

AGENDA

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

Thursday ~ September 25, 2014 at 7:00 pm

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

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

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: September 11, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-PP-002: Consider action on the Marbella Preliminary Plat for 85.277 acres more or less; WCAD Parcels #R031304, R031369, R031370, R031371, R432798, R433132, R383410, R031305, R031368, R031303, R031302.; generally located $\frac{3}{4}$ of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243; Williamson County, Texas. Applicant/Agent: Brian Birdwell on behalf of NK Land Investments L.L.C.

8. Subdivision Case 14-FP-009: Consider action on the Pecan Creek, Phase 2 Final Plat for 15.51 acres more or less; WCAD Parcel R518872; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates Engineers on behalf Gehan Homes, Ltd.

Public Hearing

9. Zoning Case 14-Z-024: Hold a public hearing and consider action on the rezoning of a 1.72 acre tract of land, more or less, generally located at the southeast corner of the intersection of Municipal Drive and S. Bagdad Rd., WCAD Parcel #R519006. Currently, the property is zoned LC-2-B (Local Commercial) and the applicant is proposing to zone the property LC-3-B (Local Commercial), Leander, Williamson County, Texas. Applicant: Professional StruCIVIL Engineers, Inc. on behalf of Sherrie A. McIver, Emmet Hawkes Jr, Sally Ochsner, and Cynthia Hawkes.

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

Regular Agenda

10. Subdivision Case 13-PICP-018: Consider action on the extension of the expiration of the NWC Crystal Falls & 183A Non-Subdivision Related Construction Plans 5.876 acres more or less; WCAD Parcels R472206, R351261, R472317, and R395924; located at the northwest corner of the intersection of Crystal Falls Parkway and 183A Toll Road; Leander, Williamson County, Texas. Applicant/Agent: T. Walter Hoysa, P.E. on behalf of 2951 Williams Drive, Ltd.

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

11. P & Z Commission Progress Report for Oct. 2013 to Oct. 2014
 - A. Review and discuss Report
 - B. Make any changes or deletions if necessary.
 - C. Take action

12. Discuss Commissioners Reference Book

13. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 19th day of September, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Director of Development Services



Minutes

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

Thursday ~ September 11, 2014 at 7:00 pm

Place 1 – Michelle Stephenson, Vice Chair	Place 5 – Richard Allen
Place 2 – Joel Wixson	Place 6 – Betty Saenz
Place 3 – Jason Anderson	Place 7 – Jeff Seiler, Chair
Place 4 – Sid Sokol	

1. Call to Order
Meeting called to order at 7:05 pm

2. Roll Call
All Commissioners were present except Commissioner Wixon.

3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: August 28, 2014
Motion made by Commissioner Anderson to approve the minutes with the condition that on the 8/28/14 minutes that rescue be changed to recuse, seconded by Commissioner Sokol. 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 September 4, 2014 meeting on items that were recommended from the P & Z Commission

5. Review meeting protocol
Chairman Seiler read the meeting protocol into the minutes.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak

PUBLIC HEARING

7. Subdivision Case 14-FP-002: Hold a public hearing and consider action on the Borho Phase 2 Final Plat for 8.881 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of Journey Pkwy and CR 175; Leander, Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.
 - a) Staff Presentation
Martin Siwek, Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary
 - b) Applicant Presentation
Applicant was not present.
 - 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 Anderson moved to approve with staff recommendations.
Commissioner Allen seconded the motion. Motion passed unanimously
8. Subdivision Case 14-FP-010: Hold a public hearing and consider action on the Borho Phase 5 Final Plat for 21.224 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of Journey Pkwy and CR 175; Leander, Williamson County, Texas. Applicant/Agent: James A. Huffcut on behalf of Meritage Homes of Texas, LLC.

a) Staff Presentation

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

b) Applicant Presentation

Applicant was not present.

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 Sokol moved to approve with staff recommendations.
Commissioner Allen seconded the motion. Motion passed unanimously**

9. Subdivision Case 14-FP-018: Hold a public hearing and consider action on the Reagan's Overlook, Phase Two Final Plat for 61.273 acres more or less; WCAD Parcels R524614, R524613, R032354, R524615, and R483562; generally located to the north of the intersection of RM 2243 and Limestone Creek Road; Williamson County, Texas. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, Inc) on behalf of Century Land Holdings II, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary.

b) Applicant Presentation

Applicant 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

Some discussion took place.

f) Consider Action

Commissioner Allen moved to approve with staff recommendations.

Commissioner Anderson seconded the motion. Motion passed unanimously.

10. Subdivision Case 14-FP-026: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6B Final Plat for 6.530 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 west of the terminus of Long Bow Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary.

b) Applicant Presentation

Agent Samuel 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

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendations.

Commissioner Allen seconded the motion. Motion passed unanimously

11. Subdivision Case 14-PP-010: Hold a public hearing and consider action on the Leander Crossing Preliminary Plat for 39.25 acres more or less; WCAD Parcels R305748, R322778, R474901, and R474912; generally located to the northwest of the intersection of Woodview Drive and 183A Toll Road, Leander, Williamson County Texas. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, INC) on behalf of Leander Developers 4, Ltd. Applicant/Agent: Brian Williams, P.E. (Gray Engineering, INC) on behalf of Leander Developers 4, Ltd.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with recommendations as stated in the executive summary with the condition that street name Hidden Trace is changed to Hidden Trail.

b) Applicant Presentation

Agent Brian Williams 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

No discussion took place.

f) Consider Action

**Vice Chairman Stephenson moved to approve with staff recommendations and the condition that street name Hidden Trace is changed to Hidden Trail.
Commissioner Anderson seconded the motion. Motion passed unanimously**

12. Zoning Case 14-Z-019: Hold a public hearing and consider action on the rezoning of two tracts of land located at 523 Powell Drive for 6.95 acres more or less, WCAD Parcels R036452 and R036453. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Gary Eli Jones and David Singleton on behalf of Lxor Homes.

a) Staff Presentation

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

b) Applicant Presentation

David Singleton, Agent explained the purpose for the zoning change.

c) Open Public Hearing

No one wished to speak.

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Commissioners held a discussion

f) Consider Action

Commissioner Allen moved to approve the zoning request with the following changes to the PUD, Vice Chairman Stephenson seconded the motion.

- 1. Fencing shall be limited to wrought iron or decorative tubular metal.**

13. Adjournment **Meeting adjourned at 7:35 pm**

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

SEPTEMBER 25, 2014

- Agenda Subject:** Subdivision Case 14-PP-002: Consider action on the Marbella Preliminary Plat for 85.277 acres more or less; WCAD Parcels #R031304, R031369, R031370, R031371, R432798, R433132, R383410, R031305, R031368, R031303, R031302.; generally located $\frac{3}{4}$ of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243; 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: Brian Birdwell on behalf of NK Land Investments L.L.C.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the preliminary plat. This preliminary plat includes approximately 217 single-family lots, 2 landscape lots, 1 open space lot, 2 parkland/drainage lots, 4 drainage lots, 1 kiosk lot, 1 emergency access lot; and 6 private roadway, drainage, and PUE 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
- 09/17/2014

PRELIMINARY PLAT

MARBELLA SUBDIVISION

LEANDER, TEXAS

APRIL 14, 2014

PROJECT TITLE: MARBELLA SUBDIVISION

PROJECT STREET ADDRESS: 8761 RM 2243
LEANDER, TX

TRACT 1 OWNER:
NK LAND INVESTMENTS, LLC.
P.O. BOX 1726
GEORGETOWN, TX 78627
PHONE: 512-965-6160
FAX: 512-394-6023
EMAIL: NELSON@NRSHIPMAN.COM

TRACT 2 OWNER:
STEPHEN AND TAMMY WALKER
8761 RM 2243
LEANDER, TX 78641

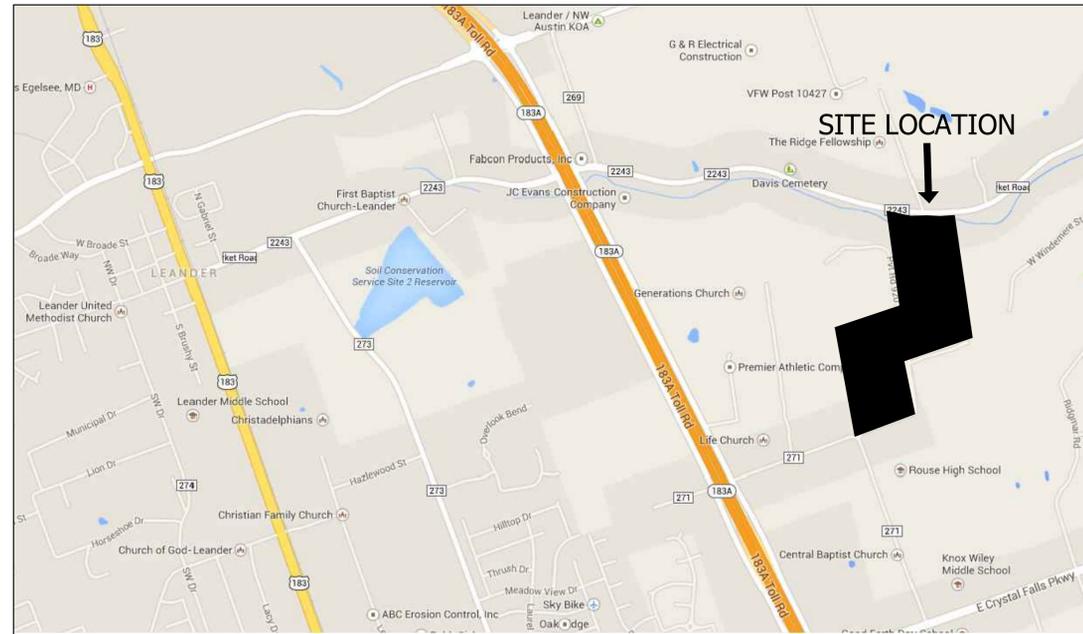
OWNERS REPRESENTATIVE:
VISION 360
12809 WOODDED LAKE CT
AUSTIN, TX 78732
PHONE: 512-394-6022
FAX: 512-394-6023
EMAIL: BRIAN@VISION360DEV.COM

ENGINEER:
BAKER-AICKLEN & ASSOCIATES, INC.
507 W LIBERTY AVE ROUND ROCK, TX 78664
DAVID URBAN, P.E.
PHONE: 512-244-9620
FAX: 512-244-9623
EMAIL: DURBAN@BAKER-AICKLEN.COM

LAND PLANNER:
LARSON, BURNS, SMITH
1108 WEST AVE
AUSTIN, TX 78701
O: 512-476-1559
F: 512-476-8128

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT 1 of 2
3	PRELIMINARY PLAT 2 of 2
4	OVERALL PRELIMINARY EXHIBIT
5	UTILITY PLAN 1 of 2
6	UTILITY PLAN 2 of 2
7	PARKLAND EXHIBIT
8	EXISTING CONDITIONS 1 of 2
9	EXISTING CONDITIONS 2 of 2
10	DRAINAGE PLAN 1 of 2
11	DRAINAGE PLAN 2 of 2
12	ZONING EXHIBIT

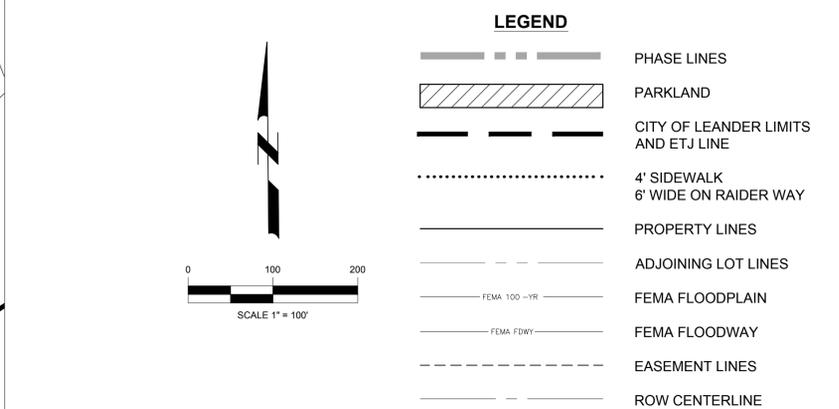
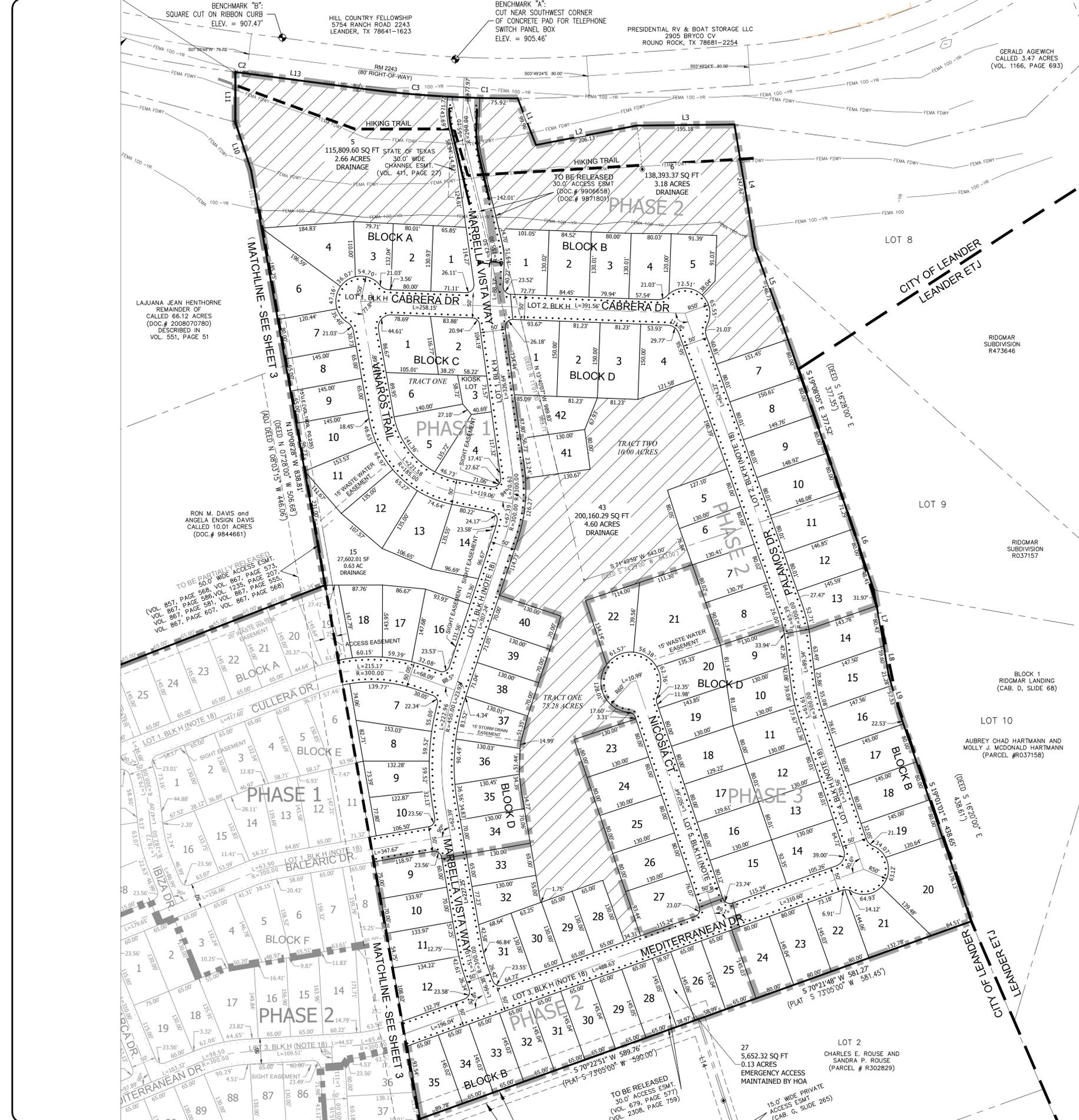
CITY GRID NUMBER:	E48
FLOODPLAIN NOTE:	A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 455 OF 750. MAP NUMBER 4891C0456E FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
AQUIFER NOTE:	SITE LIES WHOLLY WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
WATERSHED NOTE:	THE SITE IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED.
BENCHMARKS:	BENCHMARK "A": SQUARE CUT NEAR THE SOUTHWEST CORNER OF A CONCRETE PAD FOR A TELEPHONE SWITCH PANEL BOX, APPROXIMATELY 22' NORTH OF THE EDGE OF PAVEMENT OF RANCH ROAD 2243, APPROXIMATE 90' WEST OF A DRIVEWAY ON THE NORTH RIGHT-OF-WAY OF RANCH ROAD 2243, AND APPROXIMATELY 4200 WEST OF THE INTERSECTION OF RONALD REAGAN BLVD. AND RANCH ROAD 2243, ELEVATION = 905.46' BENCHMARK "B": SQUARE CUT ON A RIBBON CURB ON THE WEST SIDE OF A DRIVEWAY ON THE NORTH RIGHT-OF-WAY OF RANCH ROAD 2243, APPROXIMATELY 25' NORTH OF THE EDGE OF PAVEMENT OF RANCH ROAD 2243, AND APPROXIMATELY 4600 WEST OF THE INTERSECTION OF RONALD REAGAN BLVD. AND RANCH ROAD 2243, ELEVATION = 907.47'
UTILITY CONTACTS:	
WATER	CITY OF LEANDER
WASTEWATER	CITY OF LEANDER
ELECTRIC	PEDERNALAS ELECTRIC COOP
CABLE/TELEPHONE	AT&T, TIME WARNER CABLE
GAS	TXU ENERGY



