



AGENDA

CITY OF LEANDER, TEXAS PLANNING & ZONING COMMISSION MEETING

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

Thursday ~ November 13, 2013 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: October 23, 2014
4. Director's report to P & Z Commissioners on actions taken by the City Council.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

6. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman

7. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman

8. Election of Secretary
 - A. Nomination for position of Secretary
 - B. Discussion of nominees
 - C. Election of Secretary

Consent Agenda

9. Subdivision Case 13-FP-021: Consider action on the Savanna Ranch, Section 3 Final Plat for 19.967 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Hartman Drive and Halsey Drive; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc (John Lloyd).

10. Subdivision Case 14-FP-014: Consider action on the Magnolia Creek, Section 3 Final Plat for 13.0595 acres more or less; WCAD Parcel R031307; generally located to the northwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Continental Homes of Texas, L.P.

11. Subdivision Case 14-FP-028: Consider action on the Connelly's Crossing, Phase 2 Final Plat for 9.53 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)

12. Subdivision Case 14-FP-031: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3E Final Plat for 14.070 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

13. Subdivision Case 14-FP-033: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3A Final Plat for 13.370 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., Williamson County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.

14. Subdivision Case 14-FP-034: Consider action on the Connelly's Crossing, Phase 1B Final Plat for 4.938 acres more or less; WCAD Parcel R031400 and R032159; generally located to the southeast of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)

Public Hearing

15. Subdivision Case 14-TOD-CP-002: Hold a public hearing and consider action on the Tylerville Tract Concept Plan for 42.3 acres more or less; WCAD Parcel R031694, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County, Texas. Applicant: Robert Wunsch on behalf of Waterstone Tylerville, LP.

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

16. Zoning Case 14-TOD-Z-026: Hold a public hearing and consider action on the rezoning of a 33.67 acre portion tract of land, AW0134 – Cochran, C. Sur., more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, WCAD Parcel# R031694. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas. Applicant: Bob Wunsch.

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

17. Zoning Case 14-Z-027: Hold a public hearing and consider action on the rezoning of a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd, WCAD Parcel# R036572. Currently, the property is zoned TF-2-B (Two-Family) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.

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

18. Zoning Case 14-Z-028: Hold a public hearing and consider action on the rezoning of a 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. and the northwest corner of the intersection of Northcreek Dr. and N. Bagdad Rd, WCAD Parcels #R304545 and #R304546. Currently the property is zoned LC-2-B (Local Commercial), and the applicant is proposing to the zone the property GC-3-C (General Commercial) and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of Firstmark Credit Union.

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

19. Composite Zoning Ordinance Case 14-OR-008: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the site components regarding outdoor animal boarding and landscape requirements, to modify requirements for drainage and detention facilities, to amend the masonry wall requirements, to update the architectural standards, to update the site development standards, and to update the garage setback requirements. Applicant: City of Leander

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

20. Subdivision Ordinance Case 14-OR-009: Consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of heritage trees, to modify the transportation improvements, water utility improvements, and easement sections of the ordinance. Applicant: City of Leander

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

21. Comprehensive Plan Case 14-CPA-003: Hold a public hearing and consider action on amendments to the Leander Transportation Plan as set forth in the Comprehensive Plan.
Applicant: City of Leander

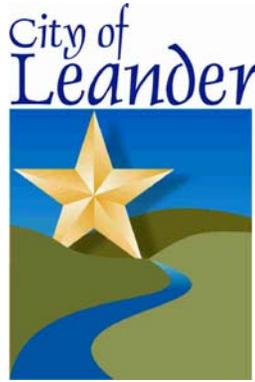
- a) Staff Presentation
- b) Open Public Hearing
- c) Close Public Hearing
- d) Discussion
- e) Consider Action

22. 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 18th day of November 7, 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 ~ October 23, 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
Meeting called to order at 7:20 pm
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 9, 2014
Motion made by Commissioner Allen to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 16, 2014.
Tom Yantis, Director of Development Services reported on actions that were taken by the City Council at their October 16, 2014 meeting on items that were recommended from the P & Z Commission.

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

Consent Agenda

7. Subdivision Case 14-TOD-PP-008: Consider action on the Bryson, Phase 1, Section 1A, 1B, & 1C Preliminary Plat for 46.641 acres more or less; WCAD Parcels R032237, R485832, R032239, and R485834; generally located to the northeast of the intersection of Hwy 183A & E San Gabriel Pkwy, Williamson County Texas, Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
9. Subdivision Case 14-FP-007: Consider action on the Magnolia Creek, Section 2 Final Plat for 20.40 acres more or less; WCAD Parcel R031307; generally located to the southwest of the intersection of Sonny Drive and West Drive; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
10. Subdivision Case 14-FP-019: Consider action on the Northside Meadow, Phase 4 Final Plat for 11.885 acres more or less; WCAD Parcel R522435; generally located to the northwest of the intersection of Old 2243 W and US 183, more specifically located to the west of Phase 1B of the Northside Meadow Subdivision; Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of Continental Homes of Texas, LP.
11. Subdivision Case 13-SFP-005: Consider action on the Bagdad Meadows, Unit 2 Second Replat for 6.40 acres more or less; WCAD Parcel R522925; generally located approximately 1,200 feet to the south of the intersection of North Bagdad Road and Old 2243 W on the east side of North Bagdad Road; Williamson County, Texas. Applicant/Agent: Kurt M. Prossner, P.E. on behalf of Michael Elmore.

Motion made by Commissioner Sokol to approve the consent agenda items 7, 9, 10 & 11. Seconded by Vice Chairman Stephenson. Motion passed unanimously.

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

Item # 8 was pulled by Commissioner Wixson to discuss why it was brought back to the Planning & Zoning Commission for review. Tom Moody, Continental Homes of Texas, explained the situation regarding the removal of the landscape lots associated with the final plat. Commissioner Wixson moved to approve with staff recommendation, Vice Chair Stephenson seconded the motion. Motion passed unanimously.

Public Hearing

Commissioner Wixson recused himself from agenda item #12

12. Subdivision Case 14-CP-009: Hold a public hearing and consider action on the Parkway Crossing Concept Plan, for 27.62 acres more or less; WCAD Parcel R497326, generally located 800 ft north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD

a) Staff Presentation

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

b) Applicant Presentation

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

13. Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 112.895 acre tract of land, more or less, located at 17680 Ronald Reagan, WCAD Parcels #R021708, R021709, R021710, R489942, and R489943. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Mary Ann Garlock and Pamela Christianson.

a) Staff Presentation

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

b) Applicant Presentation

Shawn Graham was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Andy Barrett spoke in support of the proposal and discussed street connectivity concerns associated with the adjacent property.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation and the condition that the height of the homes located in the MF-2-A portion of the property are limited to two stories, Commissioner Stephenson seconded the motion. Motion passed unanimously

14.Meeting Adjourned at 7:53

Chairman Seiler

ATTEST:
Ellen Pizalate, P & Z Secretary

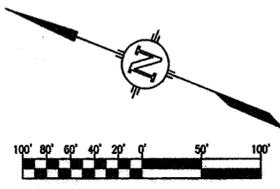


EXECUTIVE SUMMARY

NOVEMBER 13, 2014

- Agenda Subject:** Subdivision Case 13-FP-021: Consider action on the Savanna Ranch, Section 3 Final Plat for 19.967 acres more or less; WCAD Parcel R508032; generally located to the northwest of the intersection of San Gabriel Parkway and Halsey Drive, more specifically located to the northwest of the intersection of Hartman Drive and Halsey Drive; 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: Danny R. Martin, P.E. (Malone/Wheeler, Inc) on behalf of Benbrook Development, Inc (John Lloyd).
- Financial Consideration:** None
- Recommendation:** This final plat includes 76 single-family lots, 1 wastewater lot, 1 drainage and water quality lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/04/2014



SCALE 1" = 100'
AUGUST, 2013
WILLIAMSON COUNTY, TEXAS

THOMAS R. LINTNER
LORAIN LINTNER
(5.18 ACRES)
DOC. NO. 2004072990
O.P.R.W.C.T.

THOMAS R. LINTNER
and LORAIN LINTNER
(5.03 ACRES)
DOC. NO. 2008022473
O.P.R.W.C.T.

GARY WEIMER
and PAM WEIMER
(5.03 ACRES)
DOC. NO. 199970581
O.P.R.W.C.T.

MARY ANN GARCIA
(3.92 ACRES)
DOC. NO. 2007016653
O.P.R.W.C.T.

CITY OF LEANDER-2 MILE AND VOLUNTARY ETJ
CITY OF LEANDER-CITY LIMITS

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD WITH CAP SET
- ⊠ CONCRETE MONUMENT FOUND
- ⊛ COTTON SPINDLE FOUND
- △ FENCE POST FOUND
- ROW RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.E. PEDESTRIAN EASEMENT
- VOL. VOLUME
- PG. PAGE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- POB POINT OF BEGINNING
- 4' SIDEWALK

BOARD OF TRUSTEE, LEANDER
INDEPENDENT SCHOOL DISTRICT
(170.746 ACRES)
DOC. NO. 2008086829
O.P.R.W.C.T.

CHARLES COCHRAN SURVEY
ABST. NO. 134

STREET NAMES AND LINEAR FOOTAGE

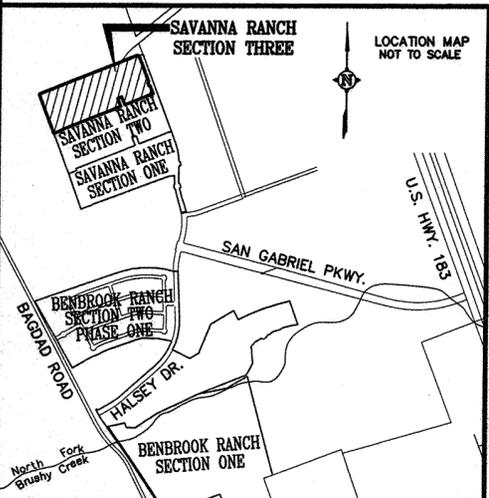
WOLCOTT DRIVE	1353 FEET
KERSEY DRIVE	750 FEET
PITKIN DRIVE	435 FEET
LITTLETON DRIVE	290 FEET

GENERAL NOTES:

- TOTAL ACRES: 19.967 ACRES
- NUMBER OF LOTS: 78
- NUMBER OF BLOCKS: 3
- AREA OF SMALLEST LOT: 0.084 ACRES
- PROPOSED USES: SINGLE FAMILY RESIDENTIAL, WASTEWATER, DRAINAGE AND WATER QUALITY LOTS.

LAND USE SUMMARY:

WASTEWATER LOT	1	0.084 ACRES
DRAINAGE & WATER QUALITY LOTS	1	3.342 ACRES
RESIDENTIAL LOTS	76	13.214 ACRES
SUBDIVISION RIGHT-OF-WAY	3.327 ACRES	
	78	19.967 ACRES



BEARING BASIS:
BEARINGS ARE BASED ON TEXAS STATE PLANE
(TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT
REFERENCE CONTROL POINTS WERE ESTABLISHED
FROM AND REFERENCED TO AUSTIN RRP2 CORNS
STATION AND LEDBETTER CORNS STATION.

POB
N=10,191,874.37
E=3,068,570.62

BOARD OF TRUSTEE, LEANDER
INDEPENDENT SCHOOL DISTRICT
(170.764 ACRES)
DOC. NO. 2008086829
O.P.R.W.C.T.

PROJECT: SAVANNA RANCH SECTION 3
JOB NUMBER: 13-1017-02
DATE: AUG 2013
SCALE: 1"=100'
SURVEYOR: TERRELL
TECHNICIAN: SEGURA
DRAWING: SAVANNA SEC3.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

LOCATIONS

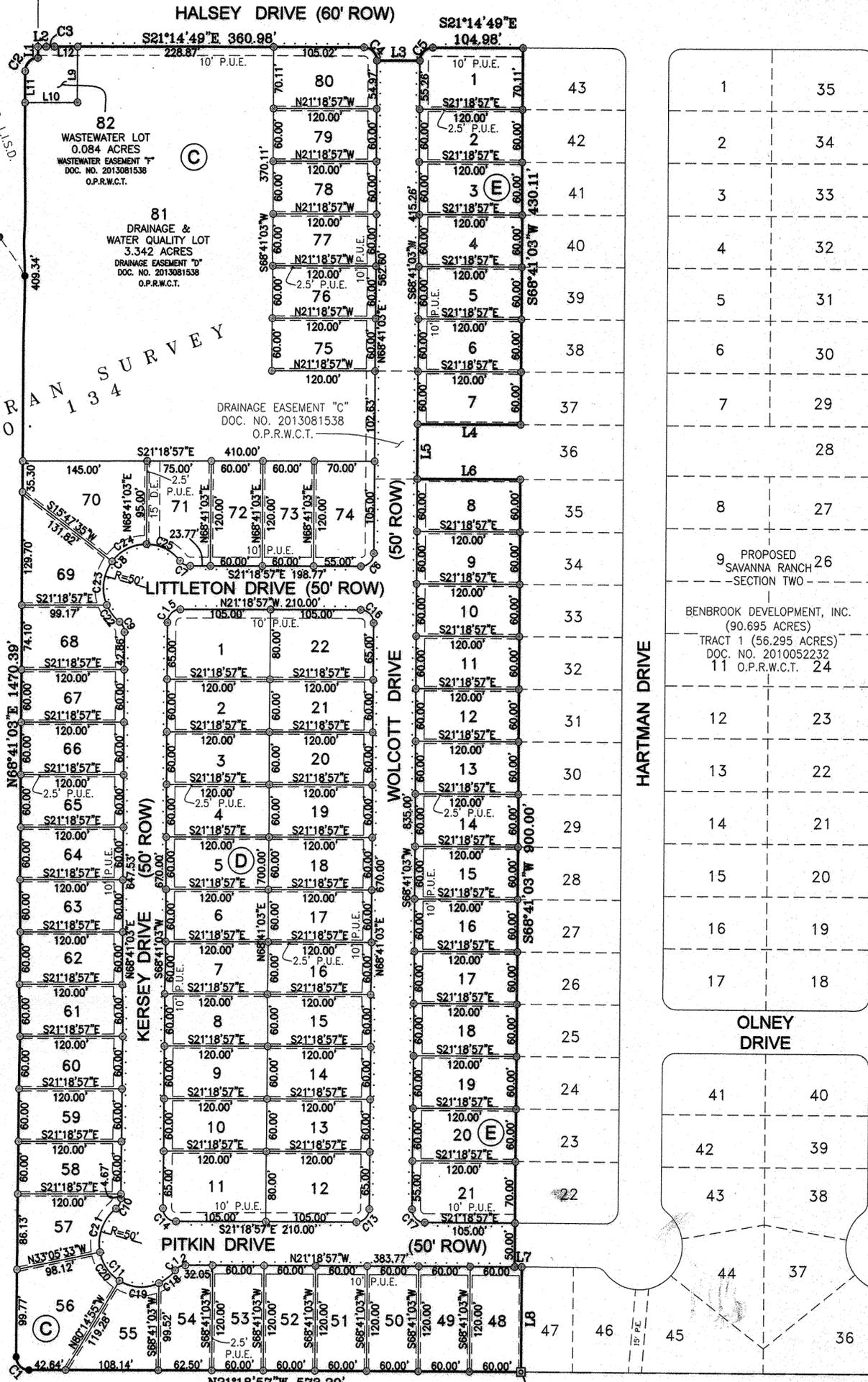


ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Tel (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH SECTION THREE FINAL PLAT

SHEET 1 AND 3

ZWA PLAT No. 13-1017-02



STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL BY THESE PRESENTS

THAT BENBROOK DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, JOHN S. LLOYD, AS OWNER OF THAT CERTAIN 90.695 ACRE TRACT OF LAND, AS DESCRIBED AS A 56.295 ACRE TRACT (TRACT 1), AN 8.522 ACRE TRACT (TRACT 2), AND A 25.206 ACRE TRACT (TRACT 3), AS CONVEYED TO BY A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010052232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE A TOTAL OF 19.967 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. THIS SUBDIVISION IS TO BE KNOWN AS:

"SAVANNA RANCH, SECTION THREE FINAL PLAT"

FURTHER, BENBROOK DEVELOPMENT, INC., ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE HOMEOWNER, NOT THE CITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 27 DAY OF January 2014, A.D.

BENBROOK DEVELOPMENT, INC., A TEXAS CORPORATION

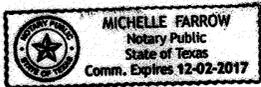
[Signature]
BY: JOHN S. LLOYD, PRESIDENT
BENBROOK DEVELOPMENT, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF January 2014, A.D.

[Signature]
MICHELLE FARROW
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

12-02-2017
DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL BY THESE PRESENTS

I, BRIAN K. TERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, ALL EASEMENTS OF RECORD ARE SHOWN HEREON OR NOTED ON THE PLAT (AS LISTED IN SCHEDULE B, FURNISHED BY STEWART TITLE GUARANTY COMPANY, G.F. NUMBER 1328287-COM, ISSUED OCTOBER 8, 2013 AND DATED OCTOBER 2, 2013), AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROWS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LEANDER, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BUDA, HAYS COUNTY, TEXAS, THIS THE 14TH DAY OF JANUARY 2014, A.D.

[Signature]
BRIAN K. TERRELL
R.P.L.S. NO. 5604
STATE OF TEXAS
ZAMORA, L.L.C. (dba ZWA)
FIRM REGISTRATION NO. 100627-00
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 OFFICE, (512) 295-6091 FAX

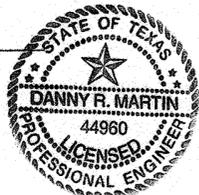


STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL BY THESE PRESENTS

I, DANNY R. MARTIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0435E & NO. 48491C0455E, (WILLIAMSON COUNTY) EFFECTIVE DATE SEPTEMBER 26, 2008.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 28 DAY OF January 2014, A.D.

[Signature]
DANNY R. MARTIN, P.E.
STATE OF TEXAS NO. 44960
MALONE/WHEELER, INC.
FIRM REGISTRATION NO. F-786
7500 RIALTO BLVD. BLDG. ONE, STE. 150
AUSTIN, TEXAS 78735
(512) 899-0601 OFFICE, (512) 899-0655 FAX



STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL BY THESE PRESENTS:

APPROVED THIS THE _____ DAY OF _____, 2014, A.D. AT A 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, TEXAS.

J. JEFF SEILER
(PRINTED NAME)
CHAIRMAN
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

_____ DAY OF _____, 2014 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS

THE _____ DAY OF _____, 2014 A.D., AT _____ O'CLOCK, _____ M., IN THE PLAT RECORDS

OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NUMBER _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

BY SIGNING THIS PLAT, JEFFERY M. HUTCHENS, EXECUTIVE VICE PRESIDENT OF MOODY NATIONAL BANK HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

[Signature]
BY: JEFFERY M. HUTCHENS
EXECUTIVE VICE PRESIDENT
MOODY NATIONAL BANK
860 EAST ANDERSON LANE
AUSTIN, TEXAS 78752

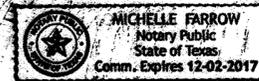
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

[Signature]
JEFFERY M. HUTCHENS, EVP
KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF January 2014, A.D.

