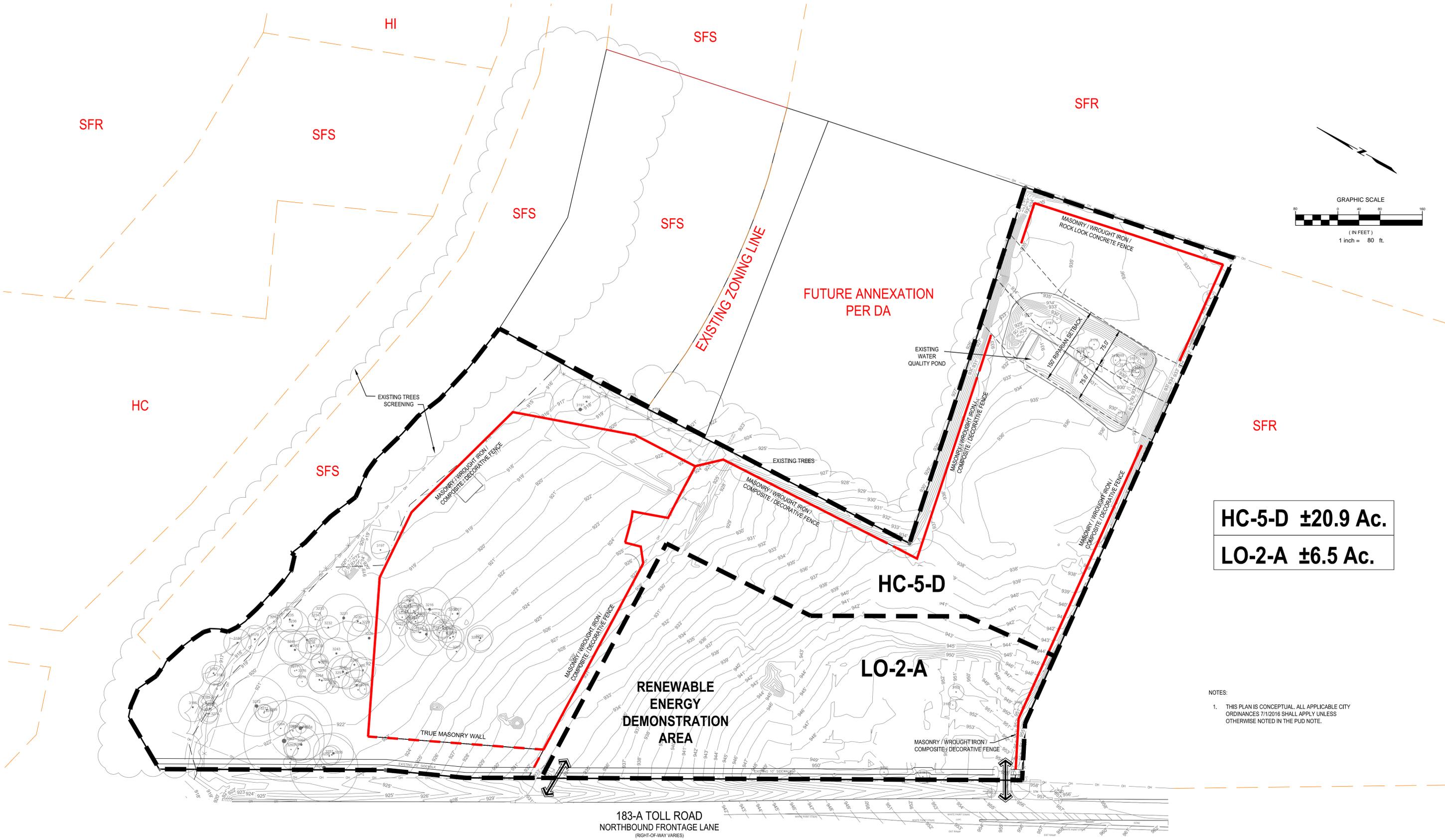
- a. The structures located within the LO-2-A area shown on Exhibit B shall substantially comply with the elevations shown in Exhibit C.

7. **Screening & Landscaping**

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

8. **Lighting**

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



HC-5-D ±20.9 Ac.
LO-2-A ±6.5 Ac.

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

Exhibit B Conceptual Site Layout and Land Use Plan

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

PEDERNALES ELECTRIC COOPERATIVE, INC.

EXHIBIT C ARCHITECTURAL RENDERING





June 6, 2016

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

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

Dear Ms. Griffin:

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

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

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

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

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

A typical PEC Operations Center includes the following facilities:

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

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

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

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

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

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

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

For that purpose the following is being proposed:

For the more visible area fronting Highway 183A:

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

For the less visible areas:

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

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

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

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

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

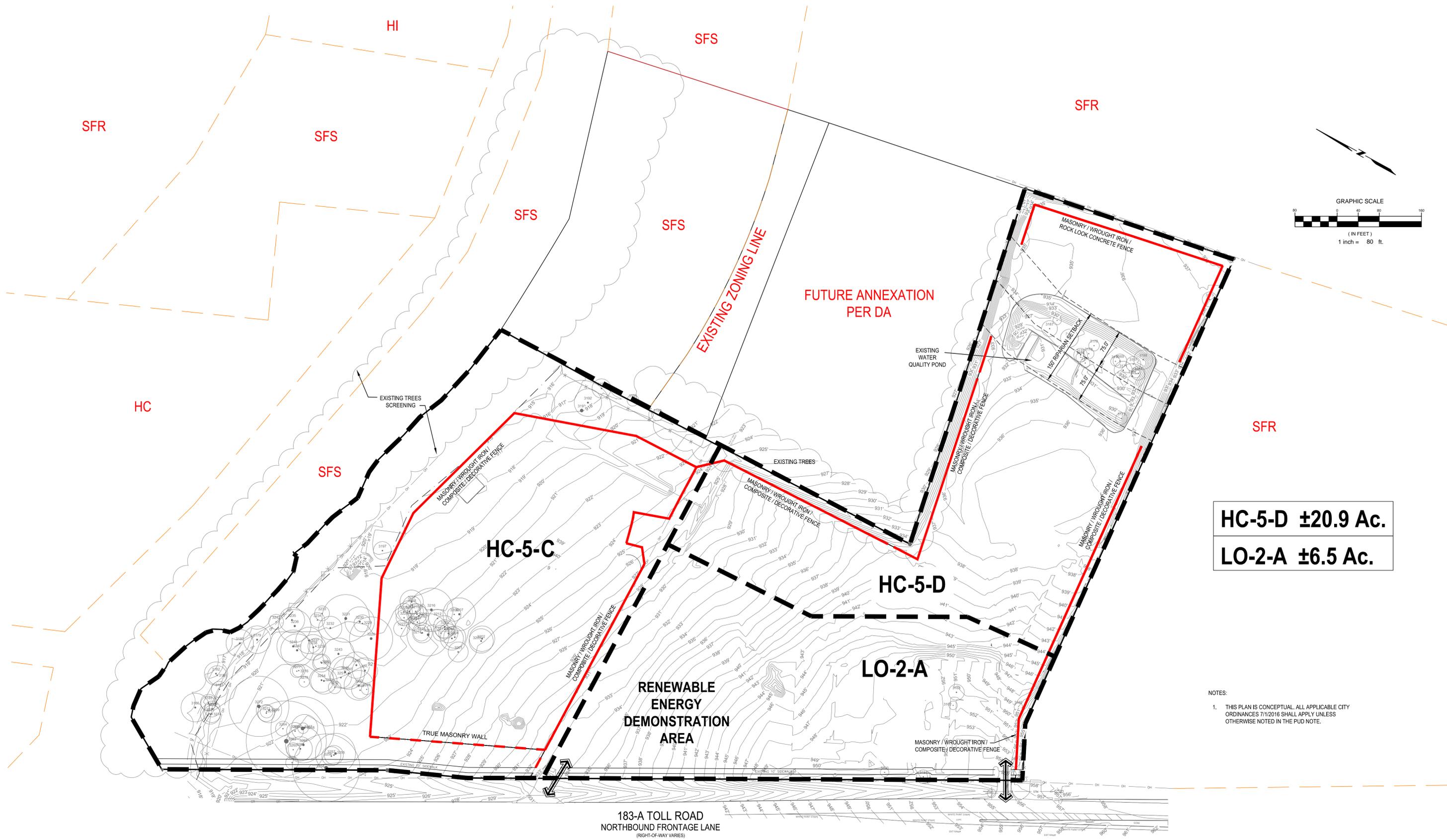
Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

CUNNINGHAM | ALLEN, INC.

A handwritten signature in blue ink, appearing to read 'Anthony Shaleesh', is written in a cursive style.

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



HC-5-D ±20.9 Ac.
LO-2-A ±6.5 Ac.

NOTES:
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Exhibit 9 P&Z Commission Recommendation

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NORTHWEST OPERATIONS CENTER - MARBLE FALLS DISTRICT OFFICE

PEDERNALES ELECTRIC COOPERATIVE, INC.

EXHIBIT C ARCHITECTURAL RENDERING



ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING SEVERAL PARCELS OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) AND SFS-2-B (SINGLE-FAMILY SUBURBAN) TO PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICTS OF LO-2-A (LOCAL OFFICE) AND HC-5-D (HEAVY COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 05-018, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Applicability. This ordinance applies to the following parcels of land, which is herein referred to as the "Property:" That certain parcels of land being 27.285 acres, more or less, located in Leander, Williamson County, Texas, being more particularly described in Exhibit "D", generally located to the southeast of the intersection of 183A Toll Road and RM 2243; legally described as 27.285 acres more or less out of the Elijah D. Harmon Survey, Abstract No. 6; more particularly described in Instrument Numbers 2013000178 and 2013000180 recorded in the Official Public Records of Williamson County, Texas, and identified by tax identification numbers R433144, R519276, and R031359.

Section 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial); known as the PEC Operations Center PUD. The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", "C", and "D" which are hereby adopted and incorporated

herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 4th day of August, 2016.
FINALLY PASSED AND APPROVED on this the 18th day of August, 2016.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

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

1. Purpose and Intent

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

2. Applicability and Base Zoning

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

3. Conceptual Site Layout & Land Use Plan

- a. A Conceptual Site Layout and Land Use Plan have been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

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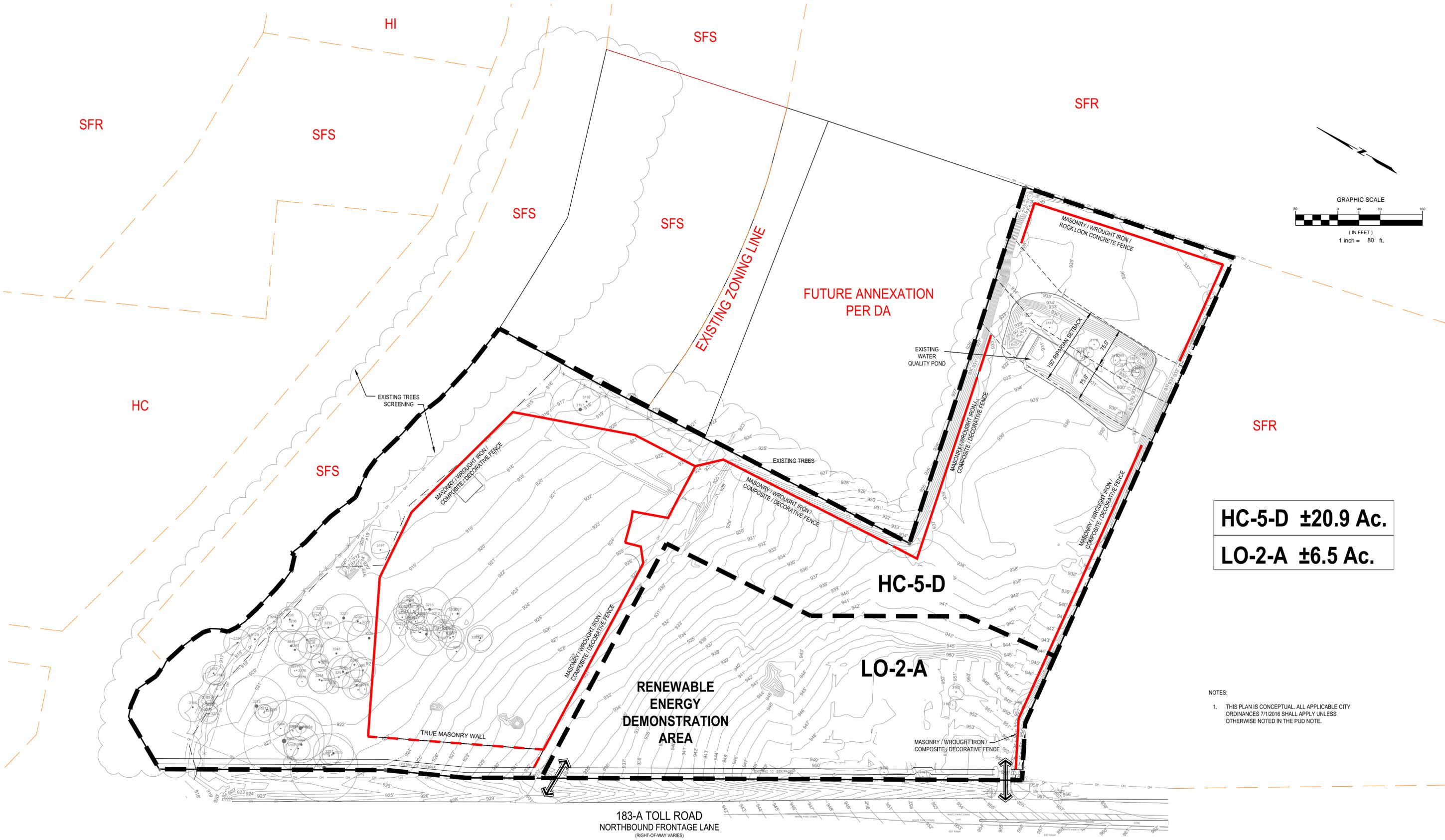
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8. **Lighting**

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



HC-5-D ±20.9 Ac.
LO-2-A ±6.5 Ac.

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

Exhibit B Conceptual Site Layout and Land Use Plan

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NORTHWEST OPERATIONS CENTER - MARBLE FALLS DISTRICT OFFICE

PEDERNALES ELECTRIC COOPERATIVE, INC.

EXHIBIT C ARCHITECTURAL RENDERING





Executive Summary

August 18, 2016

Agenda Subject: Public Hearing on a Proposal to Adopt a Tax Rate for FY 2016-17.

Background: This is the first of two required public hearings on the tax rate. The second hearing will be held on September 1, 2016. If a taxing entity desires to consider a possible tax rate that would exceed either the effective tax rate or rollback tax rate, whichever is lower, state “Truth-in-Taxation” laws require two public hearings. The proposed rate need not be the final rate that the governing body actually adopts, but the final rate cannot exceed the proposed rate which for FY 2016-17, the proposed rate is 59.900 cents per \$100 which is the 3.392 cents below the current rate.

As background, the effective tax rate is generally equal to the prior year’s taxes divided by the current taxable value of properties that were also on the tax roll in the prior year. The rollback rate allows a taxing entity to raise the same amount of M&O money as raised in the prior year, plus 8 percent. The rollback debt service rate is the rate needed to pay the entity’s debt service for the upcoming year. The rates are as follows:

	ETR Calculation	Current Rate	Proposed Rate
Effective Tax Rate	\$0.591675 per \$100	\$0.632920	\$0.59900
Effective Operating Tax Rate	\$0.375539 per \$100	\$0.403640	\$0.38560
Rollback M&O Tax Rate	\$0.4055852 per \$100		
Debt Rate	\$0.213400 per \$100	\$0.229280	\$0.21340
Rollback Rate	\$0.618982 per \$100	\$0.632920	\$0.59900

Origination: Robert G. Powers, Finance Director

Attachments: Effective & Rollback Rate Calculations; Public Notice

Recommendation: At the conclusion of the public hearing, the Mayor is required to announce the date, time, and location of the vote on the tax rate. The vote on the tax rate will occur on Thursday, September 15, 2016 at 7:00 p.m. at the Pat Bryson Municipal Hall, 201 North Brushy Street, Leander, Texas.

Prepared by: Robert G. Powers, Finance Director

2016

Effective Tax Rate Calculation

■ 2015 Taxable Value	3,109,889,986
■ Net 2015 Taxable (after adj)	2,805,660,831
■ 2016 Taxable Value	3,719,825,024
■ Net 2016 Taxable (after adj)	2,977,745,636 *
* existing property	
■ Net Change	\$ 172,084,805
■ 2016 Effective Tax Rate	\$0.591675

2016

Effective Tax Rate Calculation

SELECTED RATE	PER \$100 VALUATION	
■ Current Year FY 2015-16 *	■ \$0.632920 *	<i>Chg.</i>
■ <i>Proposed Rate FY 2016-17</i>	■ <i>\$0.599000</i>	<i>- 3.392</i>
■ FY 17 Effective Tax Rate	■ \$0.591675	
■ FY 17 Rollback Tax Rate	■ \$0.618982	
■ Effective M&O Tax Rate	■ \$0.375539	
■ Rollback M&O Tax Rate	■ \$0.405582	
■ <i>Proposed M&O Tax Rate</i>	■ <i>\$0.385600</i>	<i>- 1.804</i>
■ <i>Debt Rate</i>	■ <i>\$0.213400</i>	<i>- 1.588</i>

* M&O= 0.40364 / I&S 0.22928

2016 Effective Tax Rate Worksheet

City of Leander

See pages 13 to 16 for an explanation of the effective tax rate.

1.	2015 total taxable value. Enter the amount of 2015 taxable value on the 2015 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing (will deduct taxes in line 14). ¹	\$3,109,889,986
2.	2015 tax ceilings. Counties, Cities and Junior College Districts. Enter 2015 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2015 or prior year for homeowners age 65 or older or disabled, use this step. ²	\$298,424,763
3.	Preliminary 2015 adjusted taxable value. Subtract line 2 from line 1.	\$2,811,465,223
4.	2015 total adopted tax rate.	\$0.632920/\$100
5.	2015 taxable value lost because court appeals of ARB decisions reduced 2015 appraised value. A. Original 2015 ARB values: \$2,509,153 B. 2015 values resulting from final court decisions: - \$2,432,993 C. 2015 value loss. Subtract B from A. ³	\$76,160
6.	2015 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$2,811,541,383
7.	2015 taxable value of property in territory the unit deannexed after January 1, 2015. Enter the 2015 value of property in deannexed territory. ⁴	\$0
8.	2015 taxable value lost because property first qualified for an exemption in 2015. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, "goods-in-transit" exemptions. A. Absolute exemptions. Use 2015 market value: \$69,907 B. Partial exemptions. 2016 exemption amount or 2016 percentage exemption times 2015 value: + \$5,457,641 C. Value loss. Add A and B. ⁵	\$5,527,548

1 Tex. Tax Code § 26.012(14)

2 Tex. Tax Code § 26.012(14)

3 Tex. Tax Code § 26.012(13)

4 Tex. Tax Code § 26.012(15)

5 Tex. Tax Code § 26.012(15)

2016 Effective Tax Rate Worksheet (continued)

City of Leander

9.	2015 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2016. Use only those properties that first qualified in 2016; do not use properties that qualified in 2015. A. 2015 market value: \$353,327 B. 2016 productivity or special appraised value: - \$323 C. Value loss. Subtract B from A. ⁶ \$353,004	
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$5,880,552
11.	2015 adjusted taxable value. Subtract line 10 from line 6.	\$2,805,660,831
12.	Adjusted 2015 taxes. Multiply line 4 by line 11 and divide by \$100.	\$17,757,588
13.	Taxes refunded for years preceding tax year 2015. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2015. Types of refunds include court decisions, Tax Code § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for tax year 2015. This line applies only to tax years preceding tax year 2015. ⁷	\$8,845
14.	Taxes in tax increment financing (TIF) for tax year 2015. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2016 captured appraised value in Line 16D, enter "0". ⁸	\$147,829
15.	Adjusted 2015 taxes with refunds and TIF adjustment. Add lines 12 and 13, subtract line 14. ⁹	\$17,618,604
16.	Total 2016 taxable value on the 2016 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled. ¹⁰ A. Certified values only: \$3,611,783,959 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0	

6 Tex. Tax Code § 26.012(15)

7 Tex. Tax Code § 26.012(13)

8 Tex. Tax Code § 26.03(c)

9 Tex. Tax Code § 26.012(13)

10 Tex. Tax Code § 26.012(15)

2016 Effective Tax Rate Worksheet (continued)

City of Leander

16. (cont.)	<p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: - \$0</p> <p>D. Tax increment financing: Deduct the 2016 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2016 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below.¹¹ - \$76,504,920</p> <p>E. Total 2016 value. Add A and B, then subtract C and D. \$3,535,279,039</p>	
17.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2016 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.¹³ \$108,041,065</p> <p>B. 2016 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.¹⁴ + \$0</p>	

11 Tex. Tax Code § 26.03(c)

12 Tex. Tax Code § 26.01(c)

13 Tex. Tax Code § 26.04 and 26.041

14 Tex. Tax Code § 26.04 and 26.041

2016 Effective Tax Rate Worksheet (continued)

City of Leander

17. (cont.)	C. Total value under protest or not certified. Add A and B.	\$108,041,065
18.	2016 tax ceilings. Counties, cities and junior colleges enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter "0". If your taxing units adopted the tax ceiling provision in 2015 or prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$319,517,918
19.	2016 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$3,323,802,186
20.	Total 2016 taxable value of properties in territory annexed after January 1, 2008. Include both real and personal property. Enter the 2016 value of property in territory annexed. ¹⁶	\$54,236
21.	Total 2016 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2015. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after January 1, 2015 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2016. ¹⁷	\$346,002,314
22.	Total adjustments to the 2016 taxable value. Add lines 20 and 21.	\$346,056,550
23.	2016 adjusted taxable value. Subtract line 22 from line 19.	\$2,977,745,636
24.	2016 effective tax rate. Divide line 15 by line 23 and multiply by \$100. ¹⁸	\$0.591675/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2016 county effective tax rate. ¹⁹	\$/\$100

15 Tex. Tax Code § 26.012(6)

16 Tex. Tax Code § 26.012(17)

17 Tex. Tax Code § 26.012(17)

18 Tex. Tax Code § 26.04(c)

19 Tex. Tax Code § 26.04(d)

A county, city or hospital district that adopted the additional sales tax in November 2015 or in May 2016 must adjust its effective tax rate. *The Additional Sales Tax Rate Worksheet* on page 39 sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

2016 Rollback Tax Rate Worksheet

City of Leander

See pages 17 to 21 for an explanation of the rollback tax rate.

26.	2015 maintenance and operations (M&O) tax rate.	\$0.403640/\$100
27.	2015 adjusted taxable value. Enter the amount from line 11.	\$2,805,660,831
28.	<p>2015 M&O taxes.</p> <p>A. Multiply line 26 by line 27 and divide by \$100. \$11,324,769</p> <p>B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2015. Enter amount from full year's sales tax revenue spent for M&O in 2015 fiscal year, if any. Other units, enter "0." Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. + \$0</p> <p>C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other units, enter "0." + \$0</p> <p>D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units, enter "0." +/- \$0</p>	

2016 Rollback Tax Rate Worksheet (continued)

City of Leander

28. (cont.)	<p>E. Taxes refunded for years preceding tax year 2015: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2015. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2015. This line applies only to tax years preceding tax year 2015. + \$5,677</p> <p>F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance. + \$0</p> <p>G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2016 captured appraised value in Line 16D, enter "0." - \$147,829</p> <p>H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G. \$11,182,617</p>	
29.	2016 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet.	\$2,977,745,636
30.	2016 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100.	\$0.375539/\$100
31.	2016 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses.	\$0.405582/\$100

2016 Rollback Tax Rate Worksheet (continued)

City of Leander

32.	Total 2016 debt to be paid with property taxes and additional sales tax revenue. "Debt" means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the unit's budget as M&O expenses. A: Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. List the debt in Schedule B: Debt Service.	
	\$7,314,888	
	B: Subtract unencumbered fund amount used to reduce total debt.	-\$221,894
	C: Subtract amount paid from other resources.	-\$0
	D: Adjusted debt. Subtract B and C from A.	\$7,092,994
33.	Certified 2015 excess debt collections. Enter the amount certified by the collector.	\$0
34.	Adjusted 2016 debt. Subtract line 33 from line 32.	\$7,092,994
35.	Certified 2016 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.000000%
36.	2016 debt adjusted for collections. Divide line 34 by line 35.	\$7,092,994
37.	2016 total taxable value. Enter the amount on line 19.	\$3,323,802,186
38.	2016 debt tax rate. Divide line 36 by line 37 and multiply by \$100.	\$0.213400/\$100
39.	2016 rollback tax rate. Add lines 31 and 38.	\$0.618982/\$100
40.	COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2016 county rollback tax rate.	\$/\$100

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

**Additional Rollback Protection
for Pollution Control Worksheet
City of Leander**

49.	Certified expenses from TCEQ. Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its assessor with a copy of the letter. See Part 3, the Rollback Rate, for more details.	\$0
50.	2016 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$3,323,802,186
51.	Additional rate for pollution control. Divide line 49 by line 50 and multiply by 100.	\$0.000000/\$100
52.	2016 rollback tax rate, adjusted for pollution control. Add line 51 to one of the following lines (as applicable): line 39, line 40 (counties) or line 48 (units with the additional sales tax).	\$0.618982/\$100

**2016 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: City of Leander

Date: 07/27/2016

1. 2015 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	\$2,811,541,383
2. 2015 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	0.632920
3. Taxes refunded for years preceding tax year 2015. Enter line 13 of the Effective Tax Rate Worksheet.	\$8,845
4. Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$17,803,653
5. 2016 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$3,323,802,186
6. 2016 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	0.591675
7. 2016 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$19,666,107
8. Last year's total levy. Sum of line 4 for all funds.	\$17,803,653
9. 2016 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$19,666,107
10. Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$1,862,454

City of Leander Tax Rate Recap for 2016 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using the Total Adjusted Taxable Value (line 19) of the Effective Tax Rate Worksheet	Additional Tax Levy Compared to last year's tax levy of 19,683,116	Additional Tax Levy Compared to effective tax rate levy of 19,666,107
Last Year's Tax Rate	0.632920	\$21,037,009	\$1,353,893	\$1,370,902
Effective Tax Rate	0.591675	\$19,666,107	\$-17,009	\$0
Notice & Hearing Limit*	0.591675	\$19,666,107	\$-17,009	\$0
Rollback Tax Rate	0.618982	\$20,573,737	\$890,622	\$907,631
Proposed Tax Rate	0.000000	\$0	\$-19,683,116	\$-19,666,107

Effective Tax Rate Increase in Cents per \$100

0.00	0.591675	19,666,107	-17,009	0
0.50	0.596675	19,832,297	149,181	166,190
1.00	0.601675	19,998,487	315,371	332,380
1.50	0.606675	20,164,677	481,561	498,570
2.00	0.611675	20,330,867	647,751	664,760
2.50	0.616675	20,497,057	813,941	830,951
3.00	0.621675	20,663,247	980,132	997,141
3.50	0.626675	20,829,437	1,146,322	1,163,331
4.00	0.631675	20,995,627	1,312,512	1,329,521
4.50	0.636675	21,161,818	1,478,702	1,495,711
5.00	0.641675	21,328,008	1,644,892	1,661,901
5.50	0.646675	21,494,198	1,811,082	1,828,091
6.00	0.651675	21,660,388	1,977,272	1,994,281
6.50	0.656675	21,826,578	2,143,462	2,160,471
7.00	0.661675	21,992,768	2,309,652	2,326,662
7.50	0.666675	22,158,958	2,475,843	2,492,852
8.00	0.671675	22,325,148	2,642,033	2,659,042
8.50	0.676675	22,491,338	2,808,223	2,825,232
9.00	0.681675	22,657,529	2,974,413	2,991,422
9.50	0.686675	22,823,719	3,140,603	3,157,612
10.00	0.691675	22,989,909	3,306,793	3,323,802
10.50	0.696675	23,156,099	3,472,983	3,489,992
11.00	0.701675	23,322,289	3,639,173	3,656,182
11.50	0.706675	23,488,479	3,805,363	3,822,373
12.00	0.711675	23,654,669	3,971,554	3,988,563
12.50	0.716675	23,820,859	4,137,744	4,154,753
13.00	0.721675	23,987,049	4,303,934	4,320,943
13.50	0.726675	24,153,240	4,470,124	4,487,133
14.00	0.731675	24,319,430	4,636,314	4,653,323
14.50	0.736675	24,485,620	4,802,504	4,819,513

- *Notice & Hearing Limit Rate: This is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.
- School Districts: The school tax rate limit is \$1.50 for M&O, plus \$0.50 for 'New' debt plus a rate for 'Old' debt. 'Old' debt is debt authorized to be issued at an election held on or before April 1, 1991, and issued before September 1, 1992. All other debt is 'New' debt.

Tax Levy: This is calculated by taking the adjusted taxable value (line 19 of Effective Tax Rate Worksheet), multiplying by the appropriate rate, such as the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of Effective Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of Effective Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the Effective Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.

NOTICE OF 2016 TAX YEAR PROPOSED PROPERTY TAX RATE FOR City of Leander

A tax rate of \$0.599000 per \$100 valuation has been proposed by the governing body of City of Leander. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Leander proposes to use revenue attributable to the tax rate increase for the purpose of increased maintenance and operations expenditures and debt service.

PROPOSED TAX RATE	\$0.599000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.632920 per \$100
EFFECTIVE TAX RATE	\$0.591675 per \$100
ROLLBACK TAX RATE	\$0.618982 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Leander from the same properties in both the 2015 tax year and the 2016 tax year.

The rollback tax rate is the highest tax rate that City of Leander may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Deborah M. Hunt, CTA
Williamson County Tax Assessor-Collector
904 S. Main Street, Georgetown, TX 78626
512-943-1603
proptax@wilco.org
www.wilco.org

You are urged to attend and express your views at the following public hearings on proposed tax rate:

First Hearing: 08/18/2016 7:00 PM at Pat Bryson Municipal Hall, 201 North Brushy Street, Leander, Texas 78641

Second Hearing: 09/01/2016 7:00 PM at Pat Bryson Municipal Hall, 201 North Brushy Street, Leander, Texas 78641



Executive Summary

August 18, 2016

-
- Agenda Subject:** Zoning Case 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Consider action on the rezoning and approval of the Tylerville Commercial Concept Plan and PUD zoning of a tract of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 11.221 acres more or less; WCAD Parcel R395875. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial); Leander, Williamson County, Texas.
- Background:** This request is the final step in the rezoning and the first step in the subdivision process.
- Origination:** Applicant/Agent: Bill Pohl on behalf of Waterstone Tylerville, LP.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis. The Planning & Zoning Commission recommended to approve the request with staff recommendation including the following conditions at the June 23, 2016 meeting with a 5 to 1 vote (Commissioner Anderson opposing).
1. Update the PUD to meet the intent of the ordinance with regard to continuous building frontage along US 183. An example could include relocating the pumps to allow for another building between US 183 and the pumps.
 2. Add a requirement that the continuous building frontage will not be required for Parcel 2 as long as the buildings are oriented towards the creek corridor instead of San Gabriel Pkwy. The creek shall be treated as the street with regard to the masonry requirements. The creek shall include an active edge with a trail system, pedestrian amenities, outdoor seating, landscaping, etc.

3. Add a note to Exhibit E stating that the site plan is conceptual and has not been reviewed by City Staff. A formal review will be conducted at the site development stage of the process.
4. Update Exhibit F to demonstrate the averaging the riparian corridor setbacks. Currently, the exhibit only shows the removal.
5. Provide a trail along the creek.

The City Council approved the request with the Planning & Zoning Commission recommendations at the August 04, 2016 meeting.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Ordinance

Prepared By:

Tom Yantis, AICP
Assistant City Manager

08/08/2016



PLANNING ANALYSIS

ZONING CASE 15-TOD-Z-030
 CONCEPT PLAN 15-TOD-CP-006

TYLERVILLE COMMERCIAL PUD & CONCEPT PLAN

GENERAL INFORMATION

Owner: Waterstone Tylerville, LP.

Current Zoning: PUD (Planned Unit Development)

Proposed Zoning: PUD (Planned Unit Development) with the base zoning districts of:
 GC-3-A (General Commercial)
 GC-2-A (General Commercial)
 LC-2-A (Local Commercial)

Size and Location: The property is generally located to the southwest of the intersection of San Gabriel Pkwy & US 183 and includes approximately 11.221 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	PUD/TOD PUD/TOD	Undeveloped Property Proposed Enclave at Maya Vista Subdivision
EAST	PUD/TOD	Undeveloped Property
SOUTH	PUD/TOD	Proposed Oak Creek Subdivision Undeveloped Property
WEST	PUD/TOD	Proposed Oak Creek Subdivision

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

PUD/TOD – PLANNED UNIT DEVELOPMENT/TRANSIT ORIENTED 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 the design of a development which permits a master planned commercial project. 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.

CONVENTIONAL ZONE:

The Conventional Development Sector allows conventional single-use and mixed-use development with some basic design standards to provide a transition to adjacent neighborhoods and pedestrian-oriented communities, and for the possibility of future retrofit of the area to a more pedestrian-oriented pattern.

USE COMPONENTS

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

LC – LOCAL COMMERCIAL:

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENTS

TYPE 2:

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

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.

- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

TYPE 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 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.
- Mixed Use Corridors are areas along arterials between Centers that have available land and should be developed to preserve the integrity of the corridor and maintain mobility. These corridors include land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep).
- Commercial Corridors allow for additional commercial development along corridors already devoted to primarily commercial and office uses. The typical uses associated with this corridor include a variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

ANALYSIS:

The applicant is requesting an amendment to the TOD/PUD (Transit Oriented Development/Planned Unit Development) district in to order to develop a commercial project. This request for a PUD and a Conceptual Site Layout and Land Use Plan that can also be considered as the Concept Plan as permitted by the Composite Zoning Ordinance. This submittal includes the PUD zoning request and Concept Plan for review by the Planning & Zoning Commission.

The surrounding properties are also located within the TOD. The properties to the west and south are part of the proposed Oak Creek Subdivision. A portion of the property to the north is part of the proposed Enclave at Maya Vista Subdivision. The remaining properties are currently undeveloped.

The proposed base zonings for this PUD are GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial). The proposed GC-3-A is located at the corner of US 183 and San Gabriel Parkway. The zoning is proposed to transition with regards to intensity as the project moves to the west. The GC-2-A district is proposed in the center and the LC-2-A district is proposed to be located at the intersection of W Broade Street and San Gabriel Parkway.

The GC use component permits the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

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

The requested Type 3 site component would permit outdoor fuel sales, limited outdoor storage and/or display, overhead doors, drive-through service lanes and carwashes. This use component

is intended to be combined with the GC use component where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

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

The Type A Architectural Component requires that 85% of the walls are comprised of masonry. In addition, a minimum of five architectural features are required.

This application includes the following higher standards and waivers.

HIGHER STANDARDS	WAIVERS
COMPOSITE ZONING ORDINANCE	
Type A Architectural Component	-
-	Remove requirement for continuous building frontage
-	Reduction in screening requirement for gas pumps
-	Modify riparian corridor setbacks

The Conventional Development (CD) Sector Standards will apply to this project. US 183 and San Gabriel Parkway are designated as B-Streets. These standards are listed below.

STANDARDS SPECIFIC TO B-STREETS IN COMMERCIAL ZONING DISTRICTS

- a. Surface parking consisting of no more than one drive aisle with head-in parking spaces on each side of the drive aisle are permitted between the building and the right-of-way. A landscape screen or wall no taller than 4 feet in height shall be constructed and maintained to screen the view of the parking from the adjacent ROW.
- b. All drive aisles shall be designed and easements conveyed to connect to existing or future drive aisles on adjacent properties.
- c. Sidewalks and street trees in compliance with the Composite Zoning Ordinance shall be required between the parking lot and the right-of-way.
- d. Sidewalks at least 12 feet wide shall be provided between the building facade and the parking lot, with trees in grates or planter boxes every 30 feet.
- e. A continuous building frontage is required. The frontage may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Planning Director. For phased building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction.
- f. The provision of pedestrian amenities such as benches, outdoor dining areas, awnings over sidewalks and other similar features is encouraged. The Planning Director may provide a reduction of the minimum parking or landscaping requirement of up to 15% for the provision of pedestrian amenities.

Standards Specific to Lots & Buildings on B-Streets in Commercial Zoning Districts

- a. Buildings fronting on A- and B-Streets shall meet the Type A Architectural Component of the Composite Zoning Ordinance.
- b. Buildings fronting on A- and B-Streets shall provide a primary entrance facing the street accessing the required sidewalk.

STAFF RECOMMENDATION:

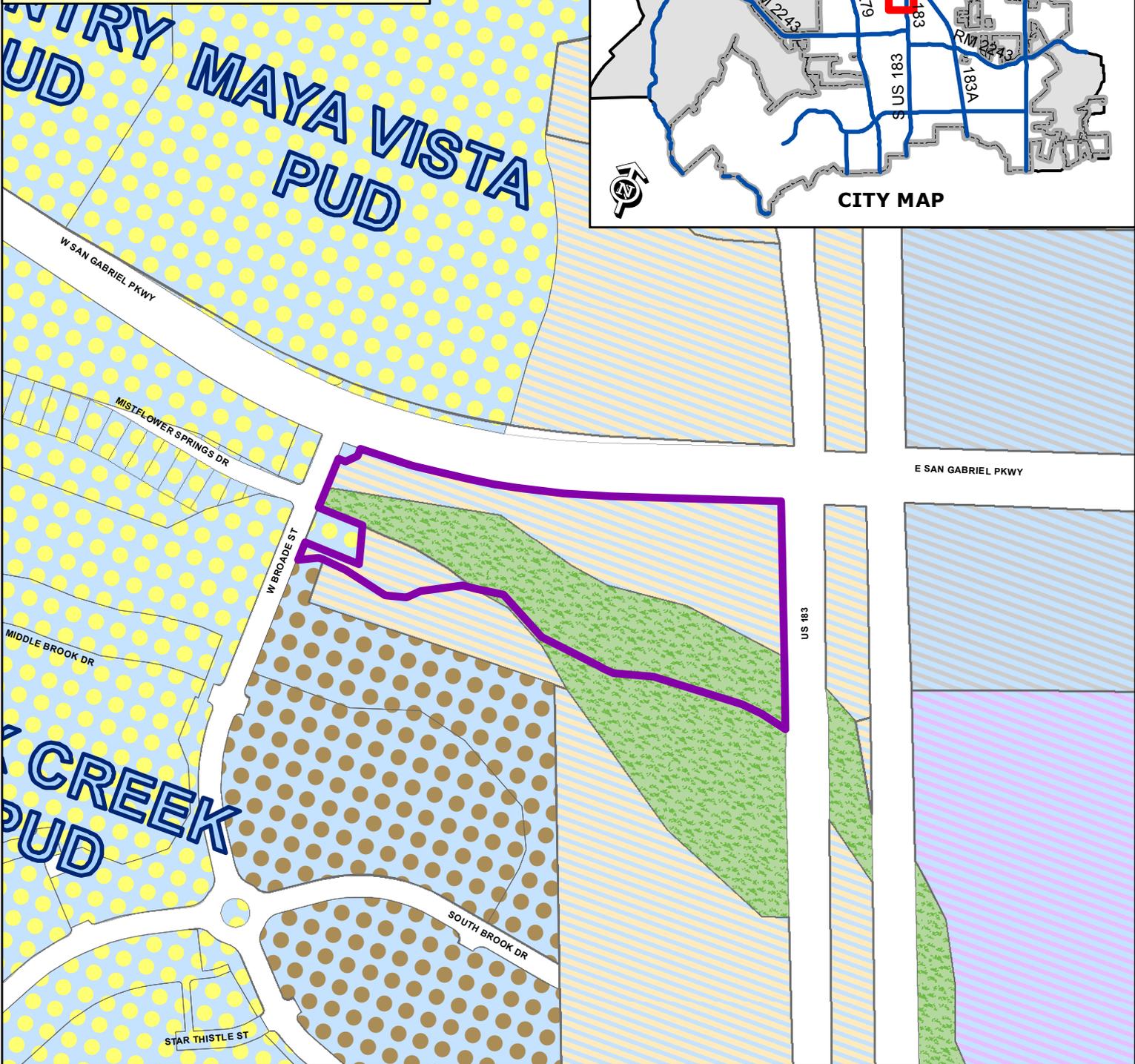
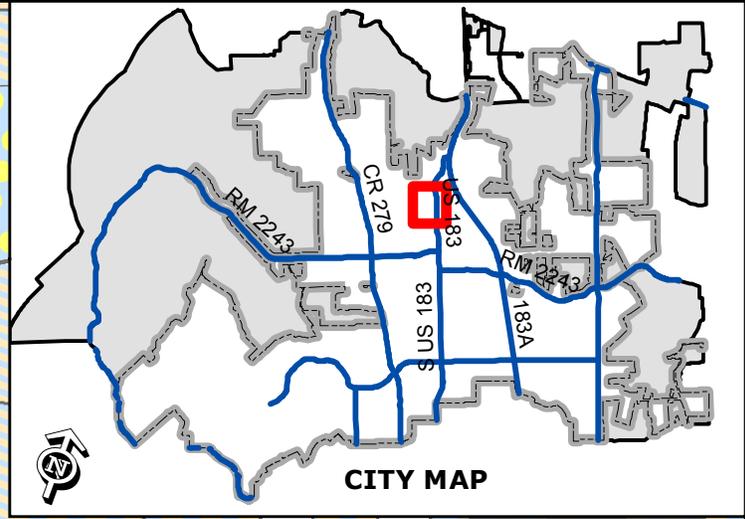
Staff recommends approval of the requested PUD and Concept Plan with the following conditions:

1. Update the PUD to meet the intent of the ordinance with regard to continuous building frontage along US 183. An example could include relocating the pumps to allow for another building between US 183 and the pumps.
2. Add a requirement that the continuous building frontage will not be required for Parcel 2 as long as the buildings are oriented towards the creek corridor instead of San Gabriel Pkwy. The creek shall be treated as the street with regard to the masonry requirements. The creek shall include an active edge with a trail system, pedestrian amenities, outdoor seating, landscaping, etc.
3. Add a note to Exhibit E stating that the site plan is conceptual and has not been reviewed by City Staff. A formal review will be conducted at the site development stage of the process.
4. Update Exhibit F to demonstrate the averaging the riparian corridor setbacks. Currently, the exhibit only shows the removal.
5. Provide a trail along the creek.

