



AGENDA

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

Thursday ~May 22, 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: May 8, 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. Zoning Case 14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco.

Postponed until further notice.

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

7. Subdivision Case 14-FP-013: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phase 2F-A Final Plat for 6.173 acres more or less; TCAD Parcel 831299; generally located to the northeast of the intersection of Shumard Bluff Drive and Osage Drive, more specifically located to the east of the intersection of Legend Hill Drive and Hilltop Divide Lane; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.

- 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

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 16th day of May, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services



Minutes

**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
Meeting called to order at 7:04 pm.
2. Roll Call
All Commissioners were present except Commissioner Allen.
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: April 24, 2014
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously
4. Director's report to P & Z Commissioners on actions taken by the City Council
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their April 24, 2014 meeting on items that were recommended from the P & Z Commission.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak.

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

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Steven Crauford & Chris Fields were present for questions.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

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

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

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Bob Wunsch explained the purpose of the zoning request.

c) Open Public Hearing

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

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve the amended PUD (Planned Unit Development) zoning, Commissioner Saenz seconded the motion. Motion passed unanimously.

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

a) Staff Presentation

Tom Yantis, Director of Development Services discussed the current procedures.

b) Discussion

Commissioners had discussion and directed staff to research other cities' regulations regarding public notification and concept plans.

c) Consider Action

No action was taken.

9. Subdivision Case 14-FP-006: 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. Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd.

a) Staff Presentation

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

b) Applicant Presentation

Heath Melton spoke about meeting with the homeowners in Crystal Falls.

c) Discussion

Discussion took place.

d) Consider Action

Commissioner Sokol moved to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.

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

Robin Griffin, Senior Planner explained the amendment to the Composite Zoning Ordinance.

b) Open Public Hearing

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

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Anderson moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

11. Meeting adjourned at 7:48 p.m.

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

MAY 22, 2014

Agenda Subject: Zoning Case 14-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 17400 Ronald Reagan Blvd. for 4.2 acres more or less; Parcel #R334861. Currently the property is zoned GC-2-B (General Commercial). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas.

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

Origination: Applicant: Scott J. Foster, P.E. on behalf of Vince & Nanette Giaco.

Financial Consideration: None

Recommendation: The applicant has postponed this zoning request.

Attachments: 1. Postponement Letter

Prepared By: Robin M. Griffin, AICP
Senior Planner

05/08/2014



P.O. Box 3639
Cedar Park, Texas 78630

May 7, 2014

Mrs. Robin Griffin
City of Leander
Planning Department
PO Box 319
Leander, TX 78646

Re: *Zoning Case 14-Z-008*
NEC RR 2243 and Ronald Regan
17400 Ronald Reagan
Request for Postponement

Dear Mrs. Griffin:

On behalf of the applicant, we request a postponement of the above-referenced zoning case. The applicant would like additional time prior to the Planning and Zoning Commission public hearing.

If you should have any questions, or need additional information, please feel free to contact us at (512) 354-4682.

Very truly yours,

360 PROFESSIONAL SERVICES, INC.

Scott J. Foster, P.E.
Principal



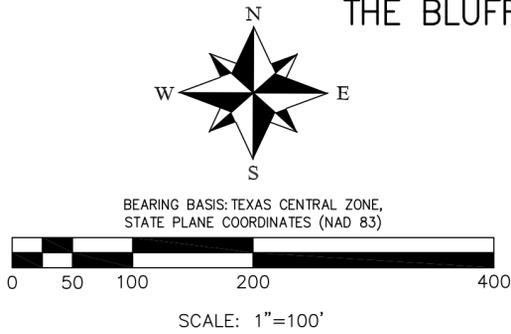
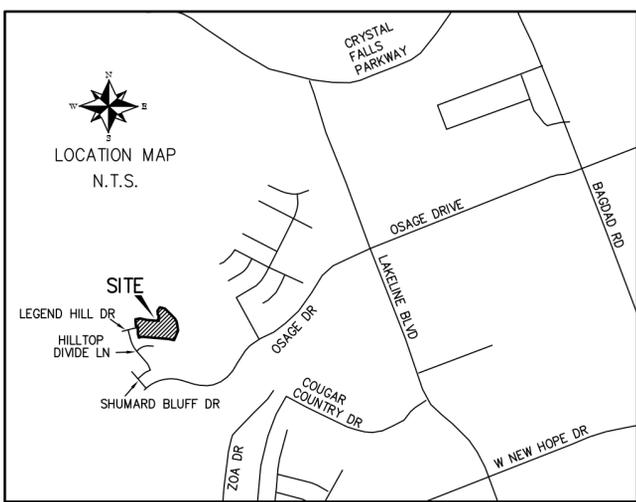
EXECUTIVE SUMMARY