[Signature]
MICHELLE FARROW
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

12-02-2017
DATE NOTARY COMMISSION EXPIRES



OWNER OF RECORD: BENBROOK DEVELOPMENT, INC.
DEVELOPER: JOHN S. LLOYD, PRESIDENT
BENBROOK DEVELOPMENT, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746
(512) 328-0860 FAX (512) 328-1868

REGISTERED PROFESSIONAL LAND SURVEYOR:
BRIAN TERRELL, R.P.L.S. NO. 5604
STATE OF TEXAS
ZAMORA, L.L.C. (dba ZWA)
FIRM REGISTRATION NO. 100627-00
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 FAX (512) 295-6091

LICENSED PROFESSIONAL ENGINEER:
DANNY R. MARTIN, P.E.
STATE OF TEXAS NO. 44960
MALONE/WHEELER, INC.
FIRM REGISTRATION NO. F-786
7500 RIALTO BLVD., BLDG. ONE, STE. 240
AUSTIN, TEXAS 78735
(512) 899-0601 FAX (512) 899-0655

PROJECT: SAVANNA RANCH SECTION 3
JOB NUMBER: 13-1017-02
DATE: AUG 2013
SCALE: 1"=100'
SURVEYOR: TERRELL
TECHNICIAN: SEGURA
DRAWING: SAVANNA SEC3.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

LOCATIONS



ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

SAVANNA RANCH
SECTION THREE
FINAL PLAT

SHEET
2
AND
3

ZWA PLAT No.
13-1017-02

GENERAL NOTES:

- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE ELEVATION OF ALL SLABS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET.
- THIS TRACT IS LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE CONTRIBUTING ZONE PLAN.
- BUILDING SETBACKS WILL BE PER CITY OF LEANDER ORDINANCE 05-018-00, EFFECTIVE DATE SEPTEMBER 1ST, 2005, ARTICLE VI, SECTION 6, (A) AND (F) FOR THE SINGLE FAMILY URBAN USES ONLY IN THIS SUBDIVISION PLAT.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- A TWO AND A HALF FOOT (2.5') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ON ALL SIDE LOT LINES.
- THE ELECTRIC SERVICE PROVIDER IS PEDERNALES ELECTRIC COOPERATIVE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT (INCLUDING SIDEWALKS ALONG HALSEY DRIVE, STREET FRONTAGES OF LOTS PROPOSED FOR PARK LOTS, DETENTION LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE FAMILY LOTS TO HALSEY DRIVE.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60 PERCENT OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100 FEET OR 60 PERCENT OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.
- THE DRIVEWAY WIDTH FOR LOTS 2, 5, 8 AND 19, BLOCK D, LOTS 2, 10, 12, 16, AND 19, BLOCK E, AND LOTS 49, 53, 58, 63, 67, AND 73, BLOCK C, SHALL BE A MAXIMUM OF 20 FEET WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- ALL EASEMENTS OF RECORD AFFECTING THIS TRACT ARE SHOWN HEREON.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- THE MASTER COVENANT FOR THIS SUBDIVISION IS RECORDED IN DOCUMENT NO. 2013006960 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE HOMEOWNERS ASSOCIATION OR HOMEOWNERS SHALL MAINTAIN FENCES ALONG THE RIGHTS-OF-WAY AND DRAINAGE AREAS.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS AND WATER QUALITY AREAS.
- LOT 81, BLOCK C, WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 82, BLOCK C, WILL BE OWNED AND MAINTAINED BY THE THE CITY OF LEANDER, TEXAS.
- EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL UTILITY LINES SERVING THIS SUBDIVISION SHALL BE UNDERGROUND.

BENCHMARK DESCRIPTIONS

- BM#1 SPINDLE SET IN POWER POLE, EAST SIDE OF C.R. 279, 1.5 MILES +/- NORTH OF THE INTERSECTION OF C.R. 2243 & C.R. 279
ELEVATION= 1037.18'
- BM#2 SPINDLE SET IN POWER POLE, EAST SIDE OF C.R. 279, 1.3 MILES +/- NORTH OF THE INTERSECTION OF C.R. 2243 & C.R. 279.
ELEVATION= 1031.36'
- BM#3 BOX CUT ON NORTH END OF HEADWALL OVER DRY BRUSH CREEK, EAST SIDE OF C.R. 279, 0.8 MILES +/- NORTH OF INTERSECTION ON C.R. 2243 & C.R. 279.
ELEVATION= 1001.06'
- BM#4 SPINDLE SET IN POWER POLE, EAST SIDE OF C.R. 279, 17' +/- NORTH OF THE SOUTHWEST CORNER OF BENBROOK PHASE 1, SECTION 1.
ELEVATION= 1020.92'

SURVEYORS NOTES:

1. BEARING ARE BASED ON TEXAS STATE PLANE SYSTEM (TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RRP2 CORS STATION AND LEDBETTER CORS STATION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°30'48"E	12.55
L2	S21°48'18"E	9.67
L3	S21°14'49"E	50.00
L4	N21°18'57"W	120.00
L5	S68°41'03"W	62.28
L6	S21°18'57"E	120.00
L7	S21°18'57"E	8.29
L8	S68°41'03"W	120.00
L9	S68°41'03"W	63.49
L10	S21°29'12"E	61.13
L11	N68°41'03"E	36.04
L12	N21°14'49"W	27.09

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	23.56	15.00	90°00'00"	N23°41'03"E	21.21
C2	23.52	15.00	89°49'46"	S66°24'04"E	21.18
C3	9.45	970.00	0°33'29"	S21°31'34"E	9.45
C4	23.56	15.00	90°00'00"	S23°45'11"W	21.21
C5	23.56	15.00	90°00'00"	S66°14'49"E	21.21
C6	23.56	15.00	90°00'00"	S66°18'57"E	21.21
C7	13.62	15.00	52°01'12"	S04°41'39"W	13.16
C8	169.33	50.00	194°02'25"	N66°18'57"W	99.25
C9	13.62	15.00	52°01'12"	N42°40'27"E	13.16
C10	13.62	15.00	52°01'12"	S85°18'21"E	13.16
C11	169.33	50.00	194°02'25"	S23°41'03"W	99.25
C12	13.62	15.00	52°01'12"	N47°19'33"W	13.16
C13	23.56	15.00	90°00'00"	S66°18'57"E	21.21
C14	23.56	15.00	90°00'00"	S23°41'03"W	21.21
C15	23.56	15.00	90°00'00"	N66°18'57"W	21.21
C16	23.56	15.00	90°00'00"	N23°41'03"E	21.21
C17	23.56	15.00	90°00'00"	S23°41'03"W	21.21
C18	23.96	50.00	27°27'24"	S59°36'28"E	23.73
C19	48.55	50.00	55°37'50"	S18°03'50"E	46.66
C20	41.15	50.00	47°09'23"	S33°19'46"W	40.00
C21	55.67	50.00	63°47'48"	S88°48'21"W	52.84
C22	24.82	50.00	28°26'31"	S30°53'06"W	24.57
C23	52.96	50.00	60°41'14"	S75°26'58"W	50.52
C24	46.16	50.00	52°53'28"	N47°45'41"W	44.53
C25	45.40	50.00	52°01'12"	N04°41'39"E	43.85

**SAVANNA RANCH SECTION THREE FINAL PLAT
19.967 ACRE TRACT**

DESCRIPTION OF A 19.967 ACRE TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 56.295 ACRE TRACT 1A, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM JOHN S. LLOYD TO BENBROOK DEVELOPMENT, INC., OF RECORD IN DOCUMENT NO. 2010052232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 19.967 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found for the northwest corner of Lot 32, Block C, Savanna Ranch Section One, a subdivision of record in Document No. 2012104226 of the Plat Records of Williamson County, Texas, being also in the east line of that certain 170.764 acre tract of land as described in an Agreed Judgment in Absence of Objections, Cause No. 08-1018-CC, to Leander Independent School District, of record in Document No. 20080862829 of the Official Public Records of Williamson County, Texas;

THENCE, N 21°18'57" W, with the east line of said 170.764 acre tract, common with the west line of said 56.295 acre tract, for a distance of 600.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set for the POINT OF BEGINNING and southwest corner of the herein described tract;

THENCE, continuing with the east line of said 170.764 acre tract, common with the west line of said 56.295 acre tract and of the herein described tract, the following two (2) courses and distances:

- N 21°18'57" W, for a distance of 573.29 feet to a 1/2-inch iron rod with cap stamped "ZWA" found at the beginning of a curve to the right, and
- a distance of 23.56 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing and distance of N 23°41'03" E, 21.21 feet to a 1/2-inch iron rod with cap stamped "ZWA" found at the end of said curve;

THENCE, with the south line of said 170.764 acre tract, the south line of that certain 0.672 acre Tract 1B, as described in said Special Warranty Deed from John S. Lloyd to Benbrook Development, Inc., common with the north line of said 56.295 acre tract and of the herein described tract, the following three (3) courses and distances:

- N 68°41'03" E, at a distance of 1235.94 feet passing a 1/2-inch iron rod with cap stamped "ZWA" found for the southwest corner of said 0.672 acre Tract 1B, and continuing for a distance of 234.45 feet, for a total distance of 1470.39 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right, and
- a distance of 23.52 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 89°49'46", and a chord bearing and distance of S 66°24'04" E, 21.18 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the end of said curve, and
- N 68°30'48" E for a distance of 12.55 feet;

THENCE, departing said common line, over and across said 56.295 acre tract, with the east and south lines of the herein described tract, the following fourteen (14) courses and distances:

- S 21°48'18" E, for a distance of 9.67 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- a distance of 9.45 feet along the arc of said curve to the right, having a radius of 970.00 feet, a central angle of 0°33'29", and a chord bearing and distance of S 21°31'34" E, 9.45 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the end of said curve,
- S 21°14'49" E, for a distance of 360.98 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- a distance of 23.56 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing and distance of S 23°45'11" W, 21.21 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the end of said curve,
- S 21°14'49" E, for a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- a distance of 23.56 feet along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing and distance of S 66°14'49" E, 21.21 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the end of said curve,
- S 21°14'49" E, for a distance of 104.98 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
- S 68°41'03" W, for a distance of 430.11 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
- N 21°18'57" W, for a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
- S 68°41'03" W, for a distance of 62.28 feet to 1/2-inch iron rod with cap stamped "ZWA" set,
- S 21°18'57" E, for a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
- S 68°41'03" W, for a distance of 900.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
- S 21°18'57" E, for a distance of 8.29 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, and
- S 68°41'03" W, for a distance of 120.00 feet to the POINT OF BEGINNING, and containing 19.967 acres of land.

PROJECT: SAVANNA RANCH SECTION 3
JOB NUMBER: 13-1017-02
DATE: AUG 2013
SCALE: 1"=100'
SURVEYOR: TERRELL
TECHNICIAN: SEGURA
DRAWING: SAVANNA SEC3.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

LOCATIONS



ZWA
Zamora, L.L.C.
Professional Land Surveyors
 1435 South Loop 4 • Buda, Texas 78610
 Tel: (512) 295-6201 • Fax (512) 295-6091

**SAVANNA RANCH
SECTION THREE
FINAL PLAT**

**SHEET
3
AND
3**

**ZWA PLAT No.
13-1017-02**



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-014: Consider action on the Magnolia Creek, Section 3 Final Plat for 13.0595 acres more or less; WCAD Parcel R031307; generally located to the northwest of the intersection of Sonny Drive and West Drive; Leander, 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: Russell Kotara (Big Red Dog) on behalf of Continental Homes of Texas, L.P.
- Financial Consideration:** None
- Recommendation:** This final plat includes 53 single-family lots and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/04/2014

MAGNOLIA CREEK, SECTION THREE FINAL PLAT City of Leander Williamson County, Texas

**ELIJAH D. HARMON
SURVEY
ABSTRACT NO. 6**

SITE DATA:
53 SINGLE FAMILY LOTS
1 LOT FOR PRIVATE PARKLAND
ACREAGE: 13.0595 ACRES
SURVEY: ELIJAH D. HARMON, ABSTRACT NO. 6
NUMBER OF BLOCKS: 3

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

ENGINEER:
BIG RED DOG
207 W. 4TH ST.
AUSTIN, TEXAS 78701

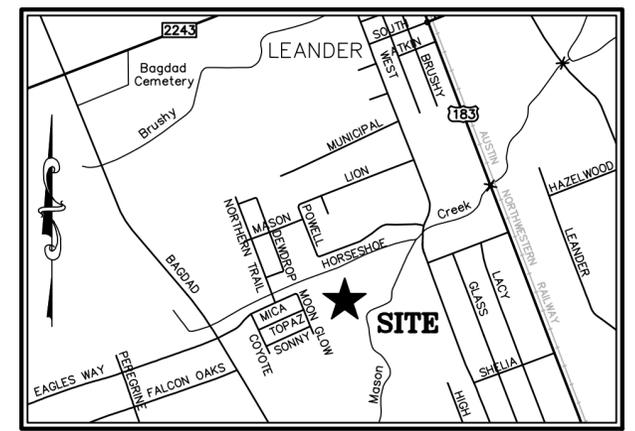
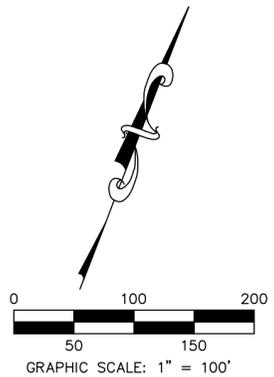
SURVEYOR:
4WARD LAND SURVEYING
3709-A PROMONTORY POINT, SUITE 106
AUSTIN, TEXAS 78709

LEGEND

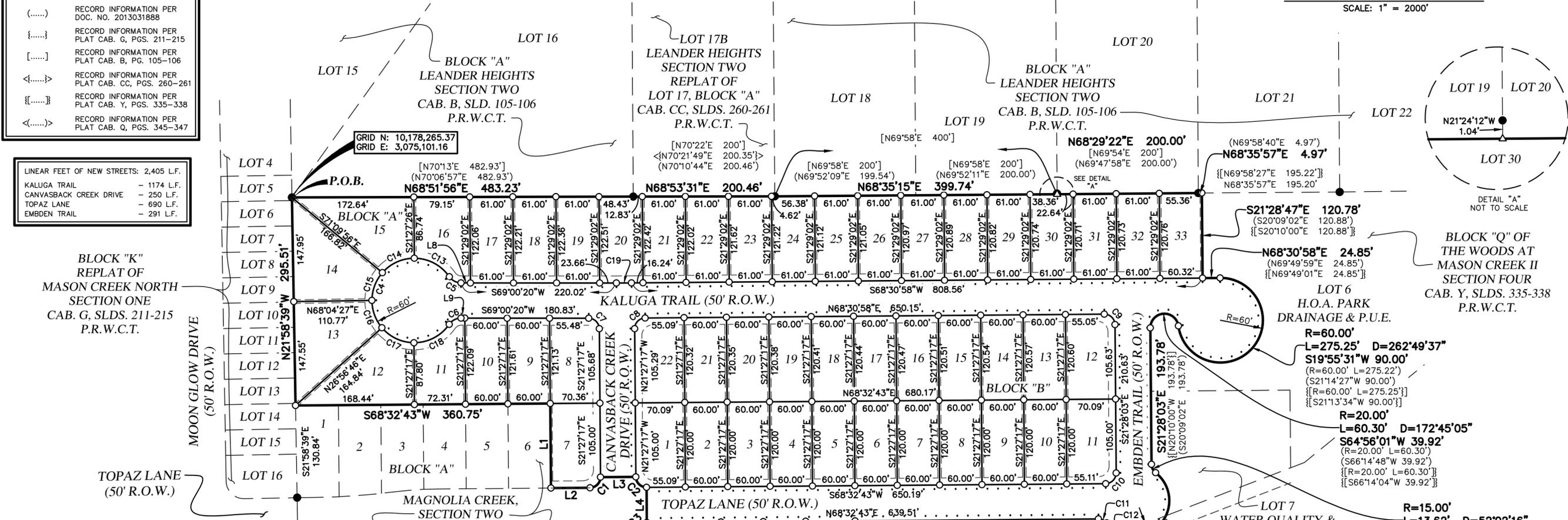
- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- PROPOSED 4' WIDE SIDEWALK LOCATION
- 1/2" IRON ROD WITH "WARD-5811" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH "HAYNIE" CAP FOUND (UNLESS NOTED)
- △ SURVEY CONTROL POINT
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- W.Q.G.B. WATER QUALITY GREENBELT
- CAB., SLD. CABINET, SLIDE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DOC. NO. 2013031888
- {.....} RECORD INFORMATION PER PLAT CAB. G, PGS. 211-215
- [.....] RECORD INFORMATION PER PLAT CAB. B, PG. 105-106
- <.....> RECORD INFORMATION PER PLAT CAB. CC, PGS. 260-261
- {.....} RECORD INFORMATION PER PLAT CAB. Y, PGS. 335-338
- <.....> RECORD INFORMATION PER PLAT CAB. Q, PGS. 345-347

LINEAR FEET OF NEW STREETS: 2,405 L.F.

- KALUGA TRAIL - 1174 L.F.
- CANVASBACK CREEK DRIVE - 250 L.F.
- TOPAZ LANE - 690 L.F.
- EMBDEN TRAIL - 291 L.F.



VICINITY MAP
SCALE: 1" = 2000'

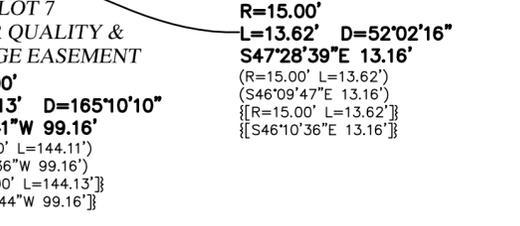
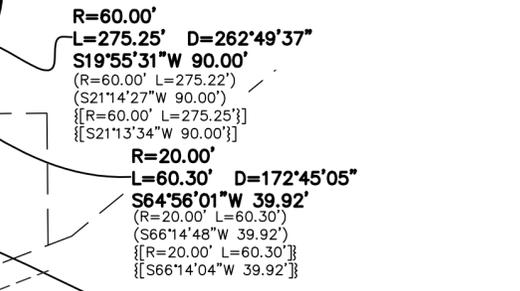
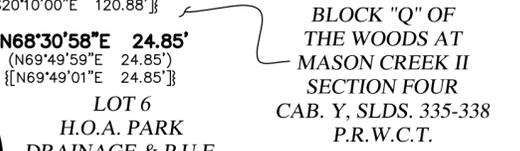
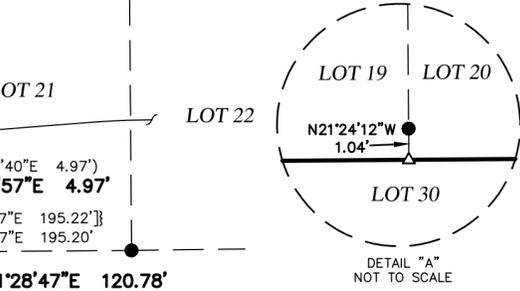
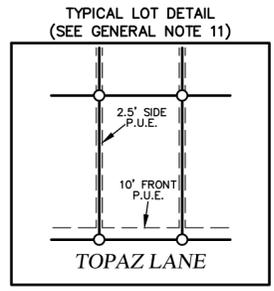


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	23.56'	15.00'	90°00'00"	S23°32'43"W	21.21'
C2	23.56'	15.00'	90°00'00"	N66°27'17"W	21.21'
C3	23.56'	15.00'	90°00'00"	N23°32'43"E	21.21'
C4	305.30'	60.00'	291°32'32"	N20°53'13"W	67.50'
C5	19.47'	20.00'	55°46'16"	S83°00'05"E	18.71'
C6	19.56'	20.00'	56°02'11"	S41°21'39"W	18.79'
C7	23.44'	15.00'	89°32'23"	N66°13'29"W	21.13'
C8	23.55'	15.00'	89°58'15"	S23°31'50"W	21.21'
C9	23.57'	15.00'	90°00'59"	N66°28'33"W	21.22'
C10	23.57'	15.00'	90°00'46"	N23°32'20"E	21.22'
C11	13.44'	15.00'	51°19'14"	N85°47'40"W	12.99'
C12	24.63'	50.00'	28°13'11"	S74°14'39"E	24.38'
C13	58.47'	60.00'	55°50'00"	N83°01'57"W	56.18'
C14	51.21'	60.00'	48°54'22"	S44°35'52"W	49.67'
C15	42.89'	60.00'	40°57'36"	S0°20'07"E	41.99'
C16	42.27'	60.00'	40°21'51"	S40°59'51"E	41.40'
C17	51.67'	60.00'	49°20'26"	S85°51'00"E	50.09'
C18	58.79'	60.00'	56°08'17"	N41°24'39"E	56.46'
C19	21.35'	2500.00'	0°29'22"	N68°45'39"E	21.35'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N21°27'17"W	120.00'
L2	S68°32'43"W	55.36'
L3	S68°32'43"W	50.00'
L4	N21°25'31"W	50.00'
L5	N21°27'17"W	57.18'
L6	S68°32'43"W	120.00'
L7	N21°27'17"W	47.82'
L8	N69°00'20"E	13.35'
L9	N69°00'20"E	5.34'
L10	N32°20'08"E	20.34'



IRREGULAR LOTS:

LOT #	ACREAGE	S.F.
LOT 7	0.1927 AC.	(8,395 S.F.)
LOT 8	0.1941 AC.	(8,455 S.F.)
LOT 11	0.1708 AC.	(7,442 S.F.)
LOT 12	0.2529 AC.	(11,015 S.F.)
LOT 13	0.2579 AC.	(11,233 S.F.)
LOT 14	0.2616 AC.	(11,396 S.F.)
LOT 15	0.2534 AC.	(11,039 S.F.)
LOT 16	0.1897 AC.	(8,265 S.F.)
LOT 20	0.1723 AC.	(7,506 S.F.)
LOT 9	0.1977 AC.	(8,614 S.F.)
LOT 12	0.1839 AC.	(8,013 S.F.)
LOT 14	0.4584 AC.	(19,968 S.F.)