The intent of the B-Street standards is to provide for a pedestrian friendly, walkable area. A continuous building frontage is required along this street type. In this situation, orienting the buildings to face the creek and a trail would promote a pedestrian friendly atmosphere.

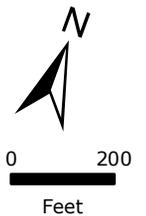
This request with staff recommendations meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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

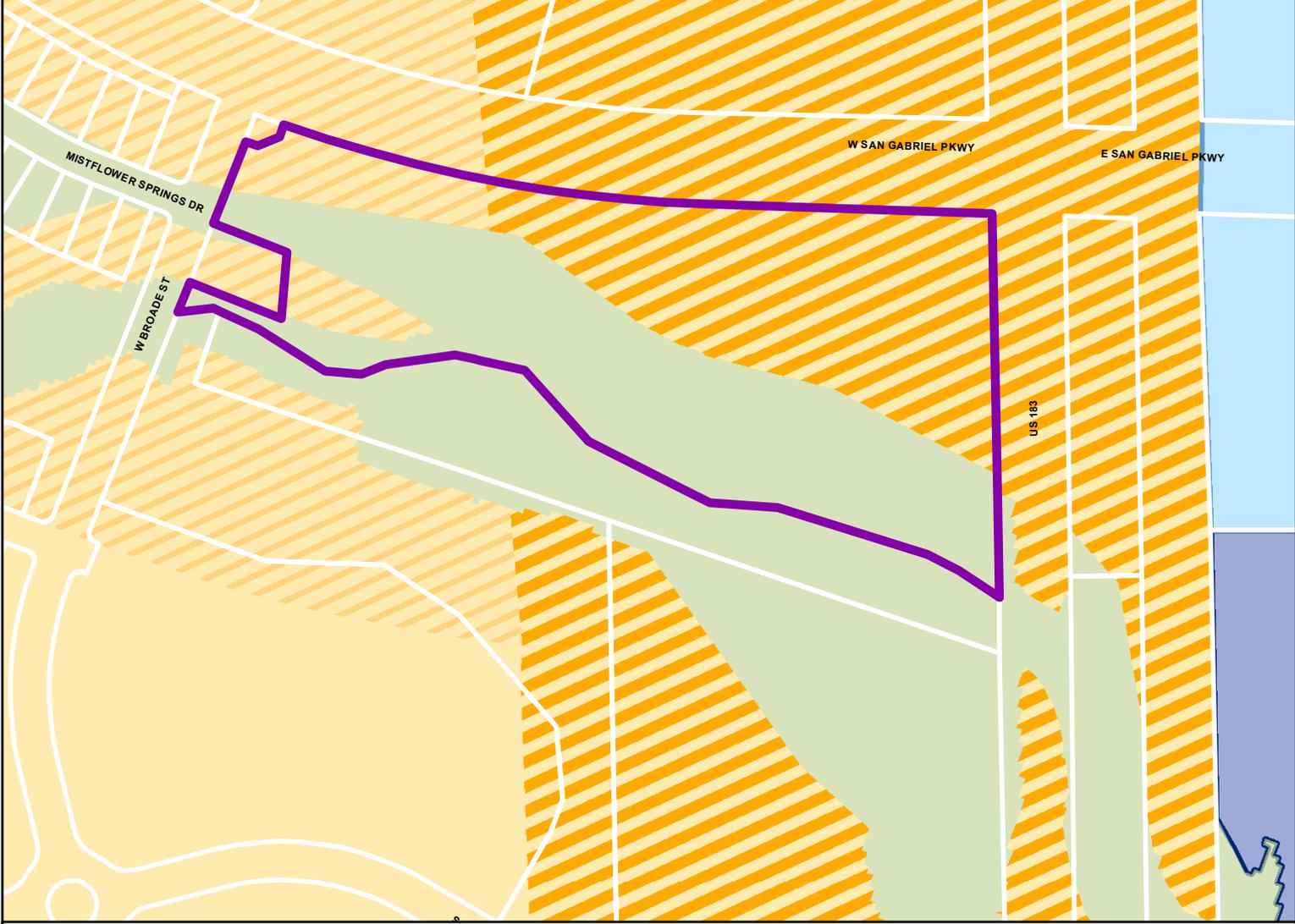
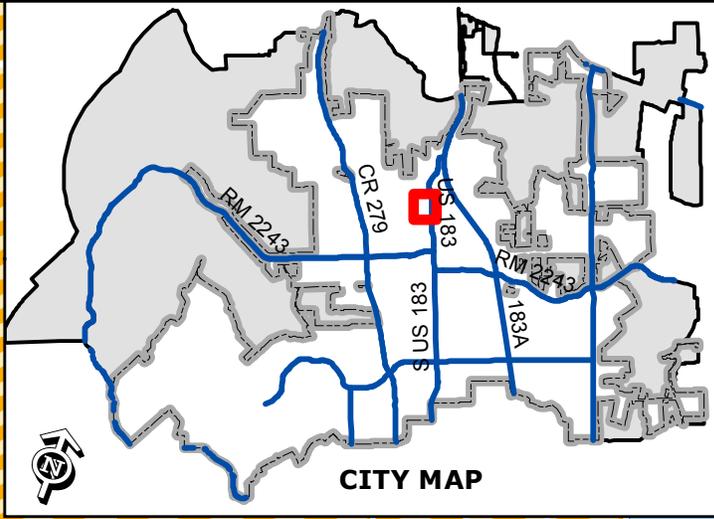


ZONING CASE 15-TOD-Z-030 Attachment #2 Current Zoning Map - Tylerville PUD

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



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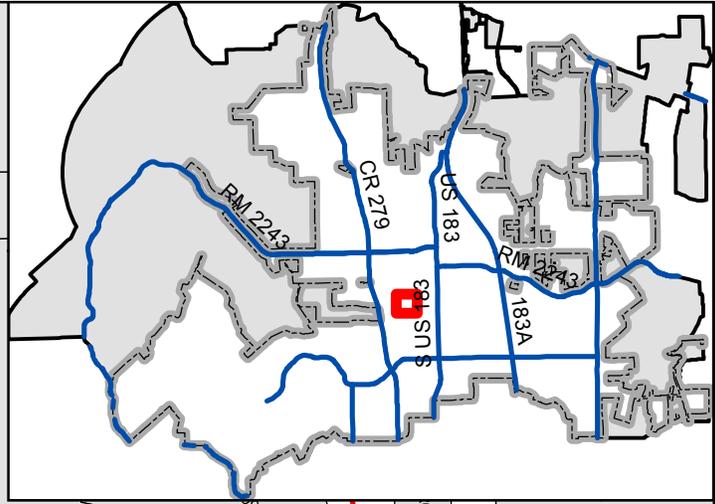
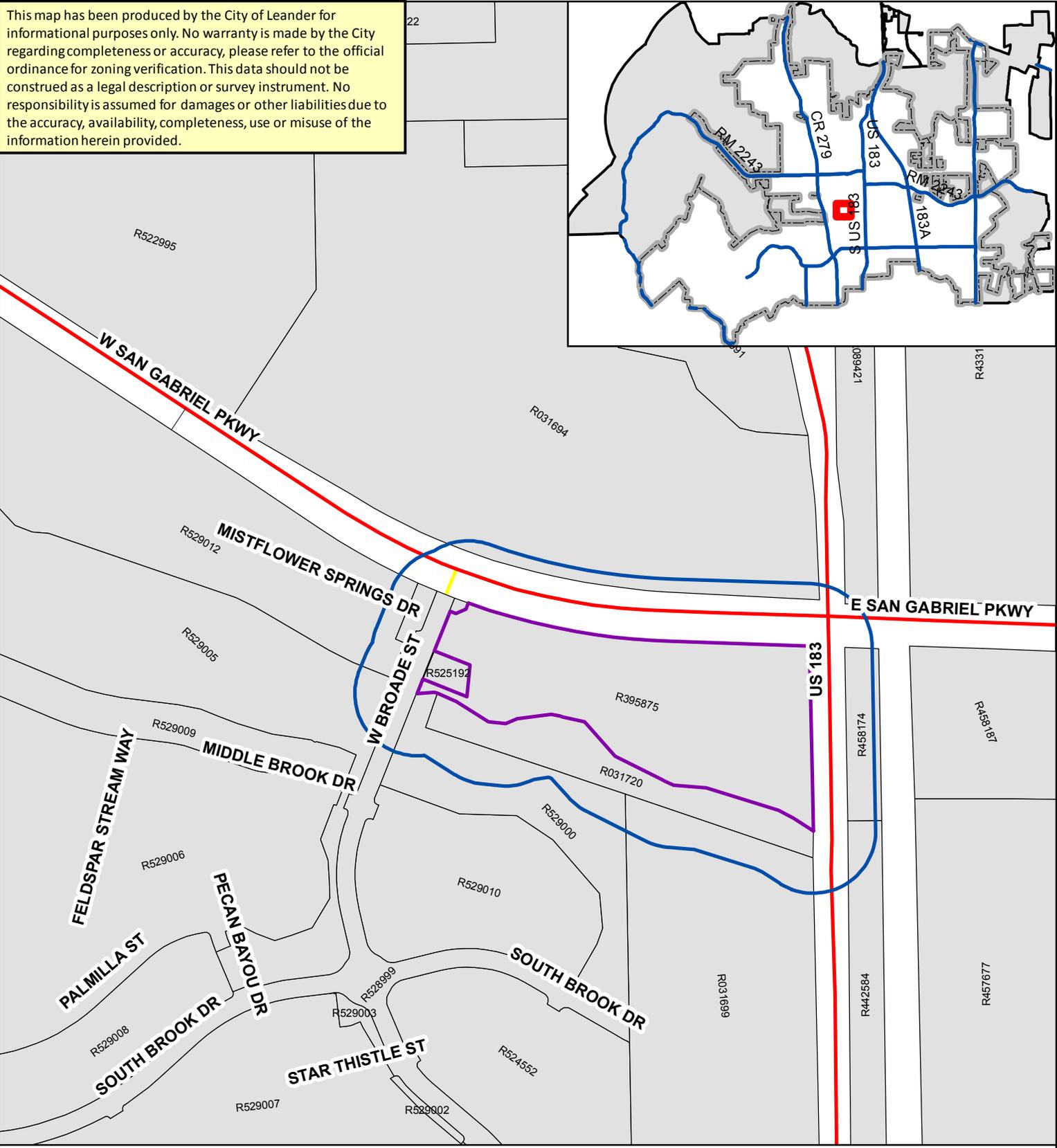
ZONING CASE 15-TOD-Z-030 Attachment #3 Future Land Use Map - Tylerville PUD

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





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ZONING CASE 15-TOD-Z-030

Attachment #4

Notification Map
 Tylerville Commercial PUD Amendment

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

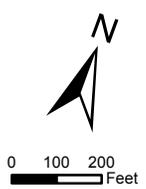


Exhibit A

Tylerville Commercial Planned Unit Development

A. Purpose and Intent

The Tylerville Commercial PUD is composed of approximately 10.6 acres, as described in Exhibit B (Field Notes). The development of this property is planned as a high quality, non-residential development with a variety of office and retail offerings.

Tylerville Commercial has been designed to create a walkable, pedestrian friendly development providing retail services and employment to the surrounding area. The contents of this PUD further explain and illustrate the overall appearance and function desired for this development. 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 development 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 non-residential offerings and open space areas which are contemplated within the development.

B. Applicability and Base Zoning

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

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

- Base District General Commercial (GC-3-A)
- Base District General Commercial (GC-2-A)
- Base District Local Commercial (LC-2-A)

Each plat or site plan submitted to the City will identify the use at the time of City Submittal. All development within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. In the event of a conflict between this PUD and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD shall control.

C. Conceptual Site Layout and Land Use Plan

Exhibit C attached is a conceptual development plan intended to visually convey the design intent for the Tylerville Commercial development. The design of the development is not final, and is subject to refinement during the platting and site

planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

The Tylerville Commercial project is comprised of a mix of various office and retail products. The product placement within the development is planned to provide the following development pattern:

▪ ~~Parcel 3, GC-3-A General Commercial~~

~~At the corner of US 183 and San Gabriel Parkway is a 2.1 acre tract. This tract will be the location of a convenience store with gas pumps, providing services to the surrounding areas (See Exhibit E: Concept Site Plan). As defined in Section F of this PUD, Parcel 3 shall be exempt from Section 2.4.e of the Development Standards for the Conventional Development Sector (CD). While the convenience store building will meet the Ordinance intent along San Gabriel Parkway, the gas pumps will be located along US 183 as described below.~~

~~Gas pumps will be set to the side of the primary building elevation viewed from US 183. The gas pump facility shall be located no closer to US 183 than the front elevation of the convenience store building. A tire air station will also be located set back from the convenience store's San Gabriel Parkway elevation.~~

~~The architectural standards of the convenience store shall be consistent with those established within the Leander Composite Zoning Ordinance GC-3-A. All other constructed structures shall complement the convenience store architectural style.~~

~~Article VI, Section 1, Landscaping and Screening of the Composite Zoning Ordinance establishes minimum landscape and screening requirements.~~

~~The landscape area for Parcel 3 will be increased from the commercial uses minimum of 15% (as established in Article VI, Section 1.b.(9)iii) to a minimum of 20%. Additionally, the gas pump facility will be screened from the view of at least 60% of adjacent properties outside this PUD in addition to being screened from any public ROW. See Exhibit D: Parcel 3 Landscape Screening, for prototypical screening to be provided along US 183 and San Gabriel Parkway.~~

▪ Parcel 2, GC-2-A General Commercial

West of Parcel 3 will be a 4.8 acre tract. Located within this tract will be a mix of retail and office buildings, associated parking and detention/water quality facilities. As Illustrated on Exhibit C, Conceptual Site Layout and Land Use Plan, Parcel 2 is located along the creek corridor. This PUD seeks to place buildings and potential outdoor spaces in a manner to enjoy the creek corridor. Therefore, as defined in Section F of this PUD, Parcel 2 shall be exempt from Section 2.4.e of the Development Standards for the Conventional Development Sector (CD) where the buildings are oriented towards the creek corridor instead of San Gabriel Parkway. The creek shall be treated as the street with regard to the required architectural features. The buildings oriented toward the creek shall include an active edge

adjacent to the trail. The buildings shall provide primary entrances from the trail, including pedestrian amenities, outdoor dining area, etc.

▪ Parcel 1, LC-2-A Local Commercial

The western tract is 3.7 acres. A mix of retail and office buildings and associated parking shall be located within this parcel. Due to the Parcel's proximity to residential communities north and west of the parcel, the parcel will be zoned LC-2-A as a transition intensity. As Illustrated on Exhibit C, Conceptual Site Layout and Land Use Plan, Parcel 1 is located along the creek corridor. This PUD seeks to place buildings and potential outdoor spaces in a manner to enjoy the creek corridor. Therefore, as defined in Section F of this PUD, Parcel 1 shall be exempt from Section 2.4.e of the Development Standards for the Conventional Development Sector (CD) where the buildings are oriented towards the creek corridor instead of San Gabriel Parkway. The creek shall be treated as the street with regard to the required architectural features. The buildings oriented toward the creek shall include an active edge adjacent to the trail. The buildings shall provide primary entrances from the trail, including pedestrian amenities, outdoor dining area, etc.

D. Parkland/Open Space/Trails

Exhibit C, Conceptual Site Layout and Land Use Plan illustrates the property's relationship to the creek corridor. The creek is not located within the boundary of this PUD.

A ten (10') foot concrete trail shall be constructed along North Brushy Creek. In addition, an internal, private pedestrian network is anticipated shall be constructed to linking buildings with each other and associated parking lots. During site planning of said pedestrian networks, connections will be provided to the offsite-regional North Brushy Creek Trail.

E. Riparian Corridors

As noted within this PUD, a creek runs along the southern boundary of the PUD. As such, Section 49, Riparian Corridors of the Subdivision Ordinance requires the establishment of a riparian corridor along the creek and associated tributaries. Exhibit E, Floodplain Exhibit, illustrates the modified riparian corridor within the boundary of this PUD. This modification includes removing and adding areas associated with the riparian corridor. e area highlighted in blue on Exhibit F has been removed from the riparian corridor and associated development regulations.

F. Architectural Criteria

All office and commercial product within this PUD shall comply with the Development Standards for the Conventional Development Sector (CD) with the following exceptions:

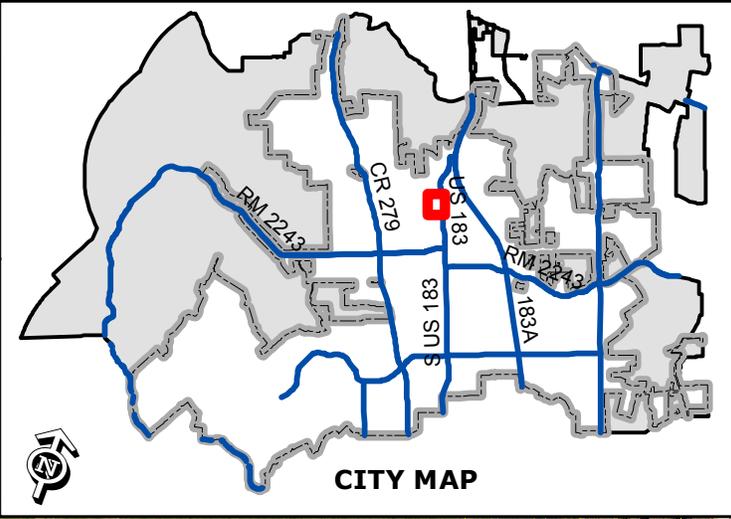
1. ~~Parcel 3 shall be exempt from Section 2.4.e.:~~

~~“A continuous building frontage is required. The frontage may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Planning Director. For phase building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction.”~~

Exhibit B

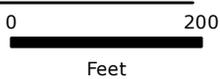
Field Notes

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ZONING CASE 15-TOD-Z-030 Attachment #6

Aerial Exhibit - Approximate Boundaries
Tylerville Commercial PUD



-  Subject Property
-  City Limits

Exhibit A

Tylerville Commercial Planned Unit Development

A. Purpose and Intent

The Tylerville Commercial PUD is composed of approximately 10.6 acres, as described in Exhibit B (Field Notes). The development of this property is planned as a high quality, non-residential development with a variety of office and retail offerings.

Tylerville Commercial has been designed to create a walkable, pedestrian friendly development providing retail services and employment to the surrounding area. The contents of this PUD further explain and illustrate the overall appearance and function desired for this development. 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 development 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 non-residential offerings and open space areas which are contemplated within the development.

B. Applicability and Base Zoning

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~~Gas pumps will be set to the side of the primary building elevation viewed from US 183. The gas pump facility shall be located no closer to US 183 than the front elevation of the convenience store building. A tire air station will also be located set back from the convenience store's San Gabriel Parkway elevation.~~

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All office and commercial product within this PUD shall comply with the Development Standards for the Conventional Development Sector (CD) with the following exceptions:

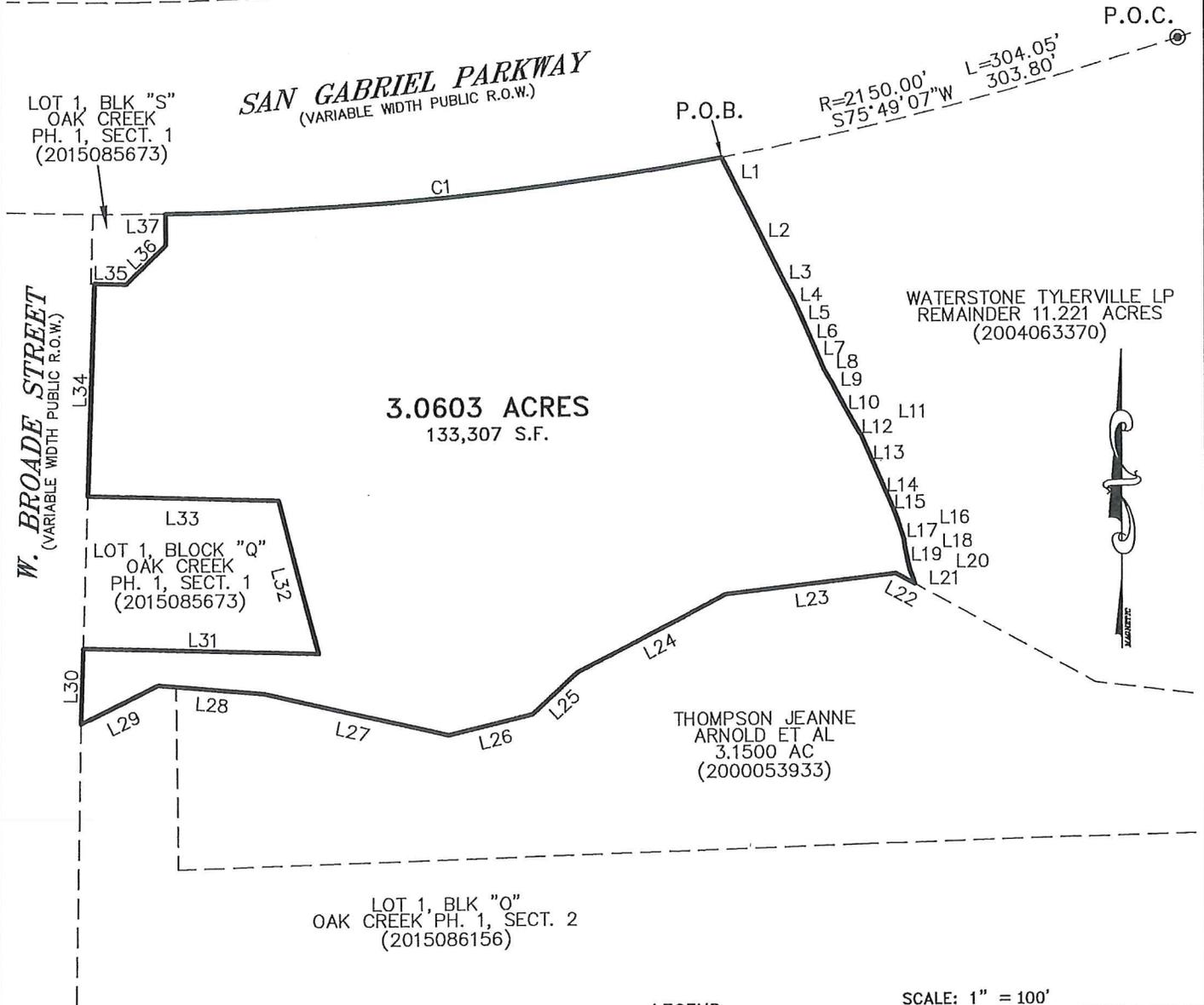
1. ~~Parcel 3 shall be exempt from Section 2.4.e.:~~

~~“A continuous building frontage is required. The frontage may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Planning Director. For phase building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction.”~~

Exhibit B

Field Notes

SKETCH TO ACCOMPANY FIELD NOTES FOR 3.0603 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLerville LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00
6448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

Ex B 4 of 11

- LEGEND**
- ⊙ 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - △ NAIL FOUND

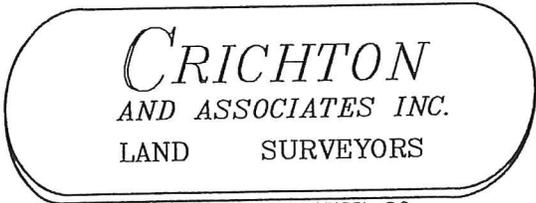
SCALE: 1" = 100'
JOB NUMBER: 15_206



SKETCH TO ACCOMPANY FIELD NOTES FOR 3.0603 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLERVILLE LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.33	S26°48'57"E
L2	42.76	S26°22'45"E
L3	17.78	S27°16'38"E
L4	13.73	S23°14'28"E
L5	11.94	S23°34'10"E
L6	13.95	S23°11'49"E
L7	10.04	S23°05'05"E
L8	10.41	S30°52'12"E
L9	15.16	S27°15'29"E
L10	18.67	S28°28'41"E
L11	4.94	S33°20'56"E
L12	6.80	S22°19'19"E
L13	29.96	S23°45'48"E
L14	15.50	S22°55'37"E
L15	8.15	S21°32'45"E
L16	12.23	S16°48'55"E
L17	4.55	S07°44'54"E
L18	11.05	S11°15'18"E
L19	5.29	S13°51'58"E
L20	4.03	S21°08'17"E
L21	4.54	S19°24'44"E
L22	14.23	N61°12'03"W
L23	109.99	S83°28'22"W
L24	108.08	S62°50'32"W
L25	40.13	S48°09'34"W
L26	55.40	S76°19'29"W
L27	121.71	N76°56'31"W
L28	68.92	N85°07'58"W
L29	55.12	S63°50'48"W
L30	48.73	N01°44'18"E
L31	152.13	S88°15'45"E
L32	102.19	N14°42'21"W
L33	123.20	N88°15'45"W
L34	136.75	N01°44'18"E
L35	20.00	S88°15'42"E
L36	35.85	N46°01'53"E
L37	20.05	N00°25'05"W

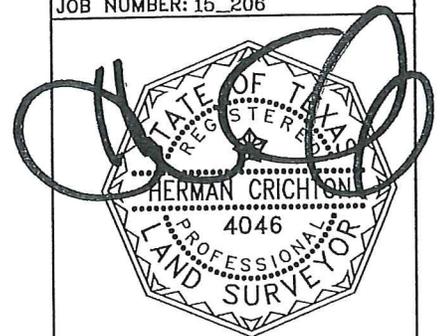
CURVE TABLE				
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C1	362.54	2150.00	N84°42'02"E	362.11



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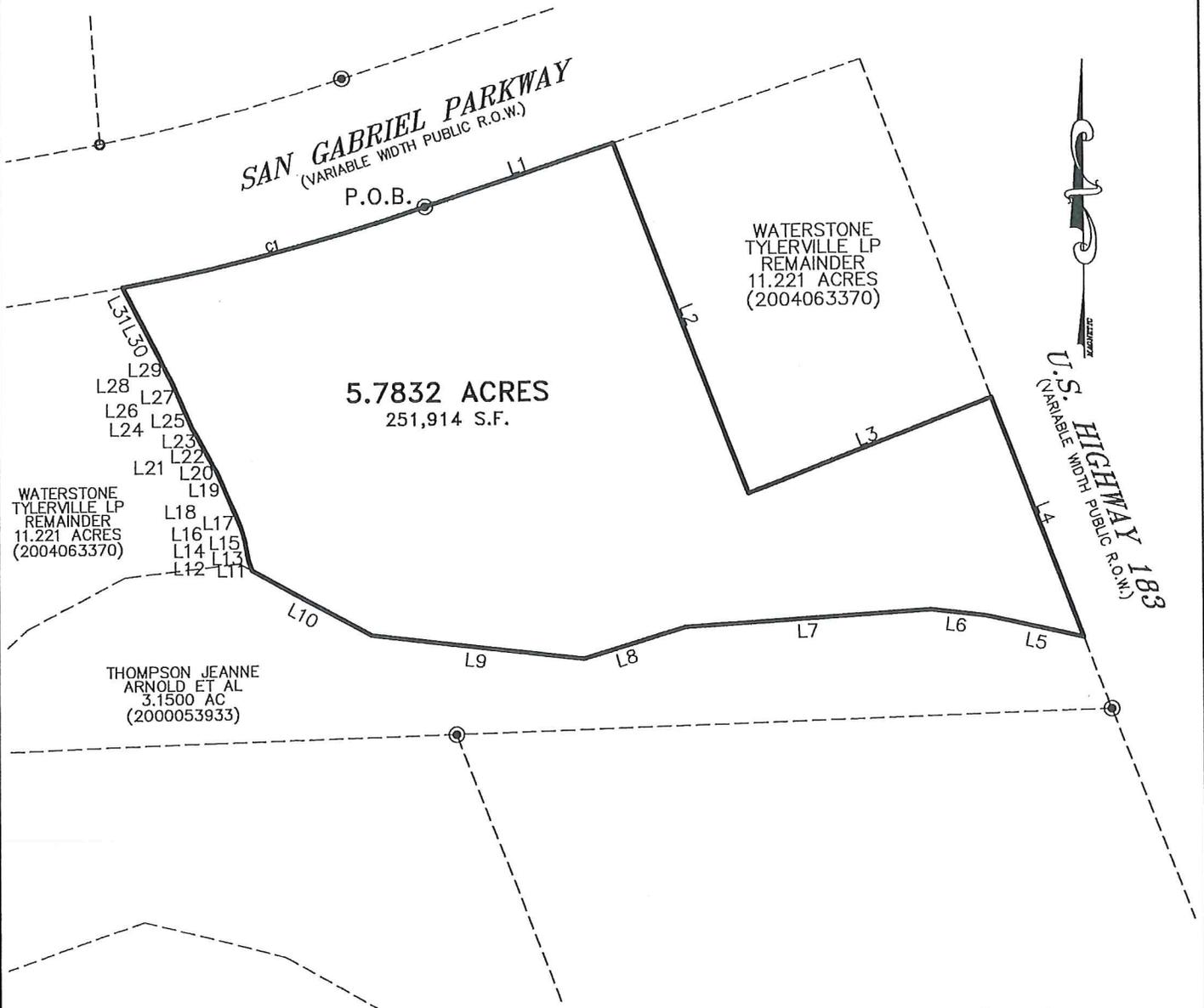
Ex 5 of 11

SCALE: 1" = N/A
JOB NUMBER: 15_206



DATE: October 16, 2015

SKETCH TO ACCOMPANY FIELD NOTES FOR 5.7832 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLERVILLE LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



5.7832 ACRES
251,914 S.F.

WATERSTONE TYLERVILLE LP REMAINDER
11.221 ACRES
(2004063370)

THOMPSON JEANNE ARNOLD ET AL
3.1500 AC
(2000053933)

LEGEND

- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND

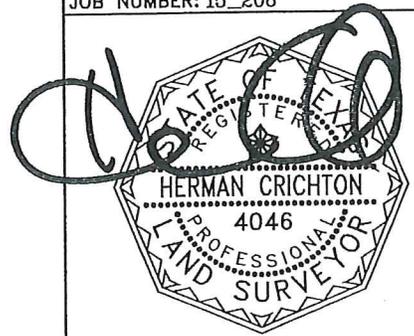
SCALE: 1" = 100'

JOB NUMBER: 15_208

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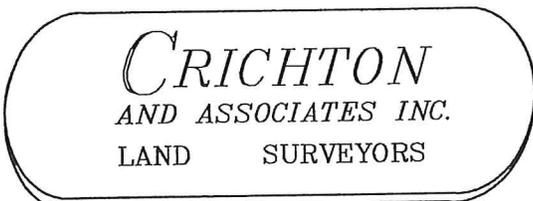
Ex B 8 of 11



SKETCH TO ACCOMPANY FIELD NOTES FOR 5.7832 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLERVILLE LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

LINE TABLE		
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L3	252.45	N69°12'16"E
L4	250.00	S20°55'02"E
L5	98.29	N77°02'12"W
L6	54.18	N83°00'19"W
L7	237.79	S86°46'20"W
L8	103.76	S73°39'28"W
L9	207.01	N83°05'56"W
L10	133.40	N61°12'03"W
L11	4.54	N19°24'44"W
L12	4.03	N21°08'17"W
L13	5.29	N13°51'58"W
L14	11.05	N11°15'18"W
L15	4.55	N07°44'54"W
L16	12.23	N16°48'55"W
L17	8.15	N21°32'45"W
L18	15.50	N22°55'37"W
L19	29.96	N23°45'48"W
L20	6.80	N22°19'19"W
L21	4.94	N33°20'56"W
L22	18.67	N28°28'41"W
L23	15.16	N27°15'29"W
L24	10.41	N30°52'12"W
L25	10.04	N23°05'05"W
L26	13.95	N23°11'49"W
L27	11.94	N23°34'10"W
L28	13.73	N23°14'28"W
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L31	41.33	N26°48'57"W

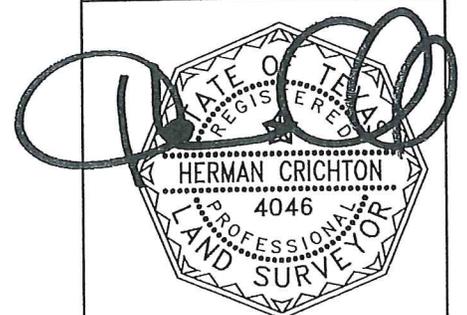
CURVE TABLE				
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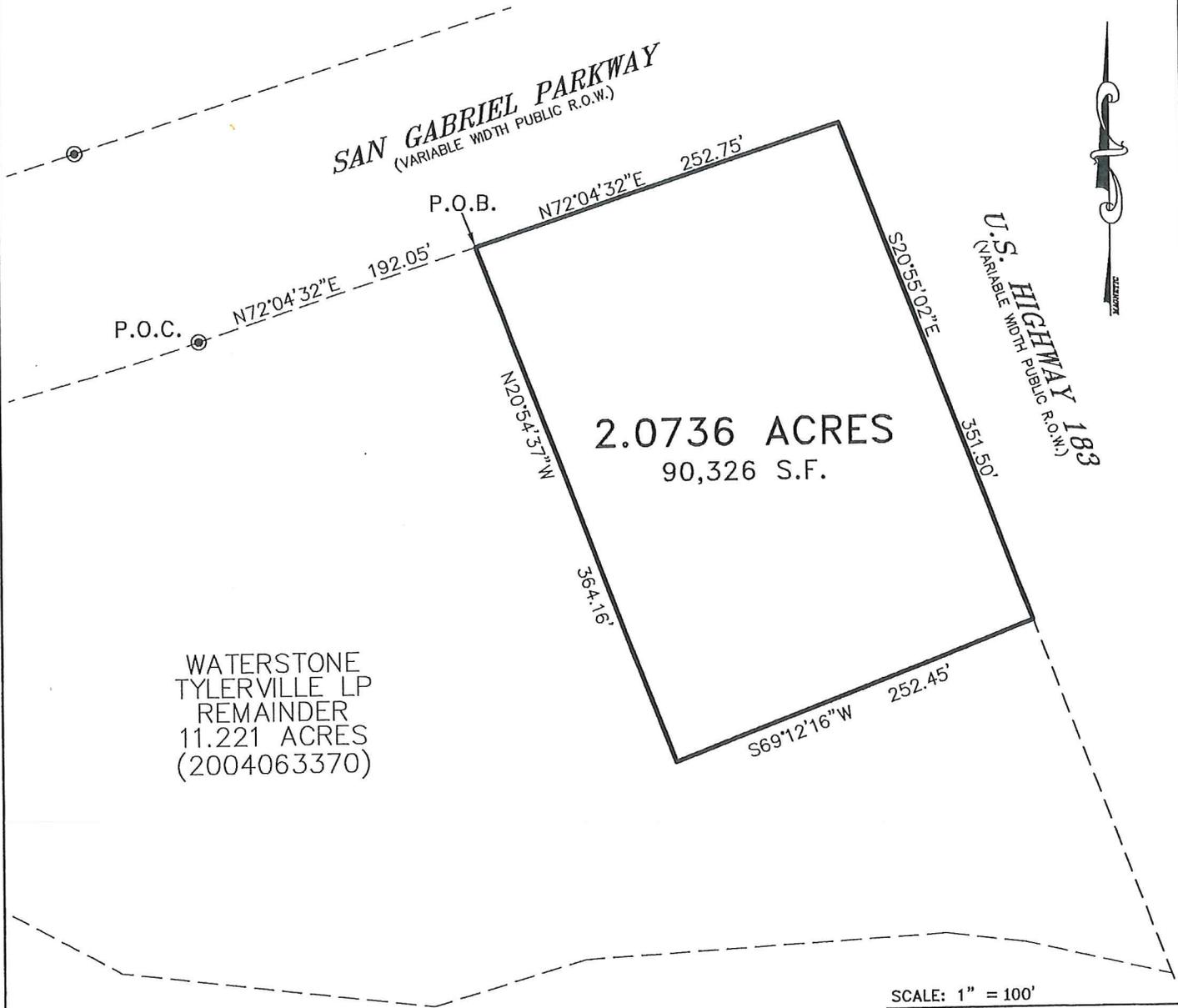
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LB 9 of 11

SCALE: 1" = N/A
JOB NUMBER: 15_206



SKETCH TO ACCOMPANY FIELD NOTES FOR 5.7832 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLERVILLE LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

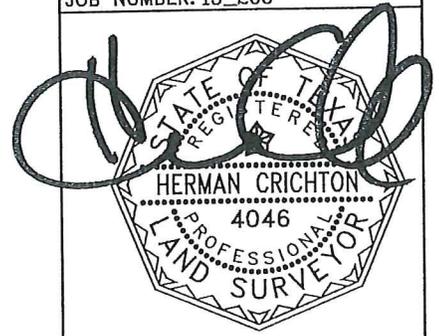


LEGEND

- ⊙ 1/2" IRON PIN FOUND
- ⊙ 1/2" IRON PIN SET
- △ NAIL FOUND

SCALE: 1" = 100'

JOB NUMBER: 15_206



DATE: October 16, 2015

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Ex B 11 of 11

This site plan is conceptual and has not been reviewed by City Staff. A formal review will be conducted at the site development stage of the process.