No.	Description	Revise (R) Add (A) Void (V) Sheet No.'s	City of Leander Approval/Date


 DAVID URBAN, P.E.
 BAKER-AICKLEN & ASSOCIATES, INC. 507
 WEST LIBERTY AVENUE
 ROUND ROCK, TEXAS 78664
 512-244-9620 PH
 512-244-9623 FAX



- NOTES:**
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF RM 2243 AND NEWLY CONSTRUCTED RAIDER WAY COLLECTOR. 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, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF LEANDER STANDARDS.
 - NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF LEANDER WATER AND WASTEWATER COLLECTION SYSTEM AND THE OWNER OF THIS SUBDIVISION, AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF LEANDER.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
 - THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
 - MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO TCEQ STANDARDS.
 - A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 - EASEMENTS OF RECORD SHOWN ON PLAT AS FOUND ON THE TITLE POLICY HAVING GF #130068152B P. EFFECTIVE DATE AUGUST 28, 2013, AS PREPARED BY STEWART TITLE GUARANTY COMPANY AND MITCHELL & ASSOCIATES SURVEY DATED AUGUST 9, 2013.
 - EACH LOT WILL HAVE A 10-FT PUBLIC UTILITY EASEMENT PARALLEL TO THE PRIVATE ROADWAY AND A 2.5-FT PUBLIC UTILITY EASEMENT ALONG EACH SIDE LOT LINE.
 - AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A T.I.A. FEE-IN-LIEU PAYMENT TO THE CITY PER RESIDENTIAL LOT.
 - FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS BLOCK A, LOT 50 and BLOCK B, LOT 95, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
 - ALL NON-RESIDENTIAL LOTS WILL BE MAINTAINED BY THE MARBELLA HOME OWNERS ASSOCIATION.
 - EMERGENCY ACCESS ROAD SHALL BE CONSTRUCTED AS AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096mm), EXISTENCE OF SHOULDERS WITHOUT APPROVED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES; GRADE NO GREATER THAN 8% WITHOUT APPROVAL FROM FIRE CODE OFFICIAL; ANGLE OF APPROACH DEPARTURE OF 28° R.T.Y.P.; SIGNAGE ON EITHER END OF ACCESS ROAD. SECURITY GATE SHALL BE INSTALLED ON EITHER SIDE OF ACCESS ROAD. PROVIDE KNOX BOX ENTRY SYSTEM FOR GATE ACCESS MUST BE PROVIDED FOR BOTH SIDES. APPLICATION WITH AUTHORIZATION SIGNATURE MUST BE OBTAINED FROM FIRE ADMINISTRATION TO ORDER BOX. ACCESS ROAD SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE DEVELOPMENT THAT WOULD EXCEED 30 LOTS.
 - THE ROADWAY FEE REQUIREMENT WILL BE DETERMINED AS PER THE DEVELOPMENT AGREEMENT.
 - LOTS 1-6, BLOCK H ARE PRIVATE ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS.
 - ALL PRIVATE STREETS SHOWN HEREON AND 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.
 - LOTS 1-6, BLOCK H ARE FOR PRIVATE ROADWAY, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATIONS UTILITIES.

PHASE NO.	LAND USE TABLE				Total
	1	2	3	4	
RESIDENTIAL LOTS	68	70	30	49	217
LUE	68	70	30	49	217
ACERAGE (AC)	15.96	17.03	8.16	12.06	53.21 ac
KIOSK LOT	1	0	0	0	1
LANDSCAPE LOTS	0	1	0	1	2
PRIVATE UTILITY / OPEN SPACE / COMMON AREA LOTS	4	5	0	1	10
ACERAGE (AC)	4.62	8.76	0	2.79	16.17 ac
PRIVATE ROADS/DRAINAGE, PUE LOTS	1	2	2	1	6
PRIVATE ROADS/DRAINAGE, PUE (AC)	5.18	4.44	1.68	2.63	13.93 ac
PUBLIC ROW (AC)	0.00	1.97	0.00	0.00	1.97 ac
ANTICIPATED TIMING	2014-2015	2015-2016	2016-2018	2016-2018	85.28 ac

*PARKLAND WILL BE FRONT-LOADED DURING PHASE I AND II. PARKLAND WILL NOT BE INCLUDED DURING PHASE III, DUE TO THE EXCESS IN PHASES I AND II. PARKLAND WILL BE INCLUDED IN PHASE IV.

CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT	RECORD CALLS
C1	100.92	2331.83	589.03	48.7	100.98	228.53	50.40' ARC 101.24'
C2	22.31	2859.72	582.31	57.7	22.31	0.28	11.15' ARC 22.48'
C3	214.47	2331.83	589.11	48.7	214.39	519.11	107.31' ARC 215.37'

STREET DESIGN TABLE	NAME	ROW WIDTH (FT)	SIDEWALKS	LENGTH (FT)
ALMERIA WAY	50	BOTH SIDES	1260	
BALEARIC DR.	50	BOTH SIDES	936	
CABRERA DR.	50	BOTH SIDES	650	
CULLERA DR.	50	BOTH SIDES	1016	
ELENORA CV.	50	BOTH SIDES	476	
IBIZA DR.	50	BOTH SIDES	319	
MARBELLA VISTA	50	BOTH SIDES	1867	
MEDES CT.	50	BOTH SIDES	133	
MEDITERRANEAN DR.	50	BOTH SIDES	1980	
NICOSIA CT.	50	BOTH SIDES	513	
PALAMOS DR.	51	BOTH SIDES	1167	
TABARCA DR.	50	BOTH SIDES	310	
VINAROS LP.	50	BOTH SIDES	576	

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available KSF²: Units of 1,000 square feet
 DU: Dwelling Unit Fuel Position: # of vehicles that could be fueled simultaneously
 Occ.Room: Occupied Room

Description / ITE Code	Units	Rate	PM Peak	% PM	% PM	Expected	Calculated	PM Peak	PM In	PM Out
		Weekday	Period	In	Out	(independent variable)	Daily Trips	Trips - Total		
Single Family/210 Code	DU	9.57	1.01	63%	0	216.0	2067.1	218	137	81

BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERING FIRM # 1145 • SURVEY FIRM # 102231 • TRAC # 71797
 LICENSED PROFESSIONAL ENGINEER
 DAVID URBAN 82783
 8/25/2014

CLIENT: **NK LAND INVESTMENTS, LLC**
 PROJECT: **PRELIMINARY PLAT 1 OF 2**

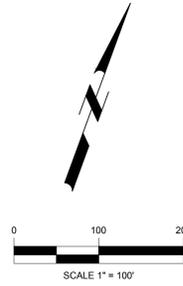
SHEET TITLE: **PRELIMINARY PLAT 1 OF 2**

PROJECT NO: 2276-2-001
 SHEET NO: 2 OF 12

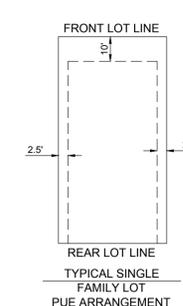
DESIGNED: _____
 DRAWN: _____
 REVISIONS: _____
 NO. DATE

NON SQUARE LOT AREA

Block	Number	Area (sf)
A	4	13,329
A	5	14,985
A	10	12,327
A	11	11,413
A	12	11,979
A	13	13,068
A	14	27,617
A	15	11,151
A	16	9,888
A	17	10,237
A	28	8,451
A	29	14,070
A	30	10,411
A	31	15,028
A	32	10,367
A	34	12,153
A	35	10,846
A	36	10,934
A	37	9,540
A	38	16,117
A	39	11,456
A	40	18,077
A	41	9,060
A	42	12,110
A	44	12,197
A	45	8,886
A	46	13,721
B	5	10,019
B	19	11,021
B	20	21,039
B	21	12,894
B	35	11,238
B	36	10,672
B	47	9,801
B	48	11,631
B	49	6,970
B	55	9,365
B	56	13,242
B	57	10,454
B	58	17,860
B	59	11,195
B	60	8,146
B	61	9,714
B	62	10,803
B	63	9,365
B	64	9,104
B	65	21,911
B	66	11,108
B	67	13,329
B	69	8,538
B	70	9,496
B	71	9,845
B	72	9,670
B	73	9,670
B	74	9,540
B	75	8,756
B	76	9,235
B	77	13,112
B	80	9,888
B	81	11,369
B	82	14,113
B	83	16,858
B	84	11,631
B	85	10,019
C	1	12,110
C	2	11,064
C	3	4,095
C	4	12,327
C	5	11,761
C	6	10,411
D	4	12,110
D	20	10,934
D	21	24,089
D	22	10,934
D	32	8,581
D	36	9,278
D	37	10,062
D	42	11,021
E	1	10,498
E	6	12,327
E	7	13,591
E	8	10,237
E	9	8,973
E	10	9,453
E	16	10,193
F	12	13,329
F	16	9,975
F	17	13,155
G	1	17,163



- LEGEND**
- PHASE LINES
 - PARKLAND
 - CITY OF LEANDER LIMITS AND ETJ LINE
 - 4' SIDEWALK
6' WIDE ON RAIDER WAY
 - PROPERTY LINES
 - ADJOINING LOT LINES
 - FEMA 100-YR
FEMA FLOODPLAIN
 - FEMA FLOODWAY
 - EASEMENT LINES
 - ROW CENTERLINE



CLIENT
NK LAND INVESTMENTS, LLC

PROJECT
PRELIMINARY PLAT 2 OF 2

SHEET TITLE
PRELIMINARY PLAT 2 OF 2

PROJECT No.
2276-2-001

SHEET No.
3 OF 12

REVISIONS
NO. DATE

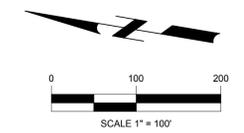
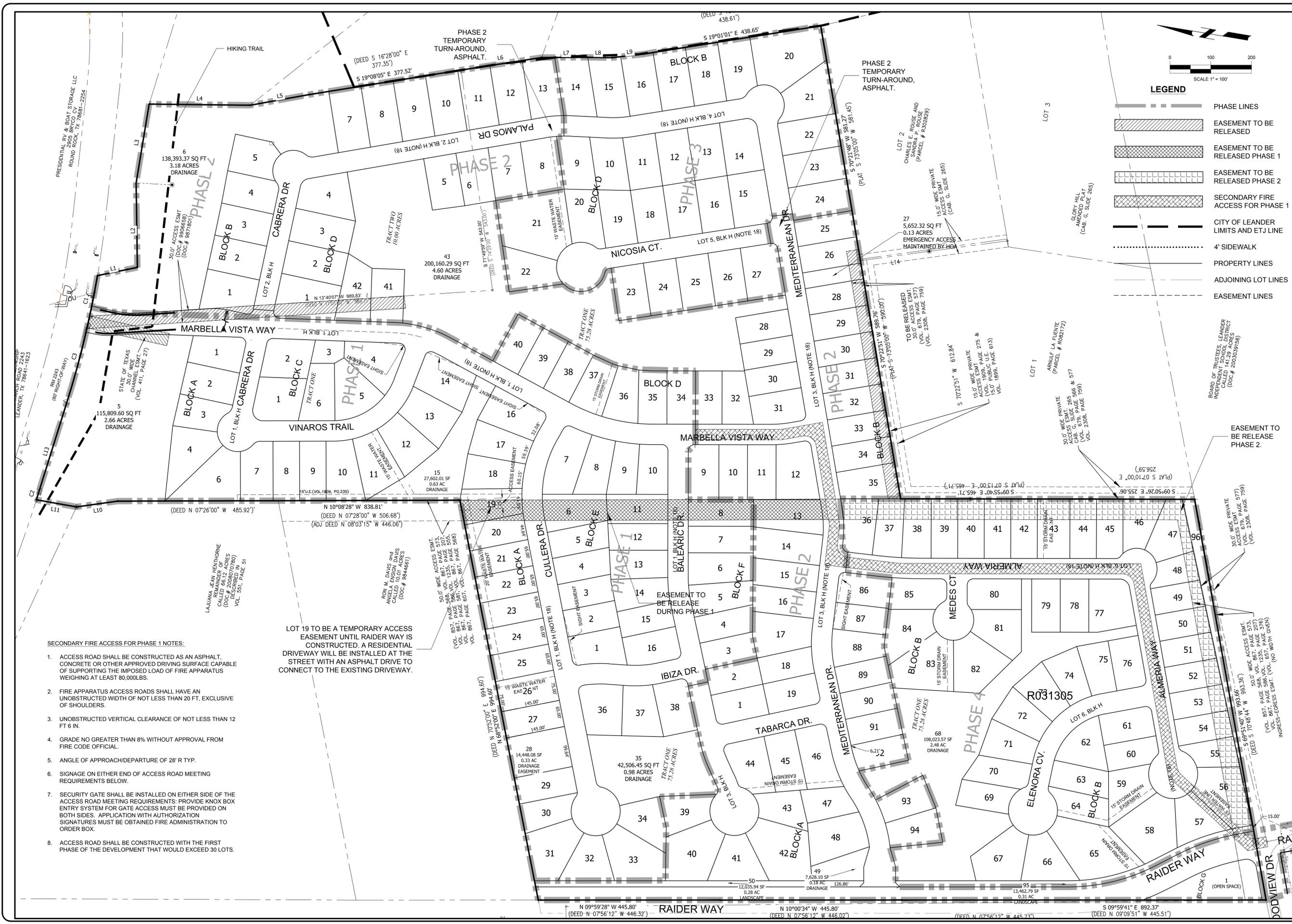
DESIGNED: _____

DRAWN: _____

REVIEWED: _____

DAVID URBAN
PROFESSIONAL ENGINEER
LICENSE NO. 82783
8/25/2014

BAKER-AICKLEN & ASSOCIATES, INC.
ENGINEERING FIRM # PMS - SURVEY FIRM # T0223143 - TITLE # 1797



- LEGEND**
- PHASE LINES
 - EASEMENT TO BE RELEASED
 - EASEMENT TO BE RELEASED PHASE 1
 - EASEMENT TO BE RELEASED PHASE 2
 - SECONDARY FIRE ACCESS FOR PHASE 1
 - CITY OF LEANDER LIMITS AND ETJ LINE
 - 4' SIDEWALK
 - PROPERTY LINES
 - ADJOINING LOT LINES
 - EASEMENT LINES

BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERING FIRM # 1415 • SURVEY FIRM # 10223 1-3 • TITLE # 1797
 1525 WEST UNIVERSITY AVENUE
 ROUND ROCK, TEXAS 78681
 (512) 254-9620