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

512.669.5560 WWW.BIGREDDOG.COM

ENGINEERING | CONSULTING
207 W. 4TH ST. (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78701 • TEXAS REG. NO. F-11201

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384

Date: 10/31/2014
Project: 00252
Scale: 1" = 100'
Reviewer: JSW
Tech: DDL
Field Crew: KDL/MS
Survey Date: AUG. 2013
Sheet: 1 OF 2

MAGNOLIA CREEK, SECTION THREE City of Leander Williamson County, Texas

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013031888 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHTS-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. THIS SUBDIVISION IS TO BE KNOWN AS

"MAGNOLIA CREEK, SECTION THREE"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

RICHARD MAIER
CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

I, RUSSELL KOTARA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

RUSSELL KOTARA DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 99350, STATE OF TEXAS

SURVEYOR'S CERTIFICATION:

I, JASON WARD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EASEMENTS OF RECORD LISTED IN TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT GF NO. 141-120204587-491 (EFFECTIVE 3/27/13) WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

**PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE**

JASON WARD DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF 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 _____, 20__ A.D., AT ____ O'CLOCK, ____M. AND DULY RECORDED ON THE

____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK, ____M. OFFICIAL PUBLIC RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE WRITTEN ABOVE.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS AND COMPLIES WITH THE LEANDER COMPOSITE ZONING ORDINANCE.

2. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

3. THE OWNER OF THIS SUBDIVISION, AND HIS SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

5. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.

6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER WORKS DEPARTMENT.

7. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.

8. ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL LANDSCAPE LOTS.

9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.

10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. 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.

11. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A 10 FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAYS AND A 2.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

12. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

13. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.

14. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SFL OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.

15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY, TEXAS, UNDER DOCUMENT NO. _____

16. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING ARTERIAL STREET.

17. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN LOT 14, BLOCK E.

18. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE PANEL MAP #48491C0455E FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE SEPTEMBER 26, 2008.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137387559.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK IN AUGUST OF 2013. 4WARD CONTROL POINT WAS CHECKED TO LORA MONUMENT X-261, HAVING A PUBLISHED GRID COORDINATE (NAVD 88, GEOID 03) N 10183765.532, E 3079111.6455, ELEV. 971.5999'.

PLANNING AND ZONING COMMISSION:

APPROVED THIS THE ____ DAY OF _____, 20__ A.D. AT A 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 _____ COUNTY.

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

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

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 13.0595 ACRES (568,874 SQUARE FEET), OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 55.567 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, IN A DEED RECORDED IN DOCUMENT NO. 2013031888 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 13.0595 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137387559):

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF LOTS 15 AND 16, BLOCK "A", LEANDER HEIGHTS SECTION TWO, A SUBDIVISION RECORDED IN CABINET "B", SLIDES 105-106 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING AN ANGLE POINT IN THE EAST LINE OF LOT 5, BLOCK "K" OF THE REPLAT OF MASON CREEK NORTH SECTION ONE, A SUBDIVISION RECORDED IN CABINET "G", SLIDES 211-215 (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CONTINENTAL HOMES TRACT, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE SOUTH LINE OF SAID LOT 16, AND WITH THE NORTH LINE OF SAID CONTINENTAL HOMES TRACT, N68°51'56"E, A DISTANCE OF 483.23 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 16, AND BEING THE SOUTHWEST CORNER OF LOT 17B OF LEANDER HEIGHTS SECTION TWO, A REPLAT OF LOT 17, BLOCK "A", A SUBDIVISION RECORDED IN CABINET "CC", SLIDES 260-261 (P.R.W.C.T.), AND BEING AN ANGLE POINT IN THE NORTH LINE OF SAID CONTINENTAL HOMES TRACT;

THENCE, WITH THE SOUTH LINE OF SAID LOT 17B, AND WITH THE NORTH LINE OF SAID CONTINENTAL HOMES TRACT, N68°53'31"E, A DISTANCE OF 200.46 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 17 B, AND BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK "A" OF SAID LEANDER HEIGHTS SECTION TWO, AND BEING AN ANGLE POINT IN THE NORTH LINE OF SAID CONTINENTAL HOMES TRACT;

THENCE, WITH THE SOUTH LINES OF LOTS 18 THROUGH 20, BLOCK "A" OF SAID LEANDER HEIGHTS SECTION TWO, AND IN PART WITH THE SOUTH LINE OF LOT 21, BLOCK "A" OF SAID LEANDER HEIGHTS SECTION TWO, AND WITH THE NORTH LINE OF SAID CONTINENTAL HOMES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)N68°35'15"E, A DISTANCE OF 399.74 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS, N21°24'12"W, A DISTANCE OF 1.04 FEET, AND
- 2) N68°29'22"E, A DISTANCE OF 200.00 FEET TO A 1/2-INCH IRON ROD FOUND, AND
- 3) N68°35'57"E, A DISTANCE OF 4.97 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING IN THE SOUTH LINE OF SAID LOT 21, AND BEING THE NORTHWEST CORNER OF LOT 6, BLOCK "Q" OF THE WOODS AT MASON CREEK II SECTION FOUR, A SUBDIVISION RECORDED IN CABINET "Y", SLIDES 335-338 (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CONTINENTAL HOMES TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF LOTS 21 AND 22, BLOCK "A" OF SAID LEANDER HEIGHTS SECTION TWO, AND BEING AN ANGLE POINT IN THE NORTH LINE OF LOT 6, BLOCK "Q" OF SAID THE WOODS AT MASON CREEK II SECTION FOUR BEARS, N68°35'57"E, A DISTANCE OF 195.20 FEET;

THENCE, WITH THE EAST LINE OF SAID CONTINENTAL HOMES TRACT, AND WITH THE WEST LINES OF LOTS 5 THROUGH 7, BLOCK "Q" OF SAID THE WOODS AT MASON CREEK II SECTION FOUR, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1)S21°28'47"E, A DISTANCE OF 120.78 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF,
- 2) N68°30'58"E, A DISTANCE OF 24.85 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF CURVATURE HEREOF,
- 3) 275.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS S19°55'31"W, A DISTANCE OF 90.00 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF REVERSE CURVATURE,
- 4) 60.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND WHOSE CHORD BEARS S64°56'01"W, A DISTANCE OF 39.92 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF TANGENCY HEREOF,
- 5) S21°28'03"E, A DISTANCE OF 193.78 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF CURVATURE HEREOF,
- 6) 13.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND WHOSE CHORD BEARS S47°28'39"E, A DISTANCE OF 13.16 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF REVERSE CURVATURE HEREOF,
- 7) 144.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS S09°03'41"W, A DISTANCE OF 99.16 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF NON-TANGENCY HEREOF,
- 8) S47°55'10"W, A DISTANCE OF 161.60 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF,
- 9) S86°06'53"W, A DISTANCE OF 149.56 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF,
- 10)S32°20'08"W, A DISTANCE OF 121.68 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 11)S09°44'51"E, A DISTANCE OF 16.31 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF LOT 5, BLOCK "Q" OF SAID THE WOODS AT MASON CREEK II SECTION FOUR, AND BEING IN THE EAST LINE OF SAID CONTINENTAL HOMES TRACT;

THENCE, LEAVING THE WEST LINE OF LOT 5, BLOCK "Q" OF SAID THE WOODS AT MASON CREEK II SECTION FOUR, AND THE EAST LINE OF SAID CONTINENTAL HOMES, OVER AND ACROSS SAID CONTINENTAL HOMES TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1)S68°32'43"W, A DISTANCE OF 170.33 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL-CORNER HEREOF,
- 2) N21°27'17"W, A DISTANCE OF 47.82 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF,
- 3) S68°32'43"W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL-CORNER HEREOF,
- 4) N21°27'17"W, A DISTANCE OF 57.18 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF CURVATURE HEREOF,
- 5) 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND WHOSE CHORD BEARS N23°32'43"E, A DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET TO A POINT OF NON-TANGENCY HEREOF,
- 6) N21°25'31"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 7) 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND WHOSE CHORD BEARS N66°27'17"W, A DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF NON-TANGENCY HEREOF,
- 8) S68°32'43"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 9) 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND WHOSE CHORD BEARS S23°32'43"W, A DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF TANGENCY HEREOF,
- 10)S68°32'43"W, A DISTANCE OF 55.36 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL-CORNER HEREOF,
- 11)N21°27'17"W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF, AND
- 12)S68°32'43"W, A DISTANCE OF 360.75 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING IN THE EAST LINE OF LOT 14, BLOCK "K" OF SAID REPLAT OF MASON CREEK NORTH SECTION ONE, AND BEING IN THE WEST LINE OF SAID CONTINENTAL HOMES TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST TERMINUS OF THE RIGHT-OF-WAY OF TOPAZ LANE (50' RIGHT-OF-WAY), AND BEING THE SOUTHEAST CORNER OF LOT 16, BLOCK "K" OF SAID REPLAT OF MASON CREEK NORTH SECTION ONE, AND BEING IN THE WEST LINE OF SAID CONTINENTAL HOMES TRACT BEARS, S21°58'39"E, A DISTANCE OF 130.84 FEET;

THENCE, WITH THE EAST LINES OF LOTS 5 THROUGH 14, BLOCK "K" OF SAID REPLAT OF MASON CREEK NORTH SECTION ONE, AND WITH THE WEST LINE OF SAID CONTINENTAL HOMES TRACT, N21°58'39"W, A DISTANCE OF 295.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.0595 ACRES (568,874 SQUARE FEET) OF LAND, MORE OR LESS.

512.669.5560

WWW.BIGREDDOG.COM



ENGINEERING | CONSULTING
207 W. 4TH ST. (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78701 • TEXAS REG. NO. F-11201



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384

Date:	10/31/2014
Project:	00252
Scale:	1" = 100'
Reviewer:	JSW
Tech:	DDL
Field Crew:	KDL/MS
Survey Date:	AUG. 2013
Sheet:	2 OF 2



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

- Agenda Subject:** Subdivision Case 14-FP-028: Consider action on the Connelly's Crossing, Phase 2 Final Plat for 9.53 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, 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: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)
- Financial Consideration:** None
- Recommendation:** This final plat includes 34 single-family lots, 1 drainage lot, and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. Payment in the amount of \$1,768 for the required Parkland Dedication fees.
 2. Escrow payment and executed escrow agreement in the amount of \$11,550 for the Recreation Improvements fees.
 3. 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

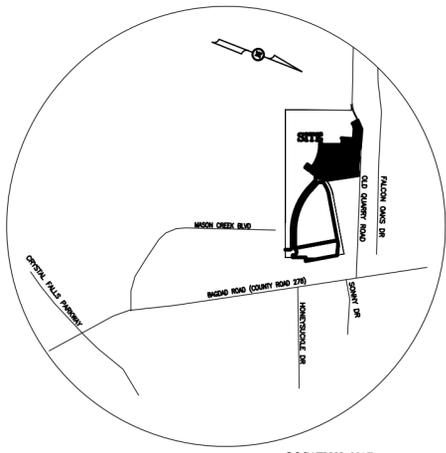
11/04/2014

SCALE: 1"=100'

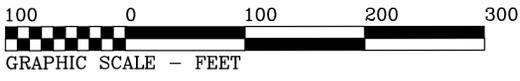
CONNELLY'S CROSSING, PHASE 2 FINAL PLAT

LEGEND

- IRON ROD FND.
- IRON ROD SET
- CONC. MON FOUND
- IRON PIPE FOUND
- UTILITY LINE
- ⊕ SANITARY SEWER MANHOLE
- UTILITY POLE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ⋯ PROPOSED SIDEWALK



CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NUMBER 2014076067
D.R.W.C.TX.



CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NUMBER 2014076067
D.R.W.C.TX.

DRAINAGE EASEMENT /
PARK / OPEN SPACE,
SEE NOTE 17

CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NUMBER 2014076067
D.R.W.C.TX.

MISSION PRESBYTERY, INC.
(10.00 ACRES)
DOC. 2007105665
O.P.R.W.C.

LOT 1
CONNELLY'S CROSSING
PHASE 1A
DOCUMENT NUMBER 2012084407
OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY

MERRITT LEGACY
DDC MERRITT LEGACY LTD
1904 W. 35TH
AUSTIN TX. 78703

RIGHT OF WAY TABLE

STREET NAME	LINEAR FEET
BESS COVE	213.92'
PEREGRINE WAY	576.87'
HAMILTONS WAY	310.57'
SONNY DRIVE	214.29'

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	6.03	N73° 31' 15.48"E	L21	16.05	S46° 51' 43.95"E
L2	15.42	N84° 27' 25.68"E	L22	58.43	S46° 51' 43.95"E
L3	11.42	N43° 08' 16.05"E	L23	24.16	N29° 42' 32.05"W
L4	14.43	N68° 47' 56.60"E	L24	65.00	S29° 37' 32.09"E
L5	14.43	S68° 47' 56.60"W	L25	3.51	S30° 00' 07.58"E
L6	8.00	N68° 47' 56.60"E	L26	35.43	N29° 32' 03.37"W
L7	8.00	N68° 47' 56.60"E			
L8	10.94	N68° 47' 56.60"E			
L9	10.94	N68° 47' 56.60"E			
L10	12.56	S73° 32' 26.79"W			
L11	17.91	S84° 27' 18.62"W			
L12	17.91	N84° 27' 18.62"E			
L13	20.58	N73° 32' 26.79"E			
L14	29.86	S28° 09' 50.24"W			
L15	27.62	S60° 21' 04.07"W			
L16	27.78	S60° 21' 06.62"W			
L17	28.32	N60° 21' 09.11"E			
L18	46.75	S60° 21' 06.62"W			
L19	26.06	S60° 21' 06.62"W			
L20	17.60	N60° 21' 06.62"E			

OWNER/DEVELOPER:
CHTEX OF TEXAS, INC
RICHARD MAIER
10700 PECAN PARK BLVD.,
4TH FLOOR
AUSTIN, TEXAS 78750
DIRECT (512) 533-1467
FAX (512) 533-1429

ACREAGE: 9.53
SURVEY: ELIJAH D. HARMON SURVEY,
ABSTRACT 6
NO. OF LOTS: 34 RESIDENTIAL
1 DRAINAGE LOT, 1 PARK LOT
NO. OF BLOCKS: 6
WATERSHED: EDWARDS AQUIFER
CONTRIBUTING ZONE
F.E.M.A. MAP NO. 48491C0465E
WILLIAMSON COUNTY, TEXAS
DATE: AUGUST 28, 2014
SUBMITTAL DATE: SEPTEMBER 30, 2014

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM LICENSE # 10118900

JOB #03B15314

SHEET 1 OF 3

CONNELLY'S CROSSING, PHASE 2 FINAL PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	39.05	205.00	10.92	S78° 59' 54"W	39.00
C19	34.19	155.00	12.64	N78° 08' 13"E	34.12
C20	77.59	155.00	28.68	N57° 28' 40"E	76.78
C21	23.96	15.00	91.53	N2° 37' 32"W	21.49
C22	98.23	208.00	27.01	S34° 51' 37"E	97.32
C94	9.53	50.00	10.92	S78° 59' 54"W	9.51
C95	62.53	310.00	11.56	N77° 56' 21"E	62.43
C96	60.49	309.97	11.18	N66° 34' 12"E	60.39
C97	60.75	310.04	11.23	N55° 22' 02"E	60.65
C98	42.51	310.00	7.86	N45° 49' 29"E	42.48
C99	21.52	15.00	82.21	N0° 47' 36"E	19.72
C100	76.90	772.00	5.71	N43° 09' 46"W	76.87
C101	24.55	15.00	93.78	S87° 05' 39"W	21.90
C102	34.16	205.00	9.55	N44° 58' 45"E	34.12
C103	40.17	205.00	11.23	N55° 22' 01"E	40.11
C104	40.00	205.00	11.18	N66° 34' 14"E	39.94
C105	43.99	205.00	12.30	N78° 18' 30"E	43.91
C106	29.53	155.00	10.92	S78° 59' 54"W	29.48
C107	24.71	15.00	94.37	S26° 21' 27"W	22.01
C108	23.66	15.00	90.38	S66° 00' 48"E	21.28

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C109	31.28	20.00	89.62	N23° 59' 12"E	28.19
C110	22.42	15.00	85.63	N63° 38' 33"W	20.39
C111	26.23	15.00	100.21	N86° 34' 53"W	23.02
C112	27.66	330.00	4.80	N45° 42' 57"E	27.66
C113	41.11	324.64	7.26	N51° 42' 46"E	41.08
C114	41.10	325.86	7.23	N58° 47' 48"E	41.08
C115	41.75	330.00	7.25	N66° 00' 57"E	41.72
C116	42.82	330.00	7.44	N73° 21' 29"E	42.79
C117	42.51	330.01	7.38	N80° 45' 57"E	42.48
C118	27.56	15.00	105.28	S31° 48' 54"W	23.85
C119	30.26	20.00	86.68	S64° 09' 49"E	27.45
C120	91.15	600.00	8.70	S76° 51' 01"W	91.06
C121	41.99	600.00	4.01	S83° 12' 26"W	41.98
C122	19.91	20.00	57.05	N56° 41' 17"E	19.10
C123	39.32	70.00	32.19	S44° 15' 28"W	38.81
C124	28.85	20.00	82.66	N19° 01' 22"E	26.42
C125	25.48	15.00	97.34	N70° 58' 38"W	22.53
C126	21.03	25.00	48.19	S36° 15' 25"W	20.41
C127	26.14	50.00	29.95	N27° 08' 20"E	25.84
C128	34.81	50.00	39.89	N62° 03' 32"E	34.11

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C129	27.71	50.00	31.75	S82° 07' 17"E	27.36
C130	27.71	50.31	31.56	S50° 22' 32"E	27.37
C131	29.45	50.06	33.71	S17° 35' 53"E	29.03
C132	27.72	50.00	31.76	S15° 08' 42"W	27.36
C133	31.03	50.00	35.55	S48° 48' 03"W	30.53
C134	36.62	50.01	41.96	S87° 33' 34"W	35.81
C135	21.03	25.00	48.19	N84° 26' 48"E	20.41
C136	23.44	15.00	89.52	N15° 35' 30"E	21.12
C137	98.48	772.00	7.31	N32° 49' 22"W	98.41
C138	21.64	15.00	82.66	S19° 01' 22"W	19.81
C139	23.99	15.00	91.63	N73° 50' 05"W	21.51
C140	103.07	208.00	28.39	S42° 13' 03"E	102.02
C141	5.06	208.00	1.39	S57° 06' 35"E	5.06
C142	22.87	25.00	52.41	N31° 36' 01"W	22.08
C143	54.13	85.00	36.49	S23° 38' 19"E	53.22
C144	25.46	24.90	58.60	N12° 38' 39"W	24.37
C145	31.43	20.00	90.03	N60° 28' 56"E	28.29
C146	145.13	600.00	13.86	N81° 25' 52"W	144.78
C147	43.77	20.00	125.38	S25° 40' 13"E	35.54
C148	20.36	50.00	23.33	S48° 41' 09"W	20.22