MAY 22, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-013: Hold a public hearing and consider action on the Bluffs at Crystal Falls, Section 2, Phase 2F-A Final Plat for 6.173 acres more or less; TCAD Parcel 831299; generally located to the northeast of the intersection of Shumard Bluff Drive and Osage Drive, more specifically located to the east of the intersection of Legend Hill Drive and Hilltop Divide Lane; 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 Taylor Morrison at Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 24 single-family lots and 1 greenbelt lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

05/12/2014

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2F-A



C.C. CHAFIN
SURVEY 78, ABS. 2276

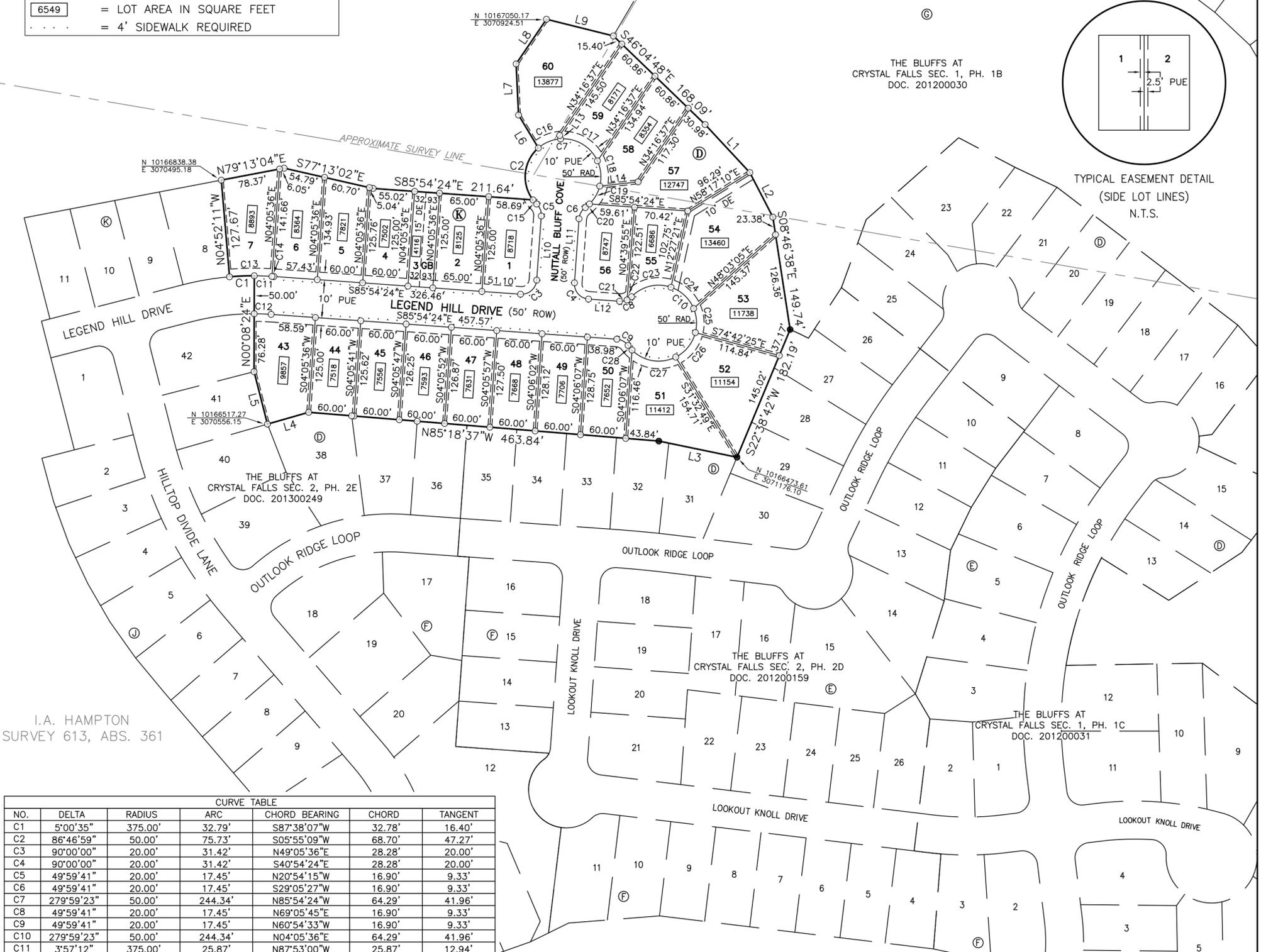
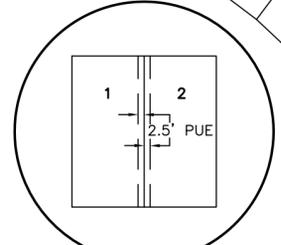
PORTION OF 436.9248 AC.
TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
DOC. 20110094028