STATE OF TEXAS
 DAVID URBAN
 82783
 LICENSED PROFESSIONAL ENGINEER
 8/25/2014

NO.	DATE	REVISIONS	RECORD

CLIENT
NK LAND INVESTMENTS, LLC

PROJECT

SHEET TITLE
OVERALL PRELIMINARY EXHIBIT

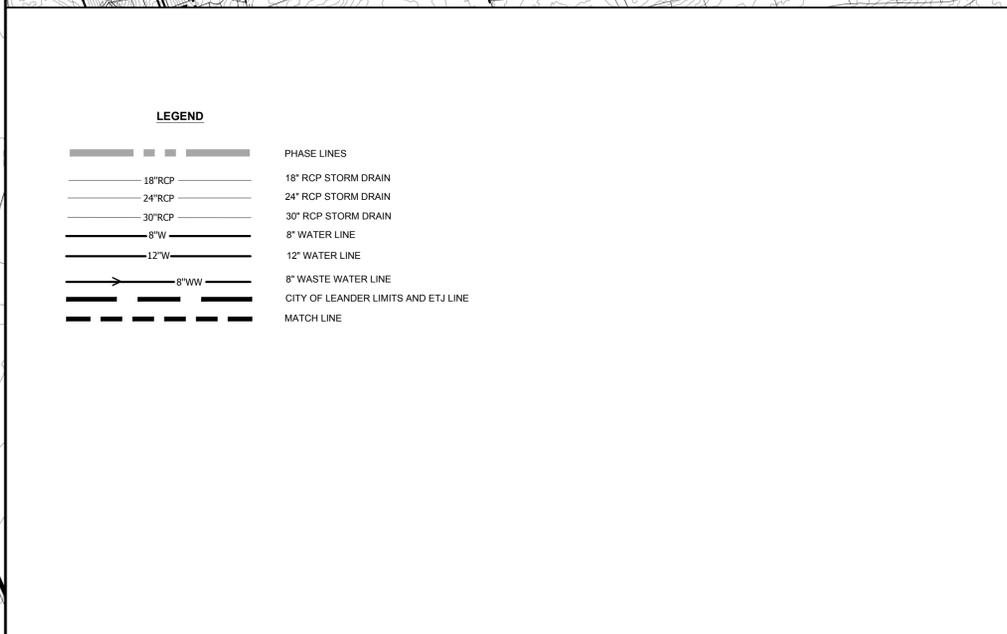
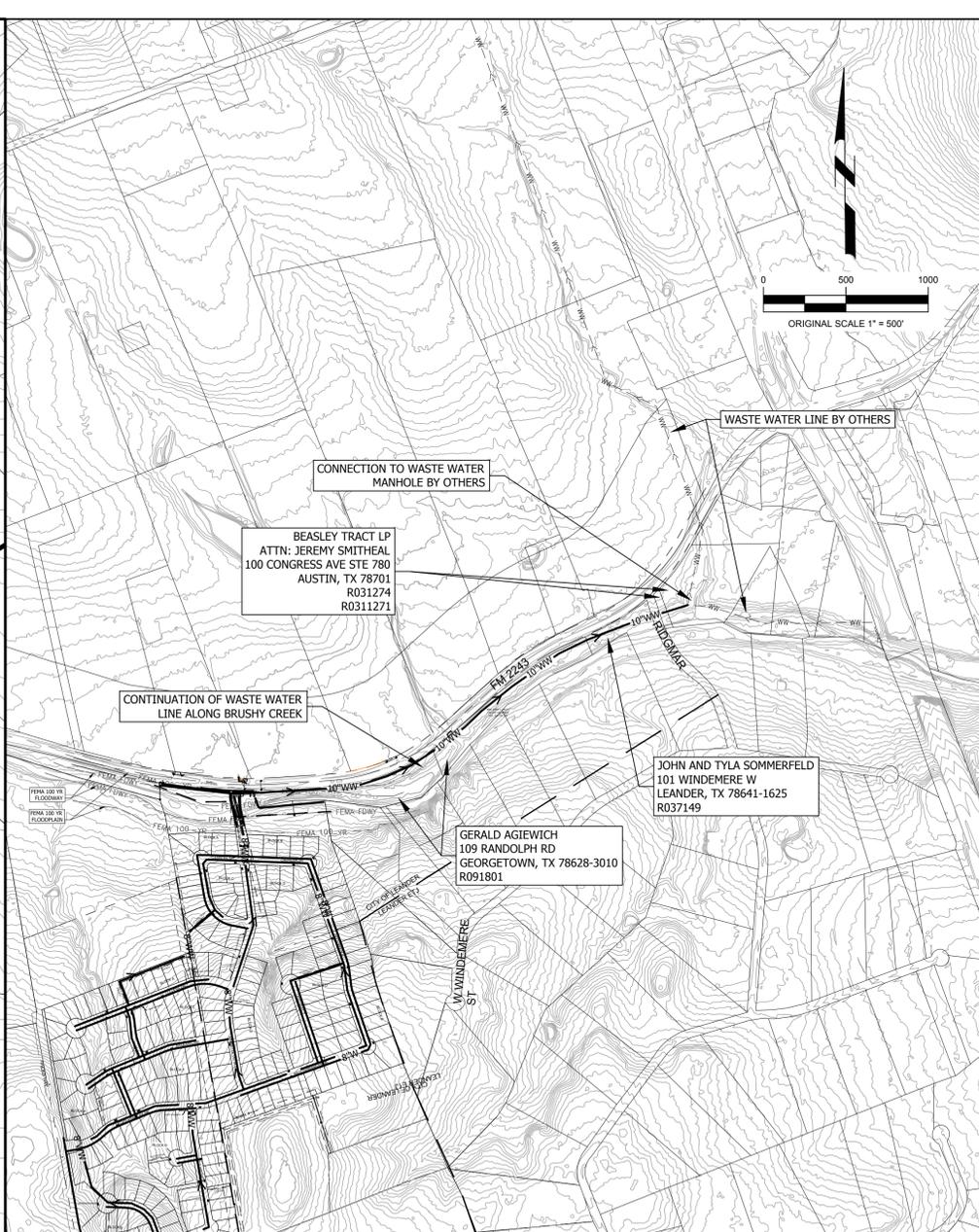
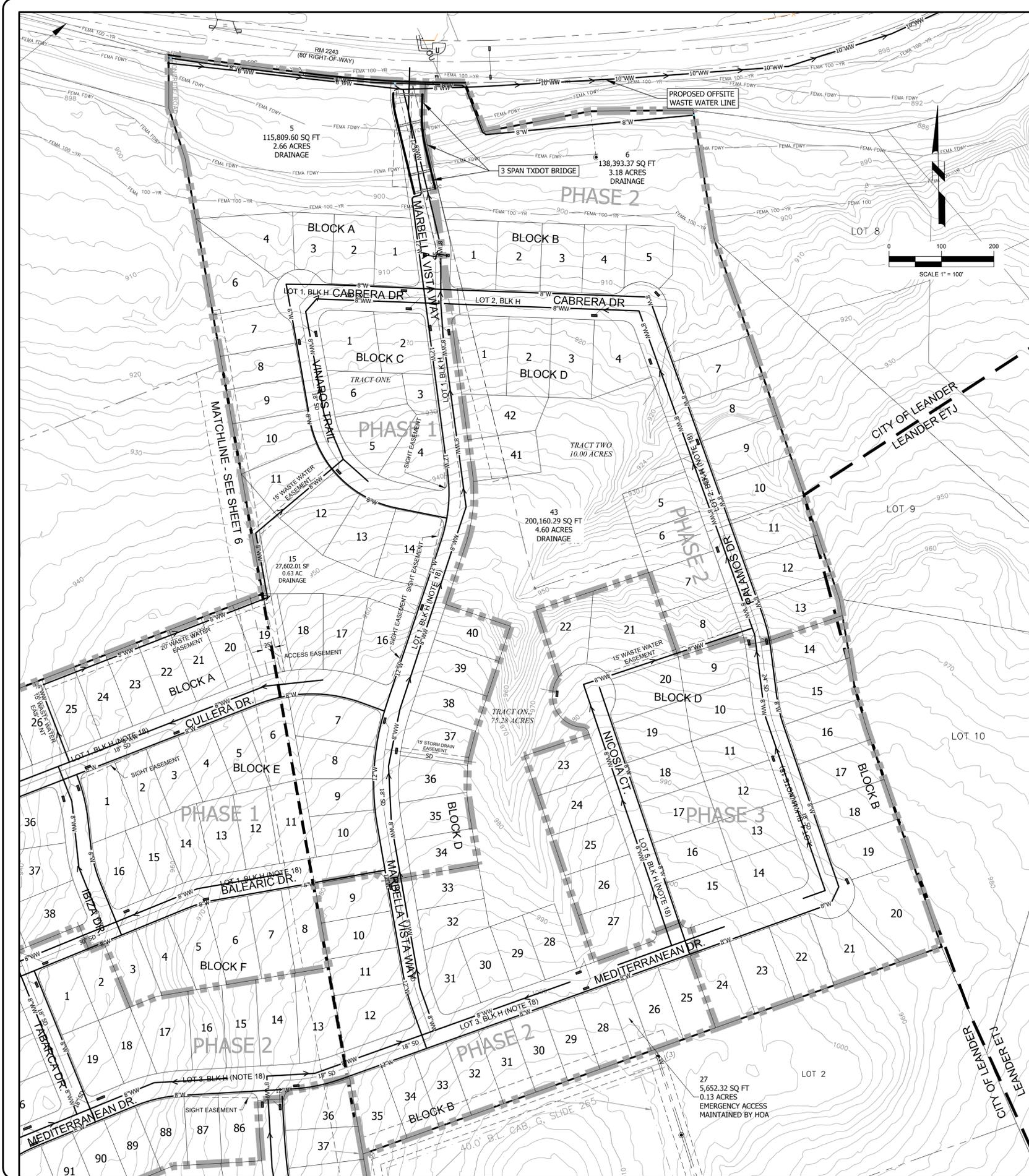
PROJECT No.
 2276-2-001

SHEET No.
 4 OF 12

- SECONDARY FIRE ACCESS FOR PHASE 1 NOTES:**
- ACCESS ROAD SHALL BE CONSTRUCTED AS AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT, EXCLUSIVE OF SHOULDERS.
 - UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 12 FT 6 IN.
 - GRADE NO GREATER THAN 8% WITHOUT APPROVAL FROM FIRE CODE OFFICIAL.
 - ANGLE OF APPROACH/DEPARTURE OF 28° R TYP.
 - SIGNAGE ON EITHER END OF ACCESS ROAD MEETING REQUIREMENTS BELOW.
 - SECURITY GATE SHALL BE INSTALLED ON EITHER SIDE OF THE ACCESS ROAD MEETING REQUIREMENTS: PROVIDE KNOX BOX ENTRY SYSTEM FOR GATE ACCESS MUST BE PROVIDED ON BOTH SIDES; APPLICATION WITH AUTHORIZATION SIGNATURES MUST BE OBTAINED FIRE ADMINISTRATION TO ORDER BOX.
 - ACCESS ROAD SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE DEVELOPMENT THAT WOULD EXCEED 30 LOTS.

LOT 19 TO BE A TEMPORARY ACCESS EASEMENT UNTIL RAIDER WAY IS CONSTRUCTED. A RESIDENTIAL DRIVEWAY WILL BE INSTALLED AT THE STREET WITH AN ASPHALT DRIVE TO CONNECT TO AN EXISTING DRIVEWAY.

50.0' WIDE ACCESS ESMT.
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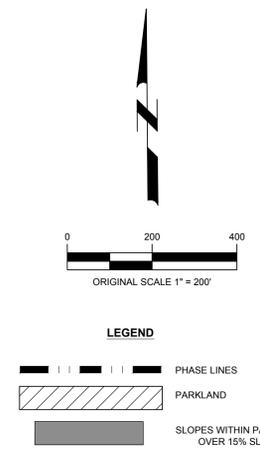
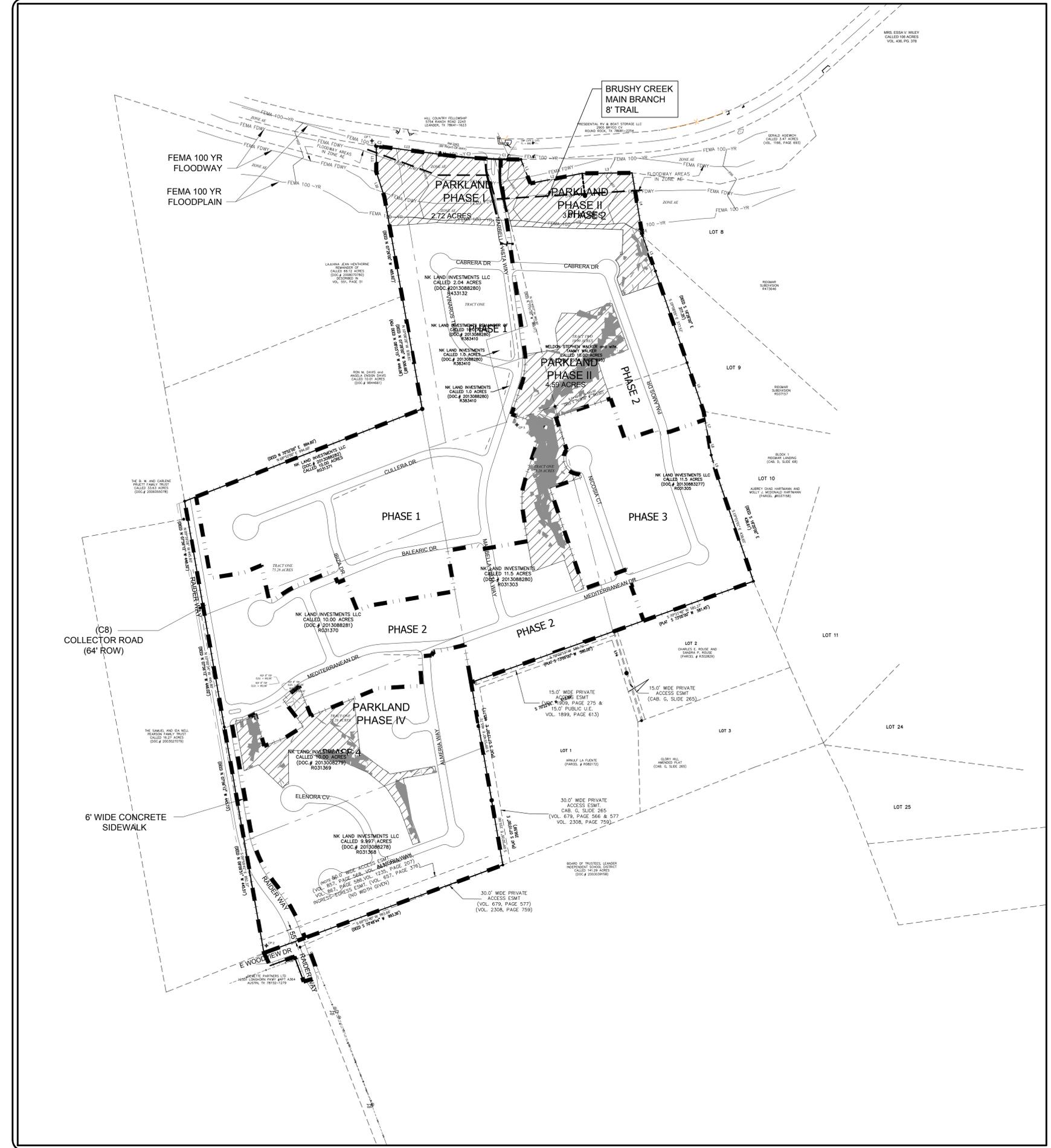
BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERS | SURVEYORS | PLANNERS | LANDSCAPE ARCHITECTS
 1500 WEST UNIVERSITY AVENUE
 SUITE 2000 AUSTIN, TEXAS 78705
 (512) 254-9220

STATE OF TEXAS
 PROFESSIONAL ENGINEERING
 LICENSE NO. 82783
 DAVID URBAN
 8/25/2014

NO.	DATE	REVISIONS	RECORD

CLIENT: **NK LAND INVESTMENTS, LLC**
 PROJECT: **UTILITY PLAN 1 OF 2**

SHEET TITLE: **UTILITY PLAN 1 OF 2**
 PROJECT No.: 2276-2-001
 SHEET No.: 5 OF 12



MARBELLA/SHIPMAN RANCH PARKLAND DEDICATION WORKSHEET 18-Aug-14

Phase	Lots	Parkland Required	Parkland Proposed	FP Acres	SS Acres	Acres Credited #	Surplus/Deficit Acres***	Fee in-lieu Land Value	Rec. Imp. Fee Req'd**	Facilities Proposed
I	68	2.38	2.92	2.64	1.6	1.6	-0.78	\$ 18,386.00	\$ 23,800.00	8' public trail
II	70	2.45	6.88	1.94	1.58	5.12	2.67	\$(62,936.00)	\$ 24,500.00	8' public trail
III	30	1.05	0				-1.05	\$ 24,750.00	\$ 10,500.00	
IV	49	1.72	2.43		0.46	2.2	0.48	\$(11,314.00)	\$ 17,150.00	
Totals:	217	7.6	12.23	4.58	2.04	8.92	1.32	\$(31,114.00)	\$ 75,950.00	

- * First priority for parkland dedication must satisfy the Parks, Recreation & Open Space Master Plan requirements for the trail along RM 2243. This land dedication must be for public use, not private. 5.72 acres proposed for public dedication in Phases I & II.
- ** First priority for use of Recreation Improvement Fees required by the Parkland Dedication Ordinance is to construct the 8' wide reinforced concrete trail identified in the Parks, Recreation & Open Space Master Plan. The trail is to be for public use.
- *** Fiscal sureties must be posted for phases where parkland dedication is deficient for phase one. After the Phase 2 parkland dedication is completed fiscal sureties will not be required for parkland dedication.

PARKLAND PROPOSED BY SITE AND ESTIMATED VALUE:
 -PRIVATE AMENITY -- \$450,000.00
 -PRIVATE PARK -- \$100,000.00
 -PUBLIC PARKLAND -- \$100,000.00
 -PUBLIC TRAIL -- \$50,000.00

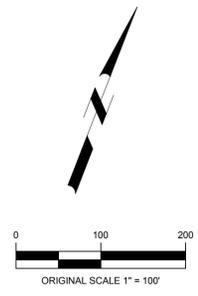
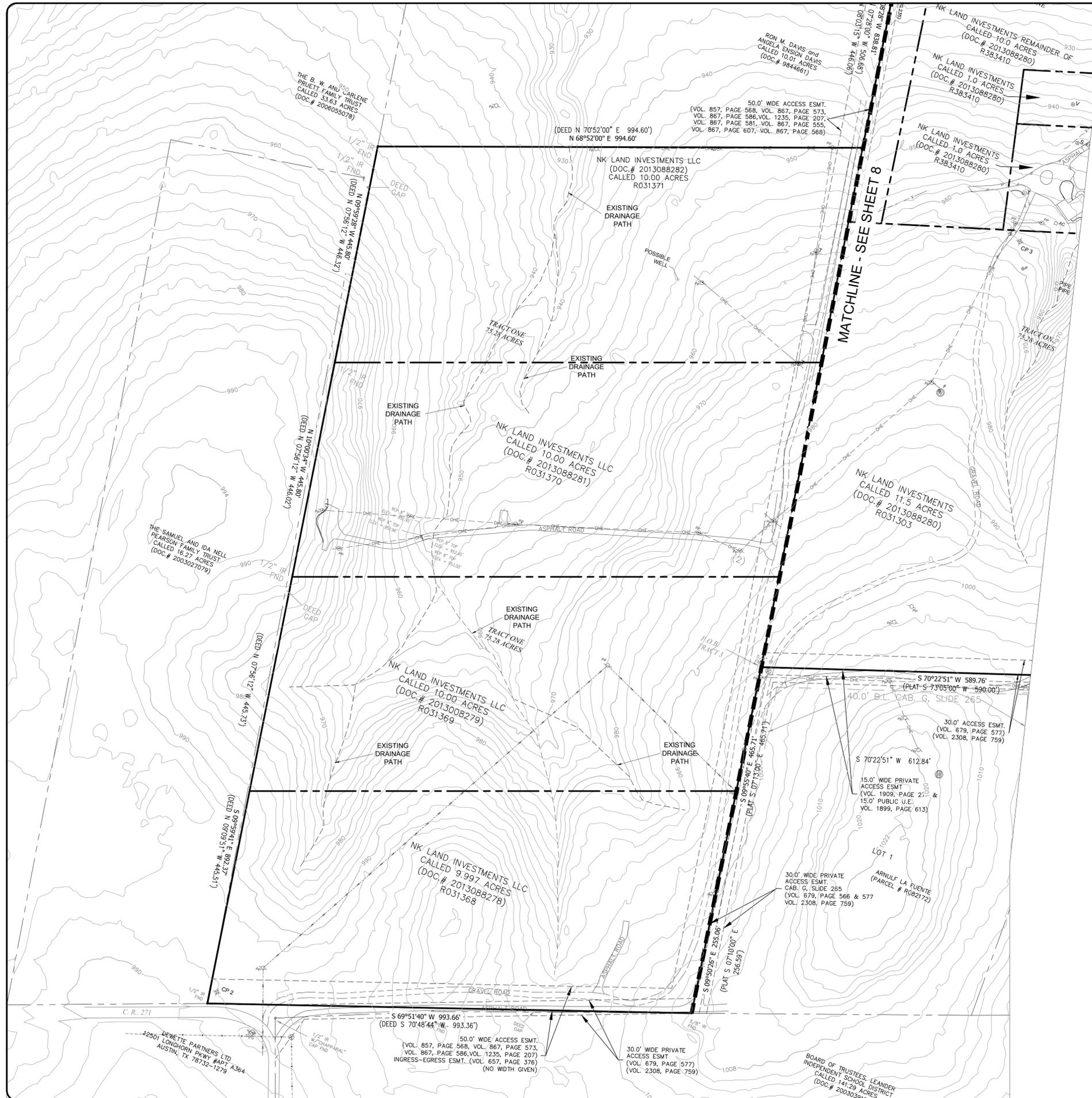
BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERING | SURVEYING | GIS | PLANNING | LANDSCAPE ARCHITECTURE
 15125 24th Street, Suite 100, Houston, TX 77058
 (281) 416-1100
 www.baker-aicklen.com