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C149	41.89	40.00	60.00	N30° 21' 07"E	40.00
C150	15.82	40.00	22.66	N10° 58' 38"W	15.72
C151	64.40	152.00	24.23	S34° 43' 27"E	63.92
C152	76.69	828.00	5.31	N44° 12' 32"W	76.66
C153	65.95	828.00	4.56	N39° 16' 26"W	65.93
C154	65.27	838.20	4.46	N34° 41' 32"W	65.25
C155	40.85	838.20	2.79	N31° 03' 54"W	40.85
C156	56.08	152.00	21.14	S40° 13' 05"E	55.76
C157	32.98	25.00	75.59	S88° 35' 06"E	30.84
C158	45.64	85.00	30.77	S69° 00' 06"W	45.10
C159	23.50	25.00	53.85	N57° 27' 42"E	22.64
C160	26.18	25.00	60.01	S45° 28' 18"W	25.00
C161	38.19	85.00	25.74	N62° 36' 14"E	37.87
C162	26.70	25.00	61.20	S80° 19' 48"W	25.45
C163	31.40	20.00	60.30	N80° 18' 44"E	28.28
C164	371.54	580.00	28.39	N87° 09' 02"E	365.22
C165	31.28	20.00	60.38	S23° 59' 12"W	28.19
C166	21.59	15.00	30.20	S61° 56' 50"E	19.77

BEING 9.53 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, AND THE HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 33.325 ACRE TRACT OF LAND CONVEYED BY DEED TO CONTINENTAL HOMES OF TEXAS, LP AS RECORDED IN DOCUMENT NUMBER 2014076067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.53 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2" iron rod found for the southwest corner of a called 10.00 acre tract of land conveyed by deed to Mission Presbytery as recorded in Document Number 2007105665 and being the most westerly southeast corner of this tract of land at the point of intersection with the north right-of-way line of Sonny Drive (64' ROW) as dedicated on the plat of Connelly's Crossing - Phase 1A as recorded in Document Number 2012084407 of the Official Public Records of Williamson County, Texas;

THENCE along the perimeter boundary of said Connelly's Crossing, same being the outside right-of-way lines of Sonny Drive and Peregrine Way the following eighteen (16) courses and distances to a 1/2" iron rod at the terminus of each course:

- 1) along a curve to the right (concave to the northwest) having the following elements a central angle of 53° 51' 08", a radius of 25.00 feet and an arc length of 23.50 feet the chord of which bears S 57° 26' 43" W a distance of 22.64 feet; and
- 2) along a curve to the left (concave to the southeast) having the following elements a central angle of 30° 46' 00", a radius of 85.00 feet and an arc length of 45.64 feet the chord of which bears S 68° 59' 08" W a distance of 45.10 feet;
- 3) along a curve to the right (concave to the northeast) having the following elements a central angle of 75° 35' 04", a radius of 25.00 feet and an arc length of 32.98 feet the chord of which bears N 88° 36' 05" W a distance of 30.64 feet;
- 4) S 39° 11' 45" W 56.00 feet
- 5) S 54° 14' 51" E 24.99 feet
- 6) along a curve to the right (concave to the southwest) having the following elements a central angle of 52° 29' 50", a radius of 25.00 feet and an arc length of 22.91 feet the chord of which bears S 57° 26' 37" E a distance of 22.11 feet;
- 7) along a curve to the left (concave to the northeast) having the following elements a central angle of 36° 54' 32" a radius of 85.00 feet and an arc length of 54.76 feet the chord of which bears S 23° 39' 03" E a distance of 53.81 feet;
- 8) S 39° 29' 48" E a distance of 2.28 feet;
- 9) along a curve to the right (concave to the southwest) having the following elements a central angle of 52° 20' 06", a radius of 25.00 and an arc length of 22.84 feet the chord of which bears S 10° 43' 09" E a distance of 22.05 feet;
- 10) S 15° 26' 58" W a distance of 3.57 feet;
- 11) S 74° 33' 02" E a distance of 64.00 feet;
- 12) N 15° 26' 58" E a distance of 1.13 feet
- 13) along a curve to the right (concave to the southeast) having the following elements a central angle of 60° 00' 00", a radius of 25.00 feet and an arc length of 26.18 feet the chord of which bears N 45° 27' 13" E a distance of 25.00 feet;
- 14) along a curve to the right (concave to the northwest) having the following elements a central angle of 25° 44' 34", a radius of 85.00 feet and an arc length of 38.19 feet the chord of which bears N 62° 35' 09" E a distance of 37.87 feet;
- 15) along a curve to the right (concave to the south) having the following elements a central angle of 61° 11' 14", a radius of 25.00 feet and an arc length of 26.70 feet the chord of which bears N 80° 18' 44" E a distance of 25.45 feet;
- 16) S 69° 04' 19" E a distance of 117.23 feet

THENCE leaving the south right-of-way line of Peregrine Way through and across said 33.325 acres the following eighteen (14) courses and distances to a 1/2" iron rod at the terminus of each course:

- 1) N 15° 28' 03" E 234.81 feet
- 2) N 21° 10' 52" E 31.16 feet
- 3) S 74° 31' 19" E 262.63 feet
- 4) S 15° 27' 59" W 89.44 feet
- 5) along a curve to the right (concave to the south) having the following elements a central angle of 89° 57' 49", a radius of 20.00 feet and an arc length of 31.40 feet the chord of which bears S 80° 18' 44" E a distance of 28.28 feet
- 6) along a curve to the right (concave to the south) having the following elements a central angle of 36° 42' 11", a radius of 580.00 feet and an arc length of 371.54 feet the chord of which bears N 87° 09' 02" E a distance of 365.22 feet
- 7) N 68° 47' 57" E 19.19 feet
- 8) S 21° 12' 03" E 20.00 feet
- 9) along a curve to the right (concave to the south) having the following elements a central angle of 286° 28' 44", a radius of 20.00 feet and an arc length of 31.28 feet the chord of which bears S 23° 59' 12" W a distance of 28.19 feet.
- 10) S 20° 49' 33" E 295.25 feet
- 11) along a curve to the right (concave to the south) having the following elements a central angle of 21° 20' 42", a radius of 15.00 feet and an arc length of 21.59 feet the chord of which bears S 61° 56' 50" E a distance of 19.77 feet.
- 12) S 20° 49' 33" E 175.51 feet
- 13) S 73° 32' 28" W 18.36 feet
- 14) S 16° 28' 45" W 110.36 feet to a point of intersection with the south right-of-way line of Old Quarry Road (NO RECORDING INFORMATION WAS FOUND) being the northwest corner of this tract of land.

THENCE along said right-of-way line, same being the north line of this tract of land, the following two (2) courses and distances to a 1/2" iron rod found at the terminus of each course:

- 1) S 73° 35' 02" W 41.58 feet
- 2) S 72° 04' 03" W 421.58 feet to the northwest corner of that certain called 10.00 acre tract of land conveyed by deed to Mission Presbytery as recorded in Document Number 2007105665 for the most westerly northeast corner this tract of land;

THENCE S 29° 37' 42" E, along the common dividing line between said 33.325 acre tract of land and said 10.00 acre tract of land, same being the most westerly east line of this tract of land, a distance of 512.63 feet TO THE POINT OF BEGINNING, and containing 9.53 acres of land, more or less.

GENERAL NOTES:

1. THIS PROPERTY IS ENTIRELY LOCATED WITHIN THE CITY LIMITS OF LEANDER, TX.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A (10') FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAYS AND A (2.5') FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL INTERIOR SIDE LOT LINES IS HEREBY DEDICATED WITH THIS PLAT.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL #48491C0465E FOR WILLIAMSON COUNTY, EFFECTIVE DATE 09/28/2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL CONFORM TO THE CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
10. 4' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF PEREGRINE WAY. 6' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SONNY 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 ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. 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.
13. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
14. ALL WATER QUALITY/DETENTION BASIN AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE HOA.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. LOT 2, BLOCK L, TO BE USED AS DRAINAGE EASEMENT, PARK AREA, OPEN SPACE, GREEN SPACE, RECREATION AREA.
18. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK M AND LOT 2 BLOCK L.
19. THE HOA BY LAWS ARE FILED IN THE OFFICE OF THE SECRETARY OF STATE OF TEXAS UNDER FILE NUMBER 801862344.
20. 1.08 OF THE 1.155 PARKLAND ACRES THAT ARE REQUIRED BY THE PARKLAND DEDICATION ORDINANCE ARE PROVIDED IN THE PLAT. A PAYMENT IN LIEU OF THE PARKLAND DEFICIT IN THE AMOUNT OF \$1,768 IS DUE TO THE CITY AT PLAT APPROVAL. A SURETY IN THE AMOUNT OF \$11,550 FOR THE REQUIRED RECREATION IMPROVEMENTS MUST BE PROVIDED AT PLAT APPROVAL ALSO. RELEASE OF THE SURETY IS DEPENDENT ON DEVELOPER COMPLETING RECREATION IMPROVEMENTS THAT EQUAL OR EXCEED THE FEE REQUIRED



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX, 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM LICENSE # 10118900

JOB #03B15314

SHEET 2 OF 3

CONNELLY'S CROSSING, PHASE 2 FINAL PLAT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

RICHARD MAIER, VICE PRESIDENT OF CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING OWNER OF 9.79 ACRES OUT OF AND A PORTION OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THE 51.88 ACRES OF LAND CONVEYED BY DEED TO MARGARET ELIZABETH CROSLIN MOSER AND CAROLYN SUE MIEHAUS AS RECORDED IN DOCUMENT NUMBER 2012076911 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NUMBER 2014076067 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 9.79 ACRES OF LAND, IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE ACCOMPANYING PLAT TO BE KNOWN AS "CONNELLY'S CROSSING, PHASE 2 FINAL PLAT" AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 201____, AD.

RICHARD MAIER, VICE PRESIDENT
CHTEX OF TEXAS, INC. (A DELAWARE CORPORATION)
ITS SOLE GENERAL PARTNER

STATE OF TEXAS
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE PRESIDENT OF CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 201____, AD.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

APPROVED THIS THE _____ DAY OF _____, 201____, AD, AT A 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
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

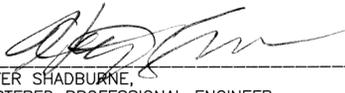
STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF 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 _____, 201____, A.D., AT _____ O'CLOCK____M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 201____, A.D., AT _____ O'CLOCK____M., PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET _____, SLIDES _____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.



HUNTER SHADBURNE,
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
AUSTIN CIVIL ENGINEERING, INC
2708 S. LAMAR BLVD. #200 A
AUSTIN, TEXAS
(512) 306-0018

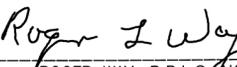
10/22/14
DATE



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, ROGER WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HEREON PER TITLE COMMITMENT #141-140200709 DATED JULY 17, 2014.

SURVEYED BY: _____



ROGER WAY, R.P.L.S. NO. 3910
ALL POINTS SURVEYING
1714 FORTVIEW, SUITE 200
AUSTIN, TEXAS 78704

10-22-14
DATE



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM LICENSE # 10118900

JOB #03B15314

SHEET 3 OF 3



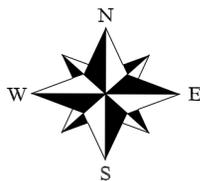
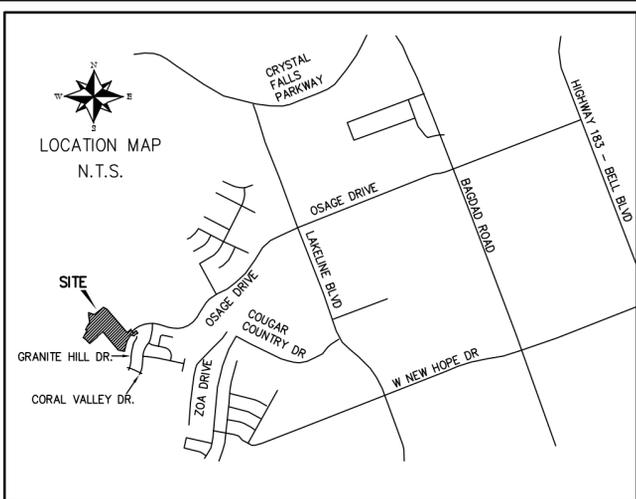
EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-031: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3E Final Plat for 14.070 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., 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 by the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 28 single-family lots and 3 greenbelt lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, GISP
Planner

11/3/2014

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E



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



SCALE: 1"=100'

LEGEND:

- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- GB = GREENBELT
- 6549 = LOT AREA IN SQUARE FEET
- = 5' SIDEWALK REQUIRED ALONG OSAGE DRIVE
- = 4' SIDEWALK REQUIRED ALONG ALL OTHER STREETS

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	68°44'52"	20.00'	24.00'	N10°37'47"E	22.58'	13.68'
C2	10°03'44"	503.00'	88.34'	S55°36'10"W	88.22'	44.28'
C3	99°44'02"	60.00'	104.44'	S55°46'25"W	91.75'	71.17'
C4	31°02'11"	503.00'	272.47'	S28°08'24"W	269.15'	139.67'
C5	16°58'32"	503.00'	149.03'	S52°08'46"W	148.48'	75.06'
C6	37°57'00"	503.00'	333.16'	S31°35'48"W	327.11'	172.95'
C7	18°36'51"	697.00'	226.44'	S35°36'08"W	225.45'	114.23'
C8	6°28'24"	697.00'	78.75'	S15°51'28"W	78.71'	39.42'
C9	88°15'49"	20.00'	30.81'	N25°02'14"W	27.85'	19.40'
C10	84°32'10"	20.00'	29.51'	N68°33'47"E	26.90'	18.18'
C11	28°24'28"	325.00'	161.14'	S54°57'54"E	159.49'	82.26'
C12	28°24'28"	375.00'	185.93'	S54°57'54"E	184.03'	94.92'
C13	15°20'21"	225.00'	60.24'	N48°25'50"W	60.06'	30.30'
C14	49°59'41"	20.00'	17.45'	S31°06'10"E	16.90'	9.33'
C15	249°19'10"	50.00'	217.57'	S49°14'05"W	82.25'	72.32'
C16	125°21'29"	20.00'	43.76'	N12°44'45"W	35.54'	38.71'
C17	89°18'20"	20.00'	31.17'	N85°24'50"W	28.11'	19.76'
C18	6°45'41"	155.00'	18.29'	S46°33'09"W	18.28'	9.16'
C19	6°45'41"	205.00'	24.19'	S46°33'09"W	24.18'	12.11'
C20	82°26'04"	20.00'	28.78'	N84°23'20"E	26.36'	17.52'
C21	89°32'56"	20.00'	31.26'	S01°36'10"E	28.17'	19.84'
C22	6°18'37"	625.00'	68.83'	N43°13'19"W	68.80'	34.45'
C23	21°25'58"	575.00'	215.09'	N50°47'00"W	213.84'	108.82'
C24	7°06'21"	625.00'	77.51'	N57°56'48"W	77.46'	38.81'
C25	9°28'28"	325.00'	53.74'	S64°25'55"E	53.68'	26.93'
C26	18°56'01"	325.00'	107.40'	S50°13'40"E	106.91'	54.19'
C27	5°38'22"	375.00'	36.91'	S66°20'57"E	36.90'	18.47'
C28	13°07'04"	375.00'	85.86'	S56°58'14"E	85.67'	43.12'
C29	9°39'02"	375.00'	63.16'	S45°35'11"E	63.09'	31.66'
C30	8°44'55"	225.00'	34.36'	N45°08'08"W	34.32'	17.21'
C31	6°35'25"	225.00'	25.88'	N52°48'18"W	25.87'	12.95'
C32	30°14'20"	50.00'	26.39'	N21°13'29"W	26.08'	13.51'
C33	36°39'31"	50.00'	31.99'	N54°40'25"W	31.45'	16.56'
C34	34°49'22"	50.00'	30.39'	S89°35'09"W	29.92'	15.68'
C35	63°52'51"	50.00'	55.75'	S40°14'02"W	52.90'	31.17'
C36	34°46'33"	50.00'	30.35'	S09°05'41"E	29.88'	15.66'
C37	48°56'33"	50.00'	42.71'	S50°57'13"E	41.42'	22.76'
C38	8°38'49"	575.00'	86.78'	N57°10'34"W	86.70'	43.47'
C39	9°58'38"	575.00'	100.13'	N47°51'51"W	100.00'	50.19'
C40	2°48'31"	575.00'	28.19'	N41°28'16"W	28.18'	14.10'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S62°39'34"E	92.06'
L2	S85°45'40"E	14.14'
L3	N49°14'20"E	114.16'
L4	S39°25'42"E	86.98'
L5	S39°31'15"E	58.65'
L6	S14°26'50"W	25.12'
L7	N74°20'40"W	60.21'
L8	N46°20'30"W	20.00'
L9	S40°04'00"E	11.87'
L10	N54°07'24"W	73.55'
L11	N61°29'59"W	42.29'
L12	N34°38'47"E	58.92'
L13	N69°10'08"W	42.06'
L14	N69°10'08"W	44.99'
L15	S43°10'18"W	27.50'
L16	S43°10'18"W	21.91'
L17	N40°04'00"W	57.46'
L18	N40°04'00"W	57.46'
L19	N61°29'59"W	52.96'
L20	N61°29'59"W	52.96'
L21	S56°06'01"E	13.96'
L22	S52°05'47"E	71.51'
L23	S58°12'57"E	70.96'
L24	S16°07'15"E	12.89'
L25	N29°07'22"E	65.19'

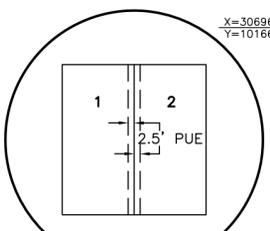
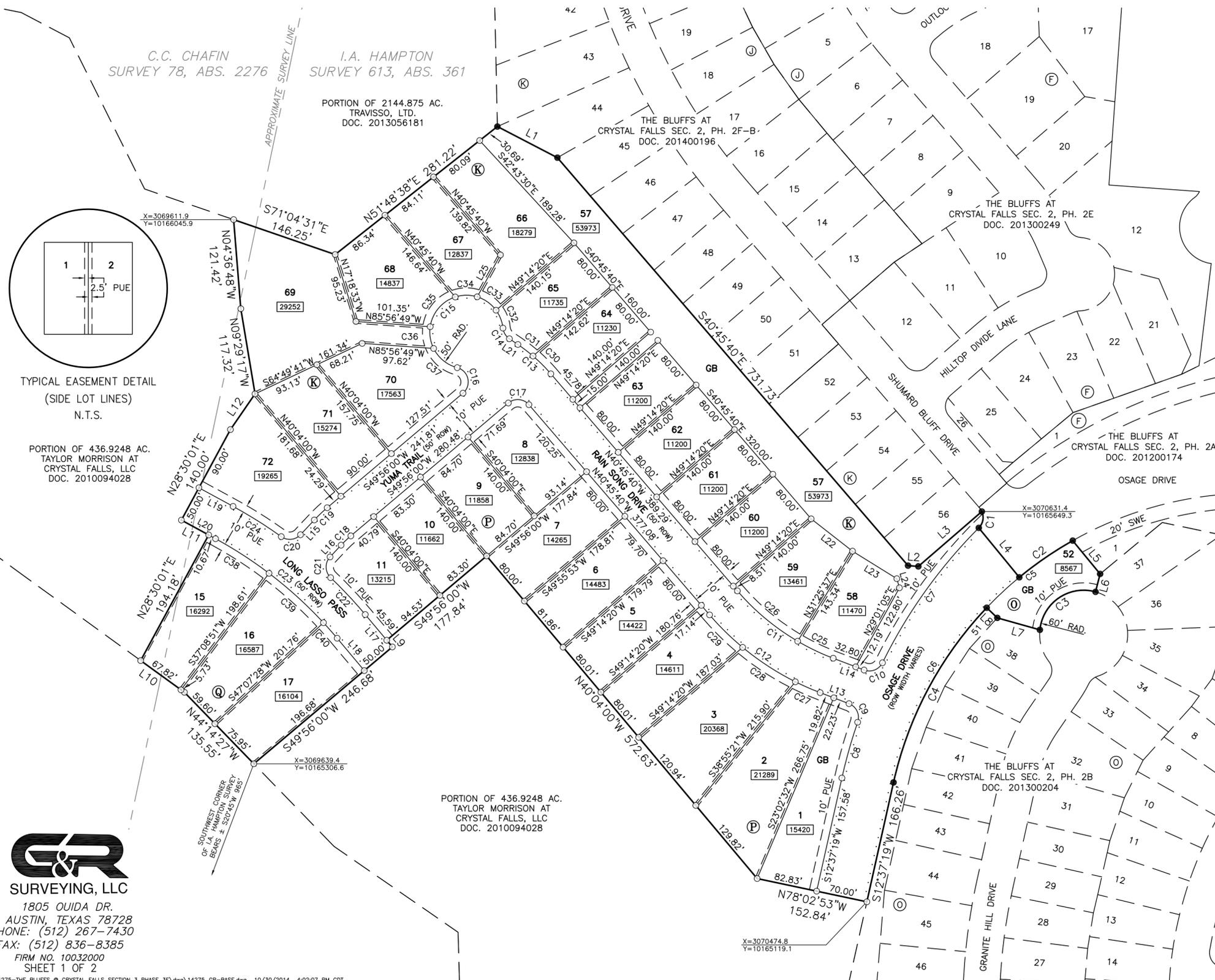
OWNER AND DEVELOPER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

SUBMITTAL DATE: SEPTEMBER 2, 2014
TOTAL AREA OF THIS PLAT: 14.070 ACRES
TOTAL NUMBER OF LOTS: 31
RESIDENTIAL: 28
GREENBELT: 3

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

LINEAR FEET OF NEW STREETS:
LONG LASSO PASS: 335
YUMA TRAIL: 412
RAIN SONG DRIVE: 782
OSAGE DRIVE: 525
TOTAL: 2054

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



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

PORTION OF 436.9248 AC.
TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
DOC. 2010094028

PORTION OF 436.9248 AC.
TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
DOC. 2010094028

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 2

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 14.070 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 14.070 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER AND TRAVIS COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3E", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20__ A.D.

