



## **AGENDA**

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

**Thursday ~ July 10, 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: June 26, 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 14-FP-015: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6A Final Plat for 6.471 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the north of the terminus of Champion Corners Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. 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

7. Subdivision Case 13-TOD-PP-001: Hold a public hearing and consider action on the Village at Leander Station Preliminary Plat, for 21.80 acres more or less; WCAD Parcels R031324 and R510026; generally located to the north of the intersection of Mel Mathis Avenue and RM 2243; Leander, Williamson County, Texas. Applicant/Agent: Don Pool on behalf of TVI, Inc (Jeff Musgrove).

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

8. Subdivision Case 12-PP-009: Hold a public hearing and consider action on the Connelly's Crossing, Phase 1B Preliminary Plat, for 4.938 acres more or less; WCAD Parcels R031400 and R032159; generally located to the southwest of the intersection of Peregrine Way and Penstemon Drive; Leander, Williamson County, Texas. Applicant/Agent: Blake Rue on behalf of Oryx Holdings, LLC.

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

9. Subdivision Case 14-PP-004: Hold a public hearing and consider action on the Greatwood Preliminary Plat for 150.176 acres more or less; WCAD Parcels R473817 & R365151; generally located  $\frac{3}{4}$  of a mile from the northeast corner of the intersection of N. Bagdad Rd and CR 280; Williamson County, Texas. Applicant/Agent: Timothy Haynie on behalf of Ewing Development Co., LLC.

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

10. Zoning Case 14-Z-016: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the west side of Raider Way, approximately 1,620 ft from the northwest corner of the intersection of E. Crystal Falls Pkwy and Raider Way; 0.48 acres more or less of land located in the Elijah D. Harmon Survey, Abstract #6 and being a portion of Lot 1, Block A, Final Plat Cantwell Tract Subdivision; WCAD Parcel #R497326. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Brian J. Parker on behalf of Crystal Falls LTD.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) 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 3rd day of July, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



## MINUTES

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

**Thursday ~June 26, 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 7:03 pm.**
2. Roll Call  
**All Commissioners were present except Commissioner Saenz.  
Commissioner Saenz arrived at 7:04 pm.**
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: June 12, 2014  
**Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Allen. 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 June 19th, 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 14-PP-005: Hold a public hearing and consider action on the Travisso, Section 2 Preliminary Plat for 42.46 acres more or less; TCAD Parcel 819093 & 382583; generally located to the north of Goodnight Trail and east of Travisso Parkway; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, LTD.

a) Staff Presentation

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

b) Applicant Presentation

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

7. Subdivision Case 13-FP-016: Hold a public hearing and consider action on the Savanna Ranch, Section 2 Final Plat for 21.787 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Matheson Drive and Halsey Drive; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc.

a) Staff Presentation

**Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.**

b) Applicant Presentation

**Danny Martin answered Commissioners 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

**Some discussion took place.**

f) Consider Action

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

8. Subdivision Case 14-FP-004: Hold a public hearing and consider action on the Northside Meadow, Phase 2 Final Plat for 17.278 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the north of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.

a) Staff Presentation

**Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.**

b) Applicant Presentation

**Tom Moody with DR Horton spoke about Northside Meadow Final Plat.**

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

**No discussion took place.**

f) Consider Action

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

9. Zoning Case 14-Z-013: Hold a public hearing and consider action on the rezoning of 2,400 acres, more or less, known as the Transportation Oriented Development District (the "TOD"). The property is an area of approximately 2,400 acres in the Williamson County portion of the City of Leander, Texas as of May 16, 2014, lying generally east of County Road 279 / Bagdad Road, north of East Crystal Falls Roadway, west of County Roads 269 and 270, and south of the San Gabriel River; including US

Highway 183 from generally north of its intersection with Sonny Drive to south of its intersection with High Gabriel East; including the 183A Toll Road from just south of its intersection with High Gabriel East to approximately 2,500 feet south of its intersection with RM 2243, and including the following subdivisions Old Town, and the Original Town of Leander Mason's, Atkin's, and Walker's Additions. The land is also more particularly described in field notes, maps and materials related to the proposed zoning. The property is currently zoned Planned Unit Development ("PUD") and is proposed to be rezoned to amend the PUD to modify the land use plan for the area and to amend the development regulations included in the SmartCode and additional standards applicable to the areas designated as Conventional Development. Applicant: City of Leander

a) Staff Presentation

**Tom Yantis, Director of Development Services, presented the case.**

b) Open Public Hearing

**Chairman Seiler opened the public hearing.**

**Frank Stiles spoke against the TOD.**

**Aaron Brewer spoke in favor of the TOD.**

**Bill Pohl would like to see the CD Sector be more flexible regarding the requirement for alleys on lots under 50 feet wide.**

**Lance Hughes would like to see a small TOD and the SmartCode simpler and straight forward.**

**Ray Rodriquez feels the SmartCode is too confusing and has too many requirements.**

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Wixson moved to recommend option B sector map, Commissioner Sokol seconded the motion. Motion passed 6 to 1 with Commissioner Anderson opposing.**

**Commissioner Anderson moved to recommend more flexible architectural standards, Commissioner Saenz seconded the motion. Motion passed unanimously.**

**Commissioner Wixson moved to approve the CD sector standards with the addition of a statement to encourage pedestrian amenities on A & B streets to clarify the residential density requirement ( Gross or net) and to allow the Planning Director flexibility in applying the alley requirement on lots less than 50 ft wide, Commissioner Sokol seconded the motion. Motion passed unanimously.**

**Commissioner Sokol moved to approve the amended PUD for the Transportation oriented development district incorporating the recommended clean-up items presented by staff and the items voted on with this agenda item, Commissioner Wixson seconded the motion. Motion passed unanimously.**

10. Composite Zoning Ordinance Case 14-OR-003: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add the definition of ornamental trees and riparian corridors and to modify the definition of a significant tree, update the site standards regarding landscape requirements, to add and modify requirements for drainage and detention facilities, to amend the site development standards to include the protection of riparian corridors, and to update the parking lot connections requirements. Applicant: City of Leander Planning Department

a) Staff Presentation

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

b) Open Public Hearing

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

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Vice Chair Stephenson moved to approve the with the edits and modifications listed below, Commissioner Saenz seconded the motion. Motion passed unanimously.**

- 1. Include Firewise Community provisions.**
- 2. Change the requirement for residential to include a tree survey for the entire property that surveys trees 8 caliper inches and greater. In addition, require mitigation for removed trees that are 8 caliper inches with the replacement ratio of 1" to 1" for trees between 8" to 18" and 2" to 1" for trees over 18".**
- 3. Add a penalty for trees that are removed without a permit.**
- 4. Clarify the tree species associated with cedar listed in the definition of significant trees.**

11. Subdivision Ordinance Case 14-OR-005: Hold a public hearing and consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of riparian corridors, to add requirements associated with parking lot connections and to add tree survey requirements. Applicant: City of Leander.

a) Staff Presentation

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

b) Open Public Hearing

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

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Sokol moved to approve the following recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.**

- 1. Change the requirement for residential to include a tree survey for the entire property that surveys trees 8 caliper inches and greater. In addition, require mitigation for removed trees that are 8 caliper inches with the replacement ratio of 1" to 1" for trees between 8" to 18" and 2" to 1" for trees over 18".**

12. Discuss scheduling a P & Z retreat in August for the purpose of conducting training and identifying goals for fiscal year 2014-15.

a) Discussion

**Discussion took place**

b) Consider Action

**P & Z Commissioners agreed to schedule a P & Z retreat on August 5<sup>th</sup> at 6:00 pm**

13. Meeting adjourned at **10:00 pm**

\_\_\_\_\_  
Chairman Seiler

ATTEST: \_\_\_\_\_  
Ellen Pizalate, P & Z Secretary



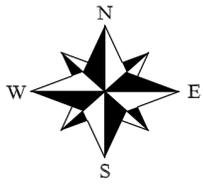
## EXECUTIVE SUMMARY

JULY 10, 2014

- 
- Agenda Subject:** Subdivision Case 14-FP-015: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6A Final Plat for 6.471 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the north of the terminus of Champion Corners Drive; 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, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC
- Financial Consideration:** None
- Recommendation:** This final plat includes 20 single-family lots and 1 lift station 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

07/01/2014

# FINAL PLAT OF THE FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6A



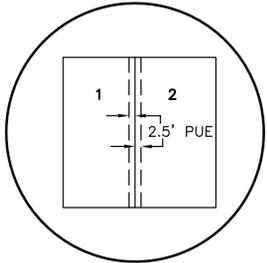
SCALE: 1"=100'



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

**LEGEND:**

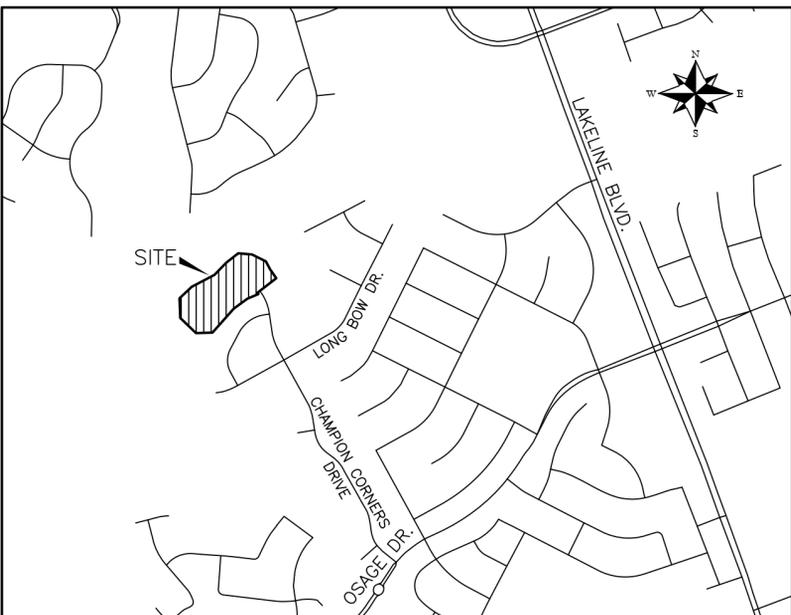
- = IRON ROD WITH G&R CAP FOUND
- = IRON ROD WITH G&R CAP SET
- ▲ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY EASEMENT
- DE = DRAINAGE EASEMENT
- WWE = WASTEWATER EASEMENT
- LS = LIFT STATION
- 6549 = LOT AREA IN SQUARE FEET
- ..... = 4' SIDEWALK REQUIRED



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

NUMBER	DIRECTION	DISTANCE
L1	N48°14'16"W	25.13'
L2	N48°14'16"W	54.91'
L3	S66°48'13"E	27.21'
L4	S66°38'07"E	26.40'

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	2°05'02"	375.00'	13.64'	N36°24'52"W	13.64'	6.82'
C2	10°46'53"	375.00'	70.56'	N42°50'49"W	70.46'	35.39'
C3	10°46'53"	425.00'	79.97'	N42°50'49"W	79.85'	40.10'
C4	55°46'16"	20.00'	19.47'	S20°21'08"E	18.71'	10.58'
C5	189°25'46"	60.00'	198.37'	N87°10'52"W	119.59'	727.51'
C6	55°46'16"	20.00'	19.47'	N25°59'23"E	18.71'	10.58'
C7	77°53'14"	20.00'	27.19'	N87°10'52"W	25.14'	16.16'
C8	55°46'16"	20.00'	19.47'	S25°59'23"W	18.71'	10.58'
C9	55°46'16"	20.00'	19.47'	N81°45'39"E	18.71'	10.58'
C10	291°32'32"	60.00'	305.30'	S36°07'29"E	67.50'	40.82'
C11	12°51'55"	375.00'	84.20'	N41°48'18"W	84.03'	42.28'
C12	1°29'42"	20.00'	0.52'	S53°07'40"W	0.52'	0.26'
C13	54°16'34"	20.00'	18.95'	S25°14'32"W	18.25'	10.25'
C14	59°57'20"	60.00'	62.79'	N28°04'55"E	59.96'	34.61'
C15	47°23'58"	60.00'	49.64'	N81°45'34"E	48.23'	26.34'
C16	38°24'58"	60.00'	40.23'	S55°19'58"E	39.48'	20.90'
C17	41°27'24"	60.00'	43.41'	N15°23'47"W	42.47'	22.71'
C18	24°02'58"	60.00'	25.18'	N17°21'24"E	25.00'	12.78'
C19	54°44'30"	60.00'	57.33'	N56°45'08"E	55.17'	31.06'
C20	25°31'24"	60.00'	26.73'	N83°06'55"W	26.51'	13.59'
C21	16°29'59"	20.00'	5.76'	N45°37'32"E	5.74'	2.90'
C22	39°16'17"	20.00'	13.71'	N17°44'23"E	13.44'	7.14'
C23	64°54'59"	60.00'	67.98'	S30°33'45"W	64.40'	38.16'
C24	45°55'40"	60.00'	48.10'	S85°59'04"W	46.82'	25.42'
C25	59°04'20"	60.00'	61.86'	N41°30'56"W	59.16'	34.00'
C26	19°30'46"	60.00'	20.43'	N02°13'23"W	20.34'	10.32'
C27	1°51'35"	425.00'	13.79'	N47°18'28"W	13.79'	6.90'
C28	8°55'18"	425.00'	66.18'	N41°55'02"W	66.11'	33.16'



LOCATION MAP  
N.T.S.

OWNER AND DEVELOPER:  
TAYLOR MORRISON AT CRYSTAL FALLS, LLC  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

SUBMITTAL DATE: MARCH 31, 2014  
TOTAL AREA OF THIS PLAT: 6.471 ACRES  
TOTAL NUMBER OF LOTS: 21  
RESIDENTIAL: 20  
NON-RESIDENTIAL: 1

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

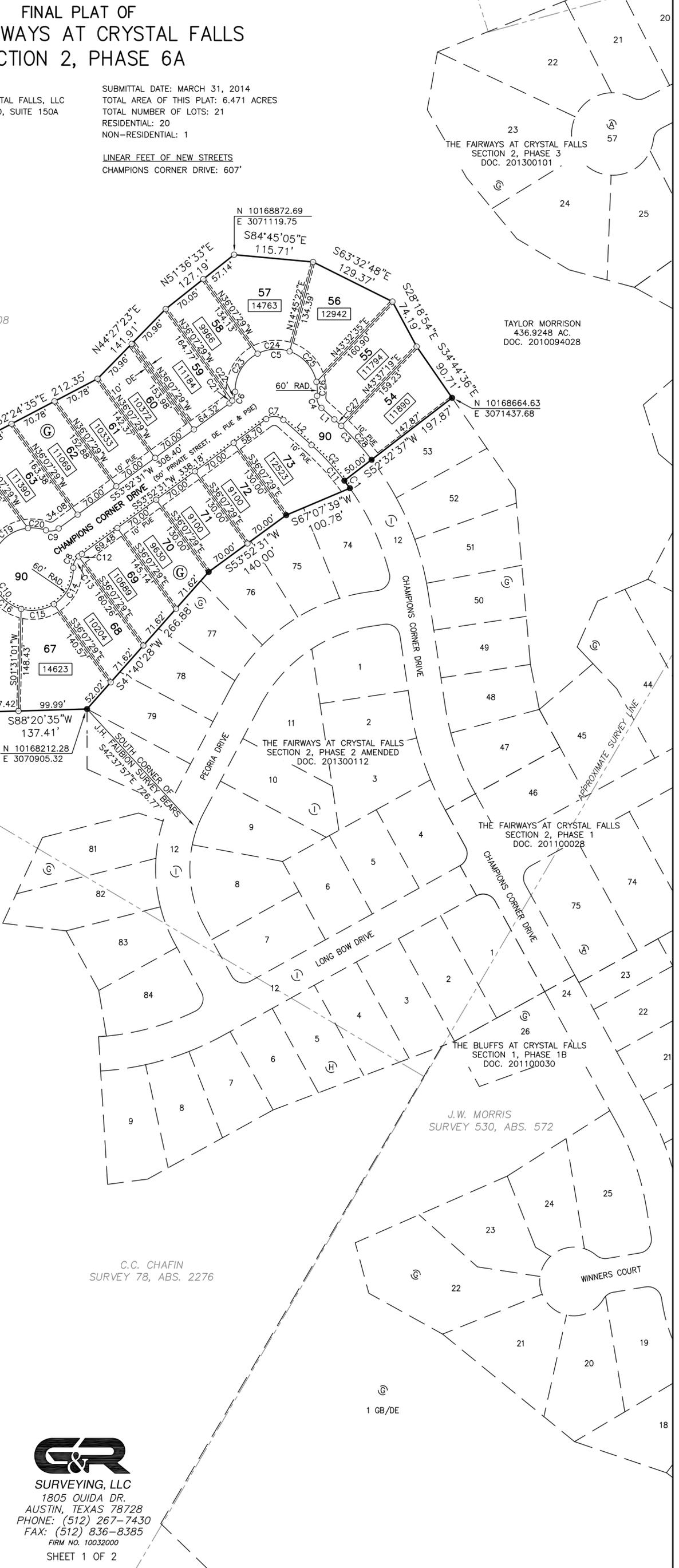
LINEAR FEET OF NEW STREETS  
CHAMPIONS CORNER DRIVE: 607'

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

J.H. FAUBION  
SURVEY 126, ABS. 2608

TAYLOR MORRISON  
436.9248 AC.  
DOC. 2010094028

TAYLOR MORRISON  
436.9248 AC.  
DOC. 2010094028



C.C. CHAFIN  
SURVEY 78, ABS. 2276

J.W. MORRIS  
SURVEY 530, ABS. 572



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

FINAL PLAT OF  
THE FAIRWAYS AT CRYSTAL FALLS  
SECTION 2, PHASE 6A

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 6.471 ACRES OF LAND OUT OF THE J.H. FAUBION SURVEY 126, ABS. 2608, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 436.9248 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 6.471 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 FAIRWAYS AT CRYSTAL FALLS SECTION 2, PHASE 6A", 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, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
5. BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
6. 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).
7. THIS SUBDIVISION IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2011083212, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2011037471, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
10. 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.
11. 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.
12. 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.
13. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
14. LOT 90 BLOCK "G" IS FOR PRIVATE ROADWAY, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES.
15. ALL PRIVATE STREETS AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE SAME PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
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 FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003:
  - A) PRIVATE STREETS.
  - B) NO SIDEWALKS, DUE TO PRIVATE STREETS AND TERRAIN.
  - C) NO STREET LIGHTS, LIGHT POLLUTION FREE DEED RESTRICTIONS.
  - D) NO TREE SURVEY, DUE TO PRIVATE STREETS.
18. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON THE SOUTH AND WEST SIDES OF CHAMPIONS CORNER DRIVE, AS SHOWN ON SHEET 1.
19. SEE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER DOCUMENT NO. 2013004162, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR HOA'S MAINTENANCE OBLIGATIONS ASSOCIATED WITH THE PRIVATE STREETS AND THE CITY OF LEANDER'S AUTHORITY TO RECOVER ANY ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
20. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. LOT 91, BLOCK G, IS OWNED AND SHALL BE MAINTAINED BY THE HOA.
22. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
23. 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. 01424-1468, ISSUED MARCH 24, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 06-18-14  
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 0465E, 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, CHAIR  
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



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

SHEET 2 OF 2



## EXECUTIVE SUMMARY

JULY 10, 2014

---

**Agenda Subject:** Subdivision Case 13-TOD-PP-001: Hold a public hearing and consider action on the Village at Leander Station Preliminary Plat, for 21.80 acres more or less; WCAD Parcels R031324 and R510026; generally located to the north of the intersection of Mel Mathis Avenue and RM 2243; Leander, 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: Don Pool on behalf of TVI, Inc (Jeff Musgrove).