STATE OF TEXAS
 DAVID URBAN
 82783
 LICENSED PROFESSIONAL ENGINEER
 8/25/2014

NO.	DATE	REVISIONS	RECORD

CLIENT: **NK LAND INVESTMENTS, LLC**
 PROJECT: **PARKLAND EXHIBIT**

SHEET TITLE: **PARKLAND EXHIBIT**
 PROJECT No.: **2276-2-001**
 SHEET No.: **7 OF 12**



R031305

CURVE TABLE							
CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT	RECORD CALLS
C1	100.99'	2331.83'	S82°03'48"E	100.98'	228.53'	50.50'	ARC 101.24'
C2	22.31'	2859.72'	S82°31'57"E	22.31'	026.49'	11.15'	ARC 22.42'
C3	214.47'	2331.83'	S85°11'16"E	214.39'	51°6'11"	107.31'	ARC 215.37'

LINE TABLE			
LINE	BEARING	LENGTH	RECORD CALLS
L1	S21°32'07"E	99.96'	S18°43'00"E 100.00'
L2	N79°07'35"E	206.13'	N81°38'00"E 205.60'
L3	N89°25'26"E	195.18'	N87°45'00"E 196.00'
L4	S09°20'42"E	247.62'	S06°40'00"E 247.62'
L5	S20°10'48"E	146.71'	S17°33'00"E 146.40'
L6	S18°49'53"E	199.70'	S16°28'00"E 200.00'
L7	S10°11'21"E	112.40'	PLAT S08°43'00"E 112.38'
L8	S09°19'06"E	60.13'	PLAT S07°24'00"E 59.82'
L9	S16°27'56"E	78.81'	S13°45'00"E 78.93'
L10	N18°00'29"W	101.86'	N15°18'00"W 101.966'
L11	N00°00'02"W	99.99'	N02°42'00"W 100.00'
L13	S82°32'11"E	230.20'	S79°55'00"E 229.89'
L14	S17°36'52"E	170.10'	PLAT S14°57'30"E

BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS
 1500 WEST UNIVERSITY AVENUE
 SUITE 200, DALLAS, TEXAS 75245
 (214) 241-9200

DAVID URBAN
 82783
 LICENSED PROFESSIONAL ENGINEER
 8/25/2014

NO.	DATE	REVISIONS	RECORD

CLIENT: **NK LAND INVESTMENTS, LLC**
 PROJECT: **EXISTING CONDITIONS 2 OF 2**

SHEET TITLE: **EXISTING CONDITIONS 2 OF 2**
 PROJECT No.: 2276-2-001
 SHEET No.: 9 OF 12



C VALUES

	2-year	25-year	100-year
C value for impervious surfaces	0.75	0.88	0.97
C value for pervious surfaces	0.29	0.39	0.46

(Reference COA Drainage Criteria Manual)

COA IDF COEFFICIENTS

	a	b	c
2	54.767	11.051	0.8116
25	82.936	10.748	0.7634
100	118.3	13.185	0.7736

PRELIMINARY DRAINAGE CALCULATIONS

DRAINAGE CALCULATIONS
Fully Developed Flows

Area	Acres	T _c	I ₂₅	I ₁₀₀	C ₂₅	C ₁₀₀	Q ₂₅	Q ₁₀₀	Remarks
1	4.05	8.0	8.85	11.15	0.44	0.51	15.8	23.1	
2	0.88	5.0	10.11	12.54	0.51	0.58	4.5	6.4	
3	3.45	9.0	8.51	10.76	0.45	0.52	13.2	19.3	
4	0.95	5.0	10.11	12.54	0.48	0.55	4.6	6.5	
5	1.18	11.0	7.90	10.06	0.56	0.64	5.2	7.6	
6	1.76	8.0	8.85	11.15	0.55	0.63	8.6	12.4	
7	0.84	10.0	8.19	10.40	0.69	0.77	4.8	6.7	
8	1.08	5.0	10.11	12.54	0.60	0.68	6.5	9.2	
9	0.95	5.0	10.11	12.54	0.55	0.63	5.3	7.5	
10	0.68	5.0	10.11	12.54	0.60	0.68	4.1	5.8	
11	0.58	5.0	10.11	12.54	0.62	0.70	3.6	5.1	
12	0.43	10.0	8.19	10.40	0.61	0.69	2.1	3.1	
13	1.44	10.0	8.19	10.40	0.51	0.58	6.0	8.7	
14	0.94	6.0	9.65	12.04	0.59	0.66	5.4	7.5	
15	7.64	21.0	5.92	7.70	0.47	0.54	21.2	31.8	
16	0.19	5.0	10.11	12.54	2.83	2.99	5.3	6.9	
17	8.36	31.0	4.80	6.31	0.45	0.52	18.1	27.4	
18	1.11	5.0	10.11	12.54	0.57	0.65	6.4	9.0	
19	0.30	5.0	10.11	12.54	0.59	0.67	1.8	2.5	
20	1.34	18.0	6.39	8.27	0.58	0.65	5.9	7.2	
21	0.42	5.0	10.11	12.54	0.67	0.76	2.9	4.0	
22	0.34	5.0	10.11	12.54	0.74	0.82	2.6	3.5	
23	1.11	5.0	10.11	12.54	0.65	0.73	7.3	10.1	
24	1.34	7.0	9.23	11.57	0.60	0.68	7.4	10.5	
25	1.05	5.0	10.11	12.54	0.60	0.67	6.4	8.8	
26	1.22	5.0	10.11	12.54	0.49	0.56	6.0	8.6	
27	1.18	5.0	10.11	12.54	0.56	0.64	6.7	9.5	
28	2.52	5.0	10.11	12.54	0.50	0.58	12.7	18.3	
29	0.16	5.0	10.11	12.54	0.76	0.84	1.2	1.7	
30	2.63	12.0	7.64	9.75	0.55	0.63	11.0	16.1	
31	1.05	6.0	9.65	12.04	0.63	0.71	6.4	9.0	
32	0.28	5.0	10.11	12.54	0.76	0.85	2.2	3.0	
33	1.77	6.0	9.65	12.04	0.59	0.67	10.1	14.3	
34	1.51	5.0	10.11	12.54	0.58	0.66	8.8	12.5	
35	0.39	5.0	10.11	12.54	0.76	0.85	3.0	4.2	
36	1.40	7.0	9.23	11.57	0.60	0.68	7.8	11.0	
37	1.71	8.0	8.85	11.15	0.46	0.56	7.4	10.7	
38	1.75	8.0	8.85	11.15	0.48	0.56	7.4	10.9	
39	1.42	8.0	8.85	11.15	0.49	0.57	6.2	9.0	
40	1.96	8.0	8.85	11.15	0.47	0.55	8.1	12.0	
41	0.94	5.0	10.11	12.54	0.55	0.63	5.2	7.4	
42	0.07	5.0	10.11	12.54	0.80	0.89	0.6	0.8	
43	7.49	36.0	4.41	5.81	0.49	0.56	16.2	24.4	
44	0.26	5.0	10.11	12.54	0.72	0.80	1.9	2.6	
45	1.66	6.0	9.65	12.04	0.62	0.70	9.9	14.0	
46	0.16	5.0	10.11	12.54	0.68	0.77	1.1	1.6	
47	0.58	5.0	10.11	12.54	0.39	0.46	2.3	3.4	
48	0.08	5.0	10.11	12.54	0.78	0.86	0.6	0.9	
49	0.78	5.0	10.11	12.54	0.55	0.62	4.3	6.0	
50	1.16	5.0	10.11	12.54	0.54	0.62	6.3	9.0	
51	0.09	5.0	10.11	12.54	0.76	0.85	0.7	1.0	
52	0.90	5.0	10.11	12.54	0.58	0.66	5.3	7.4	
53	1.39	5.0	10.11	12.54	0.56	0.63	7.9	11.0	
54	3.12	8.0	8.85	11.15	0.55	0.63	15.2	21.9	
55	0.38	5.0	10.11	12.54	0.86	0.95	3.3	4.5	
56	0.49	5.0	10.11	12.54	0.72	0.81	3.5	4.9	
57	0.25	5.0	10.11	12.54	0.72	0.80	1.8	2.5	
58	0.05	5.0	10.11	12.54	0.72	0.80	0.4	0.5	
59	2.09	6.0	9.65	12.04	0.52	0.59	10.5	14.8	
60	0.20	5.0	10.11	12.54	0.75	0.84	1.5	2.1	
61	1.64	7.0	9.23	11.57	0.39	0.51	5.9	9.7	
62	0.61	5.0	10.11	12.54	0.39	0.61	2.4	4.7	
63	0.34	5.0	10.11	12.54	0.39	0.67	1.4	2.9	
64	1.11	6.0	9.65	12.04	0.39	0.63	4.2	8.4	
65	0.86	6.0	9.65	12.04	0.39	0.68	3.2	7.0	
66	2.37	17.0	6.56	8.48	0.53	0.61	8.2	12.3	
67	2.26	10.0	8.19	10.40	0.48	0.55	8.9	12.9	
68	5.25	12.0	7.64	9.75	0.43	0.50	17.2	25.6	
69	0.14	5.0	10.11	12.54	0.76	0.85	1.1	1.5	
70	0.15	5.0	10.11	12.54	0.76	0.84	1.2	1.6	
71	0.24	5.0	10.11	12.54	0.77	0.85	1.9	2.6	
72	1.53	5.0	10.11	12.54	0.58	0.65	9.0	12.4	
73	0.10	5.0	10.11	12.54	0.79	0.87	0.8	1.1	
74	0.11	5.0	10.11	12.54	0.76	0.84	0.8	1.1	
75	0.23	5	10.11	12.54	0.76	0.85	1.8	2.5	
76	0.37	5	10.11	12.54	0.76	0.85	2.8	3.9	

NOTE

- NO OBSTRUCTIONS SHALL BE PLACED IN DRAINAGE EASEMENTS.

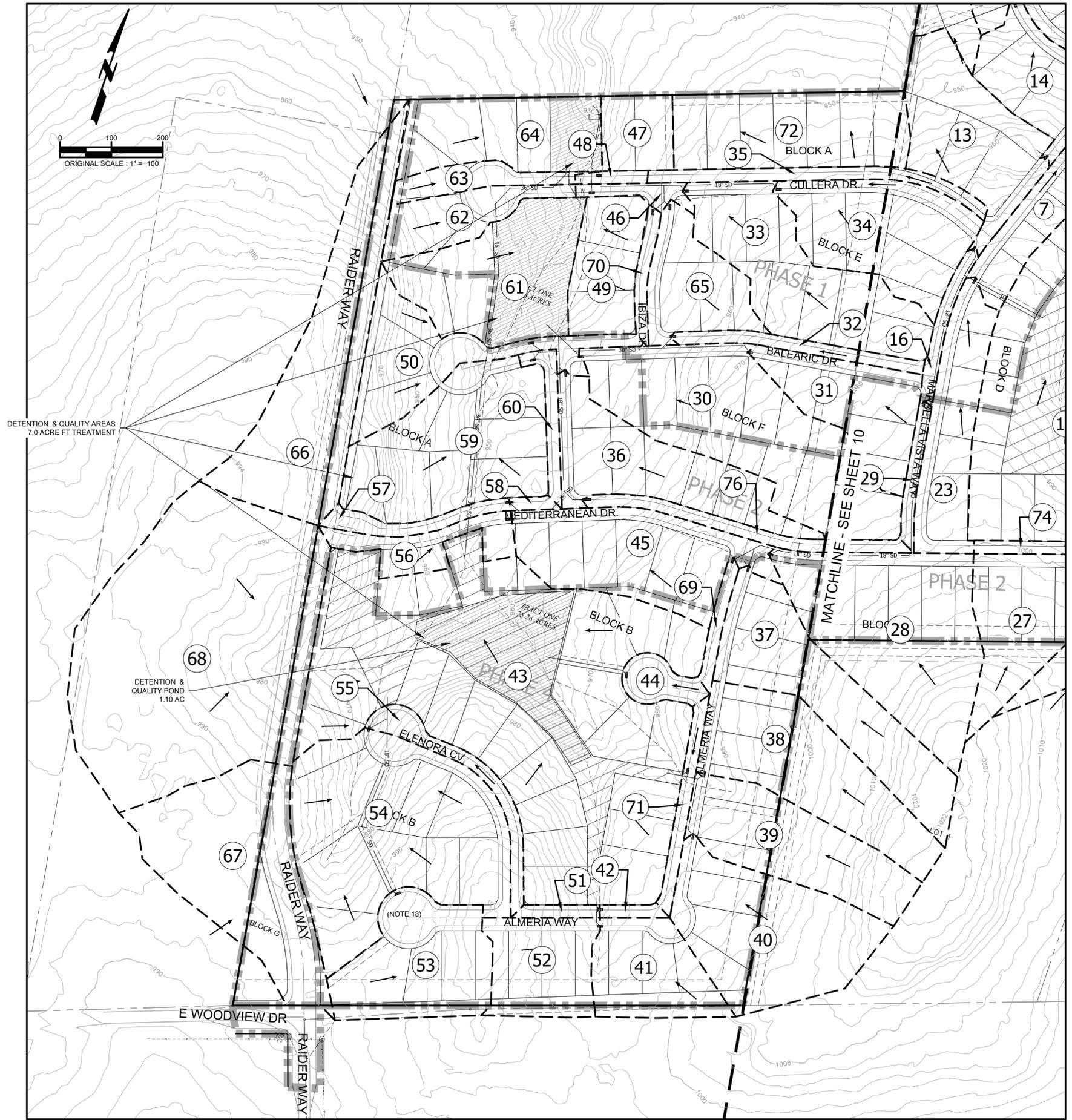
BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERING FIRM # 1945 • SURVEY FIRM # 102231-0 • TRAC # 17177
 LICENSED PROFESSIONAL ENGINEERS

DAVID URBAN
 LICENSED PROFESSIONAL ENGINEER
 8/25/2014

NO.	DATE	REVISIONS	RECORD

CLIENT: **NK LAND INVESTMENTS, LLC**
 PROJECT: **DRAINAGE PLAN 1 OF 2**

SHEET TITLE: **DRAINAGE PLAN 1 OF 2**
 PROJECT No.: 2276-2-001
 SHEET No.: 10 OF 12



BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERING FIRM # 102231-C · TRAIL # 1787
 DESIGNER: DRAWN: REVIEWED:



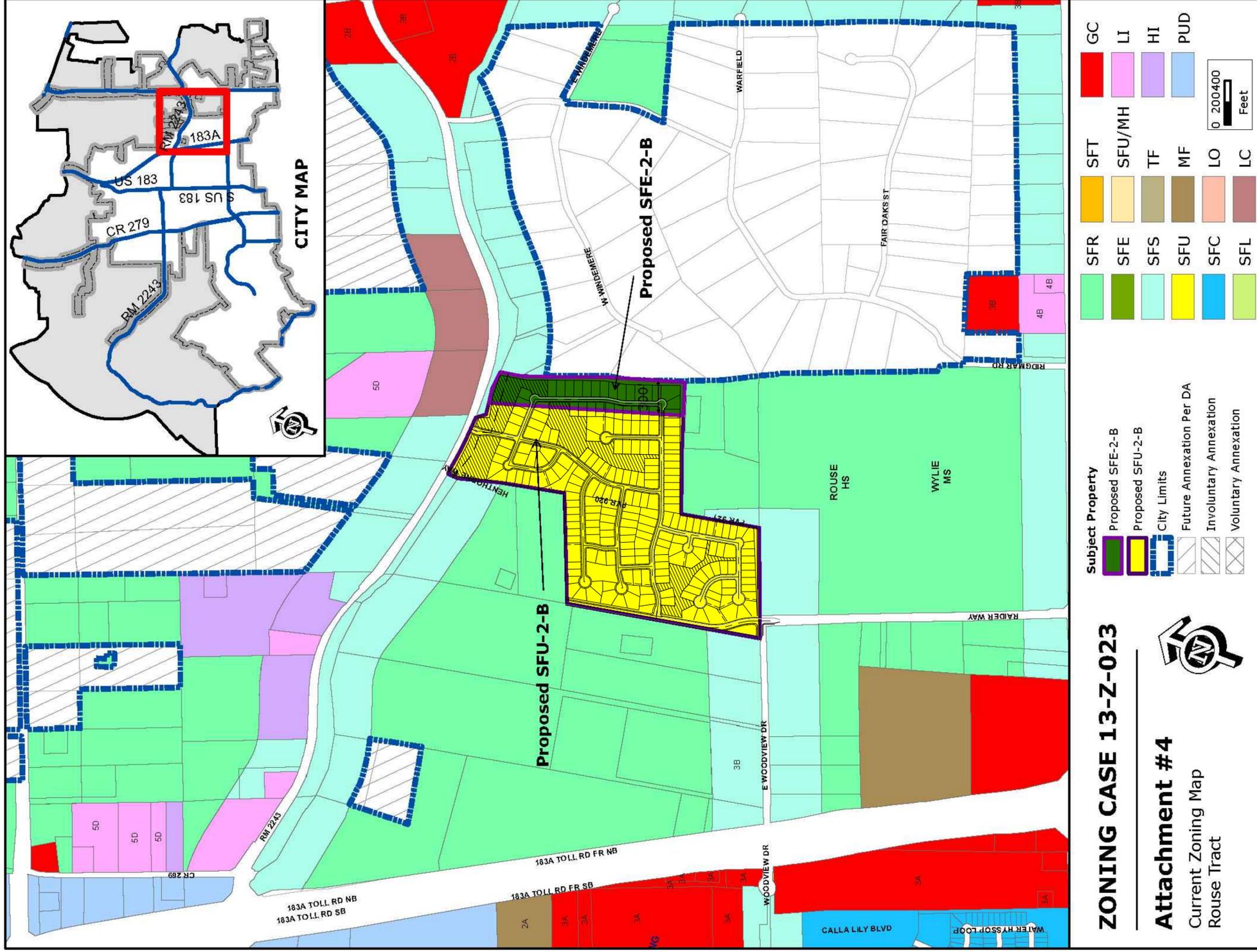
NO.	DATE	REVISIONS	RECORD

CLIENT: **NK LAND INVESTMENTS, LLC**
 PROJECT: **DRAINAGE PLAN 2 OF 2**

SHEET TITLE: **DRAINAGE PLAN 2 OF 2**

PROJECT No. 2276-2-001

SHEET No. 11 OF 12



ZONING CASE 13-Z-023



Attachment #4

Current Zoning Map
Route Tract

- Subject Property**
- Proposed SFE-2-B
 - Proposed SFU-2-B
 - City Limits
 - Future Annexation Per DA
 - Involuntary Annexation
 - Voluntary Annexation

- | | | |
|-----|--------|-----|
| SFR | SFT | GC |
| SFE | SFU/MH | LI |
| SFS | TF | HI |
| SFU | MF | PUD |
| SFC | LO | |
| SFL | LC | |
- 0 200,400 Feet



EXECUTIVE SUMMARY

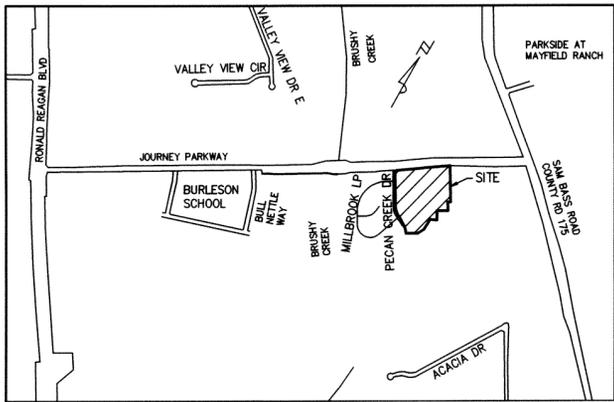
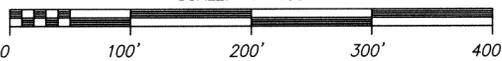
SEPTEMBER 25, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-009: Consider action on the Pecan Creek, Phase 2 Final Plat for 15.51 acres more or less; WCAD Parcel R518872; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances that require approval of the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Randall Jones & Associates Engineers on behalf Gehan Homes, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 41 single-family lots, 2 open space/landscape lots, and 2 open space/drainage easements. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
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

09/15/2014

PLAT OF
PECAN CREEK, PHASE 2
 CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LOT AREA TABLE
 (SQUARE FEET)

A1	9,569
A2	8,069
A3	8,907
A4	9,097
A5	9,098
A6	9,098
A7	8,806
A8	9,802
A9	9,322
A10	10,150
A11	9,888
A12	34,824 (OS & LS)
D1	11,738
D2	8,698
D3	8,197
D4	7,710
D5	7,607
D6	8,827
D7	7,860
D8	6,826
D9	6,826
D10	6,826
D11	6,826
D12	6,826
D13	6,826
D14	8,047
D15	3,622 (OS & LS)
E1	8,331
E2	8,366
E3	8,190
E4	8,190
E5	8,190
E6	8,190
E7	10,742
E8	18,560 (OS & DE)
F1	6,420
F2	6,420
F3	6,420
F4	6,420
F5	6,420
F6	6,420
F7	7,752
F16	176,057 (OS & DE)
G1	8,352
G2	7,200

LINE	BEARING	LENGTH
L1	N10°02'17"W	90.31
L2	N08°22'53"E	90.79
L3	N24°08'57"E	90.79
L4	N39°55'02"E	90.79
L5	N59°47'30"E	90.13
L6	N63°24'42"E	95.03
L7	N77°15'28"E	70.00
L8	N68°55'29"E	131.27
L9	N21°26'49"W	16.21
L10	N69°54'25"W	35.79
L11	N20°36'00"E	35.23
L12	N23°33'11"E	30.76

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	36.41	275.00	7°35'10"	S17°39'14"E	36.38
C2	129.72	320.86	23°09'54"	N35°53'20"W	128.84
C3	18.95	324.33	3°20'55"	N49°05'03"W	18.95
C4	3.56	100.00	2°02'22"	N49°43'29"W	3.56
C5	198.79	265.00	42°58'50"	N42°40'24"W	194.16
C6	363.52	5779.05	3°36'15"	N64°44'52"E	363.46
C7	386.66	5679.06	3°54'03"	N64°53'28"E	386.58
C8	31.51	20.00	90°15'50"	N66°18'54"W	28.35
C9	31.32	20.00	89°44'10"	N23°41'06"E	28.22
C10	20.94	20.00	60°00'00"	N51°10'59"W	20.00
C11	23.56	15.00	90°00'00"	N23°33'11"E	21.21
C12	23.56	15.00	90°00'00"	N66°26'49"W	21.21
C13	267.67	155.00	98°56'36"	N28°01'29"E	235.63
C14	354.01	205.00	98°56'36"	N28°01'29"E	311.63
C15	8.50	155.00	3°08'26"	N19°52'36"W	8.50
C16	104.81	155.00	38°44'31"	N01°03'53"E	102.82
C17	115.15	155.00	42°33'50"	N41°43'03"E	112.52
C18	39.22	155.00	14°29'48"	N70°14'53"E	39.11
C19	22.10	205.00	6°10'35"	N18°21'31"W	22.09
C20	56.42	205.00	15°46'10"	N07°23'09"W	56.24
C21	56.42	205.00	15°46'10"	N08°23'01"E	56.24
C22	56.42	205.00	15°46'10"	N24°09'10"E	56.24
C23	56.42	205.00	15°46'10"	N39°55'20"E	56.24
C24	56.42	205.00	15°46'10"	N55°41'29"E	56.24
C25	49.81	205.00	13°55'13"	N70°32'10"E	49.68
C26	10.56	20.00	30°15'50"	N83°41'06"E	10.44
C27	47.21	302.48	8°56'36"	N73°01'29"E	47.17
C28	23.56	15.00	90°00'00"	N23°33'11"E	21.21
C29	23.56	15.00	90°00'00"	N66°26'49"W	21.21
C30	55.02	352.48	8°56'36"	N73°01'29"E	54.96
C31	59.89	1250.00	2°44'43"	N22°49'11"W	59.89
C32	62.29	1300.00	2°44'43"	N22°49'11"W	62.28
C33	142.53	5679.06	1°26'17"	N63°39'35"E	142.52
C34	100.46	5679.06	1°00'49"	N64°53'07"E	100.46
C35	143.67	5679.06	1°26'58"	N66°07'01"E	143.67
C36	23.56	15.00	90°00'00"	N66°26'49"W	21.21
C37	23.56	15.00	90°00'00"	N23°33'11"E	21.21
C38	23.56	15.00	90°00'00"	N66°26'49"W	21.21

SITE DATA:

41 SINGLE FAMILY LOTS
 2 LOTS FOR OPEN SPACE & LANDSCAPING
 2 LOTS FOR OPEN SPACE & DRAINAGE EASEMENTS
 ACREAGE: 15.51 ACRES
 SURVEY: ANASTASHA CARR, ABSTRACT No. 122
 NUMBER OF BLOCKS: 5

NEW STREETS:

JULIAN LANE: 841 L.F.
 CARYA DRIVE: 748 L.F.
 ECHO PARK DRIVE: 662 L.F.

TOTAL: 2251 L.F.

FINISHED FLOOR ELEVATIONS:

LOT	BLOCK	ELEVATION
1	F	850.0'
2	F	850.0'
3	F	850.5'
4	F	851.0'
5	F	851.5'
6	F	851.5'
7	F	852.0'
1	G	854.5'
2	G	854.5'

LEGEND:

- = SET 1/2" IRON ROD (WITH RJ SURVEYING CAP)
- = FOUND 1/2" IRON ROD
- _{HC} = FOUND 1/2" IRON ROD (WITH HAYNIE CONSULTANTS CAP)
- _{CSP} = FOUND COTTON SPINDLE
- ROW = RIGHT OF WAY
- DE = DRAINAGE AND STORM SEWER EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- LS = LANDSCAPE
- OS = OPEN SPACE
- POB = POINT OF BEGINNING
- (B) = BLOCK NAME
- = 4' SIDEWALK REQUIRED
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

DEVELOPER/OWNER:

GEHAN HOMES, LTD
 15725 NORTH DALLAS PARKWAY, SUITE 300
 ADDISON, TX 75001
 (512) 330-9366 FAX (512) 330-9755

DATE: MARCH 7, 2014

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

PLAT OF
PECAN CREEK, PHASE 2
 CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE ANASTASHA CARR SURVEY, ABSTRACT No. 122 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 21.846 ACRE TRACT OF LAND CONVEYED TO JEN TEXAS III, LLC BY DEED RECORDED IN DOCUMENT No. 2012090502 AND PART OF THAT 29.31 ACRE TRACT CONVEYED TO JEN TEXAS II, LLC BY DEED RECORDED IN DOCUMENT No. 2013057836 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a cotton spindle found on the South Line of County Road 179, at the Northeast corner of said 29.31 Acre Tract, the same being the Northwest corner of that 54.10 Acre Tract of Land conveyed to Peggy Simpson by deed recorded in Volume 2542, Page 834 of the Official Records of Williamson County, Texas;

THENCE S.21°11'12"E. along the East Line of said 29.31 Acre Tract and the West Line of said 54.10 Acre Tract a distance of 540.74 feet to a 1/2" iron rod set;

THENCE across said 29.31 Acre Tract the following nine courses;

1. S.68°33'11"W. a distance of 40.25 feet to a 1/2" iron rod set;
2. S.21°26'49"E. a distance of 130.00 feet to a 1/2" iron rod set;
3. S.68°33'11"W. a distance of 170.00 feet to a 1/2" iron rod set;
4. S.21°26'49"E. a distance of 105.17 feet to a 1/2" iron rod set to a point of curvature of a curve to the right;
5. Southerly, along the arc of said curve to the right a distance of 36.41 feet, said curve having a radius of 275.00 feet, a central angle of 07°35'10", and a chord bearing S.17°39'14"E., 36.38 feet to a 1/2" iron rod set;
6. S.76°08'21"W. a distance of 102.04 feet to a 1/2" iron rod set;
7. S.12°36'07"W. a distance of 179.05 feet to a 1/2" iron rod set;
8. S.37°01'25"W. a distance of 104.56 feet to a 1/2" iron rod set;
9. S.68°49'01"W. (at 9.94' pass the common line of said 29.31 Acre Tract and said 21.846 Acre Tract) in all a distance of 180.67 feet to a 1/2" iron rod set to a point on a non-tangent curve to the left;

THENCE northwesterly along the arc of said curve to a point on the East Line of Pecan Creek Drive as shown on the Plat of Pecan Creek, Phase 1 recorded in Document No. 2013083158 of the Official Public Records of Williamson County, Texas, a distance of 129.72 feet, said curve having a radius of 320.86 feet, a central angle of 23°09'54" and a chord bearing N.35°53'20"W., 128.84 feet to a 1/2" iron rod set to a point of compound curvature to the left;

THENCE continuing along the East Line of said Pecan Creek Drive the following six courses;

1. Northwesterly along the arc of said curve, a distance of 18.95 feet, said curve having a radius of 324.33 feet, a central angle of 03°20'55" and a chord bearing N.49°05'03"W., 18.95 feet to a 1/2" iron rod set;
2. Northwesterly along the arc of said curve, a distance of 3.56 feet, said curve having a radius of 100.00 feet, a central angle of 02°02'22" and a chord bearing N.49°43'29"W., 3.56 feet to a 1/2" iron rod set;
3. N.48°42'18"W. a distance of 97.09 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
4. Northwesterly along the arc of said curve, a distance of 198.79 feet, said curve having a radius of 265.00 feet, a central angle of 42°58'50" and a chord bearing N.42°40'24"W., 194.16 feet to a 1/2" iron rod set;
5. N.21°10'59"W. a distance of 508.67 feet to a 1/2" iron rod set;
6. N.22°40'32"E. a distance of 34.64 feet to a 1/2" iron rod set to a point on a non-tangent curve to the left on the South Line of County Road 179;

THENCE along the South Line of County Road 179 the following three courses;

1. Northeasterly along the arc of said curve, a distance of 363.52 feet, said curve having a radius of 5779.05 feet, a central angle of 03°36'15" and a chord bearing N.64°44'52"E., 363.46 feet to a 1/2" iron rod with Haynie Consultants Cap Found;
2. N.63°04'05"E. a distance of 69.07 feet to a 1/2" iron rod found with Haynie Consultants Cap to a point on a non-tangent curve to the right;
3. Northeasterly along the arc of said curve, a distance of 386.66 feet, said curve having a radius of 5679.06 feet, a central angle of 03°54'03" and a chord bearing N.64°53'28"E., 386.57 feet to the said Point of Beginning.

Containing 15.51 acres, more or less

All iron rods set have RJ Surveying caps.
 Bearings are Texas State Plane Central Zone NAD 83

PLAT NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
2. 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.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF JULIAN LANE, CARYA DRIVE AND ECHO PARK DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
4. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 12, BLOCK A; LOT 15, BLOCK D; AND LOT 8, BLOCK E, 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 WITHIN THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
5. DRIVEWAY ACCESS TO JOURNEY PARKWAY IS PROHIBITED FROM ANY SINGLE-FAMILY LOT.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
8. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 1983.
9. LOT 12, BLOCK A; AND LOT 15, BLOCK D ARE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 8, BLOCK E, LOT 16 AND BLOCK F ARE FOR DRAINAGE AND OPEN SPACE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. A 10' PUE IS HEREBY DEDICATED ALONG STREET RIGHT OF WAY LINES.
13. A 2.5' PUE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT No. 2013111429.
15. THE HOME OWNER'S ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN ALL OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

DEDICATION

STATE OF TEXAS
 COUNTY OF WILLIAMSON

THAT GEHAN HOMES, LTD, AS THE OWNER OF THAT CERTAIN 15.51 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2014015606 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 15.51 ACRES AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT OF WAY, 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 AS SHOWN HEREON TO BE KNOWN AS PECAN CREEK PHASE 2.

Justin Eicher

Justin Eicher
 Austin Division President

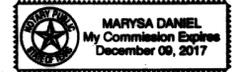
STATE OF TEXAS
 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27th DAY OF August, 2014 BY *Justin Eicher*

Maurya Daniel
 NOTARY PUBLIC SIGNATURE

Maurya Daniel
 NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 12/9/17 SEAL



NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48491C0460E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

R. Brent Jones 8/26/14
 R. BRENT JONES, P. E.
 PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS
 COUNTY OF TRAVIS

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER FILE No. 2014-04-3045 EFFECTIVE DATE FEBRUARY 20, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

John K. Weigand Aug. 26, 2014
 JOHN KENNETH WEIGAND
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741



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

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

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

STATE OF TEXAS
 COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____ A. D., AT ___ O'CLOCK ___ M. AND WAS DULY RECORDED ON THE ___ DAY OF _____ A. D., AT ___ O'CLOCK ___ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No. _____

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

NANCY E. RISTER, CLERK, COUNTY COURT
 OF WILLIAMSON COUNTY, TEXAS

BY: _____
 WILLIAM WEHLING, DEPUTY

DATE: MARCH 7, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

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EXECUTIVE SUMMARY

SEPTEMBER 25, 2014

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- Agenda Subject:** Zoning Case 14-Z-024: Hold a public hearing and consider action on the rezoning of a 1.72 acre tract of land, more or less, generally located at the southeast corner of the intersection of Municipal Drive and S. Bagdad Rd., WCAD Parcel #R519006. Currently, the property is zoned LC-2-B (Local Commercial) and the applicant is proposing to zone the property LC-3-B (Local Commercial), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Professional StruCIVIL Engineers, Inc. on behalf of Sherrie A. McIver, Emmet Hawkes Jr, Sally Ochsner, and Cynthia Hawkes.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)
- DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.
- Attachments:**
1. Planning Analysis
 2. Current Zoning Map
 3. Proposed Zoning Map
 4. Future Land Use Map
 5. Aerial Map
 6. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 09/16/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-024 HAWKES REZONING

GENERAL INFORMATION

- Owner:** Sherrie A. McIver, Emmet Hawkes Jr, Sally Ochsner, and Cynthia Hawkes
- Current Zoning:** LC-2-B (Local Commercial)
- Proposed Zoning:** LC-3-B (Local Commercial)
- Size and Location:** The property located is located at southeast corner of the intersection of Municipal Drive and S. Bagdad Rd and includes approximately 1.72 acres.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	LC-2-B	Undeveloped Land Zoned for Commercial Use
EAST	LC-2-B	Undeveloped Land Zoned for Commercial Use
SOUTH	LC-2-B	Undeveloped Land Zoned for Commercial Use
WEST	SFL-2-A	Single-Family Neighborhood Under Construction (Villas at Vista Ridge)

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

LC – LOCAL COMMERCIAL:

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

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

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, LI and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

TYPE B:

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

Intent:

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Plan for future development that is compatible with existing residential neighborhoods.
- The Neighborhood Center land use node is intended to be located at the intersection of collector streets. These nodes are approximately one quarter mile in diameter and incorporate approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant is requesting to change the site component from Type 2 to Type 3 in order to allow for the development of a gas station at this location. An application for rezoning was submitted in November 2013 for a similar request, but was withdrawn and not presented to the Planning & Zoning Commission or the City Council.