ADIB R. KHOURY, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LONG LASSO PASS, YUMA TRAIL AND RAIN SONG DRIVE. FIVE FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF OSAGE 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. (SEE TYPICAL EASEMENT DETAIL).
8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
10. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
11. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
12. ACCESS TO LONG LASSO PASS IS PROHIBITED FOR LOT 72, BLOCK K AND LOT 11, BLOCK P. ACCESS TO RAIN SONG DRIVE IS PROHIBITED FOR LOT 70, BLOCK K AND LOT 8, BLOCK P.
13. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 57, BLOCK K, LOT 52, BLOCK O AND LOT 1, BLOCK P.
15. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS UNDER DOCUMENT NO. 2012206635.
17. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
18. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
19. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, OF NO. 01247-29071, ISSUED AUGUST 21, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 10-30-14
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48491C 0465 E, DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

OFFICE ON THE _____ DAY OF _____, 20__, A.D. AT _____ O'CLOCK ____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20__, A.D. AT _____ O'CLOCK

____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

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

OF _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY


SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 2 OF 2



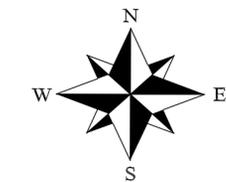
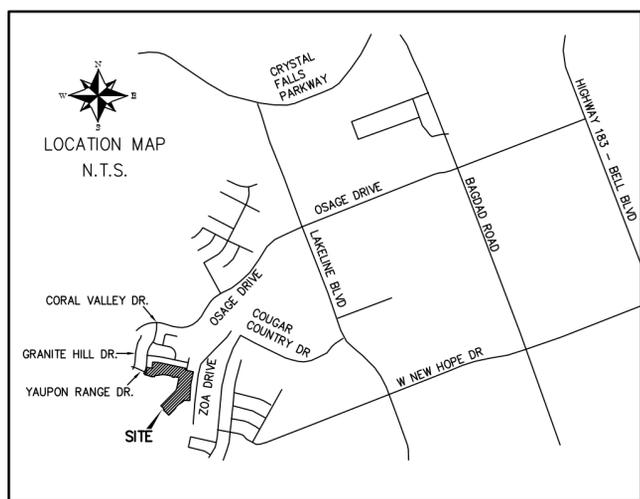
EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-033: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3A Final Plat for 13.370 acres more or less; TCAD Parcel 831299; generally located west of the future extension of Osage Dr., 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 by the Planning & Zoning Commission.
- Origination:** Applicant/Agent: Sam Kiger on behalf of Taylor Morrison of Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 52 single-family lots and 3 greenbelt lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, GISP
Planner

11/3/2014

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A



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



SCALE: 1"=100'

LEGEND:

- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- Ⓜ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- GB = GREENBELT
- TC = TRAVIS COUNTY
- WC = WILLIAMSON COUNTY
- 6549 = LOT AREA IN SQUARE FEET
- = 4' SIDEWALK REQUIRED

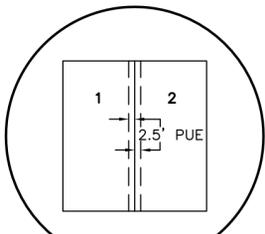
OWNER AND DEVELOPER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

SUBMITTAL DATE: AUGUST 26, 2014
TOTAL AREA OF THIS PLAT: 13.370 ACRES
TOTAL NUMBER OF LOTS: 55
RESIDENTIAL: 52
GREENBELT/WASTEWATER EASEMENT: 3

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

LINEAR FEET OF NEW STREETS:
YAUPON RANGE DRIVE: 948
SCOUT PONY DRIVE: 140
GRANITE HILL DRIVE: 1144
BRAVO DRIVE: 160
TOTAL: 2392

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



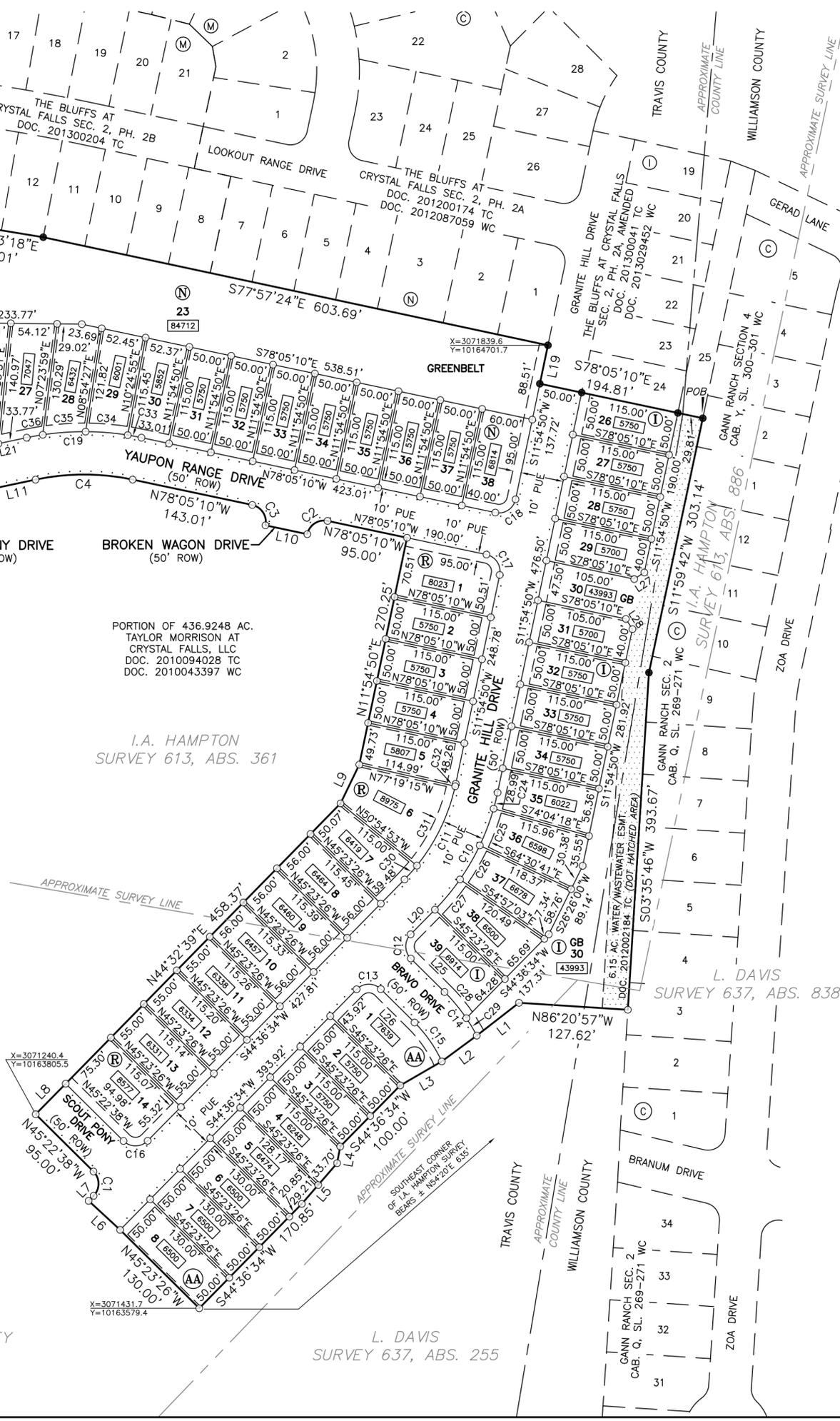
TYPICAL EASEMENT DETAIL (SIDE LOT LINES) N.T.S.

NUMBER	DIRECTION	DISTANCE
L1	S52°16'34"W	62.47'
L2	S53°40'06"W	50.77'
L3	S60°03'07"W	56.06'
L4	S10°34'52"W	19.75'
L5	S41°00'40"W	62.91'
L6	N47°24'40"W	50.03'
L7	N44°36'34"E	8.31'
L8	N44°37'22"E	50.00'
L9	N25°53'35"E	50.25'
L10	N78°04'55"W	50.00'
L11	S78°04'16"W	50.49'
L12	S88°24'13"W	21.49'
L13	S08°52'34"W	14.03'
L14	N81°07'26"W	50.00'
L15	S08°52'34"W	10.41'
L16	N25°50'50"E	11.36'
L17	N23°42'57"E	50.03'
L18	N52°40'46"E	13.12'
L19	S11°54'50"W	45.79'
L20	S44°36'34"W	40.43'
L21	S78°04'16"W	50.49'
L22	S88°24'13"W	69.03'
L23	N64°09'10"W	24.80'
L24	N64°09'10"W	26.66'
L25	S45°23'26"E	55.45'
L26	S45°23'26"E	55.45'
L27	S56°54'50"W	14.14'
L28	S33°05'10"E	14.14'
L29	N07°43'50"E	100.24'
L30	N05°19'47"E	133.55'
L31	N00°33'03"E	118.18'

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	89°59'12"	20.00'	31.41'	N00°23'02"W	28.28'	20.00'
C2	90°00'19"	20.00'	31.42'	S56°54'40"W	28.29'	20.00'
C3	89°59'41"	20.00'	31.41'	N33°05'20"W	28.28'	20.00'
C4	23°50'34"	275.00'	114.44'	S89°59'33"W	113.61'	58.06'
C5	10°19'57"	325.00'	58.61'	N83°14'14"E	58.53'	29.38'
C6	79°31'39"	20.00'	27.76'	S48°38'24"W	25.58'	16.64'
C7	90°00'00"	20.00'	31.42'	S70°50'50"W	28.28'	20.00'
C8	85°15'50"	20.00'	29.76'	S21°31'15"E	27.09'	18.41'
C9	9°24'37"	525.00'	86.23'	N16°24'21"E	86.13'	43.21'
C10	32°41'44"	275.00'	156.93'	N28°15'42"E	154.81'	80.66'
C11	32°41'44"	225.00'	128.40'	N28°15'42"E	126.66'	66.00'
C12	90°00'00"	20.00'	31.42'	S00°23'26"E	28.28'	20.00'
C13	90°00'00"	20.00'	31.42'	S89°36'34"W	28.28'	20.00'
C14	17°44'29"	205.00'	63.48'	N36°31'11"W	63.22'	31.99'
C15	20°34'33"	155.00'	55.66'	N35°06'10"W	55.36'	28.13'
C16	90°00'48"	20.00'	31.42'	N89°36'58"E	28.29'	20.00'
C17	90°00'00"	20.00'	31.42'	N33°05'10"W	28.28'	20.00'
C18	90°00'00"	20.00'	31.42'	N56°54'50"E	28.28'	20.00'
C19	23°50'34"	325.00'	135.24'	S89°59'33"W	134.27'	68.62'
C20	10°19'57"	275.00'	49.59'	N83°14'14"E	49.53'	24.86'
C21	93°43'11"	20.00'	32.71'	N37°59'01"W	29.19'	21.34'
C22	20°41'27"	350.00'	126.39'	S74°29'53"E	125.71'	63.89'
C23	27°26'38"	300.00'	143.70'	S77°52'28"E	142.33'	73.25'
C24	4°00'52"	275.00'	19.27'	N13°55'16"E	19.26'	9.64'
C25	9°33'37"	275.00'	45.89'	N20°42'31"E	45.83'	23.00'
C26	9°33'37"	275.00'	45.89'	N30°16'08"E	45.83'	23.00'
C27	9°33'37"	275.00'	45.89'	N39°49'45"E	45.83'	23.00'
C28	11°07'23"	205.00'	39.80'	N39°49'44"W	39.74'	19.96'
C29	6°37'06"	205.00'	23.68'	N30°57'30"W	23.67'	11.85'
C30	5°31'27"	225.00'	21.69'	N41°50'50"E	21.69'	10.86'
C31	26°24'22"	225.00'	103.70'	N25°52'56"E	102.78'	52.79'
C32	0°45'55"	225.00'	3.01'	N12°17'47"E	3.01'	1.50'
C33	2°52'57"	325.00'	16.35'	N79°31'38"W	16.35'	8.18'
C34	8°43'53"	325.00'	49.53'	N85°20'03"W	49.48'	24.81'
C35	8°52'00"	325.00'	50.30'	S85°52'00"W	50.24'	25.20'
C36	3°21'44"	325.00'	19.07'	S79°45'08"W	19.07'	9.54'
C37	7°19'45"	275.00'	35.18'	N81°44'08"E	35.15'	17.61'
C38	3°00'12"	275.00'	14.42'	N86°54'07"E	14.41'	7.21'
C39	3°19'30"	300.00'	17.41'	S89°56'02"E	17.41'	8.71'
C40	24°07'08"	300.00'	126.29'	S76°12'43"E	125.36'	64.09'
C41	42°51'48"	20.00'	14.96'	S42°43'15"E	14.62'	7.85'
C42	42°24'01"	20.00'	14.80'	S00°05'21"E	14.47'	7.76'
C43	3°56'43"	525.00'	36.15'	N19°08'18"E	36.14'	18.08'
C44	5°27'54"	525.00'	50.08'	N14°26'00"E	50.06'	25.06'

PORTION OF 436.9248 AC.
TAYLOR MORRISON AT
CRYSTAL FALLS, LLC
DOC. 2010094028 TC
DOC. 2010043397 WC

I.A. HAMPTON
SURVEY 613, ABS. 361



X=3071431.7
Y=10163579.4



1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 2

LUCINDA CARTER SURVEY
ABS. 2209

L. DAVIS
SURVEY 637, ABS. 255

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

DEDICATION STATEMENT:
THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 13.370 ACRES OF LAND SITUATED IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, TRAVIS COUNTY AND ABSTRACT NO. 886, WILLIAMSON COUNTY, THE L. DAVIS SURVEY 637, ABSTRACT NO. 255, TRAVIS COUNTY AND ABSTRACT NO. 838, WILLIAMSON COUNTY AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, TRAVIS COUNTY, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2010043397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY PLAT SAID 13.370 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TRAVIS COUNTY AND WILLIAMSON COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3A", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

ADIB R. KHOURY, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF YAUPON RANGE DRIVE, GRANITE HILL DRIVE, BRAVO DRIVE AND SCOUT PONY DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. (SEE TYPICAL EASEMENT DETAIL).
8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
10. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
11. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
12. ACCESS TO YAUPON RANGE DRIVE IS PROHIBITED FOR LOT 1, BLOCK R. ACCESS TO GRANITE HILL DRIVE IS PROHIBITED FOR LOT 38, BLOCK N. ACCESS TO BRAVO DRIVE IS PROHIBITED FOR LOT 1, BLOCK AA AND LOT 39, BLOCK I. ACCESS TO SCOUT PONY DRIVE IS PROHIBITED FOR LOT 14, BLOCK R.
13. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 30, BLOCK I, LOT 23, BLOCK N AND LOT 1, BLOCK T.
15. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS UNDER DOCUMENT NO. 2012206635.
17. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
18. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
19. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-28361, ISSUED AUGUST 06, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 10-30-14
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 2 OF 2

METES AND BOUNDS

BEGINNING at an iron rod with cap found in the easterly line of said 436.9248 Acre Tract, same being the westerly line of Gann Ranch Section 4, a subdivision of record in Cabinet Y, Slides 300-301, Plat Records of Williamson County, Texas, at the southeasterly corner of The Bluffs at Crystal Falls Section 2, Phase 2A, Amended, a subdivision of record in Document No. 201300041, Official Public Records, Travis County, Texas and in Document No. 2013029452, Official Public Records, Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE with the easterly line of said 436.9248 Acre Tract, being in part the westerly line of said Gann Ranch Section 4, and in part the westerly line of Gann Ranch Section 2, a subdivision of record in Cabinet Q, Slides 269-271, Plat Records of Williamson County, Texas, the following two (2) courses:

1. S11°59'42"W, a distance of 303.14 feet to an iron rod with G&R Cap set;
2. S03°35'46"W, a distance of 393.67 feet to an iron rod with G&R Cap set for the southeasterly corner of the herein described tract;

THENCE over and across said 436.9248 Acre Tract, the following thirty-two (32) courses