**Financial Consideration:** None

**Recommendation:** This preliminary plat includes 112 single-family lots, 19 live/work lots and 6.32 acres of open space. The following warrants for this project have been approved by staff:

1. A warrant requesting to reduce the number of required residential types from four to two.
2. A warrant requesting to reduce the width of the sidewalk from twelve feet to eight feet.

This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.

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

**Attachments:** 1. Preliminary Plat

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

07/02/2014

















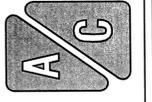


## EXECUTIVE SUMMARY

JULY 10, 2014

- 
- Agenda Subject:** Subdivision Case 12-PP-009: Hold a public hearing and consider action on the Connelly's Crossing, Phase 1B Preliminary Plat, for 4.938 acres more or less; WCAD Parcels R031400 and R032159; generally located to the southwest of the intersection of Peregrine Way and Penstemon Drive; Leander, 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: Blake Rue on behalf of Oryx Holdings, LLC.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 24 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin  
Senior Planner

07/01/2014



**AUSTIN CIVIL ENGINEERING, INC.**  
 TYPE FIRM # F-001018  
 2708 SOUTH LAMAR BLVD., Ste. 200A  
 AUSTIN, TEXAS 78704  
 PH: (512) 306-0018  
 FAX: (512) 306-0048

**CONNELLY'S CROSSING  
 PHASE IB**

LEANDER, TEXAS 78641

REV. DATE	DESCRIPTION	APPROVED BY

JOB: 13-012 DATE: 7/2/14  
 CAD: DA/AM CHK'D BY:  
 ENGINEER: HS CHK'D BY:  
 SCALE: 1" = 100'

**PRELIMINARY PLAN**

**1**  
OF 6

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.30	25.00	87.78	N28° 25' 18"W	34.66
C2	15.39	50.00	17.64	S7° 43' 44"W	15.33
C3	38.02	50.00	43.57	S22° 52' 23"E	37.11
C4	58.05	50.00	66.53	S77° 54' 56"E	54.84
C5	50.46	50.00	57.83	N39° 54' 29"E	48.35
C6	57.64	50.00	66.05	N22° 01' 53"W	54.50
C7	16.37	25.00	37.53	S36° 17' 28"E	16.08
C8	14.40	25.00	33.00	S1° 01' 49"E	14.20
C9	38.23	25.00	87.62	S59° 16' 38"W	34.61
C10	44.06	1028.00	2.46	S78° 08' 27"E	44.06
C11	57.41	1028.00	3.20	S80° 58' 08"E	57.41
C12	57.41	1028.00	3.20	S84° 10' 08"E	57.41
C13	57.41	1028.00	3.20	S87° 22' 08"E	57.41
C14	37.32	1028.00	2.08	N89° 59' 29"E	37.31
C15	38.14	25.00	87.41	N47° 20' 46"W	34.55
C16	38.68	213.32	10.39	S11° 17' 38"E	38.63
C17	16.90	213.32	4.54	S18° 45' 30"E	16.89
C18	36.24	155.00	13.40	S14° 30' 05"E	36.16
C19	11.25	155.00	4.16	S5° 43' 25"E	11.25
C20	38.03	25.00	87.15	S39° 55' 56"W	34.47

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	68.80	1028.00	3.83	N81° 35' 27"E	68.79
C22	59.27	1028.00	3.30	N78° 01' 18"E	59.27
C23	58.82	1026.20	3.28	N74° 44' 16"E	58.82
C24	58.57	1023.50	3.28	N71° 27' 53"E	58.56
C25	17.93	996.31	1.03	N69° 19' 50"E	17.93
C26	23.54	15.00	89.90	N66° 08' 11"W	21.20

Parcel Line Table		
Line #	Length	Direction
L1	42.05	N15° 28' 03.02"E
L2	60.00	N15° 28' 03.02"E
L3	44.81	N15° 28' 03.02"E
L4	61.62	S21° 10' 52.21"E
L5	60.88	S10° 19' 07.02"W
L6	31.51	N80° 58' 07.84"W
L7	63.54	N80° 58' 07.84"W
L8	73.65	N80° 58' 07.84"W
L9	31.87	N80° 58' 07.84"W
L10	64.09	N89° 44' 17.24"W
L11	75.46	N89° 40' 34.34"W
L12	29.62	N21° 11' 56.49"W
L13	29.65	N21° 11' 57.00"W
L14	43.00	N3° 38' 36.46"W
L15	63.44	N21° 10' 59.66"W
L16	55.42	N21° 10' 46.94"W
L17	58.55	N68° 49' 40.01"E
L18	58.50	N68° 49' 39.97"E
L19	58.50	N68° 49' 39.94"E
L20	58.50	N68° 49' 39.94"E

Parcel Line Table		
Line #	Length	Direction
L21	58.50	N68° 49' 39.88"E
L22	58.50	N68° 49' 39.83"E
L23	58.50	N68° 49' 40.01"E
L24	58.50	N68° 49' 40.01"E
L25	60.00	N68° 49' 36.74"E
L26	40.57	S68° 49' 38.73"W
L27	58.50	S68° 49' 38.73"W
L28	58.50	S68° 49' 38.73"W
L29	58.50	S68° 49' 38.46"W
L30	58.50	S68° 49' 38.74"W
L31	45.01	S68° 49' 38.77"W

ZONING CATEGORY	
PHASE 1B	
SFU-2-B	3.69Ac
SFC-2-B	1.24 Ac

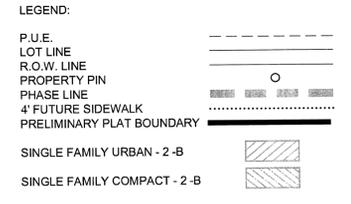
PHASE 1B					
BLOCK A			BLOCK B		
LOT #	SF	ACRES	LOT #	SF	ACRES
1	7554.91	0.173	1	7073.48	0.162
2	6600.00	0.152	2	7035.05	0.162
3	6609.63	0.152	3	6662.53	0.153
4	11223.53	0.258	4	6206.08	0.142
5	17922.26	0.411	5	5950.54	0.137
6	15087.83	0.346	6	5879.95	0.135
7	8389.83	0.193	7	5879.04	0.135
8	8004.17	0.184	8	5879.06	0.135
9	6634.25	0.152	9	5879.07	0.135
10	6726.92	0.154	10	5879.09	0.135
11	6791.82	0.156	11	5978.25	0.137
12	7253.09	0.167			
13	15018.34	0.345			

**ENGINEER'S CERTIFICATION**  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.  
 HUNTER SHADOURNE, PE DATE 7/2/14  
 REGISTERED PROFESSIONAL ENGINEER #74382  
 STATE OF TEXAS  
 AUSTIN CIVIL ENGINEERING, INC  
 2708 S. LAMAR BLVD., #200A  
 AUSTIN, TEXAS PH: (512) 306-0018



STATE OF TEXAS:  
 COUNTY OF TRAVIS  
 I, ROGER WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS PER TITLE COMMITMENT #1311049-COM PROVIDED BY OLD REPUBLIC NATIONAL TITLE COMPANY DATED: OCTOBER 24, 2013 HAVE BEEN SHOWN OR NOTED HEREON.  
 SURVEYED BY:  
 Roger L Way 06-26-14

ROGER WAY R.P.L.S. NO. 3910 DATE  
 ALL POINTS SURVEYING  
 1714 FORTVIEW, SUITE 200  
 AUSTIN, TEXAS 78704 PH: (512) 440-0071

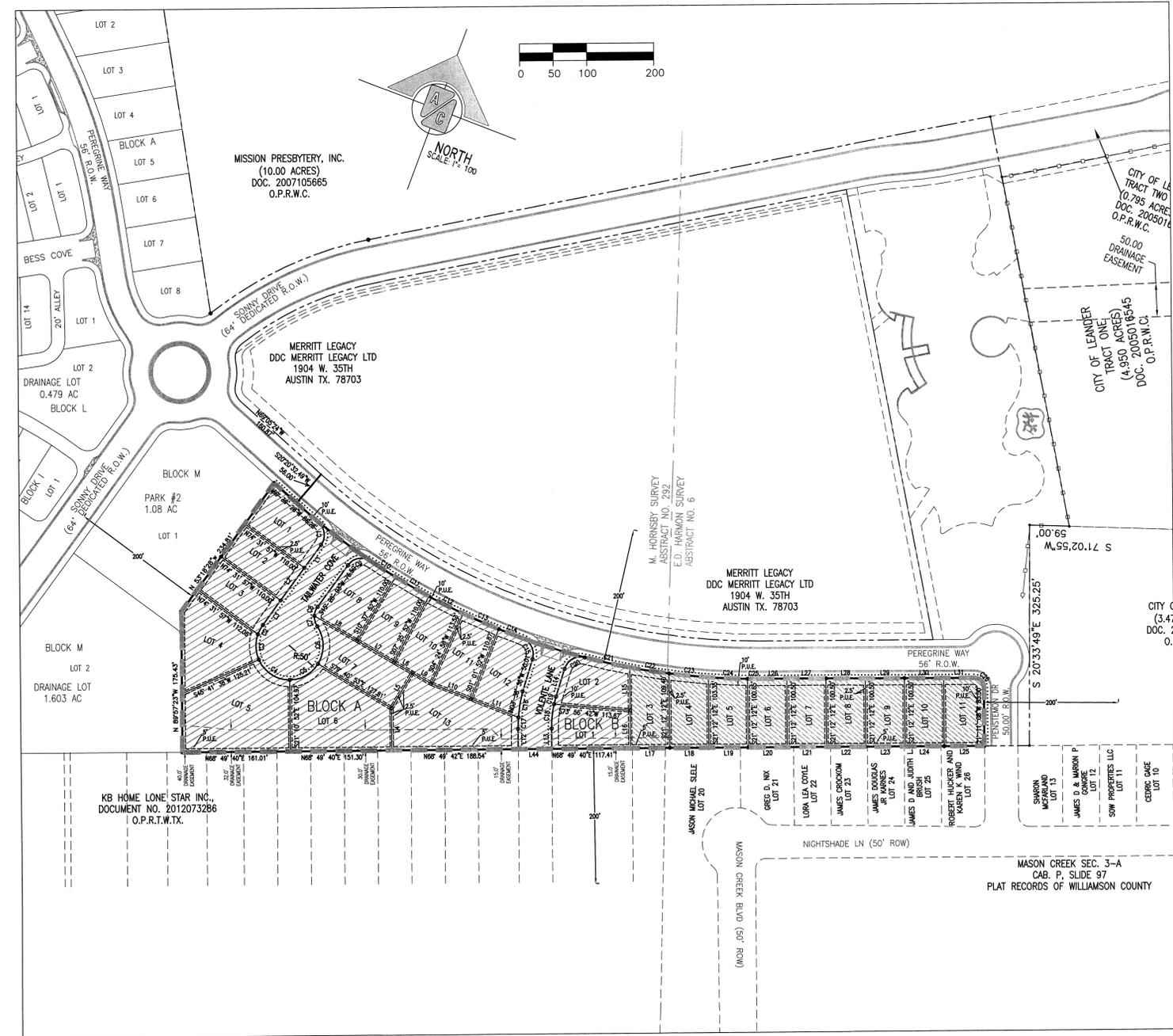
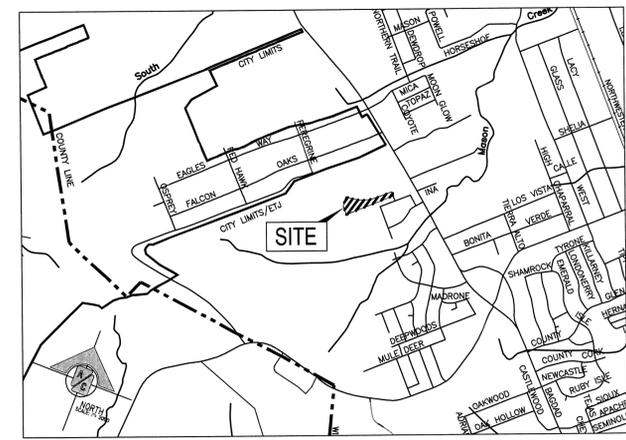


SUBDIVIDED PROPERTY = 4.938 ACRES  
 SINGLE FAMILY - COMPACT - 2 - B = 1.244 ACRES (9 LOTS)  
 SINGLE FAMILY - URBAN - 2 - B = 3.694 ACRES (15 LOTS)

STREET NAME	LINEAR FEET	ACRES
TAILWATER COVE	170 LF	0.34 AC
VOLENTA LANE	151 LF	0.18 AC

OWNER / DEVELOPER	CIVIL ENGINEER	SURVEYOR
ORYX HOLDING LLC P.O. BOX 302663 AUSTIN, TX 78703 PHONE: (512) 294-4017 FAX: (512) 628-7187	AUSTIN CIVIL ENGINEERING, INC 2708 SOUTH LAMAR, SUITE 200A AUSTIN, TX 78704 PHONE: (512) 306-0018 FAX: (512) 306-0048	ALL POINTS SURVEYING 1714 FORTVIEW, SUITE 200 AUSTIN, TX 78704 PHONE: (512) 440-0071 FAX: (512) 440-0199

- NOTES:
- 4' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF PEREGRINE WAY AND PENSTEMON DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN ADJOINING STREET IS CONSTRUCTED.
  - THE DRAINAGE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF DRAINAGE FACILITIES AND APPURTENANCES, NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDING, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF LEANDER AND WILLIAMSON COUNTY, TEXAS.
  - AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A TIA FEE IN LIEU PAYMENT TO THE CITY PER RESIDENTIAL LOT.



Connelly's Crossing Planned Unit Development – Leander, Texas

General Notes

1. Connelly's Crossing Planned Unit Development ("PUD") with the following purpose and intent:
  - a. To create unified development standards;
  - b. To allow development which is harmonious with nearby areas;
  - c. To provide for the more efficient use of land, resulting in smaller utility networks, safer streets, more open space and lower construction and maintenance costs;
  - d. To encourage harmonious and coordinated development by developing plans that better address natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
  - e. To facilitate the development of the tax base, the local economy, population and public facilities;
  - f. To provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and
  - g. To require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development.
  - h. This PUD includes a mixture of multifamily and single family zoning districts used to promote diverse demographic and economic characteristics. Families, seniors, single workers, young couples and students will live within close proximity of one another promoting a neighborhood that reflects the diversity and richness of the larger Leander community.
  - i. Streets are the "connective tissue" of our modern communities. The street pattern is designed to provide efficient vehicular circulation between Bagdad Road through Connelly's Crossing PUD connecting to future development. A traffic circle is utilized to promote a smooth and even flow of traffic safely through the PUD without overburdening neighborhood streets which access single family lots. Multiple connections to Sonny Drive have been carefully configured to discourage cut-through traffic within the single family lots.
  - j. The intent of this PUD is to create a neighborhood designed to be:
    - a. Neighborly, with a strong street-orientation, and with porches and entries that promote interaction and socialization among residents and that reinforce the pedestrian scale and character of the community.
    - b. Compatible, in scale and character with adjacent structures in the same vicinity.
    - c. Diversity, a mix of floor plans, elevations, materials, colors and treatments are encouraged to be employed.
2. The PUD consists of 51.88 acres (Property) & is annexed into Leander, Williamson County, Texas also known as the Meihaus/Moser Property.
3. Except as otherwise noted, the PUD shall be governed by the Composite Zoning Ordinance of the City of Leander Ordinance No. 05-018-00 (September 2005) as amended through and including the date of this PUD (the Zoning Ordinance)
4. Per Section 10.103(e) of the Leander Code of Ordinances, the City of Leander ("City") agrees a fee in lieu of a traffic impact analysis is appropriate for the Property covered by this PUD.
5. This development requires an Edwards Aquifer Contribution Zone Plan.

Zoning

1. The base zoning for the Property shall be the following as shown on the map in Exhibit B
  - a. SFU-2-B: Single Family Urban – 15 Lots (SFU Lots)
    - i. Shall allow accessory dwellings. Accessory dwellings shall be compliant with Article IV Section 6 of the Zoning Ordinance.
    - ii. The set back from the front property line shall be a minimum eighteen (18) feet.
  - b. SFC-2-B: Single Family Compact – 9 Lots (SFC Lots)
    - i. Shall allow accessory dwellings. Accessory dwellings shall be compliant with Article IV Section 6 of the Zoning Ordinance.
    - ii. The set back from the front property line shall be a minimum of eighteen (18) feet.
2. Seven lots (Lots 5-11, Block B) do not meet the depth requirements and will be using the PUD provisions.

Detention and Water Quality Improvements

1. Detention and water quality improvements as required by the City of Leander Code of Ordinances.

SINGLE FAMILY LOTS

Variation and Diversity

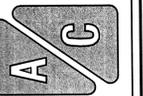
1. A separation of four (4) lots shall be maintained along the same block face for any floor plan and a separation of eight (8) lots shall be maintained for the same elevation. A two (2) lot separation is necessary across the facing street for any floor plan and four (4) lot separation for the same elevation. Similarly, material/color schemes must vary so that no two homes have the same floor plan, elevation and material/color scheme.
2. For Single Family Urban Lots, the front façade (not including the front porch) of a home shall be staggered by a minimum of five (5) feet once every three lots for lots on the same side of the street. Example #1: if the front facade for lots 1 and 2 is located eighteen (18) feet from the front property line, the front facade for lot 3 shall be located a minimum of 23 feet from the front property line. Example #2: if the front façade for lot 5 is located (20) twenty feet and lot 6 is located twenty three (23) feet from the front property line, the front façade for lot 7 shall be located eighteen (18) feet or more than twenty eight (28) feet from the front property line. A front setback plan for each lot included in a Phase shall be submitted to the City prior to the City's final approval infrastructure improvements.
3. To the extent practicable, a mix of single, one-and one-half, and two (2) story homes are encouraged to be introduced along a block face.

Garages and Alleys

1. Lots not having alley access shall have garages set back from the front property line by a minimum distance of twenty three (23') feet and not less than five (5) feet from the front facade of the home, not including the front porch, closest to the front property line. This serves to promote architectural design that is skillfully employed to reduce the visual effect of a garage on the front elevation.

Porches

1. All SFL-2-B Lots and SFC-2-B Lots shall have ground level front or corner porch with a minimum area of eighty (80) square feet.
2. All SFU Lots shall have ground level front or corner porch with a minimum area of 100 square feet and a minimum depth of seven feet.
3. Porches and finish floors shall be clearly delineated from the front yard with at least a twelve (12') inch grade change.
4. The use of columns and open railings is strongly encouraged. Such columns and open railings shall be compliant with the City of Leander Code of Ordinances.