The properties to the north, east, and south are currently zoned LC-2-B and are undeveloped. The property to the west is the proposed Villas at Vista Ridge Subdivision that is currently under construction.

Below, please find a table demonstrating the differences between the Type 2 and Type 3 Site Components.

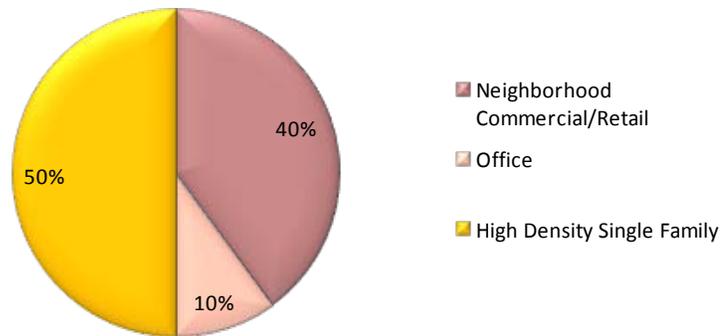
PERMITTED SITE USES	TYPE 2	TYPE 3
Accessory Buildings (percentage of primary structure)	10%	30%
Drive-Through Service Lanes	Yes	Yes
Outdoor Display (percentage of primary structure)	No	30%
Outdoor Storage (percentage of primary structure)	No	20%
Combination of Outdoor Display & Storage	No	40%
Outdoor Commercial Fueling & Washing	No	Yes
Overhead Service Doors	No	Yes

The Composite Zoning Ordinance includes the follow requirements associated with commercial fueling:

- Gasoline pumps shall be located no closer to the street than the primary structure.
- Commercial fueling is not permitted within 100 feet of a residential district unless the property is utilized for a non-residential use.
- No more than two outdoor commercial fueling facilities shall be located within 600 feet of any intersection.
- Fuel pumps are required to be screened from view of any street or public right-of-way to at least the height of the fuel pump.

This property is located within a Neighborhood Center Node. This node is intended to be located at the intersection of collector streets and is approximately one quarter of a mile in diameter. These areas are intended for neighborhood scale commercial, retail, and office uses that serve the immediate neighborhood.

The compatible use components include LC (Local Commercial), LO (Local Office), TF (Two Family), SFT (Single-Family Townhome), SFL (Single-Family Limited), and PUD (Planned Unit Development). The target mix of land uses is shown to the right.

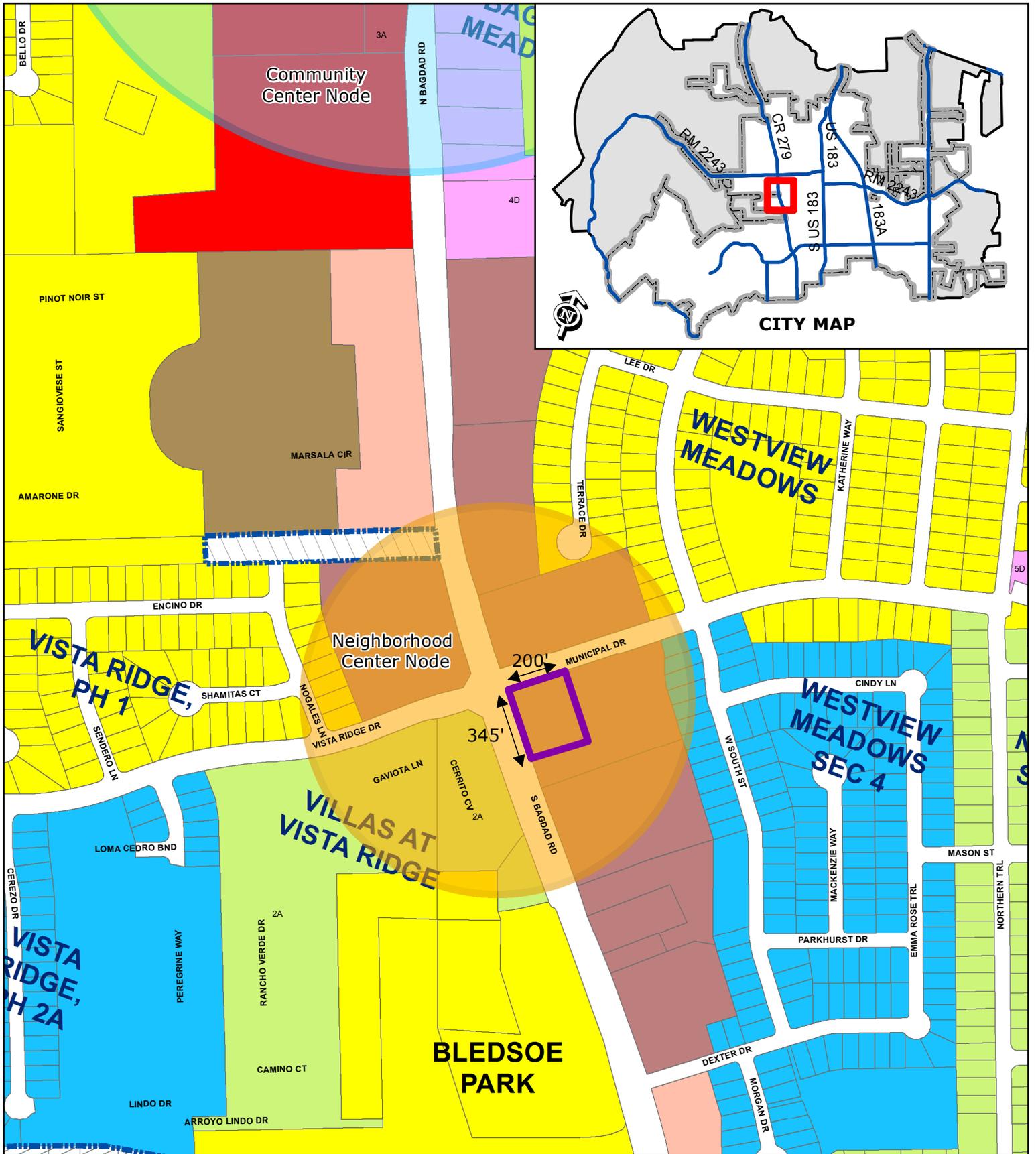


The proposed use component meets the requirements of the Neighborhood Center Node, however, the proposed site component does not meet the intent statements of the Type 3 site component. This component is intended to be utilized with the LO and LC use components where adjacent to less restricted districts to provide for a land use transition. In this situation, the adjacent properties are also zoned with the LC use component which is not considered to be a less restricted district.

There are 25 Neighborhood Center Nodes, 20 Community Center Nodes, and 5 Town Center Nodes designated on the Future Land Use Plan. The intent statement of the Type 3 site component and the Future Land Use Plan currently limit the development of gas stations in the Neighborhood Center Nodes. The highest compatible use component permitted in the Neighborhood Center Node is LC, therefore the Type 3 site component could not be combined with LC because there are no other less restricted use components considered for these nodes. This plan will still permit gas stations at the 25 intersections located within in the Community Center and Town Center Nodes.

STAFF RECOMMENDATION:

Staff recommends denial of the requested LC-3-B (Local Commercial). This request does not meet the intent statements of the Composite Zoning Ordinance.



ZONING CASE 14-Z-024

Attachment #2

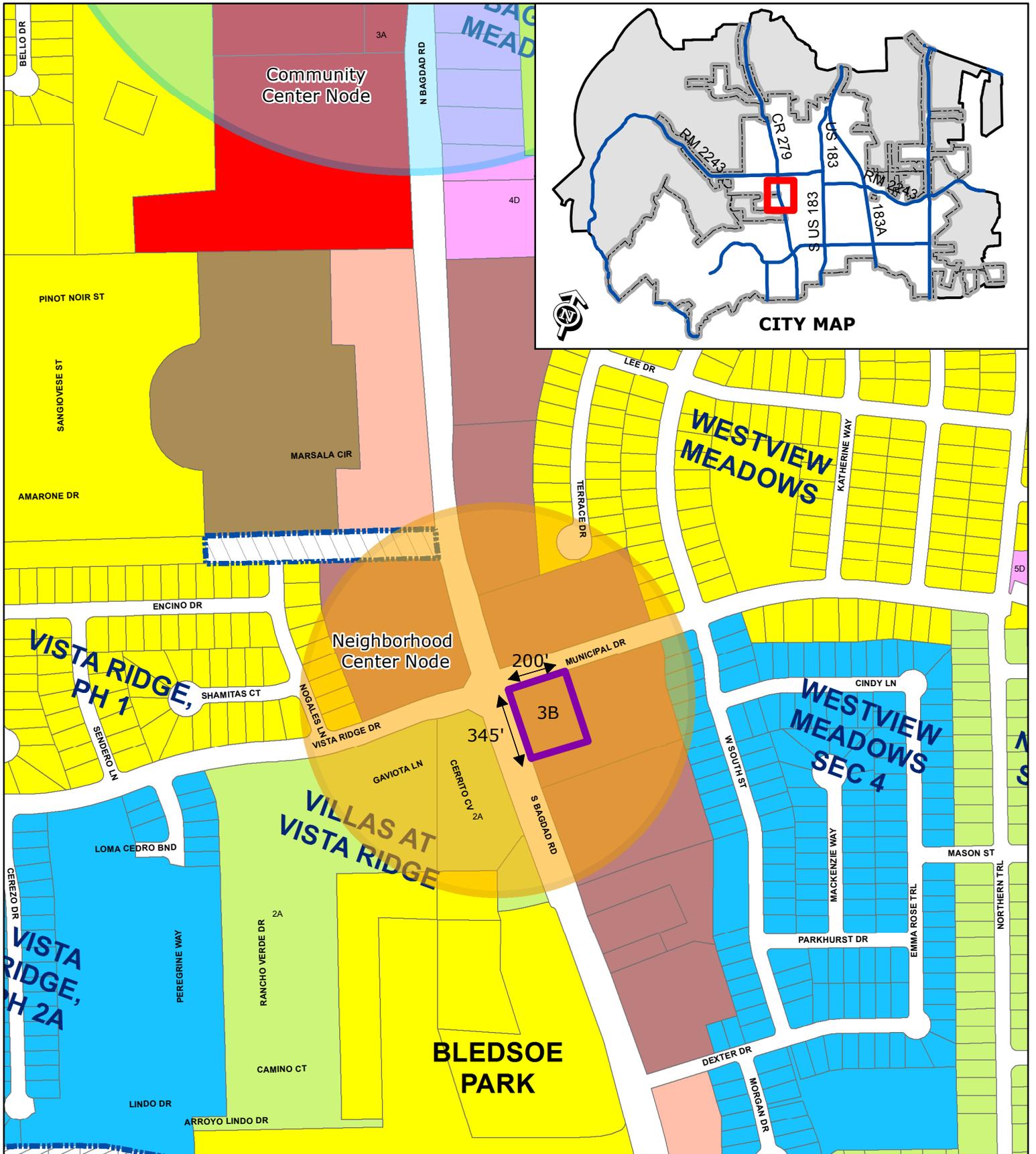
Current Zoning Map
Southeast Corner of
Bagdad Rd & Municipal Dr



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

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





ZONING CASE 14-Z-024

Attachment #3

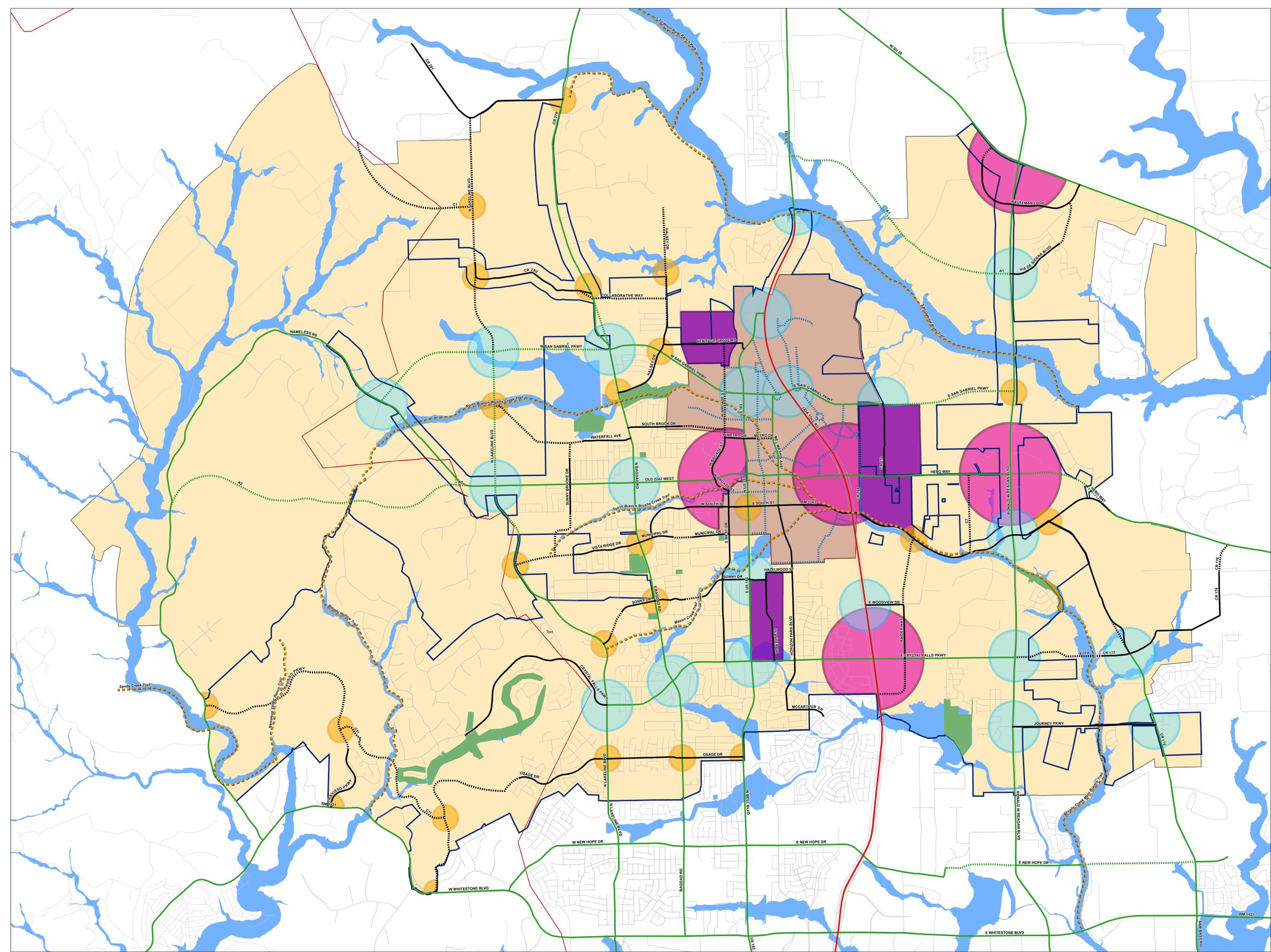
Proposed Zoning Map
Southeast Corner of
Bagdad Rd & Municipal Dr



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

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





CITY OF LEANDER, TEXAS



Future Land Use Map Effective August 07, 2014

Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

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

LEGEND

- Streets
- Parks
- City Limits
- County Boundary
- Leander ETJ

PROPOSED ROADS & TRAILS

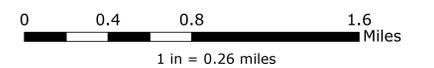
- Secondary Trail
- Arterial
- Collector
- Required Connector