LEGEND	
	COMMERCIAL/OFFICE - LC-2-A BASE
	COMMERCIAL/OFFICE - GC-2-A BASE
	COMMERCIAL - GC-3-A BASE
	FLOODPLAIN



OWNER:
POHL PARTNERS
 10800 Pecan Park Blvd #240
 AUSTIN, TX 78750
 T: 512-335-5577

EXHIBIT C
CONCEPTUAL SITE LAYOUT
AND LAND USE PLAN
TYLERVILLE COMMERCIAL
 LEANDER, TEXAS

T:\150010-POHL\Civil\PLANNING\Submittal\Drawing Application, 2018-10-25\Tylerville South\Civil\Title.dwg

Issued	By	Date
1. Conceptual Site Plan	10-15-2018	
2. Comments Set #1	12-16-2018	
3. Comments Set #2	02-16-2019	
4. Comments Set #3	03-14-2019	
5. Comments Set #4	05-14-2019	

Revisions:

No.	Description	Date

Issue Date: October 15, 2018

Drawn By: GI
 Reviewed By: PV
 Project No: 150010-POHL

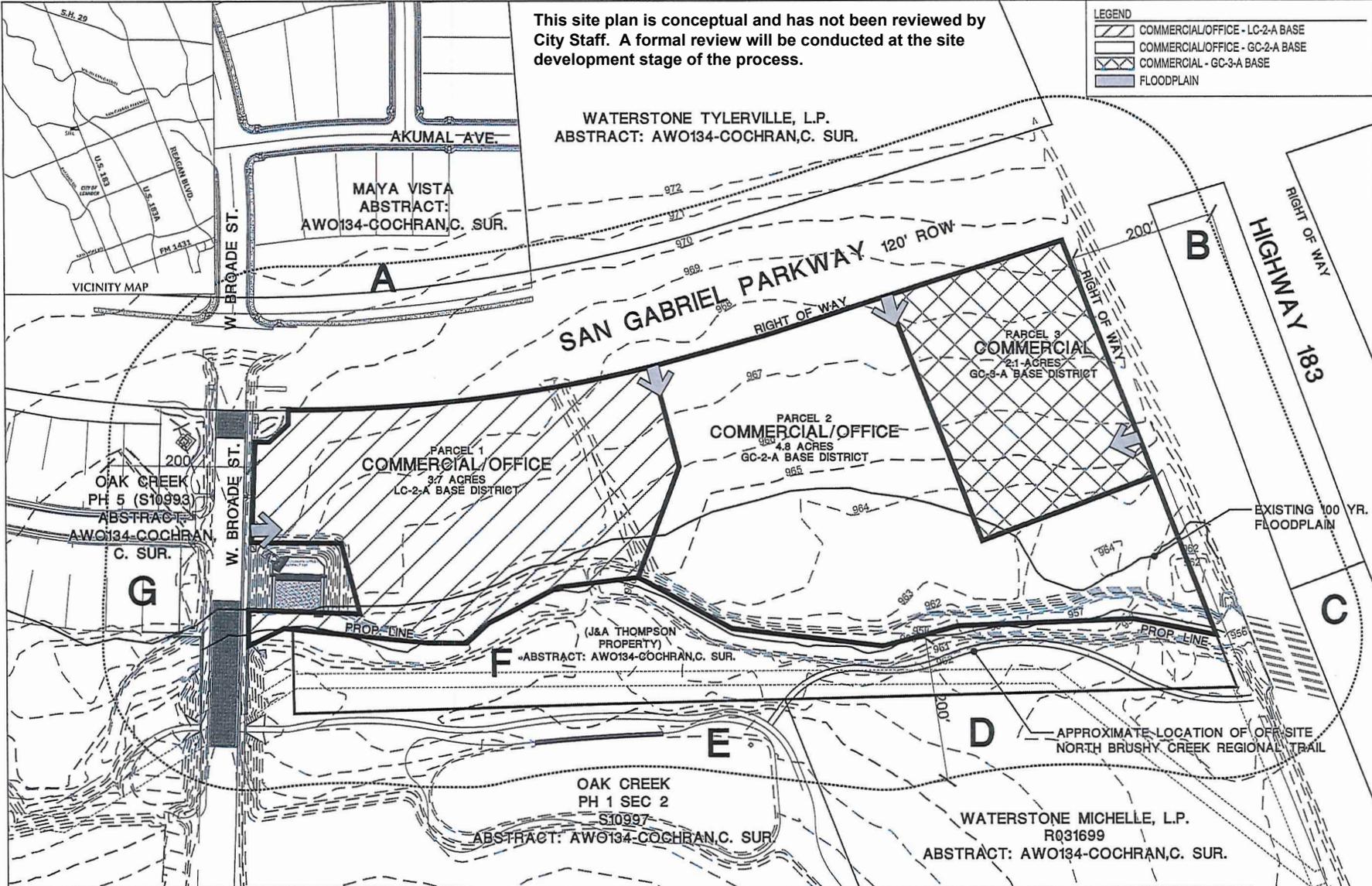
WATERSTONE TYLERVILLE, L.P.
 ABSTRACT: AWO134-COCHRAN, C. SUR.

MAYA VISTA
 ABSTRACT:
 AWO134-COCHRAN, C. SUR.

OAK CREEK
 PH 5 (S10993)
 ABSTRACT:
 AWO134-COCHRAN,
 C. SUR.

OAK CREEK
 PH 1 SEC 2
 S10997
 ABSTRACT: AWO134-COCHRAN, C. SUR.

WATERSTONE MICHELLE, L.P.
 R031699
 ABSTRACT: AWO134-COCHRAN, C. SUR.



Number	SEC ID	Property ID	Firm Name	Media Name	Last Name	Additional Name	Street Address	City	State	Zip
1	A	R021594	Waterstone Tylerville LP				Altec Pond Green & Assoc. 10800 Pecan Park Blvd., St. 125	Austin	Texas	78750
2	B	R458174	Dutler Family Shinnok LLC				J Sam Wilson, 1st of Dorothy Wilson Estate C/O Dutler Family Interests P.O. Box 9190	Austin	Texas	78705
3	C	R442564	Trenal Village Investments Ltd				1201 S. Capitol of Texas Hwy Site 300A	West Lake Hills	Texas	78748
4	D	R031699	Waterstone Michelle LP				19900 Avery Club Dr.	Austin	Texas	78717
5	E	R020900	Swireland/Coater Leander LLC				4918 Campus Dr.	Herndon Beach	California	92060
6	F	R031720	Jacobs				303 Lake Sammamish Trail	Georgetown	Texas	78633
7	G	R025182	Swireland/Coater Leander LLC		Thompson	Arnold	4918 Campus Dr.	Herndon Beach	California	92060

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS**
1	3 (2022)	16	1,030
2	2 (2020)	9	465
3	1 (2018)	55	3,350

*ROADWAY ADEQUACY FEES MAY BE REQUIRED AT TIME OF SITE DEVELOPMENT FOR SAN GABRIEL PKWY.
 **A T.I.A. WILL BE REQUIRED AT SITE DEVELOPMENT IF THE AVERAGE DAILY TRIPS FOR THE ENTIRE PROJECT IS 2,000 OR MORE TRIPS PER DAY.



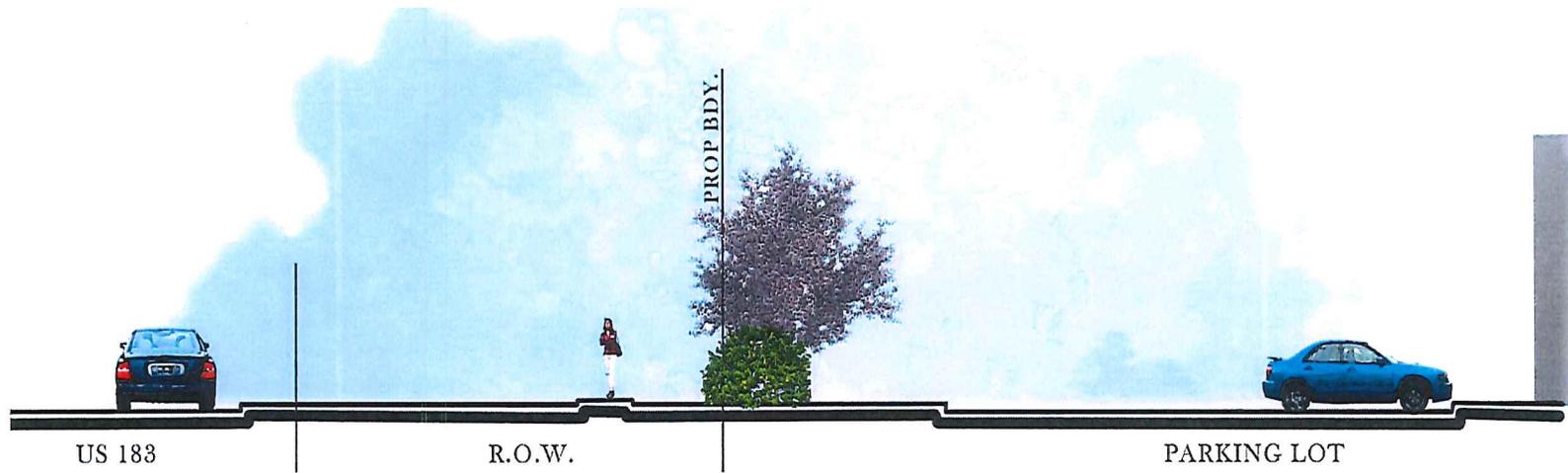
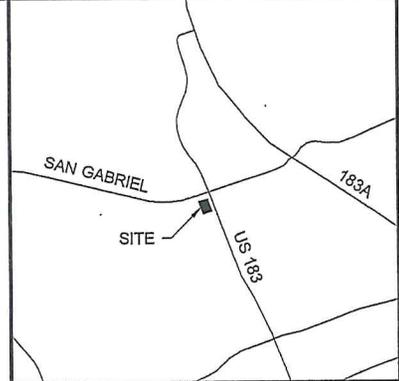
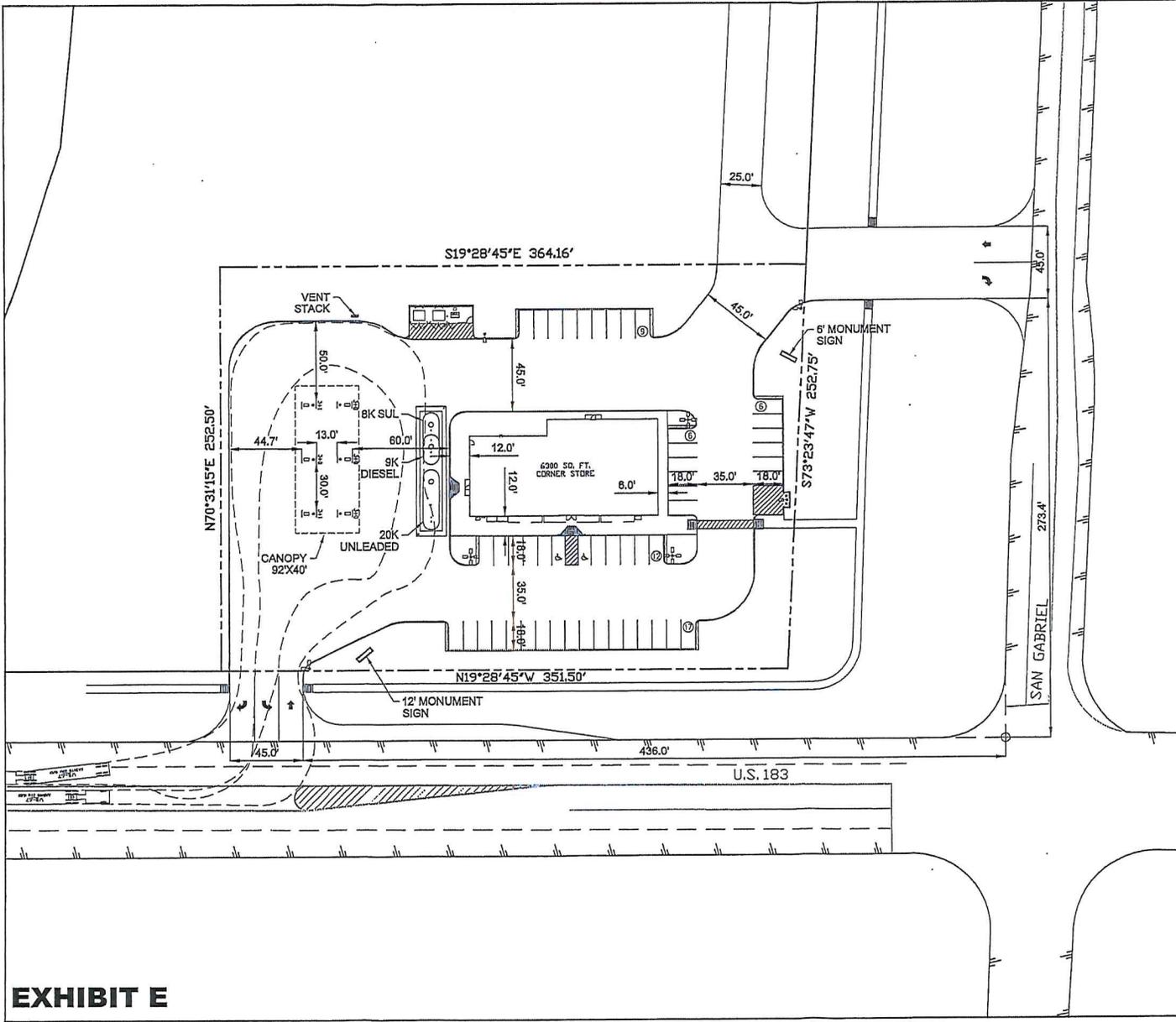


Exhibit D

Parcel 3 Landscape Screening



2 VICINITY MAP
SCALE: N.T.S.

CODE VERIFICATION AND SURVEY NEEDED

SITE PLAN WAS CONSTRUCTED FROM PRELIMINARY INFORMATION PROVIDED BY CST BRANDS, INC. IT DOES NOT NECESSARILY REPRESENT THE FULL EXTENT OF PROPERTY, DEVELOPER, AND CODE REQUIREMENTS.

ID PRICE SIGN

1 2 3

EBS

Y N

REVIEWED BY:

FOR CST BRANDS

APPROVED

APPROVED WITH COMMENT

REVISE & RESUBMIT

PRELIMINARY PROJECT DATA

SITE AREA	90,372 S.F. (2.07 ACRES)
BUILDING AREA	6,300 S.F.
PARKING PROVIDED	48 SPACES
H.C. PARKING PROVIDED	2 SPACES
TOTAL PARKING	50 SPACES
IMPERVIOUS COVER	69,491 S.F. (76.9%)
PERVIOUS	20,881 S.F. (23.1%)
ZONING	COMMERCIAL

1 CONCEPT SITE PLAN
SCALE: 1" = 80'-0"

CORNER STORE

CST BRANDS, INC.
ONE VALERO WAY
SAN ANTONIO, TX, 78249
(210) 692-5000

PROJECT: CST CORNER STORE #1872
U.S. 183 & SAN GABRIEL, LEANDER, TX
CONCEPT SITE PLAN
SHEET TITLE

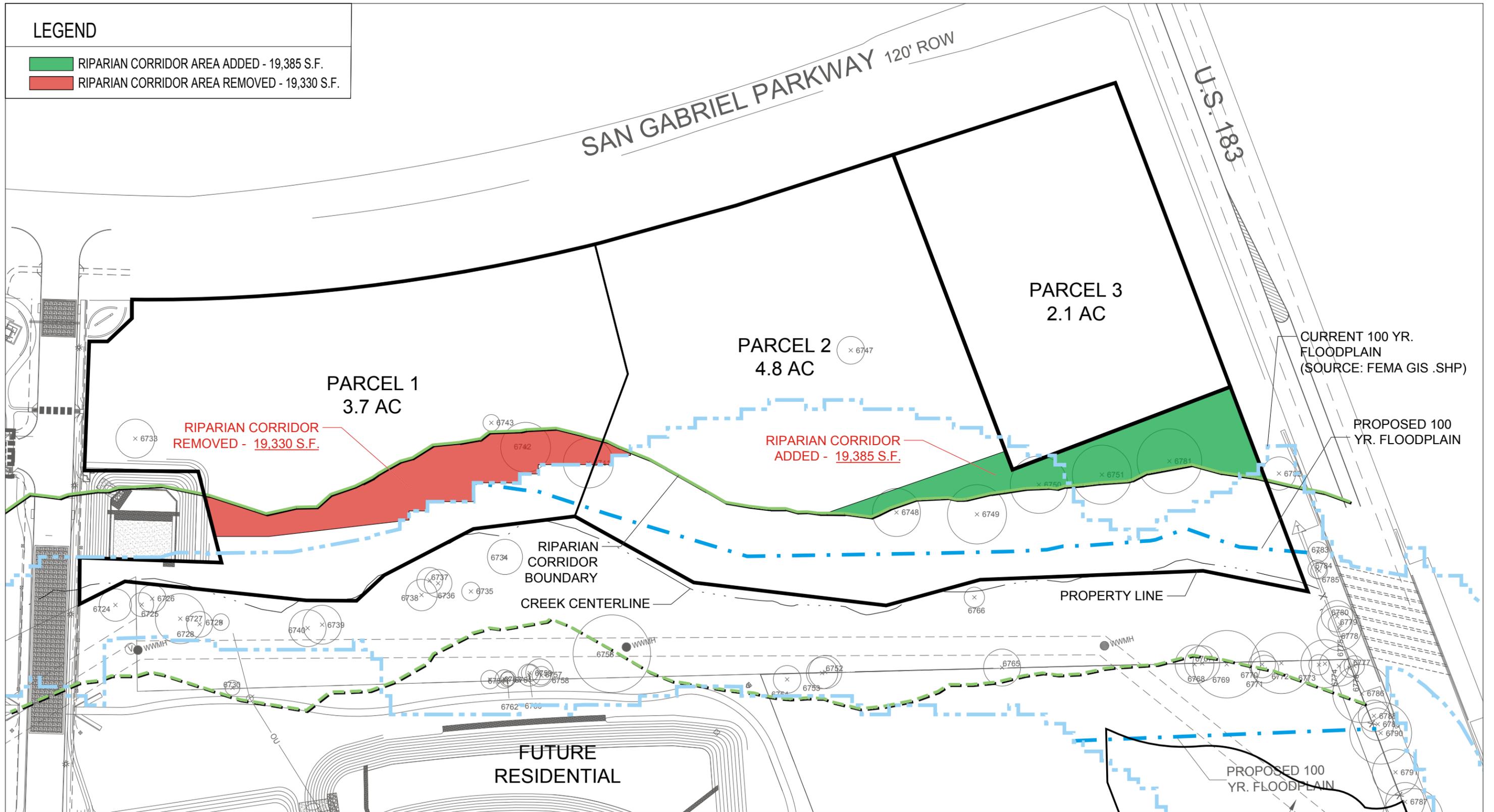
REV.	DATE
6	04/07/2016

SHEET NO.
SP1-1

EXHIBIT E

LEGEND

- RIPARIAN CORRIDOR AREA ADDED - 19,385 S.F.
- RIPARIAN CORRIDOR AREA REMOVED - 19,330 S.F.





SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

CLIENT-CENTERED THINKING™

October 14, 2015

City of Leander Planning Department
104 North Brushy Street
P.O. Box 319
Leander, TX 78646-0319

Re: Description of Property and Letter of Intent

The Tylerville Commercial tract is a 10.6 acre tract of land located within the City of Leander at the southwest intersection of US 183 and San Gabriel Parkway. It is the Applicant's intent and request to rezone the entire 10.6 acres with a mix of commercial and office. Please see the included Requested Zoning Exhibit for an illustrative depiction of the requested zoning districts.

Tylerville Commercial is conveniently located at the intersection of two major north/south and east/west roads in the northwest portion of the City. Along with strong access from these roadways, the property is in close proximity to future residential neighborhoods, some of which are now under development. The requested rezoning request will provide employment, retail and service opportunities within walkable distance of these neighborhoods.

Current site conditions are also favorable for the vision of a higher intensity development. The property consists of flat pasture lands with limited tree coverage. The southern boundary of the tract is a creek and associated floodplain. This corridor will remain open, providing the opportunity for future pedestrian trail connections.

Thank you for your consideration of this zoning change request. The Applicant believes this location has the potential to help meet service and employment goals for Leander.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Verdicio", is written over the word "Sincerely,".

Peter Verdicio, RLA, LEED AP, ASLA
Principal

ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE PLANNED UNIT DEVELOPMENT KNOWN AS THE TRANSIT ORIENTED DEVELOPMENT DISTRICT FOR A PARCEL OF LAND BY CREATING THE TYLERVILLE COMMERCIAL PLANNED UNIT DEVELOPMENT; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property"), which is located within the planned unit development known as the Transit Oriented Development District (the "TODD"), has requested that the Property be rezoned and a planned unit development plan (the "PUD plan") for the Tylerville Commercial Planned Unit Development ("PUD") be adopted;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of TODD Ordinance. Ordinance No.05-026, as amended, the City of Leander TODD Ordinance, is hereby modified and amended for these Properties as set forth in Section 3.

Section 3. Applicability. The TODD Ordinance is hereby amended by creating the Tylerville Commercial PUD, which are herein referred to as the "Property," generally located to the southwest of the intersection of San Gabriel Pkwy and US 183, and more particularly described as follows: those certain parcels of land being 11.221 acres, more or less, out of the Charles Cochran Survey Abstract No. 134; located in Leander, Williamson County, Texas, being more particularly shown and described in Exhibit "B"; and identified by tax identification number R395875; more particularly described in instrument number 2004063370 recorded in the Williamson County Official Public Records.

Section 4. Property Rezoned. The Property is zoned to the planned unit development district known as the Tylerville Commercial PUD within the TODD. The Property shall be developed and occupied in compliance with the PUD plan attached hereto as Exhibits "A", "B", "C", "D", "E", and "F", the Conventional Development Sector Standards of the Smart Code (defined in the TODD Ordinance) and as amended by the PUD, the Composite Zoning Ordinance, and other

applicable regulations of the City.

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 7th day of July, 2016.
FINALLY PASSED AND APPROVED on this the 21st day of July, 2016.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

Exhibit A

Tylerville Commercial Planned Unit Development

A. Purpose and Intent

The Tylerville Commercial PUD is composed of approximately 10.6 acres, as described in Exhibit B (Field Notes). The development of this property is planned as a high quality, non-residential development with a variety of office and retail offerings.

Tylerville Commercial has been designed to create a walkable, pedestrian friendly development providing retail services and employment to the surrounding area. The contents of this PUD further explain and illustrate the overall appearance and function desired for this development. 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 development 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 non-residential offerings and open space areas which are contemplated within the development.

B. Applicability and Base Zoning

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

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

- Base District General Commercial (GC-3-A)
- Base District General Commercial (GC-2-A)
- Base District Local Commercial (LC-2-A)

Each plat or site plan submitted to the City will identify the use at the time of City Submittal. All development within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. In the event of a conflict between this PUD and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD shall control.

C. Conceptual Site Layout and Land Use Plan

Exhibit C attached is a conceptual development plan intended to visually convey the design intent for the Tylerville Commercial development. The design of the development is not final, and is subject to refinement during the platting and site

planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

The Tylerville Commercial project is comprised of a mix of various office and retail products. The product placement within the development is planned to provide the following development pattern:

- Parcel 2, GC-2-A General Commercial
West of Parcel 3 will be a 4.8 acre tract. Located within this tract will be a mix of retail and office buildings, associated parking and detention/water quality facilities. As Illustrated on Exhibit C, Conceptual Site Layout and Land Use Plan, Parcel 2 is located along the creek corridor. This PUD seeks to place buildings and potential outdoor spaces in a manner to enjoy the creek corridor. Therefore, as defined in Section F of this PUD, Parcel 2 shall be exempt from Section 2.4.e of the Development Standards for the Conventional Development Sector (CD) where the buildings are oriented towards the creek corridor instead of San Gabriel Parkway. The creek shall be treated as the street with regard to the required architectural features. The buildings oriented toward the creek shall include an active edge adjacent to the trail. The buildings shall provide primary entrances from the trail, including pedestrian amenities, outdoor dining area, etc.

- Parcel 1, LC-2-A Local Commercial
The western tract is 3.7 acres. A mix of retail and office buildings and associated parking shall be located within this parcel. Due to the Parcel's proximity to residential communities north and west of the parcel, the parcel will be zoned LC-2-A as a transition intensity. As Illustrated on Exhibit C, Conceptual Site Layout and Land Use Plan, Parcel 1 is located along the creek corridor. This PUD seeks to place buildings and potential outdoor spaces in a manner to enjoy the creek corridor. Therefore, as defined in Section F of this PUD, Parcel 1 shall be exempt from Section 2.4.e of the Development Standards for the Conventional Development Sector (CD) where the buildings are oriented towards the creek corridor instead of San Gabriel Parkway. The creek shall be treated as the street with regard to the required architectural features. The buildings oriented toward the creek shall include an active edge adjacent to the trail. The buildings shall provide primary entrances from the trail, including pedestrian amenities, outdoor dining area, etc.

D. Parkland/Open Space/Trails

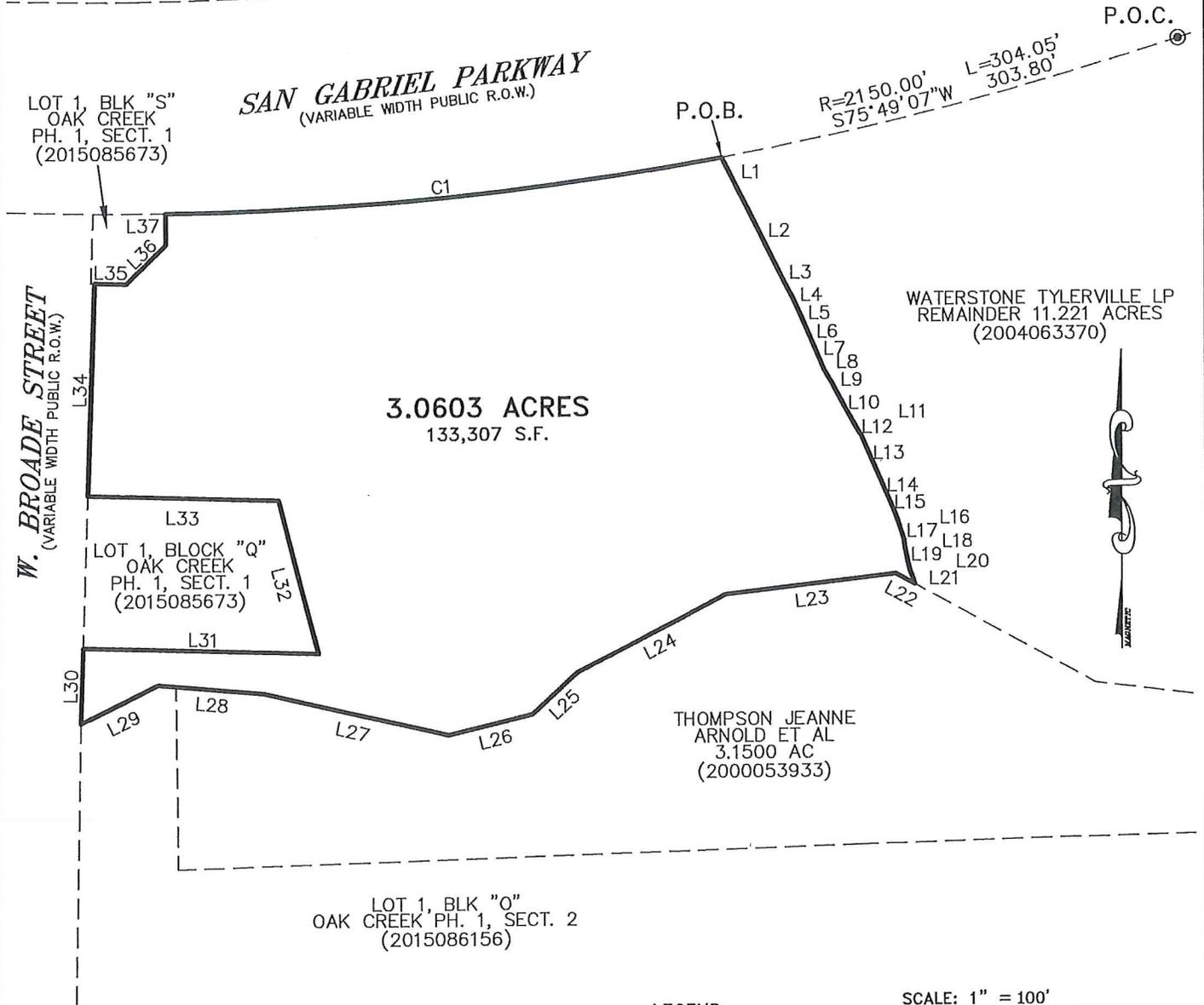
Exhibit C, Conceptual Site Layout and Land Use Plan illustrates the property's relationship to the creek corridor. The creek is not located within the boundary of this PUD.

A ten (10') foot concrete trail shall be constructed along North Brushy Creek. In addition, an internal, private pedestrian network shall be constructed to link buildings with each other and associated parking lots. During site planning of said pedestrian networks, connections will be provided to the regional North Brushy Creek Trail.

E. Riparian Corridors

As noted within this PUD, a creek runs along the southern boundary of the PUD. As such, Section 49, Riparian Corridors of the Subdivision Ordinance requires the establishment of a riparian corridor along the creek and associated tributaries. Exhibit E, Floodplain Exhibit, illustrates the modified riparian corridor within the boundary of this PUD. This modification includes removing and adding areas associated with the riparian corridor.

SKETCH TO ACCOMPANY FIELD NOTES FOR 3.0603 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLerville LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



3.0603 ACRES
133,307 S.F.

WATERSTONE TYLERVILLE LP
REMAINDER 11.221 ACRES
(2004063370)

THOMPSON JEANNE
ARNOLD ET AL
3.1500 AC
(2000053933)

LOT 1, BLK "O"
OAK CREEK PH. 1, SECT. 2
(2015086156)

LEGEND

- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND

SCALE: 1" = 100'
JOB NUMBER: 15_206

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00
6448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

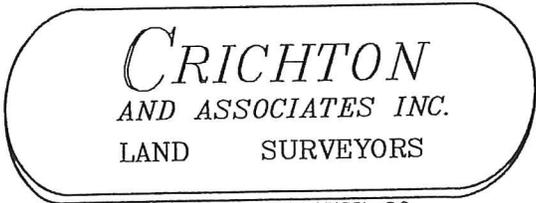
Ex B 4 of 11



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LINE TABLE		
LINE	LENGTH	BEARING
L1	41.33	S26°48'57"E
L2	42.76	S26°22'45"E
L3	17.78	S27°16'38"E
L4	13.73	S23°14'28"E
L5	11.94	S23°34'10"E
L6	13.95	S23°11'49"E
L7	10.04	S23°05'05"E
L8	10.41	S30°52'12"E
L9	15.16	S27°15'29"E
L10	18.67	S28°28'41"E
L11	4.94	S33°20'56"E
L12	6.80	S22°19'19"E
L13	29.96	S23°45'48"E
L14	15.50	S22°55'37"E
L15	8.15	S21°32'45"E
L16	12.23	S16°48'55"E
L17	4.55	S07°44'54"E
L18	11.05	S11°15'18"E
L19	5.29	S13°51'58"E
L20	4.03	S21°08'17"E
L21	4.54	S19°24'44"E
L22	14.23	N61°12'03"W
L23	109.99	S83°28'22"W
L24	108.08	S62°50'32"W
L25	40.13	S48°09'34"W
L26	55.40	S76°19'29"W
L27	121.71	N76°56'31"W
L28	68.92	N85°07'58"W
L29	55.12	S63°50'48"W
L30	48.73	N01°44'18"E
L31	152.13	S88°15'45"E
L32	102.19	N14°42'21"W
L33	123.20	N88°15'45"W
L34	136.75	N01°44'18"E
L35	20.00	S88°15'42"E
L36	35.85	N46°01'53"E
L37	20.05	N00°25'05"W

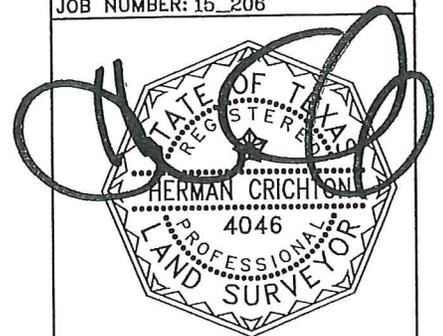
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	362.54	2150.00	N84°42'02"E	362.11



TBLS Firm # 101727-00
6448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

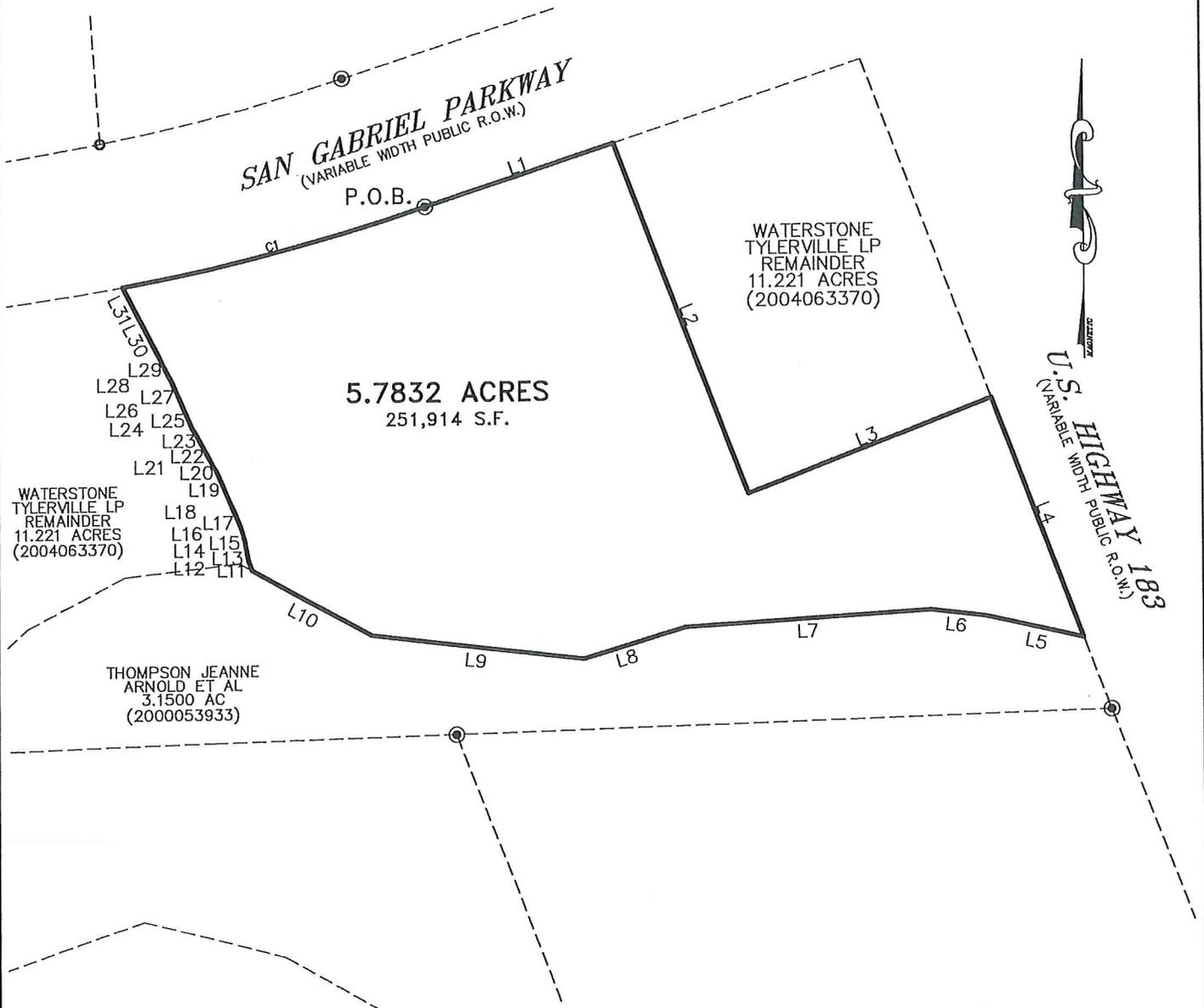
Ex 5 of 11

SCALE: 1" = N/A
JOB NUMBER: 15_206



DATE: October 16, 2015

SKETCH TO ACCOMPANY FIELD NOTES FOR 5.7832 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF AN 11.221 ACRE TRACT CONVEYED TO WATERSTONE TYLERVILLE LP BY DEED RECORDED IN DOCUMENT NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



5.7832 ACRES
251,914 S.F.

WATERSTONE TYLERVILLE LP REMAINDER
11.221 ACRES
(2004063370)

THOMPSON JEANNE ARNOLD ET AL
3.1500 AC
(2000053933)

LEGEND

- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND

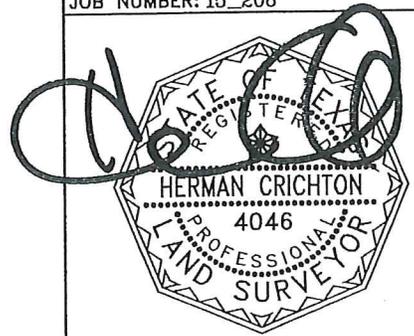
SCALE: 1" = 100'

JOB NUMBER: 15_208

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

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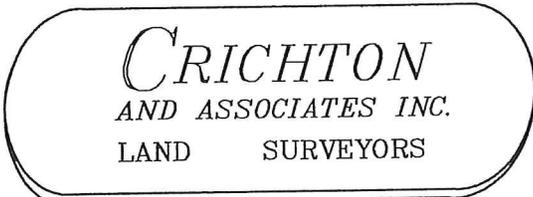
Ex B 8 of 11



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LINE TABLE		
LINE	LENGTH	BEARING
L1	192.05	N72°04'32"E
L2	364.16	S20°54'37"E
L3	252.45	N69°12'16"E
L4	250.00	S20°55'02"E
L5	98.29	N77°02'12"W
L6	54.18	N83°00'19"W
L7	237.79	S86°46'20"W
L8	103.76	S73°39'28"W
L9	207.01	N83°05'56"W
L10	133.40	N61°12'03"W
L11	4.54	N19°24'44"W
L12	4.03	N21°08'17"W
L13	5.29	N13°51'58"W
L14	11.05	N11°15'18"W
L15	4.55	N07°44'54"W
L16	12.23	N16°48'55"W
L17	8.15	N21°32'45"W
L18	15.50	N22°55'37"W
L19	29.96	N23°45'48"W
L20	6.80	N22°19'19"W
L21	4.94	N33°20'56"W
L22	18.67	N28°28'41"W
L23	15.16	N27°15'29"W
L24	10.41	N30°52'12"W
L25	10.04	N23°05'05"W
L26	13.95	N23°11'49"W
L27	11.94	N23°34'10"W
L28	13.73	N23°14'28"W
L29	17.78	N27°16'38"W
L30	42.76	N26°22'45"W
L31	41.33	N26°48'57"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	304.05	2150.00	N75°49'07"E	303.80

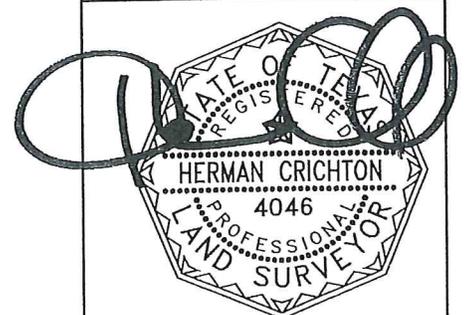


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LB 9 of 11

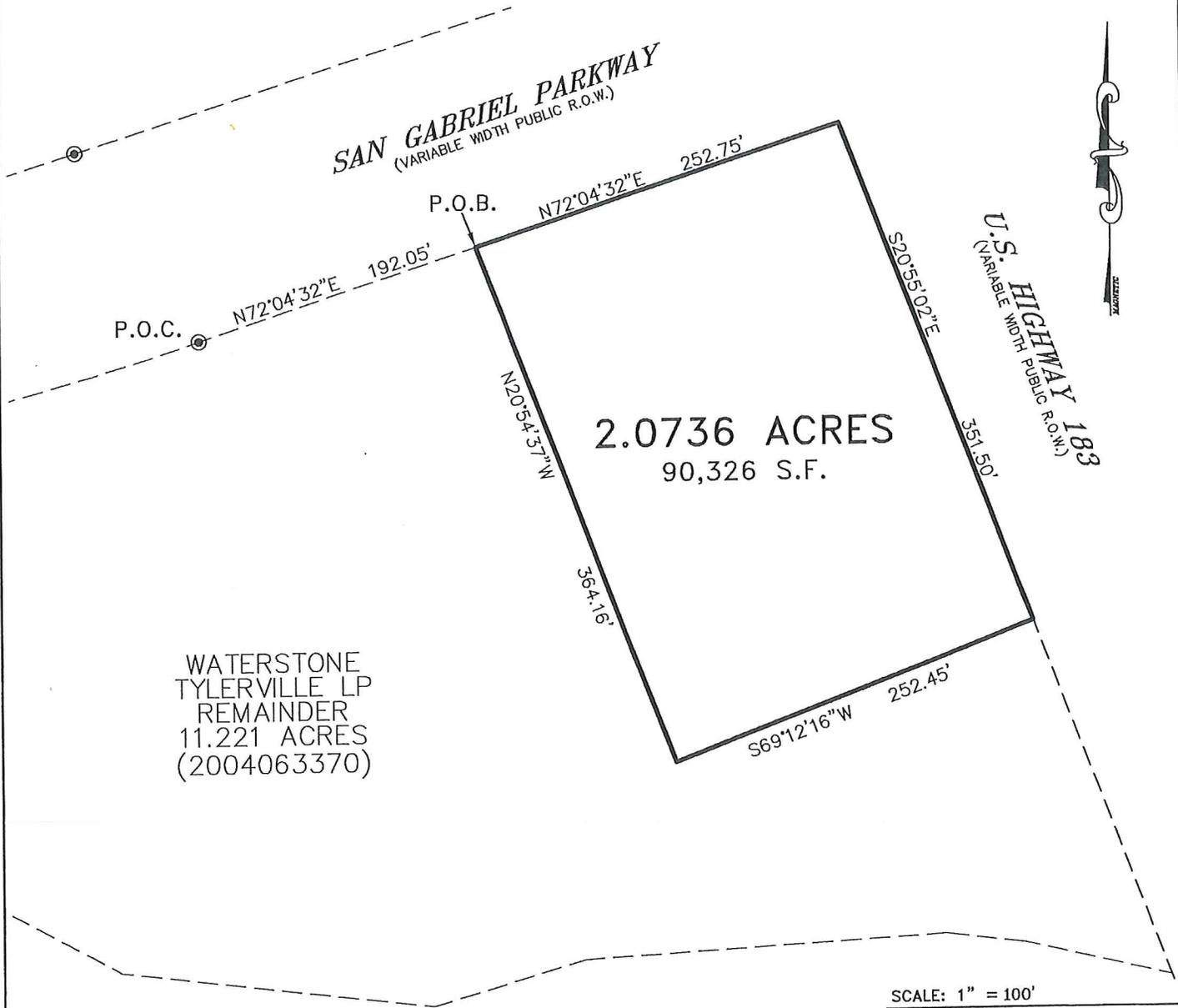
SCALE: 1" = N/A

JOB NUMBER: 15_206



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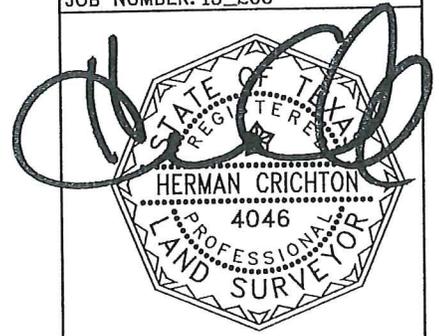


LEGEND

- ⊙ 1/2" IRON PIN FOUND
- ⊙ 1/2" IRON PIN SET
- △ NAIL FOUND

SCALE: 1" = 100'

JOB NUMBER: 15_206



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Ex B 11 of 11

This site plan is conceptual and has not been reviewed by City Staff. A formal review will be conducted at the site development stage of the process.

