



## **AGENDA**

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

**Thursday ~May 8, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson - Vice Chair  
Place 2 Joel Wixson  
Place 3 Jason Anderson**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler - Chair**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: April 24, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## Public Hearing

6. Subdivision Case 13-PP-013: Hold a public hearing and consider action on the Crystal Springs Preliminary Plat, for 135.76 acres more or less; WCAD Parcels #R031227, R432781, R051457, R523991, R031205, R031204, R031206; generally located on the south side of E. Crystal Falls Pkwy approximately 1/3 of a mile from the intersection of Hwy 183A and E Crystal Falls Pkwy; Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs, LLC.

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

7. Zoning Case 14-Z-007: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the north side of W. San Gabriel Pkwy approximately 400 ft west from the intersection of US 183 and W San Gabriel Pkwy; 28.0 acres more or less out of the AW0134 – Cochran, C. Survey; WCAD Parcel #R031694. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville LP.

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

8. Discussion and possible action on the procedures regarding the approval process for concept plans associated with development agreements.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

9. Subdivision Case 14-FP-006: Consider action on the Trivisso, Section 1, Phase 2 Final Plat for 122.674 acres more or less; TCAD Parcel 382583 and 513809; generally located to the northeast of the intersection of RM 1431 and Trivisso Parkway, more specifically located to the northeast of the intersection of Trivisso Parkway and Venezia View; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Trivisso, Ltd.

- a) Staff Presentation
- b) Applicant Presentation
- c) Discussion
- d) Consider Action

10. Zoning Ordinance Case 14-OR-004: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance regarding the screening requirements for lots located adjacent to major roadways.

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

11. Meeting adjourned at

#### **CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 2 day of May, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Director of Development Services



## EXECUTIVE SUMMARY

MAY 08, 2014

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- Agenda Subject:** Subdivision Case 13-PP-013: Hold a public hearing and consider action on the Crystal Springs Preliminary Plat, for 135.76 acres more or less; WCAD Parcels #R031227, R432781, R051457, R523991, R031205, R031204, R031206; generally located on the south side of E. Crystal Falls Pkwy approximately 1/3 of a mile from the intersection of Hwy 183A and E Crystal Falls Pkwy; Williamson County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs, LLC.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 266 single-family lots, 3 commercial lots, 9 open space lots, and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Martin Siwek, GISP  
Planner

4/30/2014

REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)

# CRYSTAL SPRINGS

## PRELIMINARY PLAT LEANDER, TEXAS

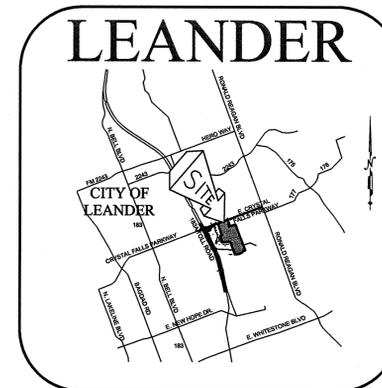
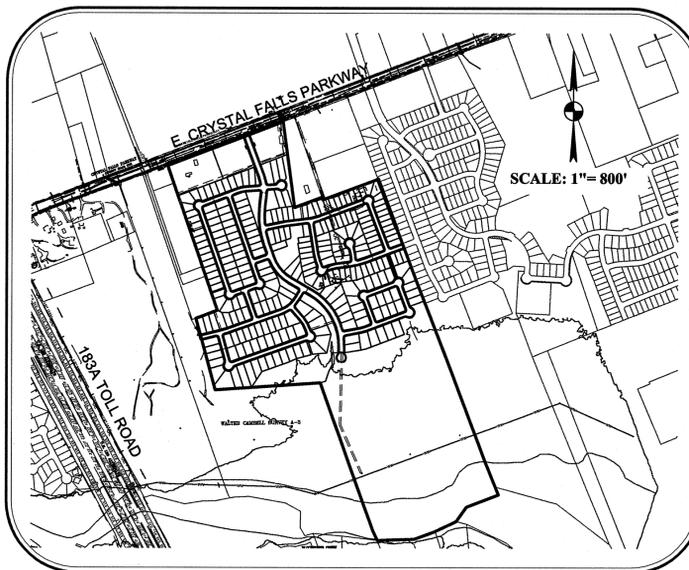
BEARINGS BASED ON N.A.D. 1983  
TEXAS STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE CENTRAL ZONE

APRIL 2014

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIMINARY PLAT (1 OF 3)
03	PRELIMINARY PLAT (2 OF 2)
04	PRELIMINARY PLAT (3 OF 3)
05	PHASING PLAN
06	OVERALL DRAINAGE
07	DRAINAGE STUDY (1 OF 2)
08	DRAINAGE STUDY (2 OF 2)
09	OVERALL UTILITY PLAN (1 OF 3)
10	OVERALL UTILITY PLAN (2 OF 3)
11	OVERALL UTILITY PLAN (3 OF 3)
12	TREE LOCATION & AERIAL

GENERAL NOTES:

- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL SUBDIVISION CONSTRUCTION AND BUILDING SETBACKS SHALL CONFORM TO THE CURRENT CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS. THESE FACILITIES WILL CONSIST OF ADDITIONAL STORAGE VOLUME PROVIDED WITHIN THE INUNDATION EASEMENT NRCS DAM #3.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER, WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL LANDSCAPE LOTS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET OR NO CLOSER THAN 60% OF THE LOT FRONTAGE.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- AT THE TIME OF THE FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY OF LEANDER IN THE AMOUNT OF \$126.00 PER RESIDENTIAL UNIT.
- ALL STREETS WITHIN THE SUBDIVISION SHALL BE POSTED AT 30 MPH.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF ALL PUBLIC RIGHTS OF WAY. THOSE SIDEWALKS NOT ADJUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DRAINAGE AND DETENTION LOTS, LANDSCAPE LOTS OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- PARKLAND TO BE IN ACCORDANCE WITH THE DEVELOPER'S AGREEMENT.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
- NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.
- FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
- CRYSTAL SPRINGS IS LOCATED IN THE BLOCK HOUSE CREEK WATERSHED.
- ALL EASEMENTS OF RECORD ARE SHOWN AS PER CURRENT TITLE COMMITMENT.
- THERE IS ONE HUNDRED YEAR FLOOD PLAIN ON THIS PROPERTY.
- THIS PROJECT IS LOCATED WITHIN THE CITY OF LEANDER CITY LIMITS.
- THIS PRELIMINARY PLAT IS SUBJECT TO AN APPROVED DEVELOPMENT AGREEMENT.
- ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- ALL DRAINAGE AND ACCESS LOTS WILL BE DEDICATED TO AND MAINTAINED BY HOA
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT (LOT 11, BLOCK C; LOT 31, BLOCK E; LOT 14, BLOCK G; LOT 24, BLOCK J), TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PRELIMINARY PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY STEWART TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 130068137B, EFFECTIVE DATE OF JULY 2, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.



VICINITY MAP  
NOT TO SCALE

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

**OWNER:**

BLD CRYSTAL SPRINGS, LLC  
8601 RR 2222, BLDG 1, SUITE 150  
AUSTIN, TX 78730  
(512) 732-2825

CWHS 272, LTD  
201 BARTON SPRINGS ROAD  
AUSTIN, TX 73704  
(512) 784-7443

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220-W  
AUSTIN, TEXAS 78757  
(512) 454-8711  
FAX (512) 459-8867

**SURVEYOR:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220-W  
AUSTIN, TEXAS 78757  
(512) 454-8711  
FAX (512) 459-8867



*G.E. Buchanan*  
PAPE-DAWSON ENGINEERS  
G. E. BUCHANAN, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #4999

05/01/2014  
DATE



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

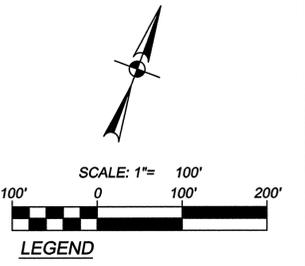
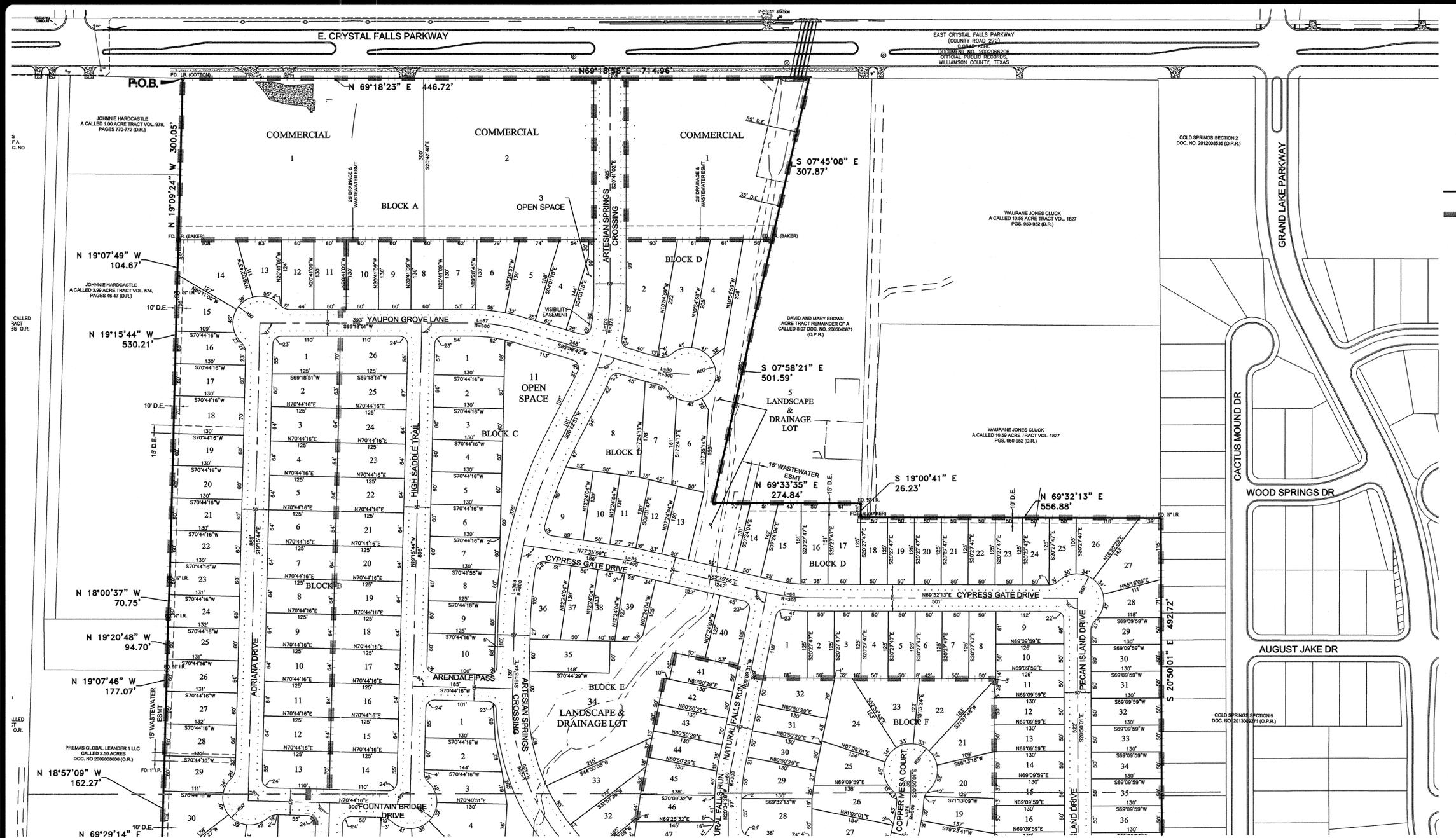
I, JAMES A. HUFFCUT JR. P.E. #55253, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (c). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

**SUBMITTED BY:**



*James A. Huffcut Jr.*  
PAPE-DAWSON ENGINEERS  
JAMES A. HUFFCUT JR. P.E. #55253  
VICE PRESIDENT

5-1-14  
DATE



- LEGEND**
- PROPOSED BOUNDARY
  - PROPOSED PHASING
  - ..... 4' SIDEWALK
  - 6' SIDEWALK
  - 8' SIDEWALK



**PAPE-DAWSON ENGINEERS**

7800 SHOCK CREEK BLVD  
SUITE 220 WEST  
AUSTIN TEXAS 78757  
PHONE: 512.454.8711  
FAX: 512.458.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
PRELIMINARY PLAT (1 OF 3)**

MATCH LINE - SEE SHEET 03 OF 12

LAND USE SUMMARY		
USE	LOTS	ACREAGE
SINGLE FAMILY/RESIDENTIAL	266	55.87
RESIDENTIAL R.O.W.		15.95
COMMERCIAL	3	7.38
OPEN SPACE	9	8.12
* PARKLAND	1	50.00
<b>TOTAL</b>		<b>135.76</b>

\* PARKLAND DEDICATION OUTSIDE FLOODPLAIN IS 4.70 AC

STREET TABLE				
NAME	TYPE	LINEAR FEET	PVMT WIDTH	S/W WIDTH
ARTESIAN SPRINGS CROSSING	60' COLLECTOR	2483	40'	4'
YAUPON GROVE LANE	50' LOCAL	808	30'	4'
HIGH SADDLE TRAIL	50' LOCAL	889	30'	4'
ADRIANA DRIVE	50' LOCAL	888	30'	4'
ARENDALE PASS	50' LOCAL	185	30'	4'
CYPRESS GATE DRIVE	50' LOCAL	1048	30'	4'
FOUNTAIN BRIDGE DRIVE	50' LOCAL	300	30'	4'
NATURAL FALLS RUN	50' LOCAL	485	30'	4'
COPPER MESA COURT	50' LOCAL	194	30'	4'
PECAN ISLAND DRIVE	50' LOCAL	522	30'	4'
SHALLOW SPRINGS DRIVE	50' LOCAL	809	30'	4'
TURTLE BAY DRIVE	50' LOCAL	310	30'	4'
WINDING STREAM TRAIL	50' LOCAL	1108	30'	4'
EARLY MST LANE	50' LOCAL	311	30'	4'
CRYSTAL WELL LANE	50' LOCAL	341	30'	4'
FERN GLADE DRIVE	50' LOCAL	350	30'	4'
WALNUT SPRINGS DRIVE	50' LOCAL	816	30'	4'
ELM FORK DRIVE	50' LOCAL	300	30'	4'
MOSSY POND DRIVE	50' LOCAL	300	30'	4'
HARVEST KNOLL LANE	50' LOCAL	684	30'	4'

CRYSTAL SPRINGS PARK LAND DEDICATION ORDINANCE REQUIREMENTS (Rev. April 3, 2014)					
Lots	Parkland Acres Required	Parkland Acres Proposed*	Acres in Floodplain	Acres Credited	Rec. Imp. Fee Required**
266	9.31	50.00	45.31	9.31	\$ 93,100.00

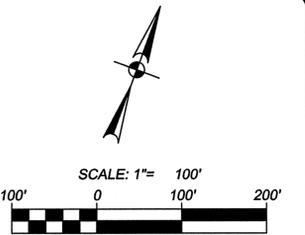
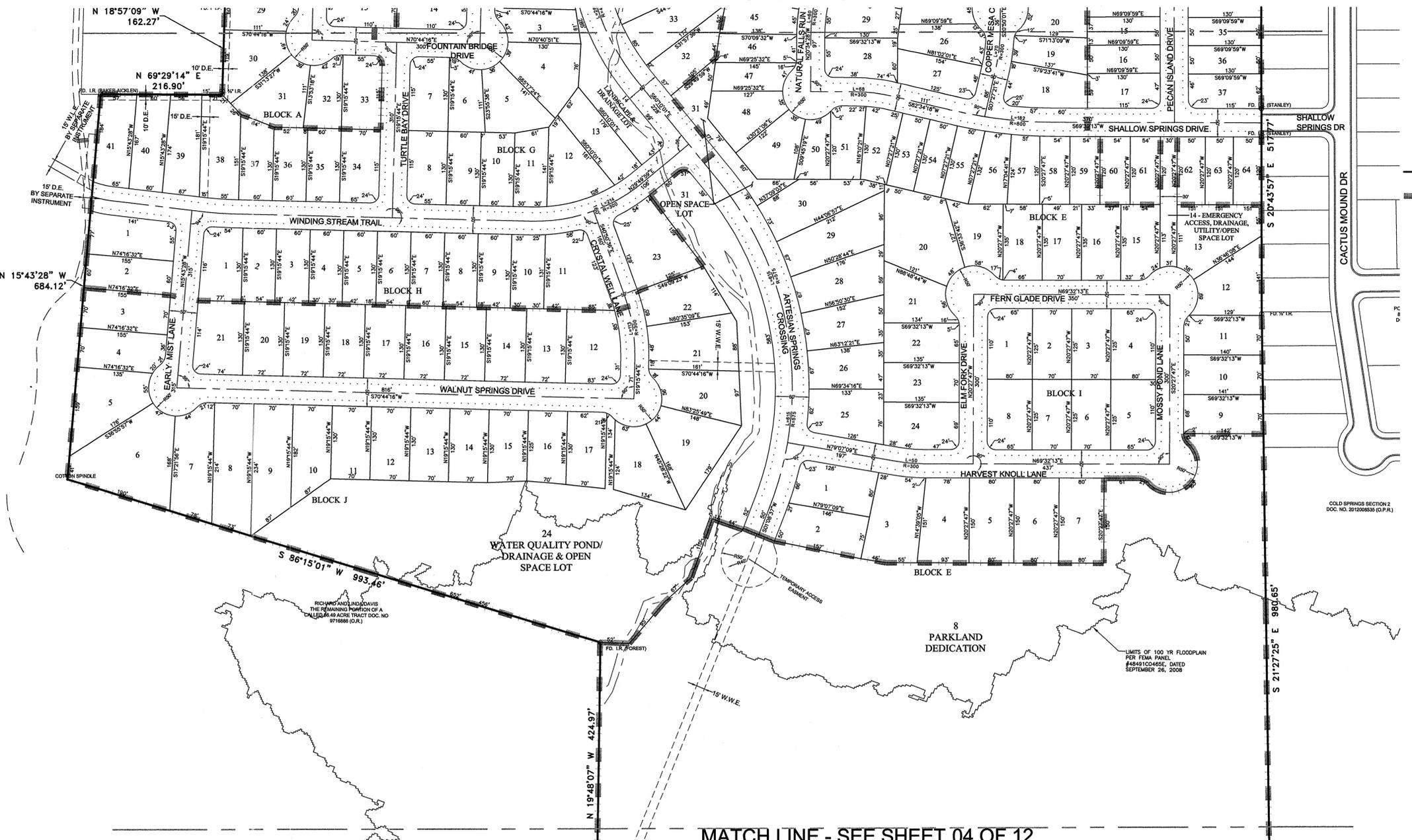
\* All parkland acres proposed are to be dedicated to the City.  
 \*\* Recreation improvement fees to be used for master planning or to construct improvements in the City park.  
 \*\*\* Final shape and size of water quality ponds to be determined at a later date.