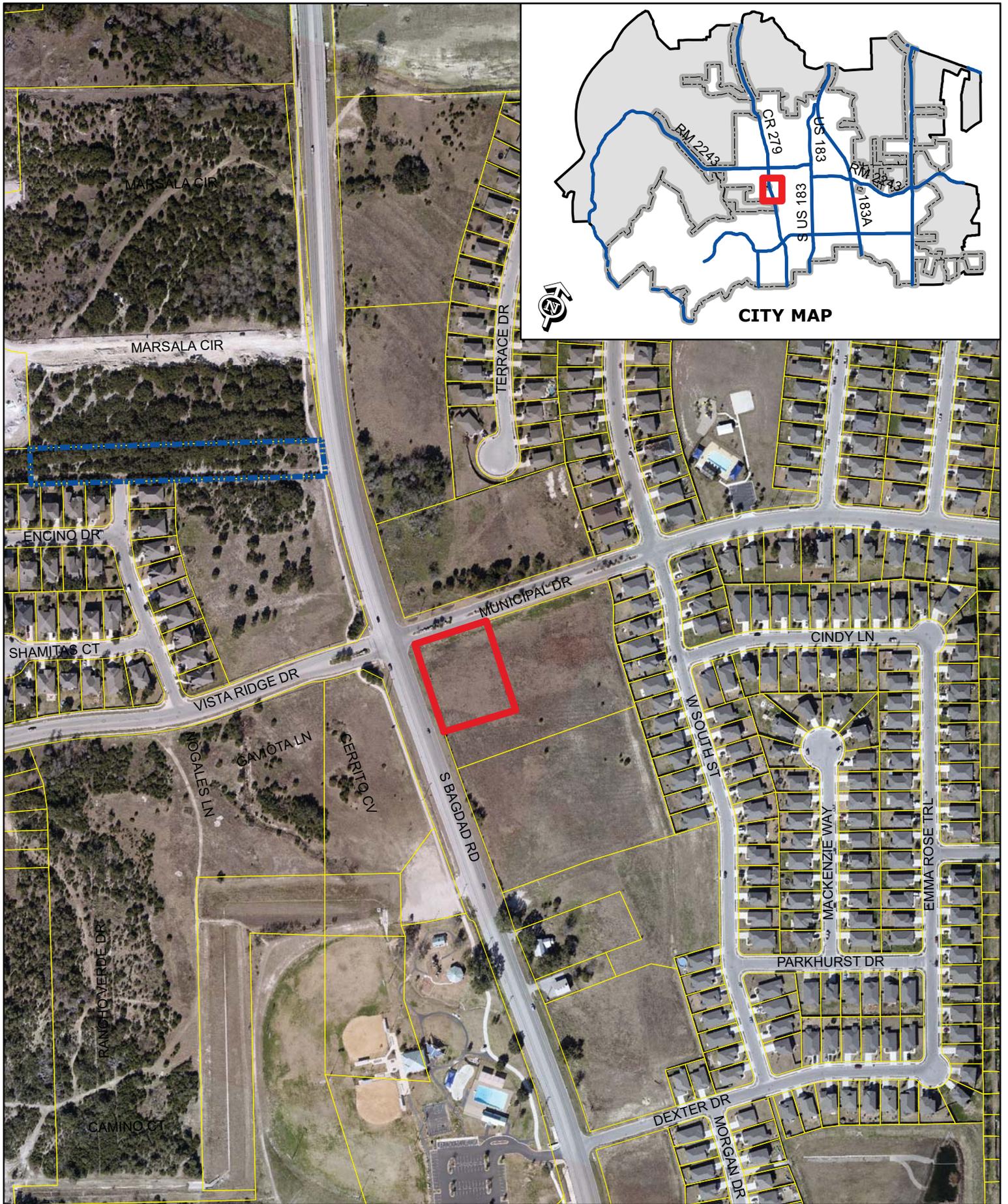
EXISTING ROADS & TRAILS

- Secondary Trail
- Toll Road
- Arterial
- Collector
- Required Connector

LAND USE CATEGORIES

- Town Center Node
- Community Center Node
- Neighborhood Center Node
- Industrial District
- Transit Oriented Development District
- Residential\Neighborhoods





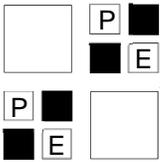
ZONING CASE 14-Z-024 ATTACHMENT #5

Aerial Exhibit - Approximate Boundaries
Southeast Corner of Bagdad Rd & Municipal Dr

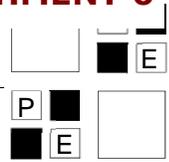


Subject Property

City Limits

**PROFESSIONAL STRUCIVIL ENGINEERS, INC.**

STRUCTURAL CIVIL ENVIRONMENTAL

12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

August 25, 2014

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

Reference: Rezoning – Bagdad at Municipal

Dear Ms. Griffin:

We are submitting the following request for a zoning change as agent to Mr. Emmett Hawkes Jr. et.al for a 1.67 acres portion of the 4.15 acre parcel located on the southeast corner of Bagdad road and Municipal Drive. The requested change is from the current zoning of LC2B to LC3B based on communication of our client with the planning staff of the City of Leander.

The intent of the zoning change is to provide a Type 3, Local Commercial zoning to broaden the type of retail construction that can occur on this site. Currently, as proposed, the property is located at the intersection of a major arterial and collector street and would comply with the recently approved Comprehensive Plan (August 2014). There are no other opportunities for this type of development northward along the intersection of Bagdad Road within four miles of this location.

Should the proposed zoning change occur, a modern neighborhood convenience store with gas station and franchised food space will comprise the development. See attached sample elevations of another project our client is developing in the Kyle area. If the zoning is approved our client will develop this site similarly to the attached sample. The proposed site will keep a minimum buffer of 300 feet from the adjacent neighboring residential zone.

The property has a gentle slope from Bagdad Road eastward along the Municipal Drive Frontage. The limited vegetative cover contains no trees on-site. Utilities are currently available to the property and the current owner has a purchase contract pending approval of this zoning change request.

The application and associated documents are provided along with the submittal fee, tax certificates and property description. Should you require additional information please contact our office at 512-238-6422 or by email at psce@psceinc.com.

Sincerely,

Diane Bernal
Professional StruCIVIL Engineers, Inc.

Common questions/answers on our zoning case.

1. Is this the best use possible for this intersection.

Yes. Based on recently passed future-land-use plan.

No schools in near vicinity. We have kept buffer of over **300 ft** distance from residential areas in east.

Also, there is no gas fillup stations for north-bound commuters using Bell road and Bagdad road in Leander city limit. No possibility of fillup station on north bound at fm2243 intersection due to cemetery(SE-corner) and existing Walgreens(NE-Corner). This will create long distance(more than 4 miles on south-end and over 2 miles further north) for northbound fillup. See attached map renderings(Exhibit A) to view this traffic pattern path which displays no availability of gas fillup station with easy rightin-rightout for northbound commuters.

2. What would be the quality of this development?

Development standard will be topnotch. See attached conceptual architectural renderings.

Lighting and landscape will be better than required City standards.

Nationally recognized franchised food component will be part of this development which is very much needed in this area due to near nonexistent quality food outlet on Bagdad road.

3. Will this be neighborhood friendly?

We are incorporating quality patio area in our new building design. Conceptual rendering displays this area at one end of the building. This will help creating socializing space for neighbors. Variety of healthy and organic snacks will be available. It will be on 24 hours video surveillance for additional safety and security of patrons.

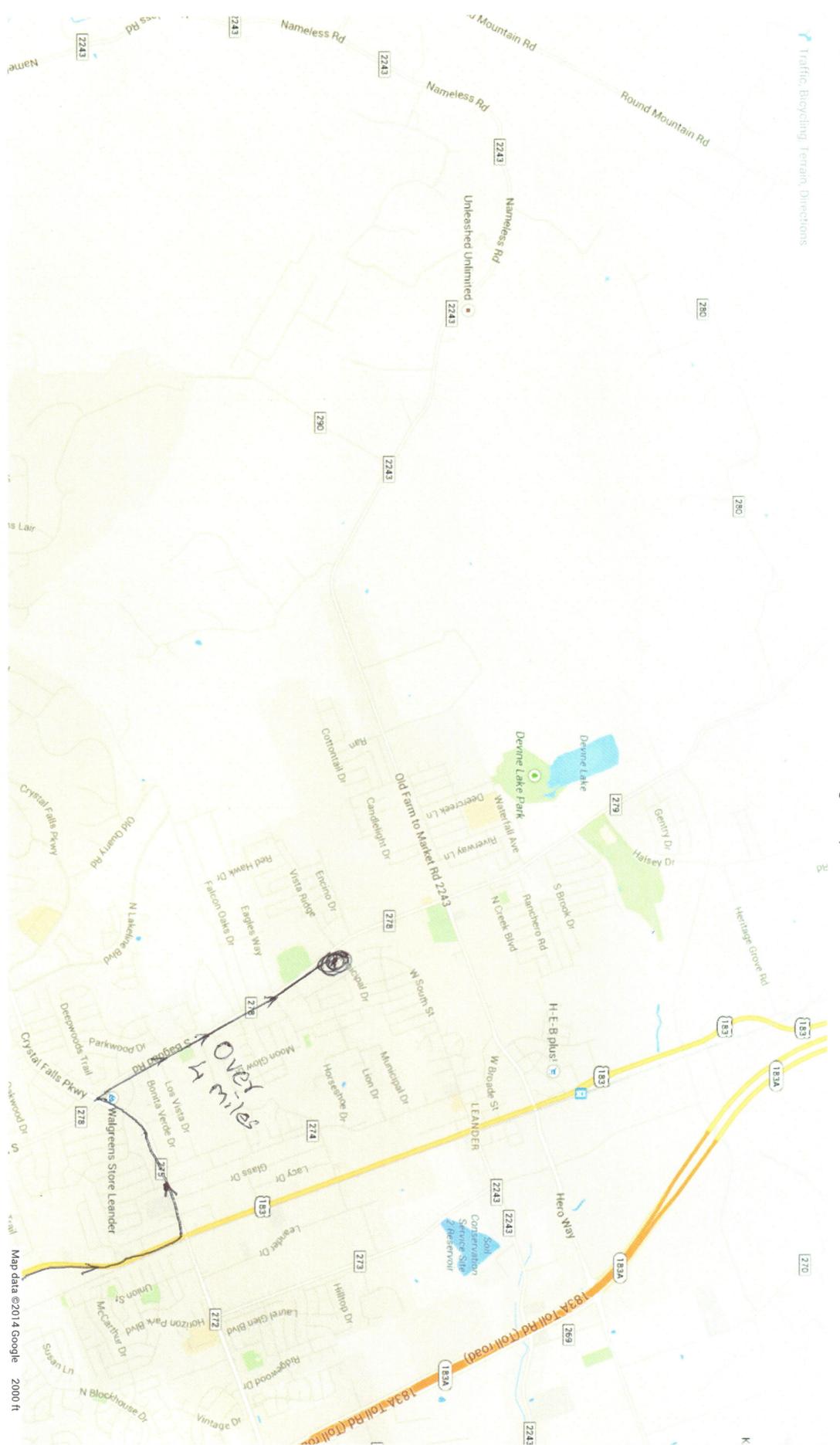
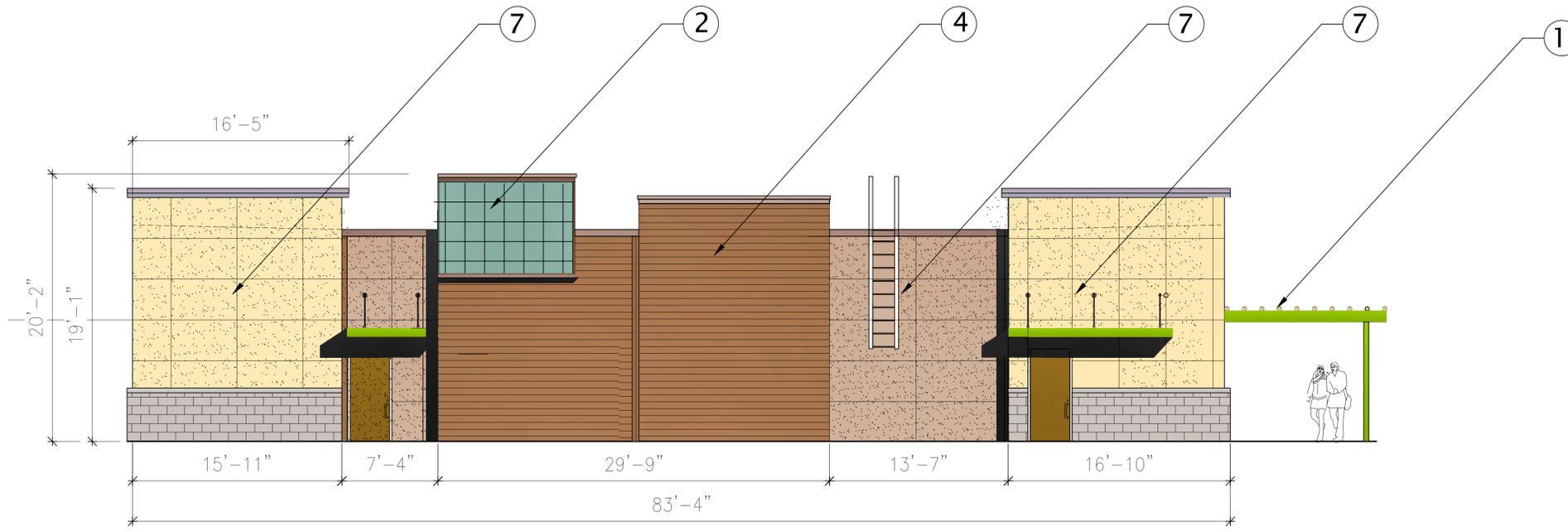
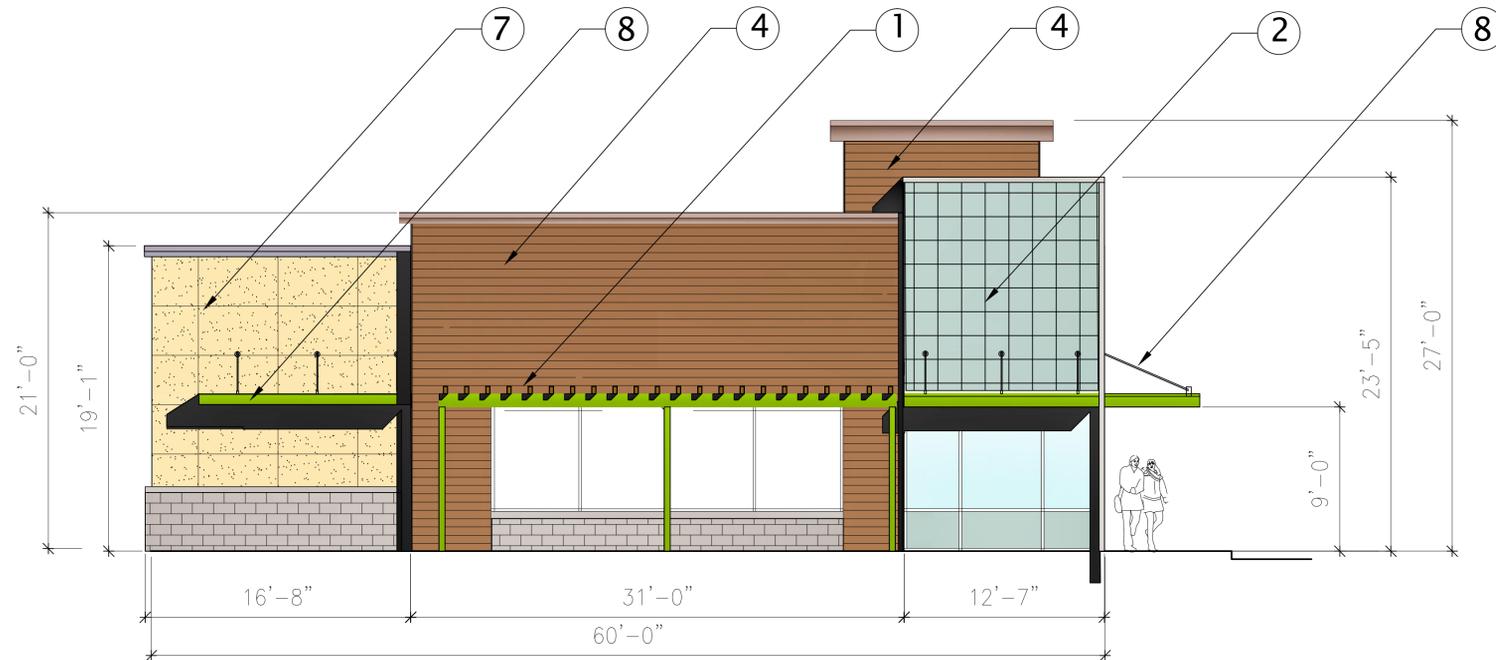


Exhibit A



1 WEST ELEVATION – BUILDING-1

3/16" = 1'-0"



2 SOUTH ELEVATION – BUILDING-1

3/16" = 1'-0"

EXTERIOR MATERIAL LEGEN

- 1 TRETCHED PENN CANA A NING IN BEIGE COLOR
- 2 GLAZE CERAMIC TILE WITH AN EXTERIOR GRO
- 3 TYPICAL ALUM COPING (LA HING)
- 4 FIBER CEMENT BOARD IN PRE-INIHE COLOR
- 5 NATURAL TONE NEER
- 6 4" ALUM TORE FRONT IN O OTEM IN LATE CLEAR GLA
- 7 4" EXTERIOR PLASTER "TILCCO" OTEM WITH EXPANION JOINT
- 8 PENN STEEL A NING
- 9 CAST TONE ILL CAP
- 10 TEXTURE CONCRETE MAONR ONIT

GENERAL NOTE: ALL SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE 08/18/2014

RA N B

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0 2014

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EXPI DATE 1 1 2015

PROJECT NAME DORMAN RETAIL CENTER
PROJECT ADDRESS 4640 S. FM 1626
KYLE, TEXAS 78640
SHEET TITLE BLDG-1 ELEVATIONS

SHEET NUMBER

A-2.1

BL G-1



EXECUTIVE SUMMARY

SEPTEMBER 25, 2014

-
- Agenda Subject:** Subdivision Case 13-PICP-018: Consider action on the extension of the expiration of the NWC Crystal Falls & 183A Non-Subdivision Related Construction Plans 5.876 acres more or less; WCAD Parcels R472206, R351261, R472317, and R395924; located at the northwest corner of the intersection of Crystal Falls Parkway and 183A Toll Road; Leander, Williamson County, Texas.
- Background:** This final plat associated with these construction plans was approved by the Planning & Zoning Commission on September 26, 2013. The subdivision infrastructure needs to be completed within one year of the date of final plat approval. The applicant has the option to request an extension of one additional year to complete the improvements. In addition, to the approval of the request by the Planning & Zoning Commission, the bond will also need to be updated to reflect the current construction cost and the revised time frame.
- Origination:** Applicant/Agent: T. Walter Hoysa, P.E. on behalf of 2951 Williams Drive, Ltd.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the extension request. The associated site development permit is almost complete and the intent was for the construction of the subdivision to occur at the same time as the site construction.
- Attachments:** 1. Extension Request Letter
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 09/17/2014

September 16, 2014

Ms Robin Griffin
City of Leander – Planner
200 Brushy Creek
Leander, TX 78641

Re: Crystal Falls Parkway Water and Wastewater Mains – Permit Extension Request
Longaro & Clarke Project No. 121-23-07A

Dear Ms Griffin:

The NWC Crystal Falls at 183A – Water and Wastewater Mains subdivision construction plans were approved in September 20, 2013. The expiration date for these plans is September 26, 2014, one year after the approval of the Final Plat related to the plans. The applicant requests that a one year extension to this permit be granted in accordance with Article 2, Section 28, paragraph (e) Time Limit for Completing Improvements

The plat and plans have been prepared in accordance with City Ordinances for the express purpose of creating Lot 1 which is to be further developed as the Lone Star Bank Site Plan. The construction of the improvements was intended to be done with the construction of the Lone Star Bank Site Improvements in order minimize the duration of disturbance to the site, reduce interruption of traffic at the site boundaries, and reduce overall construction costs. The Lone Star Bank Site Plan has not been made ready for approval during the initial permit period and we therefore request an extension in order to proceed with this construction once the Lone Star Bank Site Plan is approved. It is our understanding that the Lone Star Bank Site Plan is almost ready for permitting and that construction will commence on both the water and wastewater main improvements and the site improvements almost immediately after site plan approval.