LEGEND	
	COMMERCIAL/OFFICE - LC-2-A BASE
	COMMERCIAL/OFFICE - GC-2-A BASE
	COMMERCIAL - GC-3-A BASE
	FLOODPLAIN



OWNER:
POHL PARTNERS
 10800 Pecan Park Blvd #240
 AUSTIN, TX 78750
 T: 512-335-5577

EXHIBIT C
CONCEPTUAL SITE LAYOUT
AND LAND USE PLAN
TYLERVILLE COMMERCIAL
 LEANDER, TEXAS

T:\150010-POHL\Civil\PLANNING\Submittal\Drawing Application, 2018-10-25\Tylerville South\Civil\Title.dwg

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WATERSTONE TYLERVILLE, L.P.
 ABSTRACT: AWO134-COCHRAN, C. SUR.

MAYA VISTA
 ABSTRACT:
 AWO134-COCHRAN, C. SUR.

VICINITY MAP

W. BROADE ST.

A

SAN GABRIEL PARKWAY 120' ROW

PARCEL 3
 COMMERCIAL
 2.1 ACRES
 GC-3-A BASE DISTRICT

B

HIGHWAY 183

PARCEL 2
 COMMERCIAL/OFFICE
 4.8 ACRES
 GC-2-A BASE DISTRICT

PARCEL 1
 COMMERCIAL/OFFICE
 3.7 ACRES
 LC-2-A BASE DISTRICT

OAK CREEK
 PH 5 (S10993)
 ABSTRACT:
 AWO134-COCHRAN,
 C. SUR.

G

W. BROADE ST.

PROP. LINE

(J&A THOMPSON
 PROPERTY)
 ABSTRACT: AWO134-COCHRAN, C. SUR.

EXISTING 100 YR.
 FLOODPLAIN

C

OAK CREEK
 PH 1 SEC 2
 S10997
 ABSTRACT: AWO134-COCHRAN, C. SUR.

WATERSTONE MICHELLE, L.P.
 R031699
 ABSTRACT: AWO134-COCHRAN, C. SUR.

APPROXIMATE LOCATION OF OFF-SITE
 NORTH BRUSHY CREEK REGIONAL TRAIL

F

E

D

Number	SEC ID	Property ID	Firm Name	Media Name	Last Name	Additional Name	Street Address	City	State	Zip
1	A	R021594	Waterstone Tylerville LP				10800 Pecan Park Blvd., St. 125	Austin	Texas	78750
2	B	R458174	Dutler Family Shinnok LLC				1301 S. Capitol of Texas Hwy Site 300A	West Lake Hills	Texas	78748
3	C	R442564	Trenal Village Investments Ltd				19000 Avery Club Dr.	Austin	Texas	78717
4	D	R021899	Waterstone Michelle LP				4918 Campus Dr.	Herndon Beach	California	92060
5	E	R020900	Swireland/Coater Leander LLC				303 Lake Sammamish Trail	Georgetown	Texas	78633
6	F	R021720	Jeune		Thompson	Amold	4918 Campus Dr.	Herndon Beach	California	92060
7	G	R023182	Swireland/Coater Leander LLC				4918 Campus Dr.	Herndon Beach	California	92060

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS**
1	3 (2022)	16	1,030
2	2 (2020)	9	465
3	1 (2018)	55	3,350

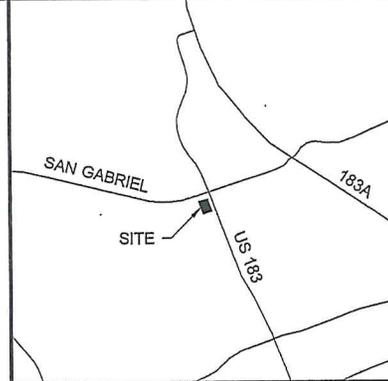
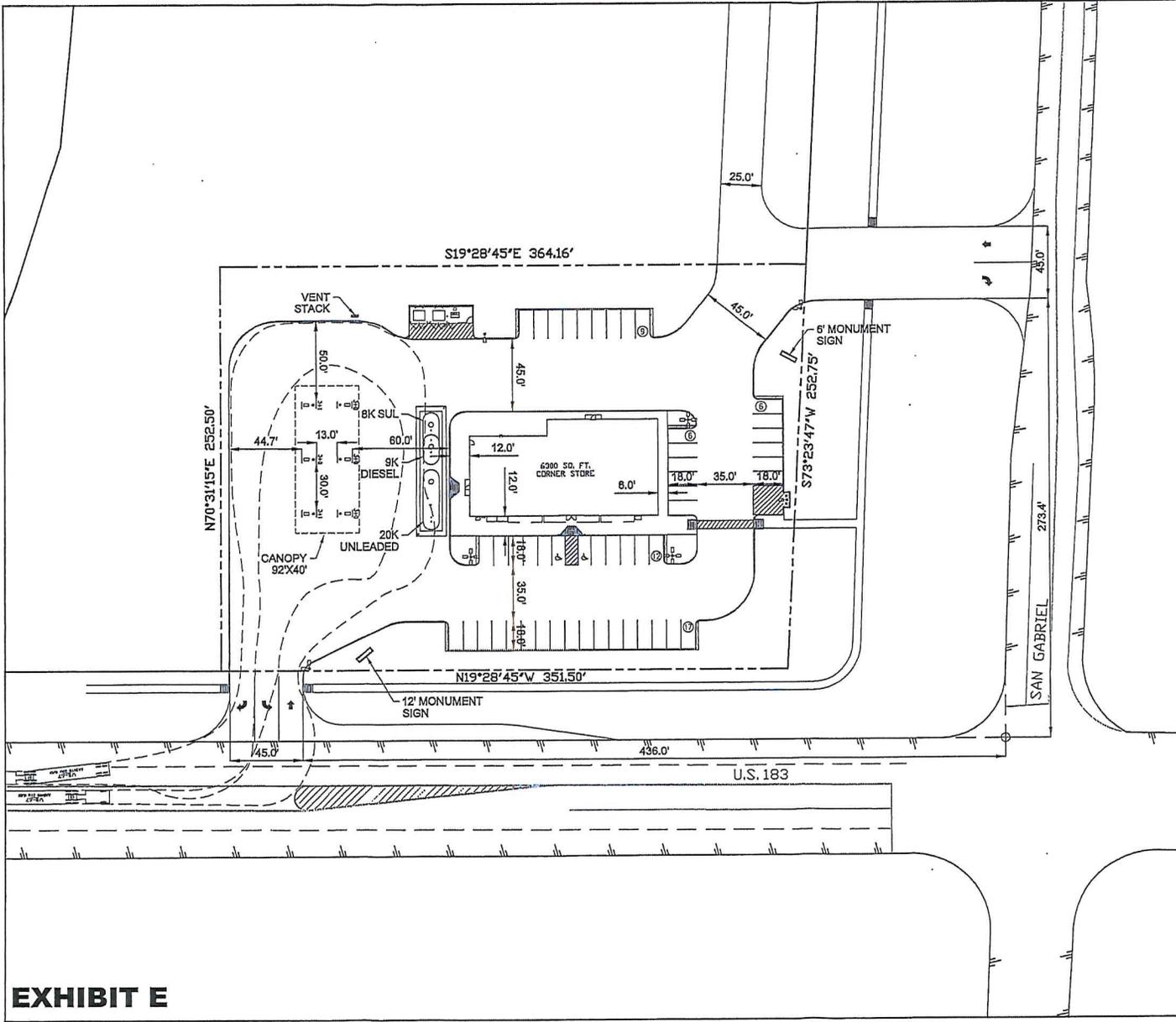
*ROADWAY ADEQUACY FEES MAY BE REQUIRED AT TIME OF SITE DEVELOPMENT FOR SAN GABRIEL PKWY.
 **A T.I.A. WILL BE REQUIRED AT SITE DEVELOPMENT IF THE AVERAGE DAILY TRIPS FOR THE ENTIRE PROJECT IS 2,000 OR MORE TRIPS PER DAY.

FULL SIZE SCALE: 1" = 40'



Exhibit D

Parcel 3 Landscape Screening



2 VICINITY MAP
SCALE: N.T.S.

CODE VERIFICATION AND SURVEY NEEDED

SITE PLAN WAS CONSTRUCTED FROM PRELIMINARY INFORMATION PROVIDED BY CST BRANDS, INC. IT DOES NOT NECESSARILY REPRESENT THE FULL EXTENT OF PROPERTY, DEVELOPER, AND CODE REQUIREMENTS.

ID PRICE SIGN

1 2 3

EBS

Y N

REVIEWED BY:

FOR CST BRANDS

APPROVED

APPROVED WITH COMMENT

REVISE & RESUBMIT

PRELIMINARY PROJECT DATA

SITE AREA	90,372 S.F. (2.07 ACRES)
BUILDING AREA	6,300 S.F.
PARKING PROVIDED	48 SPACES
H.C. PARKING PROVIDED	2 SPACES
TOTAL PARKING	50 SPACES
IMPERVIOUS COVER	69,491 S.F. (76.9%)
PERVIOUS	20,881 S.F. (23.1%)
ZONING	COMMERCIAL

1 CONCEPT SITE PLAN
SCALE: 1" = 80'-0"

CORNER STORE

CST BRANDS, INC.
ONE VALERO WAY
SAN ANTONIO, TX, 78249
(210) 692-5000

PROJECT: CST CORNER STORE #1872
U.S. 183 & SAN GABRIEL, LEANDER, TX
CONCEPT SITE PLAN
SHEET TITLE

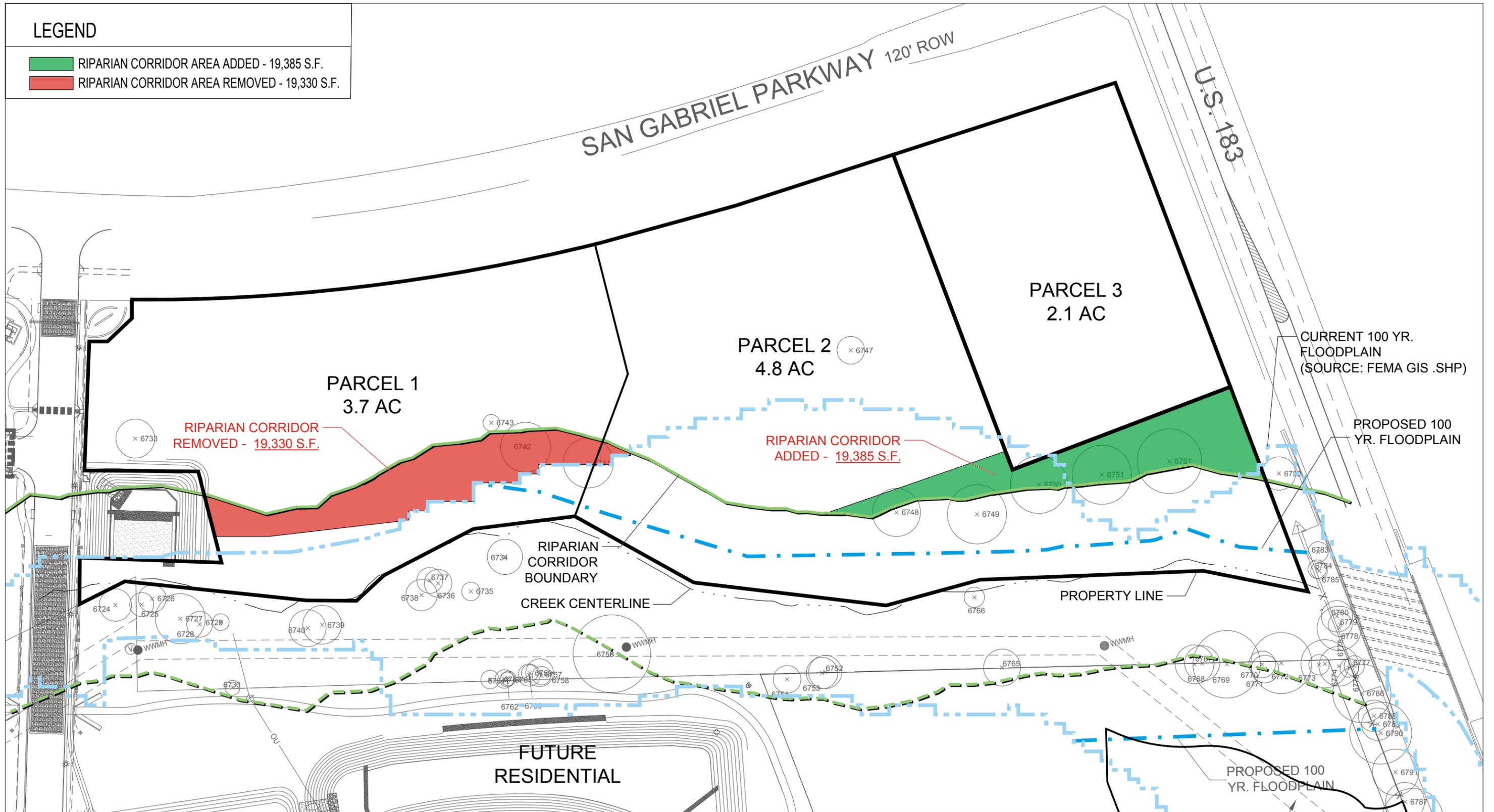
REV.	DATE
6	04/07/2016

SHEET NO.
SP1-1

EXHIBIT E

LEGEND

- RIPARIAN CORRIDOR AREA ADDED - 19,385 S.F.
- RIPARIAN CORRIDOR AREA REMOVED - 19,330 S.F.





Executive Summary

August 18, 2016

-
- Agenda Subject:** Zoning Case 16-Z-008 & Subdivision Case 16-CP-001: Consider action on the rezoning and approval of the Bluffview Concept Plan and PUD zoning of several parcels of land located at 500 Bradley Ranch Road; 182.84 acres more or less; WCAD Parcels R419667, R419674, R310769, R489944, R031231, R339021, and R403529. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); Leander, Williamson County, Texas.
- Background:** This request is the final step in the rezoning and subdivision process.
- Origination:** Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis. The Planning & Zoning Commission recommended approval of the request with the following conditions with a 5 to 1 vote (Commissioner Allen opposing) at the July 29, 2016 meeting:
1. The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.
 2. The road along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to the attached exhibit (Attachment 10) which exhibit shall be incorporated into the PUD document. The homes on the north side of the road adjacent to Garey Park shall be alley loaded. The parkland adjacent to Garey Park shall be a minimum of 25

feet deep in order to allow for the trail corridor and landscaping on both sides.

3. Residential lots adjacent to the Gabriel's Overlook Subdivision on the east side of the subdivision are limited to SFS-2-A.

The City Council approved the zoning request with the Planning & Zoning Commission recommendation and the following conditions at the August 04, 2016 meeting.

1. A 40' setback shall be provided along the eastern property line adjacent to the Gabriel's Overlook Subdivision.
2. Street trees shall be provided through the subdivision.
3. A 6' privacy fence shall be provided on the residential lots adjacent to Gabriel's Overlook.
4. The applicant shall work with staff to develop a mixture of garage placement options throughout the subdivision.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Ordinance

Prepared By:

Tom Yantis, AICP
Assistant City Manager

08/08/2016



PLANNING ANALYSIS

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

GENERAL INFORMATION

Owner: Development Solutions Bradley, LLC.

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

Proposed Zoning: PUD (Planned Unit Development) with the following base zoning districts:
SFS-2-A (Single-Family Suburban)
SFU-2-A (Single-Family Urban)
SFC-2-A (Single-Family Compact)

Size and Location: The property is located at 500 Bradley Ranch Road and includes approximately 182.84 acres.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Land Located in the ETJ – Ranch Sienna Subdivision
EAST	OCL	Land Located in Georgetown ETJ – Gabriel’s Overlook Subdivision
SOUTH	OCL	Land Located in Georgetown ETJ – Undeveloped & Garey Park
WEST	SFR-1-B GC-3-C	Undeveloped Land Zoned Interim Residential Proposed Valley Vista Subdivision Undeveloped Land Zoned Commercially

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

PUD – PLANNED UNIT DEVELOPMENT:

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

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

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

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

SFU – SINGLE FAMILY URBAN:

Features: 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.

Intent: Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods.

SFC – SINGLE FAMILY COMPACT:

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

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

SITE COMPONENT

TYPE 2:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE A:

Features: 85% masonry; 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN STATEMENTS:

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

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

ANALYSIS:

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

The PUD proposal includes the following base zoning districts:

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

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

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

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

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

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

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

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

This application includes the following higher standards and waivers.

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

This property is located within the Neighborhood Residential Land Use category as identified by the Future Land Use Plan. The intent of this category is to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

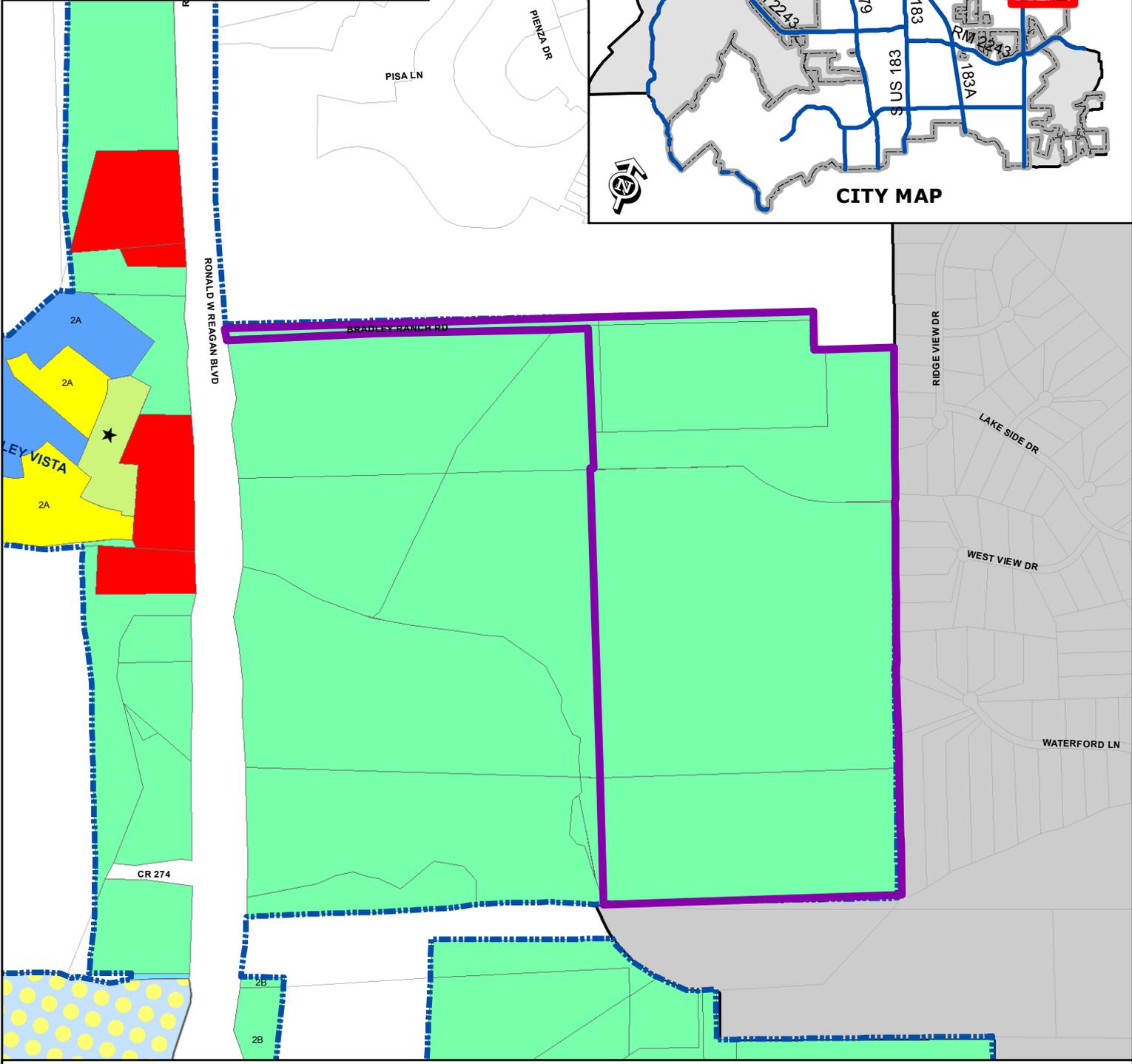
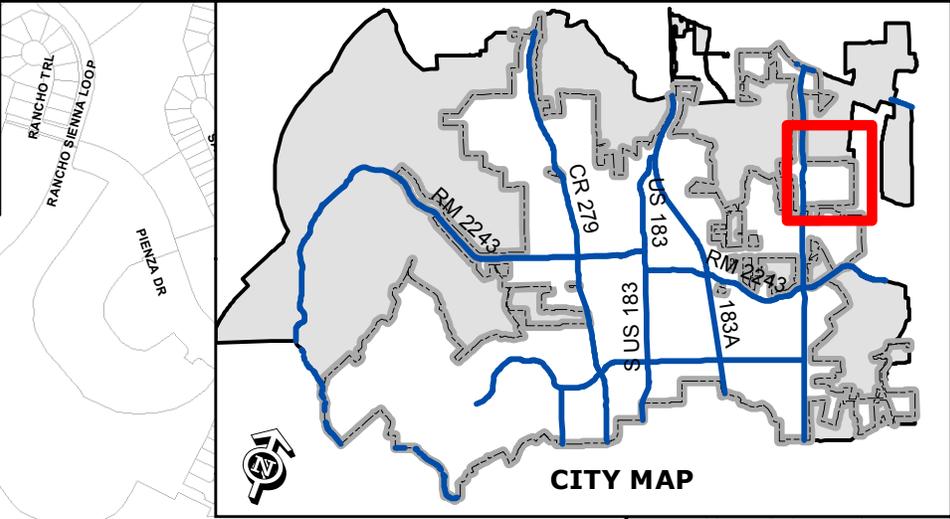
STAFF RECOMMENDATION:

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

1. The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway.

The proposed PUD promotes more flexibility with the location of the single-family districts, high architectural standards, and a trail system to provide connectivity throughout the subdivision. This application effectively utilizes composite zoning to incorporate a variety of lot sizes while maintaining high form standards. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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



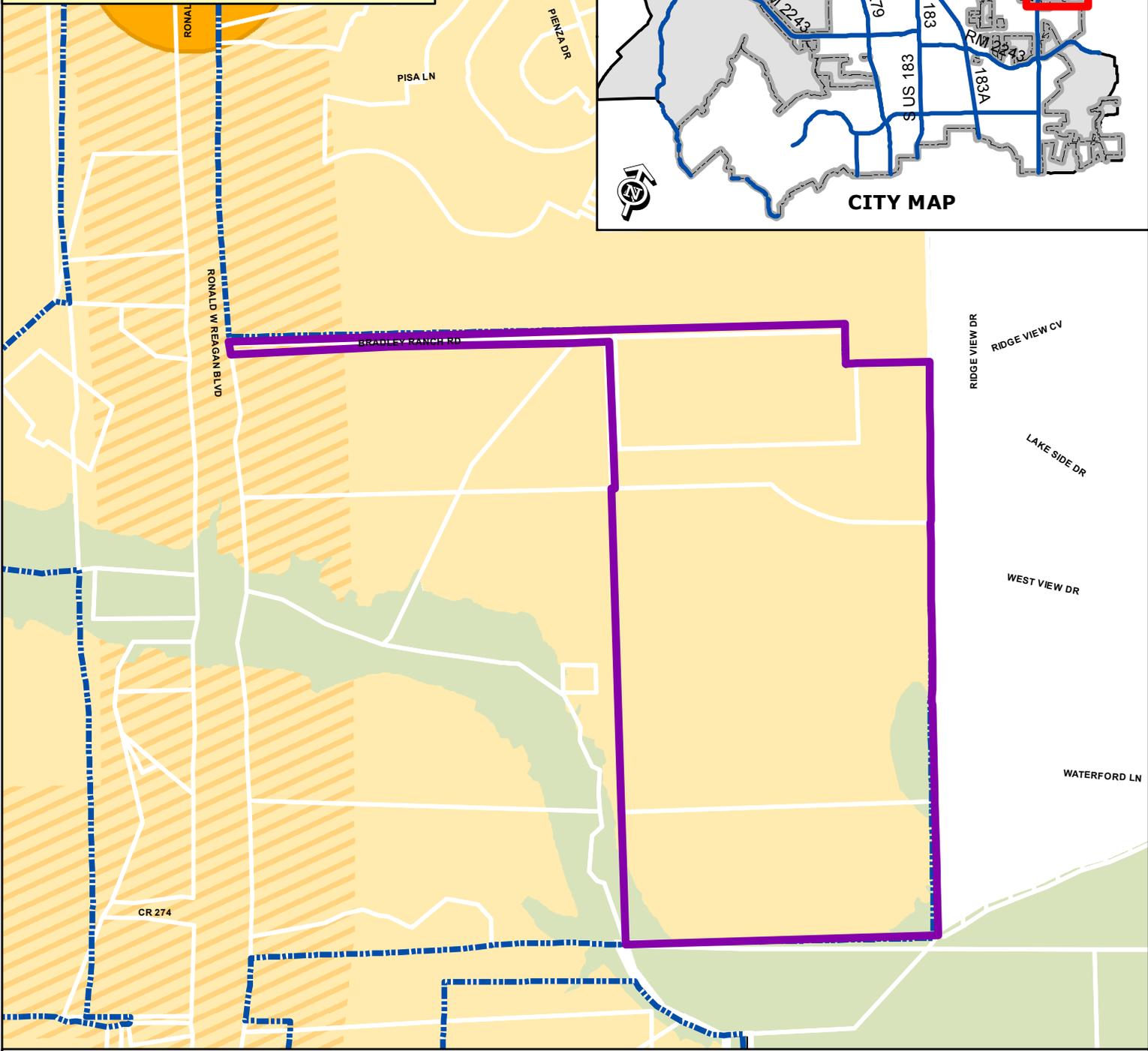
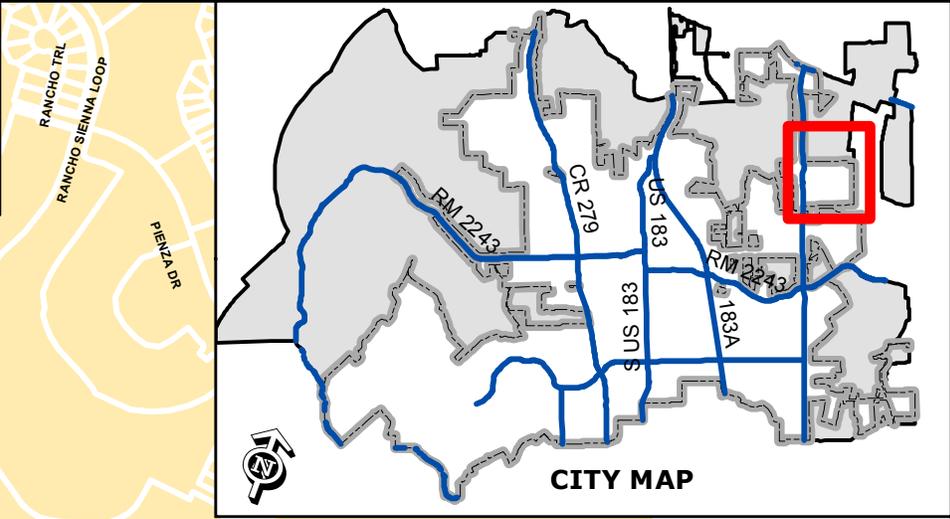
ZONING CASE 16-Z-008 Attachment #2

Current Zoning Map - Bluffview PUD

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



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ZONING CASE 16-Z-008 Attachment #3

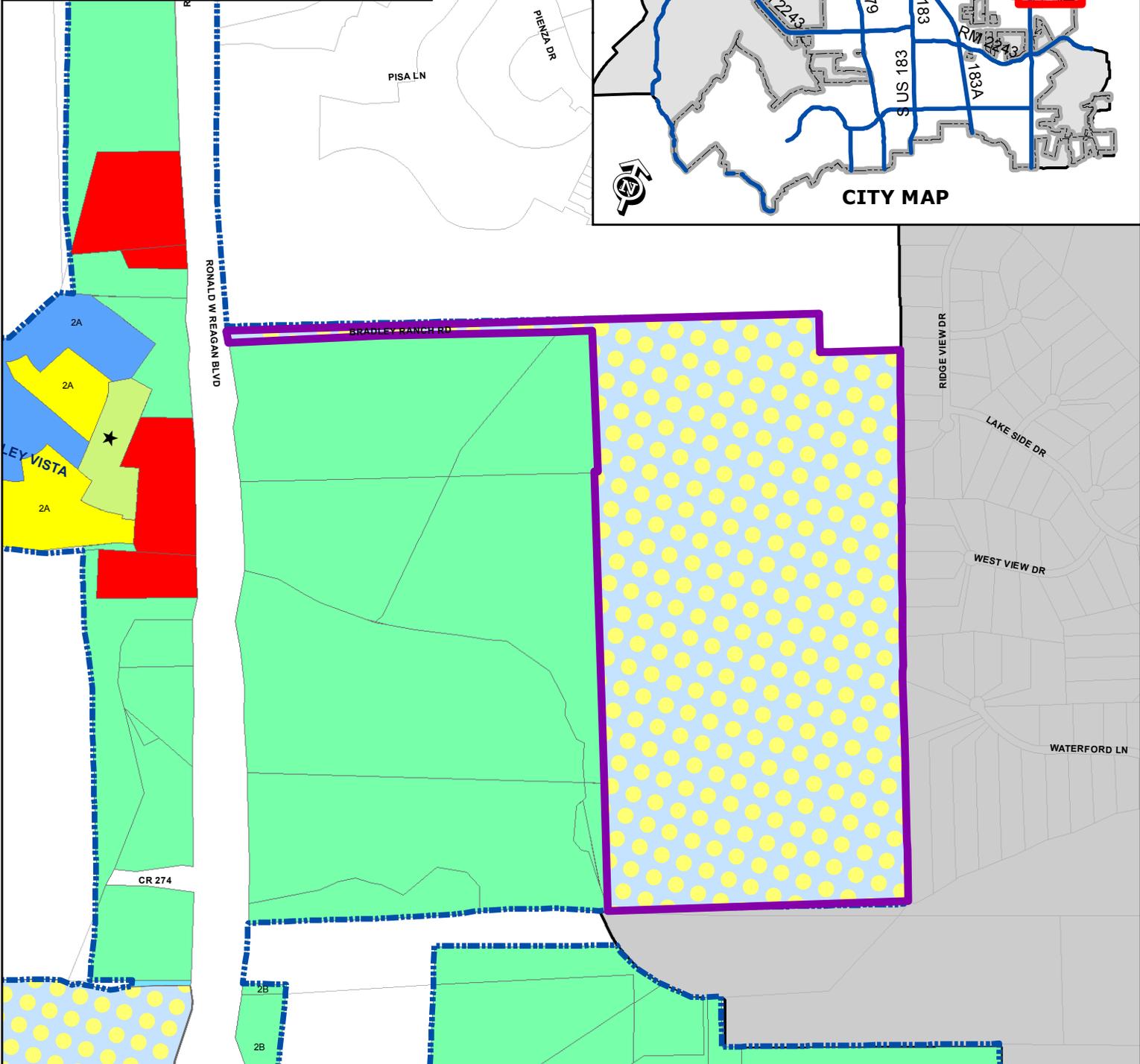
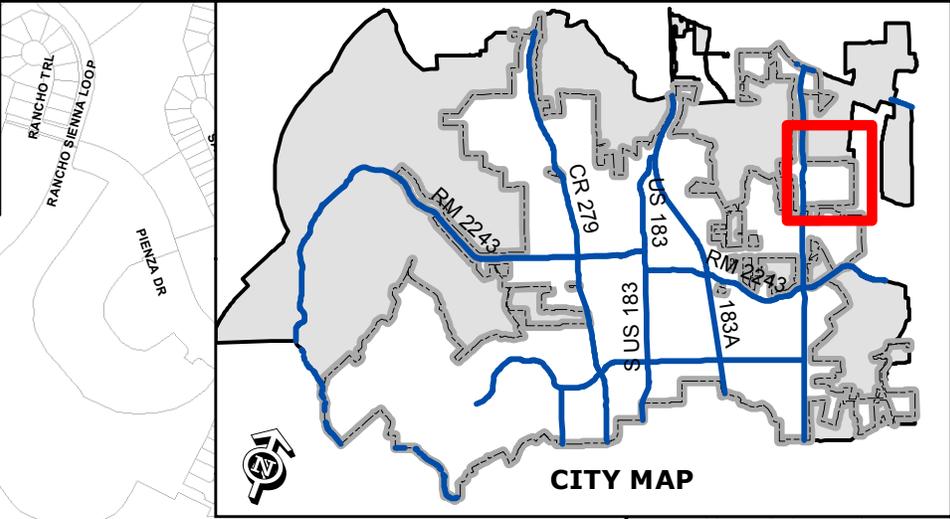
Future Land Use Map - Bluffview PUD

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



0 200
Feet

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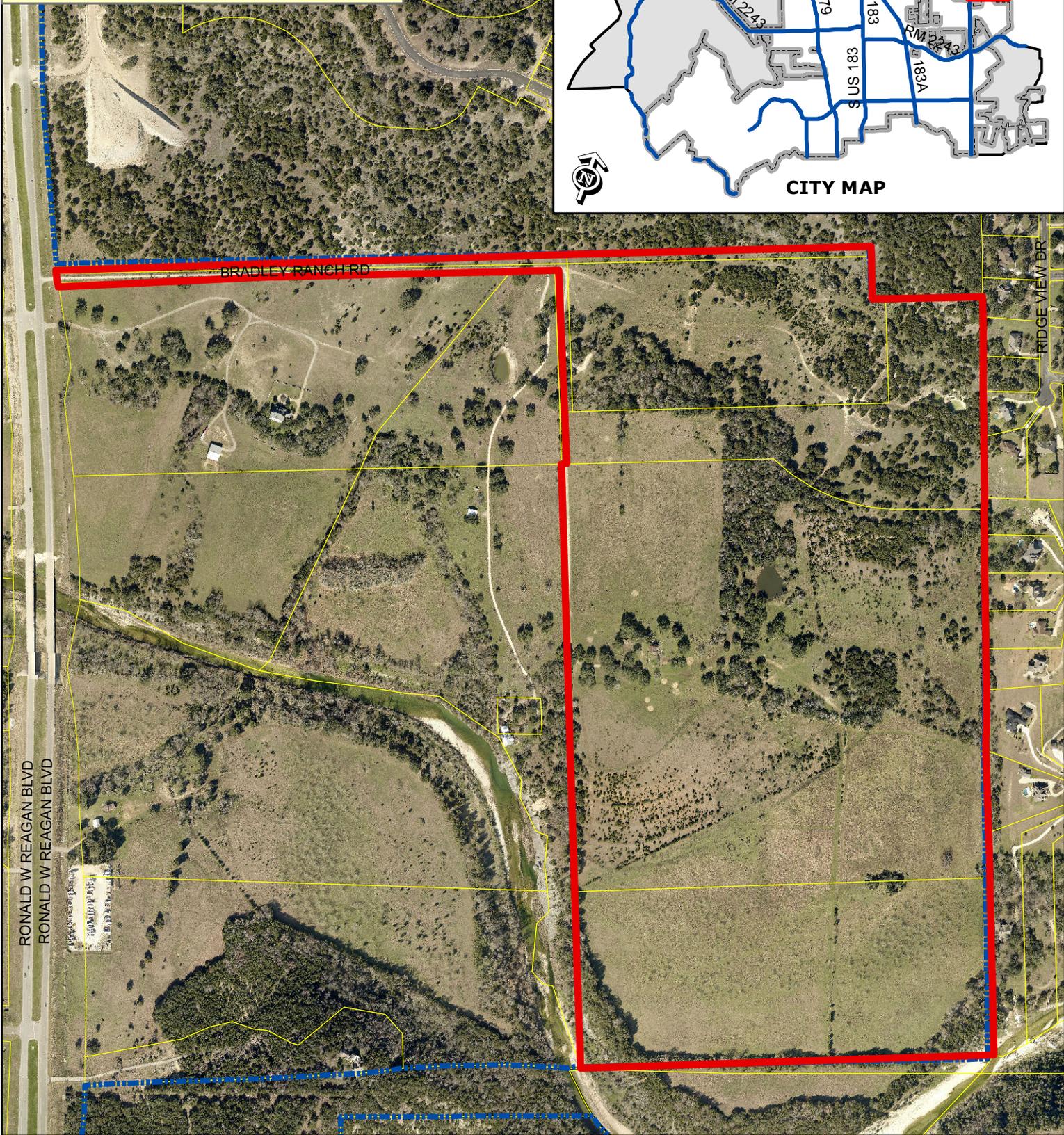
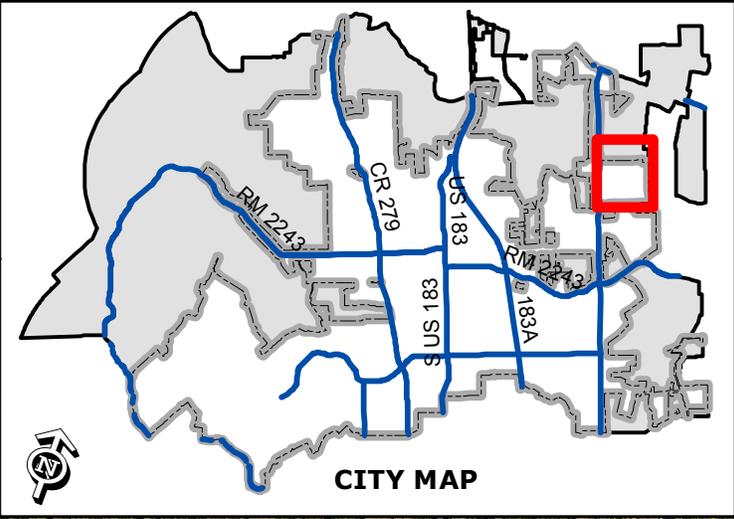
ZONING CASE 16-Z-008 Attachment #5

Proposed Zoning Map - Bluffview PUD

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



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ZONING CASE 16-Z-008 Attachment #6

Aerial Exhibit - Approximate Boundaries
Bluffview PUD



-  Subject Property
-  City Limits

EXHIBIT A BLUFFVIEW - PUD

A. Purpose and Intent

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

B. Applicability and Base Zoning

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

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.
2. To ensure a variety and mix of residential product types within Bluffview, the following standards have been established:
 - a. SFS-2-A (Single-Family Suburban)
 - Minimum of 20% of the lots
 - b. SFU-2-A (Single-Family Urban)
 - Minimum of 30% of the lots
 - c. SFC-2-A (Single-Family Compact)
 - Maximum of 35% of the lots
3. Single-family lots shall not be platted adjacent to the southern boundary line with Garey Park. A public street shall be located between the homes and the parkland.
4. Residential lots adjacent to the Gabriel's Overlook Subdivision shall be limited to SFS-2-A (Single-Family Suburban).
- 4.5. A privacy fence is required to be constructed along all residential lots on the eastern property line adjacent to the Gabriel's Overlook Subdivision. This fence is required to be constructed at the time of home construction and this requirement to construct and maintain the fence

shall be included as part of the subdivision covenants, conditions, and restrictions.