**NOTE:**  
 PARK AND OPEN SPACE DEDICATION FOR THE PROJECT WILL BE PROVIDED WITHIN PHASE II, OR WHEN DETERMINED BY THE CITY TO PRESERVE GRANT ELIGIBILITY, PER A SEPARATE PARKLAND AGREEMENT (SEE THIS SHEET). RECREATION IMPROVEMENT FEES MAY BE USED TO MASTER PLAN AND CONSTRUCT LAKEWOOD PARK IMPROVEMENTS IDENTIFIED IN THE PARK MASTER PLAN, OR THE FEES SHALL BE PAID TO THE CITY INCREMENTALLY WITH EACH PHASE OF DEVELOPMENT.

DATE: Apr 23, 2014, 8:45AM USER: E.MARONAS FILE: H:\PROJECTS\58382\58382\PRELIM\PLAT\PL\_58382\_03.DWG

JOB NO. 50802-00  
 DATE April 2014  
 DESIGNER VHE  
 CHECKED DRAWN VHE  
 SHEET 02 OF 12

MATCH LINE - SEE SHEET 02 OF 12



- LEGEND**
- PROPOSED BOUNDARY
  - PROPOSED PHASING
  - ..... 4' SIDEWALK
  - 6' SIDEWALK
  - 8' SIDEWALK

NOTE:  
LOT 14, BLOCK E IS AN EMERGENCY ACCESS, DRAINAGE, UTILITY/OPEN SPACE LOT OWNED AND MAINTAINED BY THE H.O.A. THE LOT CONTAINS A 20-FT WIDE EMERGENCY ACCESS DRIVE PER THE STANDARDS SET IN THE FIRE CODE OF THE CITY OF LEANDER.

MATCH LINE - SEE SHEET 04 OF 12

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block A	135209
3	Block A	4656
4	Block A	9859
5	Block A	9534
6	Block A	8932
7	Block A	7910
12	Block A	7771
13	Block A	7404
14	Block A	12481
15	Block A	8064
16	Block A	7463
29	Block A	8125
30	Block A	10906
31	Block A	11142
32	Block A	7427
33	Block A	9051
34	Block A	9053
37	Block A	8444
38	Block A	12311
39	Block A	10853

LOT #	BLOCK	LOT AREA (SQ.FT.)
40	Block A	10235
41	Block A	10489

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block B	8707
13	Block B	8702
14	Block B	8702
26	Block B	8702

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block C	9324
8	Block C	7656
10	Block C	9315
11	Block C	27800

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block D	91557
2	Block D	16487
3	Block D	12806
4	Block D	12767
5	Block D	32159
6	Block D	9778
7	Block D	10409
8	Block D	16261
9	Block D	8480
11	Block D	6801
12	Block D	6679
14	Block D	6824
15	Block D	6686
25	Block D	5702
26	Block D	8345
27	Block D	11168
28	Block D	6208
29	Block D	6413
37	Block D	7926

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block E	11314
2	Block E	10604
3	Block E	14185
4	Block E	12791
8	Block E	2178566
11	Block E	9685
12	Block E	12110
13	Block E	14942
14	Block E	6926
15	Block E	9092
18	Block E	9450
19	Block E	10015
20	Block E	18419
21	Block E	10076
24	Block E	11130
25	Block E	11750
26	Block E	10059
27	Block E	10819
28	Block E	12422
29	Block E	15047

LOT #	BLOCK	LOT AREA (SQ.FT.)
30	Block E	13325
31	Block E	10442
32	Block E	9328
33	Block E	12410
34	Block E	60605
36	Block E	8829
37	Block E	6814
38	Block E	6513
39	Block E	6574
40	Block E	7340
45	Block E	7686
46	Block E	7176
47	Block E	6668
48	Block E	10273
49	Block E	9385
50	Block E	5977
51	Block E	7505
52	Block E	7404
54	Block E	6498
55	Block E	6550

LOT #	BLOCK	LOT AREA (SQ.FT.)
56	Block E	7423
57	Block E	6620

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block F	8645
9	Block F	7595
11	Block F	6401
17	Block F	7991
19	Block F	7429
20	Block F	8042
21	Block F	9597
22	Block F	11349
23	Block F	9870
24	Block F	12178
25	Block F	7997
26	Block F	9096
27	Block F	8903
28	Block F	9284
29	Block F	8498
30	Block F	6500
31	Block F	6500
32	Block F	8189

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block G	8843
2	Block G	8226
3	Block G	8184
4	Block G	12427
5	Block G	10347
6	Block G	7376
7	Block G	9052
8	Block G	9053
11	Block G	8148
12	Block G	11171
13	Block G	10229
14	Block G	14138

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block H	9412
11	Block H	13640
12	Block H	12355
21	Block H	11130

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block I	9952
4	Block I	9952
5	Block I	9952
8	Block I	9952

LOT #	BLOCK	LOT AREA (SQ.FT.)
1	Block J	11088
4	Block J	10566
5	Block J	14384
6	Block J	22751
7	Block J	13950
8	Block J	15672
9	Block J	14539
10	Block J	10913
15	Block J	8931
16	Block J	8931
17	Block J	9290
18	Block J	11643
19	Block J	15524
20	Block J	11760
21	Block J	14262
22	Block J	10789
23	Block J	14735
24	Block J	199427

CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
PRELIMINARY PLAT (2 OF 2)

REVISIONS:



**PAPE-DAWSON ENGINEERS**

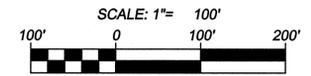
2802 SHOCK CREEK BLVD  
SUITE 220 WEST  
LEANDER, TEXAS 78748  
PHONE: 512.456.8771  
FAX: 512.456.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

JOB NO. 50802-00  
DATE April 2014  
DESIGNER VHE  
CHECKED DRAWN VHE  
SHEET 03 OF 12

DATE: Apr 23, 2014, 8:45AM USER: D.E. EVARGAS  
FILE: H:\PROJECTS\50802\50802 PRELIMINARY\DWG\50802-00.DWG

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MATCH LINE - SEE SHEET 03 OF 12



LEGEND

- PROPOSED BOUNDARY
- PROPOSED PHASING
- ..... 4' SIDEWALK
- ===== 6' SIDEWALK
- ===== 8' SIDEWALK

COLD SPRINGS SECTION 2 DOC. NO. 2012008535 (O.P.R.)

REVISIONS:

4-23-14



**PAPE-DAWSON ENGINEERS**

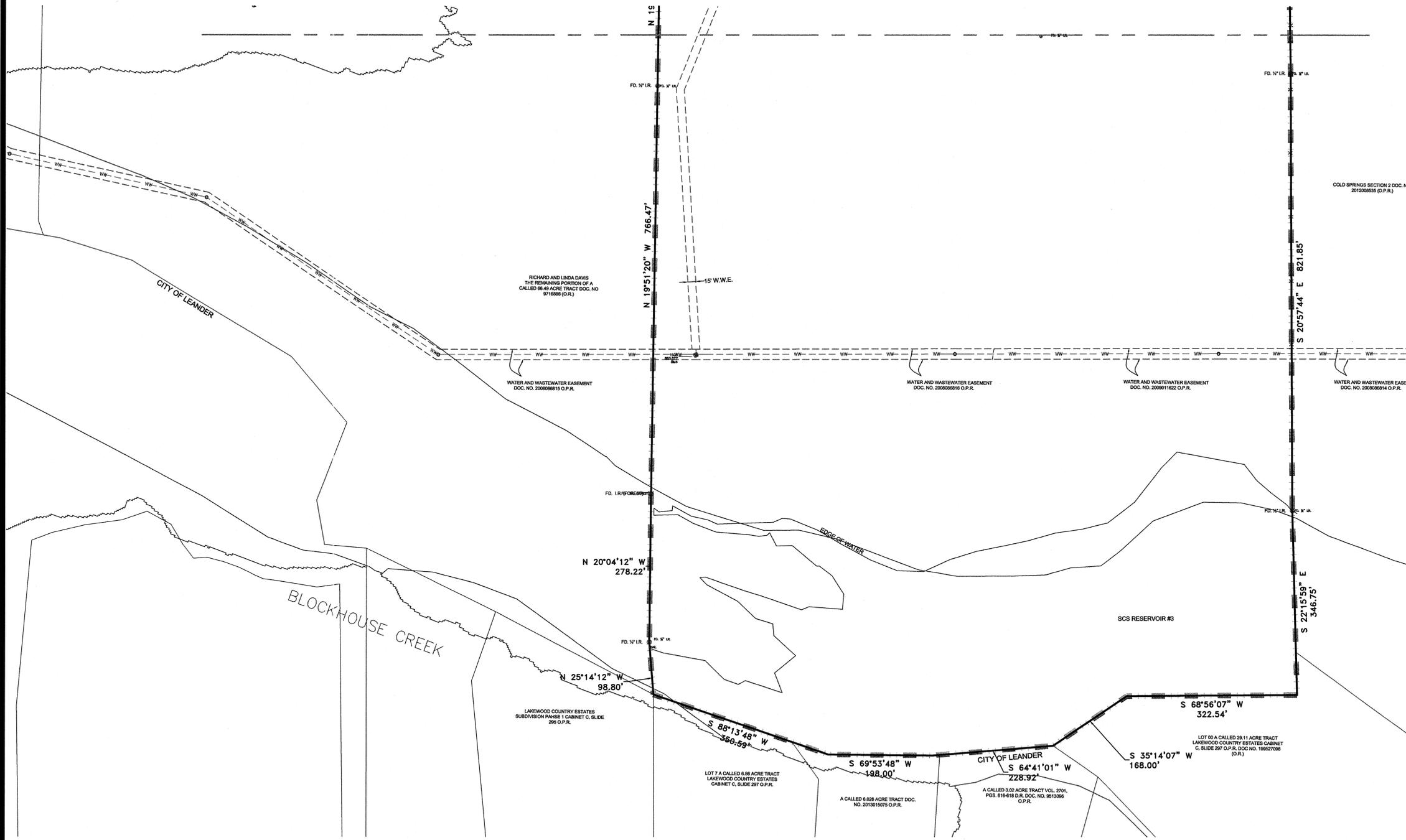
7800 SHOAL CREEK BLVD | SUITE 250 WEST | AUSTIN, TEXAS 78757 | PHONE: 512-464-8711 | FAX: 512-466-8887 | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
PRELIMINARY PLAT (3 OF 3)

JOB NO. 50802-00  
DATE April 2014  
DESIGNER VHE  
CHECKED DRAWN VHE  
SHEET 04 OF 12

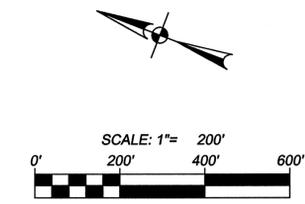
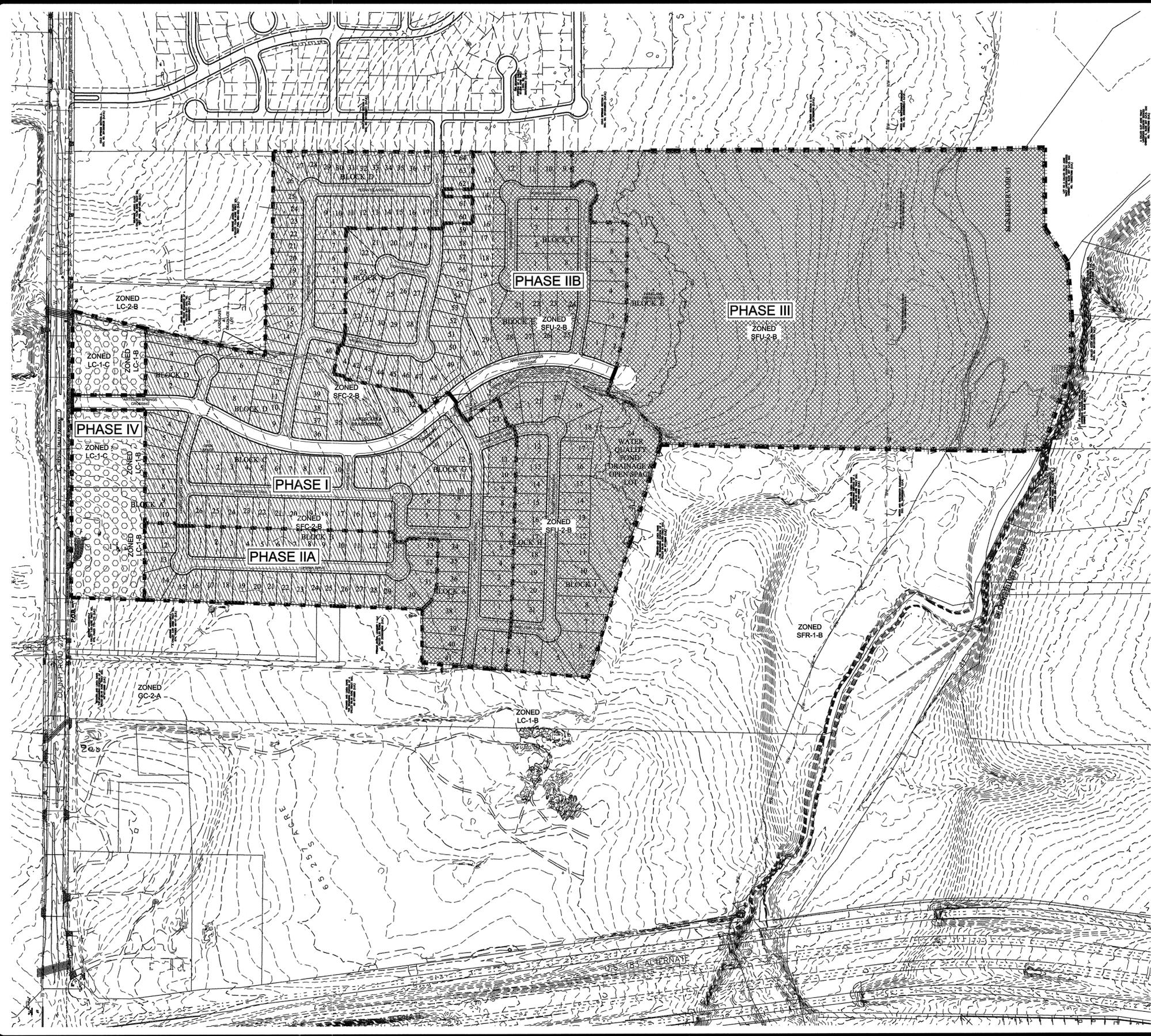
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**PLAN LEGEND**

- ZONING BOUNDARY
- PROPOSED PHASE LINE

LAND USE SUMMARY		
USE	LOTS	ACREAGE
SINGLE FAMILY/RESIDENTIAL	266	55.87
RESIDENTIAL R.O.W.		15.95
COMMERCIAL	3	7.38
OPEN SPACE	9	8.12
* PARKLAND	1	50.00
<b>TOTAL</b>		<b>135.76</b>

\* PARKLAND DEDICATION OUTSIDE FLOODPLAIN IS 4.70 AC

PHASING			
PHASE	LOTS	ZONING	ESTIMATED DATE
1	130	SFC-2-B/SFU-2-B	2014
2A	36	SFC-2-B/SFU-2-B	2015
2B	100	SFC-2-B/SFU-2-B	2015
3	1	SFU-2-B	2016
4	3	LC-1-B/LC-1-C	2016

- ZONING SFC-2-B
- ZONING SFU-2-B
- ZONING LC-1-B  
LC-1-C

NON-RESIDENTIAL SUMMARY				
BLOCK	LOT NUMBER			
	COMMERCIAL	OPEN SPACE	PARKLAND	DRAINAGE LOT
A	1,2	3,		
B				
C		11		
D	1			5
E			8	14,31,34
F				
G				13
H				
I				
J		24		

REVISIONS:



**PAPE-DAWSON ENGINEERS**

7800 SHILOH CREEK BLVD  
 SUITE 220 WEST  
 AUSTIN TEXAS 78757  
 PHONE: 512.464.8711  
 FAX: 512.468.8897  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**CRYSTAL SPRINGS  
 PRELIMINARY PLAT  
 PHASING PLAN**

JOB NO. 50802-00  
 DATE APRIL 2014  
 DESIGNER VHE  
 CHECKED DRAWN VHE  
 SHEET 05 OF 12

DATE: Apr 23, 2014 8:42AM USER ID: EWAR04S  
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SCALE: 1"= 300'  
 0' 300' 600' 900'

**LEGEND**

- PROPOSED BOUNDARY
- PROPOSED PHASING
- PROPOSED DRAINAGE AREA
- FLOW ARROW

REVISIONS:

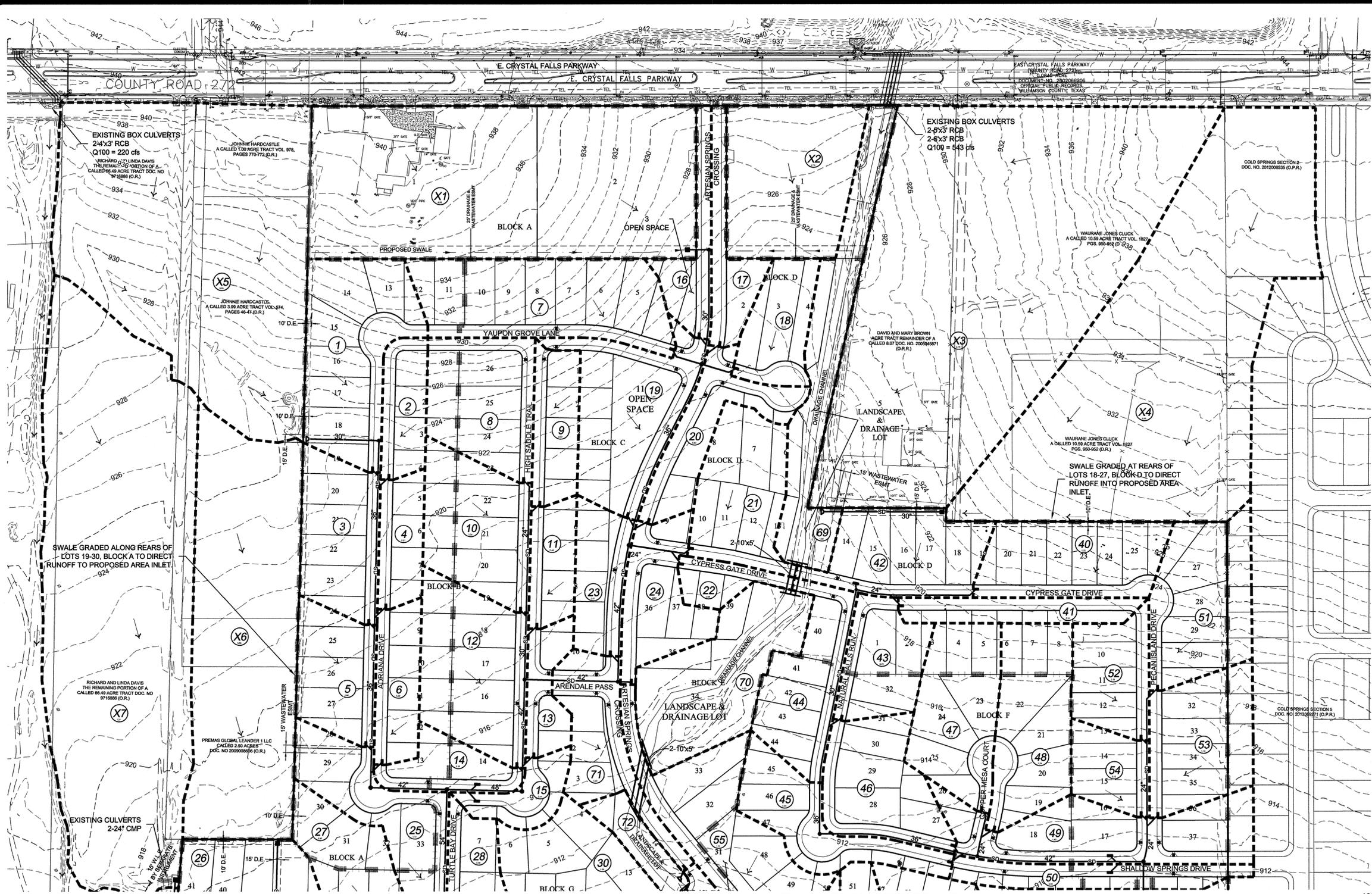
James A. Huffcut, Jr. 4-23-14

**PAPE-DAWSON ENGINEERS**

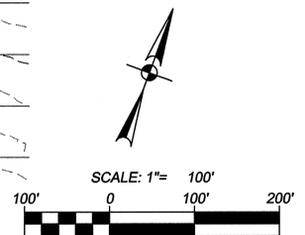
7800 SHOAL CREEK BLVD  
 SUITE 200 WEST  
 AUSTIN, TEXAS 78757  
 PHONE: 512-454-8711  
 FAX: 512-454-8887  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**CRYSTAL SPRINGS  
 PRELIMINARY PLAT  
 LEANDER, TEXAS  
 OVERALL DRAINAGE**

JOB NO.	50802-00
DATE	April 2014
DESIGNER	VHE
CHECKED	DRAWN VHE
SHEET	06 OF 12



MATCH LINE - SEE SHEET 08 OF 12



- LEGEND**
- — — — — PROPOSED BOUNDARY
  - — — — — PROPOSED PHASING
  - - - - - PROPOSED DRAINAGE AREA
  - FLOW ARROW
  - (X2) DRAINAGE AREA DESIGNATION ACREAGE

REVISIONS:



**PAPE-DAWSON ENGINEERS**

2805 SPONAL CREEK BLVD  
SUITE 200 WEST  
AUSTIN, TEXAS 78757  
PHONE: 512.466.9711  
FAX: 512.466.9867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

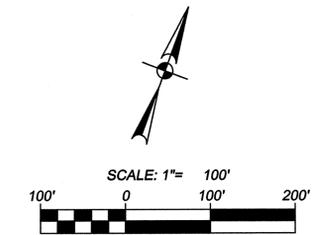
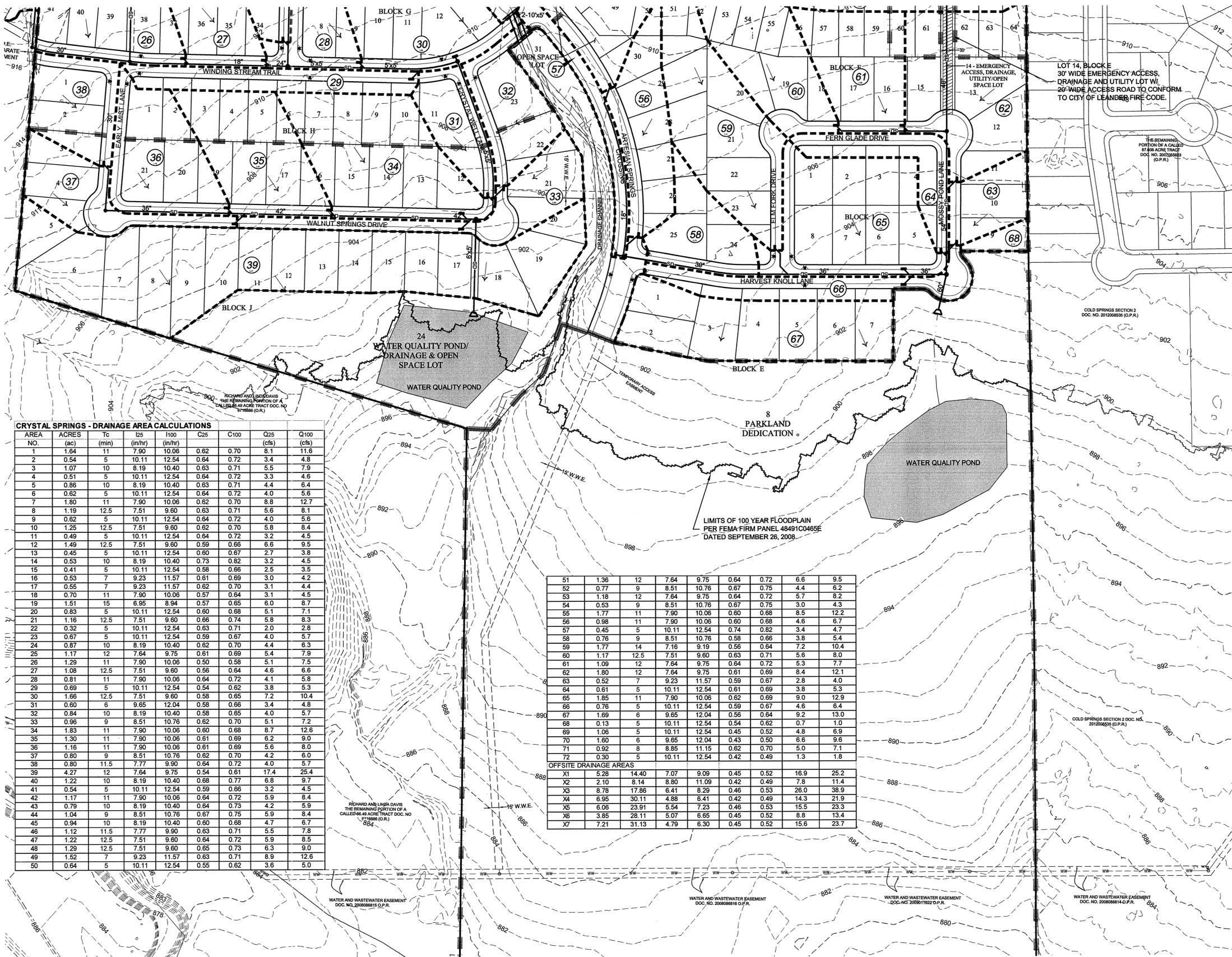
**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
DRAINAGE STUDY (1 OF 2)**

JOB NO.	50802-00
DATE	April 2014
DESIGNER	VHE
CHECKED	DRAWN VHE
SHEET	07 OF 12

DATE: APR 23, 2014, 8:11 AM, USER: ID: EMARGAS, FILE: H:\PROJECTS\50802\50802.DWG, PRELIMINARY.DWG, L:\SS\50802.DWG

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MATCH LINE - SEE SHEET 07 OF 12



- LEGEND**
- PROPOSED BOUNDARY
  - PROPOSED PHASING
  - PROPOSED DRAINAGE AREA
  - FLOW ARROW
  - (X2) DRAINAGE AREA DESIGNATION ACREAGE

**CRYSTAL SPRINGS - DRAINAGE AREA CALCULATIONS**

AREA NO.	ACRES	Tc (min)	I25 (in/hr)	I100 (in/hr)	C25 (cfs)	C100 (cfs)	Q25 (cfs)	Q100 (cfs)
1	1.64	11	7.90	10.06	0.62	0.70	8.1	11.6
2	0.54	5	10.11	12.54	0.64	0.72	3.4	4.8
3	1.07	10	8.19	10.40	0.63	0.71	5.5	7.9
4	0.51	5	10.11	12.54	0.64	0.72	3.3	4.6
5	0.86	10	8.19	10.40	0.63	0.71	4.4	6.4
6	0.62	5	10.11	12.54	0.64	0.72	4.0	5.6
7	1.80	11	7.90	10.06	0.62	0.70	8.8	12.7
8	1.19	12.5	7.51	9.60	0.63	0.71	5.6	8.1
9	0.62	5	10.11	12.54	0.64	0.72	4.0	5.6
10	1.25	12.5	7.51	9.60	0.62	0.70	5.8	8.4
11	0.49	5	10.11	12.54	0.64	0.72	3.2	4.5
12	1.49	12.5	7.51	9.60	0.59	0.66	6.6	9.5
13	0.45	5	10.11	12.54	0.60	0.67	2.7	3.8
14	0.53	10	8.19	10.40	0.73	0.82	3.2	4.5
15	0.41	5	10.11	12.54	0.58	0.66	2.5	3.5
16	0.53	7	9.23	11.57	0.61	0.69	3.0	4.2
17	0.55	7	9.23	11.57	0.62	0.70	3.1	4.4
18	0.70	11	7.90	10.06	0.57	0.64	3.1	4.5
19	1.51	15	6.95	8.94	0.57	0.65	6.0	8.7
20	0.83	5	10.11	12.54	0.60	0.68	5.1	7.1
21	1.16	12.5	7.51	9.60	0.66	0.74	5.8	8.3
22	0.32	5	10.11	12.54	0.63	0.71	2.0	2.8
23	0.67	5	10.11	12.54	0.59	0.67	4.0	5.7
24	0.87	10	8.19	10.40	0.62	0.70	4.4	6.3
25	1.17	12	7.64	9.75	0.61	0.69	5.4	7.9
26	1.29	11	7.90	10.06	0.50	0.58	5.1	7.5
27	1.08	12.5	7.51	9.60	0.56	0.64	4.6	6.6
28	0.81	11	7.90	10.06	0.64	0.72	4.1	5.8
29	0.69	5	10.11	12.54	0.54	0.62	3.8	5.3
30	1.66	12.5	7.51	9.60	0.58	0.65	7.2	10.4
31	0.60	6	9.65	12.04	0.58	0.66	3.4	4.8
32	0.84	10	8.19	10.40	0.58	0.65	4.0	5.7
33	0.96	9	8.51	10.76	0.62	0.70	5.1	7.2
34	1.83	11	7.90	10.06	0.60	0.68	8.7	12.6
35	1.30	11	7.90	10.06	0.61	0.69	6.2	9.0
36	1.16	11	7.90	10.06	0.61	0.69	5.6	8.0
37	0.80	9	8.51	10.76	0.62	0.70	4.2	6.0
38	0.80	11.5	7.77	9.90	0.64	0.72	4.0	5.7
39	4.27	12	7.64	9.75	0.54	0.61	17.4	25.4
40	1.22	10	8.19	10.40	0.68	0.77	6.8	9.7
41	0.54	5	10.11	12.54	0.59	0.66	3.2	4.5
42	1.17	11	7.90	10.06	0.64	0.72	5.9	8.4
43	0.79	10	8.19	10.40	0.64	0.73	4.2	5.9
44	1.04	9	8.51	10.76	0.67	0.75	5.9	8.4
45	0.94	10	8.19	10.40	0.60	0.68	4.7	6.7
46	1.12	11.5	7.77	9.90	0.63	0.71	5.5	7.8
47	1.22	12.5	7.51	9.60	0.64	0.72	5.9	8.5
48	1.29	12.5	7.51	9.60	0.65	0.73	6.3	9.0
49	1.52	7	9.23	11.57	0.63	0.71	8.9	12.6
50	0.64	5	10.11	12.54	0.55	0.62	3.6	5.0

51	1.36	12	7.64	9.75	0.64	0.72	6.6	9.5
52	0.77	9	8.51	10.76	0.67	0.75	4.4	6.2
53	1.18	12	7.64	9.75	0.64	0.72	5.7	8.2
54	0.53	9	8.51	10.76	0.67	0.75	3.0	4.3
55	1.77	11	7.90	10.06	0.60	0.68	8.5	12.2
56	0.98	11	7.90	10.06	0.60	0.68	4.6	6.7
57	0.45	5	10.11	12.54	0.74	0.82	3.4	4.7
58	0.76	9	8.51	10.76	0.58	0.66	3.8	5.4
59	1.77	14	7.16	9.19	0.56	0.64	7.2	10.4
60	1.17	12.5	7.51	9.60	0.63	0.71	5.6	8.0
61	1.09	12	7.64	9.75	0.64	0.72	5.3	7.7
62	1.80	12	7.64	9.75	0.61	0.69	8.4	12.1
63	0.52	7	9.23	11.57	0.59	0.67	2.8	4.0
64	0.81	5	10.11	12.54	0.61	0.69	3.8	5.3
65	1.85	11	7.90	10.06	0.62	0.69	9.0	12.9
66	0.76	5	10.11	12.54	0.59	0.67	4.6	6.4
67	1.69	8	9.65	12.04	0.56	0.64	9.2	13.0
68	0.13	5	10.11	12.54	0.54	0.62	0.7	1.0
69	1.06	5	10.11	12.54	0.45	0.52	4.8	6.9
70	1.60	6	9.65	12.04	0.43	0.50	6.6	9.6
71	0.92	8	8.85	11.15	0.62	0.70	5.0	7.1
72	0.30	5	10.11	12.54	0.42	0.49	1.3	1.8

**OFFSITE DRAINAGE AREAS**

X1	5.28	14.40	7.07	9.09	0.45	0.52	16.9	25.2
X2	2.10	8.14	8.80	11.09	0.42	0.49	7.8	11.4
X3	8.78	17.86	6.41	8.29	0.46	0.53	26.0	38.9
X4	6.95	30.11	4.88	6.41	0.42	0.49	14.3	21.9
X5	6.08	23.91	5.54	7.23	0.46	0.53	15.5	23.3
X6	3.85	28.11	5.07	6.65	0.45	0.52	8.8	13.4
X7	7.21	31.13	4.79	6.30	0.45	0.52	15.6	23.7

REVISIONS:

James A. Huffcut, Jr.  
Professional Engineer  
No. 000765223 (P.E.R.)  
55253  
L.C.E.# 1478

**PAPE-DAWSON ENGINEERS**

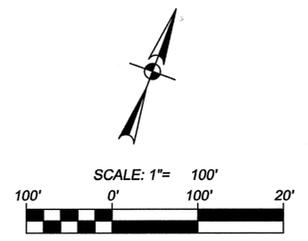
2800 SHILOH CREEK BLVD  
SUITE 200 WEST  
LEANDER, TEXAS 78757  
PHONE: 512.644.8711  
FAX: 512.669.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
DRAINAGE STUDY (2 OF 2)**

JOB NO. 50802-00  
DATE April 2014  
DESIGNER VHE  
CHECKED DRAWN VHE  
SHEET 08 OF 12

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**LEGEND**

—	CENTER LINE
— W —	WATER LINE
— WW —	WASTEWATER LINE
— SD —	STORM DRAIN LINE
— WW —	WW MANHOLE
— SD —	SD MANHOLE
—	CURB INLET
○	SINGLE WATER SERVICE
□	DOUBLE WATER SERVICE
—	SINGLE WASTEWATER SERVICE
—	DOUBLE WASTEWATER SERVICE
⊗	GATE VALVE
⊕	FIRE HYDRANT
⊗	EXISTING GATE VALVE
⊕	EXISTING FIRE HYDRANT
—	PROPOSED BOUNDARY
—	PROPOSED PHASING

MATCH LINE - SEE SHEET 10 OF 12

**NOTES:**

1. WATER AND WASTEWATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
2. UTILITY ASSIGNMENTS  
WATER LINE 1' TO 5' BEHIND CURB  
WASTEWATER LINE 5' FROM ROW CENTERLINE
3. GAS IS TO BE 6' TO 10' BEHIND CURB (SAME SIDE AS WATER)
4. WASTEWATER LINE SHOWN SCHEMATICALLY AS CURVILINEAR, BUT WILL BE DESIGNED AS STRAIGHT LINES BETWEEN MANHOLES WHERE REQUIRED.