1. N86°20'57"W, a distance of 127.62 feet to an iron rod with G&R Cap set;
2. S52°16'34"W, a distance of 62.47 feet to an iron rod with G&R Cap set;
3. S53°40'06"W, a distance of 50.77 feet to an iron rod with G&R Cap set;
4. S60°03'07"W, a distance of 56.06 feet to an iron rod with G&R Cap set;
5. S44°36'34"W, a distance of 100.00 feet to an iron rod with G&R Cap set;
6. S10°34'52"W, a distance of 19.75 feet to an iron rod with G&R Cap set;
7. S41°00'40"W, a distance of 62.91 feet to an iron rod with G&R Cap set;
8. S44°36'34"W, a distance of 170.85 feet to an iron rod with G&R Cap set, for the most southerly corner of the herein described tract;
9. N45°23'26"W, a distance of 130.00 feet to an iron rod with G&R Cap set;
10. N47°24'40"W, a distance of 50.03 feet to an iron rod with G&R Cap set;
11. N44°36'34"E, a distance of 8.31 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
12. Along said curve to the left, having a radius of 20.00 feet, an arc length of 31.41 feet and a chord which bears N00°23'02"W, a distance of 28.28 feet to an iron rod with G&R Cap set at the end of said curve;
13. N45°22'38"W, a distance of 95.00 feet to an iron rod with G&R Cap set;
14. N44°37'22"E, a distance of 50.00 feet to an iron rod with G&R Cap set;
15. N44°32'39"E, a distance of 458.37 feet to an iron rod with G&R Cap set;
16. N25°53'35"E, a distance of 50.25 feet to an iron rod with G&R Cap set;
17. N11°54'50"E, a distance of 270.25 feet to an iron rod with G&R Cap set;
18. N78°05'10"W, a distance of 95.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
19. Along said curve to the left, having a radius of 20.00 feet, an arc length of 31.42 feet and a chord which bears S56°54'40"W, a distance of 28.29 feet to an iron rod with G&R Cap set at the end of said curve;
20. N78°04'55"W, a distance of 50.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
21. Along said curve to the left, having a radius of 20.00 feet, an arc length of 31.41 feet and a chord which bears N33°05'20"W, a distance of 28.28 feet to an iron rod with G&R Cap set at the end of said curve;
22. N78°05'10"W, a distance of 143.01 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
23. Along said curve to the left, having a radius of 275.00 feet, an arc length of 114.44 feet and a chord which bears S89°59'33"W, a distance of 113.61 feet to an iron rod with G&R Cap set at the end of said curve;
24. S78°04'16"W, a distance of 50.49 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
25. Along said curve to the right, having a radius of 325.00 feet, an arc length of 58.61 feet and a chord which bears S83°14'14"W, a distance of 58.53 feet to an iron rod with G&R Cap set at the end of said curve;
26. S88°24'13"W, a distance of 21.49 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
27. Along said curve to the left, having a radius of 20.00 feet, an arc length of 27.76 feet and a chord which bears S48°38'24"W, a distance of 25.58 feet to an iron rod with G&R Cap set at the end of said curve;
28. S08°52'34"W, a distance of 14.03 feet to an iron rod with G&R Cap set;
29. N81°07'26"W, a distance of 50.00 feet to an iron rod with G&R Cap set;
30. S08°52'34"W, a distance of 10.41 feet to an iron rod with G&R Cap set;
31. N73°05'35"W, a distance of 200.13 feet to an iron rod with G&R Cap set;
32. N25°50'50"E, a distance of 11.36 feet to an iron rod with cap found in the southerly line of The Bluffs at Crystal Falls Section 2, Phase 2B, a subdivision of record in Document No. 201300204, Official Public Records, Travis County, Texas, at the point of curvature of a curve to the right;

THENCE continuing over and across said 436.9248 Acre Tract, in part with the southerly line of said The Bluffs at Crystal Falls Section 2, Phase 2B, in part the southerly line of The Bluffs at Crystal Falls Section 2, Phase 2A, a subdivision of record in Document No. 201200174, Official Public Records, Travis County, Texas and in Document No. 2012087059, Official Public Records, Williamson County, Texas, and in part with the southerly line of said The Bluffs at Crystal Falls Section 2, Phase 2A, Amended, the following twelve (12) courses:

1. Along said curve to the right, having a radius of 20.00 feet, an arc length of 31.42 feet and a chord which bears N70°50'50"E, a distance of 28.28 feet to an iron rod with G&R Cap set at the end of said curve;
2. N23°42'57"E, a distance of 50.03 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
3. Along said curve to the right, having a radius of 20.00 feet, an arc length of 29.76 feet and a chord which bears N21°31'15"W, a distance of 27.09 feet to an iron rod with G&R Cap set at the point of reverse curvature of a curve to the left;
4. Along said curve to the left, having a radius of 525.00 feet, an arc length of 86.23 feet and a chord which bears N16°24'21"E, a distance of 86.13 feet to an iron rod with cap found at the end of said curve, for the most westerly northwest corner of the herein described tract;
5. S78°17'57"E, a distance of 111.36 feet to an iron rod with cap found;
6. N52°14'46"E, a distance of 13.12 feet to an iron rod with cap found;
7. N03°39'30"E, a distance of 137.77 feet to an iron rod with cap found;
8. S87°42'21"E, a distance of 109.80 feet to an iron rod with cap found;
9. S80°43'18"E, a distance of 99.01 feet to an iron rod with cap found;
10. S77°57'24"E, a distance of 603.69 feet to an iron rod with cap found;
11. S11°54'50"W, a distance of 45.79 feet to an iron rod with cap found;
12. S78°05'10"E, a distance of 194.81 feet to the POINT OF BEGINNING, having an area of 13.370 acres of land, more or less.

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAPS (FIRM) PANEL NO. 48491C 0465 E, DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

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

STATE OF TEXAS:
COUNTIES OF TRAVIS AND WILLIAMSON:

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

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

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

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD

IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK, ____M. IN THE PLAT

RECORDS OF SAID COUNTY IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. _____.

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

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

BY: _____ DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

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

OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____ DEPUTY



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Subdivision Case 14-FP-034: Consider action on the Connelly's Crossing, Phase 1B Final Plat for 4.938 acres more or less; WCAD Parcels R031400 and R032159; generally located to the southeast of the intersection of Sonny Drive and Peregrine Way; Leander, 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: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P. (Richard Maier)
- Financial Consideration:** None
- Recommendation:** This final plat includes 24 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following condition:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/04/2014

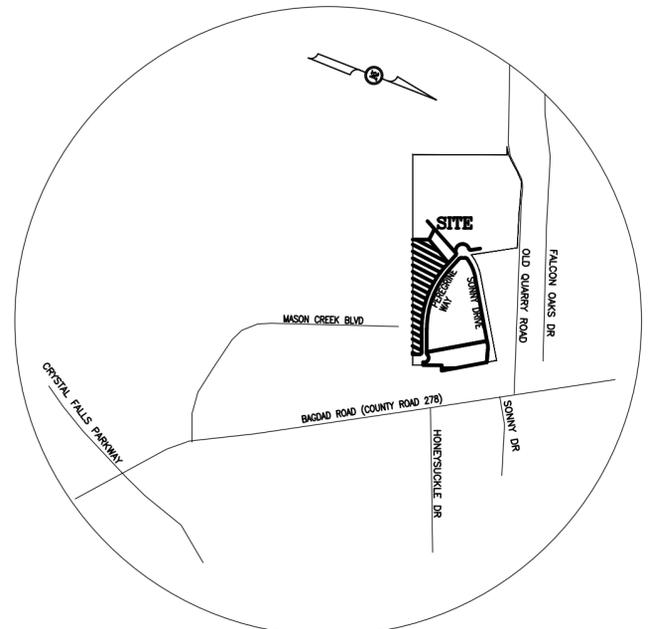
SCALE: 1"=100'

CONNELLY'S CROSSING, PHASE 1B FINAL PLAT



LEGEND

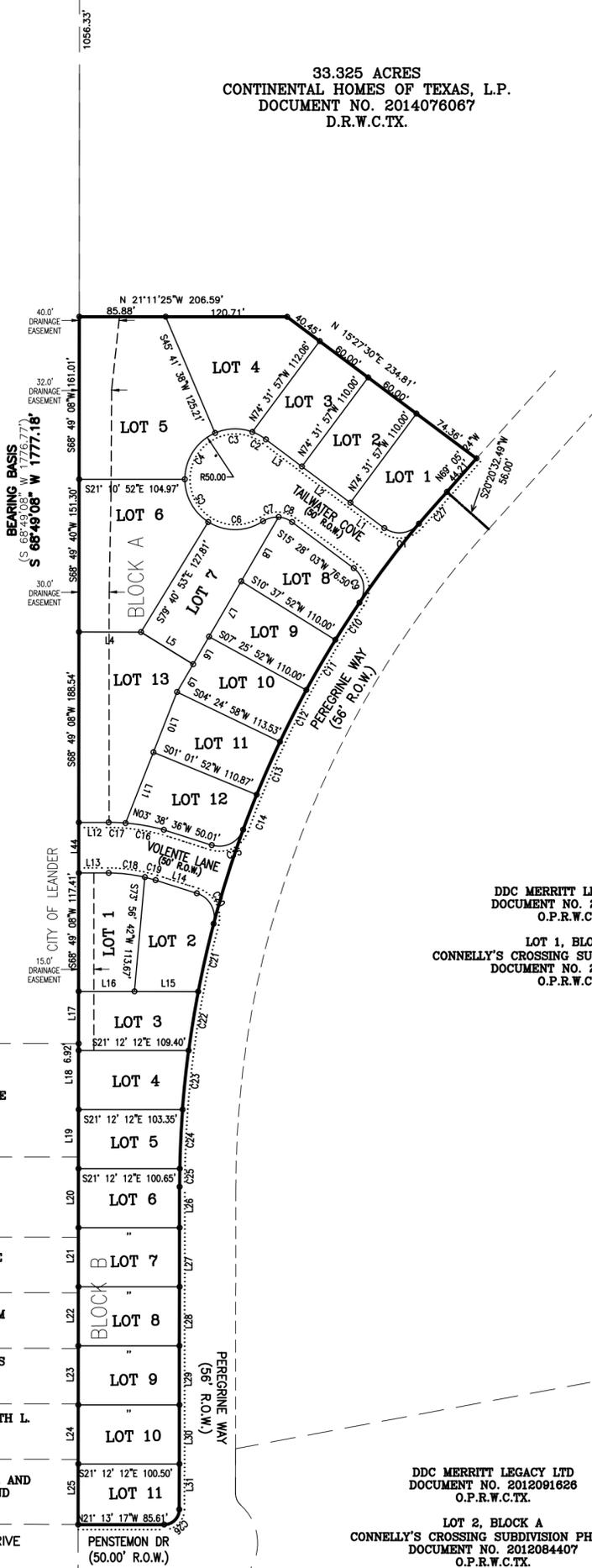
- IRON ROD FND.
- IRON ROD SET
- CONC. MON FOUND
- IRON PIPE FOUND
- UTILITY LINE
- ⊕ SANITARY SEWER MANHOLE
- ⊙ UTILITY POLE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK



LOCATION MAP
NTS

KB HOME LONE STAR INC.,
DOCUMENT NO. 2012073286
O.P.R.T.W.TX.

33.325 ACRES
CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NO. 2014076067
D.R.W.C.TX.



DDC MERRITT LEGACY LTD
DOCUMENT NO. 2012091828
O.P.R.W.C.TX.

LOT 1, BLOCK A
CONNELLY'S CROSSING SUBDIVISION PHASE 1A
DOCUMENT NO. 2012084407
O.P.R.W.C.TX.

DDC MERRITT LEGACY LTD
DOCUMENT NO. 2012091828
O.P.R.W.C.TX.

LOT 2, BLOCK A
CONNELLY'S CROSSING SUBDIVISION PHASE 1A
DOCUMENT NO. 2012084407
O.P.R.W.C.TX.

RIGHT OF WAY TABLE

STREET NAME	LINEAR FEET
VOLENTE LANE	127.58'
TAILWATER COVE	155.71'

JASON MICHAEL SLELE
LOT 20

GREG D. NIX
LOT 21

LORA LEA COYLE
LOT 22

JAMES CROCKOM
LOT 23

JAMES DOUGLAS
KARNES
LOT 24

JAMES D AND JUDITH L.
BRUSH
LOT 25

ROBERT HUCKER AND
KAREN K WIND
LOT 26

PENSTEMON DRIVE
(50' R.O.W.)

MASON CREEK
SECTION 3-A
CABINET P. SLIDE 97
PLAT RECORDS OF
WILLIAMSON COUNTY,
TEXAS

SHARON
MCFARLAND
LOT 13

JAMES D & MARION P
CONGRE
LOT 12

3.470 ACRES
CITY OF LEANDER
DOCUMENT NO.
2005016544
O.P.R.W.C.TX.

CITY OF LEANDER
(TRACT ONE)
4.950 ACRES
DOCUMENT NO. 2005016545
O.P.R.W.C.TX.

OWNER/DEVELOPER: CHTEX OF TEXAS, INC
RICHARD MAIER
10700 PECAN PARK BLVD., 4TH FLOOR
AUSTIN, TEXAS 78750
DIRECT (512) 533-1467
FAX (512) 533-1429

ACREAGE: 4.938
SURVEY: ELIJAH D. HARMON SURVEY, ABSTRACT 6
NO. OF LOTS: 24
NO. OF BLOCKS: 2
WATERSHED: EDWARDS AQUIFER CONTRIBUTING ZONE
F.E.M.A. MAP NO. 48491C0465E
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: AUGUST 28, 2014



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199

JOB #07B10014

SHEET 1 OF 3

CONNELLY'S CROSSING, PHASE 1B FINAL PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.30	25.00	87.78	N28° 25' 18"W	34.66
C2	15.39	50.00	17.64	S7° 43' 44"W	15.33
C3	38.02	50.00	43.57	S22° 52' 23"E	37.11
C4	58.05	50.00	66.53	S77° 54' 56"E	54.84
C5	50.46	50.00	57.83	N39° 54' 29"E	48.35
C6	57.64	50.00	66.05	N22° 01' 53"W	54.50
C7	16.37	25.00	37.53	S36° 17' 28"E	16.08
C8	14.40	25.00	33.00	S1° 01' 49"E	14.20
C9	38.23	25.00	87.62	S59° 16' 38"W	34.61
C10	44.06	1028.00	2.46	S78° 08' 27"E	44.06
C11	57.41	1028.00	3.20	S80° 58' 08"E	57.41
C12	57.41	1028.00	3.20	S84° 10' 08"E	57.41
C13	57.41	1028.00	3.20	S87° 22' 08"E	57.41
C14	37.32	1028.00	2.08	N89° 59' 29"E	37.31
C15	38.14	25.00	87.41	N47° 20' 46"W	34.55
C16	38.68	213.32	10.39	S11° 17' 38"E	38.63
C17	16.90	213.32	4.54	S18° 45' 30"E	16.89
C18	36.24	155.00	13.40	S13° 45' 05"E	36.16
C19	11.25	155.00	4.16	S5° 43' 25"E	11.25
C20	38.03	25.00	87.15	S39° 55' 56"W	34.47

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	68.80	1028.00	3.83	N81° 35' 27"E	68.79
C22	59.27	1028.00	3.30	N78° 01' 18"E	59.27
C23	58.82	1026.20	3.28	N74° 44' 16"E	58.82
C24	58.57	1023.50	3.28	N71° 27' 53"E	58.56
C25	17.93	996.31	1.03	N69° 19' 50"E	17.93
C26	23.54	15.00	89.90	N66° 12' 22"W	21.21
C27	42.02	1028.00	2.28	N70° 16' 16"W	42.02

LEGAL DESCRIPTION:

BEING 4.938 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, AND THE HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 33.325 ACRE TRACT OF LAND CONVEYED BY DEED TO CONTINENTAL HOMES OF TEXAS, LLP AS RECORDED IN DOCUMENT NUMBER 2014076067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.938 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8" iron rod on the westerly right-of-way line of Penstemon Drive (50" ROW) for the northeast corner of Lot 26 of Mason Creek Subdivision, Section 3-A as recorded in Cabinet P, Slide 97 of the Plat Records of Williamson County, Texas, said point also being the southeast corner of this tract of land;

THENCE S 68° 49' 34" W along the common dividing line between said 33.325 acre tract of land and said subdivision a distance of 476.37 feet to a 5/8" iron rod found for the northwest corner of Lot 20, same being the northwest corner of said subdivision, and being a slight angle point in the south line of this tract of land, said point also being the northeast corner of that certain called 317.04 acre tract of land conveyed by deed to KB Home Lone Star Inc. as recorded in Document Number 2013078190 of the Official Public Records of Williamson County, Texas;

THENCE S 68° 49' 08" W, along the common dividing line between said 33.325 acre tract of land and said 317.04 acre tract of land, same being the south line of this tract of land, a distance of 1777.18 feet to a 1/2" iron rod found;

THENCE N 21° 11' 25" W, through said 33.325 acre tract of land, a distance of 206.59 feet to 1/2" iron rod with a plastic cap stamped "ALL POINTS" set for an angle point in the westerly boundary line of this plat;

THENCE N 15° 27' 30" E, continuing through said 33.325 acre tract of land, a distance of 234.81 feet to a 1/2" iron rod with a plastic cap stamped "ALL POINTS" set for the northwest corner of this plat, and being on the southerly right-of-way line of Peregrine Way;

THENCE along the perimeter boundary of said Connelly's Crossing, same being the outside right-of-way lines of Peregrine Way the following three (3) courses and distances to a 1/2" iron rod at the terminus of each course:

- 1) S 69° 05' 24" E a distance of 44.21 feet to the point of curvature of a curve to the left;
- 2) along said curve (concave to the north) having the following elements a central angle of 42° 06' 02", a radius 1028.00 feet and an arc length of 755.37 feet the chord of which bears N 89° 51' 35" E a distance of 738.49 feet, and
- 3) N 68° 48' 34" E 319.58 feet; to the beginning of a return curve to Penstemon drive

THENCE along said curve to the right (concave to the south) having the following elements a central angle of 90° 00' 00", a radius of 15.00 feet and an arc length of 23.55 feet the chord of which bears S 66° 12' 22" E a distance of 21.21 feet to the point of tangency on the westerly right-of-way line of Penstemon Drive;

THENCE S 21° 13' 17" E a distance of 85.61 feet TO THE POINT OF BEGINNING, and containing 4.938 acres of land, more or less.

Parcel Line Table		
Line #	Length	Direction
L1	42.05	N15° 28' 03"E
L2	60.00	N15° 28' 03"E
L3	44.81	N15° 28' 03"E
L4	61.62	S21° 10' 52"E
L5	60.88	S10° 19' 07"W
L6	31.51	N80° 58' 07"W
L7	63.54	N80° 58' 07"W
L8	73.65	N80° 58' 07"W
L9	31.87	N80° 58' 07"W
L10	64.09	N89° 44' 17"W
L11	75.46	N89° 40' 34"W
L12	29.62	N21° 11' 56"W
L13	29.65	N21° 11' 57"W
L14	43.00	N3° 38' 36"W
L15	63.44	N21° 10' 59"W
L16	55.42	N21° 10' 46"W
L17	51.63	N68° 49' 08"E
L18	58.50	N68° 49' 34"E
L19	58.50	N68° 49' 34"E
L20	58.50	N68° 49' 34"E

Parcel Line Table		
Line #	Length	Direction
L21	58.50	N68° 49' 34"E
L22	58.50	N68° 49' 34"E
L23	58.50	N68° 49' 34"E
L24	58.50	N68° 49' 34"E
L25	59.95	N68° 49' 34"E
L26	40.57	S68° 48' 34"W
L27	58.50	S68° 48' 34"W
L28	58.50	S68° 48' 34"W
L29	58.50	S68° 48' 34"W
L30	58.50	S68° 48' 34"W
L31	45.01	S68° 48' 34"W
L44	50.00	S68° 49' 08"W



CONNELLY'S CROSSING, PHASE 1B FINAL PLAT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

RICHARD MAIER, VICE PRESIDENT OF CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING OWNER OF 4.938 ACRES OUT OF AND A PORTION OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THE 51.88 ACRES OF LAND CONVEYED BY DEED TO MARGARET ELIZABETH CROSLIN MOSER AND CAROLYN SUE MIEHAUS AS RECORDED IN DOCUMENT NUMBER 2012076911 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NUMBER 2014076067 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 4.938 ACRES OF LAND, IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE ACCOMPANYING PLAT TO BE KNOWN AS "CONNELLY'S CROSSING, PHASE 1B FINAL PLAT" AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 201____, AD.

RICHARD MAIER, VICE PRESIDENT
CHTEX OF TEXAS, INC. (A DELAWARE CORPORATION)
ITS SOLE GENERAL PARTNER

STATE OF TEXAS
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE PRESIDENT OF CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 201____, AD.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

APPROVED THIS THE _____ DAY OF _____, 201____, AD, AT A 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
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF 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 _____, 201____, A.D., AT _____ O'CLOCK ____M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 201____, A.D., AT _____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET _____, SLIDES _____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.