J.W. MORRIS
SURVEY 530, ABS. 572

THE BLUFFS AT
CRYSTAL FALLS SEC. 1, PH. 1B
DOC. 201200030

LEGEND:

- = IRON ROD WITH G&R CAP FOUND
- = IRON ROD WITH G&R CAP SET
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- SWE = SIDEWALK EASEMENT
- DE = DRAINAGE EASEMENT
- WWE = WASTEWATER EASEMENT
- GB = GREENBELT
- 6549 = LOT AREA IN SQUARE FEET
- ... = 4' SIDEWALK REQUIRED



I.A. HAMPTON
SURVEY 613, ABS. 361

THE BLUFFS AT
CRYSTAL FALLS SEC. 2, PH. 2E
DOC. 201300249

THE BLUFFS AT
CRYSTAL FALLS SEC. 2, PH. 2D
DOC. 201200159

THE BLUFFS AT
CRYSTAL FALLS SEC. 1, PH. 1C
DOC. 201200031

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	5°00'35"	375.00'	32.79'	S87°38'07"W	32.78'	16.40'
C2	86°46'59"	50.00'	75.73'	S05°55'09"W	68.70'	47.27'
C3	90°00'00"	20.00'	31.42'	N49°05'36"E	28.28'	20.00'
C4	90°00'00"	20.00'	31.42'	S40°54'24"E	28.28'	20.00'
C5	49°59'41"	20.00'	17.45'	N20°54'15"W	16.90'	9.33'
C6	49°59'41"	20.00'	17.45'	S29°05'27"W	16.90'	9.33'
C7	279°59'23"	50.00'	244.34'	N85°54'24"W	64.29'	41.96'
C8	49°59'41"	20.00'	17.45'	N69°05'45"E	16.90'	9.33'
C9	49°59'41"	20.00'	17.45'	N60°54'33"W	16.90'	9.33'
C10	279°59'23"	50.00'	244.34'	N04°05'36"E	64.29'	41.96'
C11	3°57'12"	375.00'	25.87'	N87°53'00"W	25.87'	12.94'
C12	3°57'12"	325.00'	22.42'	N87°53'00"W	22.42'	11.22'
C13	8°34'13"	375.00'	56.09'	S89°24'56"W	56.04'	28.10'
C14	0°23'34"	375.00'	2.57'	N86°06'11"W	2.57'	1.29'
C15	8°25'45"	50.00'	7.36'	S41°41'13"E	7.35'	3.68'
C16	36°54'07"	50.00'	32.20'	S67°45'42"W	31.65'	16.68'
C17	68°59'31"	50.00'	60.21'	N59°17'30"W	56.63'	34.36'
C18	38°59'30"	50.00'	34.03'	N05°17'59"W	33.37'	17.70'
C19	31°27'46"	50.00'	27.46'	N29°55'39"E	27.11'	14.08'
C20	8°25'45"	50.00'	7.36'	N49°52'25"E	7.35'	3.68'
C21	28°57'37"	20.00'	10.11'	N79°36'47"E	10.00'	5.16'
C22	21°02'04"	20.00'	7.34'	N54°36'57"E	7.30'	3.71'
C23	64°47'20"	50.00'	56.54'	S76°29'35"W	53.57'	31.72'
C24	48°22'54"	50.00'	42.22'	N46°55'18"W	40.98'	22.46'
C25	37°05'35"	50.00'	32.37'	N04°11'03"W	31.81'	16.77'
C26	48°59'10"	50.00'	42.75'	N38°51'20"E	41.46'	22.78'
C27	71°26'28"	50.00'	62.34'	S80°55'51"E	58.38'	35.96'
C28	9°17'54"	50.00'	8.11'	S40°33'40"E	8.11'	4.07'
C29	8°20'12"	50.00'	7.28'	N59°10'49"E	7.27'	3.64'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S43°02'38"E	86.47'
L2	S27°24'24"E	66.07'
L3	N78°20'30"W	105.41'
L4	S74°02'47"W	56.61'
L5	N14°22'44"W	71.20'
L6	N31°05'29"W	50.62'
L7	N02°45'24"W	67.38'
L8	N34°16'37"E	71.14'
L9	S76°01'44"E	91.06'
L10	N04°05'36"E	84.55'
L11	N04°05'36"E	84.55'
L12	S85°54'24"E	41.11'
L13	N13°26'54"W	4.70'
L14	N83°42'29"E	50.99'

OWNER AND DEVELOPER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKE LINE 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: MARCH 31, 2014
TOTAL AREA OF THIS PLAT: 6.173 ACRES
TOTAL NUMBER OF LOTS: 25
RESIDENTIAL: 24
GREENBELT: 1

LINEAR FEET OF NEW STREETS:
LEGEND HILL DRIVE: 535
NUTTALL BLUFF COVE: 183
TOTAL: 718

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