**AUSTIN CIVIL  
ENGINEERING, INC.**

18PE FIRM # F-001018  
2708 SOUTH LAMAR BLVD., Ste. 200A  
AUSTIN, TEXAS 78704  
PH: (512) 306-0018  
FAX: (512) 306-0048



**CONNELLY'S CROSSING  
PHASE IB**

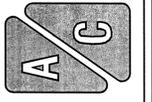
**LEANDER, TEXAS 78641**

REV. DATE	REVISIONS DESCRIPTION	APPROVED BY:

JOB: 13-012 DATE: 7/02/14  
CAD: DA/MM CHK'D BY:  
ENGINEER: HS CHK'D BY:  
SCALE:

**PRELIMINARY  
NOTES**

SITE CIVIL PLAN  
**2**  
OF 6



**AUSTIN CIVIL ENGINEERING, INC.**  
 IBPE FIRM # F-001018  
 2708 SOUTH LAMAR BLVD., Ste. 200A  
 AUSTIN, TEXAS 78704  
 PH: (512) 306-0018  
 FAX: (512) 306-0048



**CONNELLY'S CROSSING  
 PHASE IB**

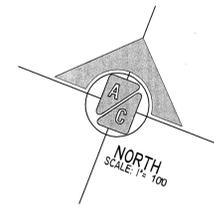
LEANDER, TEXAS 78641

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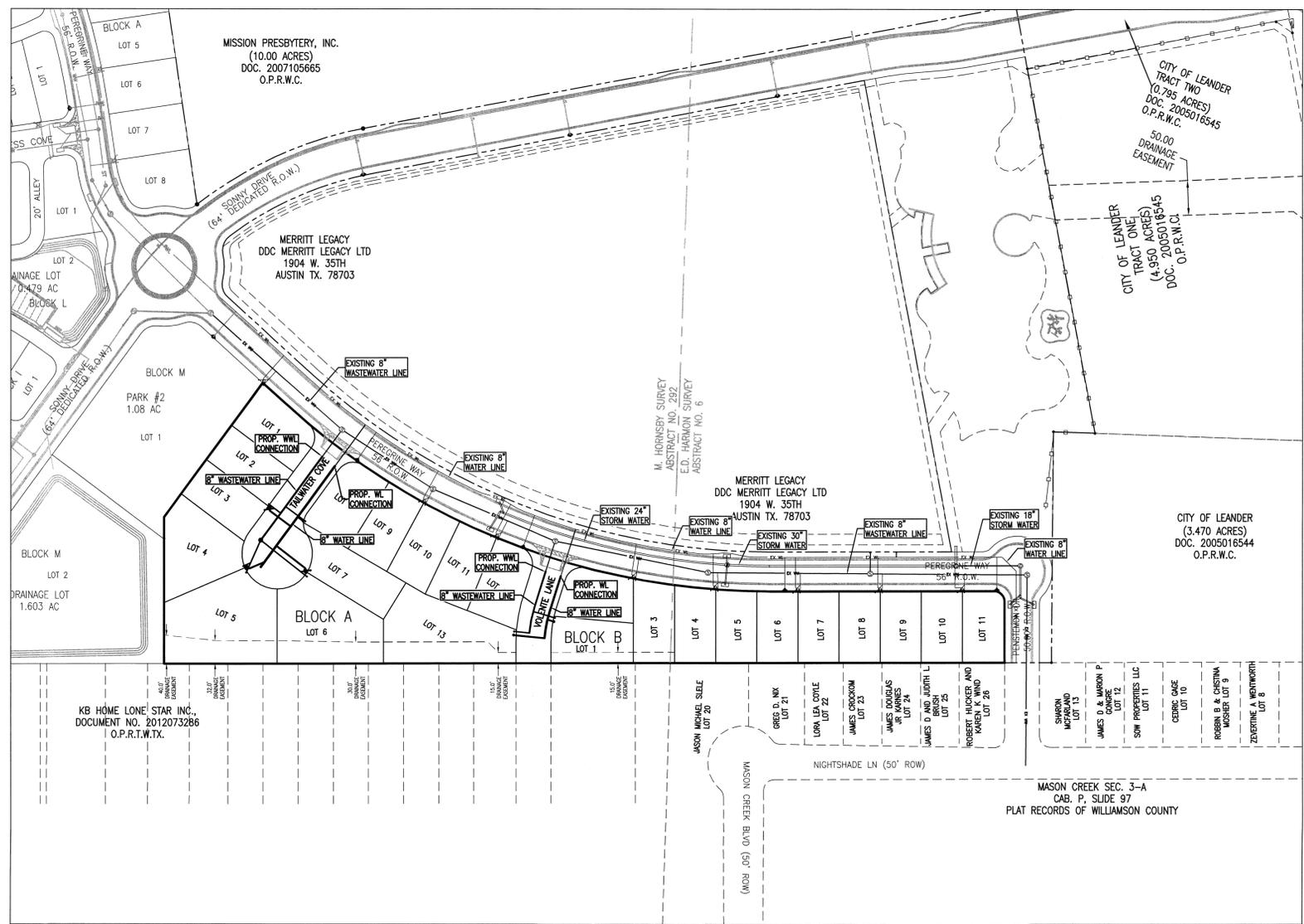
JOB: 13-012 DATE: 7/02/14  
 CAD: DA/MM CHKD BY:  
 ENGINEER: HS CHKD BY:  
 SCALE: 1" = 100'

**UTILITY PLAN**

SITE CIVIL PLAN  
**3**  
 OF 6



LEGEND	
WATERLINE	—
STORM WATER	—
WASTEWATER LINE	—
INLETS	□
MANHOLES	•



JOB: 13-012 DATE: 7/02/14  
 CAD: DA/MM CHKD BY:  
 ENGINEER: HS CHKD BY:  
 SCALE: 1" = 100'

**UTILITY PLAN**

SITE CIVIL PLAN  
**3**  
 OF 6

Existing Drainage Patterns	Drainage Areas			Impervious Cover (IC)		
	SF	AC	SQ MILE	SF	AC	%
assumed fully developed	412,949	9.48	0.01481	288,417	6.16	65.0%
vacant	397,297	9.12	0.01425	0	0.00	0.0%
<b>Total area (POA 1) =</b>	<b>810,246</b>	<b>18.60</b>	<b>0.02906</b>	<b>288,417</b>	<b>6.16</b>	<b>0.0%</b>
assumed fully developed	890,310	19.75	0.03086	559,202	12.84	65.0%
vacant	1,417,891	32.55	0.05086	0	0.00	0.0%
assumed fully developed	44,744	1.03	0.00160	29,083	0.67	65.0%
assumed fully developed	103,847	2.38	0.00373	67,501	1.55	65.0%
<b>Total area (POA 2) =</b>	<b>2,426,792</b>	<b>55.71</b>	<b>0.08705</b>	<b>655,785</b>	<b>15.05</b>	<b>65.0%</b>
vacant	3	275,899	6.33	0	0.00	0.0%
<b>Total Area Analyzed =</b>	<b>3,512,907</b>	<b>80.65</b>	<b>0.12601</b>	<b>924,202</b>	<b>21.22</b>	<b>26.3%</b>

Resulting Flows from the HEC-1 Analysis (24-hour rainfall event):

Existing Drainage Area Characteristics

Area (ac)	OFFSite		Onsite		OFFSite		Onsite		Onsite
	DA 1a	DA 1b	DA 2a	DA 2b	DA 2c	DA 2d	DA 3		
Area (ac)	9.48	9.12	19.75	32.55	1.03	2.38	6.33		
IC%	65.0%	0.0%	65.0%	0.0%	65.0%	65.0%	0.0%		
Tag [hr]	0.19	0.39	0.26	0.39	0.10	0.12	0.15		

Events (cfs)	POA 1			POA 2			POA 3
	2-yr	10-yr	25-yr	2-yr	10-yr	25-yr	100-yr
2-yr	18.43	9.99	26.35	34.56	35.64	2.30	5.27
10-yr	34.89	22.60	63.48	65.68	80.66	4.37	9.98
25-yr	44.09	29.24	67.75	82.35	104.37	5.54	12.65
100-yr	60.32	42.25	95.71	113.85	150.81	7.57	17.25

Developed Drainage Area Characteristics

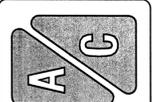
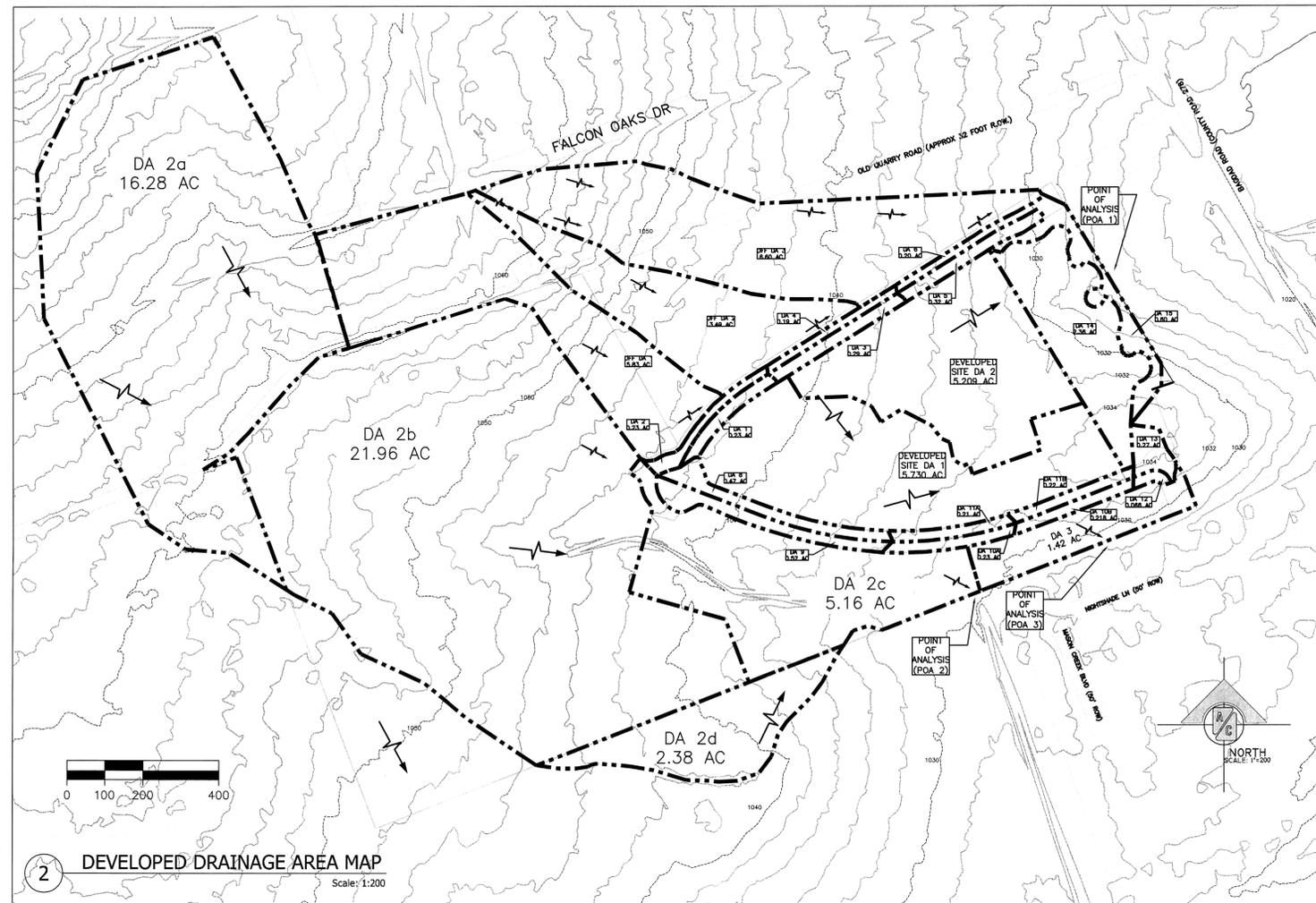
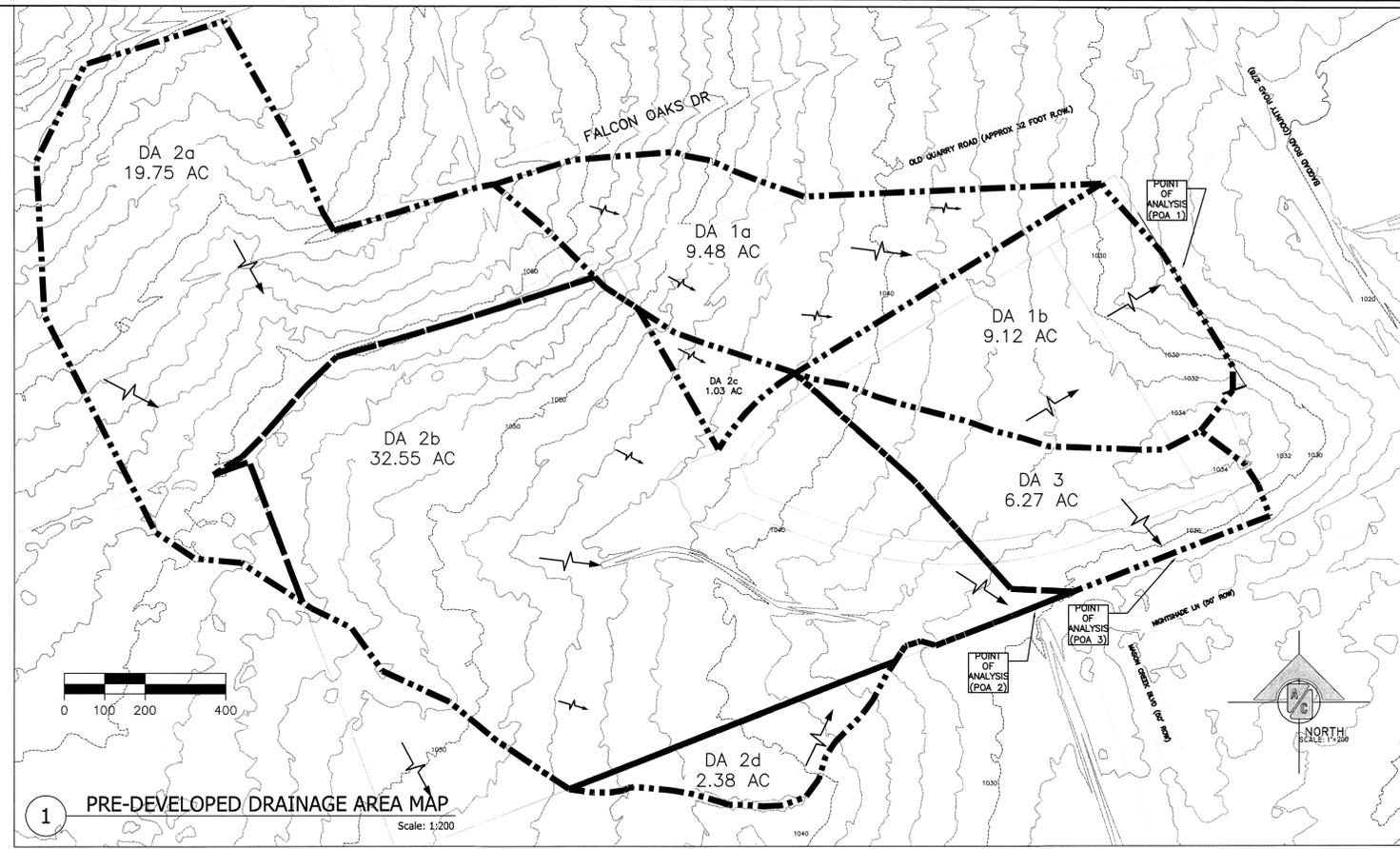
Area (ac)	upstream		Sonny		Legacy		Peregrine		Pond		uncaptured		OFFSite
	DA1	DA2	DA1	DA1	DA3	DA2	DA	DA 2a	DA 2b	DA 2c	DA 2d	DA 3	
Area (ac)	12.88	1.46	10.94	2.21	2.38	0.60	0.60	19.28	21.96	5.16	2.38	1.42	
IC%	65.0%	75%	64%	72%	15%	5%	5%	65.0%	0.0%	40.0%	65.0%	50.0%	
Tag [hr]	0.19	0.10	0.15	0.10	0.07	0.07	0.07	0.26	0.39	0.10	0.12	0.15	

Events (cfs)	Flows to Wet Pond		Water Elev.		POA 1			POA 2			POA 3	
	2-yr	10-yr	2-yr	10-yr	2-yr	10-yr	25-yr	2-yr	10-yr	25-yr	100-yr	
2-yr	25.03	3.43	23.09	5.10	4.66	60.19	1026.92	1.13	25.78	33.74	24.04	10.35
10-yr	47.40	6.37	43.90	9.99	114.93	1028.25	2.49	62.30	64.13	54.41	20.88	9.98
25-yr	59.89	8.05	55.57	12.07	13.00	1028.90	3.26	61.26	80.41	70.41	26.81	12.65
100-yr	81.94	10.93	76.07	16.42	18.25	1030.07	4.61	91.77	111.16	101.74	37.21	17.25

POA = Point Of Analysis

Developed Drainage Patterns	Drainage Areas			Impervious Cover (IC)			
	SF	AC	SQ MILE	SF	AC	%	
ONSITE (POA 1)	1	476,503	10.94	0.01709	303,038	6.96	63.6%
OFFSITE (POA 1)	1	121,548	2.79	0.00436	79,006	1.81	65.0%
OFFSITE (POA 1)	2	152,031	3.49	0.00545	96,820	2.27	65.0%
OFFSITE (POA 1)	3	287,431	6.50	0.01031	186,830	4.29	65.0%
<b>Total Offsite (POA 1) =</b>	<b>561,009</b>	<b>12.88</b>	<b>0.02012</b>	<b>364,656</b>	<b>8.37</b>	<b>65.0%</b>	
Sonny Drive	1	10,092	0.23	0.00036	7,599	0.17	75.0%
	2	10,214	0.23	0.00037	7,660	0.18	75.0%
	3	12,790	0.29	0.00046	9,592	0.22	75.0%
	4	8,095	0.19	0.00029	6,071	0.14	75.0%
	5	13,889	0.32	0.00050	10,417	0.24	75.0%
	6	8,643	0.20	0.00031	6,482	0.15	75.0%
<b>Total Sonny Drive (POA 1) =</b>	<b>63,724</b>	<b>1.46</b>	<b>0.00229</b>	<b>47,793</b>	<b>1.10</b>	<b>75.0%</b>	
Peregrine Way	7	0	0.00	0.00000	0	0.00	0.0%
	8	20,473	0.47	0.00073	15,355	0.35	75.0%
	9	22,651	0.52	0.00081	16,988	0.39	75.0%
	10a	10,019	0.23	0.00036	7,514	0.17	75.0%
	10b	9,583	0.22	0.00034	7,187	0.17	75.0%
	11a	9,148	0.21	0.00033	6,891	0.16	75.0%
	11b	9,583	0.22	0.00034	7,187	0.17	75.0%
	12	3,049	0.07	0.00011	2,287	0.05	75.0%
	13	11,761	0.27	0.00042	8,881	0.14	50.0%
<b>Total Peregrine Way (POA 1) =</b>	<b>96,268</b>	<b>2.21</b>	<b>0.00345</b>	<b>69,260</b>	<b>1.59</b>	<b>71.9%</b>	
Pond Area	14	102,832	2.36	0.00369	15,425	0.35	15.0%
Uncaptured Area	15	26,136	0.60	0.00094	1,307	0.03	5.0%
OFFSITE (POA 2)	2a	839,837	19.28	0.03013	545,894	12.53	65.0%
OFFSITE (POA 2)	2b	956,447	21.96	0.03431	0	0.00	0.0%
OFFSITE (POA 2)	2c	224,770	5.16	0.00806	89,908	2.06	40.0%
OFFSITE (POA 2)	2d	103,847	2.38	0.00373	67,501	1.55	65.0%
<b>Total Offsite (POA 2) =</b>	<b>2,124,900</b>	<b>48.78</b>	<b>0.07622</b>	<b>703,302</b>	<b>16.15</b>	<b>33.1%</b>	
OFFSITE (POA 3)	3	61,855	1.42	0.00222	30,928	0.71	50.0%
<b>Total Area Analyzed =</b>	<b>3,513,227</b>	<b>80.65</b>	<b>0.12602</b>	<b>1,535,709</b>	<b>35.26</b>	<b>43.7%</b>	