REVISIONS:

James A. Huffcutt  
4/23/14



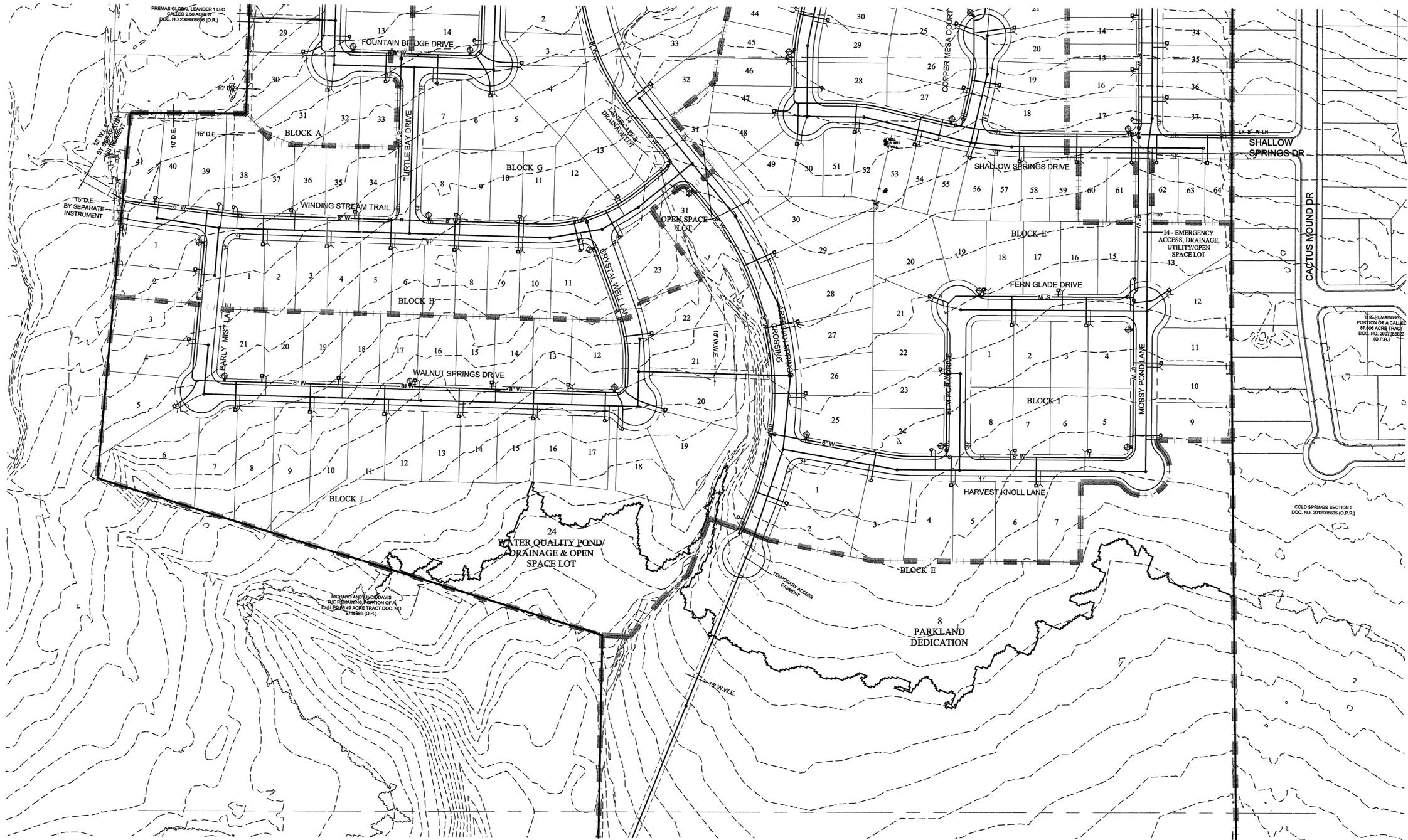
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7000 SICAL CREEK BLVD  
SUITE 220 WEST  
AUSTIN, TEXAS 78747  
PHONE: 512.458.8711  
FAX: 512.458.8867  
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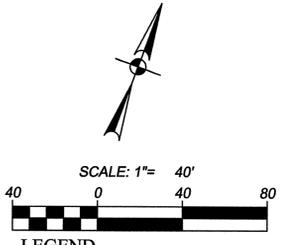
**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
OVERALL UTILITY PLAN (1 OF 3)**

JOB NO. 50802-00  
DATE APRIL 2014  
DESIGNER VHE  
CHECKED DRAWN VHE  
SHEET 09 OF 12

MATCH LINE - SEE SHEET 09 OF 12



MATCH LINE - SEE SHEET 11 OF 12



**LEGEND**

—	CENTER LINE
— W —	WATER LINE
— WW —	WASTEWATER LINE
— SD —	STORM DRAIN LINE
— WW —	WW MANHOLE
— SD —	SD MANHOLE
—	CURB INLET
○	SINGLE WATER SERVICE
□	DOUBLE WATER SERVICE
—	SINGLE WASTEWATER SERVICE
—	DOUBLE WASTEWATER SERVICE
⊗	GATE VALVE
⊕	FIRE HYDRANT
⊗	EXISTING GATE VALVE
⊕	EXISTING FIRE HYDRANT
---	PROPOSED BOUNDARY
---	PROPOSED PHASING

REVISIONS:



**PAPE-DAWSON ENGINEERS**

7000 SHELBY CREEK BLVD  
SUITE 200 WEST  
AUSTIN TEXAS 78757  
PHONE: 512.466.8774  
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

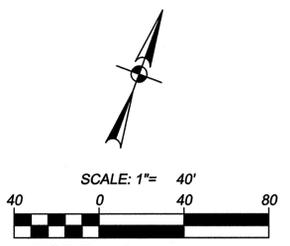
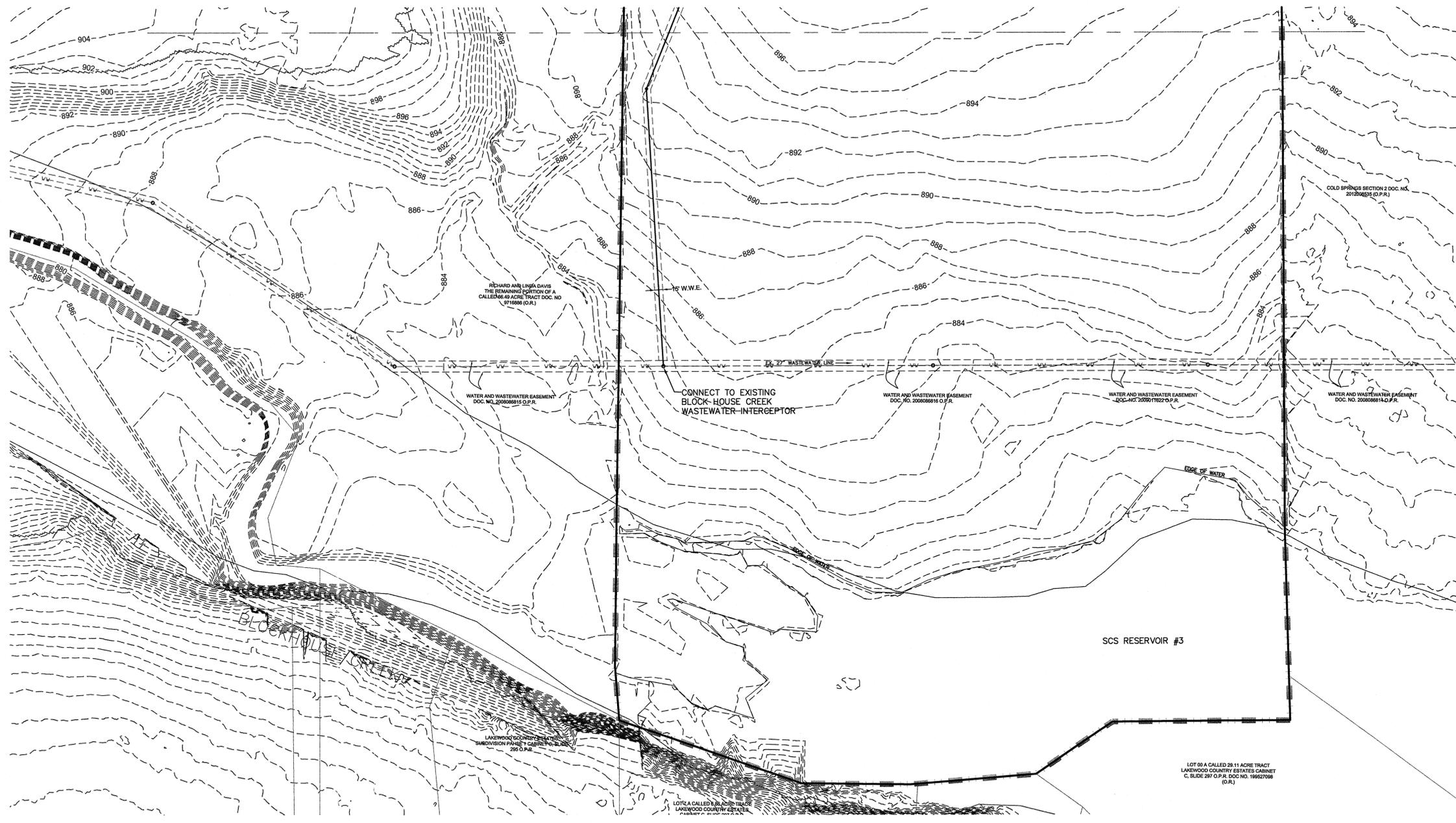
**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
OVERALL UTILITY PLAN (2 OF 3)**

- NOTES:**
1. WATER AND WASTEWATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
  2. UTILITY ASSIGNMENTS  
WATER LINE 1' TO 5' BEHIND CURB  
WASTEWATER LINE 5' FROM ROW CENTERLINE
  3. GAS IS TO BE 6' TO 10' BEHIND CURB (SAME SIDE AS WATER)
  4. WASTEWATER LINE SHOWN SCHEMATICALLY AS CURVILINEAR, BUT WILL BE DESIGNED AS STRAIGHT LINES BETWEEN MANHOLES WHERE REQUIRED.

JOB NO. 50802-00  
DATE APRIL 2014  
DESIGNER VHE  
CHECKED DRAWN VHE  
SHEET 10 OF 12

DATE: Apr 23, 2014, 8:40AM, USER: D. EVAREAS  
FILE: H:\PROJECTS\50802\0530 PRELIMINARY\CRYSTAL SPRINGS\050802-00.DWG

MATCH LINE - SEE SHEET 10 OF 12



**LEGEND**

—	CENTER LINE
— W —	WATER LINE
— WW —	WASTEWATER LINE
— SD —	STORM DRAIN LINE
— WW —	WW MANHOLE
— SD —	SD MANHOLE
—	CURB INLET
○	SINGLE WATER SERVICE
□	DOUBLE WATER SERVICE
○	SINGLE WASTEWATER SERVICE
□	DOUBLE WASTEWATER SERVICE
⊗	GATE VALVE
⊕	FIRE HYDRANT
⊗	EXISTING GATE VALVE
⊕	EXISTING FIRE HYDRANT
---	PROPOSED BOUNDARY
---	PROPOSED PHASING

REVISIONS:



**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | LEANDER, TEXAS 78757 | PHONE: 512.456.8711 | FAX: 512.456.8867 | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

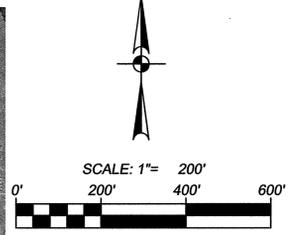
**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
OVERALL UTILITY PLAN (3 OF 3)**

- NOTES:**
1. WATER AND WASTEWATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
  2. UTILITY ASSIGNMENTS  
WATER LINE 1' TO 5' BEHIND CURB  
WASTEWATER LINE 5' FROM ROW CENTERLINE
  3. GAS IS TO BE 6' TO 10' BEHIND CURB (SAME SIDE AS WATER)
  4. WASTEWATER LINE SHOWN SCHEMATICALLY AS CURVILINEAR, BUT WILL BE DESIGNED AS STRAIGHT LINES BETWEEN MANHOLES WHERE REQUIRED.

JOB NO.	50802-00
DATE	APRIL 2014
DESIGNER	VHE
CHECKED	DRAWN VHE
SHEET	11 OF 12

DATE: APR 23, 2014, 8:40AM USER: D. EVARGAS FILE: P:\PROJECTS\50802\0500 PRELIMINARY\CIVIL\050802-00.DWG

DATE: Apr 24, 2014, 4:48PM USER ID: EVARGAS  
File: H:\PROJECTS\50802\00\930 PRELIMINARY\CIVIL\TR50802-00.DWG



REVISIONS:



7800 SHOL CREEK BLVD | SUITE 220 WEST  
AUSTIN TEXAS 78757  
PHONE: 512.466.8711  
FAX: 512.466.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**CRYSTAL SPRINGS  
PRELIMINARY PLAT  
LEANDER, TEXAS  
TREE LOCATION & AERIAL**

JOB NO. 50802-00  
DATE APRIL 2014  
DESIGNER VHE  
CHECKED DRAWN VHE  
SHEET 12 OF 12

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



## EXECUTIVE SUMMARY

MAY 08, 2014

- 
- Agenda Subject:** Zoning Case 14-Z-007: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the north side of W. San Gabriel Pkwy approximately 400 ft west from the intersection of US 183 and W San Gabriel Pkwy; 28.0 acres more or less out of the AW0134 – Cochran, C. Survey; WCAD Parcel #R031694. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Robert Wunsch on behalf of Waterstone Tylerville LP.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Aerial Map
  4. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 04/25/2014



## PLANNING ANALYSIS

### ZONING CASE 14-Z-007 TYLERVILLE PUD

#### GENERAL INFORMATION

- Owner:** Waterstone Tylerville LP.
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Proposed Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Size and Location:** The property located on the north side of W. San Gabriel Pkwy approximately 400 ft west from the intersection of US 183 and W San Gabriel Pkwy and includes approximately 28 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	HC-4-C Interim SFR-1-B	Undeveloped Property
EAST	PUD/TOD	Existing Commercial & Residential Uses
SOUTH	PUD/TOD	Proposed Oak Creek Subdivision
WEST	PUD/TOD	Undeveloped Property located within the TOD owned by Hill Country Bible Church

## COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

### **PUD/TOD – PLANNED UNIT DEVELOPMENT/TRANSIT ORIENTED DEVELOPMENT:**

An Ordinance of the City of Leander established a Planned Unit Development District (PUD) called the Leander TOD. This PUD defined a form-based code and a Transect Map (or regulating plan) as the community plan and PUD plan for the geographic area set for in the ordinance. The TOD is an area where a mixed-use, pedestrian friendly requirement will prevail over the typical land-use oriented plan; where all commercial and residential land-uses may be developed by right; where streets are designed to slow traffic rather than encourage it; where residents can find neighborhood services and goods within a ten-minute walk and where there is a variety of housing types and price ranges.

### **T3 TRANSECT – SUB-URBAN ZONE**

The Sub-Urban Zone, though similar to conventional suburban single-family house areas, differs by its street connectivity and by allowing home occupations. It is typically adjacent to other urban T-Zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.

### **T4 TRANSECT – NEIGHBORHOOD GENERAL ZONE:**

The Neighborhood General Zone has a denser, primarily residential urban fabric. Mixed use is confined to certain corner locations. This Zone has a wide range of building types. Single, sideyard, and row houses are set close to frontages. Streets typically define medium-sized blocks.

### **CONVENTIONAL ZONE:**

The Conventional Zone designation allows for the property to be developed pursuant to the Composite Zoning Ordinance, Subdivision Ordinance, and other development ordinances with the addition of specific architectural standards.

## COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.

**ANALYSIS:**

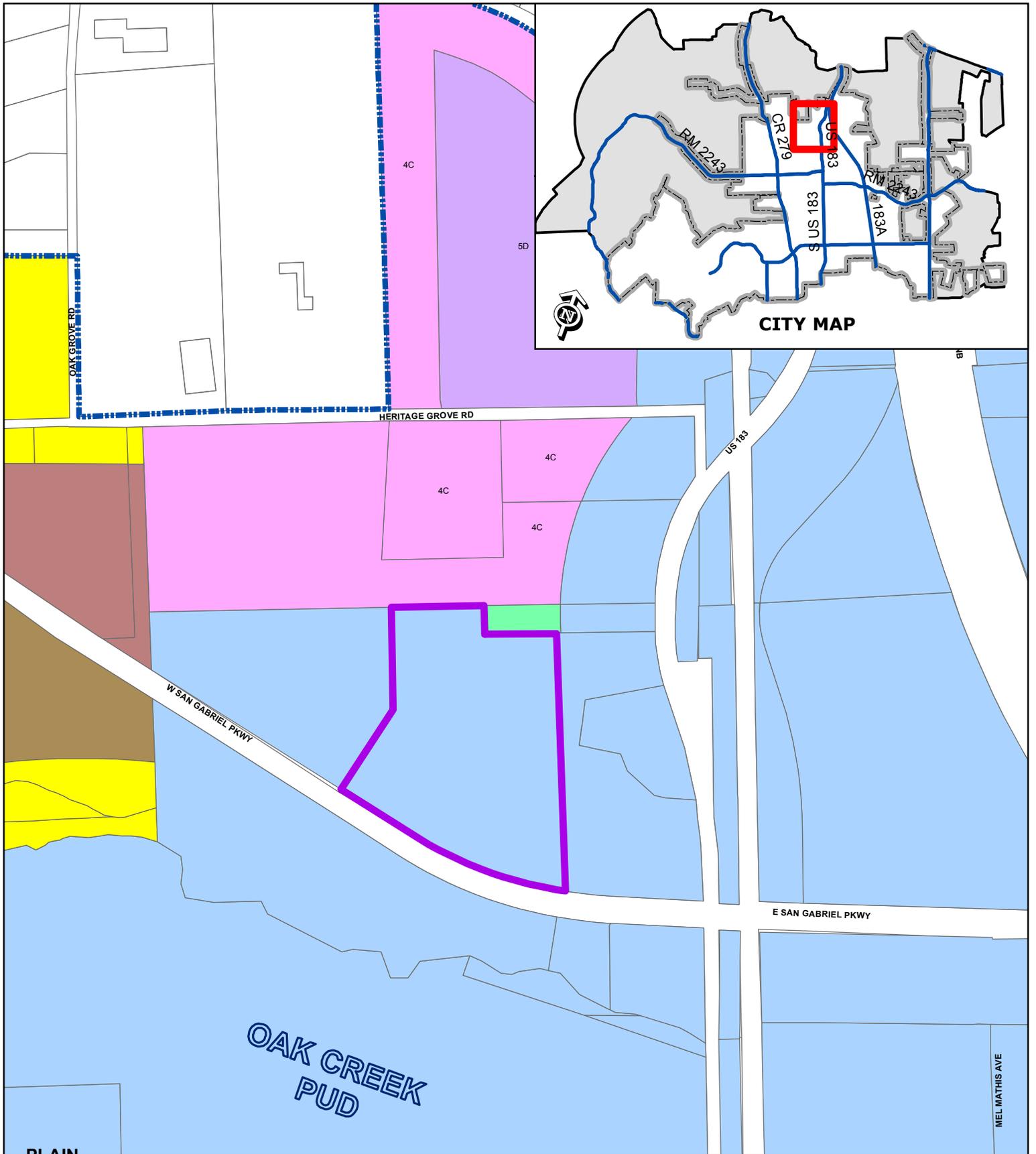
The applicant is requesting an amendment to the TOD/PUD (Transit Oriented Development/Planned Unit Development) district in to order to remove the property T3 and T4 transect zones and place the property within the Conventional Zone. They are also requesting a minimum density of six units per acre.

If this request is approved, the next step in the process would be for the applicant to submit a PUD zoning application that includes a Conceptual Site Layout and Land Use Plan. This plan would designate the proposed Composite Zoning districts and any other development standards that they will follow for the development of the project. Currently, the T4 Transect requires a minimum residential density of 12 units per acre and the T3 Transect requires a minimum residential density of 4 units per acre. The adjacent property is located within the T5 Neighborhood Center Zone which requires a higher density of a minimum of 20 units per acre.

The proposed SmartCode update includes this lot in the Conventional Development Sector which is similar to the Conventional District.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested TOD/PUD amendment. The proposed land use is compatible with the neighboring properties. This request conforms to the proposed SmartCode update.