HUNTER SHADBURNE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
AUSTIN CIVIL ENGINEERING, INC.
2708 S. LAMAR BLVD. #200a
AUSTIN, TEXAS
(512) 306-0018



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, ROGER WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HEREON PER TITLE COMMITMENT #141-140200709 DATED JULY 17, 2014.

SURVEYED BY: _____ DATE: 10-31-14
ROGER WAY, R.P.L.S. NO. 3910
ALL POINTS SURVEYING
1714 FORTVIEW, SUITE 200
AUSTIN, TEXAS 78704



GENERAL NOTES:

1. THIS PROPERTY IS ENTIRELY LOCATED WITHIN THE CITY LIMITS OF LEANDER, TX.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. FOR LOTS 5, 6 AND 13 BLOCK A, THE HOA WILL BE RESPONSIBLE FOR MOWING THE CHANNEL.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A (10') FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAYS AND A (2.5') FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL INTERIOR SIDE LOT LINES IS HEREBY DEDICATED WITH THIS PLAT.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL #48491C0465E FOR WILLIAMSON COUNTY, EFFECTIVE DATE 09/28/2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL CONFORM TO THE CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
10. 4' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF PEREGRINE WAY AND SONNY 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 ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. 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.
13. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
14. ALL NONRESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE DRAINAGE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF DRAINAGE FACILITIES AND APPURTENANCES, NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDING, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF LEANDER AND WILLIAMSON COUNTY, TEXAS.
18. THE HOA BYLAWS ARE FILED IN THE OFFICE OF THE SECRETARY OF STATE OF TEXAS UNDER FILE NUMBER 801862344.



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Subdivision Case 14-TOD-CP-002: Hold a public hearing and consider action on the Tylerville Tract Concept Plan for 42.3 acres more or less; WCAD Parcel R031694, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, Leander, Williamson County Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances that require approval by the Planning & Zoning Commission.
- Origination:** Applicant: Robert Wunsch on behalf of Waterstone Tylerville, LP.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan includes approximately 130 single-family lots, 2.1 acres of parkland and water quality pond, and 8.8 acres of a future land use to be identified in a future concept plan and PUD request. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

10/31/2014



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

Agenda Subject: Zoning Case 14-TOD-Z-026: Hold a public hearing and consider action on the rezoning of a 33.67 acre portion tract of land, AW0134 – Cochran, C. Sur., more or less, generally located 850 feet from the northwest corner of the intersection of W. San Gabriel Pkwy and US 183, WCAD Parcel# R031694. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD, Leander, Williamson County, Texas.

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

Origination: Applicant: Bob Wunsch.

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. Aerial Map
5. Conceptual Site Layout & Land Use Plan
6. Letter of Intent

Prepared By: Robin M. Griffin, AICP
Senior Planner

11/04/2014



PLANNING ANALYSIS

ZONING CASE 14-TOD-Z-026 TYLERVILLE PUD

GENERAL INFORMATION

- Owner:** Waterstone Tylerville LP.
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Proposed Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Size and Location:** The property located on the north side of W. San Gabriel Pkwy approximately 400 ft west from the intersection of US 183 and W San Gabriel Pkwy and includes approximately 28 acres.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	HC-4-C Interim SFR-1-B	Undeveloped Property
EAST	PUD/TOD	Existing Commercial & Residential Uses
SOUTH	PUD/TOD	Proposed Oak Creek Subdivision
WEST	PUD/TOD	Undeveloped Property located within the TOD owned by Hill Country Bible Church

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

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

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a mixed-residential community. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

CONVENTIONAL ZONE:

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- Establish high standards for development.
- The Community Center land use node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. 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 an amendment to the TOD/PUD (Transit Oriented Development/Planned Unit Development) district in to order to develop the project pursuant to the Composite Zoning Ordinance and SFC-2-A (Single-Family Compact) zoning district. They are requesting to change the minimum density from six units per acre to four units per acre.

The Planning & Zoning Commission recommended approval a PUD amendment for this property on May 08, 2014 and the request was approved by the City Council. The previous amendment removed the property from the T3 and T4 Transect Zones and placed the property in the Conventional Zone. In addition the minimum density was changed to six units per acre. The next step in the process includes the submittal of the Conceptual Site Layout and Land Use Plan.

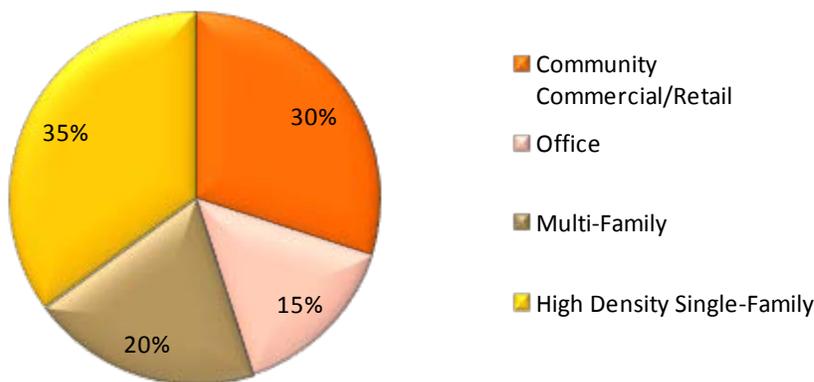
The proposed base zoning for this PUD is SFC-2-A (Single-Family Compact). This zoning district permits fifty (50') foot wide lots with a minimum lot area of 5,500 square feet. In addition, the Type A Architectural Component requires that all structures are eighty-five (85%) percent masonry.

The Conventional Development (CD) Sector Standards will apply to this project including

- All residential buildings shall meet the Type A Architectural Component of the Composite Zoning Ordinance.
- A minimum overall gross density of 4 units per acre shall be required.
- Any residential lot narrower than 50 feet shall not have driveway access from the front of the lot and must provide parking access from a rear alley. The Planning Director may waive this requirement if unusual conditions are found such as steep slopes or other restrictive topography, floodplains, existing and incompatible adjacent development or other similar features.

A portion of this property is currently located within a Community Center Node. This node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods. The compatible use components include: GC (General Commercial), LC (Local Commercial), LO (Local Office), MF (Multi-Family), TF (Two-Family), SFT (Single-Family Townhouse), SFL (Single-Family Limited), PUD (Planned Unit Development).

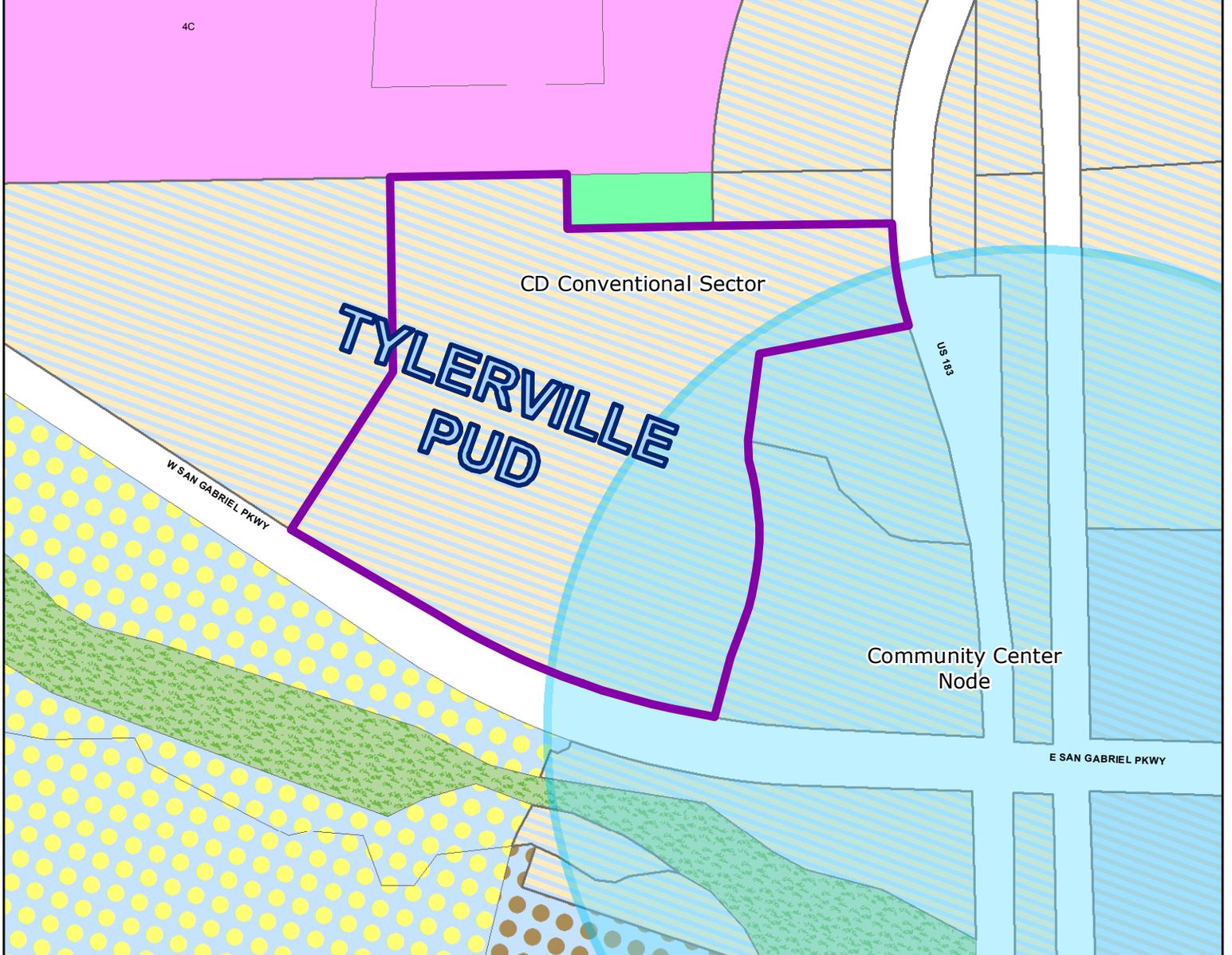
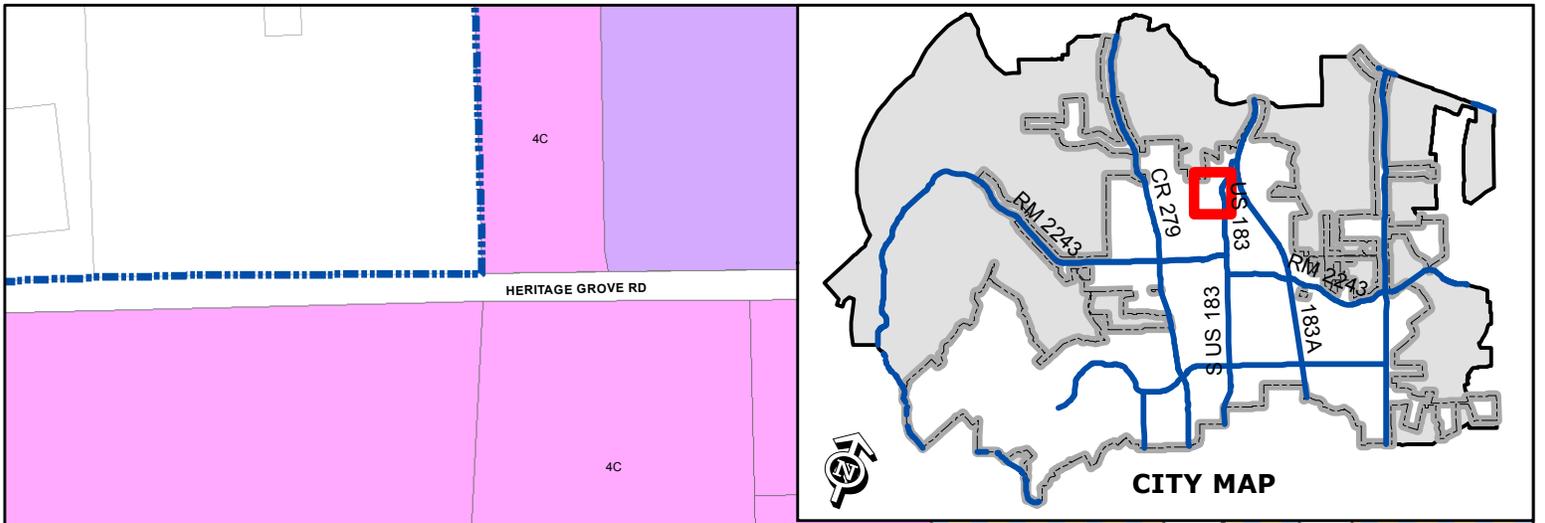
The following graph shows the target mix of land uses within the Community Center node.



The proposed SFC-2-A base zoning district does not comply with the target mix of land uses within the Community Center node. However, the previous PUD amendment was approved and a concept plan for this project was submitted prior to the adoption of the node plan indicating the proposed uses on the property. The density proposed in the previous PUD amendment and the submitted concept plan did not comply with the current Community Center node. If this zoning request is approved, the required densities will need to be met in the remainder of the node area.

STAFF RECOMMENDATION:

Staff recommends approval of the requested TOD/PUD amendment. The proposed land use is compatible with the neighboring properties. This request meets the intent statements of the Composite Zoning Ordinance and complies with the Conventional Development (CD) Standards.



ZONING CASE 14-TOD-Z-026

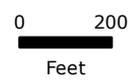
Attachment #2

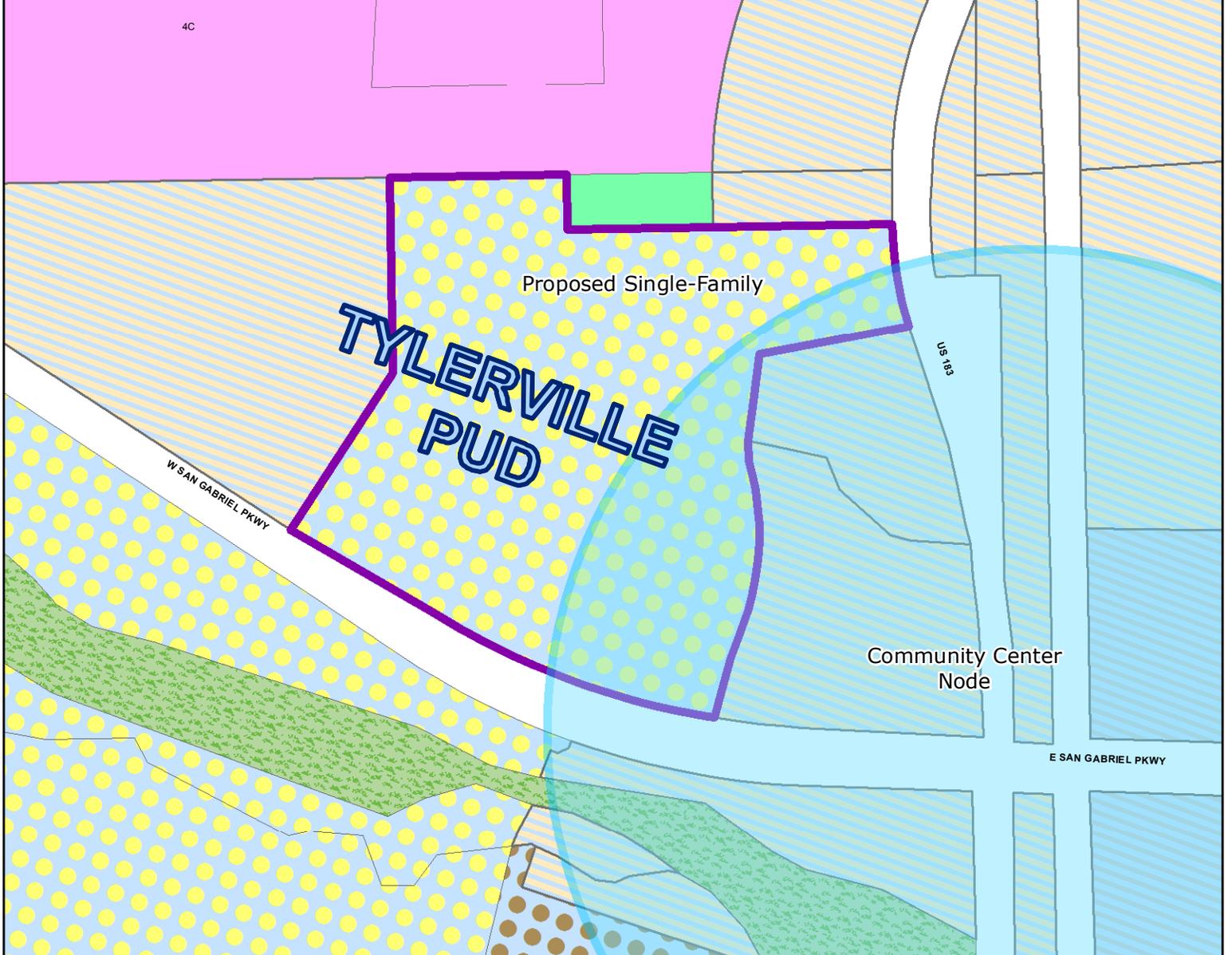
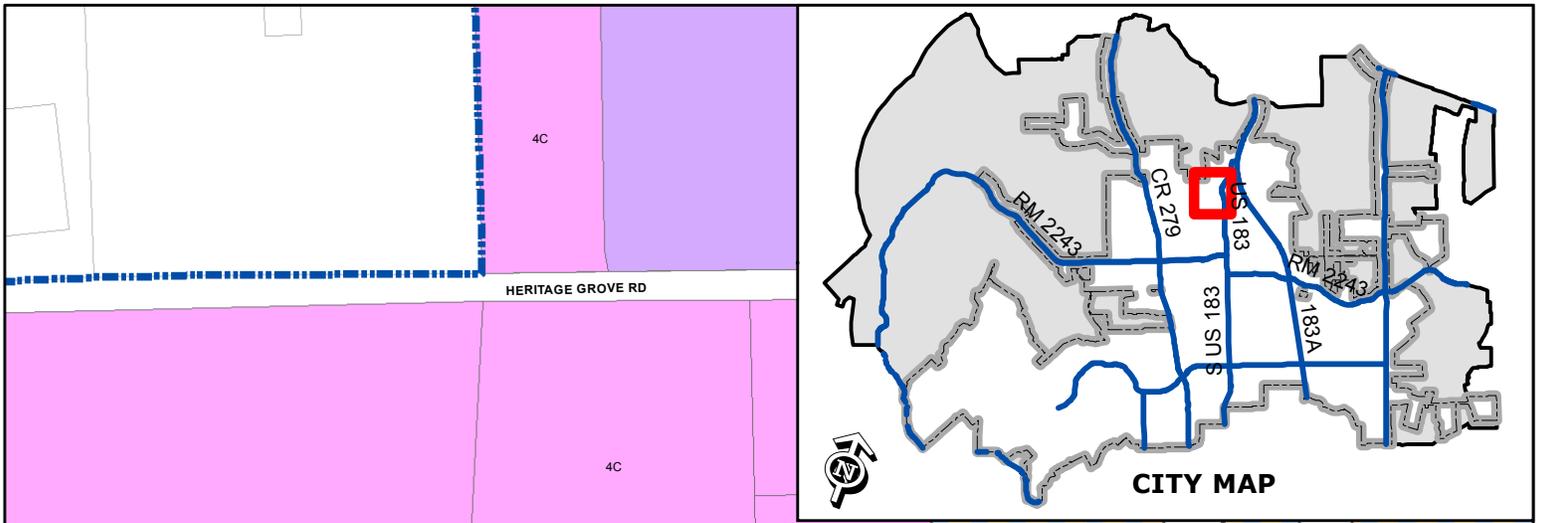
Current Zoning Map
Tylerville PUD