**AUSTIN CIVIL ENGINEERING, INC.**  
 TYPE FIRM # F-001018  
 2708 SOUTH LAMAR BLVD., Ste. 200A  
 AUSTIN, TEXAS 78704  
 PH: (512) 306-0018  
 FAX: (512) 306-0048



**CONNELLY'S CROSSING PHASE IB**  
 LEANDER, TEXAS 78641

REV. DATE	DESCRIPTION	APPROVED BY

JOB: 13-012 DATE: 7/02/14  
 CAD: DA/MM CHK'D BY:  
 ENGINEER: HS CHK'D BY:  
 SCALE: 1" = 200'

**DRAINAGE AREA MAP**

**4**  
 OF 6



**AUSTIN CIVIL  
ENGINEERING, INC.**

18PE FIRM # F-001018  
2708 SOUTH LAMAR BLVD., Ste. 200A  
AUSTIN, TEXAS 78704  
PH: (512) 306-0018  
FAX: (512) 306-0048



**CONNELLY'S CROSSING  
PHASE IB**

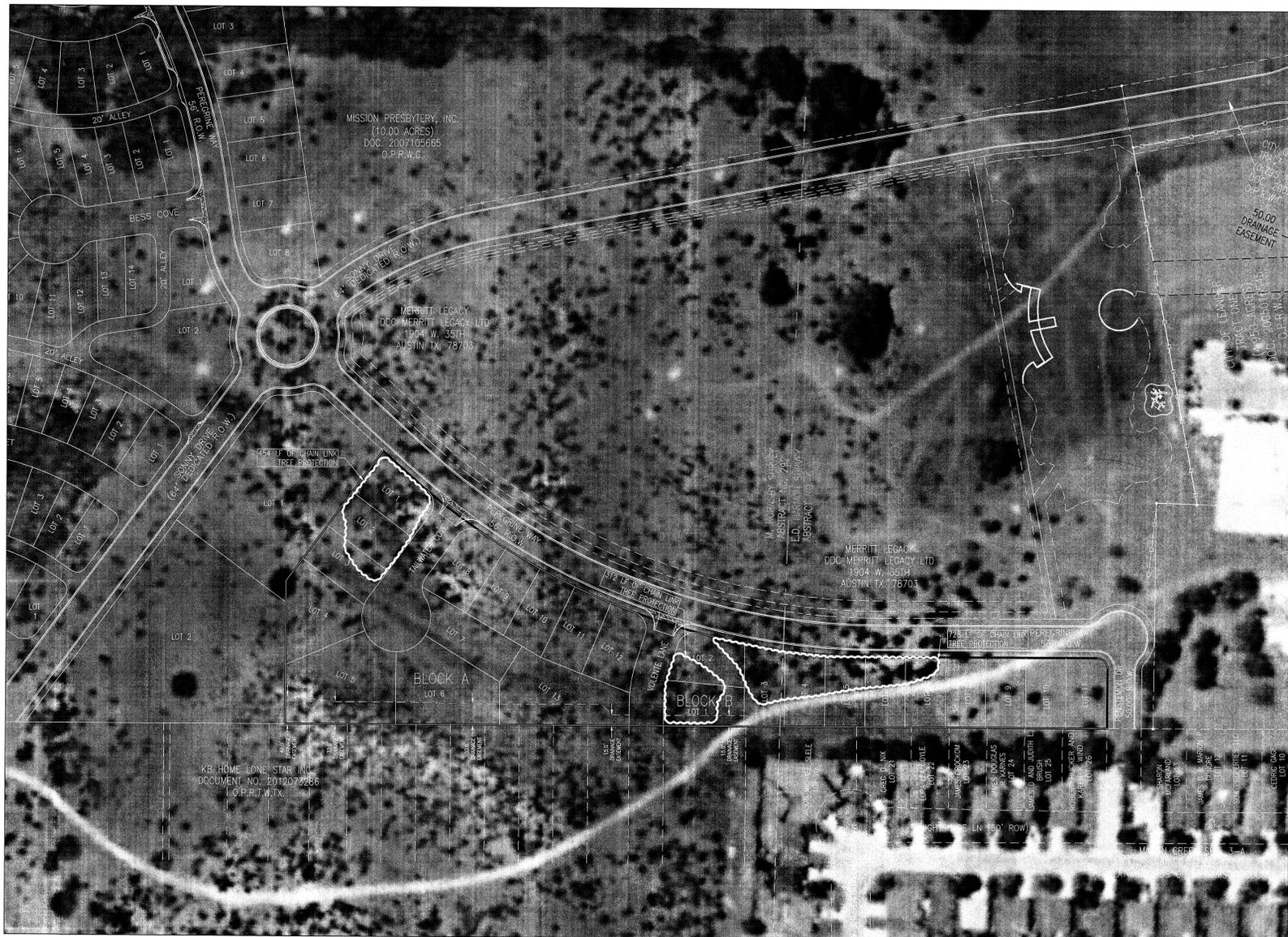
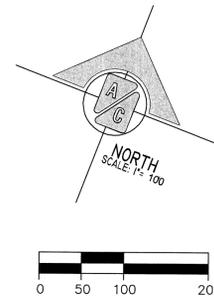
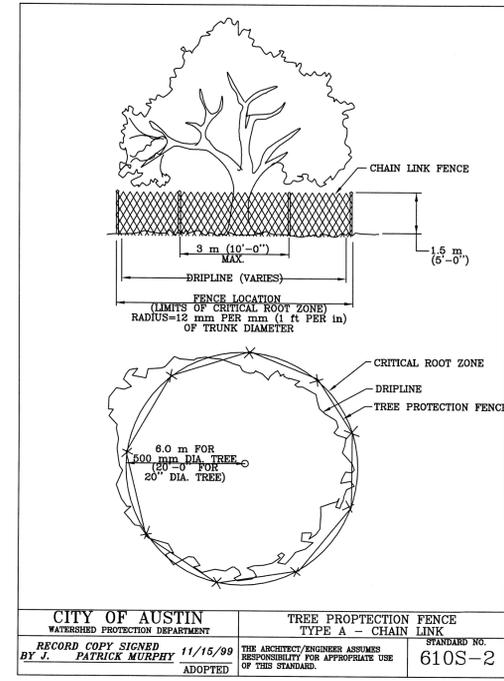
LEANDER, TEXAS 78641

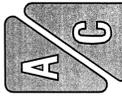
REV. DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 13-012 DATE: 7/02/14  
 CAD: BJ/MW CHK'D BY:  
 ENGINEER: HS CHK'D BY:  
 SCALE: 1" = 100'

**TREE  
PROTECTION  
PLAN**

SITE CIVIL PLAN  
**5**  
OF 6





**AUSTIN CIVIL  
ENGINEERING, INC.**

1BPE FIRM # F-001018  
2708 SOUTH LAMAR BLVD., Ste. 200A  
AUSTIN, TEXAS 78704  
PH: (512) 306-0018  
FAX: (512) 306-0048



**CONNELLY'S CROSSING  
PHASE IB**

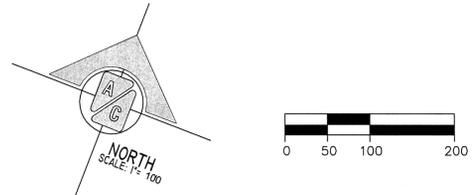
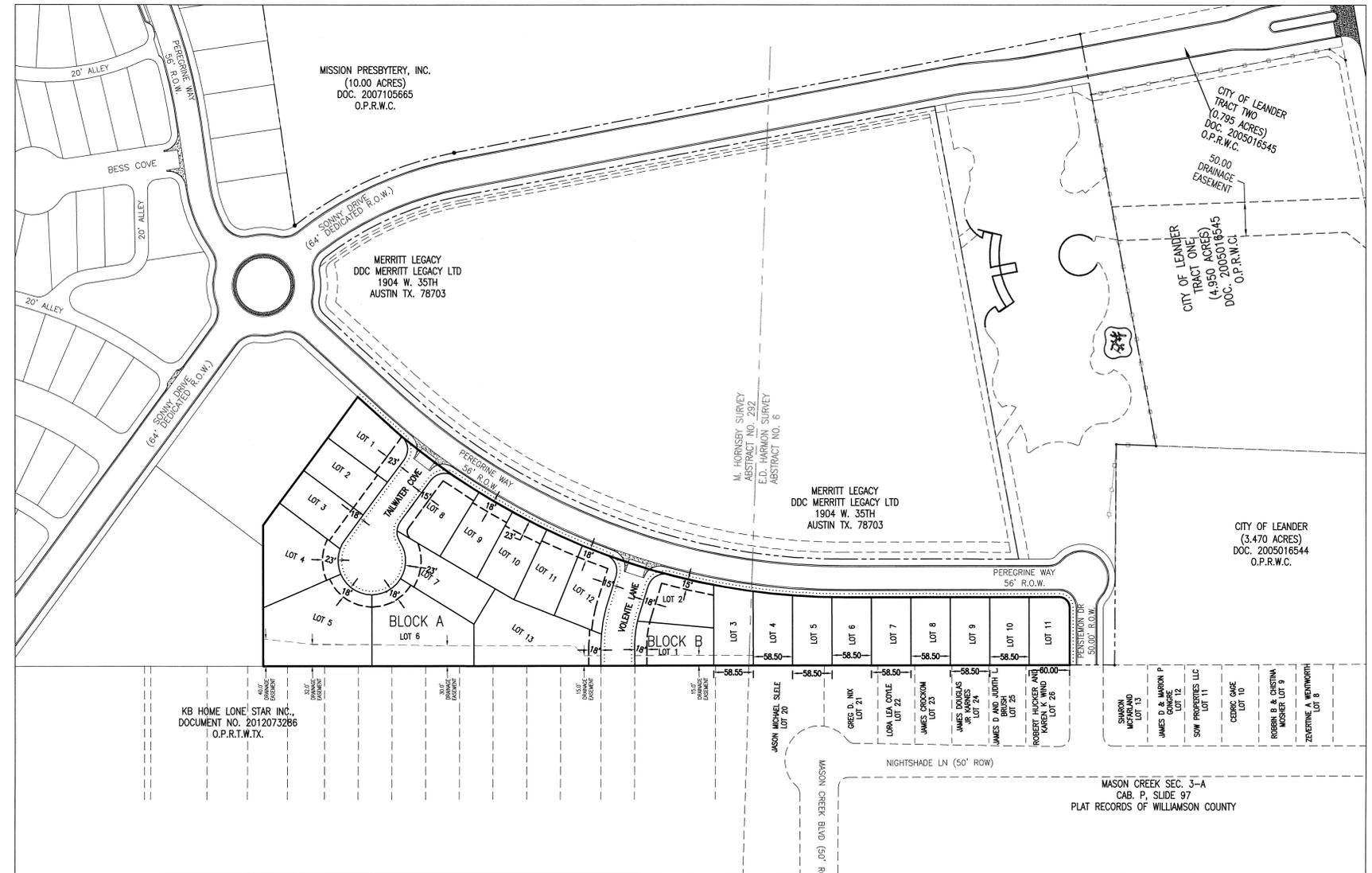
LEANDER, TEXAS 78641

REV. DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 13-012 DATE: 7/02/14  
CAD: DA/MM CHK'D BY:  
ENGINEER: HS CHK'D BY:  
SCALE: 1" = 100'

**SETBACK  
EXHIBIT**

SITE CIVIL PLAN  
**6**  
OF 6





## EXECUTIVE SUMMARY

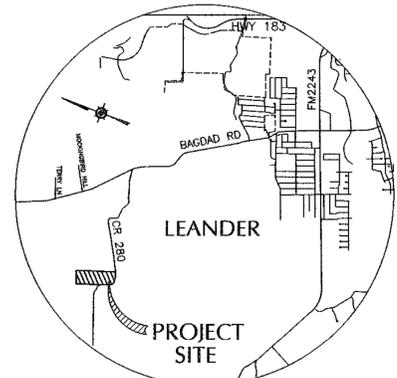
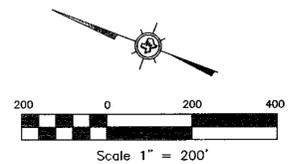
JULY 10, 2014

- 
- Agenda Subject:** Subdivision Case 14-PP-004: Hold a public hearing and consider action on the Greatwood Preliminary Plat for 150.176 acres more or less; WCAD Parcels R473817 & R365151; generally located  $\frac{3}{4}$  of a mile from the northeast corner of the intersection of N. Bagdad Rd and CR 280; 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 by the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Timothy Haynie on behalf of Ewing Development Co., LLC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the preliminary plat. This preliminary plat includes approximately 124 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Martin Siwek  
Planner, GISP
- 06/30/2014

# PRELIMINARY PLAT OF GREATWOOD SUBDIVISION

150.176 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS CONVEYED TO EWING DEVELOPMENT COMPANY, L.L.C. BY DOCUMENT NO. 2000035871, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

MAY 6, 2014



VICINITY MAP  
N.T.S.

### SHEET INDEX

1. COVER / INDEX SHEET
2. GENERAL NOTES, DESCRIPTION & LINE/CURVE TABLES
3. PLAT SECTIONS 1 & 2
4. PLAT SECTIONS 3 & 4
5. WATER DISTRIBUTION PLAN (1 OF 2)
6. WATER DISTRIBUTION PLAN (2 OF 2)
7. DRAINAGE AREA MAP
8. DRAINAGE CALCULATIONS

### LEGEND

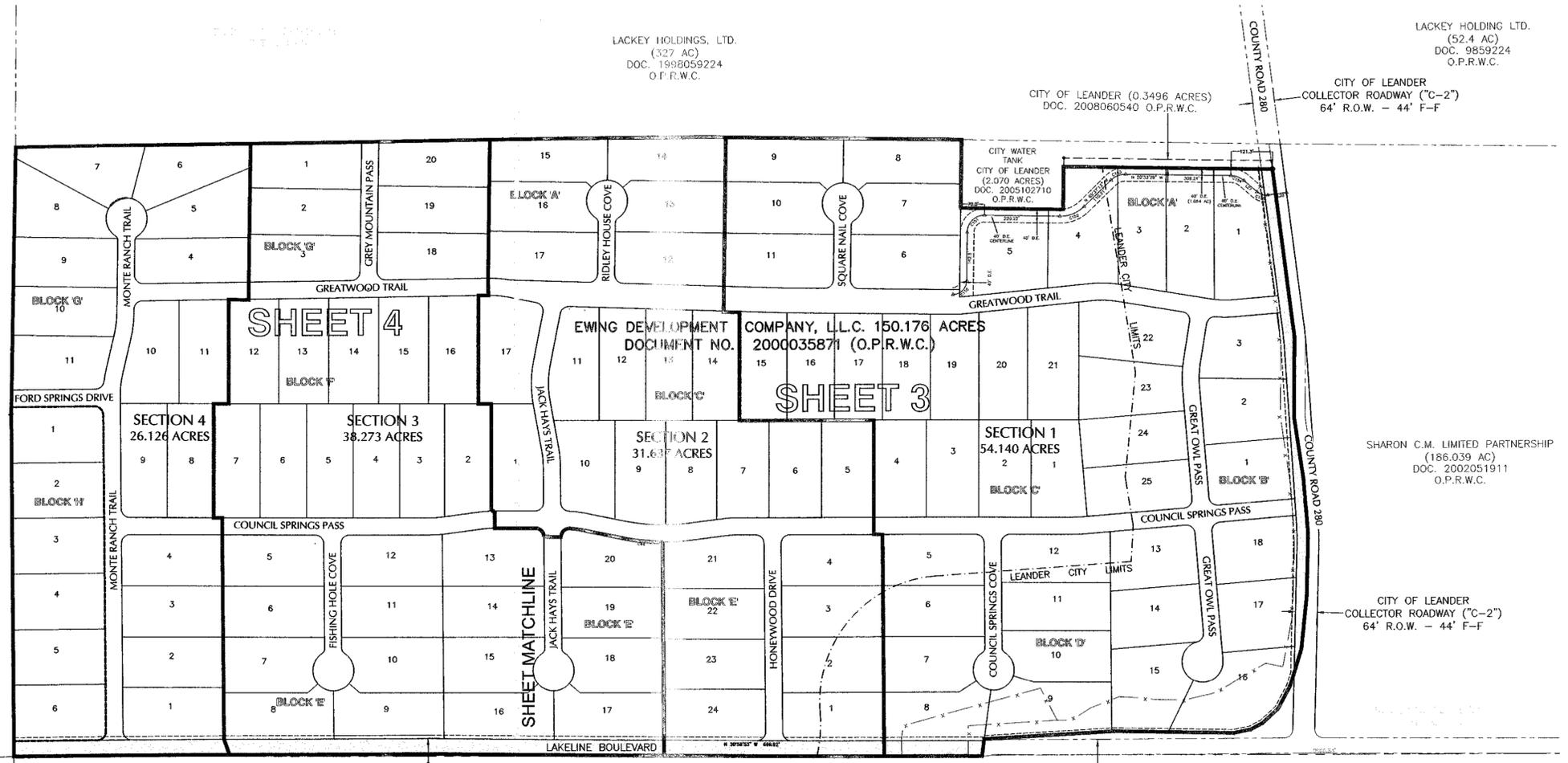
- SECTION BOUNDARY
- ADJACENT PROPERTY LINE
- ( ) RECORD INFORMATION
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS WILLIAMSON COUNTY

1. DATE: MAY 5, 2014
2. OWNER/DEVELOPER: EWING DEVELOPMENT CO., LLC  
AGENT: TIMOTHY E. HAYNIE  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
FAX: 512-837-9463  
EMAIL: tehaynie@haynieconsulting.com
3. ENGINEER/SURVEYOR: HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
FAX: 512-837-9463  
EMAIL: tehaynie@haynieconsulting.com
4. SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134
5. TOTAL ACRES: 150.176 ACRES
6. NUMBER OF LOTS: 124 RESIDENTIAL LOTS
7. PROPOSED RIGHT-OF-WAY AREA: INTERNAL: 16.5 ACRES, BOUNDARY STREETS: 3.9 ACRES
8. NUMBER OF BLOCKS: EIGHT
9. AREA OF SMALLEST LOT: 1.000 ACRES
10. STREET LENGTH:  
GREATWOOD TRAIL - 3411 LF  
COUNCIL SPRINGS PASS - 3501 LF  
GREAT OWL PASS - 1062 LF  
COUNCIL SPRINGS COVE - 419 LF  
SQUARE NAIL COVE - 285 LF  
HONEYWOOD DRIVE - 870 LF  
RIDLEY HOUSE COVE - 286 LF  
JACK HAYS TRAIL - 1095 LF  
GREY MOUNTAIN PASS - 429 LF  
FISHING HOLE COVE - 419 LF  
MONTE RANCH TRAIL - 1569 LF  
FORD SPRINGS DRIVE - 294 LF

ROY L. SULLIVAN  
(259.71 AC)  
DOC. 1997035428  
O.P.R.W.C.

LACKEY HOLDING, LTD.  
(327 AC)  
DOC. 1998059224  
O.P.R.W.C.

LACKEY HOLDING LTD.  
(52.4 AC)  
DOC. 9859224  
O.P.R.W.C.