# ZONING CASE 14-Z-007

## Attachment #2

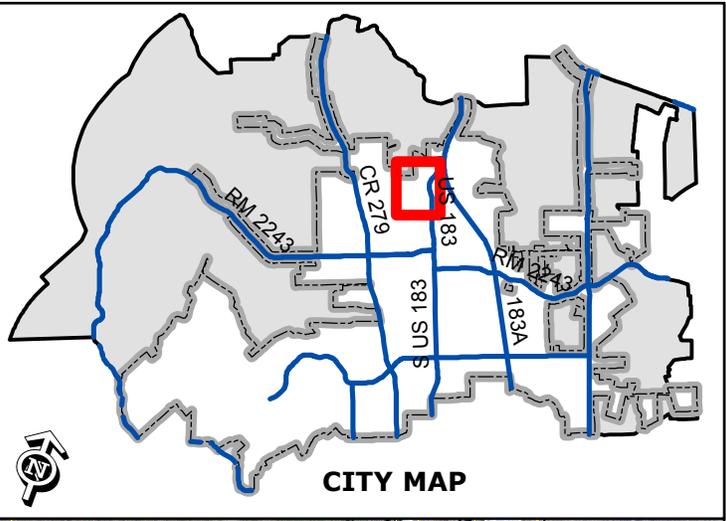
Current Zoning Map  
Tylerville PUD



-  Subject Property
-  City Limits
-  Future Annexation Per DA
-  Involuntary Annexation
-  Voluntary Annexation

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





### ZONING CASE 14-Z-007 Attachment #3

Aerial Exhibit - Approximate Boundaries  
Tylerville PUD



-  Subject Property
-  City Limits

**Waterstone Tylerville, L.P.  
10500 Avery Club Drive  
Austin, Texas 78717**

March 25, 2014

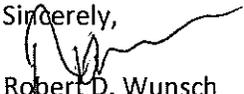
City of Leander  
200 W. Willis Street  
Leander, Texas 78641

To Whom It May Concern:

The intent on the PUD zoning change that I am submitting is to get the required density reduced on the 28 acres in question. The developer would like to have a density of six (6) units per acre. We would also like to request Conventional Zoning according to Article 8 of the Leander Smart Code per the attached. This density and zoning works with the proposed development.

Please feel to call with any questions.

Sincerely,

  
Robert D. Wunsch  
Waterstone Tylerville, LP.

## ARTICLE 8

# ★CONVENTIONAL ZONE★

### 8.1 APPLICABILITY

The geographic area within the Conventional Zone designated on the Transect Map shall be developed pursuant to the zoning ordinance, subdivision ordinance and other development ordinances that are in effect from time to time outside the area designated on the Transect Map, except the following architectural standards apply only to the Conventional Zone.

### 8.2 ARCHITECTURAL STANDARDS

- 8.2.1 **ROOF PITCH.** The predominant roof pitch for each house shall be 8:12 or steeper. Certain exceptions may apply:
- a. In certain small areas that are not visible from the street (front or side) a lesser pitch may be used where it is infeasible to construct a roof of prescribed pitch given the floor plan and architecture of the home (i.e. in areas that need to be covered by a flat roof because the geometry of a pitched roof is infeasible).
  - b. In certain small areas (less than 15% of the total roof area) of the house, such as porches and covered patios, where a lower pitched roof is necessary to accomplish a certain architectural style that cannot be accomplished in another way shall be allowed (i.e. a low pitched front porch roof to accomplish a "Texas Hill Country" style home).

8.2.2 **ROOF MATERIAL.** The following shall be allowed:

- a. Fiberglass shingles-roofing be "dimensional style" shingles of at least 300 lbs. per square (No three tab roofing is allowed).
- b. Concrete Tile
- c. Concealed-fastener standing seam metal roof allowed on larger houses (No galvanized aluminum is allowed).

8.2.3 **MASONRY.**

- a. 100% stone, stucco or brick shall be utilized on first floor (80% overall including 2nd level areas). Only clay brick shall be utilized. No concrete brick or "king sized" brick is allowed.
- b. Masonry must extend to a point no higher than 16 inches from the finished grade at the base of the concrete foundation. Houses with a tall foundation wall shall incorporate a lowered masonry lug where the masonry will cover the side of the foundation.
- c. Fireplaces and chimneys located on an exterior wall must be 100% masonry. The masonry shall be the same material on all four sides of the chimney as it extends above the roof. Chimneys that are not on an interior wall and extend solely above the roof may use materials other than masonry.

8.2.4 **GARAGE DOORS.**

- a. Heavy gauge steel doors with deeply

embossed panels shall be utilized.

- b. Cedar-faced wooden garage doors are allowed.

8.2.5 ARCHITECTURAL DESIGN.

- a. Designs with front porches and appropriate details such as shutters are encouraged.
- b. Sidewalks shall be located per street section.

8.2.6 LANDSCAPING.

- a. Minimum 2-inch caliper trees shall be planted.
- b. A "street" tree shall be located between curb and sidewalk.
- c. Trees shall be irrigated and maintained by home owner.
- d. Front yards shall be irrigated and sodded by developer.
- e. Backyards shall be sodded by developer.



## EXECUTIVE SUMMARY

MAY 08, 2014

- 
- Agenda Subject:** Discussion and possible action on the procedures regarding the approval process for concept plans associated with development agreements.
- Background:** The Planning & Zoning Commission requested that the Planning Department bring forward an amendment to change the procedures regarding the approval process for concept plans associated with development agreements. Currently, the City Council has the ability to approve a concept plan with a development agreement without public notification. State law does not require a public hearing or notice of a plat application be given to neighboring property owners except in very specific circumstances such as residential replats.
- Origination:** City of Leander Planning & Zoning Commission
- Financial Consideration:** None
- Recommendation:**
- Attachments:** None.
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 04/30/2014



## EXECUTIVE SUMMARY

MAY 08, 2014

**Agenda Subject:** Subdivision Case 14-FP-006: Hold a public hearing and consider action on the Travisso, Section 1, Phase 2 Final Plat for 122.674 acres more or less; TCAD Parcel 382583 and 513809; generally located to the northeast of the intersection of RM 1431 and Travisso Parkway, more specifically located to the northeast of the intersection of Travisso Parkway and Venezia View; Travis County, Texas.

**Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.

**Origination:** Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd.

**Financial Consideration:** None

**Recommendation:** This final plat includes 186 single-family lots and 17 non-residential lots including landscape, greenbelt, water quality/detention, irrigation, and water reclamation plant lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

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

**Attachments:** 1. Final Plat

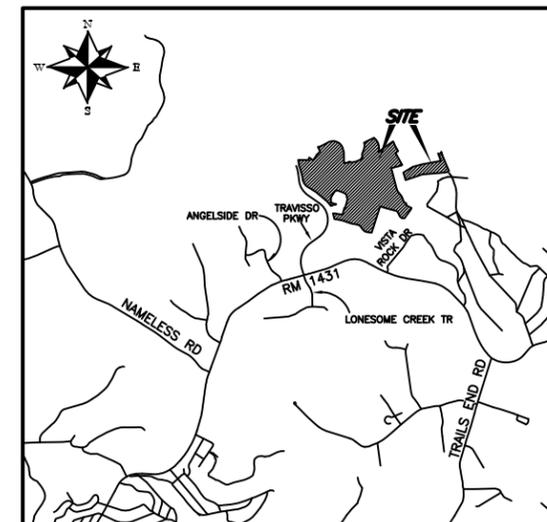
**Prepared By:** Robin M. Griffin, AICP  
Senior Planner

04/25/2014

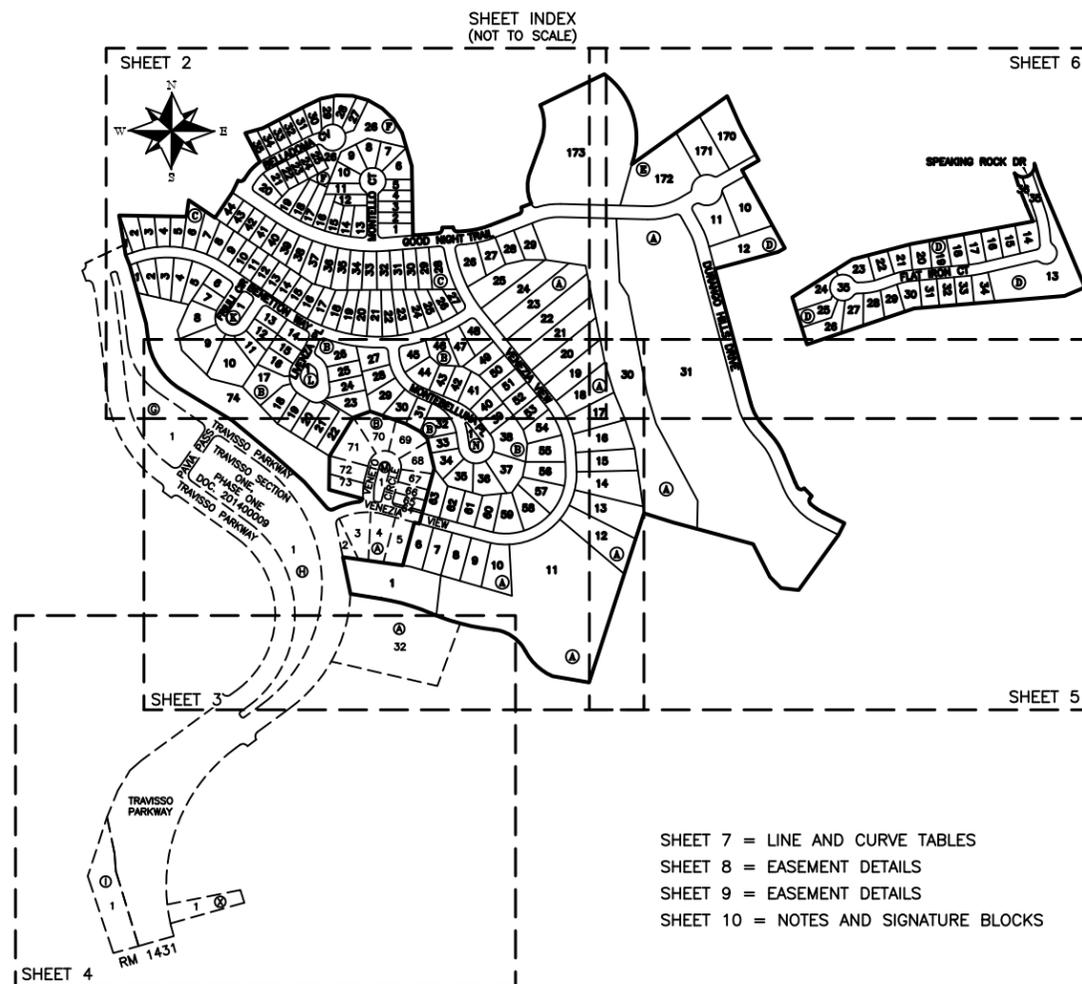
# FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

**LEGEND:**

- = 1/2" IRON ROD FOUND
- CAP ● = IRON ROD WITH CAP FOUND
- \* = PUNCH HOLE IN CONCRETE FOUND
- = 1/2" IRON ROD WITH G&R CAP SET
- △ = MAG NAIL SET
- ▲ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY EASEMENT
- PDPUE = PRIVATE DRIVE & PUBLIC UTILITY EASEMENT
- BMPE = PERMANET WATER QUALITY BMP EASEMENT
- WBZE = WATERWAY BUFFER ZONE EASEMENT
- WQDP = WATER QUALITY DETENTION POND
- WRP = WATER RECLAMATION PLANT
- DE = DRAINAGE EASEMENT
- WE = WATER EASEMENT
- WWE = WASTEWATER EASEMENT
- WWWE = WATER/WASTEWATER EASEMENT
- WWDE = WASTEWATER/DRAINAGE EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- [Pattern] = LIMITS OF WBZE
- ... = SIDEWALK REQUIRED



LOCATION MAP  
(NOT TO SCALE)



- SHEET 7 = LINE AND CURVE TABLES
- SHEET 8 = EASEMENT DETAILS
- SHEET 9 = EASEMENT DETAILS
- SHEET 10 = NOTES AND SIGNATURE BLOCKS

OWNER AND DEVELOPER:  
TRAVISSO, LTD.  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TEXAS 78728

ENGINEER:  
JAY ENGINEERING CO., INC.  
P. O. BOX 1220  
LEANDER, TEXAS 78646

SUBMITTAL DATE: FEBRUARY 11, 2014  
TOTAL AREA OF THIS PLAT: 122.674 ACRES  
TOTAL NUMBER OF LOTS: 203  
RESIDENTIAL: 186  
NON-RESIDENTIAL: 17

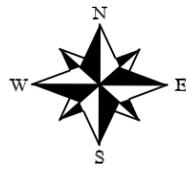
**LINEAR FEET OF NEW STREETS**  
 BELLADOMA COVE: 498  
 GOOD NIGHT TRAIL: 2547  
 MONTELLO COURT: 291  
 BENETTON WAY: 1731  
 FRIULI CIRCLE: 494  
 LIVENZA PLACE: 598  
 MONTEBELLUNA PLACE: 1139  
 VENEZIA VIEW: 2167  
 DURANGO HILLS DRIVE: 1709  
 FLAT IRON COURT: 947  
 SPEAKING ROCK DRIVE: 364  
 TOTAL: 12485



**SURVEYING, LLC**  
 1805 OUIDA DR.  
 AUSTIN, TEXAS 78728  
 PHONE: (512) 267-7430  
 FAX: (512) 836-8385  
 FIRM NO. 10032000  
 SHEET 1 OF 10

FINAL PLAT OF  
TRAVISSO SECTION ONE,  
PHASE TWO

PORTION OF 2144.875 AC.  
TRAVISSO, LTD.  
DOCUMENT NO. 2013056181



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)

C.S. MASON SURVEY 204,  
ABS. 2551

JOSE ANTONIO YBARBO  
SURVEY 421, ABS. 840

J.M. FRAME SURVEY 656,  
ABS. 303

APPROXIMATE  
YEAR FLOODPLAIN

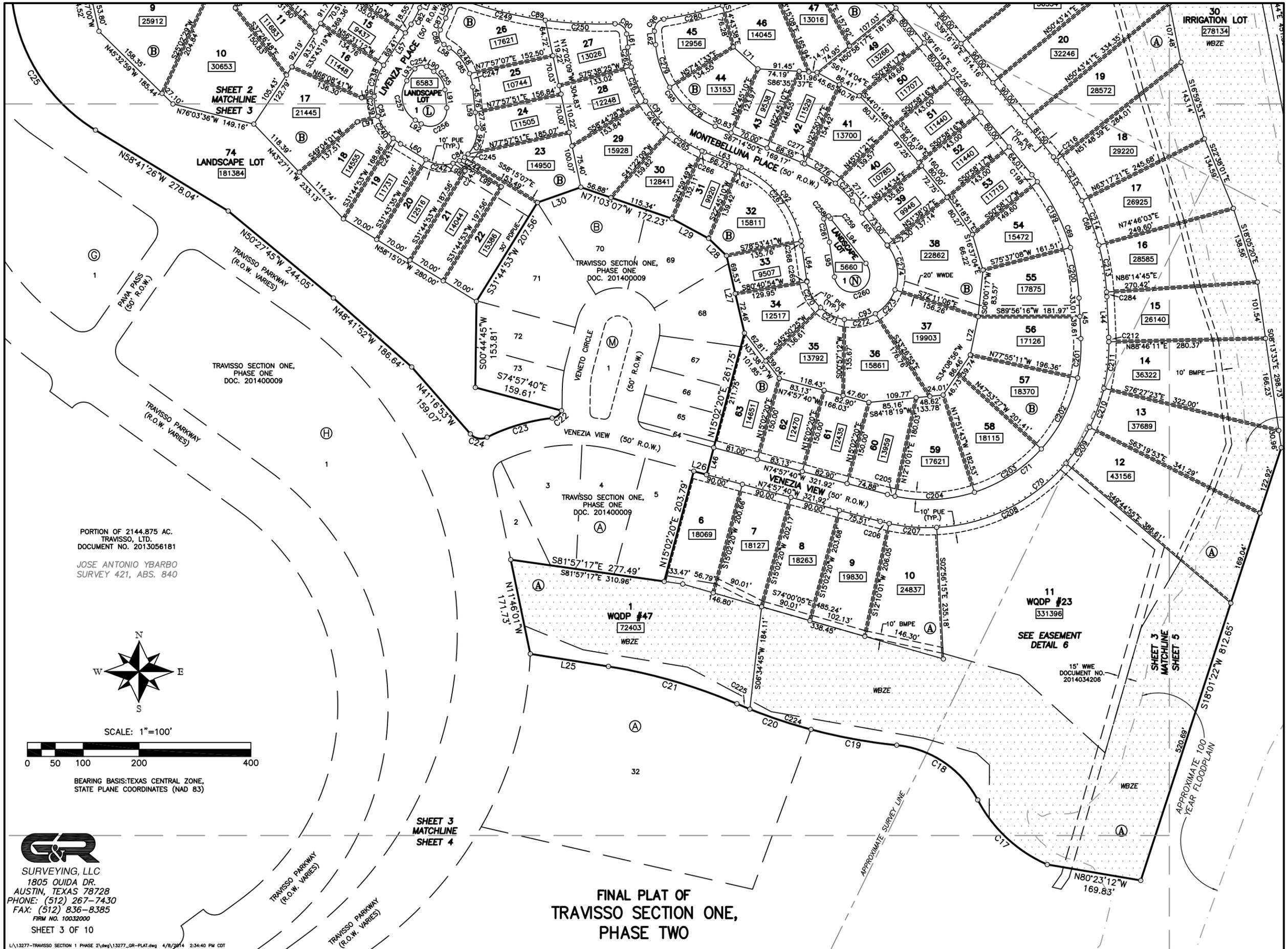


TRAVISSO SECTION ONE,  
PHASE ONE  
DOC. 201400009

**GR**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728

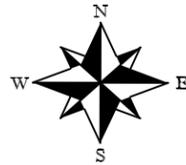
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 2 OF 10

L:\13277-TRAVISSO SECTION 1 PHASE 2\dwg\13277\_GR-PLAT.dwg 4/8/2014 2:34:40 PM CDT



PORTION OF 2144.875 AC.  
 TRAVISSO, LTD.  
 DOCUMENT NO. 2013056181

JOSE ANTONIO YBARBO  
 SURVEY 421, ABS. 840



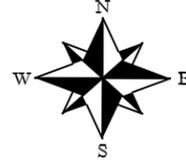
SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
 STATE PLANE COORDINATES (NAD 83)