6. A forty (40') foot building setback for residential structures shall be provided along the eastern property line adjacent to the Gabriel's Overlook Subdivision.
7. To provide for enhanced streetscapes within the project at least fifty (50%) percent of the homes in the subdivision shall include an alternative garage placement other than a standard street-facing garage.. Examples of alternative garage placement include:
 - Rear entry/alley loaded garage
 - Side entry garage at the front of the lot (i.e. "J swing")
 - Side entry garage at the rear of the lot
 - Street accessed detached garage at the rear of the lot
 - A garage that is setback behind the primary structure that includes single garage doors with the individual single car stalls at a staggered setback
 - A porte cochere attached to the primary dwelling with a garage behind the porte cochere
 - Other alternative garage placements that meet the intent of this section as approved by the Director of Planning

Examples of these types of garages are shown in Exhibit G.

To facilitate alternative garage placement, the Director of Planning may allow for reduced side setbacks on a lot as long as the side setback on the adjacent lot is increased to provide the same total setback as required by the base zoning district. Where side setbacks are reduced, a plat note shall be required to stipulate the increased setback on the adjacent lot.

D. Allowable Use

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

E. Drainage Dedication and Facilities

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

F. Parkland and Landscaping

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

the parkland areas. Please refer to the Exhibit D for an example of the look and materials proposed and Exhibit E for the approximate locations of the landscape fence. The combination fence shall only be located where the fencing is adjacent to parkland. In areas where the fence will be located adjacent to single-family homes between a landscape lot and a single-family lot the fence shall be six (6') feet tall and constructed of solid masonry.

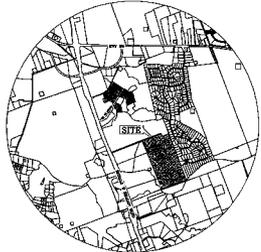
3. Street trees are required throughout the project. One (1) two (2") caliper inch street tree is required per lot. This street tree shall count towards the tree planting requirements interior to the lot. A minimum of one (1) two (2") caliper inch tree is required per lot in addition to the one (1) street 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. Street trees shall be planted between the back of curb and the sidewalk and this planting area shall be a minimum of five (5') feet deep measured from the back of curb to the edge of sidewalk. Trees shall be uniformly planted on streets to achieve an average spacing between trees of thirty (30) to forty (40) feet. 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 Subdivision Construction Plans. Root barriers shall be installed for street trees according to details provided by the City of Leander and included in the approved Subdivision Construction Plans. 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.

3.4. The parkland adjacent to Garey Park shall be a minimum of twenty-five (25') feet deep in order to allow for the trail corridor and landscaping on both sides.

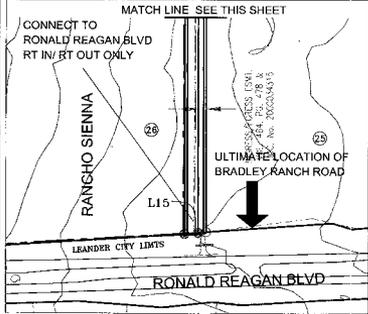
4.5. The roadway along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to Exhibit F. The homes on the north side of the road adjacent to Garey Park shall be alley loaded.

BLUFFVIEW PUD – EXHIBIT B

BLUFFVIEW - CONCEPT PLAN



LOCATION MAP
NOT TO SCALE



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

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

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

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

LEGAL DESCRIPTION:
1. GREENLEAF FISK SURVEY, ABSTRACT NO. 5
2. BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 429
TOTAL ACREAGE: 162.184 AC

NOTES:
1. ACCESS WILL BE TAKEN FROM THE 90' FLAG TO RONALD REAGAN.
2. SECONDARY EMERGENCY ACCESS OR A PLAT NOTE STATING BUILDINGS WILL BE SPRINKLER SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL FOR DEVELOPMENT OVER 30 LOTS.
3. A PUBLIC STREET SHALL BE PROVIDED ADJACENT TO GAREY PARK PARALLEL WITH THE SOUTHERN BOUNDARY LINE.
4. PRIOR TO FINAL PLAT APPROVAL OF THE INITIAL PHASE, IF RIGHT-OF-WAY ALLOWING A CONNECTION TO RONALD REAGAN BECOMES AVAILABLE, THE BERRY ROAD WILL BE CONNECTED TO ALIGN WITH THE EXISTING MEDIAN BREAK AND SERVE AS THE ULTIMATE LOCATION OF BRADLEY RANCH ROAD.
5. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A 1/4 INCH PER RESIDENTIAL UNIT.

EXISTING RIPARIAN CORRIDOR AREA: 475,522 SF

LAND USE SUMMARY	ACRES
SINGLE FAMILY RESIDENTIAL	159.634 AC
AMENITIES CENTER	4.370 AC
WASTEWATER LIFT STATION	1.00 AC
MAJOR ROADWAYS	7.15 AC
100' FLOODPLAIN	5.90 AC
WATER QUALITY / DETENTION	5.10 AC
TOTAL	162.184 AC

PROPOSED LOTS	LOTS	LLS
SINGLE FAMILY	515	5' 5"
PARK	1	5'
LIFT STATION	1	1'
WATER QUALITY / DETENTION	1	0'
LANDSCAPE / P.A.C.A.	10	10'
TOTAL PROPOSED	528 LOTS	531 LINES

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

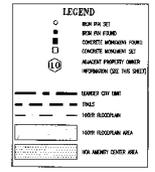
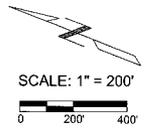
ADJACENT OWNERS:

- ① R402016 WILK, TRON A & MISTY M 330 ROSE VIEW DR GEORGETOWN, TX 78628-6859
- ② R402015 SCOTT, TONY V & THOMAS S ROWELL 488 BRICK VIEW DR GEORGETOWN, TX 78628-6855
- ③ R402014 BRENNAN, KENDALL J & ANNE R 400 ROSE VIEW DR GEORGETOWN, TX 78628
- ④ R402013 WILES, SANDRA N & JAMES L 117 BROOKWOOD SILSBEI, TX 77556
- ⑤ R402012 SAMPSON, BLAINE C & MARGARET MARY 580 BRICK VIEW DR GEORGETOWN, TX 78628
- ⑥ R402011 QUILES, DAVID R & RAQUEL R 500 RIDGE VIEW DR GEORGETOWN, TX 78628
- ⑦ R402010 DANDOLFE, MARSHALL & AMY 220 CADDIS LANE DR GEORGETOWN, TX 78628
- ⑧ R402152 BEST, ANDREW L & MISTI M 128 WEST VIEW DR GEORGETOWN, TX 78628
- ⑨ R402151 SOMMERS, ERIC M & RENEE C 132 WEST VIEW DR GEORGETOWN, TX 78628
- ⑩ R402150 PAUL, REEY S & DANIEL G 123 WEST VIEW DR GEORGETOWN, TX 78628
- ⑪ R402149 PERKE, WILLIAM H & CORRY H 135 WESTVIEW DR GEORGETOWN, TX 78628-4056
- ⑫ R402139 TRUSLOW, MARC S & LORI G 101 WALKERWOOD, TX GEORGETOWN, TX 78628
- ⑬ R402128 STELMACONS, JEFF & TONYA 127 WATERBURY LN GEORGETOWN, TX 78628
- ⑭ R402126 AMBROS, CAROLINA & JON W 3002 GREENLAWN PKWY AUSTIN, TX 78757
- ⑮ R402127 MARKING, GERALD R & SUSAN C 155 WATERBURY LN GEORGETOWN, TX 78628-6906
- ⑯ R403204 GAREY JACK (JE) & THE CITY OF GEORGETOWN 6400 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ⑰ R403239 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ⑱ R403238 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ⑳ R403237 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉑ R403236 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉒ R403235 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉓ R403234 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉔ R403233 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉕ R403232 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉖ R403231 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉗ R403230 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉘ R403229 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉙ R403228 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉚ R403227 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉛ R403226 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉜ R403225 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉝ R403224 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉞ R403223 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉟ R403222 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊱ R403221 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊲ R403220 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊳ R403219 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊴ R403218 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊵ R403217 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊶ R403216 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊷ R403215 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊸ R403214 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊹ R403213 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊺ R403212 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊻ R403211 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊼ R403210 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊽ R403209 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊾ R403208 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊿ R403207 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628

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

WITNESS MY HAND THIS 21st DAY OF June 2016.

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

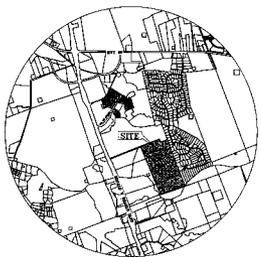


Carlson, Brigance & Doering, Inc.
1222 Merit Drive, Suite 1020, Dallas, Texas 75201
Phone: (972) 959-2777
Fax: (972) 959-2778
www.carlsonbrigancedoering.com

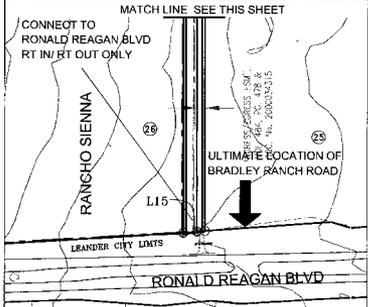
DATE: 06-2016
DRAWN BY: JLV
CHECKED BY: JLV
PROJECT: BLUFFVIEW
SHEET: 1 OF 3

BLUFFVIEW - PHASING PLAN

SCALE: 1" = 200'



LOCATION MAP
NOT TO SCALE



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

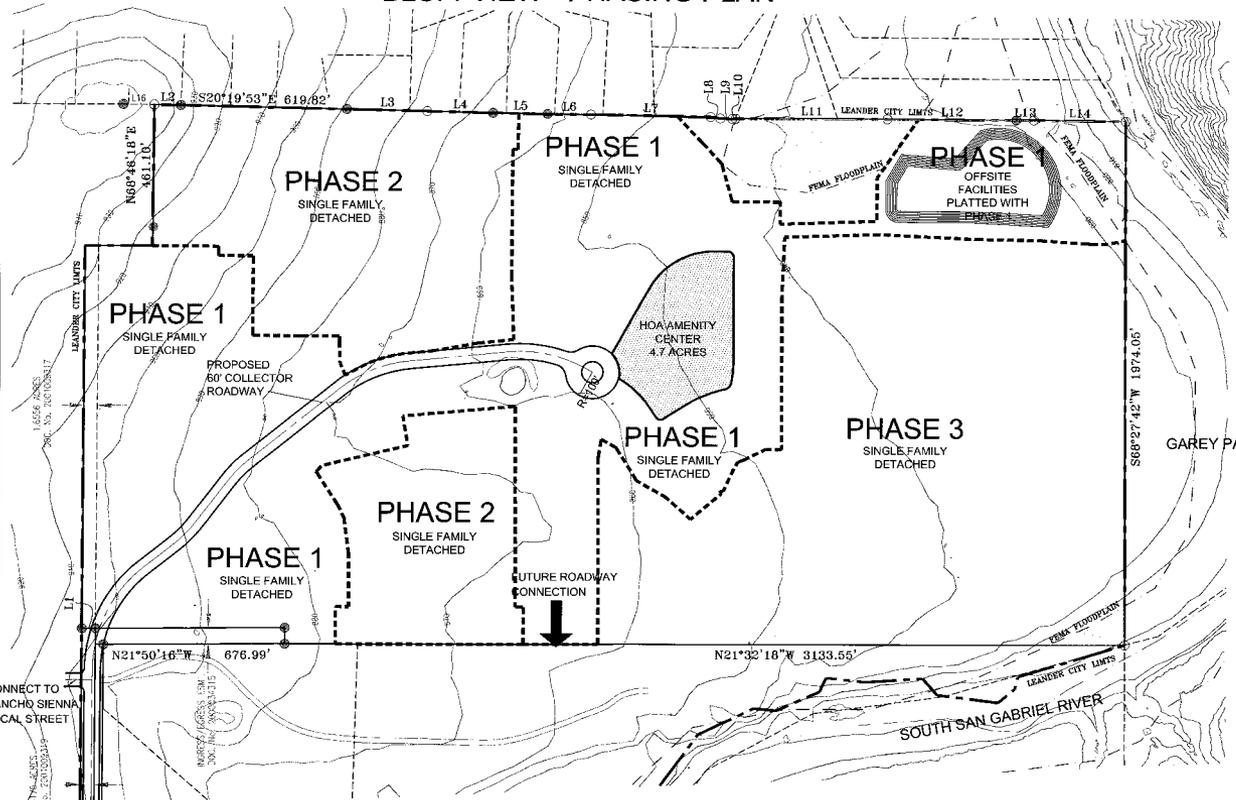
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5601 W. WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 290-5140

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

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):
FLOODPLAIN MAP NUMBER: 4-84010-0400C
DATED: SEPTEMBER 05, 2008

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

TOTAL ACREAGE: 182.184 AC



LEGEND

- NEW PIV SET
- NEW PIV POINT
- CONCRETE MARKER FOUND
- UNLOCATED MARKER SET
- ⑩ UNLOCATED PROPERTY OWNER WITHIN THE 400' WETD
- FENCE LINE
- - - LEANDER CITY LIMIT
- - - 100' FLOODPLAIN
- - - 500' FLOODPLAIN AREA
- - - FEMA 100-YEAR FLOOD AREA

LINE	LENGTH	BEARING
L1	50.53'	S21°55'58"E
L2	99.29'	S20°39'26"E
L3	299.77'	S20°17'55"E
L4	245.67'	S20°09'09"E
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L11	567.01'	S21°23'52"E
L12	481.46'	S21°09'51"E
L13	65.30'	S21°25'04"E
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WITNESS MY HAND THIS 21st DAY OF June, 2016.

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



CARLSON, BRIGANCE & DOERING, INC.
67201

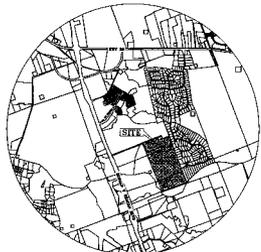
Carlson, Brigance & Doering, Inc.
1500 West Loop West, Suite 1000
Houston, Texas 77027
Phone: (281) 416-1000

PHASING PLAN

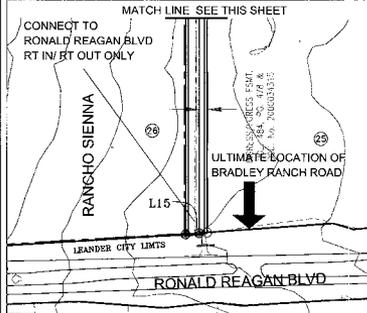
DATE: 04-2016
DRAWN BY: JPV
DESIGNED BY: CEB

5-SEE: BLUFFVIEW
1-OP NUMBER: 4721
SHEET: 2 OF 5

BLUFFVIEW - PARK PLAN



LOCATION MAP
NOT TO SCALE



OWNER:
DEVELOPMENT SOLUTIONS BRADLEY, LLC
1225 MARTIN DRIVE, SUITE 1000
DALLAS, TEXAS 75261
PHONE: (972) 966-9777

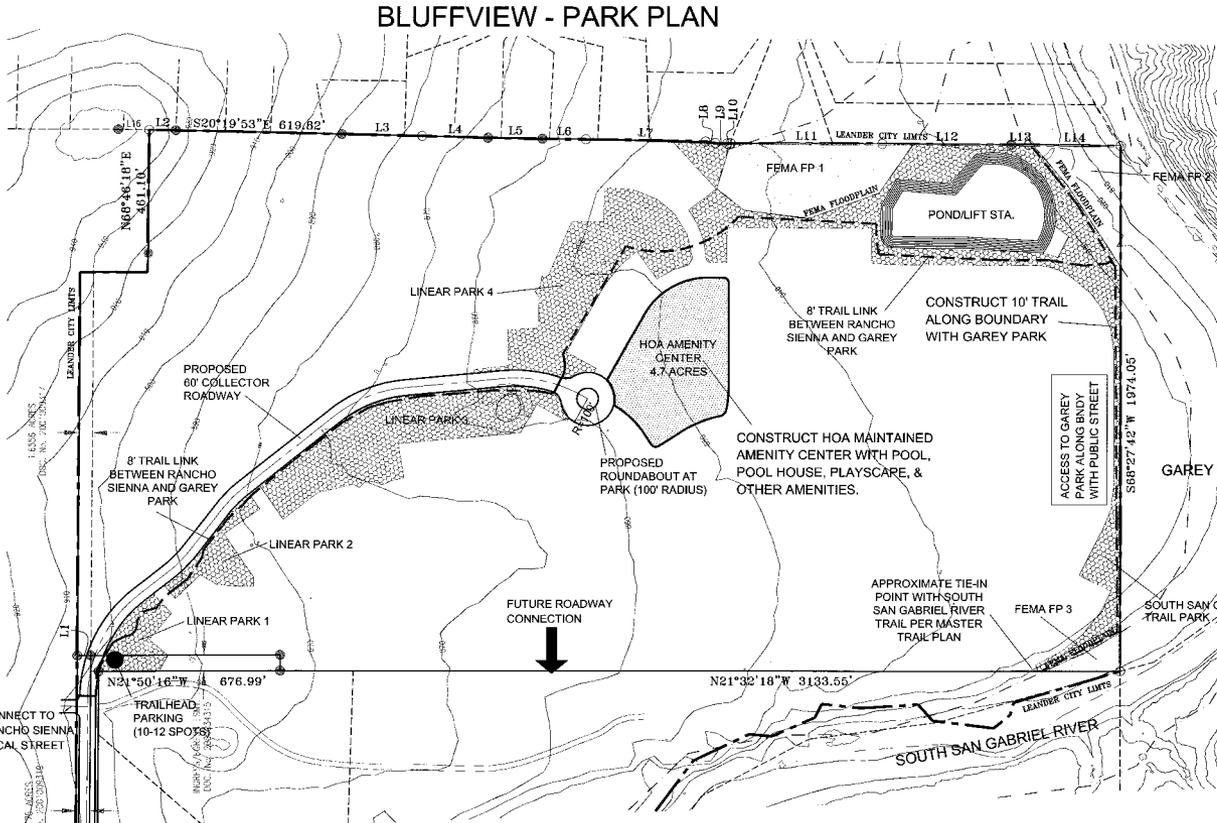
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5601 W. WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 288-5160

LAND PLANNER:
PETER VEROSICHIO
SEC PLANNING, LLC
4201 W. FARMER LANE, BLDG A, SUITE 220
AUSTIN, TEXAS 78727
PHONE: (512) 246-7003

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOODPLAIN MAP NUMBER: 145491C-0400R
DATED: SEPTEMBER 26, 2008

LEGAL DESCRIPTION:
1. GREENLEAF FISH SURVEY, ABSTRACT NO. 3
2. BARTHOLOMEW MAHLOVE SURVEY, ABSTRACT NO. 429
TOTAL ACREAGE: 182.164 AC

PROPOSED LOTS	LOTS
520' x 8' FAMILY PARK	510
LIFT STATION	1
WATER QUALITY / DETENTION	1
LANDSCAPE / H.O.A.	10
TOTAL PROPOSED:	528 LOTS



LEGEND

- HOA PA SET
- HOA PA STAKE
- COUNCIL MANHOLE TONG
- COUNCIL MANHOLE 50'
- MANHOLE RAMPED W/INLETION (SEE THE SHEET)
- LEANDER CITY MAP
- TRAIL
- PARK FLOODPLAIN
- FEMA FLOODPLAIN
- HOA AMENITY CENTER HOA
- HOA AMENITY CENTER HOA
- FLOODPLAIN BOUNDARY HOA

Parkland Description	Acreage	Floodplain (Y/N)	Total Acreage Credit / Debit
Linear Park 1	1.1	N	1.1
Linear Park 2	1.1	N	1.1
Linear Park 3	4.9	N	4.9
Linear Park 4	4.6	N	4.6
HOA Park	4.7	N	4.7
South San Gabriel Trail Park	11.8	Y	11.8
FEMA FP 1 (50% credit)	3.6	Y	1.8
FEMA FP 2 (50% credit)	1.6	Y	0.8
FEMA FP 3 (50% credit)	0.4	Y	0.2
Pool	4.3	N	(4.3)
Lift Station	1.0	N	(1.0)
Total Parkland Provided			25.7

Total Parkland Required = 18.025 AC (525 SF lots / 300 x 3.5 AC)

SURVEY (BRADLEY) TRACT PARAGRAM DEDICATION WORKSHEET

Lot	Exist. Easement	Exist. Easement	Hyd. Area	Floodplain	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1										
2										
3										
4										
5										
6										
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ENGINEERS CERTIFICATION:
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WITNESS MY HAND THIS 21st DAY OF June, 2016.

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



Carlson, Brigance & Doering, Inc.
C&D
DATE: 04-2016
PROJECT: BLUFFVIEW
SHEET: DRAWING NUMBER: 4721
PROJECT: BLUFFVIEW
SHEET: 5 OF 5

BLUFFVIEW PUD – EXHIBIT D





February 29, 2016

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

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

Dear Ms. Griffin:

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

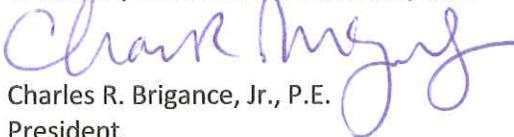
Access will be taken from Ronald Reagan via an 80' wide neck running from Ronald Reagan to the main body of the subject tract. This entrance off of Ronald Reagan will be a right-in/right-out intersection unless right-of-way is procured from the Christianson tract to allow access to an existing median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

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

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

Please let us know if you have any questions.

Best Regards,
CARLSON, BRIGANCE & DOERING, INC.


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

July 29, 2016

Leander Planning and Zoning Commission
Leander City Council

We write to as residents of Gabriel's Overlooks whose entire west property line shares a boundary with the former Bradley Ranch and now the Bluff View Development. Our property is indicated on Exhibit B as Lot 15 in Gabriel's Overlook. We have lived on this property for over 9 years and of course, you would expect that we have a vested interest in how the former Bradley Ranch is developed. But we also have a vested interest in being good stewards of the land that affords a unique setting and particularly the South San Gabriel River which is a rare and precious natural resource and one that the Garey Park development will depend on for its natural beauty. As we view the preliminary plans for the Bluff View Develop, we see the area just to the west of our property will be designated park area. This park area will have a detention pond and we learned at the Zoning Commission meeting that this pond will be an expansive 4 acres

In the last nine years, we have shared this land with awesome forces of nature. We know what happens on the former Bradley land in times of heavy rain and in times of drought. In times of heavy rain there is a HUGE – AWESOME amount of water that crashes across that property on its way to river spreading in various channels. We could tell just how much it has rained by the sound of the water. In the back of the Bradley property is a 30 foot drop off where the water has worked its way to the rock base. Just east of that drop off is a huge old oak tree that holds up part of the river bank. The residents who live in the pathway of that water know where nature is going to send the water to feed the river and resultant moisture for vegetation along its path. We all have worked to direct the water away from our homes, but not to stop it or slow it for that is not being good stewards of our surroundings and could cause unexpected flooding. Mother nature is going to have her way!

I have real concerns about what dense housing will do to the ecology of the surrounding land including the land we live on due to a change in the natural water flow. But I am particularly concerned about the 4-acre pond/lift station which could change the ecosystem for the river. If the pond/lift station is water detention and slows water from going into the river, then that is ecologically unsound. Since the developer plans a 4-acre pond, he/she has a sense of the amount of water that will flow through that property. However, if he/she miscalculates the enormity of the water or we have an historic rainfall like the night of June 28, 2007, that detention pond could cause our homes to be flooded. Since the pond would be standing water, it is likely to increase our mosquito population which, unlike many areas, is not a problem. Lastly, since the pond is rain fall fed, during the hot dry season, this pond/lift station would be a 4-acre big dry hole in an area that was once beautiful natural land.

Both my husband and I would be anxious to talk with the developer. Unless someone has experienced the amount of water coming across that land on its way to the river there is no way to really understand why the power of nature should be preserved. As well, we would like to discuss the purpose of the detention pond, if it is just to slow the water, I suggest it is better to let nature take care of it as it has long before any of us built homes here. I concede that there might be reasons, we don't know about that makes this pond/lift station necessary.

So, Commissioners of the Zoning Commission and Commissioners of Leander City Council – yours is a significant decision - I implore that you consider the impact to the river which is a natural gem for Williamson County, the natural setting where Bluff View will be developed, and the neighboring land and homes.

Most Sincerely,

Susan C. Harkins - Gerald R. Harkins
153 Waterford Ln

512-796-8465

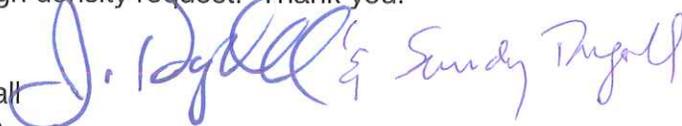
From: [REDACTED]
Subject: Bradley Ranch Rezoning Proposition
Date: July 19, 2016 at 4:08 PM
To: Leander City Council
Cc: Leander Planning and Zoning Commission

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

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

Please deny this high density request. Thank you.

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

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

Robin Griffin

From: Carolyn Ahrens
Sent: Thursday, July 28, 2016 10:54 PM
To: Robin Griffin
Subject: revised letter to Zoning & City Council

149 Waterford Lane

Georgetown, TX

Dear Leander Planning & Zoning and Leander City Council,

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

We are concerned about increased traffic on already stressed highways (Highway 29 and Ronald Reagan Blvd) – especially in case of emergency. We are concerned about increased pervious cover and flooding. Our property is within 100 feet of the proposed Pond/Lift Station right next to the FEMA floodplain. Increased pervious cover upstream means more water flowing into our property and house. Neighbors to our west have had large boulder bridges washed out by the immense amount of water running from the Bradley ranch into Gabriel's Overlook.

We are also concerned about the affect of the development on the South San Gabriel River. The cities of Georgetown and Leander are investing considerable monies into Garey Park and the South San Gabriel Trail Park. It would be a pity if the South San Gabriel was negatively affected by trash & debris or lower water levels.

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

We respectfully request that you oppose the rezoning.

If the rezoning proceeds we request a requirement that all lots along the eastern boundary along Gabriel's Overlook (where lot sizes are 1 - 2 acres) be the largest lot size possible - SFS-2-A (Single Family Suburban). The applicant engineer did not want this restriction included - we specifically ask that it be included as recommended by Zoning & Planning.

Thank you for your time and attention,

Carolyn & Jon Ahrens

July 20, 2016

Attn: ~~Planning and Zoning Commission~~
City Council
City of Leander, Texas

Re: Rezoning Request for Bradley Ranch Development

We respectively submit a request that the Planning and Zoning Commission and City Council of Leander jointly deny the request from the developer to change zoning from Single Family Rural to Single Family Compact on the proposed development located off Ronald Reagan Blvd. and Highway 29 known as Bradley Ranch.

This beautiful land butts up to the west side of our subdivision, Gabriel's Overlook. The area is prime for Single Family Rural on 1+ acre and to approve Single Family Compact would pitifully put four homes instead of one butting up to each one of the homes on the west side of our subdivision. This is a rural area, not a city center.

The area also butts up to the pristine South Fork of the San Gabriel River and plays an integral part in heavy drainage into the river. Our home at 137 Waterford has a dry creek bed in front and the San Gabriel River at the back. In heavy rains it is not uncommon for the drainage to go over the bridge in front of our home. We are concerned about whether an engineer has perused these plans relative to flooding and has there been a study of impact to the South Fork of the San Gabriel River?

The high-density housing would lower property values, increase noise and congestion plus change the character of the developments that already exist.

Please consider far-range plans and deny this high density housing zoning in this beautiful serene rural area.

Respectfully,



Frank and LaWann Tull
137 Waterford Lane
Georgetown, TX 78628
512-868-5920
713-725-5266 Mobile



ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING SEVERAL PARCELS OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICTS OF SFS-2-A (SINGLE-FAMILY SUBURBAN), SFU-2-A (SINGLE-FAMILY URBAN), AND SFC-2-A (SINGLE-FAMILY COMPACT); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 05-018, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Applicability. This ordinance applies to the following parcels of land, which is herein referred to as the "Property:" That certain parcels of land being 182.84 acres, more or less, located in Leander, Williamson County, Texas, being more particularly described in Exhibit "C", generally located to the southwest of the intersection of Ronald W. Reagan Blvd and Bradley Ranch Road; legally described as 182.84 acres more or less out of the Greenleaf Fisk; more particularly described in Instrument Numbers 2014071113 and 2014071119 recorded in the Official Public Records of Williamson County, Texas, and identified by tax identification numbers R419667, R419674, R310769, R489944, R031231, R339021, and R403529 .

Section 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); known as the Bluffview PUD. The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan

attached as Exhibits “A”, “B”, “C”, “D”, “E” which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City’s official zoning map with the official notation as prescribed by the City’s zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov’t. Code.

PASSED AND APPROVED on First Reading this the 4th day of August, 2016.
FINALLY PASSED AND APPROVED on this the 18th day of August, 2016.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

EXHIBIT A

BLUFFVIEW - PUD

A. Purpose and Intent

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

B. Applicability and Base Zoning

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

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.
2. To ensure a variety and mix of residential product types within Bluffview, the following standards have been established:
 - a. SFS-2-A (Single-Family Suburban)
 - Minimum of 20% of the lots
 - b. SFU-2-A (Single-Family Urban)
 - Minimum of 30% of the lots
 - c. SFC-2-A (Single-Family Compact)
 - Maximum of 35% of the lots
3. Single-family lots shall not be platted adjacent to the southern boundary line with Garey Park. A public street shall be located between the homes and the parkland.
4. Residential lots adjacent to the Gabriel's Overlook Subdivision shall be limited to SFS-2-A (Single-Family Suburban).
5. A privacy fence is required to be constructed along all residential lots on the eastern property line adjacent to the Gabriel's Overlook Subdivision. This fence is required to be constructed at the time of home construction and this requirement to construct and maintain the fence

shall be included as part of the subdivision covenants, conditions, and restrictions.

6. A forty (40') foot building setback for residential structures shall be provided along the eastern property line adjacent to the Gabriel's Overlook Subdivision.
7. To provide for enhanced streetscapes within the project at least fifty (50%) percent of the homes in the subdivision shall include an alternative garage placement other than a standard street-facing garage.. Examples of alternative garage placement include:
 - Rear entry/alley loaded garage
 - Side entry garage at the front of the lot (i.e. "J swing")
 - Side entry garage at the rear of the lot
 - Street accessed detached garage at the rear of the lot
 - A garage that is setback behind the primary structure that includes single garage doors with the individual single car stalls at a staggered setback
 - A porte cochere attached to the primary dwelling with a garage behind the porte cochere
 - Other alternative garage placements that meet the intent of this section as approved by the Director of Planning

Examples of these types of garages are shown in Exhibit G.

To facilitate alternative garage placement, the Director of Planning may allow for reduced side setbacks on a lot as long as the side setback on the adjacent lot is increased to provide the same total setback as required by the base zoning district. Where side setbacks are reduced, a plat note shall be required to stipulate the increased setback on the adjacent lot.

D. Allowable Use

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

E. Drainage Dedication and Facilities

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

F. Parkland and Landscaping

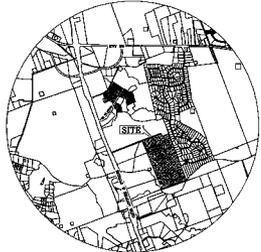
1. An eight (8') foot concrete sidewalk trail system running the extent of the northern to southern boundary of the project shall tie into the South San Gabriel River Trail as it runs along the southern boundary of this project. The South San Gabriel River Trail as it runs along the southern boundary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

the parkland areas. Please refer to the Exhibit D for an example of the look and materials proposed and Exhibit E for the approximate locations of the landscape fence. The combination fence shall only be located where the fencing is adjacent to parkland. In areas where the fence will be located adjacent to single-family homes between a landscape lot and a single-family lot the fence shall be six (6') feet tall and constructed of solid masonry.

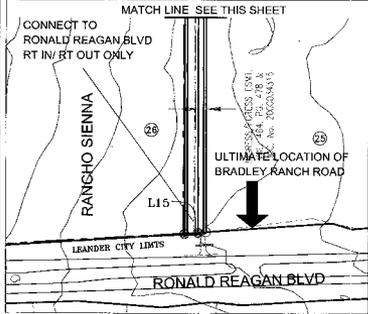
3. Street trees are required throughout the project. One (1) two (2") caliper inch street tree is required per lot. This street tree shall count towards the tree planting requirements interior to the lot. A minimum of one (1) two (2") caliper inch tree is required per lot in addition to the one (1) street 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. Street trees shall be planted between the back of curb and the sidewalk and this planting area shall be a minimum of five (5') feet deep measured from the back of curb to the edge of sidewalk. Trees shall be uniformly planted on streets to achieve an average spacing between trees of thirty (30) to forty (40) feet. 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 Subdivision Construction Plans. Root barriers shall be installed for street trees according to details provided by the City of Leander and included in the approved Subdivision Construction Plans. 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.
4. The parkland adjacent to Garey Park shall be a minimum of twenty-five (25') feet deep in order to allow for the trail corridor and landscaping on both sides.
5. The roadway along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to Exhibit F. The homes on the north side of the road adjacent to Garey Park shall be alley loaded.

BLUFFVIEW PUD – EXHIBIT B

BLUFFVIEW - CONCEPT PLAN



LOCATION MAP
NOT TO SCALE



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

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

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

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

LEGAL DESCRIPTION:
1. GREENLEAF FISH SURVEY, ABSTRACT NO. 5
2. BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 429
TOTAL ACREAGE: 162.184 AC

NOTES:
1. ACCESS WILL BE TAKEN FROM THE 90' FLAG TO RONALD REAGAN.
2. SECONDARY EMERGENCY ACCESS OR A PLAT NOTE STATING BUILDINGS WILL BE SPRINKLER SHALL BE PROVIDED PRIOR TO FINAL PLAT APPROVAL FOR DEVELOPMENT OVER 30 LOTS.
3. A PUBLIC STREET SHALL BE PROVIDED ADJACENT TO GAREY PARK PARALLEL WITH THE SOUTHERN BOUNDARY LINE.
4. PRIOR TO FINAL PLAT APPROVAL OF THE INITIAL PHASE, IF RIGHT-OF-WAY ALLOWING A CONNECTION TO RONALD REAGAN BECOMES AVAILABLE, THE BERRY ROAD WILL BE CONNECTED TO ALIGN WITH THE EXISTING MEDIAN BREAK AND SERVE AS THE ULTIMATE LOCATION OF BRADLEY RANCH ROAD.
5. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A HALPER RESIDENTIAL UNIT.

EXISTING RIPARIAN CORRIDOR AREA: 475,522 SF

LAND USE SUMMARY	ACRES
SINGLE FAMILY RESIDENTIAL	159.634 AC
AMENITIES CENTER	4.370 AC
WASTEWATER LIFT STATION	1.00 AC
MAJOR ROADWAYS	7.15 AC
100' FLOODPLAIN	5.90 AC
WATER QUALITY / DETENTION	5.10 AC
TOTAL	162.184 AC

PROPOSED LOTS	LOTS	LLS
SINGLE FAMILY	515	5' 5"
PARK	1	5'
LIFT STATION	1	1'
WATER QUALITY / DETENTION	1	0'
LANDSCAPE / P.A.C.A.	10	10'
TOTAL PROPOSED	528 LOTS	531 LINES

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

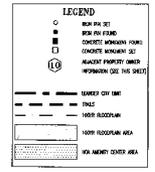
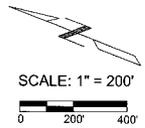
ADJACENT OWNERS:

- ① R402016 WINE, TRON A & MISTY M 330 ROSE VIEW DR GEORGETOWN, TX 78628-6859
- ② R402015 SCOTT, TONY V & THOMAS S ROWELL 488 BRICK VIEW DR GEORGETOWN, TX 78628-6855
- ③ R402014 BRENNAN, KENDALL J & ANNE R 400 ROSE VIEW DR GEORGETOWN, TX 78628
- ④ R402013 WILES, SANDRA N & JAMES L 117 BROOKWOOD SILSBEI, TX 77556
- ⑤ R402012 SAMPSON, BLAINE C & MARGARET MARY 580 BRICK VIEW DR GEORGETOWN, TX 78628
- ⑥ R402011 QUILES, DAVID R & RAQUEL R 500 RIDGE VIEW DR GEORGETOWN, TX 78628
- ⑦ R402010 DANDOLIVE, MARSHALL & AMY 220 CADDIS LANE DR GEORGETOWN, TX 78628
- ⑧ R402152 BEST, ANDREW L & MISTI M 128 WEST VIEW DR GEORGETOWN, TX 78628
- ⑨ R402151 SOMMERS, ERIC M & RENEE C 132 WEST VIEW DR GEORGETOWN, TX 78628
- ⑩ R402150 PAUL, REEY S & DANIEL G 123 WEST VIEW DR GEORGETOWN, TX 78628
- ⑪ R402149 PERKE, WILLIAM H & CORRY H 135 WESTVIEW DR GEORGETOWN, TX 78628-4056
- ⑫ R402148 TRUSLOW, MARC S & LORI G 101 WALKHORN LN GEORGETOWN, TX 78628
- ⑬ R402128 STELMACONS, JEFF & TONYA 127 WATERBURY LN GEORGETOWN, TX 78628
- ⑭ R402126 AMBROS, CAROLINA & JON W 3002 GREENLAWN PKWY AUSTIN, TX 78757
- ⑮ R402127 MARKING, GERALD R & SUSAN C 155 WATERBURY DR GEORGETOWN, TX 78628-6906
- ⑯ R403204 GAREY JACK (JE) & THE CITY OF GEORGETOWN 6400 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ⑰ R403239 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ⑱ R403238 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ⑳ R403237 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉑ R403236 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉒ R403235 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉓ R403234 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉔ R403233 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉕ R403232 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉖ R403231 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉗ R403230 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉘ R403229 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉙ R403228 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉚ R403227 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉛ R403226 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉜ R403225 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉝ R403224 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉞ R403223 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㉟ R403222 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊱ R403221 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊲ R403220 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊳ R403219 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊴ R403218 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊵ R403217 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊶ R403216 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊷ R403215 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊸ R403214 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊹ R403213 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊺ R403212 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊻ R403211 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊼ R403210 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊽ R403209 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊾ R403208 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628
- ㊿ R403207 GAREY JACK (JE) & THE CITY OF GEORGETOWN 5450 RANCH ROAD 2243 GEORGETOWN, TX 78628

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

WITNESS MY HAND THIS 21st DAY OF June 2016.