L:\11133-THE BLUFFS AT CRYSTAL FALLS SECTION 2 PHASE 2F-A\11133-GR-PLAT-2F-A.dwg 5/02/2014 10:58:01 AM CDT

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2F-A

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:
THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 6.173 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, THE J.W. MORRIS SURVEY 530, ABSTRACT NO. 572 AND THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2010094028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 6.173 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 "THE BLUFFS AT CRYSTAL FALLS SECTION 2 PHASE 2F-A", 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
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
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. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LEGEND HILL DRIVE AND NUTTALL BLUFF COVE. 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.
3. 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.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
8. 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).
9. 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.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
11. 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.
12. 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.
13. 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.
14. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
15. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SFL 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 THEN 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.
16. 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.
17. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. ACCESS TO NUTTALL BLUFF COVE IS PROHIBITED FOR LOT 56, BLOCK D AND LOT 1, BLOCK K.
19. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
20. LOT 3, BLOCK K, IS OWNED AND SHALL BE MAINTAINED BY THE HOA.
21. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
22. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS UNDER DOCUMENT NO. 2012206635.

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 ADVANTAGE TITLE OF TRAVIS COUNTY, OF NO. 01424-1467, ISSUED MARCH 24, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 05-02-14
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 MAPS (FIRM) PANEL NO. 48491C 0465 E, 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

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

OF _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385



EXECUTIVE SUMMARY

MAY 22, 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.

Staff has surveyed neighboring cities and will provide an update to the review of the subdivision process.

Origination: City of Leander Planning & Zoning Commission

Financial Consideration: None

Recommendation:

Attachments: None.

Prepared By: Tom Yantis, AICP
Development Services Director

05/14/2014