**GR**  
 SURVEYING, LLC  
 1805 OUIDA DR.  
 AUSTIN, TEXAS 78728  
 PHONE: (512) 267-7430  
 FAX: (512) 836-8385  
 FIRM NO. 10032000  
 SHEET 3 OF 10

**FINAL PLAT OF  
 TRAVISSO SECTION ONE,  
 PHASE TWO**



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)

SHEET 3  
MATCHLINE  
SHEET 4

TRAVISSO PARKWAY  
(R.O.W. VARIES)

TRAVISSO PARKWAY  
(R.O.W. VARIES)

TRAVISSO SECTION ONE,  
PHASE ONE  
DOC. 201400009

TRAVISSO  
PARKWAY  
(R.O.W. VARIES)

PORTION OF 2144.875 AC.  
TRAVISSO, LTD.  
DOCUMENT NO. 2013056181

JOSE ANTONIO YBARBO  
SURVEY 421, ABS. 840

SYLVESTER HAMILTON  
SURVEY 640, ABS. 357

14.000 AC.  
ANGELSIDE OAKS, LLC  
DOC. 2007230903

⓪

1

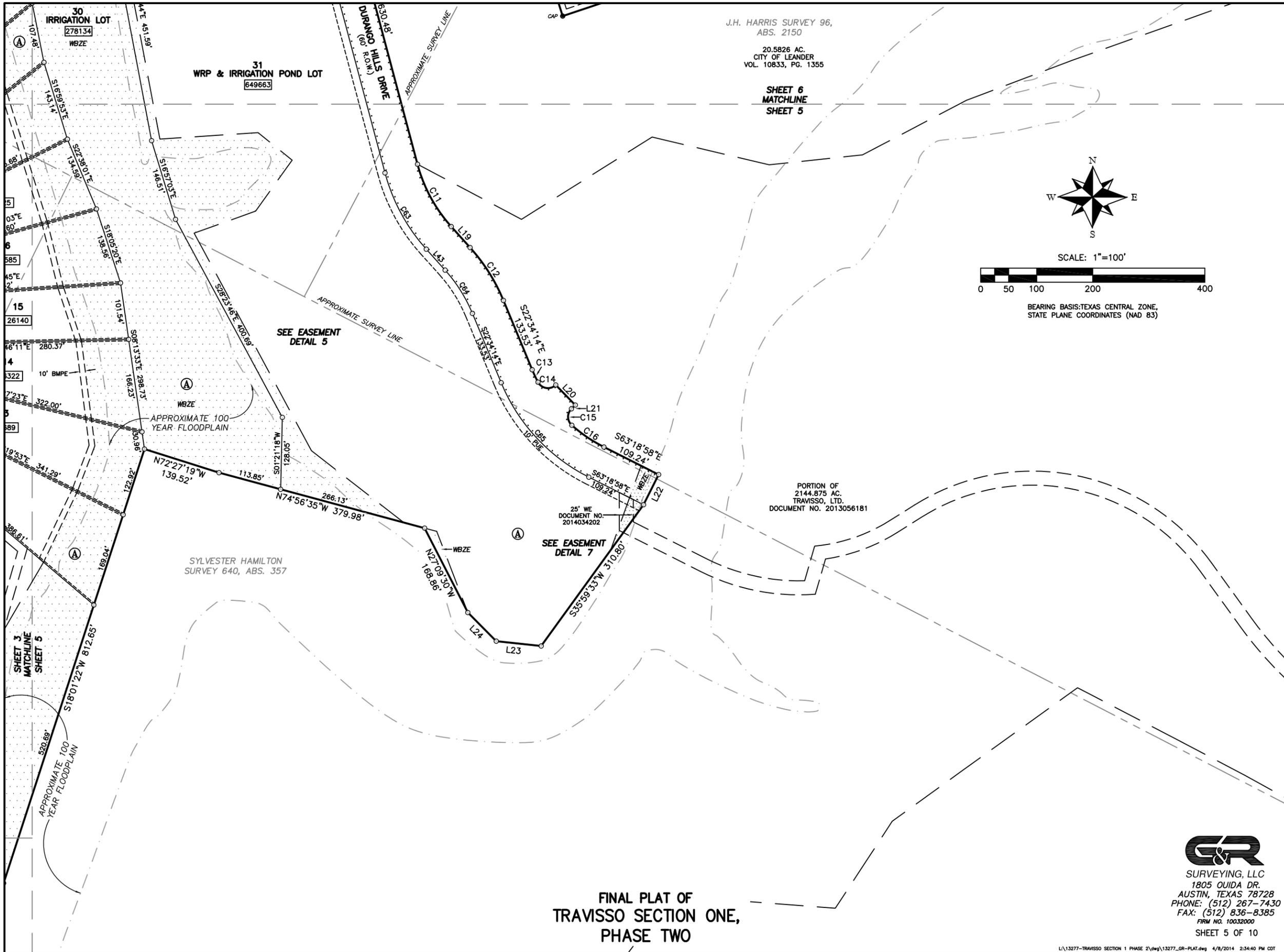
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RM 1431

### FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

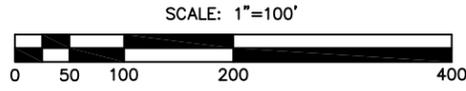
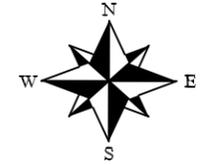


SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 4 OF 10



J.H. HARRIS SURVEY 96,  
ABS. 2150  
20.5826 AC.  
CITY OF LEANDER  
VOL. 10833, PG. 1355

SHEET 6  
MATCHLINE  
SHEET 5



SCALE: 1"=100'  
BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)

31  
WRP & IRRIGATION POND LOT  
649663

30  
IRRIGATION LOT  
278134  
WBZE

SEE EASEMENT  
DETAIL 5

25' WE  
DOCUMENT NO.  
2014034202

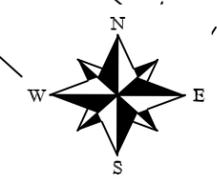
SEE EASEMENT  
DETAIL 7

PORTION OF  
2144.875 AC.  
TRAVISSO, LTD.  
DOCUMENT NO. 2013056181

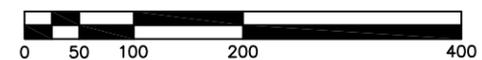
SYLVESTER HAMILTON  
SURVEY 640, ABS. 357

FINAL PLAT OF  
TRAVISSO SECTION ONE,  
PHASE TWO

**GR**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 5 OF 10



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)

1.046 AC. - TRACT A  
CITY OF LEANDER, TEXAS  
DOC. 2012030632

99.1236 AC.  
CITY OF LEANDER  
VOL. 10833, PG. 1355

20.5826 AC.  
CITY OF LEANDER  
VOL. 10833, PG. 1355

SEE EASEMENT  
DETAIL 8

J.H. HARRIS SURVEY 96,  
ABS. 2150

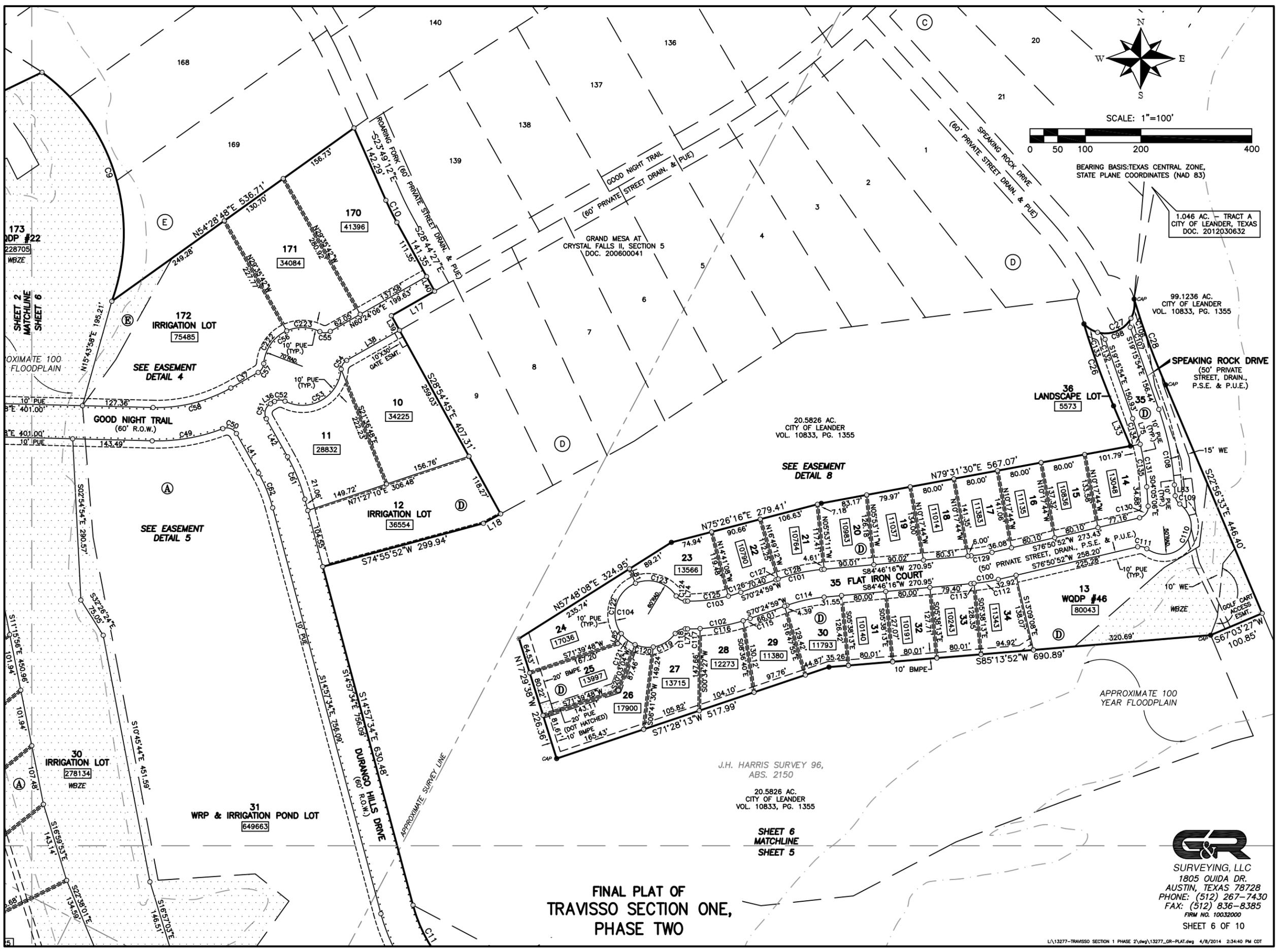
20.5826 AC.  
CITY OF LEANDER  
VOL. 10833, PG. 1355

SHEET 6  
MATCHLINE  
SHEET 5

# FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO



**SURVEYING, LLC**  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 6 OF 10



173  
NDP #22  
228705  
WBZE

SHEET 2  
MATCHLINE  
SHEET 6

OXIMATE 100  
FLOODPLAIN

10' PUE  
8'E 401.00'

172  
IRRIGATION LOT  
75485

SEE EASEMENT  
DETAIL 4

GOOD NIGHT TRAIL  
(60' R.O.W.)

SEE EASEMENT  
DETAIL 5

31  
WRP & IRRIGATION POND LOT  
649663

SEE EASEMENT  
DETAIL 5

SEE EASEMENT  
DETAIL 5

SEE EASEMENT  
DETAIL 5

170  
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IRRIGATION LOT  
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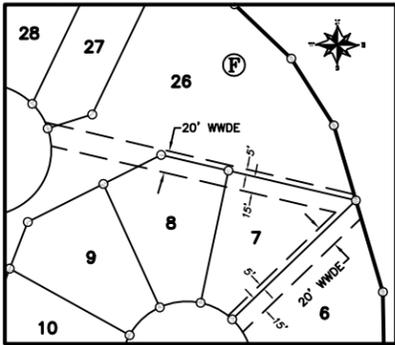
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# FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