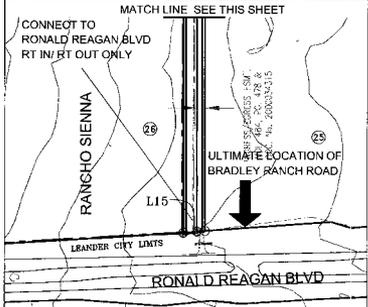
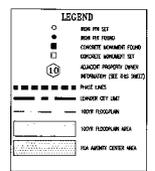
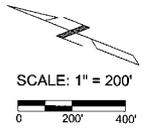
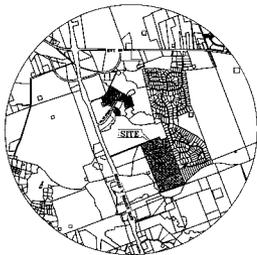
Charles R. Brigance, Jr.
CHARLES R. BRIGANCE, JR. P.E. NO. 64348



Carlson, Brigance & Doering, Inc.
1500 W. PARKER LANE, SUITE 200
AUSTIN, TEXAS 78757
PHONE: (512) 293-5166

DATE: 06-2016
DRAWN BY: JLV
CHECKED BY: JLV
DESIGNED BY: JLV
PROJECT: BLUFFVIEW
SHEET: 1 OF 3

BLUFFVIEW - PHASING PLAN



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

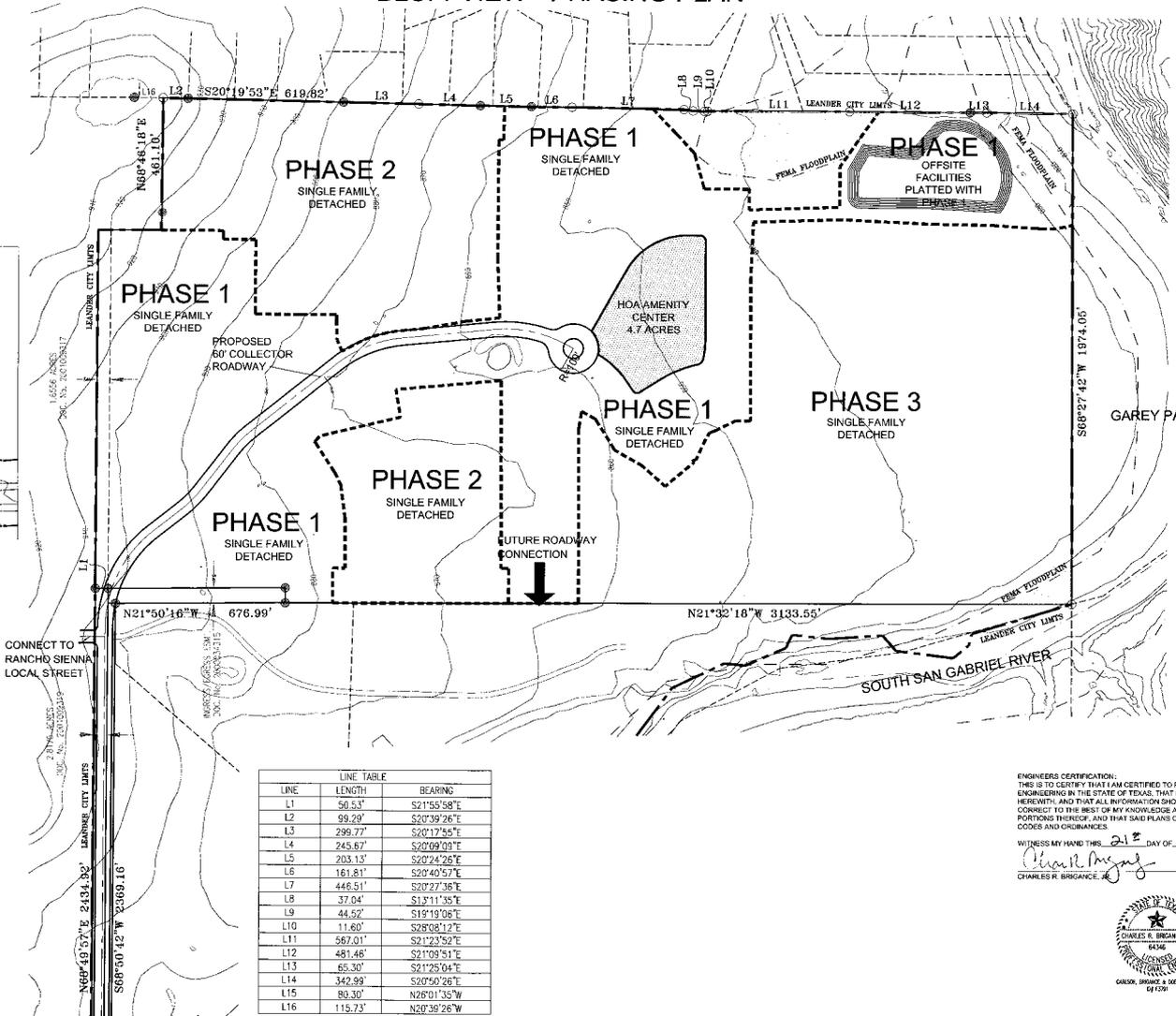
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5601 W. WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 290-5140

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

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

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

TOTAL ACREAGE: 192.184 AC



LINE	LENGTH	BEARING
L1	50.53'	S21°55'58"E
L2	99.29'	S20°39'26"E
L3	299.77'	S20°17'55"E
L4	245.67'	S20°09'09"E
L5	203.13'	S20°24'26"E
L6	161.81'	S20°40'57"E
L7	446.51'	S20°27'36"E
L8	37.04'	S19°11'35"E
L9	44.52'	S19°19'08"E
L10	11.60'	S28°08'12"E
L11	567.01'	S21°23'52"E
L12	481.46'	S21°09'51"E
L13	65.30'	S21°25'04"E
L14	342.99'	S20°50'26"E
L15	80.30'	N26°01'35"W
L16	115.73'	N20°38'26"W

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

WITNESS MY HAND THIS 21st DAY OF JUNE, 2016.

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



CONNECT TO RANCHO SIENNA LOCAL STREET
CONNECT TO RONALD REAGAN BLVD RT IN/RT OUT ONLY
ULTIMATE LOCATION OF BRADLEY RANCH ROAD

MATCH LINE SEE THIS SHEET
COLLECTOR TO RONALD REAGAN

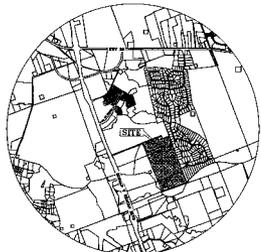
Carlson, Brigance & Doering, Inc.
1222 MERIT DRIVE, SUITE 1020
DALLAS, TEXAS 75201
PHONE: (972) 960-2777

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

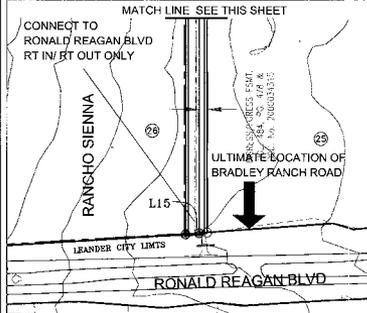
BLUFFVIEW
STREET, DOWNSIDE, WHITE & HANNAH
IMPROVEMENTS

LEAD NUMBER: 4721
SHEET: 2 OF 5

BLUFFVIEW - PARK PLAN



LOCATION MAP
NOT TO SCALE



OWNER:
DEVELOPMENT SOLUTIONS BRADLEY, LLC
1225 MART DRIVE, SUITE 1000
DALLAS, TEXAS 75261
PHONE: (972) 966-9777

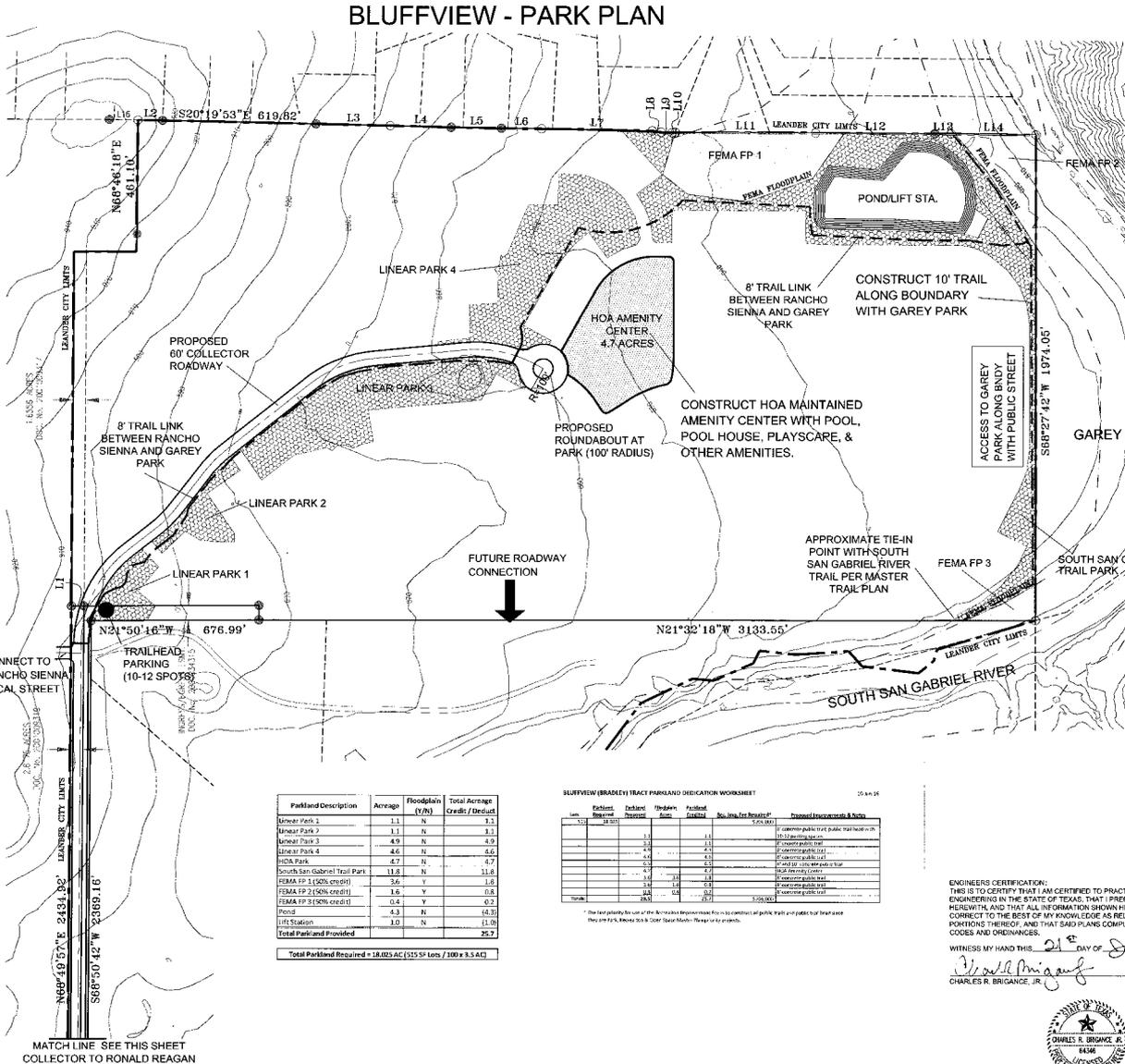
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5601 W. WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 288-5160

LAND PLANNER:
PETER VERGOSICHO
SEC PLANNING, LLC
4201 W. FARMER LANE, BLDG A, SUITE 220
AUSTIN, TEXAS 78727
PHONE: (512) 246-7003

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOODPLAIN MAP NUMBER: 145491C-0400R
DATED: SEPTEMBER 26, 2008

LEGAL DESCRIPTION:
1. GREENLEAF FISH SURVEY, ABSTRACT NO. 3
2. BARTHOLOMEW MAHLOVE SURVEY, ABSTRACT NO. 429
TOTAL ACREAGE: 182.164 AC

PROPOSED LOTS	LOTS
520' x 8' FAMILY PARK	510
LIFT STATION	1
WATER QUALITY / DETENTION	1
LANDSCAPE / H.O.A.	10
TOTAL PROPOSED:	528 LOTS



LEGEND

- HOA PA SET
- HOA PA STAKE
- COUNCIL MANHOLE (100)
- COUNCIL MANHOLE (50)
- MANHOLE (SEE THE SHEET)
- MANHOLE (SEE THE SHEET)
- LEADER CITY MAP
- TRAIL
- PARK FLOODPLAIN
- FEMA FLOODPLAIN
- HOA MAINTAINED TRAIL
- HOA MAINTAINED TRAIL
- HOA MAINTAINED TRAIL

Parkland Description	Acreage	Floodplain (Y/N)	Total Acreage Credit / (Debit)
Linear Park 1	1.1	N	1.1
Linear Park 2	1.1	N	1.1
Linear Park 3	4.9	N	4.9
Linear Park 4	4.6	N	4.6
HOA Park	4.7	N	4.7
South San Gabriel Trail Park	11.8	Y	11.8
FEMA FP 1 (50% credit)	3.6	Y	1.8
FEMA FP 2 (50% credit)	1.6	Y	0.8
FEMA FP 3 (50% credit)	0.4	Y	0.2
Pond	4.3	N	(4.3)
Lift Station	1.0	N	(1.0)
Total Parkland Provided			25.7

Total Parkland Required = 18.025 AC (525 SF lots / 300 x 3.5 AC)

SURVEY (BRADLEY) TRACT PARAGRAM DEDICATION WORKSHEET

Lot	Exist. Easement	Exist. Easement	Proposed Easement							
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WITNESS MY HAND THIS 21st DAY OF June, 2016.

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



Carlson, Brigance & Doering, Inc.
C&D
DATE: CH-2016
PROJECT: BLUFFVIEW
SHEET: DRAWING NUMBER: 4721
SHEET 5 OF 5

BLUFFVIEW PUD – EXHIBIT D





Key Elements

of well-designed streetscapes

EXHIBIT G



Key Elements

▶ Streetscapes

- ▶ Street Trees and Landscaping
- ▶ Roadway Cross Sections with Shaded Paths
- ▶ Reduce Prominence of Garages
- ▶ Reduce Driveway Impacts on Streets

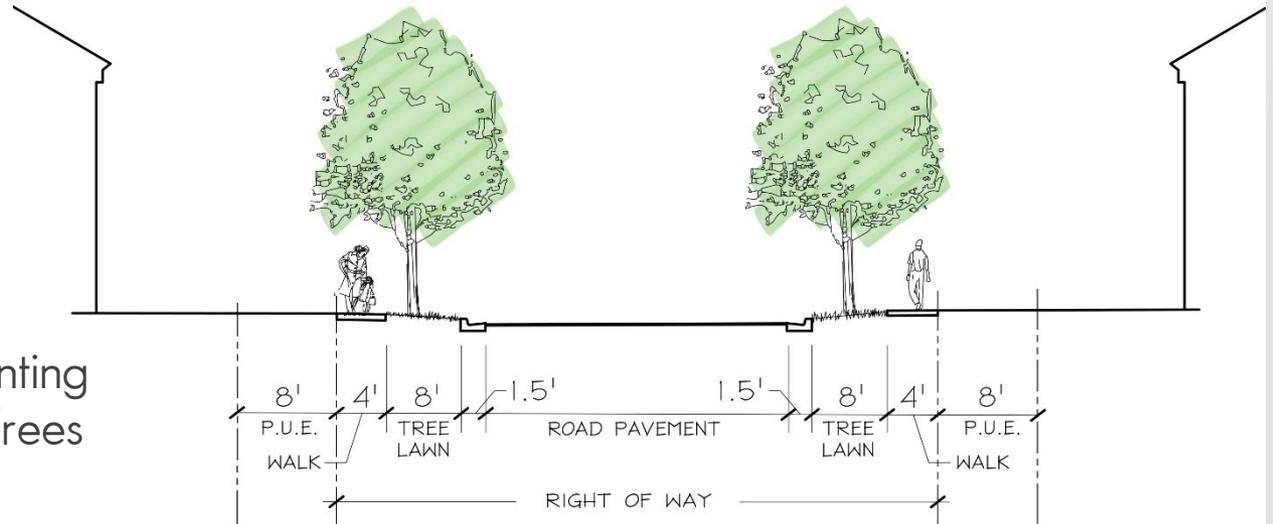
▶ Architecture

- ▶ Design Discipline with Materials
- ▶ Design Discipline with Roof Forms
- ▶ Good Overall Building Proportions
- ▶ Good Scale of Details



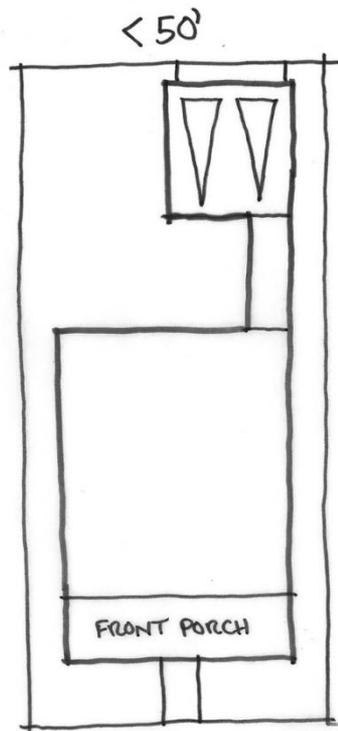
Key Elements

- ▶ Roadway Designed with Shaded Paths and Street Trees
- ▶ Appropriately Sized Planting Strips that allow Street Trees
- ▶ Landscaping Softens the Impact of Garages



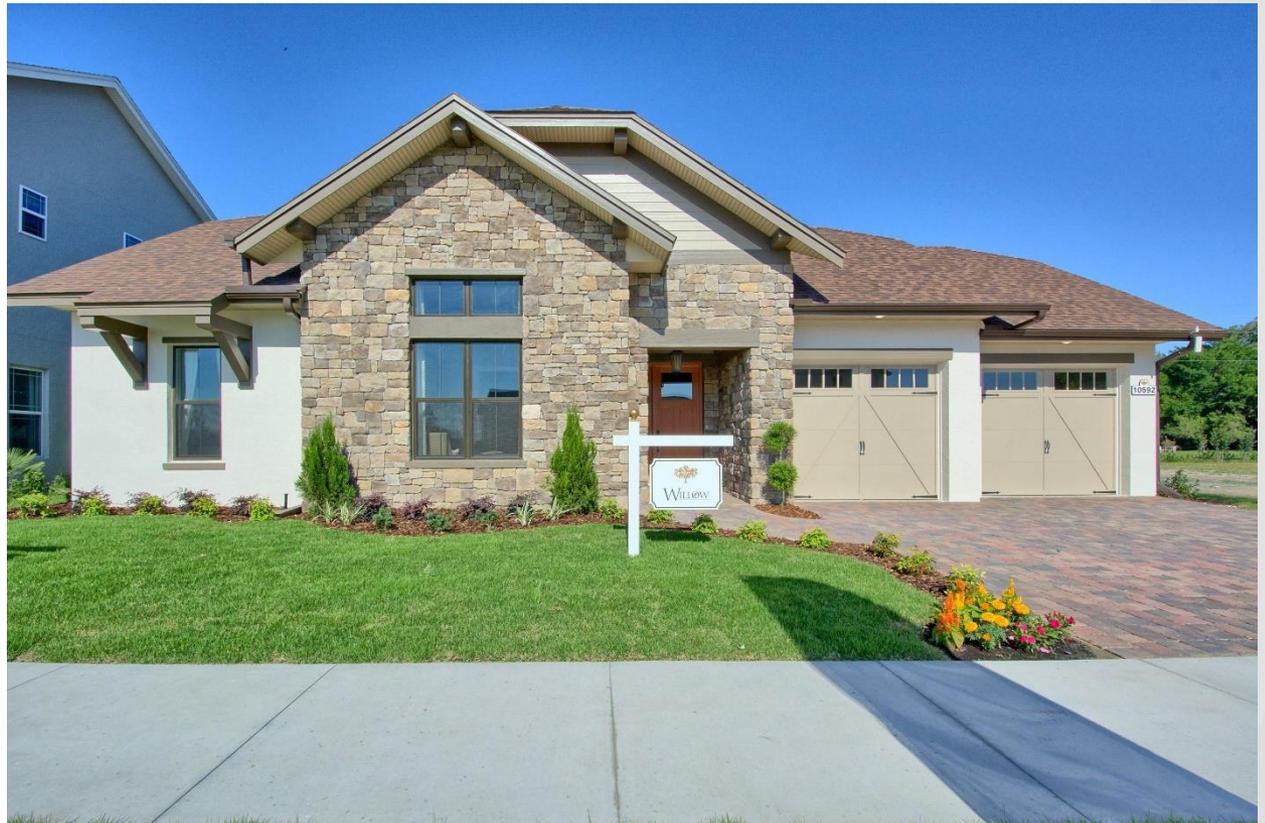
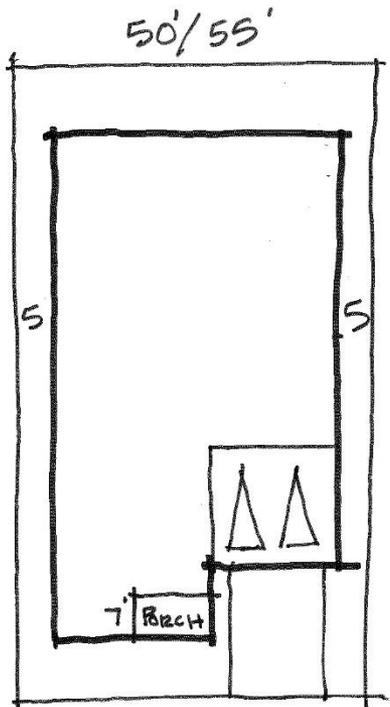
Key Elements

- ▶ Rear Loaded Garages Allow for Narrower Lot Widths
- ▶ Alleys Remove Garage Doors and Driveways from Streets



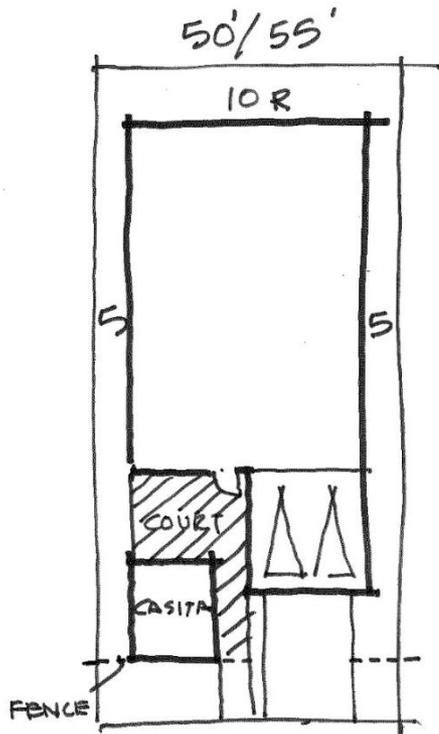
Key Elements

- ▶ Pushed-Back Garage Gives Prominence to the House
- ▶ Single Garage Doors Reduce the Scale of the Garage



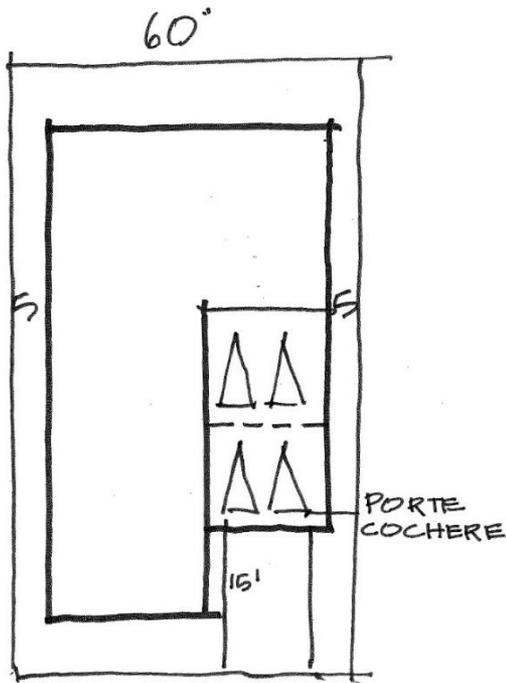
Key Elements

- ▶ Casita in Front of Garage Softens the Impact on the Street
- ▶ Bricks or Pavers Soften the Scale of the Driveway



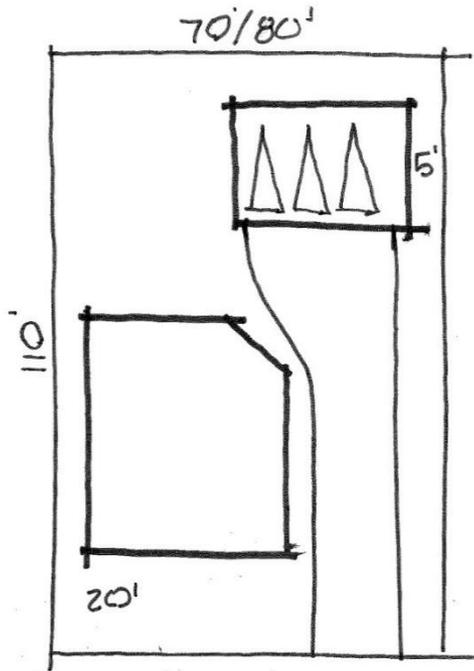
Key Elements

- ▶ Porte Cochere Partially Screens Rear Garage and Provides Covered Drop-Off Space for Visitors



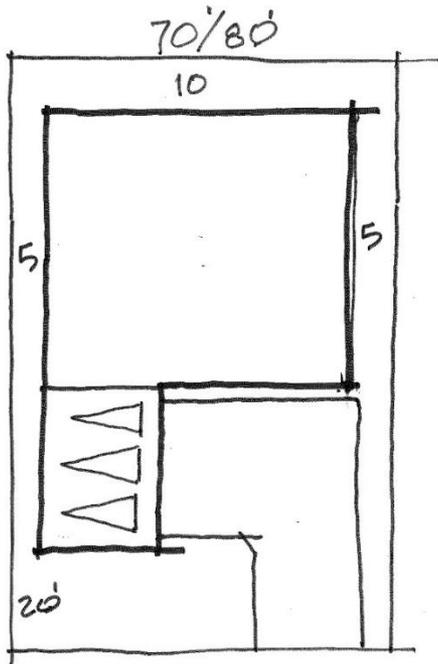
Key Elements

- ▶ Rear Garage Can Be Hidden by Main House
- ▶ Narrow Driveways Reduce the Impact on the Streets



Key Elements

- ▶ Side-Facing Garages Reduce the Impact on the Street
- ▶ Main House Façade is More Prominent



Key Elements

- ▶ Good Architectural Design with Restrained Roof Forms
- ▶ Rear Garage allows House to be More Prominent on the Street



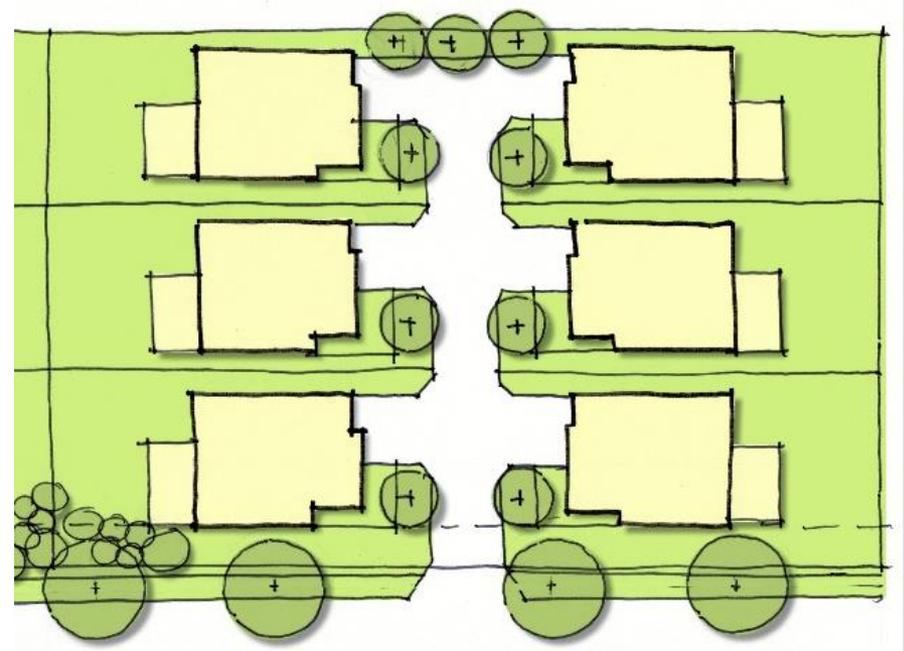
Key Elements

- ▶ Good Overall Proportions and Scale of Details



Key Elements

- ▶ Paseo Blocks Reduce the Amount of Street-Facing Garages





Executive Summary

August 18, 2016

Agenda Subject: Development Agreement Case 16-DA-005: Discussion and possible action to approve a development agreement between the City of Leander and SSA Investments for the property generally located to the northwest of the intersection of Hero Way and Ronald W. Reagan Blvd; City of Leander, Williamson County, Texas.

Background: The Development Agreement includes the following key provisions:

- provides for the oversizing of the waterline located in the Hero Way and Ronald W. Reagan Blvd ROW

Origination: Applicant: SSA Investments (Moiz Maknojia)

Financial Consideration: None.

Recommendation: Staff recommends approval of the development agreement.

Attachments:

1. Development Agreement & Exhibits
2. Location Map

Prepared By: Tom Yantis, AICP
Assistant City Manager

08/10/2016

COST PARTICIPATION AGREEMENT FOR PUBLIC IMPROVEMENTS

This Cost Participation Agreement for Public Improvements (the “**Agreement**”) is made, entered into and effective as of _____ (the “**Effective Date**”) by the City of Leander, a Texas home-rule city (the “**City**”), and SSA Investments., a Texas corporation (the “**Developer**”). The City and the Developer are herein referred to together as the “**Parties**”.

Recitals

Whereas, the Developer is constructing public improvements in connection with the development of Hero Way Gas Station located on that certain tract of land described in attached hereto and incorporated herein for all purposes (the “**Property**”) that will be dedicated Exhibit A to the City for ownership, maintenance and operation after completion of the public improvements in accordance with the City’s regulations (the “**Public Improvements**”);

Whereas, the City desires to contract with the Developer to oversize a waterline and to pay the cost of oversizing the waterline as provided in this Agreement; and

Whereas, this contract is made pursuant to Subchapter C, Texas Local Government Code;

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the parties hereto agree as follows:

Article I. Recitals; Consideration

1.01. Recitals. The foregoing recitals are incorporated herein and made a part of this Addendum for all purposes.

1.02. Consideration. The benefits to the Parties, being the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Article II. Water Line Project

2.01. Water Line Project 2012-10. The water line project consists of the construction, installation, and extension of approximately 1100 linear feet of water line, oversized from eight inches (8”) to twelve inches (12”) in diameter, along the west side of Ronald Reagan Boulevard from approximately 240’ south of the Hero Way Centerline to the north property line of Kittie Hill Acres Lot 13A and along the north side of Hero Way from the southeast corner of Kittie Hill Acres Lot 13B to the west property line of Kittie Hill Acres Lot 13A , along the route approved by the City and generally shown in Exhibit B (the “**12” Water Line**”). The water line project also includes an approximately 213 linear foot waterline crossing under Ronald Reagan Boulevard in an existing thirty-six inch (36”) encasement, with the waterline oversized from eight inches (8”) to twenty-four inches (24”) (the “**24” Water Line**”). The 12” Water Line and the 24” Water Line shall be referred to as the “**Project**” or the “**Water Line Project**”, and shall

also includes the water line, encasement, and those facilities and equipment required for the water line to function efficiently, to provide service to the Property, and to comply with all applicable state and local rules, regulations and standards, the approved construction plans, and good design and engineering practices.

2.02. Timely Completion. The Developer shall complete and obtain City acceptance of the Project on or before two (2) years from the Effective Date. No final plat of land out of the Property will be recorded until the associated segment of the Project required to be completed to provide water and wastewater service to the land within the final plat is completed by the Developer or the Developer posts with the City fiscal surety that complies with the City's subdivision regulations to guarantee completion of the Project. The Project shall be designed and constructed in accordance with the approved construction plans, this Agreement, applicable local, state, and federal regulations, and good design and engineering practices.

Article III. Project Engineer; Contract for the Project

3.01. Bidding the Project. The City shall participate in the cost of constructing the Project under Subchapter C, Chapter 212, Texas Local Government Code, and as provided in Agreement. Developer shall enter into a contract for construction of the Public Improvements, which shall include the Project. Prior to entering such contract, the Developer shall solicit private bids for the Public Improvements based on the City Engineer approved design, plans and specifications, and recommend the lowest qualified bidder/contractor to the City. Prior to bidding the Project, the Developer shall provide the City Engineer with a copy of the documents soliciting bids. The City Engineer will review the description of the Project for compliance with this Agreement. The Developer shall make any changes to the bid documents required by the City Engineer. The Project private bids will be stated or quoted as follows:

- (a) The Project will be solicited for bids for the 12" Water Line and the 24" Water Line, together with all equipment and related facilities and structures shown on the City approved plans and specifications for the Water Line Project.
- (b) The responsive bids must clearly demonstrate the amount bid for the Project separate from the Public Improvements and any other improvements included in the contract. Responsive bids must also clearly and separately show the amounts bid for the 12" Water Line and the 24" Water Line.

3.02. City Review of Bids. The City Engineer shall evaluate the bids to determine whether the bids are fair and balanced prior to accepting a recommendation of bid award. Any unbalanced or skewed bids, as determined by bid tabulations will be appropriately corrected or rejected by the City. Within ten (10) business days of the City's receipt of the bids, the City Engineer will notify Developer of his/her decision on whether to recommend to the City Council approval or rejection of the bids and whether the City elects to proceed with the oversizing of the Project. If the City Engineer recommends approval of the bid, then the approval of the bid will be placed on the next available City Council agenda for action, not to exceed sixty (60) business days from the date the City received the bids.

3.03. Payment and Performance Bonds Required. The Developer shall execute payment and performance bonds to ensure completion of the Project and payment of subcontractors. The bonds shall be for the full cost of constructing the Project as reflected in the bids approved by the City, shall be in a form acceptable to the City, and shall comply with Chapter 2253, Texas Government Code. The Developer shall provide original, sealed, and complete copies of the executed bonds prior to the commencement of work. Copies of the bonds shall be incorporated herein by reference as a part of this Agreement. The bonds shall comply with and be governed by the City's ordinances that govern fiscal security for subdivision improvements.

3.04. Contracting for Project. After the City Council's approval Developer will contract for the construction of the Project. The City will pay for the Reimbursable Costs by one lump sum payment to the Developer as provided in this Agreement.

Article IV. Cost of the Project; Reimbursable Costs

4.01. Project Facilities Costs and Expenses. Developer shall contract for, fund and pay for the design, bidding, contract negotiation, installation and, construction of the Project and shall be entitled to payment for the Project, as provided in Article VI below, of up to one hundred percent (100%) of the Reimbursable Costs (defined in Section 4.02 below) from the City, based on the oversizing of the Project, as provided in Section 2.01 above, subject to the provisions and limitations set forth in this Agreement. The Developer shall not receive any rebate, payment, or contribution from the City for any part or portion of any amenity or improvement required to be constructed within the Property; except that that Developer shall be eligible to receive payment up to the amount of the Reimbursable Costs for the portion of the Project that is being oversized as provided in this Agreement.

4.02. Reimbursable Costs. The "Reimbursable Costs" for the Project shall be thirty percent (30%) of the dollar amount of the City-Council approved bid for 12" Water Line and forty-seven percent (47%) of the dollar amount of the City Council-approved bid for 24" Water Line ; provided that all such sums and amounts shall have been paid by Developer and are reasonable, necessary and documented to and approved by the City Engineer.

Article V. Additional Agreements and Performance

5.01. The City hereby agrees:

- (a) to coordinate with the Project Engineer on specific design requirements and specifications; and to review, and to approve and sign the plans and specifications for the Project in a timely manner, as appropriate;
- (b) to review and approve the plans, specifications and bids for construction of the Project as obtained for and on behalf of the City by Engineer and Developer, as appropriate;
- (c) during the course of the Project, to perform all inspections of the Project in a timely manner; and to approve the Project in a timely manner if constructed in accordance with the City approved plans and specifications;

- (d) after completion and final acceptance by the City of the Project as constructed, to accept the Project as part of the City's water utility system.

5.02. Developer hereby agrees:

- (a) to contract with the Project Engineer for the design, preparation of the plans and specifications, and the provision of the services anticipated to be performed by the Project Engineer for the Project pursuant to and in compliance with Article III;
- (b) to review and approve the plans and specifications for the Project (including the estimated cost of the Project), identify any design errors, defects or insufficiencies, and to advise the City Engineer as to any perceived error, defect or insufficiency prior to approving any such plans and specifications;
- (c) to work and coordinate with the City, and to assure the improvements constituting the Project are eligible for funding with capital impact fees pursuant to the City's capital impact fee ordinance, prior to the execution of any contract for construction;
- (d) to enter into a contract with an appropriate contractor approved by the City pursuant to bids approved by the City and Developer for construction of the Utility Project;
- (e) that any construction or development within the Property shall comply with the City's standards, rules, regulations and ordinances, or better;
- (f) for itself and its grantees, successors and assigns, to pay the water and wastewater capital recovery/impact fees the City establishes by ordinance for each lot, tract, parcel or building site on the Property prior to utility service being provided to such lot, tract, parcel or building site, unless the City has elected instead to credit some or all of the amount of the unreimbursed Reimbursable Costs, as herein defined, against the amount of such fees that would otherwise be owed to the City, in which event Developer, its grantees, successors and assigns shall pay the amount of such fees not credited;
- (g) to pay to the City all fees and charges provided for or established by the codes, ordinances, rules and regulations of the City, as amended from time to time, for or with respect to the development of the Property, including, but not limited to, zoning and subdivision application fees, building permit fees, water and wastewater tap and use fees and capital recovery/impact fees (subject to the other terms of this Agreement), except as otherwise provided by this Agreement; and
- (h) to pay to the City all legal fees incurred by the City in negotiating and drafting of this Agreement.