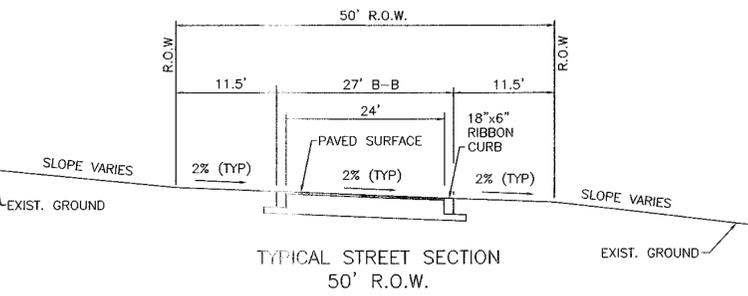
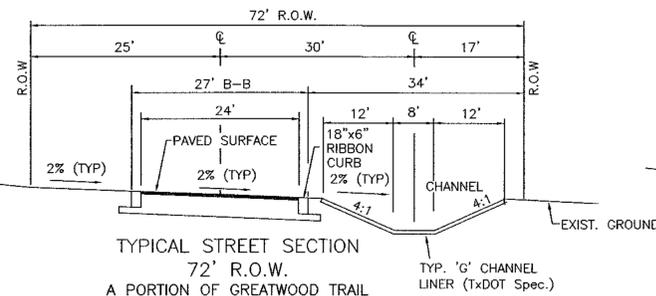
Allowable Impervious Cover =	146.31 Acres	X	20% =	29.26 Acres
New Street Pavement =	9.330 Acres			
New Driveways (124 x 300 SF) =	0.085 Acres			
Total Impervious Cover Outside Lots	9.415 Acres			
No. of Lots =	124 Lots			
Allowable Impervious Cover Outside Street =	19.847 Acres			
Allowable Impervious Cover Per Lot =	6972.25 F.			
Note: Impervious Cover includes Buildings, Sheds, Sidewalks, Drives and Flatwork				

The Allowable Impervious Cover will be re-evaluated on a Section by Section basis to correspond with the TCEQ Contributing Zone Plan (CZP) application

11. 28.428 ACRES OF THIS SUBDIVISION ARE LOCATED WITHIN THE CITY LIMITS OF THE CITY OF LEANDER AND 121.748 ACRES ARE LOCATED IN THE ETJ OF THE CITY OF LEANDER.

#### PHASING TABLE

SECTION#	LOTS	ACREAGE	TIMING
1	43	54.140	INITIAL PHASE 2014
2	26	31.637	2016
3	33	38.273	2017
4	22	26.126	2019
<b>TOTAL</b>	<b>124</b>	<b>150.176</b>	



MARY FRIQU  
(239.7 AC)  
VOL. 698, PG. 262  
D.R.W.C.

CITY OF LEANDER COLLECTOR ROADWAY ("LAKELINE BOULEVARD")  
90' R.O.W. - 2 @ 21' F-F

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT CONTAINS ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE MOST RECENT TITLE COMMITMENT ISSUED BY INDEPENDENCE TITLE CO., DATED MAY 28, 2013.  
*Timothy E. Haynie*  
TIMOTHY E. HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 2380 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664  
DATE: 6-27-14



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.  
*Timothy E. Haynie*  
TIMOTHY E. HAYNIE, LICENSED PROFESSIONAL ENGINEER  
No. 36982 - STATE OF TEXAS  
DATE: 6-27-14



E:\Projects\002\_Ewing\_Development\14-02\_Greatwood\_Subdivision\_Prelim\_Plat\DWG\002-1401\_BaseMap.dwg Jun 27, 14, 12:31 pm

HAYNIE CONSULTING, INC.  
Civil Engineers and Land Surveyors  
1010 Provident Lane, Round Rock, Texas 78664-3276  
Tel: 512-837-2446, Fax: 512-837-9463  
www.haynieconsulting.com

DATE	BY	REVISION DESCRIPTION
5-5-14	KS	
5-5-14	TH	

COVER / INDEX

PRELIMINARY PLAT OF GREATWOOD SUBDIVISION

# PRELIMINARY PLAT OF GREATWOOD SUBDIVISION

150.176 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS  
CONVEYED TO EWING DEVELOPMENT COMPANY, L.L.C. BY DOCUMENT NO. 2000035871,  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

MAY 6, 2014



**GENERAL NOTES:**

- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER IMPROVEMENTS WHICH OBSTRUCT FLOW SHALL BE PLACED WITHIN ANY DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF LEANDER.
- NO PORTION OF THIS TRACT LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON FEMA FIRM PANEL NUMBER 48491C0435 E DATED SEPTEMBER 28, 2008.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF LEANDER SUBDIVISION AND ZONING ORDINANCES.
- EACH OF THE PROPOSED RESIDENTIAL LOTS SHALL BE A MINIMUM OF 1.0 ACRE WITH A MINIMUM WIDTH OF 120 FEET. KNUCKLES AND CUL-DE-SACS SHALL HAVE A 50 FOOT MINIMUM FRONTAGE.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT ALONG ALL FRONT LOT LINES IS HEREBY DEDICATED. DRAINAGE EASEMENTS MAY BE DEDICATED ALONG SIDE LOT LINES AS DETERMINED WITH THE FINAL STREET AND DRAINAGE PLANS.
- FIGURE D103.1, TEMPORARY ALL-WEATHER SURFACED TURNAROUNDS IN ACCORDANCE WITH TABLE D103.4 151-500 FEET IN LENGTH REQUIRES ACCESS TO BE 20 FEET WIDE AND 120-FOOT HAMMER-HEAD, 60-FOOT "Y" OR 86-FOOT DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE D103.1. TEMPORARY ALL-WEATHER SURFACED TURNAROUNDS SHALL BE PROVIDED AT THE END OF GREATWOOD TRAIL, SECTION 1 AND SECTION 3 COUNCIL SPRINGS PASS, SECTION 1; AND AT THE CONNECTION WITH FUTURE LAKELINE BLVD FOR HONEYWOOD DRIVE AND MONTE RANCH TRAIL, UNLESS LAKELINE BLVD EXTENSION HAS OCCURRED.

**ZONING NOTES:**

- THIS ENTIRE PROPERTY WILL BE REZONED TO SFR-2A.

**TREE PROTECTION PLAN:**

- NOT REQUIRED FOR SFR ZONING.

**STREET AND DRAINAGE NOTES:**

- THE PROPOSED SUBDIVISION COMPLIES WITH THE TRANSPORTATION CRITERIA MANUAL STREET DESIGN STANDARDS.
- ALL STREET CENTERLINE RADII SHOWN ARE 300 FEET OR GREATER.
- ALL CUL-DE-SAC RADII SHOWN ARE 60 FEET.
- TYPICALLY, STREETS WILL BE DESIGNED AND CONSTRUCTED WITH A 2% CROSS SLOPE TO FACILITATE SHEET FLOW DRAINAGE.
- DETENTION FACILITIES WILL BE PROVIDED AS NECESSARY TO ENSURE NO ADVERSE IMPACT TO ADJACENT AND DOWNSTREAM PROPERTY OWNERS.
- ALL LOTS ADJACENT TO CR 280 OR FUTURE LAKELINE BLVD WILL BE RESTRICTED TO INTERIOR STREET ACCESS ONLY.
- A 10' LANDSCAPE EASEMENT IS PROVIDED FOR LOTS BACKING UP TO OR ADJACENT TO CR 280 AND TO LAKELINE BLVD. FOR EVERY 6000 SQUARE FEET OF AREA IN THE LANDSCAPE EASEMENT ALONG THE COLLECTOR STREETS, 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 LINE BETWEEN THE LANDSCAPE EASEMENT 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 FINISH (BYPAINTED) 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 EASEMENT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION. EXISTING SIGNIFICANT TREES MAY COUNT TOWARDS THE LANDSCAPE REQUIREMENTS.

**WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) NOTES**

- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- NO DEVELOPMENT SHALL BEGIN ON LOTS ENCLOSED BY FEMA ZONE A & AE PRIOR TO ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT INTO THE FLOODWAY WILL NOT RESULT IN ANY INCREASE IN FLOOD HEIGHT WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- WATER SERVICE WILL BE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITY DISTRICT.
- ALL RESIDENTIAL LOTS ARE (1) ACRE OR GREATER IN SIZE.
- ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, OR 75 FEET AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY THE WCCHD.
- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLUTION ABATEMENT PLAN (WPA) IS REQUIRED.

**SECTION 1 TABLES**

LINE	BEARING	DISTANCE
L1	S 85°07'17" W	72.74
L2	N 53°28'43" W	72.91
L3	N 84°03'35" W	62.46
L4	N 48°04'42" W	39.40
L5	N 32°59'09" W	49.55
L6	N 24°45'14" W	6.84
L7	N 21°02'17" W	12.00
L8	S 20°33'29" E	32.34
L9	S 85°07'17" W	41.86

**CURVE TABLE**

CURVE	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
C1	133°14'48"	33.85	67.02	66.83	N 181°43'38" E	275
C2	100°00'26"	28.45	56.78	56.69	N 213°38' E	325
C3	86°02'40"	23.33	37.54	34.11	N 89°14'48" W	25
C4	90°00'00"	25	13.27	33.36	N 90°00'00" W	25
C5	135°14'48"	39.8	79.2	79.01	S 70°45'02" W	325
C6	104°48'	25.99	51.82	51.74	N 89°10'03" E	275
C7	90°00'00"	25	39.27	39.36	S 91°35'1" E	25
C8	80°00'00"	25	39.27	39.36	N 18°46'09" E	25
C9	90°00'00"	25	39.27	39.36	S 71°35'1" E	25
C10	90°00'00"	25	39.27	39.36	S 18°46'09" E	25
C11	79°50'09"	20.92	34.83	32.08	N 76°18'46" W	25
C12	259°50'09"	71.71	272.1	92.04	N 134°11'4" E	60
C13	148°50'59"	119.84	148.4	112.35	N 74°10'48" E	60
C14	120°39'10"	106.02	126.7	104.44	N 55°44'16" W	60
C15	4°56'44"	11.86	24.74	23.73	S 23°45'29" E	325
C16	4°56'44"	14.04	28.74	28.04	S 23°45'29" E	325
C17	89°30'13"	25.22	39.49	35.51	S 86°32'13" E	25
C18	89°30'13"	25.22	39.49	35.51	N 23°27'47" E	25
C19	57°46'09"	8.28	15.12	14.49	N 23°27'47" E	25
C20	57°46'09"	8.28	15.12	14.49	N 39°19'36" E	15
C21	283°32'17"	37.83	99.49	64	N 21°42'29" W	60
C22	80°18'02"	60.32	94.56	65.08	N 11°03'19" E	60
C23	49°14'55"	27.5	51.57	50	N 45°10'56" E	60
C24	82°41'51"	50.97	84.51	77.67	S 33°36'04" E	60
C25	75°17'29"	46.28	78.84	73.29	N 49°16'16" E	60
C26	80°00'00"	25	39.27	39.36	N 65°32'28" W	25
C27	80°00'00"	25	39.27	39.36	S 24°32'51" E	25
C28	57°46'09"	8.28	15.12	14.49	S 40°33'27" E	15
C29	57°46'09"	8.28	15.12	14.49	S 81°40'24" E	15
C30	283°32'17"	37.83	99.49	64	N 62°58'55" E	60
C31	98°31'13"	69.66	103.17	90.92	N 60°52'59" E	60
C32	49°14'55"	27.5	51.57	50	N 45°10'56" E	60
C33	121°54'25"	71.71	272.1	92.04	S 18°46'09" E	60
C34	98°31'13"	69.66	103.17	90.92	N 77°57'03" E	60
C35	515°05'04"	31.78	63.51	63.49	N 67°29'38" E	60
C36	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C37	515°05'04"	31.78	63.51	63.49	N 67°29'38" E	60
C38	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C39	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C40	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C41	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C42	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C43	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C44	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C45	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C46	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60

**SECTION 2 TABLES**

LINE	BEARING	DISTANCE
L17	S 09°56'47" E	117.75
L18	N 02°06'47" W	117.75
L19	N 22°11'08" W	16.21
L20	N 20°11'35" E	20.67
L21	S 81°34'54" E	31.81
L22	N 67°45'09" E	50.87

**CURVE TABLE**

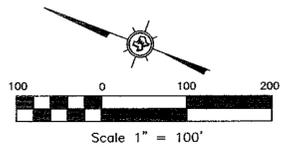
CURVE	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
C35	89°11'33"	24.65	38.92	35.11	N 23°56'51" E	25
C36	90°48'27"	25.35	38.62	35.8	S 86°29'06" E	25
C37	90°20'13"	25.27	38.49	35.51	N 66°23'13" E	25
C38	89°29'47"	24.78	39.05	35.2	S 23°27'47" W	25
C39	71°35'4"	17.38	34.71	34.69	N 24°50'04" W	275
C40	71°35'4"	20.94	41.02	40.99	S 24°50'04" W	275
C41	72°1'58"	40.23	80.36	80.30	N 24°50'04" W	275
C42	82°26'23"	32.35	64.63	64.59	S 28°17'49" E	625
C43	120°21'1"	61.10	121.74	121.51	N 16°03'43" E	575
C44	112°16'	61.31	122.22	122.03	N 15°28'25" E	575
C45	120°21'1"	61.10	121.74	121.51	S 13°27'38" E	275
C46	94°46'56"	27.19	41.37	36.81	S 64°29'52" E	25
C47	89°29'47"	24.78	39.05	35.2	N 23°27'47" E	25
C48	89°30'13"	25.22	39.49	35.51	N 66°23'13" E	25
C49	86°33'44"	23.54	39.49	34.28	N 24°50'04" W	275
C50	68°24'17"	22.89	47.67	47.83	S 14°08'55" E	325
C51	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C52	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C53	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C54	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C55	133°02'22"	41.86	83.71	83.71	N 62°58'55" E	60
C56	80°36'29"	21.22	33.19	32.35	S 89°25'36" E	25
C57	80°00'00"	25	39.27	39.36	S 34°40'09" W	25
C58	91°18'07"	26.57	39.27	35.75	N 66°23'13" E	25
C59	89°02'53"	24.59	38.85	35.06	N 24°50'04" W	275
C60	174°6'09"	8.28	15.12	14.49	N 20°33'29" E	15
C61	57°46'09"	8.28	15.12	14.49	N 62°58'55" E	60
C62	57°46'09"	8.28	15.12	14.49	N 20°33'29" E	15
C63	283°32'17"	37.83	99.49	64	N 20°33'29" E	60
C64	98°31'13"	69.66	103.17	90.92	S 66°32'13" E	60
C65	49°14'55"	27.5	51.57	50	N 45°10'56" E	60
C66	49°14'55"	27.5	51.57	50	N 45°10'56" E	60
C67	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C68	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C69	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C70	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C71	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C72	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C73	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C74	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C75	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C76	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C77	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C78	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C79	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C80	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C81	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C82	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C83	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C84	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C85	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C86	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C87	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C88	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C89	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C90	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C91	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C92	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C93	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C94	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C95	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C96	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C97	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C98	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C99	121°54'25"	71.71	272.1	92.04	N 62°58'55" E	60
C100	121°54'25"	71.71	272.1	92.04	N 62°5	

# PRELIMINARY PLAT OF GREATWOOD SUBDIVISION

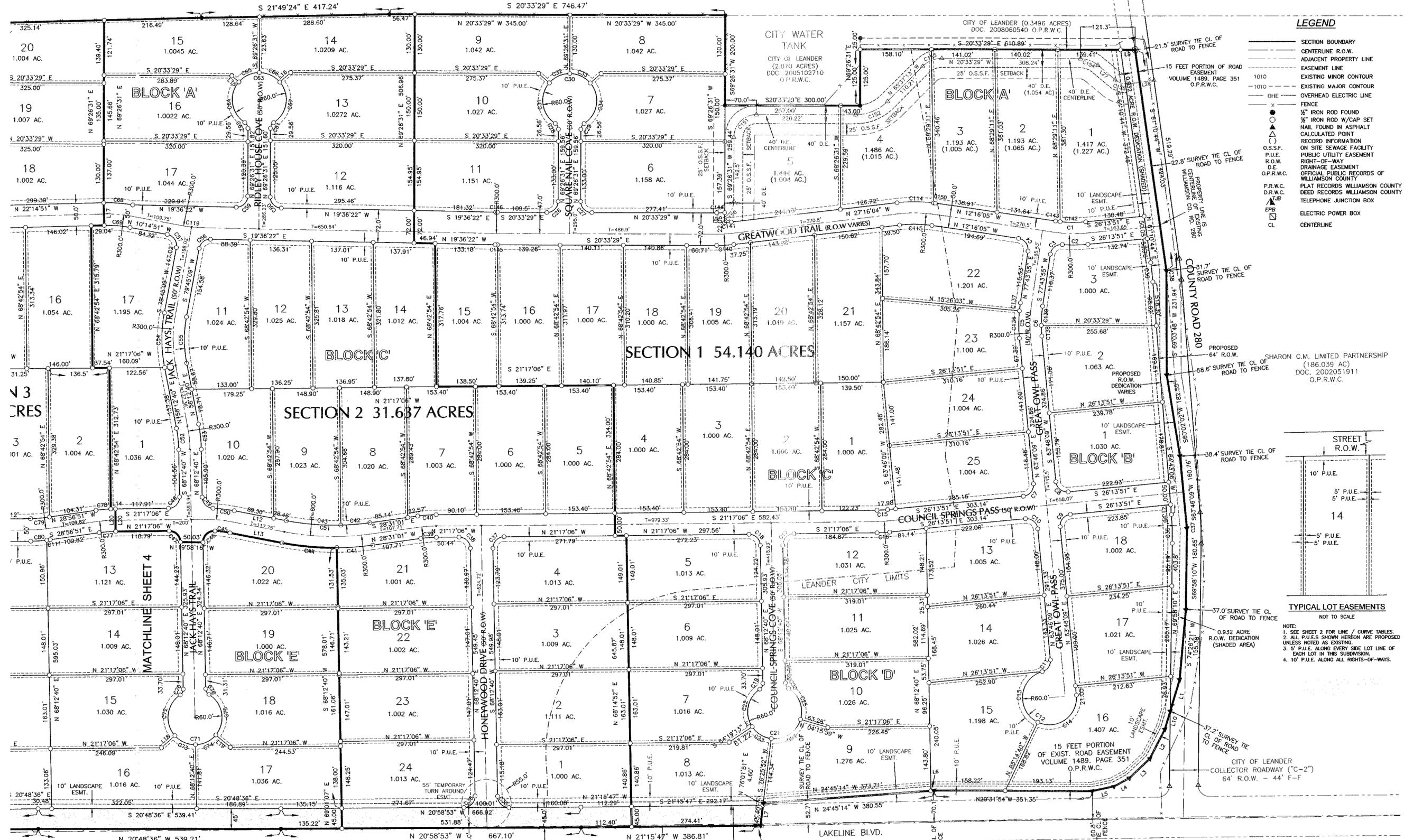
150.176 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS CONVEYED TO EWING DEVELOPMENT COMPANY, L.L.C. BY DOCUMENT NO. 2000035871, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LACKEY HOLDINGS, LTD.  
(327 AC)  
DOC. 1998059224  
O.P.R.W.C.

LACKEY HOLDING LTD.  
(52.4 AC)  
DOC. 9859224  
O.P.R.W.C.