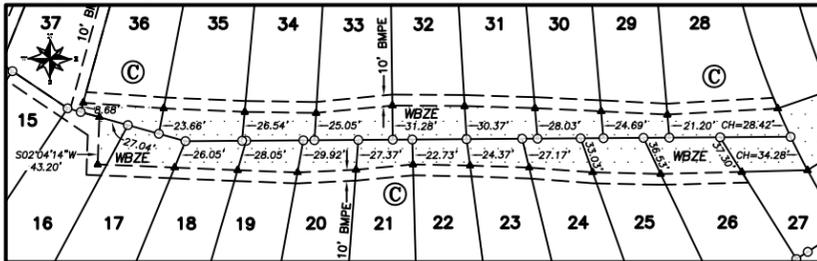
CURVE TABLE																				
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	90°00'00"	20.00'	31.42'	N79°00'57"E	28.28'	20.00'	C96	86°20'52"	20.00'	30.14'	S38°01'03"W	27.37'	18.76'	C191	6°56'57"	475.00'	57.61'	N71°11'55"W	57.58'	28.84'
C2	22°46'39"	205.00'	81.50'	S45°24'17"W	80.96'	41.29'	C97	24°14'51"	737.00'	311.90'	N69°04'04"E	309.58'	158.32'	C192	6°56'57"	475.00'	57.61'	N78°08'52"W	57.58'	28.84'
C3	86°17'15"	20.00'	30.12'	N41°59'52"E	27.35'	18.74'	C98	76°51'57"	52.53'	70.47'	N67°13'46"W	65.30'	41.68'	C193	6°56'57"	475.00'	57.61'	N85°05'49"W	57.58'	28.84'
C4	93°48'59"	20.00'	32.75'	S47°57'01"E	29.21'	21.38'	C99	7°55'23"	300.00'	41.49'	N80°48'34"E	41.45'	20.78'	C194	6°56'57"	475.00'	57.61'	S87°57'14"W	57.58'	28.84'
C5	16°16'15"	419.27'	119.06'	N77°01'14"E	118.66'	59.94'	C100	7°55'23"	325.00'	44.94'	N80°48'34"E	44.91'	22.51'	C195	6°56'57"	475.00'	57.61'	S81°00'17"W	57.58'	28.84'
C6	90°00'00"	20.00'	31.42'	N23°53'58"E	28.28'	20.00'	C101	14°21'16"	325.00'	81.42'	S77°35'37"W	81.21'	40.93'	C196	6°56'57"	475.00'	57.61'	S74°03'20"W	57.58'	28.84'
C7	40°55'16"	175.00'	124.99'	S00°38'24"E	122.35'	65.29'	C102	21°00'26"	325.00'	119.16'	N80°55'12"E	118.49'	60.26'	C197	0°18'18"	475.00'	2.53'	S70°25'42"W	2.53'	1.26'
C8	43°08'27"	225.00'	169.41'	N01°45'00"W	165.44'	88.95'	C103	21°00'26"	275.00'	100.83'	N80°55'12"E	100.28'	50.99'	C198	2°28'36"	375.00'	15.99'	N38°03'01"W	15.99'	8.00'
C9	74°02'44"	357.70'	462.27'	N17°00'01"W	430.77'	269.77'	C104	29°32'32"	60.00'	305.30'	S01°25'25"W	67.50'	40.82'	C199	20°12'40"	375.00'	132.28'	N26°43'23"W	131.60'	66.84'
C10	44°49'49"	525.00'	44.26'	S26°34'48"E	44.25'	22.14'	C105	1°36'41"	300.00'	8.44'	N71°13'20"E	8.44'	4.22'	C200	13°59'24"	375.00'	91.56'	N09°37'21"W	91.34'	46.01'
C11	27°03'08"	270.00'	127.48'	S28°29'08"E	126.30'	64.95'	C106	38°57'47"	52.53'	35.72'	N09°18'56"E	35.04'	18.58'	C201	14°42'29"	275.00'	70.59'	N04°43'35"W	70.40'	35.49'
C12	19°26'28"	330.00'	111.97'	N32°17'28"W	111.44'	56.53'	C107	48°03'43"	20.00'	16.78'	S04°45'57"W	16.29'	8.92'	C202	30°01'44"	275.00'	144.13'	N27°05'41"E	142.48'	73.76'
C13	5°10'41"	270.00'	24.40'	S25°09'35"E	24.39'	12.21'	C108	15°10'49"	525.00'	139.10'	N11°40'30"W	138.69'	69.96'	C203	30°01'44"	275.00'	144.13'	N27°05'41"E	142.48'	73.76'
C14	106°32'00"	20.00'	37.19'	S81°00'56"E	32.06'	26.80'	C109	49°59'41"	20.00'	17.45'	S29°04'56"E	16.90'	9.33'	C204	30°01'44"	275.00'	144.13'	N87°08'09"E	142.48'	73.76'
C15	94°19'33"	20.00'	32.93'	S01°26'42"E	29.33'	21.57'	C110	180°55'21"	50.00'	157.88'	N36°22'53"E	100.00'	62.11'43"	C205	2°52'18"	275.00'	13.78'	S76°23'49"E	13.78'	6.89'
C16	14°42'29"	270.00'	69.31'	S55°57'43"E	69.12'	34.85'	C111	49°59'41"	20.00'	17.45'	N78°09'17"W	16.90'	9.33'	C206	2°52'19"	325.00'	16.29'	S76°23'50"E	16.29'	8.15'
C17	38°45'53"	255.50'	172.86'	S47°09'53"E	169.58'	89.89'	C112	7°48'58"	325.00'	44.34'	N80°45'22"E	44.30'	22.20'	C207	15°06'15"	325.00'	85.68'	S85°23'07"E	85.43'	43.09'
C18	56°27'08"	184.97'	182.24'	N56°00'31"W	174.96'	99.29'	C113	0°06'25"	325.00'	0.61'	N84°43'03"E	0.61'	0.30'	C208	46°48'40"	325.00'	265.53'	N63°39'25"E	258.20'	140.68'
C19	9°11'50"	972.34'	156.08'	S79°38'10"E	155.91'	78.21'	C114	14°21'16"	275.00'	68.90'	S77°35'37"W	68.72'	34.63'	C209	13°34'58"	325.00'	77.05'	N33°27'36"E	76.87'	38.70'
C20	8°16'32"	972.34'	140.44'	S70°53'59"E	140.32'	70.34'	C115	2°20'14"	325.00'	13.26'	N71°35'06"W	13.26'	6.63'	C210	13°07'29"	325.00'	74.45'	N20°06'22"E	74.29'	37.39'
C21	14°06'45"	974.50'	240.03'	N73°49'05"W	239.42'	120.62'	C116	13°57'47"	325.00'	79.20'	N79°44'06"E	79.01'	39.80'	C211	14°46'27"	325.00'	83.80'	N06°09'24"E	83.57'	42.14'
C22	64°22'14"	20.00'	22.47'	N51°27'16"E	21.31'	12.59'	C117	4°42'25"	325.00'	26.70'	N89°04'12"E	26.69'	13.36'	C212	1°23'50"	325.00'	7.93'	N01°55'44"W	7.93'	3.96'
C23	19°58'29"	350.00'	122.02'	S73°39'08"W	121.40'	61.63'	C118	55°46'16"	20.00'	19.47'	S63°32'17"W	18.71'	10.58'	C213	11°28'42"	425.00'	85.14'	N09°29'36"W	85.00'	42.71'
C24	75°03'13"	25.00'	32.75'	S78°48'30"E	30.46'	19.20'	C119	45°35'27"	60.00'	47.74'	N58°26'52"E	46.49'	25.22'	C214	11°28'42"	425.00'	85.14'	N20°58'18"W	85.00'	42.71'
C25	51°33'20"	315.00'	283.44'	S32°54'46"E	273.97'	152.13'	C120	32°08'38"	60.00'	33.66'	S82°41'06"E	33.22'	17.29'	C215	11°28'42"	425.00'	85.14'	N32°27'00"W	85.00'	42.71'
C26	6°15'51"	1436.22'	157.02'	S19°54'26"E	156.94'	78.59'	C121	30°35'41"	60.00'	32.04'	S51°18'56"E	31.66'	16.41'	C216	1°04'58"	425.00'	8.03'	N38°43'50"W	8.03'	4.02'
C27	147°51'56"	52.53'	135.57'	N63°46'01"E	100.96'	182.39'	C122	103°33'01"	60.00'	108.44'	S15°45'25"W	94.27'	76.18'	C217	1°58'03"	625.00'	21.46'	S38°17'17"E	21.46'	10.73'
C28	7°03'32"	1336.22'	164.62'	S20°14'02"E	164.52'	82.41'	C123	79°39'45"	60.00'	83.42'	N72°38'12"W	76.86'	50.05'	C218	10°50'31"	625.00'	118.27'	S31°53'01"E	118.09'	59.31'
C29	28°36'08"	205.00'	102.34'	S48°19'01"W	101.28'	52.26'	C124	55°46'16"	20.00'	19.47'	S60°41'27"E	18.71'	10.58'	C219	16°23'18"	625.00'	178.77'	N18°16'06"E	178.16'	90.00'
C30	14°17'12"	205.00'	51.12'	S69°46'59"W	50.98'	25.69'	C125	16°06'22"	275.00'	77.30'	N83°22'14"E	77.05'	40.82'	C220	5°50'47"	480.00'	48.96'	N88°13'06"E	48.96'	24.51'
C31	46°50'27"	20.00'	16.35'	N53°30'22"E	15.90'	8.66'	C126	4°54'04"	275.00'	23.52'	N72°52'01"E	23.52'	11.77'	C221	10°23'45"	480.00'	87.09'	N14°05'50"E	86.97'	43.67'
C32	290°09'48"	60.00'	303.86'	N04°49'58"W	68.69'	41.89'	C127	0°12'46"	325.00'	1.21'	S70°31'22"W	1.21'	0.60'	C222	61°53'48"	70.00'	75.62'	S35°05'56"W	72.00'	41.97'
C33	68°54'09"	20.00'	24.05'	N74°12'09"W	22.63'	13.72'	C128	14°08'31"	325.00'	80.22'	S77°42'00"E	80.01'	40.31'	C223	50°36'19"	70.00'	61.83'	N88°39'00"W	59.84'	33.09'
C34	8°42'23"	155.00'	23.53'	S66°59'35"W	23.53'	11.80'	C129	7°55'23"	275.00'	38.03'	N80°48'34"E	38.00'	19.04'	C224	6°48'08"	972.34'	115.44'	S71°38'11"E	115.37'	57.79'
C35	28°36'08"	155.00'	77.38'	S48°19'01"W	76.58'	39.51'	C130	80°55'58"	20.00'	28.25'	N36°22'53"E	25.96'	17.06'	C225	1°28'24"	972.34'	25.00'	S67°29'55"E	25.00'	12.50'
C36	90°00'00"	20.00'	31.42'	S10°59'03"E	28.28'	20.00'	C131	15°10'49"	475.00'	125.85'	N11°40'30"W	125.48'	63.30'	C226	0°33'11"	425.00'	4.10'	S29°19'15"E	4.10'	2.05'
C37	30°08'52"	750.00'	394.63'	S71°03'29"E	390.10'	202.00'	C132	55°04'21"	20.00'	19.22'	N46°48'05"W	18.49'	10.43'	C227	11°39'40"	425.00'	86.50'	S76°39'34"W	86.35'	43.40'
C38	93°32'03"	20.00'	32.65'	N47°06'03"E	29.14'	21.27'	C133	32°02'16"	52.53'	29.37'	S58°19'09"E	28.99'	15.08'	C228	11°39'40"	425.00'	86.50'	S88°19'14"W	86.35'	43.40'
C39	55°46'16"	20.00'	19.47'	N27°33'06"W	18.71'	10.58'	C134	5°48'36"	475.00'	48.17'	N16°21'36"W	48.15'	24.10'	C229	11°39'40"	425.00'	86.50'	N80°01'05"W	86.35'	43.40'
C40	291°32'32"	60.00'	305.30'	N89°39'58"W	67.50'	40.82'	C135	9°22'12"	475.00'	77.68'	N08°46'12"W	77.59'	38.93'	C230	13°21'33"	425.00'	99.09'	N67°30'29"W	98.87'	49.77'
C41	55°46'16"	20.00'	19.47'	S28°13'10"W	18.71'	10.58'	C136	5°49'29"	205.00'	20.84'	S59°42'30"W	20.83'	10.43'	C231	4°50'39"	425.00'	35.93'	N58°24'22"W	35.92'	17.98'
C42	93°32'03"	20.00'	32.65'	S46°26'00"E	29.14'	21.27'	C137	6°46'39"	205.00'	24.25'	S66°01'43"W	24.23'	12.14'	C232	11°18'27"	82.50'	16.26'	S28°21'44"W	16.26'	8.17'
C43	13°29'29"	750.00'	21.70'	N85°58'14"E	21.70'	10.85'	C138	7°30'33"	205.00'	26.87'	S73°10'19"W	26.85'	13.45'	C233	44°11'01"	82.50'	63.62'	S00°37'00"W	62.05'	33.49'
C44	38°52'27"	810.00'	549.57'	S75°25'16"E	539.09'	285.84'	C139	4°19'20"	60.00'	4.53'	S32°14'49"W	4.53'	2.26'	C234	43°29'01"	82.50'	62.61'	S43°13'00"E	61.12'	33.99'
C45	85°27'40"	20.00'	29.83'	N52°07'40"W	27.14'	18.48'	C140	57°31'30"	60.00'	60.24'	S63°10'14"W	57.74'	32.93'	C235	30°10'11"	82.50'	43.44'	S80°02'36"E	42.94'	22.24'
C46	95°12'57"	20.00'	33.24'	S37°32'01"W	29.54'	21.91'	C141	43°16'54"	60.00'	45.32'	N66°25'34"W	44.25'	23.81'	C236	40°07'30"	82.50'	57.78'	N64°48'34"E	56.60'	30.13'
C47	16°14'32"	480.00'	136.07'	N77°01'14"E	135.62'	68.49'	C142	25°37'27"	60.00'	26.83'	N31°58'24"W	26.61'	13.65'	C237	10°43'52"	82.50'	15.45'	S19°22'53"E	15.43'	7.75'
C48	22°34'34"	270.00'	106.39'	S80°11'15"W	105.70'	53.89'	C143	159°24'36"	60.00'	166.93'	N60°32'38"E	118.07'	330.32'	C238	34°01'07"	100.00'	59.37'	S16°56'17"E	58.51'	30.59'
C49	22°34'34"	330.00'	130.01'	N80°11'21"E	129.17'	65.86'	C144	2°24'18"	155.00'	6.51'	S70°08'38"W	6.51'	3.25'	C239	20°47'54"	100.00'	36.30'	S10°28'14"E	36.10'	18.35'
C50	81°46'35"	20.00'	28.55'	N70°12'32"W	26.18'	17.32'	C145	6°18'05"	155.00'	17.05'	S65°47'26"W	17.04'	8.53'	C240	27°47'00"	100.00'	48.49'	S34°45'41"E	48.02'	24.73'
C51	89°43'20"	20.00'	31.32'	S15°32'26"W	28.22'	19.90'	C146	12°34'04"	155.00'	34.00'	S56°20'03"W	33.93'	17.07'	C241	9°35'56"	100.00'	16.75'	S53°27'09"E	16.73'	8.40'
C52	56°15'04"	20.00'	19.64'	S88°31'38"W	18.86'	10.69'	C147	16°02'04"	155.00'	43.38'	S42°01'59"W	43.24'	21.83'	C242	48°11'23"	60.00'	50.46'	S82°20'29"E	48.99'	26.83'
C53	112°30'07"	70.00'	137.4																	

# FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

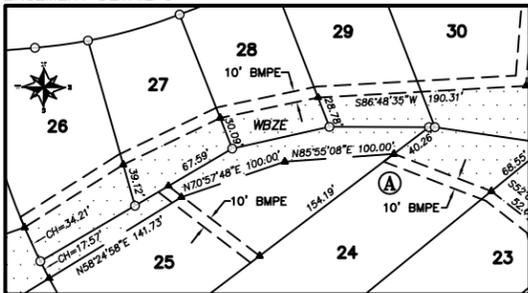
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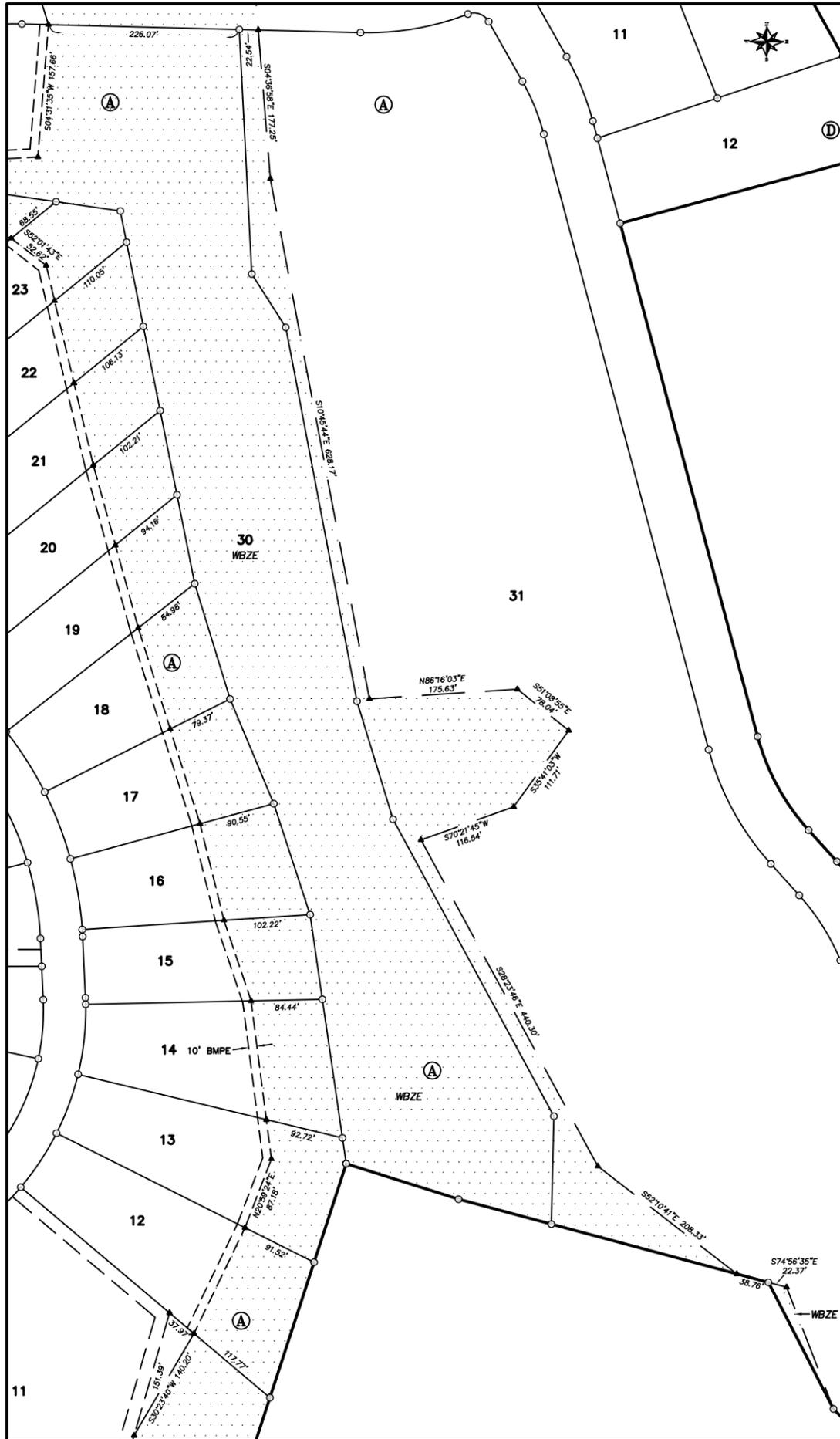
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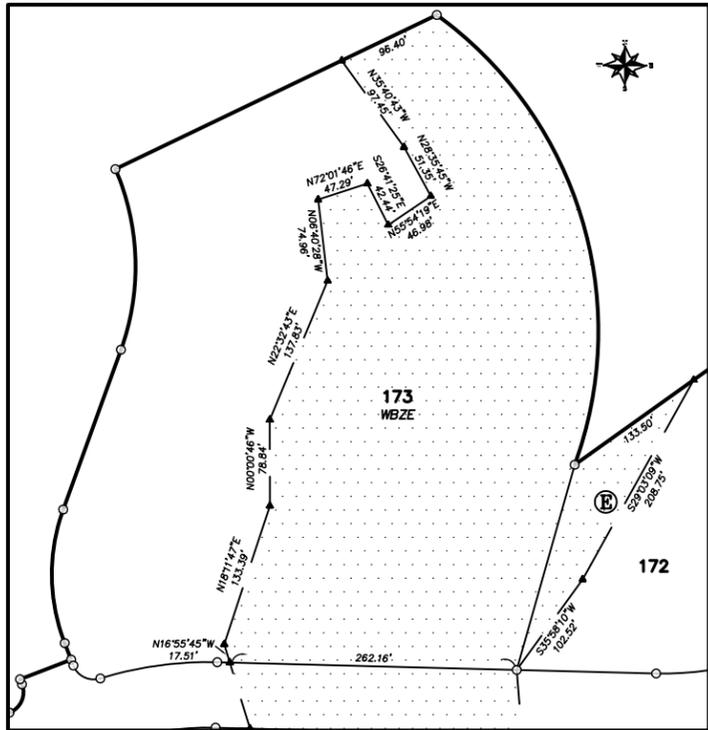
EASEMENT DETAIL 3



EASEMENT DETAIL 5



EASEMENT DETAIL 4

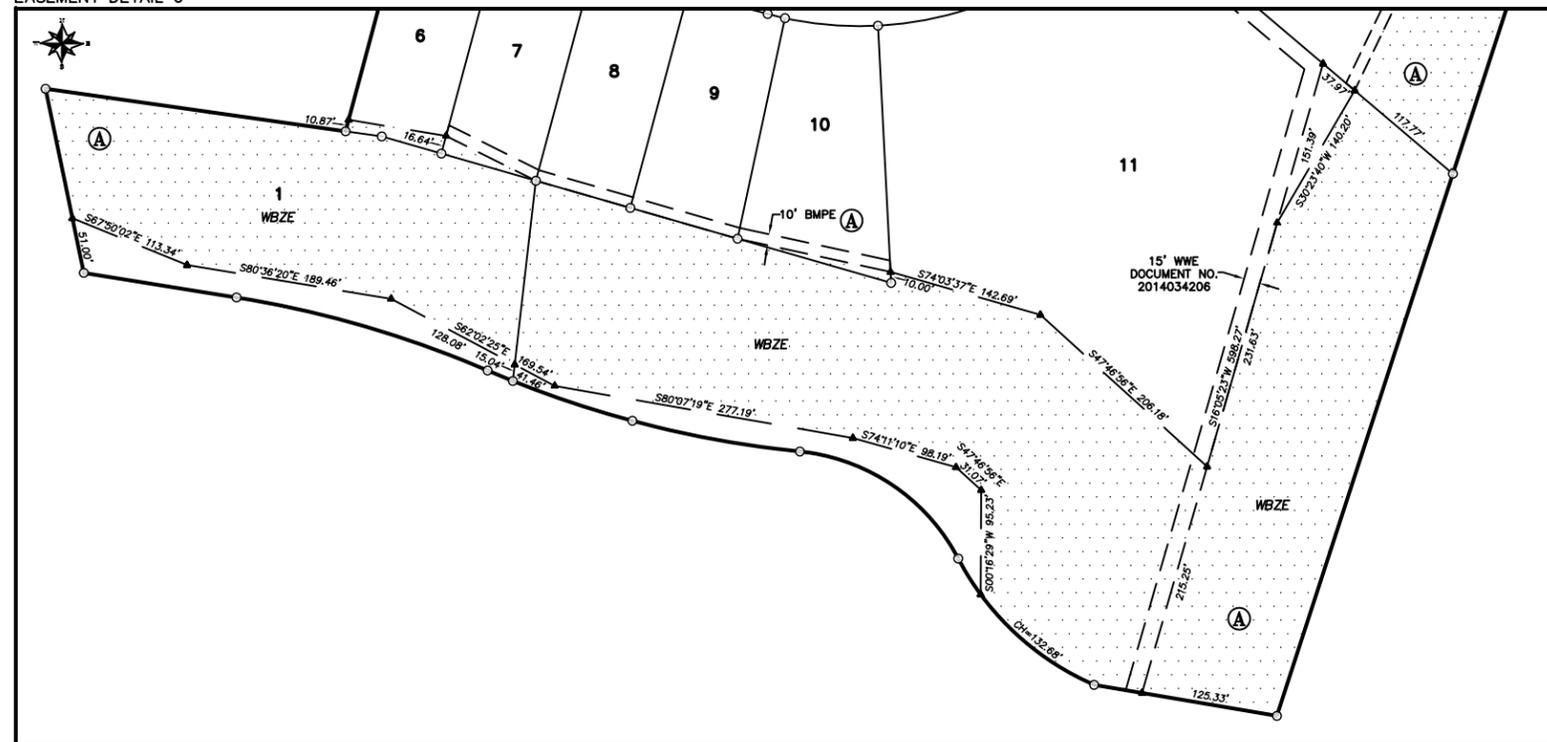


**G&R**  
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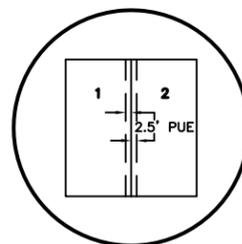
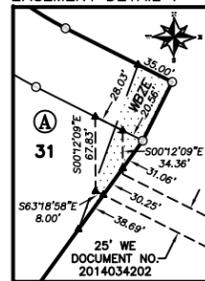
SHEET 8 OF 10