Article VI. Payment of Impact Fees and Reimbursable Costs

6.01. Payment of Impact Fees. Developer, its grantees, successors, assigns, and subsequent purchasers of any portion of the Property, agree that each lot, tract, parcel or building site within the Property that will be provided water service or wastewater service by the City shall be required to pay the City's water impact fee or wastewater impact fee (the "**Impact Fee**"), established pursuant to Chapter 395 of the Texas Local Government Code, in the amount that is established by the City Capital Improvements Plan and City ordinance, as amended, from time to time, and that is in effect when the fee is paid. The Impact Fee shall be payable with respect to a lot, tract, parcel, or building site at the time the building permit for each building or structure is

Cost Participation Agreement – SSA Investments – 8/10/16

applied for or, if no building permit is required, then upon the first to occur of the following: (a) the date construction of the building or structure is first commenced, (b) the date an application is made to the City for a water connection to serve the building or structure, or (c) the date water service is requested for the lot, tract or parcel of land.

6.02. Payment of Reimbursable Costs. Payment to the Developer by lump sum for Reimbursable Costs for the Water Line Project shall be distributed by the City within 30 days after Developer completes and obtains City acceptance of the Water Line Project.

Article VII. Miscellaneous Provisions

7.01. Assignment of Commitments and Obligations. Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.

7.02. Term; Termination.

- (a) This Agreement shall terminate at such time that the City pays the Developer the Reimbursable Costs for the Project; provided that if the City elects not to proceed with oversizing the water line, the City may terminate this Agreement, which terminate shall be effective on the thirtieth day after the City sends the Developer written notice of the City's intent to terminate the Agreement under this subsection 7.02(a).
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer fails to comply with this Agreement or fails to meet any deadlines imposed by this Agreement or the City's ordinances subject to the notice and cure provisions in Section 7.03.

7.03. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance, mandamus, injunction, or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

7.04. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

7.05. Attorneys Fees. A party shall not be liable to the other party for attorneys' fees or costs incurred in connection with any litigation between the parties, in which a party seeks to obtain a remedy from the other party, including appeals and post judgment awards..

7.06. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

7.07. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

7.08. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Leander
Attn: City Manager

Cost Participation Agreement – SSA Investments – 8/10/16

200 West Willis
P.O. Box 319
Leander, Texas 78646-0319

with copy to:

Knight & Partners
Paige H. Saenz
223 West Anderson Lane, #A105
Austin, Texas 78752

Any notice mailed to the Developer shall be addressed:

SSA Investments, Inc.
Attn Moiz Maknojia
15450 FM 1325, Apt 1331
Austin, Texas 78728

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

7.09. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. The Parties further acknowledge the City and Developer voluntarily elected the benefits and obligations of this Agreement, as opposed to the benefits available were Developer to have elected to develop the Property without the benefits and obligations of this Agreement, pursuant to and in compliance with the applicable City ordinances. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement to the extent such are allowed under Texas law, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

7.10. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

7.11. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the Cost Participation Agreement – SSA Investments – 8/10/16

public health, safety, and welfare.

7.12. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

7.13. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

7.14. Binding Obligations; Recordation. This Agreement shall be binding upon and inure to the benefit of the parties, their successors, and assigns. This Agreement or a memorandum of Agreement acceptable to the City and Developer shall be recorded in the Official Public Records of Williamson County, Texas.

7.15. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Williamson County, Texas. Venue shall lie exclusively in Williamson County, Texas.

7.16. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

EXECUTED in multiple originals this the ____ day of _____, 20____.

[Signature Pages Follow]

CITY:
City of Leander, Texas
a Texas home-rule municipal corporation

Attest:

By: _____
Name: Debbie Haile
Title: City Secretary

By: _____
Name: Christopher Fielder
Title: Mayor

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this ____ day of _____, 2016, by Christopher Fielder, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:
SSA Investments, Inc., a Texas corporation

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2016, by _____, _____ of SSA Investments, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)

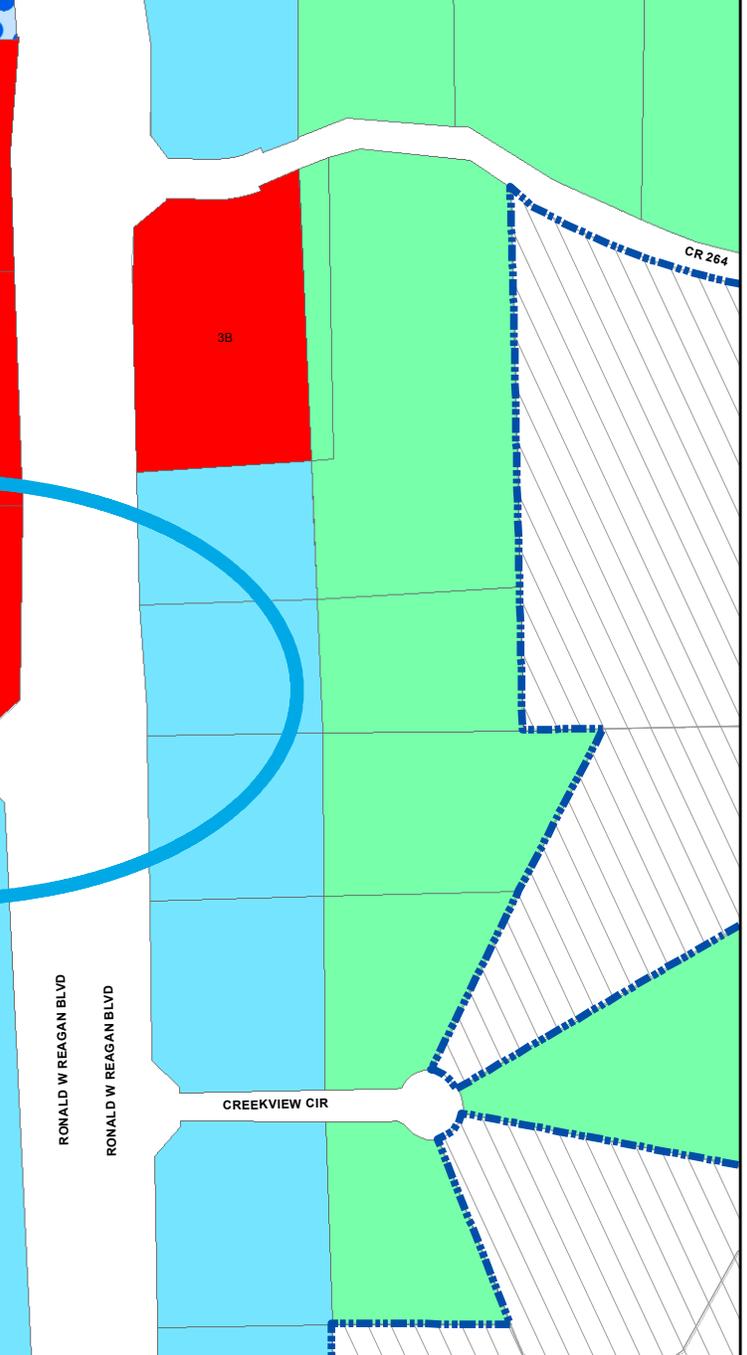
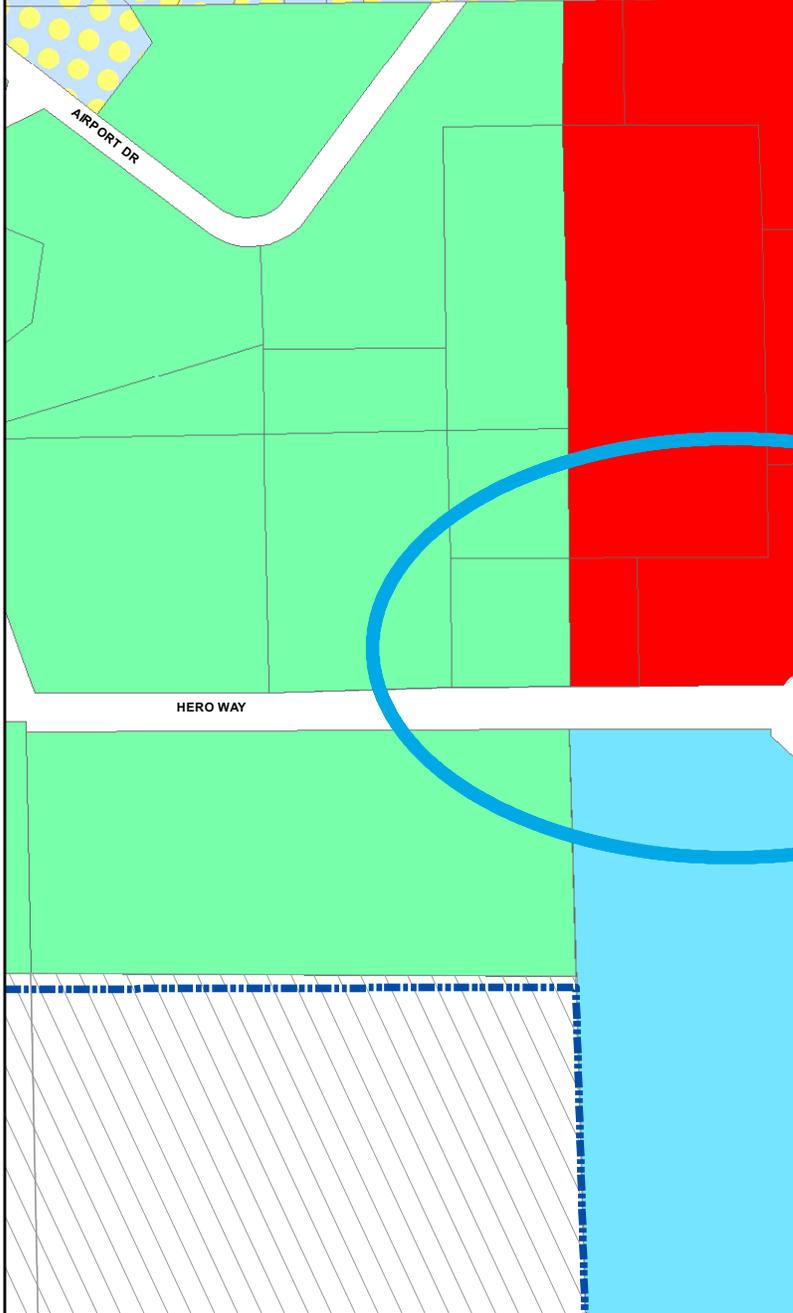
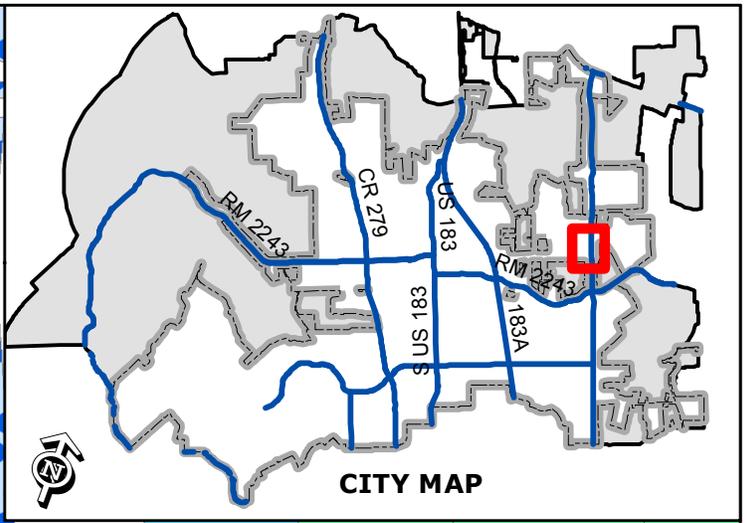
Notary Public, State of Texas

EXHIBIT “A”

The Property

EXHIBIT “B”

The Project



16-DA-005
Development Agreement

Attachment #2
 Location Exhibit
 Hero Way Gas Station

 City Limits



0 200
 Feet



Executive Summary

August 18, 2016

Council Agenda Subject: Resolution Directing Publication of Notice of Public Hearing and Intention to Issue Combination Tax and Revenue Certificates of Obligation.

Background: State law requires that a municipality must publish notice of its intent to issue tax certificates of obligation prior to the date on which the City Council intends to consider issuance of the debt. As discussed at the City Council retreat in July and during the budget process, staff is coordinating with our financial advisor, First Southwest, and bond counsel, Bickerstaff, Health, Delgado & Acosta, to be ready for the October 20, 2016 City Council meeting. The project list includes funding for North Bagdad Road; Fire Station No. 1 relocation; Pat Bryson remodel; and proposed TIRZ No. 2 infrastructure. The notice will be published in the newspaper and gives the maximum amount being considered. The notice will be broad enough to allow use of any surplus proceeds on other road projects or Fire Station No. 4 if needed. Staff is recommending the maximum notice limit be \$20,000,000.

Origination: Robert G. Powers, Finance Director

Financial Consideration: The impact of the debt service associated with the debt issuance will be included in the following year (FY 2017-18) Budget.

Recommendation: Authorize staff to proceed with publication of Notice of Public Hearing and Intention to Issue Combination Tax and Revenue Certificates of Obligation.

Attachments: Resolution

Prepared by: Robert G. Powers, Finance Director

Exhibit "A"
NOTICE OF PUBLIC HEARING AND INTENTION TO ISSUE
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Leander, Texas, will convene at its regular meeting place of said City Council located at the Pat Bryson Municipal Hall at 201 North Brushy Street, Leander, Texas at 7:00 p.m. on October 20, 2016, and, during such meeting, the City Council will conduct a hearing on whether to issue combination tax and revenue certificates of obligation, and upon conclusion of the public hearing to consider passage of an ordinance and take such other actions as may be deemed necessary to authorize the issuance of combination tax and revenue certificates of obligation in an aggregate principal amount not to exceed \$20,000,000 for the purpose of paying contractual obligations of the City to be incurred for the (1) construction of City-wide road and street improvements, including but not limited to North Bagdad Road, including the acquisition of rights-of-way and easements therefor; (2) construction and equipping of a new fire station for the relocation of Fire Station No. 1; (3) constructing and equipping Fire Station No. 4; (4) remodel of the Pat Bryson Municipal Hall, including construction of improvements and equipment; (5) construction of infrastructure improvements, including waterworks and sewer system, streets, drainage and related infrastructure on the eastern side of the City in the vicinity of Ronald Reagan Boulevard (East boundary), RM 2243 (South boundary) and Hero Way (North boundary); and (6) payment of professional services and costs of issuance related thereto. The combination tax and revenue certificates of obligation will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City, and a limited pledge, not to exceed \$1,000, of the surplus revenues of the City's Waterworks and Sewer System. The combination tax and revenue certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Local Government Code Section 271.041, et. seq.

Pursuant to Texas Local Government Code § 271.049, an election on the question of the issuance of the certificates will be called if before the time tentatively set for the authorization and issuance or if before the authorization of the certificates, the City Secretary receives a petition signed by at least five percent of the qualified voters of the City protesting the issuance of the certificates, the City may not issue the certificates unless the issuance is approved at an election ordered, held and conducted in the manner provided for bond elections.

Christopher Fielder
Mayor, City of Leander, Texas



Executive Summary

August 18, 2016

Agenda Subject: Resolution Approving the Brushy Creek Regional Utility Authority Proposed Annual Operating Budget for Fiscal Year 2016-17.

Background: The BCRUA board approved the proposed annual operating budget at its board meeting on July 20, 2016. The total BCRUA operating budget reflects an increase from the prior year by \$552,529 from \$1,612,004 to \$2,164,533. The increase is due to expanding plant operations from 10-hour days to 24-hour operation 7 days/week. This will require adding four plant operators to the existing staff. Leander's share of the budget is \$1,138,701, or 52.61%. The City's debt service component has increased by \$263,876 from \$6,047,311 to \$6,311,187.

Origination: BCRUA

Financial Consideration: \$1,250,000 included in the FY 2016-17 Utility Fund Operating Budget and \$6,311,187 in the Utility Fund Debt Service Budget.

Recommendation: Approve Resolution

Attachments: Resolution and Budget Detail

Prepared by: Robert G. Powers, Finance Director



CODE	FY 2017 BCRUA Op Budget	Non-Operating Expenses	Fixed Operating Expenses for Cities not Receiving Water	Fixed Operating Expenses for Cities Receiving Water	Variable Operating Expenses	FY 2016	3.31.16 Act	FY 2017	Cedar Park	Leander	Round Rock	
7510.00	Insurance	100%				\$ 15,600.00	\$ 3,740.46	\$ 15,600.00	\$ 2,335.32	\$ 7,363.20	\$ 5,901.48	
7300.00	Security/Fire/Elevator	100%				8,200.00	675.00	9,000.00	1,347.30	4,248.00	3,404.70	Simplex Grinnell/Elevator Inspect-License/Misc Repairs
7100.00	Gen Manager-Admin Services	100%				111,700.00	50,018.45	127,000.00	19,011.90	59,944.00	48,044.10	GM \$106.7K, Admin \$5K ROUND ROCK
9300.00	Capital Outlay	100%				25,000.00	-	123,000.00	18,413.10	58,056.00	46,530.90	WQ Monitoring 15K (NTU/CL2)/Chem Pump 9.5K
9305.00	Desks, Files, Kitchen Appliances, etc.	100%				2,000.00	-	2,000.00	299.40	944.00	756.60	52.2K Radio, 26K RWL CAVV's, 20K RWL Vaults
7215.00	Grounds Maint/Building Maint	100%				23,000.00	5,664.46	45,000.00	6,736.50	21,240.00	17,023.50	HVAC \$6K, Mowing \$34K, Misc \$5K
7220.00	Irrigation Water at Plant-WW-Solid Waste	100%				11,000.00	9,673.03	6,300.00	943.11	2,973.60	2,383.29	\$1.2K CTR Annual/\$425 Month W/WW
7225.00	TCEQ Admin	100%				100.00	-	100.00	14.97	47.20	37.83	Annual PWS Fee Less 25 Connections = \$100
7230.00	Safety Equip	100%				3,500.00	334.97	18,500.00	2,769.45	8,732.00	6,998.55	
7235.00	Treated/Raw Main Maint	100%				20,000.00	1,347.95	10,000.00	1,497.00	4,720.00	3,783.00	
7470.00	Audit Fees/Invest/Bank	100%				51,000.00	31,590.78	51,000.00	7,634.70	24,072.00	19,293.30	
7680.00	Legal Services	100%				40,000.00	1,842.00	20,000.00	2,994.00	9,440.00	7,566.00	
7710.00	Computers & Equipment	33%		67%		10,500.00	876.00	12,000.00	4,246.99	6,254.94	1,498.07	Admin Server/Network Improvement, Dahill
7240.00	SCADA/Services	33%		67%		10,000.00	495.00	16,500.00	5,839.61	8,600.54	2,059.84	Ignition 3.5K/Services/UPS Maint.
7715.00	Communication/Phones	33%		67%		7,000.00	2,362.49	15,000.00	5,308.74	7,818.68	1,872.59	
7245.00	Intake Barge Repair/Maint	33%		67%		20,000.00	-	20,000.00	7,078.32	10,424.90	2,496.78	
7430.00	Accounting/Finance/Personnel	33%		67%		45,000.00	17,874.83	45,000.00	15,926.22	23,456.03	5,617.76	
7101.00	Plant Superintendent 1 FTE		33%	67%		116,223.12	61,620.22	120,588.00	42,678.02	62,855.89	15,054.09	Base X 1.5% LEANDER
7105.00	Administration Assistant (operations)		33%	67%		-	-	-	-	-	-	
7110.00	Small Tools/Equipment		33%	67%		7,500.00	638.92	7,500.00	2,654.37	3,909.34	936.29	
7115.00	Office/Building Supplies		33%	67%		7,000.00	1,752.07	7,000.00	2,477.41	3,648.72	873.87	General Office Supplies/Paper/Toner/Pens...
7120.00	Plant Winterization Supplies		33%	67%		2,000.00	72.03	3,200.00	1,132.53	1,667.98	399.48	
7720.00	Miscellaneous Expenses		33%	67%		2,000.00	536.64	2,000.00	707.83	1,042.49	249.68	
7000.00	Plant Operators 3 FTE			100%		200,091.84	121,360.98	365,800.00	166,256.10	199,543.90	-	3 FTE Base X 1.5% @ 12 & 4 FTE Base @ 8
7005.00	Maintenance Technician			100%		-	-	-	-	-	-	
7010.00	Treatment Materials/Supplies			100%		30,000.00	14,459.31	30,000.00	13,635.00	16,365.00	-	Misc repair parts/services
7015.00	Vehicle Repairs/Maint			100%		4,000.00	104.99	4,000.00	1,818.00	2,182.00	-	2 Truck/1 UTV/Backhoe
7020.00	Contract Services (Lab Services)			100%		15,000.00	1,152.00	17,000.00	7,726.50	9,273.50	-	Annual/1/4 TCEQ Sampling, VOC, TOC, Bact's
7020.50	Laboratory Supplies			100%		20,000.00	4,077.11	31,000.00	14,089.50	16,910.50	-	Equip Maint/Reagents/Supplies/On-Line Equip
7025.00	Fuel and Oil			100%		5,000.00	-	5,000.00	2,272.50	2,727.50	-	2 Truck/1 UTV Gas/Backhoe
7030.00	Janitorial Facility Maint			100%		6,900.00	-	6,900.00	3,136.05	3,763.95	-	1 X Clean per week @ \$575.00 Mo., Misc Supplies
7035.00	Equip Facility Maint			100%		25,000.00	8,334.63	25,000.00	11,362.50	13,637.50	-	
7040.00	Schools/Training			100%		7,500.00	-	7,500.00	3,408.75	4,091.25	-	
7045.00	License and Membership Dues			100%		2,000.00	-	2,000.00	909.00	1,091.00	-	TWUA/AWWA etc...
7050.00	Uniforms			100%		3,200.00	1,486.41	5,200.00	2,363.40	2,836.60	-	Uniforms
7200.00	Power-Pumping Raw/Treated/Lift Stations			100%		500,000.00	147,784.92	620,000.00	281,790.00	338,210.00	-	
7205.00	Chemicals			100%		185,000.00	73,036.23	273,800.00	124,442.10	149,357.90	-	
7210.00	Sludge Disposal			100%		23,500.00	1,650.00	32,000.00	14,544.00	17,456.00	-	\$510.00 per Roll Off 1 per week
	Subtotal							2,101,488.00				
9310.00	Contingency					46,489.20	15,439.22	63,044.64	8,939.73	29,794.90	24,310.01	3%
Total Annual						\$ 1,612,004	\$ 580,001	\$ 2,164,533	\$ 808,740	\$ 1,138,701	\$ 217,092	



FY 2017 Proposed Operating Budget v2

CODE	FY 2017 BCRUA Op Budget	Non-Operating Expenses	Fixed Operating Expenses for Cities not Receiving Water	Fixed Operating Expenses for Cities Receiving Water	Variable Operating Expenses	FY 2016	3.31.16 Act	FY 2017	Cedar Park	Leander	Round Rock
Reserve Operating Account								\$ 541,133	\$ 202,185	\$ 284,675	\$ 54,273
LESS: FY16 Reserve Budget								(403,001)	(173,375)	(188,631)	(40,995)
Reserve Adjustment for FY17								138,132	28,810	96,044	13,278
Round Rock Fee in Lieu of Min. Take									(145,000)		145,000
Total Operating Budget								2,302,665	692,550	1,234,745	375,370
FY 2017 Debt Service Budget								\$ 12,381,596	\$ 1,723,035	\$ 6,311,187	\$ 4,347,375
Total Operating and Debt Service Budget								\$ 14,684,261	\$ 2,415,584	\$ 7,545,932	\$ 4,722,745

BCRUA Project Reserved Capacity Allocation

Cedar Park	14.97%
Leander	47.20%
Round Rock	37.83%

Capacity Allocation for Cities Receiving Water

Cedar Park	45.45%
Leander	54.55%
Round Rock	0.00%

Ultimate Capacity Allocation

Cedar Park	14.18%
Leander	47.26%
Round Rock	38.56%

Round Rock Fee in Lieu of Minimum Take Calculation

BCRUA FY17 Gallons Treated (6MGD x 365)	2,190,000,000
BCRUA FY17 WTP O&M Expenses (minus amount paid by RR)	1,681,664
BCRUA Cost per 1,000 gal.	\$0.77
Cedar Park FY15 WTP O&M Expenses (minus raw water)	1,982,335
Cedar Park FY15 Gallons Treated	4,217,958,000
Cedar Park Cost per 1,000 gal.	\$0.47
Difference in BCRUA and CP Cost per 1,000 gal.	\$0.30
Round Rock Minimum Annual Take in gallons	486,727,500
Round Rock Fee in Lieu of Minimum Take	\$145,000

BCRUA Budget	FY 2016	FY 2017	Cedar Park	Leander	Round Rock
Operating Total	1,612,004	2,164,533	808,740	1,138,701	217,092
Reserve/Minimum take adjustment	(12,947)	138,132	(116,190)	96,044	158,278
Operating/Reserve Total	1,599,057	2,302,665	692,550	1,234,745	375,370
Debt Service Budget	11,809,880	12,381,596	1,723,035	6,311,187	4,347,375
Total Operating and Debt Service Budget	\$ 13,408,937	14,684,262	2,415,584	7,545,932	4,722,745

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER
APPROVING THE BUDGET OF THE BRUSHY CREEK REGIONAL
UTILITY AUTHORITY FOR FISCAL YEAR 2016-17.**

WHEREAS, on July 20, 2016, the Board of the BCRUA approved an Annual Operating Budget for fiscal year 2016-17; and

WHEREAS, the By Laws of the BCRUA require the City Councils of the Cities of Leander, Round Rock and Cedar Park, to approve the Annual Operating Budget to be considered by and/or approved by the BCRUA Board; and,

WHEREAS, the City Council of the City of Leander supports the Annual Operating Budget approved by the BCRUA Board.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Approval of the Annual Operating Budget of the BCRUA. The City Council approves the Annual Operating Budget for the Brushy Creek Regional Utility Authority for Fiscal Year 2016-17, as set forth in Exhibit "A" hereto, and as approved by the BCRUA Board.

Section 3. Effective Immediately. This resolution shall be effective immediately from and after its passage.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED AND APPROVED this the 18th day of August, 2016.

ATTEST

THE CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor



Executive Summary

August 18, 2016

Subject: Consider Award to Logix Communications for Citywide Internet and Telephone Services

Background: An RFP was issued to bid the city's internet and telephone services. The current service provider contract expires in September 2016. Six (6) responses were received. It was determined that Logix Communications, the city's current service provider, will continue to deliver the best value for this service after undergoing a thorough evaluation process.

As the city's Information Technology Department works to connect the City's internet fiber to the Leander Independent School District (LISD) fiber network, the need for continued outsourced internet services is anticipated to end in approximately two years. At that time the internet services portion of the agreement will not need to be renewed. Telephone services will continue be required, however. The contract presented is scheduled to run for two (2) years, with three (3), optional 12-month renewals should the city encounter an unforeseen delay in the LISD fiber connection project.

A negotiated price was reached after receiving best and final offers in the amount of \$58,675.32 per year. This price excludes taxes and fees. The contract includes up to 10,000 long distance inbound/outbound calling minutes per month that should result in no-cost calling.

Additionally, Fire Station #4 pricing was obtained through this bid, but will not be activated until the station is complete. A service addendum can be added to the agreement at that time. Pricing for that location will be \$5,376.00 per year.

Financial Consideration: \$58,675 to be allocated across departments (approximate \$26,000 per year savings.)

Recommendation: Staff recommends that Council authorize the City Manager to execute a contract with Logix Communications for Citywide Internet and Telephone Services for a period of two years with three 12-month renewals.

Attachments: Scoring matrix and recommendation memo from Purchasing Agent.

Prepared by: Joy Simonton, Purchasing Agent



City of Leander

INTEROFFICE MEMO

DATE: August 8, 2016

TO: Robert Powers

FROM: Joy Simonton

RE: Recommendation for Award for Solicitation #S16-016; Internet and Telephone Services

The Purchasing Division recommends Logix Communications for the award of a two (2) year agreement with three (3) 12-month renewals for Citywide Internet and Telephone Services in accordance with the city's solicitation process.

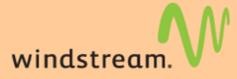
Six (6) responses were received. Five (5) HUBS was notified of the solicitation.

Joy Simonton, Purchasing Agent

CC: FILE

Bid Info: City of Leander
 Internet and Telephone Services
 Solicitation No. #S16-016
 Opening: 05/26/2016

SHORT LIST TO INTERVIEW

EVALUATION CRITERIA	Max Points						
Proposed Fee	50	50	50	35	33	26	22
INITIAL PROPOSED Annual service fee (all inclusive)		\$44,064.00	\$44,234.40	\$62,833.20	\$67,676.72	\$84,756.00	\$100,016.40
Proposed Service and Service Level Agreement	35	10	35	35			
Firm history		Founded 2006, various locations throughout US, 19 Texas employees Concern over size of company to support needs of municipal organization, emergency services and public safety functions.	Founded 1998, large Texas presence, 250 employees	Founded 1983, large Texas presence, 250 employees		Founded 1983, various locations throughout US, thousands of employees	Founded 1940, various locations throughout US, thousands of employees
Domestic Long Distance - Free of charge		Yes	Yes	Yes	No, 3,000 monthly minutes allocated. Usage beyond 3,000 minutes will be billed	Yes	
Bandwidth Speed and Capacity; speed per spec; 24/7 access, reports		Speeds, capacity, access and reports meet spec, configuration is wireless microwave delivery.	Speeds, capacity, access and reports meet spec.	Speeds, capacity, access and reports meet spec.	Speeds, capacity, access and reports meet spec.	Speeds, capacity, access and reports meet spec. City Hall and Disaster Recovery speeds are higher.	Speeds, capacity, access and reports meet spec.
Upgradeable		Yes	Yes	Yes			Yes
Line Item Adjustments Available		Yes	Yes	Yes			
Service Level Requirements; ticketing system, 24/7/365 tech support, on-site repair within 2 hours, 99% uptime guarantee, refunds for outage		System requires line-of-site installation. Weather can be an issue. Weather is when City's emergency services are often needed. Applicable is ideal for small business environment, not ideal for public safety setting.	Yes	Yes			SLA meets spec
Dispatch location for on-site repair needs		Georgetown, Texas	Austin, Texas	Austin, Texas	Austin, Texas	Unclear	Unclear
Conversion		Conversion	Conversion anticipated to run 90-120 days	Current vendor		None	None
Additional consideration		New Phone Hardware is REQUIRED per proposal. Replacement phones are \$100 each.	New Phone Hardware available but not required				
References	15	10	14	14			
Reference checks and scoring (like clients, like services and performance feedback)		City of LaCoste, Texas pop. 2,000. is not a comparable municipal installation. Additional scoring on reference check forms.	See reference scoring sheets	See reference scoring sheets	References not checked at this time	References not checked at this time	References not checked at this time
TOTAL:	100	70	99	84	33	26	22

BAFO PRICE	\$10,164.00	\$60,684.47
Additional Considerstion	Confusion on scope of work. Vendor sought to change pricing terms after submitting BAFO. City not comfortable with conversion risk with this vendor. Conversion costs not calculated at this time.	BAFO provides one free month of service. Figure reflects that. 24 month price. Speeds and capacity, access and reports exceed specification on BAFO.

BEST AND FINAL OFFER REQUESTED

AWARD

Negotiated to \$58,675.32 Per Year



Executive Summary

August 18, 2016

Council Agenda Subject: Consideration of an Ordinance Establishing the Location of School Zones and the Times that the School Zones are in Effect for all of the school zones in our city limits.

Background: Over the years school zones have been revised and added with individual ordinances as new roadways and schools are constructed. The school zone times have also been adjusted due to programs added to a school or changes in student traffic pattern. A comprehensive review of the zones was needed. This ordinance attempts to streamline future revisions and additions. All school zones will be listed in one location. The ordinance allows times to be adjusted without future Council Action. Any new zones will be added by amending this ordinance.

Origination: Terri A. Crauford, P.E.

Financial Consideration: \$2,500 Street Maintenance – Most signs have been installed. Approximately 50 signs will need to be adjusted to match LISD’s updated school zone times.

Recommendation: Staff requests approval of the proposed ordinance.

Attachments: Proposed Ordinance including Exhibit A

Prepared by: Terri A. Crauford, P.E.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, ESTABLISHING THE LOCATION OF SCHOOL ZONES AND THE TIMES THAT THE SCHOOL ZONES ARE IN EFFECT; AUTHORIZING AND DIRECTING THE INSTALLATION AND ERECTION OF SPEED SIGNS FOR THE SCHOOL ZONES; REQUIRING VEHICLES AND TRAFFIC WITHIN SCHOOL ZONES TO REDUCE SPEED DURING CERTAIN TIMES WITHIN THE SCHOOL ZONE; PROVIDING A PENALTY NOT TO EXCEED \$200.00 FOR VIOLATIONS; AND PROVIDING FOR RELATED MATTERS.

Whereas, the regulation of traffic, motor vehicles and conveyances upon all public streets, roadway and right-of-ways constituting a school zone within the City limits is essential and necessary to protect the children attending school, and to preserve and protect the public safety of the City of Leander, Texas (the “City”);

Whereas, the operation of vehicles upon the streets or roadways within the school zones at increased rates of speed would be unreasonable and imprudent given the design, construction and layout of the streets, roadways and right-of-ways within the school zones;

Whereas, the speed limits are established in accordance with the Texas Department of Transportation’s Procedures for Establishing Speed Zones;

Whereas, after review, inquiry and the opportunity for citizen participation at a public meeting, the City Council has found all of the public streets and roadways controlled herein are school zones and the markedly increased traffic volume during the hours of arrival and departure substantially endangers children attempting to gain access and depart from the school campuses, resulting in an emergency affecting public safety;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. School Zone Speed. It is hereby determined that the portions of public roadways described in Columns I, II and III of Exhibit “A”, attached hereto and incorporated herein, shall be school zones and that the maximum speed limit in such school zones shall be as set forth in Column IV of Exhibit “A” during the times set forth in Column V of Exhibit “A”. Each speed control sign shall require traffic or motor vehicles in the zone indicated in Columns I, II and III to reduce speed to the speed indicated in Column IV prior to passing the speed control sign during the time periods in which the school zone is in effect or when lights are flashing. The signs shall

indicate the specific times during which the school zones are in effect, either with specific times being listed or as indicated by flashing lights, or a combination of both, and City staff is authorized and directed to update signs as necessary from time to time due to any changes in the times that a school zone is in effect.

Section 3. Traffic Control Signs and Devices. The installation, placement, erection and enforcement of the traffic and speed control signs and devices as provided in this Ordinance are hereby confirmed and ratified by the City Council. The City Council hereby orders and directs that the traffic control signs and devices hereinafter set forth in Exhibit "A" be placed, installed and erected at the locations designated, and that each such sign and device be hereafter maintained and enforced by the City. The signs indicated control traffic in all directions passing in front of the schools located near or abutting the street and traffic controlled.

Section 4. Violation and Penalties. It shall be unlawful for any person to drive or operate a motor vehicle within the school zone identified in Exhibit "A" without reducing the speed of the motor vehicle in obedience to the school zone sign erected and installed at the times indicated by the sign or a flashing light pursuant to this Ordinance, and, after slowing, to maintain the reduced speed of the motor vehicle while in the school zone. Vehicles already within the school zone shall be strictly required to abide by the posted sign during the periods indicated. Further, it shall be unlawful for any person to tamper with, alter, remove, destroy, cover or hinder the visibility, of any traffic device control device erected by this Ordinance in a manner which is inconsistent with its use as a traffic control device. Any person who violates this Ordinance or part thereof shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not less than \$50.00 nor more than \$200.00.

Section 5. Savings Clause. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances affecting school zones within the City which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 6. Emergency. The City Council hereby finds and declares that the adoption, passage and immediate enforcement of this Ordinance is an emergency and is necessary for the preservation and protection of the City and its citizens.

Section 7. Conflicting Ordinances. All parts of ordinances in conflict herewith are hereby amended to the extent of such conflict only. In event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

Section 8. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 9. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 10. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED AND APPROVED on this _____ day of _____, 2016.