Please call if you have any questions or require further information.

Very Truly Yours,
LONGARO & CLARKE, LP


T.W. Hoysa, P.E.
Project Manager

cc: John Lewis, Leander 70 Partners, LTD

G:\121-23\DOCS\121-23 PERMIT EXTENSION REQUEST.DOC



EXECUTIVE SUMMARY

SEPTEMBER 25, 2014

Agenda Subject: Planning & Zoning Commission Progress Report for September 2013 to September 2014.

Background: The Planning & Zoning Commission Progress Report is required to be submitted to the City Council on an annual basis.

Origination: City of Leander Planning and Zoning Commission

Financial Consideration: None

Recommendation: Approval

Attachments: 1. Annual Progress Report

Prepared By: Tom Yantis, AICP
Director of Development Services

08/26/2014



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

OCTOBER 2013 – OCTOBER 2014

GENERAL INFORMATION

The Planning and Zoning Commission is assigned the duties and powers by Section 14.108, number 10 of the Leander City Code to “*Submit each September a progress report to the City Council summarizing its activities, major accomplishments for the past year and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.*”

SPECIAL PROJECTS / TRAINING

Special Projects

The Planning and Zoning Commission completed several major projects during the fiscal year including the following:

- Major updates to the SmartCode, TOD Land Use map and Conventional Development Sector standards
- Update to the Transportation Plan
- Adoption of a Future Land Use Plan based upon the node concept
- Updates to the Composite Zoning and Subdivision Ordinances to implement Comprehensive Plan priorities including tree preservation, landscaping and other items
- Major update to the Sign Ordinance

Special Meetings

As a part of the special projects listed above, the Commission participated in the following special meetings:

January 9, 2014 - joint work session with City Council regarding TOD updates

February 20, 2014 - joint work session with City Council regarding Comprehensive Plan implementation priorities

February 27, 2014 - joint work session with City Council regarding TOD updates

March 18, 2014 - joint work session with City Council regarding TOD updates

May 6, 2014 - joint work session with City Council regarding TOD updates

August 5, 2014 - retreat and training session

August 7, 2014 - joint work session with City Council regarding zoning ordinance and comprehensive plan update

Training

The Commission took part in several training opportunities throughout the year including:

- Commissioner Wixson attended the 2013 Texas APA Conference in Galveston
- Commissioners Saenz and Stephenson attended a Conservation Subdivision seminar in Austin with keynote speaker Randall Arendt
- All Commissioners attended a retreat and training session in Leander which included an overview of the 2013 Texas APA publication *Guide to Urban Planning in Texas*
- Commissioners Anderson and Allen are registered for the 2014 Texas APA Conference in Frisco

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance:
 1. Updated the permitted uses in the GC (General Commercial) and LI (Light Industrial) use component associated with retail sale of new products and bingo.
 2. Added requirements associated with the location of gasoline pumps.
 3. Added screening requirements for fuel pumps.
 4. Moved sexually oriented business from the permitted uses in the LI (Light Industrial) use component to the HI (Heavy Industrial) use component.
 5. Renamed the LI (Light Industrial) use component to HC (Heavy Commercial).
 6. Added screening requirements for residential lots located adjacent to arterials and collector roadways.
 7. Updated the landscape requirements associated with the site standards to include new definitions, tree protection for residential subdivisions, turf grass limits, planting requirements for park lots, invasive species regulations, tree diversification requirements, and penalties for removing trees without approval.
 8. Added regulations for drainage and detention facilities to limit the amount of exposed concrete.
 9. Clarified the parking lot connections requirements.
 10. Added regulations associated with riparian corridors.
- Subdivision Ordinance:
 1. Added temporary storage of fill material requirements.
 2. Added definitions associated with reciprocal access and riparian corridors.
 3. Added tree protection plan requirements for residential subdivisions.
 4. Updated the transportation improvements to include reciprocal access between lots.
 5. Added regulations associated with riparian corridors.
 6. Added penalties for removing trees without approval.
 7. Removed the public hearing requirements associated with preliminary and final plats.

- Comprehensive Plan:
 1. Amended the Roadway Plan to relocate the C8 Collector (aka Raider Way).
 2. Adopted the Transportation Plan that replaced the Roadway Plan. The Transportation Plan included the following changes:
 - a. Adding secondary trail corridors, Kauffman Loop, A2 (Arterial Roadway), and the North/South Connector between South Street and Hero Way
 - b. Realigning A1 (Arterial Roadway), C2 (aka Collaborative Way), and East Crystal Falls Parkway
 - c. Removing CR 267, CR 268, CR 270, and Parkside Parkway
 - d. Updating roadway names to reflect new names adopted by City Council or new roadways that were recently platted
 - e. Increasing the width of sidewalks/trails and adding sidewalks/trails
 3. Adopted a Node Plan including the Town Center, Community Center, and Neighborhood Center nodes for commercial, educational, recreational, and civic activities within walking radii of residential neighborhoods. In addition, a Future Land Use Plan was adopted explaining the permitted uses in the different nodes.

- Sign Ordinance:
 1. Added illustrations to the measurement criteria, definitions, and general descriptions of signs.
 2. Updated the list of prohibited signs.
 3. Updated how sign area is measured based on the road classification.
 4. Added provisions for Master Sign Plans.
 5. Added permitted signs table.

- SmartCode:
 1. Adopted Conventional Development Standards that establish regulations for properties that are designated CD Sector (Conventional Development).
 2. Adopted a Sector Planning Area Map that includes 5 sectors, S1 - General, S2- Transit, S3-Old Town, CD-Conventional Development and OS-Open Space.
 3. Added incentives to encourage development in Old Town
 4. Revised Transect Zones for Old Town
 5. Provided consolidated summary tables for the Transect Zones
 6. Removed or reduced minimum building height requirements
 7. Changed minimum densities to maximum densities for residential
 8. Allowed more flexibility in parking location by adding B and C Street options
 9. Streamlined the development process to more closely match the processes in the Composite Zoning Ordinance and Subdivision Ordinance
 10. Reorganized the development standards within the chapters of the SmartCode to make them easier to read and understand
 11. Removed minimum parking standards and provide an option to establish maximum parking ratios
 12. Added the Signage module which has easy to understand standards for signage

REVIEW ACTIVITY - OCTOBER 2013 TO OCTOBER 2014

The Planning and Zoning Commission reviewed the following:

Concept Plans:	7
Preliminary Plats:	14
Final Plats:	20
Short Form Plats:	3
Zoning Cases:	26
TOD Zoning Cases:	3
Special Use Permits:	0
Ordinance Amendments:	7

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z
--

1. 13-Z-026 Travisso PUD

- *Zoning Request:* Consider action on rezoning of several parcels generally located to the west of Bloody Hollow, abutting FM 1431 on the south and Nameless Road on the west; 2,118.6 acres more or less. Currently, the property is zoned SFR-2-A (Single-Family Rural), SFR-2-B (Single-Family Rural), SFR-3-B (Single-Family Rural), SFE-2-A (Single-Family Estate), SFS-2-A (Single-Family Suburban), SFS-2-B (Single-Family Suburban), SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), MF-2-B (Multi-Family), GC-3-A (General Commercial), and GC-3-B (General Commercial). The property is proposed to be zoned PUD (Planned Unit Development); Leander, Travis County, Texas.
- *P&Z action:* Approve with staff recommendation and the following conditions:
 - a. The sidewalk along FM 1431 shall be constructed if FM 1431 is improved to accommodate sidewalks during the term of the development agreement.
 - b. The applicant will hold a meeting with the neighboring property owners to discuss issues raised during the P&Z hearing prior to final Council action.
 - c. The zoning district permitted in the COM district shall be GC-3-A instead of GC-3-B
 - d. The architectural standard in the MU district shall require 100% masonry on the walls of structures visible from a greenbelt.
 - e. Fencing will be limited to wrought iron (or tubular metal) when constructed along greenbelts.
- *City Council action:* Approve with Planning & Zoning Commission recommendations without the sidewalk recommendation.

2. 13-Z-025 Highland Trails PUD

- *Zoning Request:* Consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Highland Trail; 0.94 acres more or less out of the AW0896 – Morris, J Survey; WCAD Parcel #R484296. Currently, the

property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas.

- *P&Z action:* Motion to approve the zoning request. Motion failed with 5 voting against and 2 voting for approval.
- *City Council action:* Motion made to deny the request and waive fees for applicant to resubmit at a later date. Motion passes unanimously.

3. 14-Z-012 Frio Lane:

- *Zoning Request:* Consider action on the rezoning of a parcel generally located approximately 190 feet north of the intersection of Vista Ridge Drive and Bagdad Road on the west side of Bagdad Road; 3.537 acres more or less out of the Moses S. Hornsby Survey Abstract No. 259; Parcel #R032162. Currently the property is zoned interim SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), Leander, Williamson County, Texas.
- *P&Z action:* Commission moved to take no action on this zoning request due to the cancellation of the meeting caused by severe weather as instructed by the Fire Department.
- *City Council action:* Council moved approval; passed unanimously.

4. 14-Z-013 SmartCode TOD Update

- *Zoning Request:* 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.
- *P&Z 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 Wixon 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.

- *City Council action:*

- Map Adoption:

- Motion made by Council Member Siebold to approve Option B Map based on P & Z recommendations . Second by Council Member Abruzzese.

- Substitute Motion made by Mayor Fielder to approve Option C with the inclusion of adding down to 2243 but not across 2243 to take in Mr. Leslie's property. Second by Mayor Pro Tem Garcia.

- Council Member Siebold withdrew his first motion. Council Member Abruzzese withdrew his second to the first motion.

- Substitute motion made by Council Member Navarrette to approve Option B with the inclusion of the area north of San Gabriel as shown in Option A. Second by Council Member Siebold.

- Tom Yantis answered questions from Council

- Mayor Fielder withdrew his substitute motion. Mayor Pro Tem Garcia withdrew his second to the substitute motion.

- Amended Motion made by Council Member Navarrette to approve Option B removing south of 2243 and changing it to CD and to include north of San Gabriel as S-1 as shown in Option A and calling the changed area Option D. Second by Council Member Siebold. Motion passes, 5 to 2 with Council Members Lynch and Abruzzese voting against.

CD Areas and Roadways:

Motion made by Council Member Dishongh to approve with change concerning 2243 as discussed and to make 2243 a “B” street to include solid building frontage and include San Gabriel intersection at Mel Mathis to 183A as an “A” street. Second by Council Member Abruzzese. Motion passes, all voting “aye”

Smart Code Updates:

Motion made by Council Member Dishongh to bring this item back with staff recommendations. Second by Mayor Pro Tem Garcia. Motion passes, 6 to 1 with Council Member Lynch voting against.

Council Member Dishongh asked for CD Areas and Roadways item to be revisited.

Amended Motion made by Council Member Dishongh to keep the above motion but to include the recommendation made by P & Z to incentivize the inclusion of pedestrian items along roadways. Second by Council Member Abruzzese. Motion passes, all voting “aye”.

5. 14-Z-009 Crystal Falls Cottages PUD

- *Zoning Request:* Consider action on the rezoning of a tract of land generally located to the southwest of the intersection of Crystal Falls Pkwy & Christine Dr. for 9.604 acres more or less of land located in the Lucius B. Johnson Sur 426 & the Bittick Sur. 144, TCAD Parcel #823336 and WCAD Parcel #R484293. Currently, the property is zoned SFT-2-A (Single Family Townhome) and LO-2-A (Local Office) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Travis and Williamson Counties, Texas.
- *P&Z action:* Commissioner Wixson moved to approve the zoning request of PUD (Planned Unit Development) with the following conditions
 - a. Street lighting is required at the intersections between the drives and public streets. Street lighting is optional in the interior of the project.
 - b. Fencing shall be limited to wrought iron or tubular metal.
 - c. The masonry requirement shall be increased to 10%.

Vice Chairman Stephenson seconded the motion. Motion passed 5 to 2 with Commissioner Sokol and Commissioner Allen opposing.

- *City Council action:* Motion made by Council Member Siebold to approve with changes to the fencing to require wrought iron or tubular, street lights at the intersections between drives and public streets and alternative color palletes to be brought back before second reading. The masonry requirement was approved as proposed. Second by Council Member Navarrette. Motion passes, 6 to 1 with Council Member Abruzzese voting against.

6. 14-Z-020 Larson Commercial

- *Zoning Request:* Consider action on the rezoning of five tracts of land generally located at 3034 Hero Way approximately 3,330 feet to the east of the intersection of Hero Way and 183A Toll Road; for 41.666 acres more or less; WCAD Parcels #R031586, #R031588, #R031589, #R031584 and #R031585. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HC-5-D (Heavy Commercial), Leander, Williamson County, Texas.
- *P&Z action:* Commissioner Wixon moved to approve the zoning request of HC-5-D (Heavy Commercial), Commissioner Anderson seconded the motion. Motion passed 5 to 2 with Vice Chairman Stephenson and Commissioner Allen opposing.
- *City Council action:* Motion made by Council Member Dishongh to approve with the following conditions:
 - a. 500 feet from Hero Way to be zoned HC-4-C
 - b. 1000 feet from north property line to be zoned HC-4-C
 - c. Remaining portion of property (middle) to be zoned HC-5-D

The following will be prohibited uses:

- a. Bingo
- b. Hooka Lounge
- c. Pawn Shop
- d. Payday Lending Business
- e. Tattoo and/or Body Piercing Parlor

The following will be Prohibited Site Component Uses:

- a. Outdoor Entertainment Venues
- b. Outdoor Animal Boarding

Second to the Motion by Council Member Abruzzese. Motion passes, all voting “aye”

7. 14-Z-021 Fab-Con

- *Zoning Request:* Consider action on the rezoning of two tracts of land located at 2937 Hero Way for 6.42 acres more or less; WCAD Parcels #R508107 and #R031283. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property HI-5-D (Heavy Industrial), Leander, Williamson County, Texas.
- *P&Z action:* Vice Chairman Stephenson moved to approve the zoning request of HI-5-D (Heavy Industrial), Commissioner Sokol seconded the motion. Motion passed 6 to 1 Commissioner Allen opposing.
- *City Council action:* Motion made by Council Member Abruzzese to approve the HI-5-D zoning with the following conditions:

The following will be prohibited uses:

- a. Bingo
- b. Hooka Lounge
- c. Pawn Shop
- d. Payday Lending Business
- e. Tattoo and/or Body Piercing Parlor
- f. Sexually Oriented Businesses

Second to the Motion by Council Member Navarrette. Motion passes, all voting “aye”

The Planning & Zoning Commission and City Council held a joint workshop where these discrepancies were discussed.

PROPOSED WORK PROGRAM

The proposed work program for 2014-15 includes continuing to implement the priorities in the Comprehensive Plan through updates and revisions to the City's ordinances. In addition to implementing the priorities from the 2009 Comprehensive Plan update, the P&Z will be integrally involved in the 2014-15 five year update to the Comprehensive Plan.

ATTENDANCE RECORD

Total absences from October 2013 – October 2014 were as follows:

Name/Position	Number of Absences
Michelle Stephenson (Vice Chair), Place 1:	4
Joel Wixon, Place 2:	2
Jason Anderson, Place 3:	Term began 2/13/14 0
Sid Sokol, Place 4:	2
Richard Allen, Place 5:	4
Betty Saenz, Place 6:	3
Jeff Seiler (Chair), Place 7:	0

Total regular meetings for the year – 23