**FINAL PLAT OF  
TRAVISSO SECTION ONE,  
PHASE TWO**

**EASEMENT DETAIL 6**

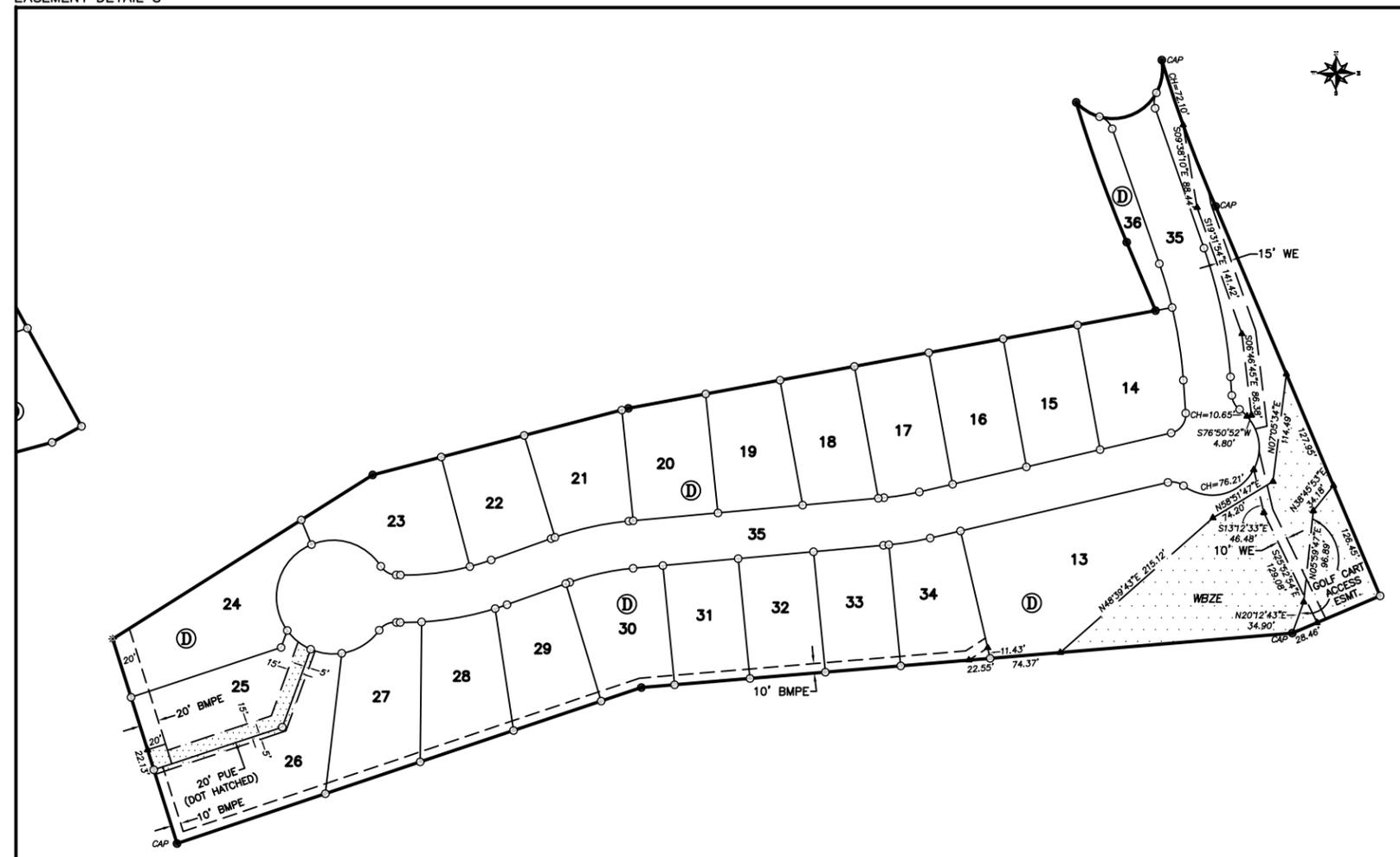


**EASEMENT DETAIL 7**



**TYPICAL EASEMENT DETAIL  
(SIDE LOT LINES)  
N.T.S.**

**EASEMENT DETAIL 8**



**GR**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 9 OF 10

FINAL PLAT OF  
TRAVISSO SECTION ONE,  
PHASE TWO

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 122.674 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, THE SYLVESTER HAMILTON SURVEY 840, ABSTRACT 357, THE J.H. HARRIS SURVEY 96, ABSTRACT 2150 AND THE J.M. FRAME SURVEY 656, ABSTRACT 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 122.674 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO SECTION ONE, PHASE TWO", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ADIB R. KHOURY, VICE PRESIDENT  
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP  
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICATION PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
3. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GOOD NIGHT TRAIL AND DURANGO HILLS DRIVE AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON ONE SIDE OF BELLADOMA COVE, MONTELLO COURT, BENETTON WAY, FRIULI CIRCLE, LIVENZA PLACE, MONTEBELLUNA PLACE AND VENEZIA VIEW AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
4. SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/DEVELOPER'S REPRESENTATIVE TO CONSTRUCT CROSSWALKS THAT ARE COMPLIANT WITH AMERICAN WITH DISABILITIES ACT.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
11. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS IS HEREBY DEDICATED WITH THIS PLAT. A 2.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES IS HEREBY DEDICATED WITH THIS PLAT (SEE TYPICAL EASEMENT DETAIL).
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION ARTERIAL STREET.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
14. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
19. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
20. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
21. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
22. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
23. LOTS 1 AND 74, BLOCK B, LOTS 1 AND 27, BLOCK C, LOT 36, BLOCK D, LOT 26, BLOCK F, LOT 1, BLOCK K, LOT 1, BLOCK L AND LOT 1, BLOCK N SHALL BE MAINTAINED BY THE HOA.
24. BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
25. ACCESS TO TRAVISSO PARKWAY IS PROHIBITED FOR LOT 1, BLOCK B AND LOT 1, BLOCK C.
26. ACCESS TO GOOD NIGHT TRAIL IS PROHIBITED FOR LOTS 1 & 20 BLOCK F.
27. ACCESS TO DURANGO HILLS DRIVE IS PROHIBITED FOR LOT 11, BLOCK D.
28. ACCESS TO BENETTON WAY IS PROHIBITED FOR LOTS 6, 13, 14, 26, 27 AND 45 BLOCK B.
29. ACCESS TO VENEZIA VIEW IS PROHIBITED FOR LOT 26, BLOCK A, LOT 48, BLOCK B AND LOTS 27 AND 28, BLOCK C.
30. ACCESS TO MONTELLO COURT IS PROHIBITED FOR LOT 13, BLOCK F.
31. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OF SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING
32. ALL WATER QUALITY/DETENTION BASINS AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE CITY OF LEANDER.
33. LOTS 13-36, BLOCK D ARE GOVERNED BY THE CRYSTAL FALLS HOME OWNERS ASSOCIATION, INC. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER \_\_\_\_\_, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT. ALL OTHER LOTS ARE GOVERNED BY THE TRAVISSO COMMUNITY, INC. MASTER COVENANT AND BYLAWS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
34. LOT 13, BLK. D SHALL BE OWNED BY CRYSTAL FALLS HOMEOWNER'S ASSOCIATION, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. LOTS 1, 11 AND 30, BLK. A AND LOT 173, BLK. E SHALL BE OWNED BY TRAVISSO COMMUNITY, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. LOT 31, BLK. A, LOT 12, BLK. D AND LOT 172, BLK. E SHALL BE OWNED BY THE CITY OF LEANDER.

STATE OF TEXAS:  
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO SECTION ONE, PHASE TWO" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

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

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

THE \_\_\_\_\_ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, OF NO. 1220862-COM, ISSUED SEPTEMBER 6, 2012, AND SUPPLEMENTED BY ABSTRACTOR'S REPORT OF A SEARCH OF THE APPROPRIATE COUNTY RECORDS BEGINNING DECEMBER 26, 2012 AND CONTINUING THROUGH MARCH 13, 2014, PROVIDED BY GRACY TITLE, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 04-10-14  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.  
STATE OF TEXAS NO. 89353  
P.O. BOX 1220  
LEANDER, TEXAS 78646-1220  
512-259-3882

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

J. JEFF SEILER, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY

DATE

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK

\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY

\_\_\_\_\_ 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

SHEET 10 OF 10



## EXECUTIVE SUMMARY

MAY 08, 2014

- 
- Agenda Subject:** Zoning Ordinance Case 14-OR-004: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance regarding the screening requirements for lots located adjacent to major roadways.
- Background:** Staff is proposing to amend the Composite Ordinance to require screening walls along homes when they are adjacent to collectors and to modify the required materials.
- Origination:** Planning Department
- Financial Consideration:** None
- Recommendation:** Staff recommends approval.
- Attachments:** 1. Summary of Proposed Amendments
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 04/28/2014



## PLANNING ANALYSIS

### ORDINANCE CASE 14-OR-004 ZONING ORDINANCE AMENDMENTS

#### ARTICLE VI, SECTION 8. SINGLE-FAMILY AND TWO-FAMILY LOTS ABUTTING OR ADJACENT TO TOLLWAY, HIGHWAY, OR ARTERIAL ROADWAY

#### SECTION 8: SINGLE-FAMILY AND TWO-FAMILY LOTS ABUTTING OR ADJACENT TO TOLLWAY, HIGHWAY, ~~OR MAJOR~~ ARTERIAL, OR COLLECTOR ROADWAY

For single-family and two-family lots ~~(except in the SFR district)~~ contained within a subdivision receiving approval for a preliminary plat and final plat or a short form plat after the effective date of this ordinance and abutting or adjacent to a tollway, highway, ~~or major~~ arterial, or collector roadway; ~~and San Gabriel Parkway~~ as identified on the Leander ~~Roadway Transportation~~ Plan ~~(specified roadway)~~ or based on roadway design, direct driveway access to any single-family or two-family lot from such roadway shall be prohibited. The following are also applicable:

- (a) For lots abutting tollway, highway, or arterial ~~such specified~~ roadways and facing (having frontage exclusively on) such roadway, the following shall be provided (see Figure P – following page):
- (1) A front parallel common access road at least twenty-two (22) feet in width (face of curb to face of curb) located on a thirty (30) foot wide public ROW (or private lot maintained by an association or other private authority and dedicated as a public access easement) shall be provided adjacent to the specified roadway. Such street shall be designed in accordance with the Transportation Criteria Manual; however, no sidewalk is required on this street if there is a sidewalk on the specified roadway. The access drive is required to have access to a street other than the specified roadway and such intersection is required to be located at least one-hundred feet from the intersection of another street. Limited access points to the specified roadway may be approved by the Director of Planning provided such access points are no closer than three-hundred feet to the intersection of another street or common access drive. The Director of Planning and the Fire Chief may approve sole access to a specified roadway if other access is not reasonably feasible, necessary turn-arounds are provided and such plan creates the most desirable residential layout.
  - (2) The required front building setback shall be measured from the access road ROW or private lot / access drive and may be reduced by five feet from the standard front setback requirements. If the access road is privately maintained on a private lot, the single-family or two-family lot(s) shall front on the private lot / access drive and such frontage shall be considered as public road frontage for purposes of the subdivision ordinance.
  - (3) A landscape lot at least ten feet in width is required to be dedicated between the common access road and the specified roadway ROW and is required to be planted as follows: for every six hundred (600) square feet of landscape area, two (2) shade trees (two-inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted and maintained. Two ornamental trees per shade tree may be substituted for up to fifty percent

(50%) of the shade trees if desired. No fence is permitted within this landscape lot or parallel common access road unless it is a wrought iron, tubular metal or similar decorative fence and does not create a visibility obstruction. This landscape lot may be dedicated as public ROW if the applicant provides for ongoing maintenance of the landscaping and the common access road is dedicated as public ROW.

- (b) For lots adjacent to tollway, highway, arterial, or collector ~~such specified~~ roadways and backing up to such roadway (having frontage on another roadway of a lesser classification), the following shall be provided (see Figure Q – following pages):
- (1) A landscape lot is required between the lot and the specified roadway. Such landscape lot is required to be at least ten (10) feet wide and is required to be planted as follows: for every six hundred (600) square feet of landscape area, two (2) shade trees (two-inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted and maintained. Two ornamental trees per shade tree may be substituted for up to fifty percent of the shade trees if desired.
  - (2) A six-foot privacy fence is required to be constructed at the common lot line between the landscape lot and the single-family or two-family lots. The fence is required to be constructed of one or more of the following materials: ~~textured pre-cast concrete (e.g. WoodCrete)~~, brick, stone, cast stone, stucco, factory tinted (not painted) split-faced concrete masonry unit, or other similar material approved by the Director of Planning. In addition to the materials listed above, textured pre-cast concrete (e.g. WoodCrete) is also permitted when the privacy fence is adjacent to collectors. All columns are required to have concrete footings. The landscape lot is required to be maintained by a private association.
- (c) For lots adjacent to tollway, highway, arterial, or collector ~~such specified~~ roadways and having a side of the lot adjacent to such roadway (having frontage on another roadway of a lesser classification), the following shall be provided (see Figure Q – previous page):
- (1) A landscape lot is required between the lot and the specified roadway. Such landscape lot is required to be at least ten (10) feet wide and is required to be planted as follows: for every six hundred (600) square feet of landscape area, two (2) shade trees (two-inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted and maintained. Two ornamental trees per shade tree may be substituted for up to fifty percent (50%) of the shade trees if desired.
  - (2) A six-foot privacy fence is required to be constructed at the common lot line between the landscape lot and the single-family or two-family lots from the rear lot line to a point even with the rear wall of the house at a minimum, but no further than to a point even with the front wall of the house. Any fence closer to the front lot line than the front wall of the house shall not exceed three feet in height; however, such fence is not required. Such fence is required to be constructed of one or more of the following materials: ~~textured pre-cast concrete (e.g. WoodCrete)~~, brick, stone, cast stone, stucco, factory tinted (not painted) split-faced concrete masonry unit, or other similar material approved by the Director of Planning. In addition to the materials listed above, textured pre-cast concrete (e.g. WoodCrete) is also permitted when the privacy fence is adjacent to collectors. All columns are required to have concrete footings. The landscape lot is required to be maintained by a private association.

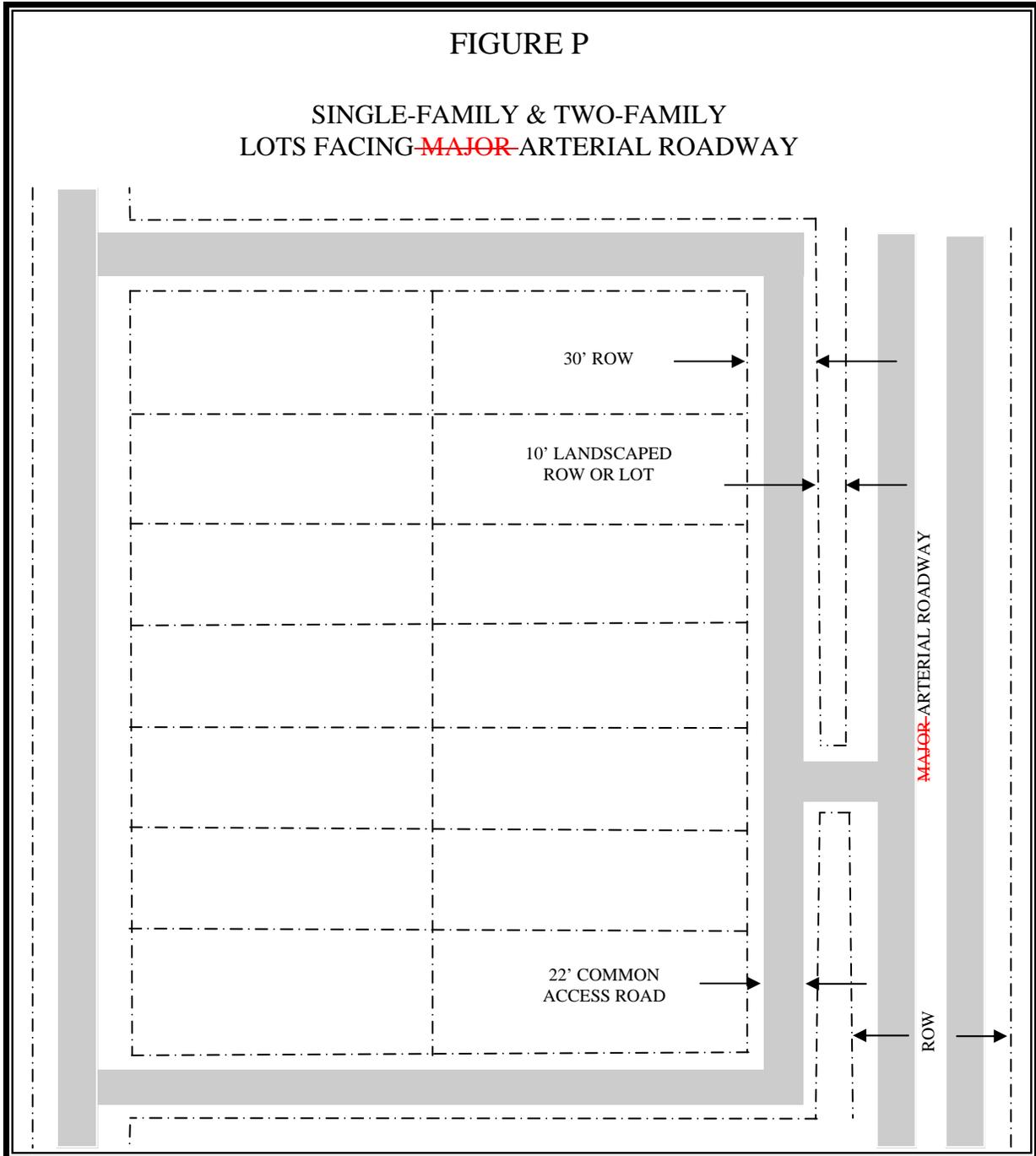


FIGURE Q

SINGLE-FAMILY & TWO-FAMILY -LOTS BACKING UP TO  
MAJOR TOLLWAY, HIGHWAY, ARTERIAL, OR COLLECTOR ROADWAY