**HAYNIE CONSULTING, INC.**  
 Civil Engineers and Surveyors  
 7664 S. 27th Street, Suite 200  
 Fort Worth, Texas 76149  
 Phone: 817.342.1111  
 Fax: 817.342.1112



### LEGEND

- SECTION BOUNDARY
- CENTERLINE R.O.W.
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- OH# --- OVERHEAD ELECTRIC LINE
- FENCE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/CAP SET
- ▲ NAIL FOUND IN ASPHALT
- CALCULATED POINT
- ( ) RECORD INFORMATION
- ON SITE SEWAGE FACILITY
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- DRAINAGE EASEMENT
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- PLAT RECORDS WILLIAMSON COUNTY DEED RECORDS WILLIAMSON COUNTY
- TELEPHONE JUNCTION BOX
- EPB ELECTRIC POWER BOX
- CL CENTERLINE

### TYPICAL LOT EASEMENTS



NOTE:  
 1. SEE SHEET 2 FOR LINE / CURVE TABLES.  
 2. ALL P.U.E.'S SHOWN HEREON ARE PROPOSED UNLESS NOTED AS EXISTING.  
 3. 5' P.U.E. ALONG EVERY SIDE LOT LINE OF EACH LOT IN THIS SUBDIVISION.  
 4. 10' P.U.E. ALONG ALL RIGHTS-OF-WAYS.

E:\Projects\002\_Ewing\_Development\14-02\_Greatwood\_Subdivision\_Prelim\_Plat\DWG\_002-1401\_BaseMap.dwg Jun 20, 14 10:08 am

NOTE:  
 BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

**45' R.O.W. DEDICATION LAKELINE BOULEVARD**  
 2.93 ACRES R.O.W. (SHADED AREA)  
 MARY FRIOU (239.7 AC)  
 VOL. 698, PG. 262  
 D.R.W.C.  
 CITY OF LEANDER COLLECTOR ROADWAY ("LAKELINE BOULEVARD")  
 90' R.O.W. - 2 @ 21' F-F

DATE	REVISION	DESCRIPTION
5-6-14		

**PLAT SECTIONS 1 AND 2**

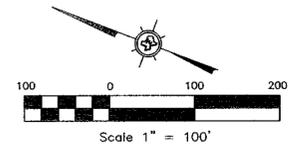
**PRELIMINARY PLAT OF GREATWOOD SUBDIVISION**

SHEET NO.  
 3 OF 8

# PRELIMINARY PLAT OF GREATWOOD SUBDIVISION

150.176 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS CONVEYED TO EWING DEVELOPMENT COMPANY, L.L.C. BY DOCUMENT NO. 2000035871, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

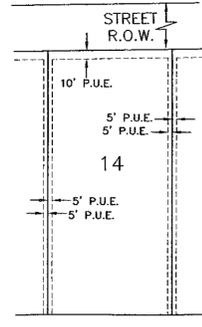
LACKEY HOLDINGS, LTD.  
(327 AC)  
DOC. 1998059224  
O.P.R.W.C.



### LEGEND

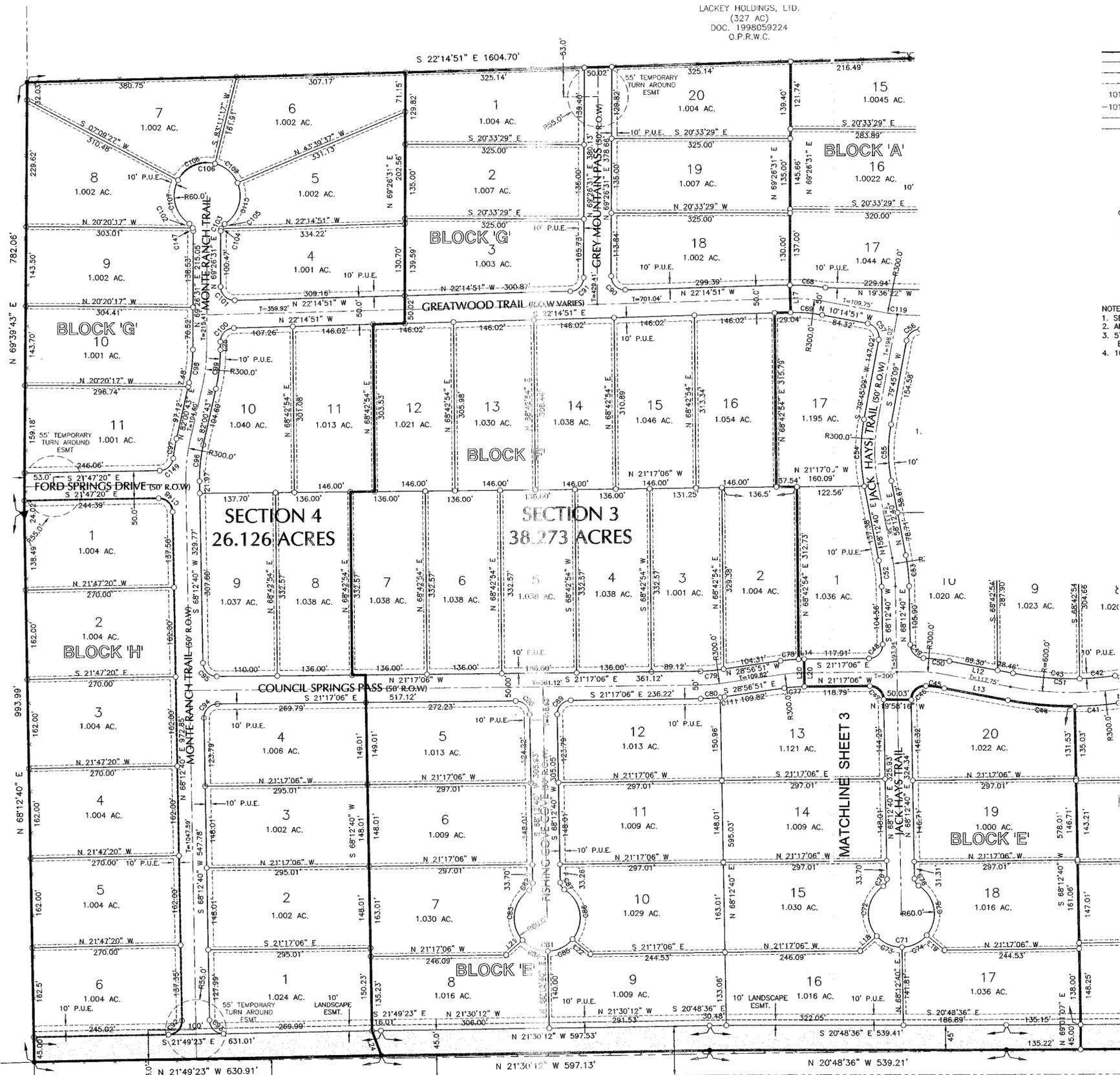
- SECTION BOUNDARY
- CENTERLINE R.O.W.
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- O.H.E. --- OVERHEAD ELECTRIC LINE
- FENCE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/CAP SET
- ▲ NAIL FOUND IN ASPHALT
- CALCULATED POINT
- RECORD INFORMATION
- ON SITE SEWAGE FACILITY
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- DRAINAGE EASEMENT
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- P.R.W.C.
- D.R.W.C.
- T.E.B.
- EPB
- CL

- NOTE:
1. SEE SHEET 2 FOR LINE / CURVE TABLES.
  2. ALL P.U.E.S SHOWN HEREON ARE PROPOSED UNLESS NOTED AS EXISTING.
  3. 5' P.U.E. ALONG EVERY SIDE LOT LINE OF EACH LOT IN THIS SUBDIVISION.
  4. 10' P.U.E. ALONG ALL RIGHTS-OF-WAYS.



- NOTE:
1. SEE SHEET 2 FOR LINE / CURVE TABLES.
  2. ALL P.U.E.S SHOWN HEREON ARE PROPOSED UNLESS NOTED AS EXISTING.
  3. 5' P.U.E. ALONG EVERY SIDE LOT LINE OF EACH LOT IN THIS SUBDIVISION.
  4. 10' P.U.E. ALONG ALL RIGHTS-OF-WAYS.

ROY L. SULLIVAN  
(259.71 AC)  
DOC. 1997035428  
O.P.R.W.C.



45' R.O.W. DEDICATION LAKELINE BOULEVARD  
2.93 ACRES R.O.W. (SHADED AREA)

MARY FRION  
(239.7 AC)  
VOL. 698, PG. 262  
D.R.W.C.

CITY OF LEANDER COLLECTOR  
ROADWAY ("LAKELINE BOULEVARD")  
90' R.O.W. - 2 @ 21' F-F

HAYNE CONSULTING, INC.  
1010 Piedmont Lane  
Richardson, Texas 75081-3202  
TEL: 972-500-1111 FAX: 972-500-1122

DATE	REVISED BY	REVISION DESCRIPTION
5-6-14	KS	
	TH	

DRAWN BY: KS  
CHECKED BY: TH  
CLIENT NO.: 002-1401

PLAT SECTIONS  
3 AND 4

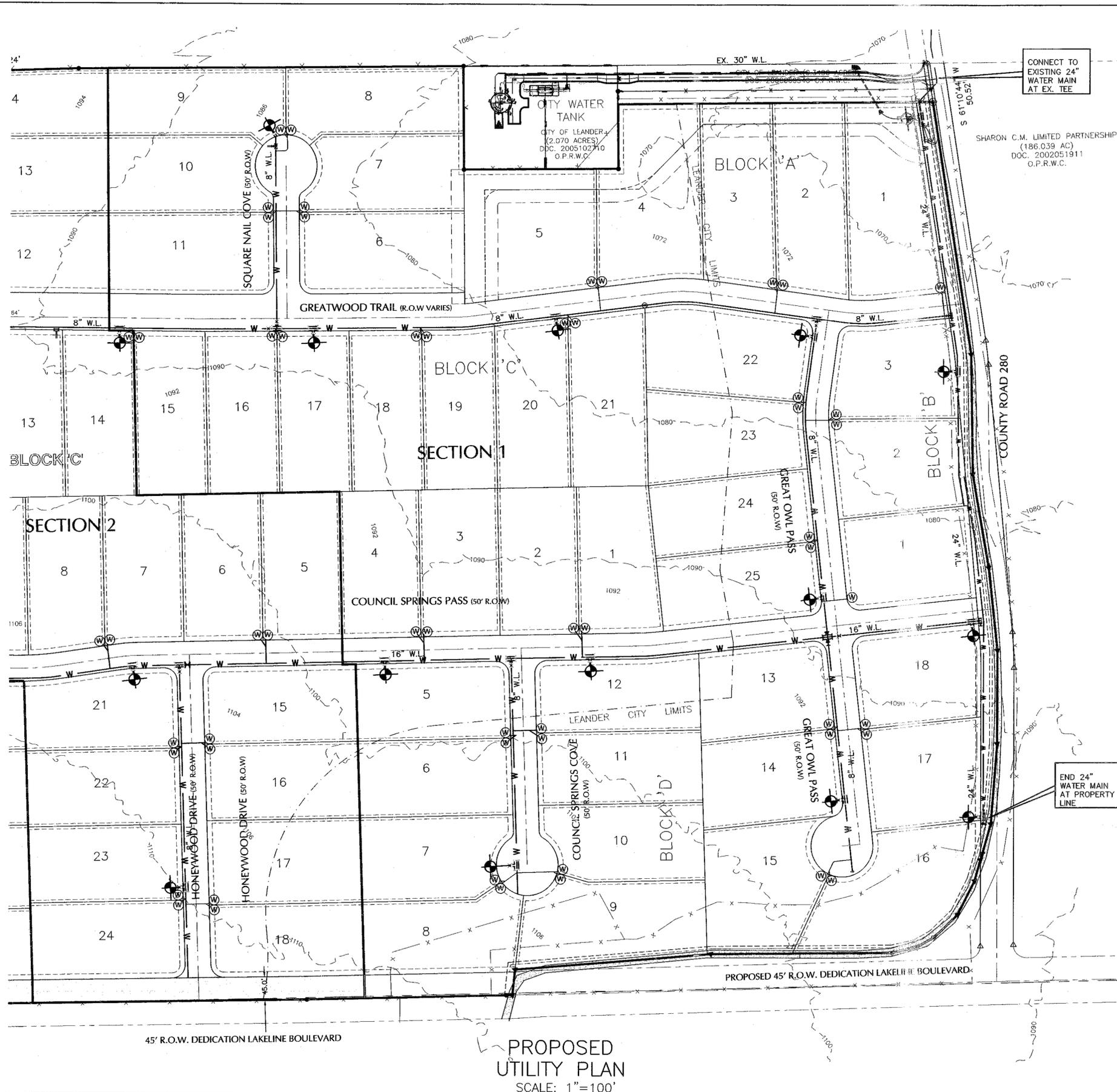
PRELIMINARY PLAT OF  
GREATWOOD SUBDIVISION

SHEET NO.  
4 of 8

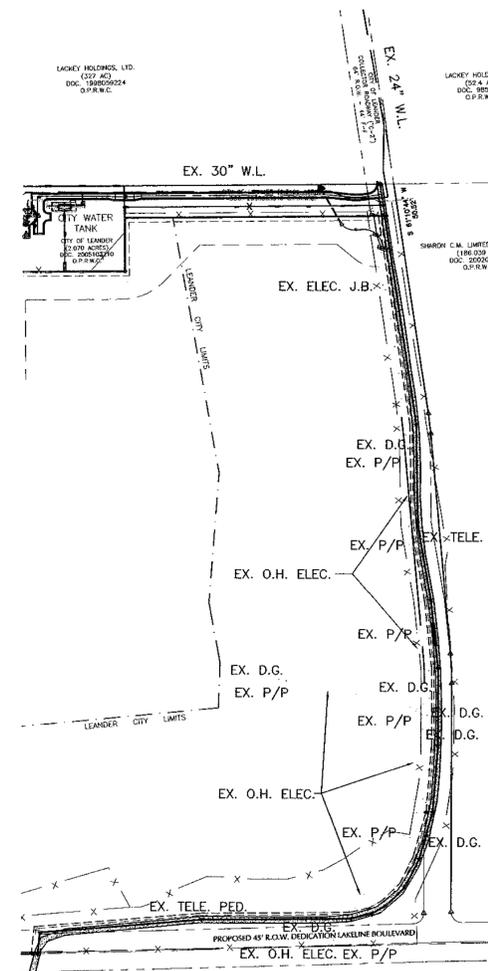
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NOTE:  
BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

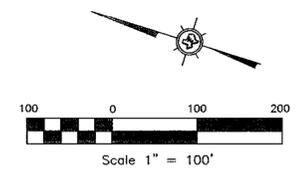
E:\Projects\002\_Ewing\_Development\14-02\_Greatwood\_Subdivision\_Prelim\_Plot\_3-2014.dwg May 28, 14 10:19 am



**PROPOSED  
UTILITY PLAN**  
SCALE: 1"=100'



**EXISTING  
UTILITY PLAN**  
SCALE: 1"=200'



**LEGEND**

-  Fire Hydrant Assembly
-  Double Water Service
-  Single Water Service
-  Tee
-  Gate Valve Assembly
-  Proposed Water Main

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVISION TABLE		
NO.	BY:	DATE:



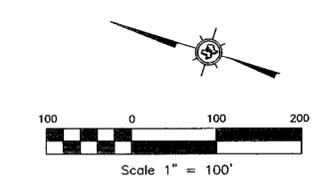
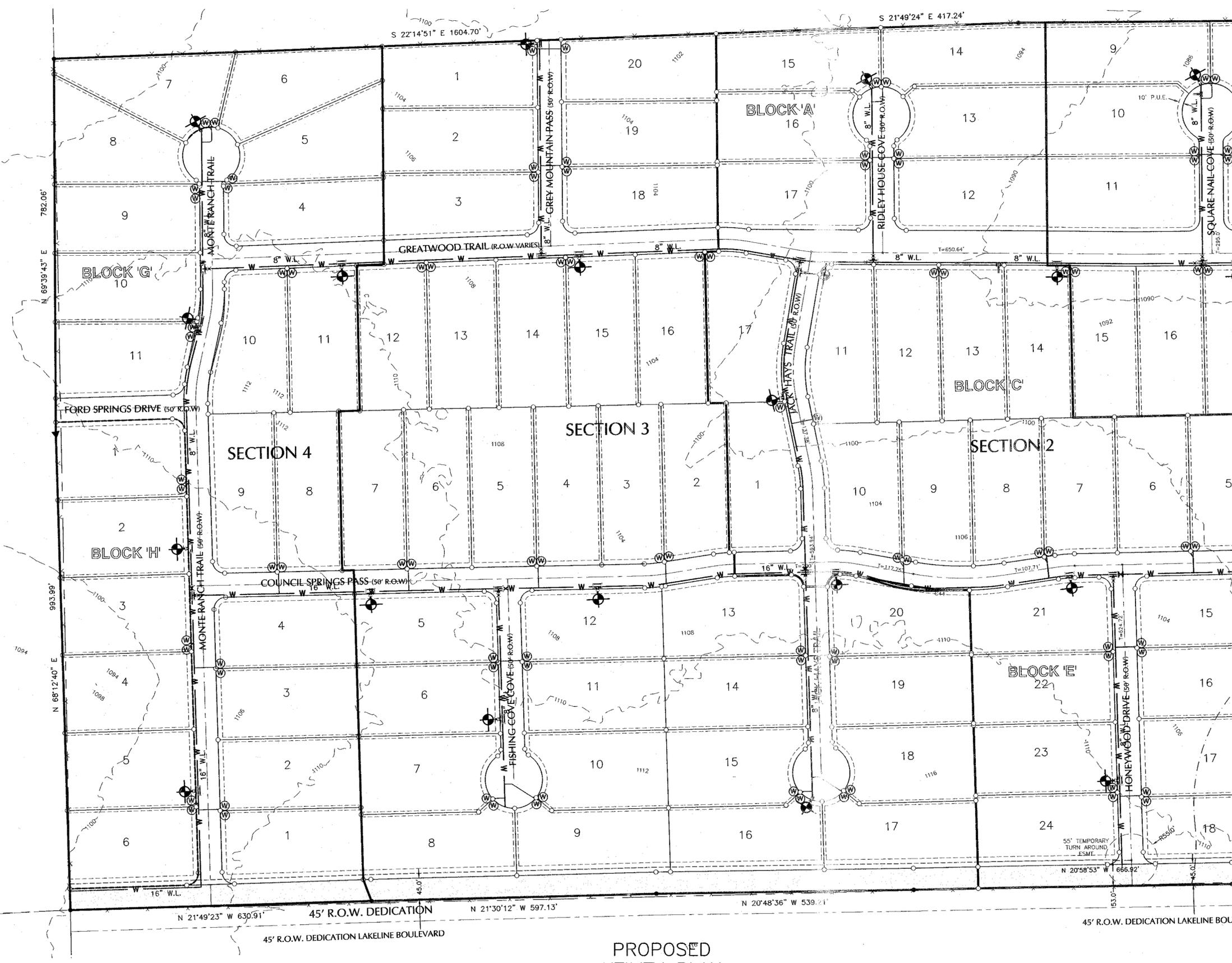
**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664  
T.B.P.E. Firm No. F.002411  
T.B.P.L.S. Firm No. 100250-00

DATE: 3-31-14	SCALE: 1"=200'
DESIGNED BY: KM	DRAWN BY: KWM
CHECKED BY: TEH	REVISED BY:

**WATER DISTRIBUTION  
PLAN (1 OF 2)**

GREATWOOD SUBDIVISION
PRELIMINARY PLAN
PROJECT NO: 002-14-01
SHEET NO. 5 OF 8

E:\Projects\002 Ewing Development\14-02 Greatwood Subdivision Prelim Plat.DWG\Greatwood Preliminary Utility Plat\_3-2014.dwg Jun 27, 14 11:37 am



- LEGEND**
- Fire Hydrant Assembly
  - Double Water Service
  - Single Water Service
  - Tee
  - Gate Valve Assembly
  - Proposed Water Main

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVISION TABLE		
NO.	BY:	DATE:

**HAYNIE CONSULTING, INC.**  
 Civil Engineers and Land Surveyors  
 1010 Provident Lane  
 Round Rock, Texas 78664  
 T.B.P.E. Firm No. F-002411  
 T.B.P.L.S. Firm No. 100250-00

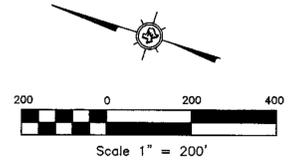
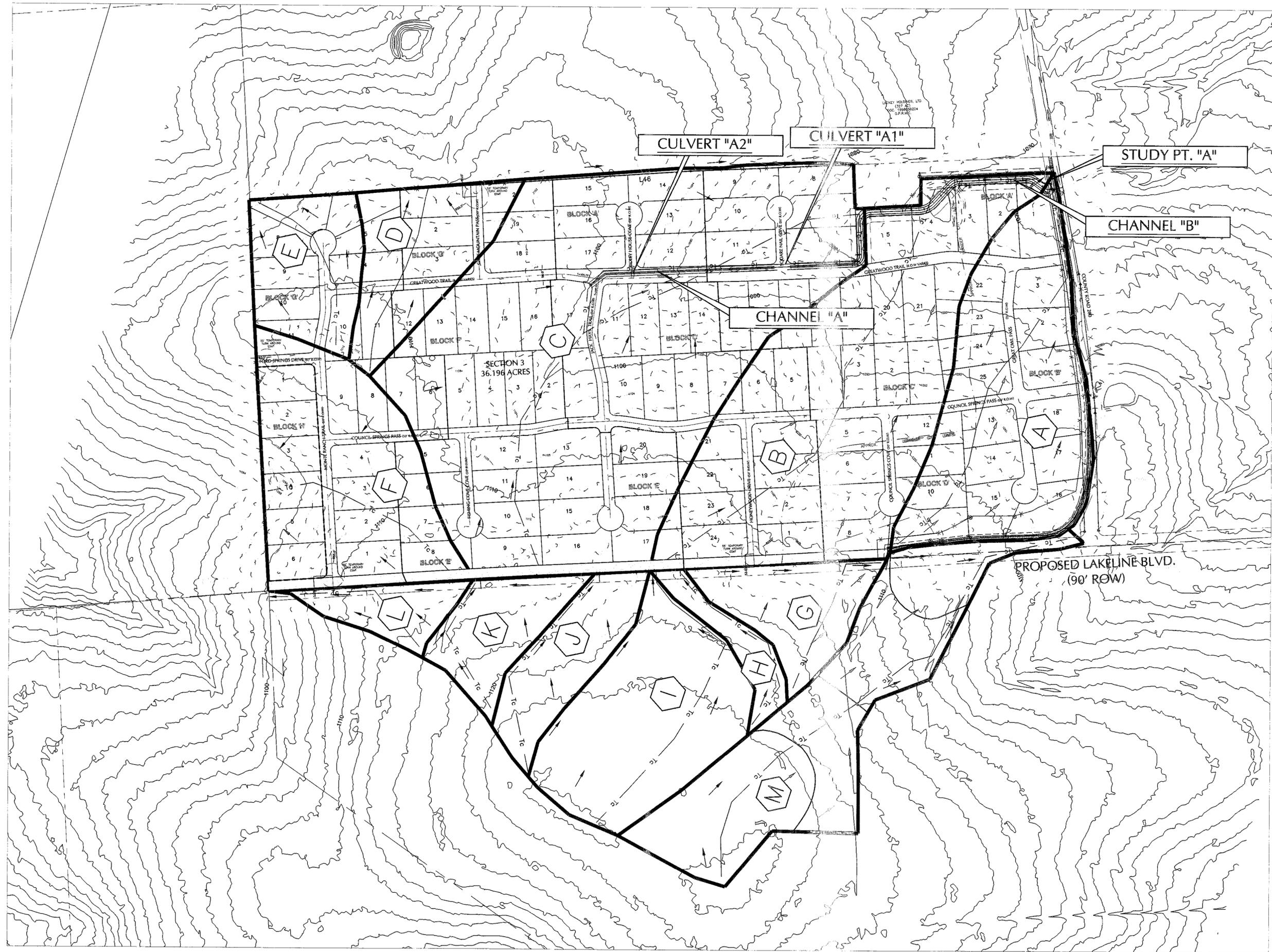
DATE: 3-31-14	SCALE: 1"=200'
DESIGNED BY: KM	DRAWN BY: KWM
CHECKED BY: TEH	REVISED BY:

**WATER DISTRIBUTION PLAN (2 OF 2)**

GREATWOOD SUBDIVISION
PRELIMINARY PLAN
PROJECT NO: 002-14-01
SHEET NO. 6 OF 8

**PROPOSED UTILITY PLAN**

\\KEVIN\Projects\002 Ewing Development\14-02 Greatwood Subdivision Prelim Drainage Plan 3-2014.dwg May 27, 14 9:18 am



**-LEGEND-**

-  DRAINAGE BASIN DESIGNATION
- # - BASIN NUMBER
-  FLOW DIRECTION ARROW
-  DRAINAGE BASIN BOUNDARY
-  Tc - TIME OF CONCENTRATION PATH

FOR DRAINAGE CALCULATIONS - SEE SHEET 8 OF 8.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVISION TABLE		
NO.	BY:	DATE:



5-28-14  
*TEH*



**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664  
T.B.P.E. Firm No. F-002411  
T.B.P.L.S. Firm No. 100250-00

DATE: 5-27-14	SCALE: 1"=200'
DESIGNED BY: KM	DRAWN BY: KWM
CHECKED BY: TEH	REVISED BY:

<b>DRAINAGE AREA MAP</b>	
GREATWOOD SUBDIVISION	
PRELIMINARY PLAN	
PROJECT NO: 002-14-01	
SHEET NO. 7 OF 8	

**Greatwood Existing 25 Year Flows** Type III 24-hr Rainfall=7.90"

Time span=5:00-20:00 hrs, dt=0.05 hrs, 301 points  
 Runoff by SCS TR-20 method, UH+SCS  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>SubcatchmentA: Area A</b>	Runoff Area=21.213 ac 0.00% Impervious Runoff Depth=4.95" Flow Length=2,010' Tc=28.0 min CN=78 Runoff=83.39 cfs 8.753 af
<b>SubcatchmentB: Area B</b>	Runoff Area=34.789 ac 0.00% Impervious Runoff Depth=5.19" Flow Length=2,725' Slope=0.0200' Tc=20.5 min CN=80 Runoff=148.30 cfs 15.033 af
<b>SubcatchmentC: Area C</b>	Runoff Area=66.112 ac 0.00% Impervious Runoff Depth=5.30" Flow Length=2,575' Slope=0.0150' Tc=23.5 min CN=81 Runoff=271.53 cfs 29.173 af
<b>SubcatchmentD: Area D</b>	Runoff Area=8.668 ac 0.00% Impervious Runoff Depth=5.42" Flow Length=875' Tc=19.4 min CN=82 Runoff=39.23 cfs 3.912 af
<b>SubcatchmentE: Area E</b>	Runoff Area=7.462 ac 0.00% Impervious Runoff Depth=5.42" Flow Length=800' Tc=18.1 min CN=82 Runoff=34.68 cfs 3.389 af
<b>SubcatchmentF: Area F</b>	Runoff Area=18.140 ac 0.00% Impervious Runoff Depth=5.30" Flow Length=975' Tc=18.9 min CN=81 Runoff=81.52 cfs 8.013 af
<b>SubcatchmentG: Area G</b>	Runoff Area=6.501 ac 0.00% Impervious Runoff Depth=5.65" Flow Length=805' Tc=16.6 min CN=84 Runoff=32.33 cfs 3.051 af
<b>SubcatchmentH: Area H</b>	Runoff Area=2.604 ac 0.00% Impervious Runoff Depth=5.42" Flow Length=925' Slope=0.0100' Tc=15.0 min CN=82 Runoff=13.02 cfs 1.177 af
<b>SubcatchmentI: Area I</b>	Runoff Area=15.304 ac 0.00% Impervious Runoff Depth=5.63" Flow Length=1,475' Slope=0.0050' Tc=29.9 min CN=84 Runoff=59.45 cfs 7.179 af
<b>SubcatchmentJ: Area J</b>	Runoff Area=6.332 ac 0.00% Impervious Runoff Depth=5.65" Flow Length=950' Tc=17.3 min CN=84 Runoff=30.89 cfs 2.981 af
<b>SubcatchmentK: Area K</b>	Runoff Area=5.483 ac 0.00% Impervious Runoff Depth=5.66" Flow Length=650' Tc=13.3 min CN=84 Runoff=29.44 cfs 2.584 af
<b>SubcatchmentL: Area L</b>	Runoff Area=3.417 ac 0.00% Impervious Runoff Depth=5.31" Flow Length=680' Tc=12.4 min CN=81 Runoff=17.98 cfs 1.513 af
<b>SubcatchmentM: Area M</b>	Runoff Area=20.123 ac 0.00% Impervious Runoff Depth=5.40" Flow Length=2,375' Tc=27.0 min CN=82 Runoff=79.15 cfs 9.052 af
<b>Reach CHA: Channel A</b>	Avg Flow Depth=2.60' Max Vel=7.47 fps Inflow=321.66 cfs 34.738 af n=0.033 L=1,175.0' S=0.0153' Capacity=438.18 cfs Outflow=317.63 cfs 34.627 af
<b>Reach CHB: Channel B</b>	Avg Flow Depth=1.45' Max Vel=5.44 fps Inflow=522.50 cfs 58.017 af n=0.033 L=600.0' S=0.0100' Capacity=3,015.45 cfs Outflow=517.95 cfs 57.345 af
<b>Link Comb B: Combined Area B</b>	Inflow=213.30 cfs 23.389 af Primary=213.30 cfs 23.389 af
<b>Link SPA: Study Point A</b>	Inflow=595.49 cfs 65.604 af Primary=595.49 cfs 65.604 af
<b>Link SPM: CR 280</b>	Inflow=105.70 cfs 12.123 af Primary=105.70 cfs 12.123 af

Total Runoff Area = 216.148 ac Runoff Volume = 95.818 af Average Runoff Depth = 5.32"  
 100.00% Pervious = 216.148 ac 0.00% Impervious = 0.000 ac

**Greatwood Developed 25 Year Flows** Type III 24-hr Rainfall=7.90"

Time span=5:00-20:00 hrs, dt=0.05 hrs, 301 points  
 Runoff by SCS TR-20 method, UH+SCS  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>SubcatchmentA: Area A</b>	Runoff Area=21.213 ac 20.00% Impervious Runoff Depth=5.29" Flow Length=2,010' Tc=28.0 min CN=81 Runoff=80.63 cfs 8.348 af
<b>SubcatchmentB: Area B</b>	Runoff Area=34.789 ac 20.00% Impervious Runoff Depth=5.52" Flow Length=2,725' Slope=0.0200' Tc=24.4 min CN=83 Runoff=145.35 cfs 16.012 af
<b>SubcatchmentC: Area C</b>	Runoff Area=66.112 ac 20.00% Impervious Runoff Depth=5.63" Flow Length=2,575' Tc=27.9 min CN=84 Runoff=264.97 cfs 31.032 af
<b>SubcatchmentD: Area D</b>	Runoff Area=8.668 ac 20.00% Impervious Runoff Depth=5.64" Flow Length=875' Tc=25.6 min CN=84 Runoff=35.94 cfs 4.071 af
<b>SubcatchmentE: Area E</b>	Runoff Area=7.462 ac 20.00% Impervious Runoff Depth=5.64" Flow Length=800' Tc=24.1 min CN=84 Runoff=31.87 cfs 3.506 af
<b>SubcatchmentF: Area F</b>	Runoff Area=18.140 ac 20.00% Impervious Runoff Depth=5.52" Flow Length=975' Tc=24.6 min CN=83 Runoff=75.51 cfs 8.349 af
<b>SubcatchmentG: Area G</b>	Runoff Area=6.501 ac 0.00% Impervious Runoff Depth=5.65" Flow Length=805' Tc=16.6 min CN=84 Runoff=32.33 cfs 3.051 af
<b>SubcatchmentH: Area H</b>	Runoff Area=2.604 ac 0.00% Impervious Runoff Depth=5.42" Flow Length=925' Slope=0.0100' Tc=15.0 min CN=82 Runoff=13.02 cfs 1.177 af
<b>SubcatchmentI: Area I</b>	Runoff Area=15.304 ac 0.00% Impervious Runoff Depth=5.63" Flow Length=1,475' Slope=0.0050' Tc=29.9 min CN=84 Runoff=59.45 cfs 7.179 af
<b>SubcatchmentJ: Area J</b>	Runoff Area=6.332 ac 0.00% Impervious Runoff Depth=5.65" Flow Length=950' Tc=17.3 min CN=84 Runoff=30.89 cfs 2.981 af
<b>SubcatchmentK: Area K</b>	Runoff Area=5.483 ac 0.00% Impervious Runoff Depth=5.66" Flow Length=650' Tc=13.3 min CN=84 Runoff=29.44 cfs 2.584 af
<b>SubcatchmentL: Area L</b>	Runoff Area=3.417 ac 0.00% Impervious Runoff Depth=5.31" Flow Length=680' Tc=12.4 min CN=81 Runoff=17.98 cfs 1.513 af
<b>SubcatchmentM: Area M</b>	Runoff Area=20.123 ac 0.00% Impervious Runoff Depth=5.40" Flow Length=2,375' Tc=27.0 min CN=82 Runoff=79.15 cfs 9.062 af
<b>Reach CHA: Channel A</b>	Avg Flow Depth=2.55' Max Vel=7.39 fps Inflow=308.52 cfs 36.507 af n=0.033 L=1,175.0' S=0.0153' Capacity=438.18 cfs Outflow=305.77 cfs 36.484 af
<b>Reach CHB: Channel B</b>	Avg Flow Depth=1.44' Max Vel=5.40 fps Inflow=511.16 cfs 60.852 af n=0.033 L=600.0' S=0.0100' Capacity=3,015.45 cfs Outflow=507.61 cfs 60.678 af
<b>Link Comb B: Combined Area B</b>	Inflow=212.75 cfs 24.369 af Primary=212.75 cfs 24.369 af
<b>Link SPA: Study Point A</b>	Inflow=586.11 cfs 70.026 af Primary=586.11 cfs 70.026 af
<b>Link SPM: CR 280</b>	Inflow=105.70 cfs 12.123 af Primary=105.70 cfs 12.123 af

Total Runoff Area = 216.148 ac Runoff Volume = 99.875 af Average Runoff Depth = 5.54"  
 85.53% Pervious = 184.871 ac 14.47% Impervious = 31.277 ac

**Greatwood Existing 100 Year Flows** Type III 24-hr Rainfall=10.10"

Time span=5:00-20:00 hrs, dt=0.05 hrs, 301 points  
 Runoff by SCS TR-20 method, UH+SCS  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>SubcatchmentA: Area A</b>	Runoff Area=21.213 ac 0.00% Impervious Runoff Depth=6.91" Flow Length=2,010' Tc=32.0 min CN=78 Runoff=114.62 cfs 12.210 af
<b>SubcatchmentB: Area B</b>	Runoff Area=34.789 ac 0.00% Impervious Runoff Depth=7.15" Flow Length=2,725' Slope=0.0200' Tc=28.0 min CN=80 Runoff=202.21 cfs 20.769 af
<b>SubcatchmentC: Area C</b>	Runoff Area=66.112 ac 0.00% Impervious Runoff Depth=7.28" Flow Length=2,575' Slope=0.0150' Tc=33.0 min CN=81 Runoff=367.66 cfs 40.123 af
<b>SubcatchmentD: Area D</b>	Runoff Area=8.668 ac 0.00% Impervious Runoff Depth=7.41" Flow Length=875' Tc=28.1 min CN=82 Runoff=52.85 cfs 5.355 af
<b>SubcatchmentE: Area E</b>	Runoff Area=7.462 ac 0.00% Impervious Runoff Depth=7.42" Flow Length=800' Tc=26.1 min CN=82 Runoff=46.72 cfs 4.612 af
<b>SubcatchmentF: Area F</b>	Runoff Area=18.140 ac 0.00% Impervious Runoff Depth=7.25" Flow Length=975' Tc=28.0 min CN=81 Runoff=110.35 cfs 11.023 af
<b>SubcatchmentG: Area G</b>	Runoff Area=6.501 ac 0.00% Impervious Runoff Depth=7.65" Flow Length=805' Tc=25.2 min CN=84 Runoff=43.16 cfs 4.151 af
<b>SubcatchmentH: Area H</b>	Runoff Area=2.604 ac 0.00% Impervious Runoff Depth=7.42" Flow Length=925' Slope=0.0100' Tc=15.0 min CN=82 Runoff=17.54 cfs 1.611 af
<b>SubcatchmentI: Area I</b>	Runoff Area=15.304 ac 0.00% Impervious Runoff Depth=7.64" Flow Length=1,475' Slope=0.0050' Tc=29.9 min CN=84 Runoff=79.40 cfs 9.742 af
<b>SubcatchmentJ: Area J</b>	Runoff Area=6.332 ac 0.00% Impervious Runoff Depth=7.65" Flow Length=950' Tc=17.3 min CN=84 Runoff=41.24 cfs 4.043 af
<b>SubcatchmentK: Area K</b>	Runoff Area=5.483 ac 0.00% Impervious Runoff Depth=7.67" Flow Length=650' Tc=13.3 min CN=84 Runoff=39.29 cfs 3.594 af
<b>SubcatchmentL: Area L</b>	Runoff Area=3.417 ac 0.00% Impervious Runoff Depth=7.30" Flow Length=680' Tc=13.4 min CN=81 Runoff=24.33 cfs 2.080 af
<b>SubcatchmentM: Area M</b>	Runoff Area=20.123 ac 0.00% Impervious Runoff Depth=7.40" Flow Length=2,375' Tc=27.0 min CN=82 Runoff=106.67 cfs 12.409 af
<b>Reach CHA: Channel A</b>	Avg Flow Depth=2.96' Max Vel=8.07 fps Inflow=434.70 cfs 47.870 af n=0.033 L=1,175.0' S=0.0153' Capacity=438.18 cfs Outflow=426.43 cfs 47.536 af
<b>Reach CHB: Channel B</b>	Avg Flow Depth=1.74' Max Vel=6.07 fps Inflow=707.76 cfs 79.657 af n=0.033 L=600.0' S=0.0100' Capacity=3,015.45 cfs Outflow=701.61 cfs 79.456 af
<b>Link Comb B: Combined Area B</b>	Inflow=288.72 cfs 32.121 af Primary=288.72 cfs 32.121 af
<b>Link SPA: Study Point A</b>	Inflow=809.53 cfs 91.655 af Primary=809.53 cfs 91.655 af
<b>Link SPM: CR 280</b>	Inflow=142.19 cfs 16.550 af Primary=142.19 cfs 16.550 af