ATTEST:

THE CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor

EXHIBIT "A"

**School Speed Zones
City of Leander, Texas**

Exhibit A

Column I	Column II	Column III	Column IV	Column V
Affiliated School	Street and Traffic Controlled	Boundaries of Speed Zone Controlled by Sign	Maximum Speed	Time Periods School Zone is Effective*
Pleasant Hill Elementary	East Crystal Falls Parkway, all traffic	310' west of Horizon Park Blvd to the east side of Ridgewood Drive, a total of 2,380'	30 mph	7:00-7:55 and 2:40-3:20
Pleasant Hill Elementary	Horizon Park Blvd, all traffic	280' north of Crystal Falls Pkwy to Crystal Falls Pkwy, a total of 280'	30 mph	7:00-7:55 and 2:40-3:20
Pleasant Hill Elementary	Horizon Park Blvd, all traffic	From the south side of Hillsborough Cove to Crystal Falls Pkwy, a total of 1,000'	25 mph	7:00-7:55 and 2:40-3:20
Bagdad Elementary	Waterfall Avenue, all traffic	From Maple Creek Dr to Riverway Ln, a total of 1,400'	20 mph	7:15-7:55 and 2:40-3:20
Bagdad Elementary	Deercreek Ln., all traffic	Between Little Creek Lane and Waterfall Ave., a total of 980'	20 mph	7:15-7:55 and 2:40-3:20
Whitestone Elementary	Crystal Falls Parkway, all traffic	520' east of Christine to First View, a total of 1,700'	20 mph	7:15-7:55 and 2:40-3:20
Whitestone Elementary	Christine, all traffic	160' east of First View to Crystal Falls Parkway, a total of 900'	20 mph	7:15-7:55 and 2:40-3:20
Winkley Elementary	Raindance, all traffic	Approx. 180' northeast of the junction of Raindance and Highland Trail to the junction of Raindance and Highland Trail for a distance of approx. 180'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Running Wyld, all traffic	Approx. 180' northeast of the junction of Running Wyld and Highland Trail to the junction of Running Wyld and Highland Trail for a distance of approx. 180'	20 mph	7:00-7:55 and 2:40-3:20

Column I	Column II	Column III	Column IV	Column V
Affiliated School	Street and Traffic Controlled	Boundaries of Speed Zone Controlled by Sign	Maximum Speed	Time Periods School Zone is Effective*
Winkley Elementary	Pow Wow, all traffic	Approx. 170' southwest of the intersection of Pow Wow and Quick Fort to approx. 170' northeast of the intersection of Pow Wow and Highland Trail for a distance of approx 1,290'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Highland Trail, all traffic	Approx. 150' southeast of the intersection of Highland Trail and Osage Dr to approx 180' west of the intersection of Highland Trail and Pow Wow for a distance of approx. 1,500'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Thunder Horse, all traffic	Approx. 120' northwest of the junction of Thunder Horse and Pow Wow to the junction of Thunder Horse and Pow Wow for adistance of 120'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Rusty Spur, all traffic	Approx.130' northwest of the junction of Rusty Spur and Pow Wow to the junction of Rusty Spur and Pow Wow for adistance of 130'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Quick Fort, all traffic	Approx.190' northwest of the intersection of Quick Fort and Pow Wow to the junction of Quick Fort and Osage Dr for a distance of 1,060'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Western Justice, all traffic	Approx.120' southwest of the junction of Western Justice and Quick Fort to the junction of Western Justice and Quick Fort for adistance of 120'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary	Buffalo Speedway, all traffic	Approx. 200' southwest of the junction of Buffalo Speedway and Quick Fort to the junction of Buffalo Speedway and Quick Fort for a distance of 200'	20 mph	7:00-7:55 and 2:40-3:20

Column I	Column II	Column III	Column IV	Column V
Affiliated School	Street and Traffic Controlled	Boundaries of Speed Zone Controlled by Sign	Maximum Speed	Time Periods School Zone is Effective*
Winkley Elementary	Osage Dr, all traffic	Approx. 170' southwest of the intersection of Osage Dr and Quick Fort to the intersection of Osage Dr and the southbound lane of N Lakeline Blvd for a distance of approx 1,450'	20 mph	7:00-7:55 and 2:40-3:20
Winkley Elementary / Leander High School	Osage Dr, all traffic	Approx. 350' east of the intersection of Osage Dr and the southbound lane of N Lakeline Blvd to the intersection of Osage Dr and the southbound lane of N Lakeline Blvd for a distance of approx 350'	30mph	7:00-9:00 and 2:40-4:30
Winkley Elementary / Leander High School	Lakeline Blvd, all traffic	Approx. 360' north of the centerline of the intersection of Osage Dr and Lakeline Blvd to 280' south of the centerline of the intersection of Osage Dr and Lakeline for a total distance of 640'	30mph	7:00-9:00 and 2:40-4:30
Plain Elementary	South Brook Drive, all traffic	240' west of Remington Dr. to the west side of Swan Flower, a total distance of 1,690'	20 mph	7:15-7:55 and 2:40-3:20
Plain Elementary	Coulee Drive, all traffic	South Brook Dr. to Paper Daisey, a total of 770'	20 mph	7:15-7:55 and 2:40-3:20
Plain Elementary	Sabinas Drive, all traffic	From the intersection with South Brook Drive to 80' south of South Brook Drive, a total of 80'	20 mph	7:15-7:55 and 2:40-3:20
Leander Middle / Camacho / Leo / New Hope High	Bagdad, all traffic	450' south of the intersection of Bagdad and Municipal to 450' north of the intersection of Bagdad and Municipal, a total of 900'	30 mph	7:00-8:55 and 2:35-4:35
Leander Middle / Camacho / Leo / New Hope High	Vista Ridge, all traffic	200' west of Bagdad to the intersection with Bagdad	20 mph	7:00-8:55 and 2:35-4:35
Leander Middle / Camacho / Leo / New Hope High	Municipal Drive, all traffic	200' east of Bagdad to the intersection with Bagdad	20 mph	7:00-8:55 and 2:35-4:35
Leander Middle / Camacho / Leo / New Hope High	Municipal Drive, all traffic	1450' east of Northern Trail to South West Dr. for a total of 0.34 miles	20 mph	7:15-9:05 and 2:35-4:35

Column I	Column II	Column III	Column IV	Column V
Affiliated School	Street and Traffic Controlled	Boundaries of Speed Zone Controlled by Sign	Maximum Speed	Time Periods School Zone is Effective*
Leander Middle / Camacho / Leo / New Hope High	South West Dr., all traffic	140' south of W. South Street to 375'south of Lion Dr. for a total of 0.44 miles	20 mph	7:15-9:05 and 2:35-4:35
Leander Middle / Camacho / Leo / New Hope High	West South St., all traffic	650' west of S. West Drive to 200' west of S. West Dr. for a total of 0.09 miles	20 mph	7:15-9:05 and 2:35-4:35
Stiles Middle	Sandbur, all traffic	From Journey Parkway to Barley Road	20 mph	8:25-9:05 and 3:55-4:35
Stiles Middle	Barley Road, all traffic	From Sandbur to Bull Nettle	20 mph	8:25-9:05 and 3:55-4:35
Stiles Middle	Bull Nettle, all traffic	From Journey Parkway to Barley Road	20 mph	8:25-9:05 and 3:55-4:35
Running Brushy Middle	Lakeline Blvd, all traffic	From Trustworthy to south City Limit line, a total of 100'	30 mph	7:00-9:00 and 2:40-4:30
Leander High	Bagdad, all traffic	Between Kettering Dr. and Osage Dr.	30 mph	7:45-9:00 and 3:15-4:15
Glenn High School	Collaborative Way, all traffic	430' east of Bagdad to 2,480' east of Bagdad, a total of 2,050'	20 mph	7:45-9:00 and 3:15-4:15
Rouse High / Wiley	Raider Way, all traffic	Between Crystal Falls Parkway and Woodview Drive, a total of 2,800'	20 mph	7:30-9:00 and 3:30-4:45



Executive Summary

August 18, 2016

Council Agenda Subject: Consider Approval of Construction Activities between 9:00 p.m. and 7:00 a.m. for Cash Construction Company, Inc., for the Old 2243 Roadway Improvements Project for September 9th and 10th and September 16th and 17th of 2016

Background:

Cash Construction Company, Inc., is requesting City Council approval to work at night within the hours of 9:00 p.m. to 7:00 a.m. for the Old 2243 Roadway Improvements Project on September 9th and 10th (Friday and Saturday) and September 16th and 17th (Friday and Saturday) of 2016. The purpose of this night work is to install a 9' x 5' box culvert across the north side of Bagdad Road at the intersection of Bagdad Road and Old 2243 West in order to minimize adverse impacts to traffic flow.

Cash Construction Company, Inc., will communicate with the properties neighboring the construction site and take all reasonable precautions to reduce late night disturbances. The City will also post a notice on its website regarding the dates and times of the nighttime operations. City Council previously approved this night work request for July 29th and 30th and August 5th and 6th of 2016 at the July 21, 2016, Council Meeting. Due to delays in delivery of box culvert sections and in the completion of optical fiber cable relocation by AT&T, this work was rescheduled. Cash used the July 21, 2016, approval for night work to make two major drainage culvert crossings of Old 2243 West on the west side of Bagdad Road on July 29, 2016.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: Not Applicable

Recommendation: Staff recommends approval for Cash Construction Company, Inc., to work at night within the hours of 9:00 p.m. to 7:00 a.m. on the Old 2243 Roadway Improvements Project on September 9th and 10th and September 16th and 17th of 2016 in order to install a 9' x 5' box culvert across the north side of the intersection of Bagdad Road and Old 2243 West.

Attachments: Email Request from Cash Construction Company, Inc., and Location Map (Plan Sheet)

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer

Debbie Haile

From: BJ Cash <bj@ccctex.com>
Sent: Wednesday, August 10, 2016 8:48 AM
To: Wayne Watts; Terri Crauford; Mark Borenstein
Subject: Night Weekend Work for Bagdad Storm Crossing

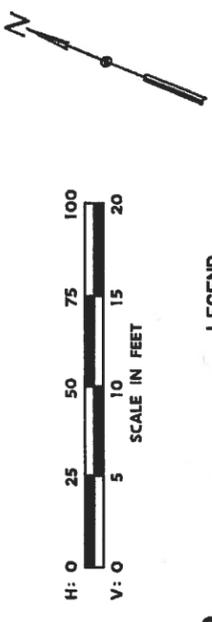
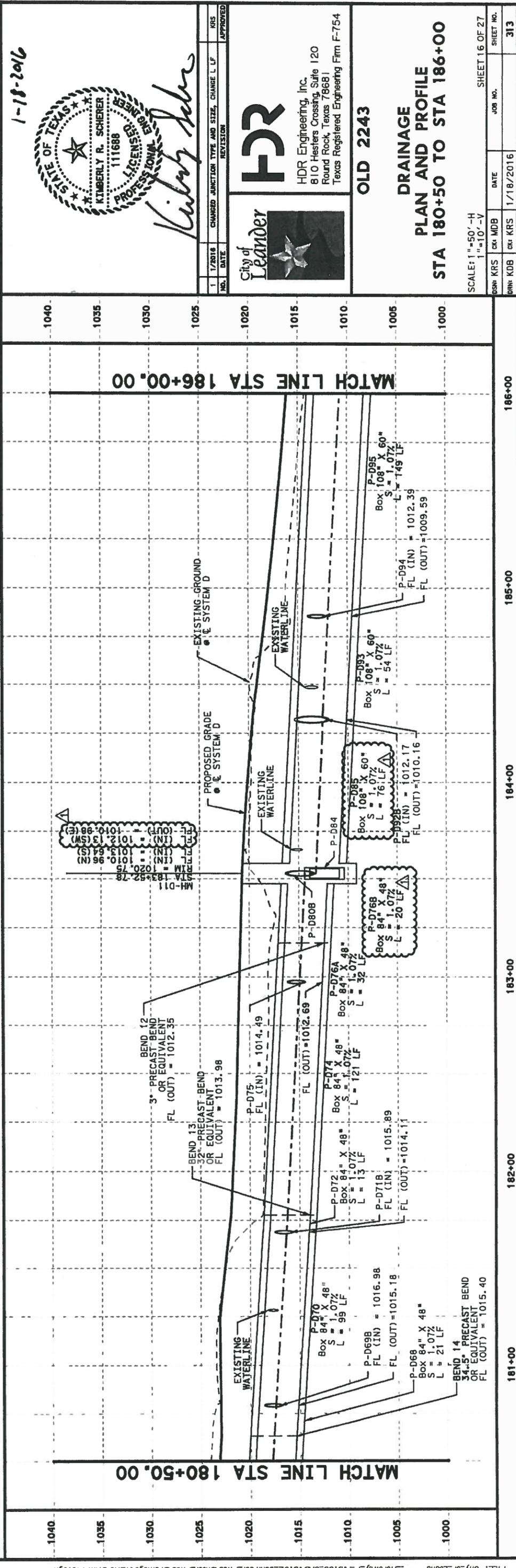
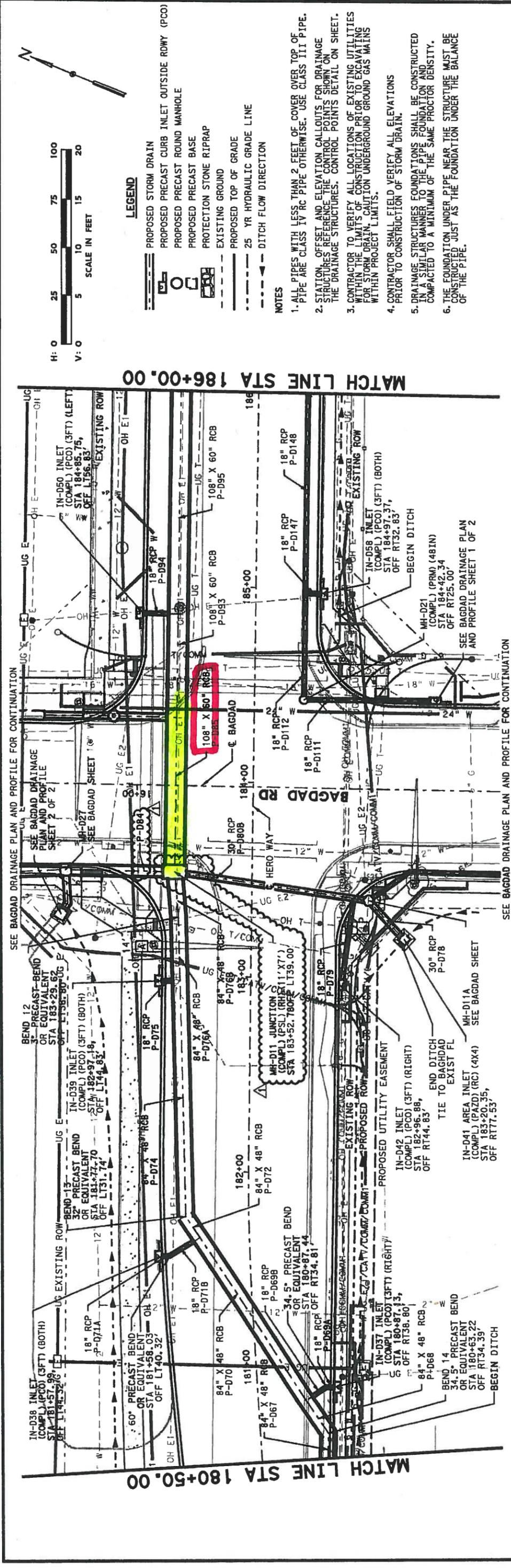
Wayne,

Sounds like AT&T will have their underground telephone conflict on the east side of Bagdad complete by August 31st. We would like to request night work for the weekends starting September 9th, and September 16th for our Bagdad storm crossing.

Thanks,

BJ

Sent from my Verizon, Samsung Galaxy smartphone



LEGEND

- PROPOSED STORM DRAIN
- PROPOSED PRECAST CURB INLET OUTSIDE RDWY (PCO)
- PROPOSED PRECAST ROUND MANHOLE
- PROPOSED PRECAST BASE
- PROTECTION STONE RIPRAP
- EXISTING GROUND
- PROPOSED TOP OF GRADE
- 25 YR HYDRAULIC GRADE LINE
- DITCH FLOW DIRECTION

NOTES

1. ALL PIPES WITH LESS THAN 2 FEET OF COVER OVER TOP OF PIPE ARE CLASS IV RC PIPE OTHERWISE, USE CLASS III PIPE.
2. STATION, OFFSET AND ELEVATION CALLOUTS FOR DRAINAGE STRUCTURES REFERENCE THE CONTROL POINTS SHOWN ON THE DRAINAGE STRUCTURES. CONTROL POINTS DETAIL ON SHEET.
3. CONTRACTOR TO VERIFY ALL LOCATIONS OF EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO EXCAVATING FOR STORM DRAIN. CAUTION UNDERGROUND GROUND GAS MAINS WITHIN PROJECT LIMITS.
4. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION OF STORM DRAIN.
5. DRAINAGE STRUCTURES FOUNDATIONS SHALL BE CONSTRUCTED IN A SIMILAR MANNER TO THE PIPE FOUNDATION AND COMPACTED TO A MINIMUM OF THE SAME PROCTOR DENSITY.
6. THE FOUNDATION UNDER PIPE NEAR THE STRUCTURE MUST BE CONSTRUCTED JUST AS THE FOUNDATION UNDER THE BALANCE OF THE PIPE.

1-18-2016

Kimberly Scherer

FOR

HDR Engineering, Inc.
810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

OLD 2243

DRAINAGE

PLAN AND PROFILE

STA 180+50 TO STA 186+00

NO.	DATE	CHANGED	JUNCTION TYPE AND SIZE	CHANGE L F	ISS	APPROVED

SCALE: 1"=50'-H
1"=10'-V

DRN: KDB CK: KRS DATE: 1/18/2016 JOB NO. SHEET NO. **313**



Executive Summary

August 18, 2016

Council Agenda Subject: Consider a Resolution on BCRUA's Phase 1C and Phase 2 Deep Water Intake Project Schedule

Background:

The attached Resolution was prepared by the City Attorney and proposes City of Leander support for the BCRUA Phase 1C Project for funding, design, bidding, and construction of Water Treatment Plant (WTP) and Raw Water Barge improvements, which will provide the BCRUA WTP with a firm capacity of 30 MGD. Please note that Phase 1B is underway and consists of a Re-rate Study documenting the success of higher filter loading rates, which should provide a firm capacity of 22 MGD without any required construction additions, modifications, or costs. This proposed Resolution also establishes the City's position on the BCRUA Phase 2 Deep Water Intake Project, i.e., the City does not support proceeding with the funding, final design, bidding, and construction of the Phase 2 Deep Water Intake Project at this time. The Resolution also provides for a re-evaluation of City's positions on the Phase 2 Deep Water Intake Project in July of 2017.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: Phase 1C - \$6,377,000.00 from TWDB Bonds as per TWDB application to be submitted in December of 2016

Recommendation: Staff recommends approval of the Resolution.

Attachments: Resolution: A resolution of the City of Leander, Texas, setting forth the City's Position Regarding Proceeding the Phase 1C and Phase 2 of BCRUA Project

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF LEANDER, TEXAS,
SETTING FORTH THE CITY'S POSITION REGARDING
PROCEEDING WITH PHASE 1C AND PHASE 2 OF BCRUA
PROJECT**

WHEREAS, the City of Leander, Texas (the "City"), along with the City of Cedar Park and the City of Round Rock (the "Member Cities"), is a participating and founding member of the Brushy Creek Regional Utility Authority, Inc. (the "BCRUA");

WHEREAS, the BCRUA was created to finance, construct, acquire, own, operate, and maintain the BCRUA Project, being the land, improvements, and facilities used for the treatment of raw water and delivery of treated water to the Member Cities, as more particularly defined in the agreements between the BCRUA and Member Cities;

WHEREAS, the BCRUA Project is made up of multiple phases;

WHEREAS, the Member Cities receive or are able to receive treated water from the completed phases of the BCRUA Project and other treatment sources available to them, and phases that are underway or that are planned to proceed will increase the treatment capacity of the BCRUA Project; and

WHEREAS, the City desires to express its position with respect to proceeding with certain phases of the BCRUA Project;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

Section 1. Phase 1C of the BCRUA Project. The City supports and agrees to proceed with Phase 1C of the BCRUA Project, subject to obtaining required financing and approvals.

Section 2. Phase 2 of the BCRUA Project. The City does not support proceeding with applying for financing, designing, or constructing Phase 2 of the BCRUA Project at this time. The City will re-evaluate the City's water demand and projections in July 2017 and will determine whether the City supports proceeding with Phase 2 of the BCRUA Project at that time.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the

time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED AND APPROVED this the 18th day of August, 2016.

THE CITY OF LEANDER, TEXAS

Christopher Fielder, Mayor

Ron Abruzzese, Mayor Pro Tem

Andrea Navarrette

Michelle Stephenson

Shanan Shepherd

Jeff Seiler

Troy Hill

ATTEST:

Debbie Haile



Executive Summary

August 2016

Council Agenda Subject: First Amendment to the Williamson County Regional Animal Control Shelter Interlocal Agreement

Background: This amendment includes minor updates and other administrative changes. This amendment also includes the administrative process for future expansions and splits ownership of those expansions between the five partnership entities. The language in the amendment will now allow other Williamson County cities to participate in the partnership, but only after approval by the standing board and buy-in of existing capital costs.

Origination: Greg Minton, Chief of Police

Financial Consideration: None

Recommendation: Staff supports and recommends the approval of this amendment.

Attachments: First Amendment to the Williamson County Regional Animal Control Shelter Interlocal Agreement

Prepared by: Debbie Haile, City Secretary

**FIRST AMENDMENT TO THE
WILLIAMSON COUNTY REGIONAL
ANIMAL CONTROL SHELTER INTERLOCAL AGREEMENT**

THIS FIRST AMENDMENT TO THE WILLIAMSON COUNTY REGIONAL ANIMAL SHELTER INTERLOCAL AGREEMENT (“first Amendment”) is made and entered into effective this _____, by and between WILLIAMSON COUNTY; the CITY OF CEDAR PARK; the CITY OF HUTTO; the CITY OF LEANDER; the CITY OF ROUND ROCK; all of which are political subdivisions of the State of Texas (“the Parties”).

WITNESSETH:

WHEREAS, Texas Government Code, Chapter 791, the Interlocal Cooperation Act provides that any one or more public agencies may contract with each other for the performance of governmental functions and for the joint use of facilities or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the Parties; and,

WHEREAS, each of the Parties has previously approved an Interlocal Agreement (the “Agreement”) regarding the operation and maintenance of the Williamson County Regional Animal Shelter (the “Regional Shelter”), and,

WHEREAS, the Parties now desire to amend the Agreement as stated in this First Amendment;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the Parties agree to this first amendment to the Williamson County Regional Animal Shelter Interlocal Agreement as follows:

I.

That Article II, Section 1 is hereby amended with the following:

1. **BOARD REPRESENTATION:** The business and affairs of the Regional Shelter shall be conducted by a board consisting of one (1) representative from each Party signing this Agreement. Each representative shall be appointed by the governing body of the respective Party.

II.

1. That Article III, Section 1 is hereby amended by changing the time for the preparation of the status report of the Regional Shelter operations to be on an annual basis rather than on a semi-annual basis.
2. That Article III, Section 1 is hereby amended by adding a new sub-section (f), which shall read as follows:
 - f. The Parties are jointly and severally liable for any and all expenses incurred in connection with claims against the Regional Shelter, its personnel, and the Board, in the same proportion as stated in Article V, Section 2 of the Agreement. No Party may settle any claim or incur any costs to settle any claim against the Shelter without the consent of the other Parties. If any Party declines to participate in a settlement of a claim, that Party reserves the right to withdraw from this Agreement pursuant to the conditions stated in Section 3 herein.
3. That Article III, Section 3 is hereby amended by changing the beginning of the fiscal year from April 1st of each year to May 1st of each year.
4. That Article III, Section 5 is hereby amended by changing the monthly budget status report to a quarterly budget status report.

III.

That Article IV is hereby amended by adding a new Section 7, which shall read as follows:

7. Under the Agreement, the County was responsible for acquiring, owning and maintaining the Regional Shelter. The Parties now desire to share an undivided ownership interest in the Regional Shelter real property, including the building(s) and all improvements. The undivided interest shall be as follows:

Williamson County	48.96 %
Cedar Park	10.21 %
Hutto	4.88 %

Leander	8.72 %
Round Rock	27.23 %

After the First Amendment is approved, the County shall prepare a Special Warranty Deed conveying the above-described undivided ownership interests to each Party. The conveyance of the undivided ownership interests is specifically conditioned upon approval of each and every Party.

IV.

1. That Article V, Section 3 is hereby amended to change the reimbursements to the Parties for all license fees and animal reclamation fees from a quarterly basis to an annual basis.

2. That Article V is hereby amended by adding a new Sections 6 and 7, which shall read as follows:

6. **NEW EXPANSIONS:** The construction of an expansion of the Regional Animal Shelter is planned (the "Expansion"). Notwithstanding any provision contained herein, each Party shall contribute its pro rata share of the cost of the design and construction of the Expansion (the "Expansion Costs"). The pro rata share of the Expansion Costs shall be determined by the average of the past three (3) fiscal years' ratio of the annual number of animals delivered to the Regional Shelter by each Party, as compared to the total number of animals delivered to the Regional Shelter by all Parties. The Board may not award a design and construction contract for the Expansion until the Expansion Costs have been approved by the governmental entities of all Parties. Once a construction agreement is approved, any increase in the contract price must be approved by each party.

7. **PAYMENT FOR NEW EXPANSIONS.** The County shall contract for all design and engineering costs related to any Expansion, subject to reimbursement from the Parties pursuant to this Section 7. As stated in Section 6, above, each Party shall be responsible for a pro-rata share of the Expansion Costs. Fifty (50%) percent of each Parties' pro-rata share of Expansion Costs related to construction will be due to the County within 30 days after receipt of notice from the County that a bid has been awarded for the Expansion. The remaining Fifty (50%) percent of each Parties' pro-rata share of the Expansion Costs related to construction will be due to the County within 30 days after receipt of notice from the County that the Expansion Costs have been paid in full by the County. Any funding remaining after the completion of an Expansion Project shall be proportionately refunded to each Party.

V.

That the agreement is hereby amended by adding a new Article VI, which shall read as follows:

VI. ADMISSION OF NEW PARTIES:

1. This Agreement may be amended to add other municipalities (“New Party”) located within Williamson County as Parties, conditioned upon the following and subject to approval of the Board:
 - a. The New Party must agree to conform to and abide by all conditions in this Agreement.
 - b. Prior to admission, the New Party and the Board shall agree on the New Party’s share of capital costs (Equity Buy-in Fee) and M&O Expenses. The New Party will be required to pay the Equity Buy-in Fee as set by the Board at the time the New Party joins this Agreement. M&O Expenses will be reviewed and adjusted annually.
 - c. The Equity Buy-in Fee is non-refundable once the New Party first utilizes the Shelter.
 - d. New Parties will be responsible for their portion of the shared M & O Expenses and future Expansion Costs, as defined in Article V(2) and V(6), respectively.
 - e. A new Party, satisfying all other requirements to join the Shelter, shall appoint a representative as defined in Article II (Board Representation).
 - f. If a New Party joins this Agreement, the apportionment of the M & O Expenses and Expansion Costs for the remaining Parties will be reapportioned.

VI.

MISCELLANEOUS

1. The Parties agree that in the event any provision of this First Amendment is held by a court of competent jurisdiction to be in contradiction of any laws of the State of the Texas, the Parties will immediately rectify the offending portions of this Agreement. The remainder of the Agreement shall be in full force and effect.
2. This First Amendment constitutes the entire amendment if the Agreement between the Parties hereto, and supersedes all their oral and written negotiations, agreements, and understandings of every kind. The Parties understand, agree, and declare that no promise, warranty, statement, or representation of any kind whatsoever, which is not expressly stated in this this First Amendment of the Agreement, has been made by any Party hereto or its officer, employees, or other agents to induce execution of this First Amendment.
3. This First Amendment shall be performable in Williamson County, Texas.
4. All other terms and conditions of the Agreement as previously approved by the Parties shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have set their hands the day and year first above written.

(The rest of this page left intentionally blank)

WILLIAMSON COUNTY
Commissioners Court

ATTEST:

By: _____
DAN GATTIS
County Judge -
Williamson County, Texas

By: _____
NANCY RISTER
County Clerk

CITY OF ROUND ROCK
City Council

ATTEST:

By: _____
ALAN McGRAW
Mayor - Round Rock, Texas

By: _____
SARA WHITE
City Clerk

CITY OF LEANDER
City Council

ATTEST:

By: _____
CHRIS FIELDER
Mayor - Leander, Texas

By: _____
DEBBIE HAILE
City Secretary

CITY OF CEDAR PARK
City Council

ATTEST:

By: _____
MATT POWELL
Mayor - Cedar Park, Texas

By: _____
LEANN QUINN
City Secretary

CITY OF HUTTO
City Council

ATTEST:

By: _____
DOUG GAUL
Mayor - Hutto, Texas

By: _____
SETH GIPSON
City Secretary



Executive Summary

July 18, 2016

Council Agenda Subject: Water Use and Supply Update

Background: As of July 29, 2016, Combined Water Storage in both Lakes Travis and Buchanan increased to 1,926,238 (96% Full) compared to 1,971,055 Acre-feet (98% Full) at the end of June. The Combined Storage on July 31, 2015 was 1,564,311 Acre-feet (77% Full). The attached Table and Graph compare recent water use in July 2016 to July 2015. The City's Voluntary Twice-a-Week Outdoor Watering Schedule was implemented on August, 6 2015. More detailed information concerning the watering schedule can be found on the City's website:

<https://www.leandertx.gov/publicworks/page/stage-1-twice-week-watering-schedule>

Origination: Patrick A. Womack, P.E. Public Works Director

Financial Consideration: None

Recommendation: None

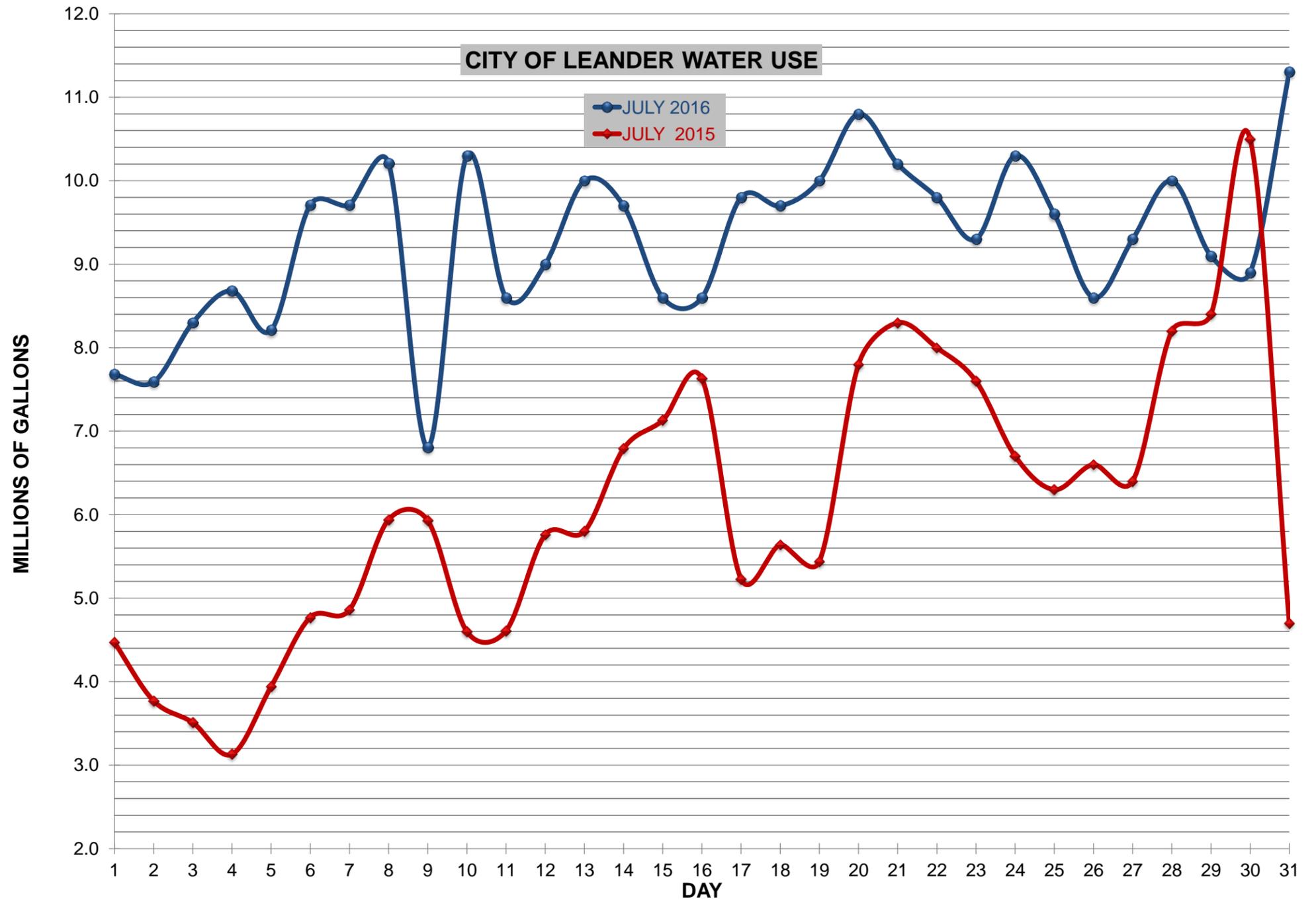
Attachments: City of Leander Water Use Table & Graph

Prepared by: Patrick A. Womack, P.E. Public Works Director

City of Leander Water Use (MG)

Day	June 2016	July 2016	July 2015
1	3.66	7.68	4.47
2	3.23	7.59	3.77
3	3.73	8.30	3.51
4	3.73	8.68	3.13
5	3.23	8.21	3.94
6	3.99	9.71	4.77
7	4.93	9.71	4.86
8	5.32	10.21	5.94
9	4.97	6.81	5.93
10	5.16	10.30	4.60
11	5.28	8.60	4.61
12	6.08	9.00	5.76
13	6.30	10.00	5.80
14	5.98	9.70	6.79
15	7.84	8.60	7.13
16	7.24	8.60	7.63
17	6.32	9.80	5.23
18	10.00	9.70	5.64
19	7.37	10.00	5.44
20	6.93	10.80	7.80
21	8.15	10.20	8.30
22	7.51	9.80	8.00
23	8.81	9.30	7.60
24	6.71	10.30	6.70
25	8.51	9.60	6.30
26	8.06	8.60	6.60
27	8.15	9.30	6.40
28	6.45	10.00	8.20
29	8.24	9.10	8.40
30	7.89	8.90	10.50
31		11.30	4.70

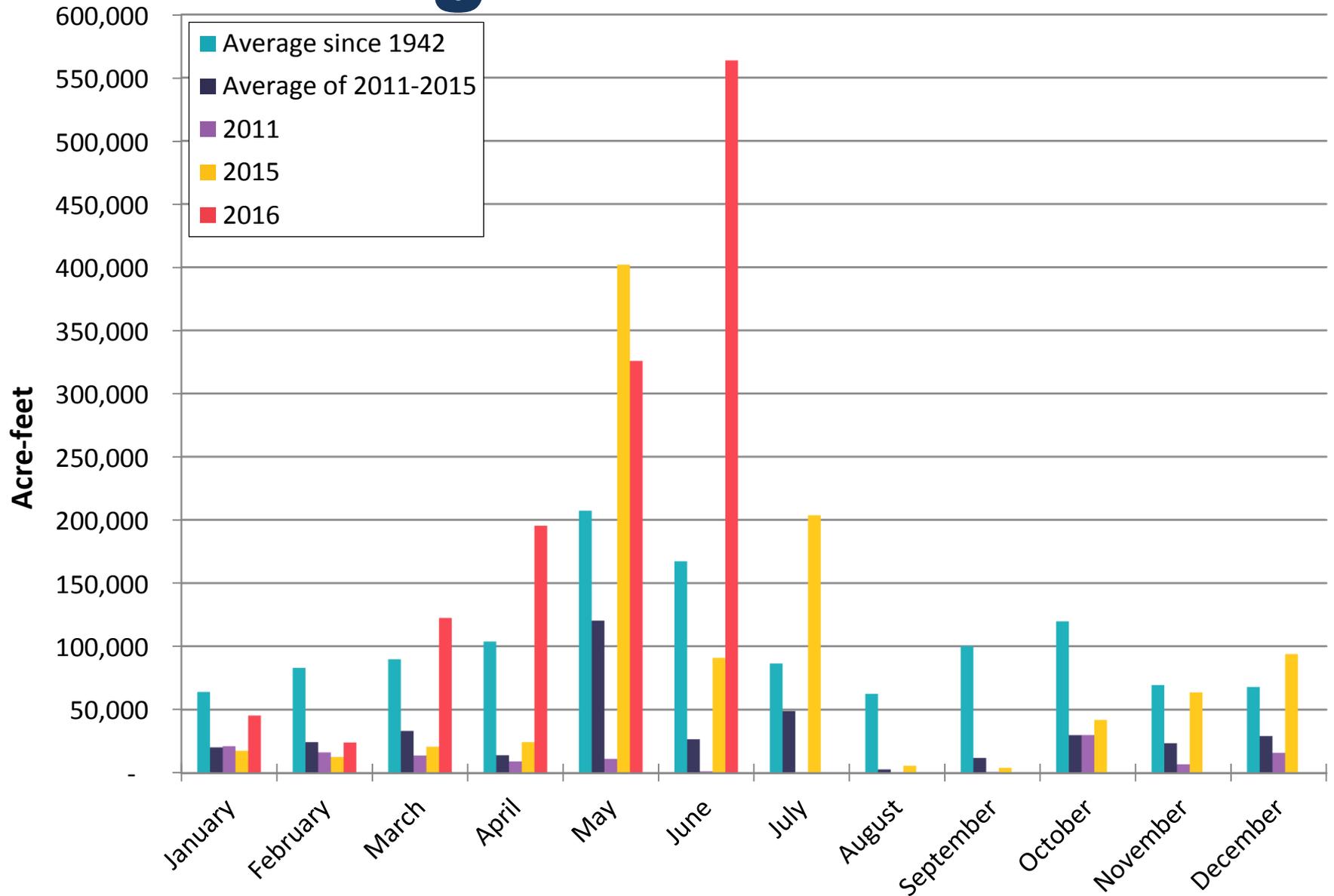
(MG)	2016 June	2016 July	2015 July
Total	189.77	277.10	188.45
Average	6.33	9.24	6.13
Peak Day	10.00	11.30	10.50
Min. Day	3.23	6.81	3.13
Total Connections:	13,978	14,433	12,821
SF Residential Connections:	13,211	13,428	12,107



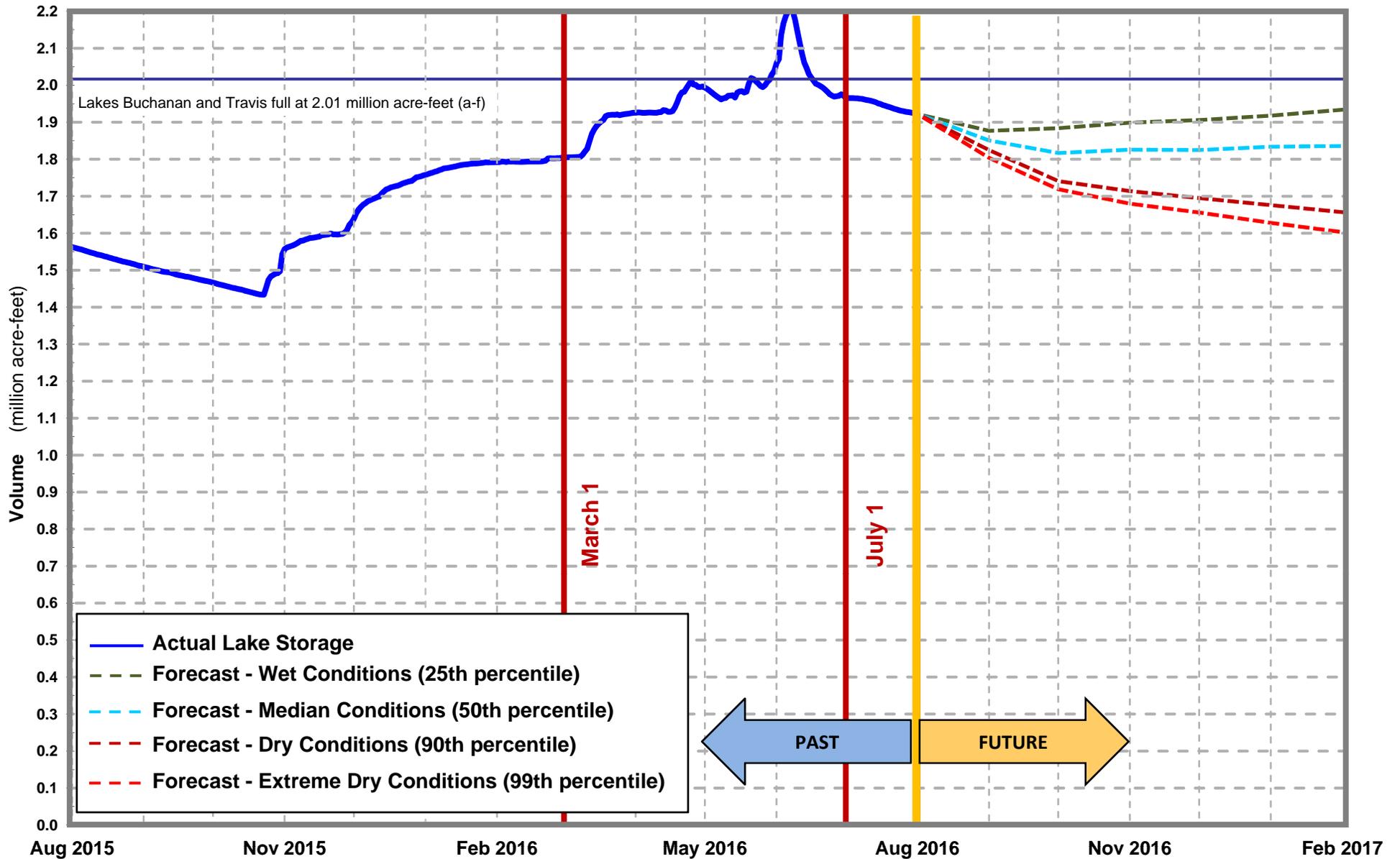
Historical Water Use									
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016
Month/Day	8/8	8/3	8/7	8/13	8/9	5/7	9/10	8/12	7/31
Peak Day (MG)	9.18	7.79	6.75	7.44	8.38	8.86	9.10	11.90	11.30
Avg Day (MG)	3.72	3.21	3.18	4.21	3.78	3.85	4.14	4.71	5.20
Annual (MG)	1,359	1,171	1,160	1,535	1,380	1,404	1,512	1,719	1,106.7

(As of 7/31/2016)

Water flowing into the Highland Lakes



Lakes Buchanan and Travis Total Combined Storage Projections



Note: One acre-foot equals 325,851 gallons.

Date: August 1, 2016



Executive Summary

July 18, 2016

Council Agenda Subject: Consider formation of the “Brushy Street Renovation Committee” and appointment of committee members

Background: At the July 30th City Council retreat it was discussed that a committee needed to be formed to discuss the renovation of Brushy Street in Old Town. This agenda item is for council to decide on the committee and appoint members.

Origination: Leander City Council

Financial Consideration: None

Recommendation: None

Attachments: None

Prepared by: Debbie Haile, City Secretary