Total Runoff Area = 216.148 ac Runoff Volume = 131.531 af Average Runoff Depth = 7.31"  
 100.00% Pervious = 216.148 ac 0.00% Impervious = 0.000 ac

**Greatwood Developed 100 Year Flows** Type III 24-hr Rainfall=10.10"

Time span=5:00-20:00 hrs, dt=0.05 hrs, 301 points  
 Runoff by SCS TR-20 method, UH+SCS  
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>SubcatchmentA: Area A</b>	Runoff Area=21.213 ac 20.00% Impervious Runoff Depth=7.27" Flow Length=2,010' Tc=29.0 min CN=81 Runoff=109.30 cfs 12.058 af
<b>SubcatchmentB: Area B</b>	Runoff Area=34.789 ac 20.00% Impervious Runoff Depth=7.53" Flow Length=2,725' Slope=0.0200' Tc=24.4 min CN=83 Runoff=195.24 cfs 21.823 af
<b>SubcatchmentC: Area C</b>	Runoff Area=66.112 ac 20.00% Impervious Runoff Depth=7.64" Flow Length=2,575' Slope=0.0150' Tc=27.9 min CN=84 Runoff=353.90 cfs 42.106 af
<b>SubcatchmentD: Area D</b>	Runoff Area=8.668 ac 20.00% Impervious Runoff Depth=7.65" Flow Length=875' Tc=25.0 min CN=84 Runoff=48.00 cfs 5.523 af
<b>SubcatchmentE: Area E</b>	Runoff Area=7.462 ac 20.00% Impervious Runoff Depth=7.65" Flow Length=800' Tc=24.1 min CN=84 Runoff=42.56 cfs 4.757 af
<b>SubcatchmentF: Area F</b>	Runoff Area=18.140 ac 20.00% Impervious Runoff Depth=7.53" Flow Length=975' Tc=24.6 min CN=83 Runoff=101.29 cfs 11.379 af
<b>SubcatchmentG: Area G</b>	Runoff Area=6.501 ac 0.00% Impervious Runoff Depth=7.65" Flow Length=805' Tc=16.6 min CN=84 Runoff=43.16 cfs 4.151 af
<b>SubcatchmentH: Area H</b>	Runoff Area=2.604 ac 0.00% Impervious Runoff Depth=7.42" Flow Length=925' Slope=0.0100' Tc=15.0 min CN=82 Runoff=17.54 cfs 1.611 af
<b>SubcatchmentI: Area I</b>	Runoff Area=15.304 ac 0.00% Impervious Runoff Depth=7.64" Flow Length=1,475' Slope=0.0050' Tc=29.9 min CN=84 Runoff=79.40 cfs 9.742 af
<b>SubcatchmentJ: Area J</b>	Runoff Area=6.332 ac 0.00% Impervious Runoff Depth=7.65" Flow Length=950' Tc=17.3 min CN=84 Runoff=41.24 cfs 4.043 af
<b>SubcatchmentK: Area K</b>	Runoff Area=5.483 ac 0.00% Impervious Runoff Depth=7.67" Flow Length=650' Tc=13.3 min CN=84 Runoff=39.29 cfs 3.594 af
<b>SubcatchmentL: Area L</b>	Runoff Area=3.417 ac 0.00% Impervious Runoff Depth=7.30" Flow Length=680' Tc=12.4 min CN=81 Runoff=24.33 cfs 2.080 af
<b>SubcatchmentM: Area M</b>	Runoff Area=20.123 ac 0.00% Impervious Runoff Depth=7.40" Flow Length=2,375' Tc=27.0 min CN=82 Runoff=106.67 cfs 12.409 af
<b>Reach CHA: Channel A</b>	Avg Flow Depth=2.91' Max Vel=7.97 fps Inflow=412.05 cfs 49.652 af n=0.033 L=1,175.0' S=0.0153' Capacity=438.18 cfs Outflow=408.50 cfs 49.515 af
<b>Reach CHB: Channel B</b>	Avg Flow Depth=1.70' Max Vel=6.00 fps Inflow=684.84 cfs 82.691 af n=0.033 L=600.0' S=0.0100' Capacity=3,015.45 cfs Outflow=680.17 cfs 82.486 af
<b>Link Comb B: Combined Area B</b>	Inflow=285.11 cfs 33.176 af Primary=285.11 cfs 33.176 af
<b>Link SPA: Study Point A</b>	Inflow=787.87 cfs 95.344 af Primary=787.87 cfs 95.344 af
<b>Link SPM: CR 280</b>	Inflow=142.19 cfs 16.550 af Primary=142.19 cfs 16.550 af

Total Runoff Area = 216.148 ac Runoff Volume = 135.986 af Average Runoff Depth = 7.55"  
 85.53% Pervious = 184.871 ac 14.47% Impervious = 31.277 ac

\\KEVIN\Projects\002\_Ewing\_Development\14-02\_Greatwood\_Subdivision\_Prelim\_Plan\_DWG\Greatwood\_Preliminary\_Drainage\_Plan\_3--2014.dwg, May 27, 14, 9:21 am

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVISION TABLE		
NO.	BY:	DATE:



5-28-14

*TE Haynie*



**HAYNIE CONSULTING, INC.**  
 Civil Engineers and Land Surveyors  
 1010 Provident Lane  
 Round Rock, Texas 78664  
 T.B.P.E. Firm No. F-002411  
 T.B.P.L.S. Firm No. 100250-00

DATE: 5-27-14	SCALE: N.T.S.
DESIGNED BY: KM	DRAWN BY: KWM
CHECKED BY: TEH	REVISED BY:

DRAINAGE CALCULATIONS

GREATWOOD SUBDIVISION	
PRELIMINARY PLAN	
PROJECT NO: 002-14-01	
SHEET NO. 8 OF 8	



## EXECUTIVE SUMMARY

JULY 10, 2014

- 
- Agenda Subject:** Zoning Case 14-Z-016: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the west side of Raider Way, approximately 1,620 ft from the northwest corner of the intersection of E. Crystal Falls Pkwy and Raider Way; 0.48 acres more or less of land located in the Elijah D. Harmon Survey, Abstract #6 and being a portion of Lot 1, Block A, Final Plat Cantwell Tract Subdivision; WCAD Parcel #R497326. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Brian J. Parker on behalf of Crystal Falls LTD.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
  2. Current Zoning Map
  3. Aerial Map
  4. Letter of Intent
- Prepared By:** Martin Siwek, GISP  
Planner
- 6/25/2014



# PLANNING ANALYSIS

ZONING CASE 14-Z-016  
Parkway Crossing

**GENERAL INFORMATION**

**Owner:** Crystal Falls LTD.

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

**Proposed Zoning:** MF-2-B (Multi-Family)

**Size and Location:** The property is generally located 1,620 ft from the northwest corner of the intersection of E. Crystal Falls Pkwy and Raider Way; and is approximately 0.48 acres more or less

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

**ABUTTING ZONING AND LAND USE:**

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Developed Single Family Home
EAST	Interim SFR-1-B	Developed: Rouse High School and Knox Wylie Middle School
SOUTH	Interim SFR-1-B	Developed Single Family Home
WEST	MF-2-B	Vacant Multi-Family tract.

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
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**USE COMPONENT:****MF – MULTI-FAMILY:**

*Features:* Apartments (25 un./ac. if Type A; 18 un./ac. if Type B)

*Intent:* Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

**SITE COMPONENT:****TYPE 2:**

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

*Intent:*

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

**ARCHITECTURAL COMPONENTS:****TYPE B:**

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

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander's budget and overall tax base.

**ANALYSIS:**

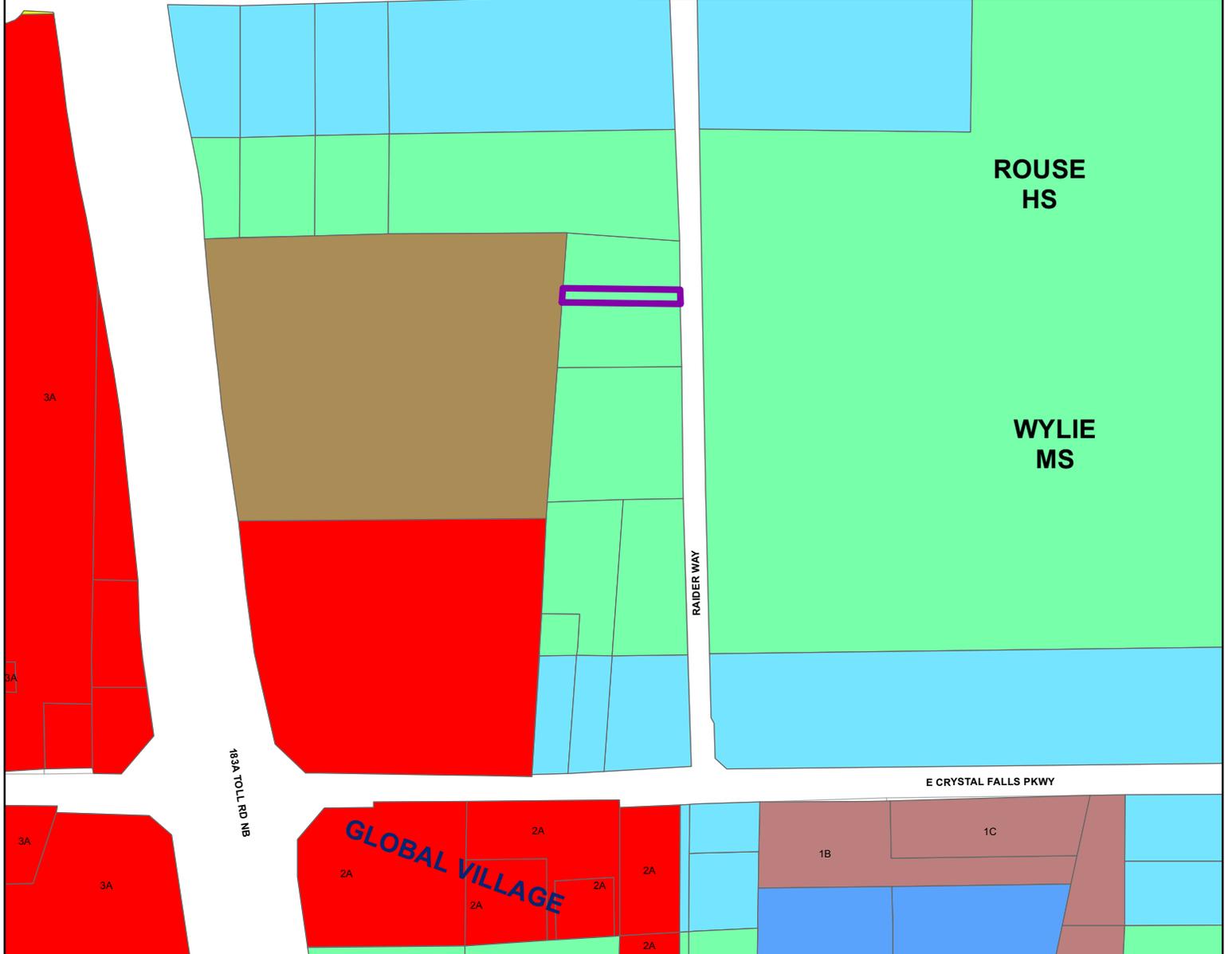
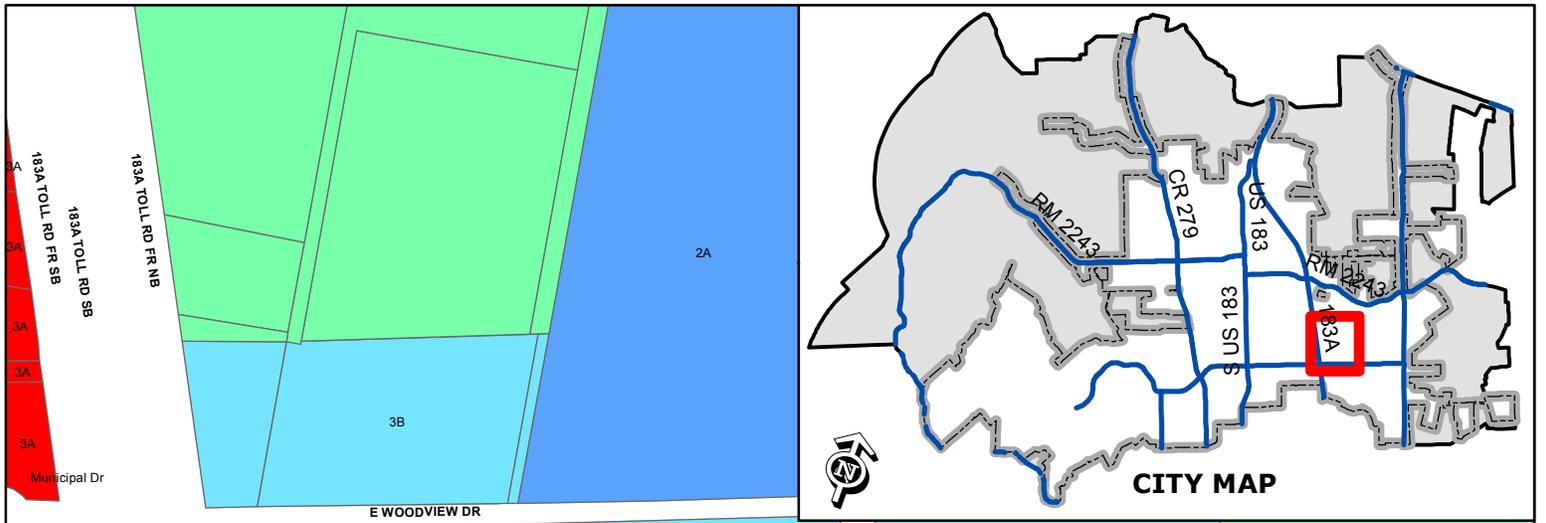
The applicant is requesting to rezone the property from Interim SFR-1-B (Single Family Rural) district to MF-2-B (Multi-Family) district. The intent of the applicant's request is to provide for a secondary means of ingress/egress to the project site.

The property's present zoning classification would prohibit a non-residential driveway from being built within a residential district, and the rezoning of this acreage would relieve the property from this limitation.

The proposed property to be rezoned would provide frontage for ingress and egress onto Raider Way for the approximate 27 acre tract. The land uses presently utilizing this collector class street include Rouse High School, Wylie Middle School, Central Baptist Church, and three single family homes.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested MF-2-B (Multi-Family) district. The requested site component is compatible with the adjacent land uses, and meets the intent statement of the use component for Multi-Family districts to provide access to collector or higher classified street.



# ZONING CASE 14-Z-016

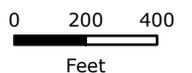
## Attachment #2

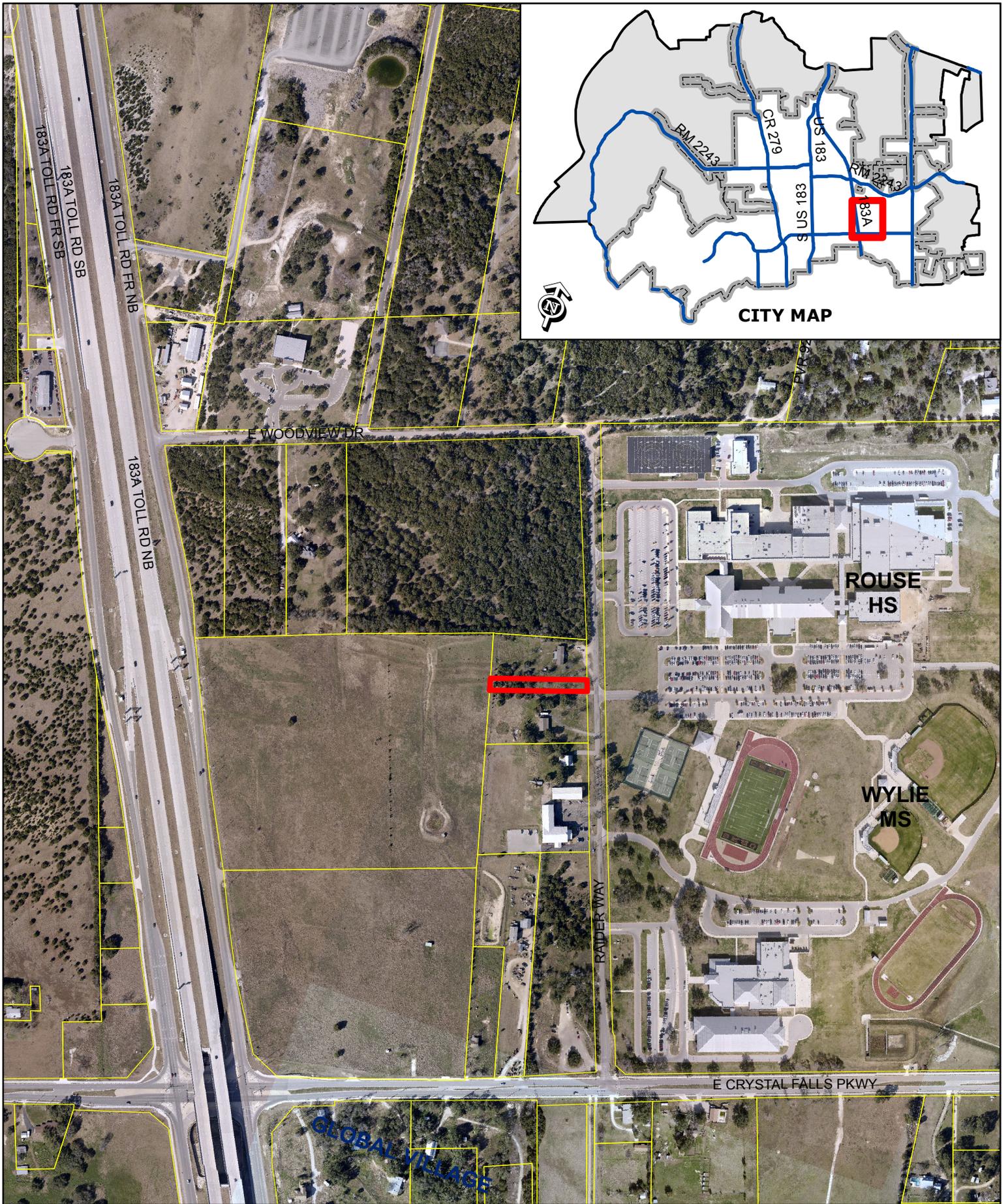
Current Zoning Map  
Parkway Crossing



- City Limits
- Subject Property
- 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-016 Attachment #3

Aerial Exhibit - Approximate Boundaries  
Parkway Crossing



0 200  
Feet

- Subject Property
- City Limits



May 29, 2014

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

**Re: Zoning Change Application Letter of Intent  
Parkway Crossing**

To Ms. Robin Griffin:

Please accept this letter as a written request to amend the Single-Family Rural designation of a 50'-wide strip of the subject tract. The approximately 0.48-acre section of land is located between 1263 and 1319 Raider Way in Leander, Texas

Based upon a preliminary plan for multi-family development, a second means of egress will be required for the site. The Preliminary Plan will be submitted Summer 2014. The change in zoning type from SFR to MF is necessary to provide this required drive onto Raider Way through the subject area. The remainder of the tract is already zoned for MF and no change is requested.

Please refer to the attached exhibit which illustrates the proposed zoning plan and the remainder of the zoning application submittal for additional information. If you have any questions or comments regarding this letter, please contact me at 418-1771.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "B. J. Parker".

Brian J. Parker, P.E.

Vice President