-  Subject Property
-  City Limits

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





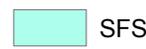
ZONING CASE 14-TOD-Z-026

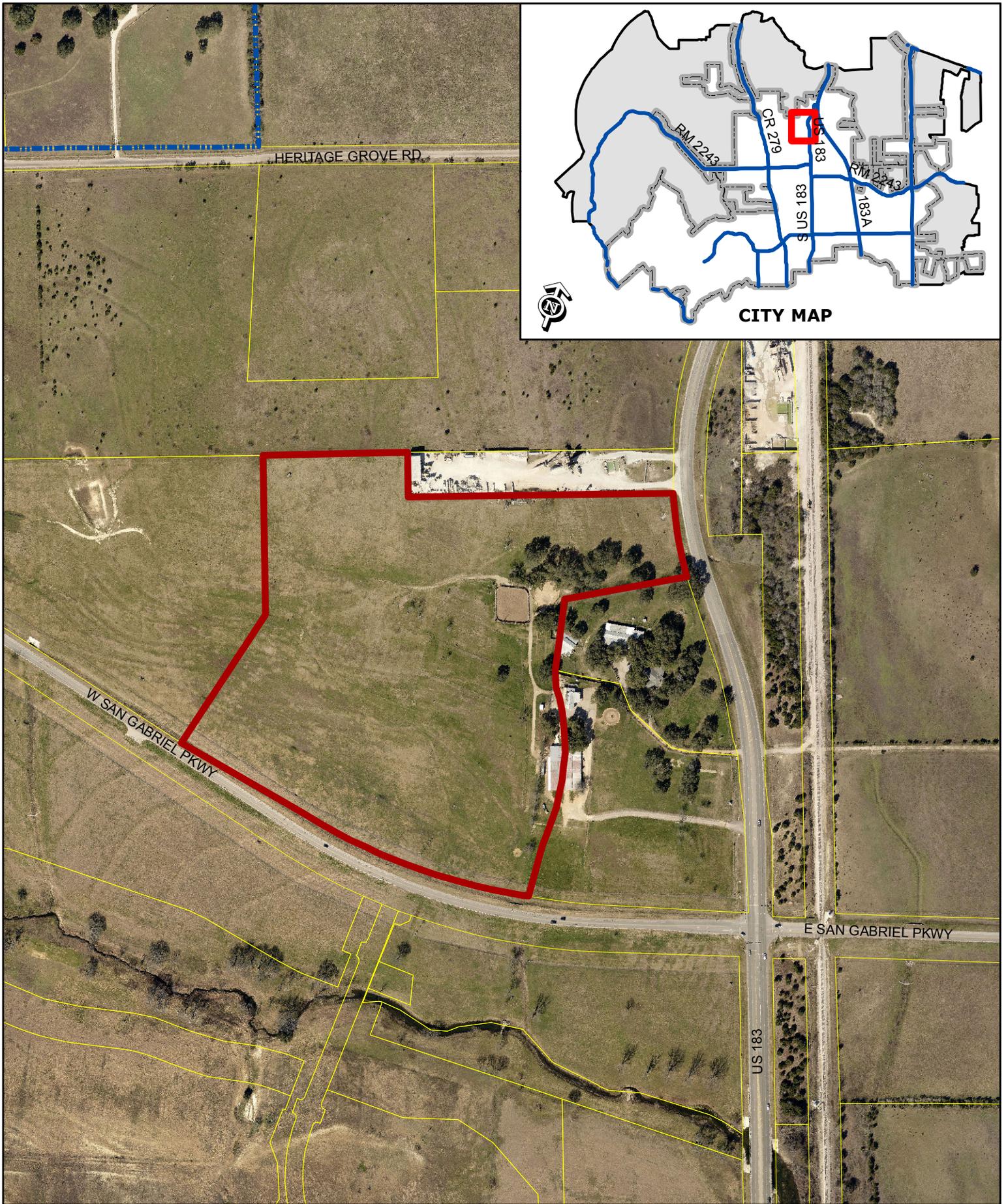
Attachment #3

Proposed Zoning Map
Tylerville PUD



-  Subject Property
-  City Limits

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



ZONING CASE 14-TOD-Z-026 Attachment #4

Aerial Exhibit - Approximate Boundaries
Tylerville PUD



- Subject Property
- City Limits

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

September 8, 2014

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

To Whom It May Concern:

The intent on the PUD zoning change that I am submitting is to get the required density reduced on the approx. 33.5 acres in question. The developer would like to have a density of four (4) units per acre. We would also like to request Conventional Zoning SFC-2A. This density and zoning works with the proposed development.

Please feel free to call with any questions. 512-547-7690.

Respectfully,



Robert D. Wunsch
Waterstone Tylerville, L.P.



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Zoning Case 14-Z-027: Hold a public hearing and consider action on the rezoning of a 5.69 acre tract of land, more or less, located at 1001 Horizon Park Blvd, WCAD Parcel# R036572. Currently, the property is zoned TF-2-B (Two-Family) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Howard Kirk on behalf of Willie Kopecky, Jr. and Sue Kopecky.
- 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. Aerial Map
 5. Proposed PUD
 6. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 11/06/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-027 STARLIGHT VILLAGE PUD

GENERAL INFORMATION

- Owner:** Willie Kopecky, Jr. and Sue Kopecky.
- Current Zoning:** TF-2-B (Two-Family)
- Proposed Zoning:** PUD (Planned Unit Development)
- Size and Location:** The property located 1001 Horizon Park Blvd and includes approximately 5.69 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	SFU/MH-2-B	Established Single-Family Home
EAST	SFU-2-B	Established Single-Family Neighborhood (Oakridge)
SOUTH	SFU/MH-2-B	Established Single-Family Home
WEST	HC-4-D	Developed Commercial Property Undeveloped Property Zoned Heavy Commercial

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits the development of a detached condominium project. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

COMPREHENSIVE PLAN STATEMENTS:

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

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

ANALYSIS:

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a detached single-family condominium project. The Planning & Zoning Commission recommended approval of the TF-2-B (Two-Family) zoning district at the March 27, 2014 meeting and was later approved by City Council.

The properties to the north, west, and south are currently developed as single-family homes. The property to the west is developed as a commercial project and is part of the Industrial District identified on the Future Land Use Plan.

The applicant is proposing a condominium style project that would include a total of thirty units on the property. The base zoning district for this PUD is MF-2-B (Multi-Family).

A PUD district is an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a condominium style residential development with limits to the permitted density.

Variations from the Composite Zoning Ordinance:

- The applicant is proposing to reduce the masonry requirement from 85% to 40% if the homes conform to the architectural style shown in the PUD. The Type B architectural

component requires that 85% of the first story walls and 50% overall (all stories) are masonry. The Type A architectural component requires that 85% of the entire building is masonry.

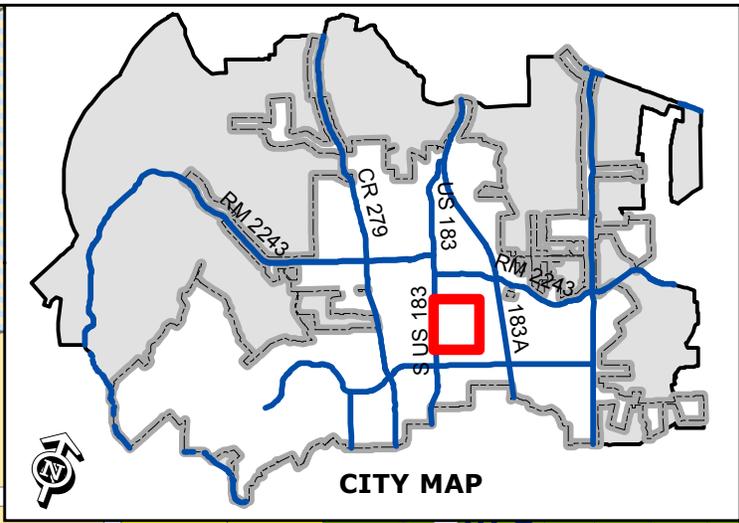
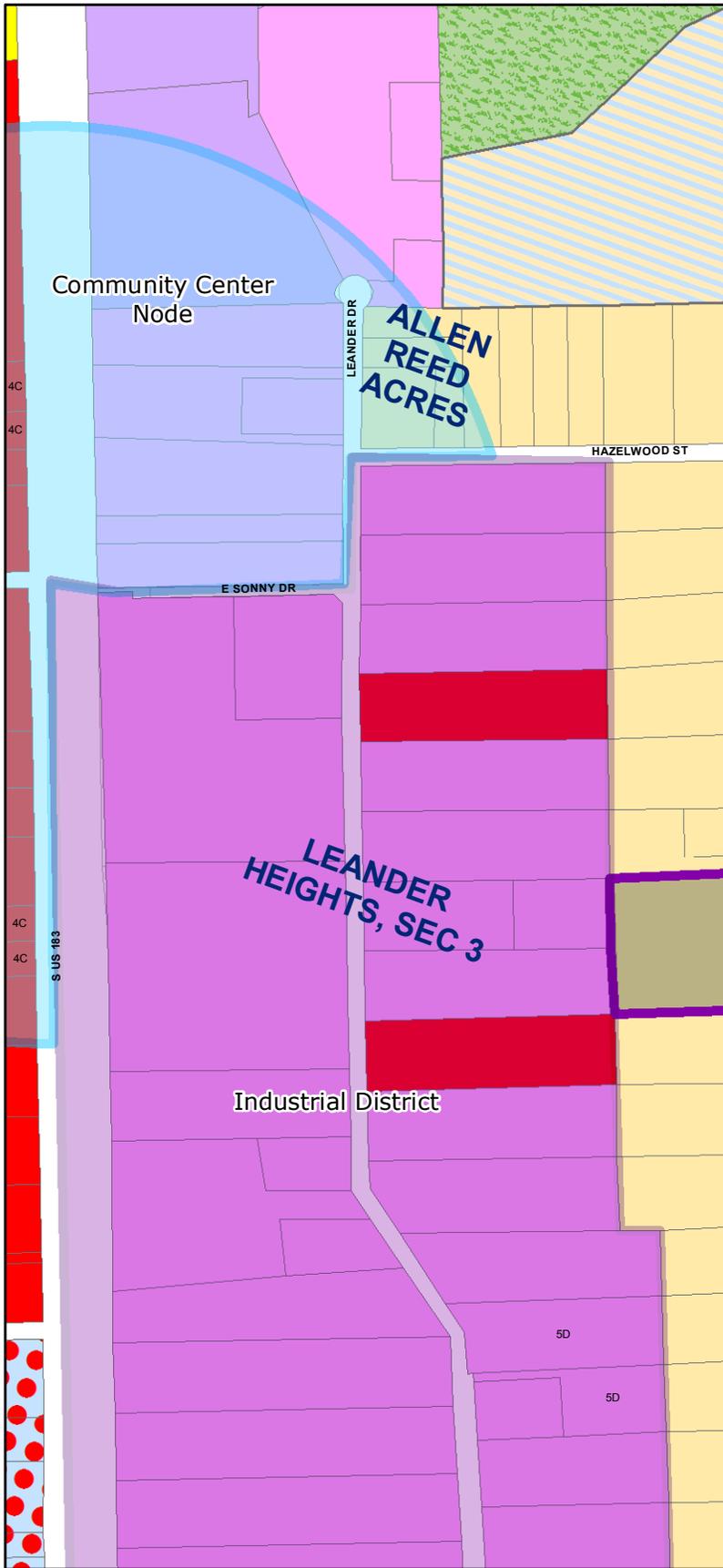
- The applicant is requesting to eliminate the requirement for an enclosed garage and substitute a porte cochere. The porte cochere will meet the masonry requirements established by the PUD.
- A neon sign is proposed at the entrance of the subdivision. Currently, neon signs are not permitted for residential developments.
- Perimeter fencing shall be masonry including brick, stone, or stucco. Currently, products such as woodcrete are permitted. This change would require a higher quality masonry wall.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD with the following conditions:

1. The neon sign is not permitted. The location of the sign will be across the street from an existing residential subdivision.
2. The project complies with the Type B Architectural Component.

The proposed land use is compatible with the neighboring properties. This request meets the intent statements of the Composite Zoning Ordinance.



ZONING CASE 14-Z-027

Attachment #2

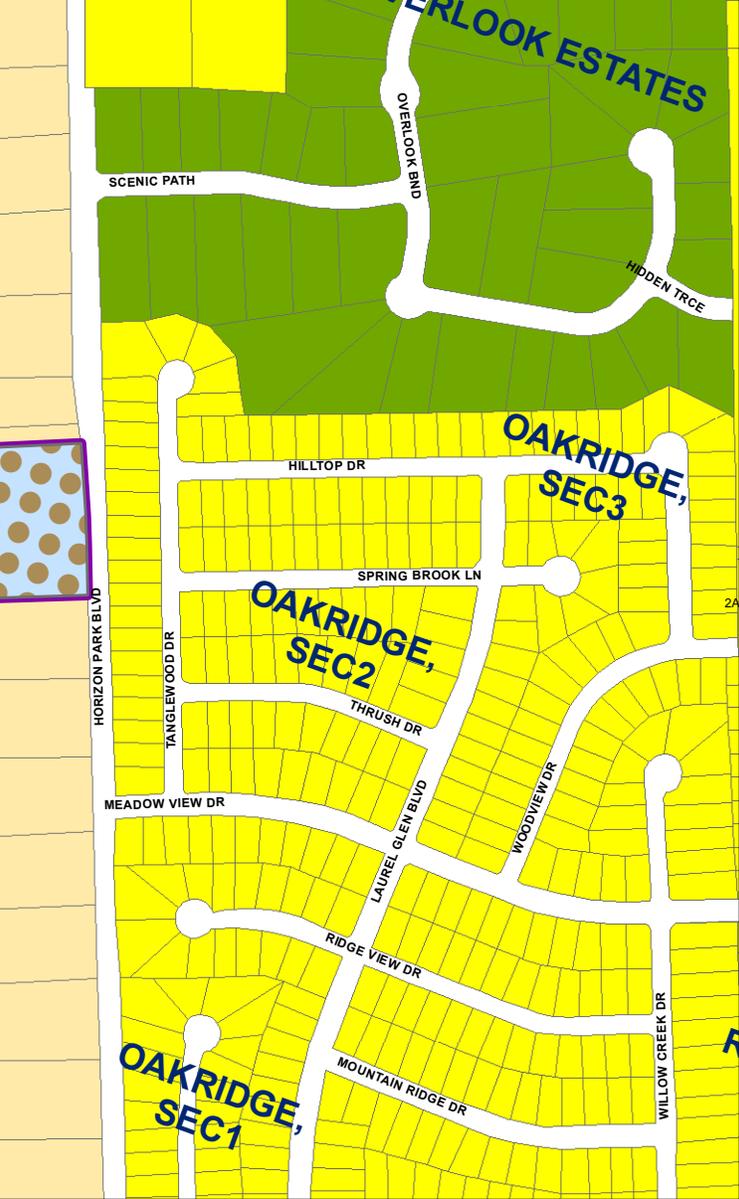
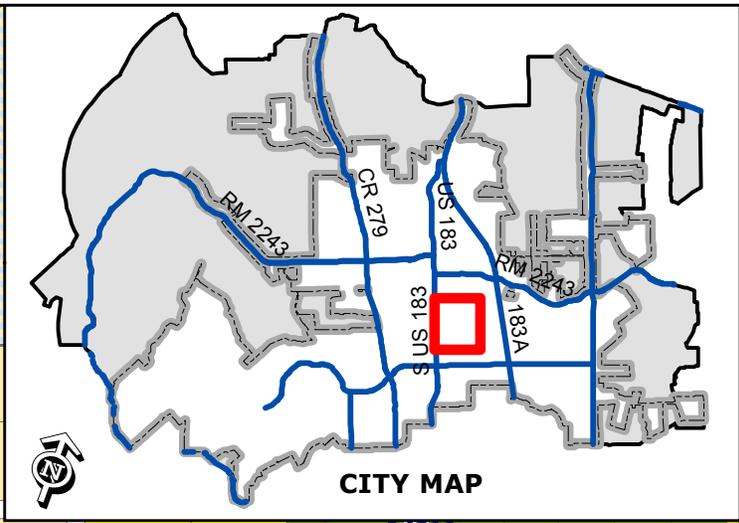
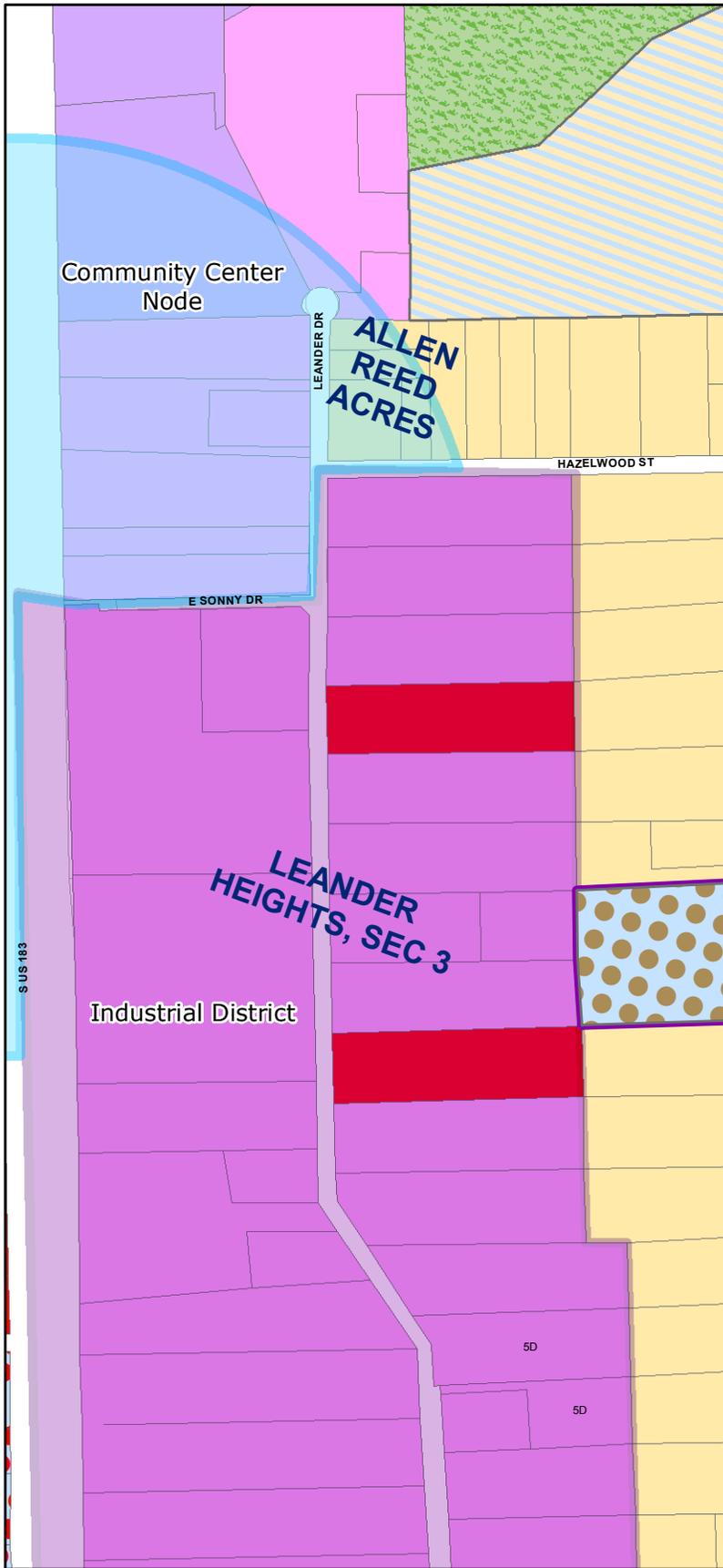
Current Zoning Map
Starlight Village PUD



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

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





ZONING CASE 14-Z-027

Attachment #3

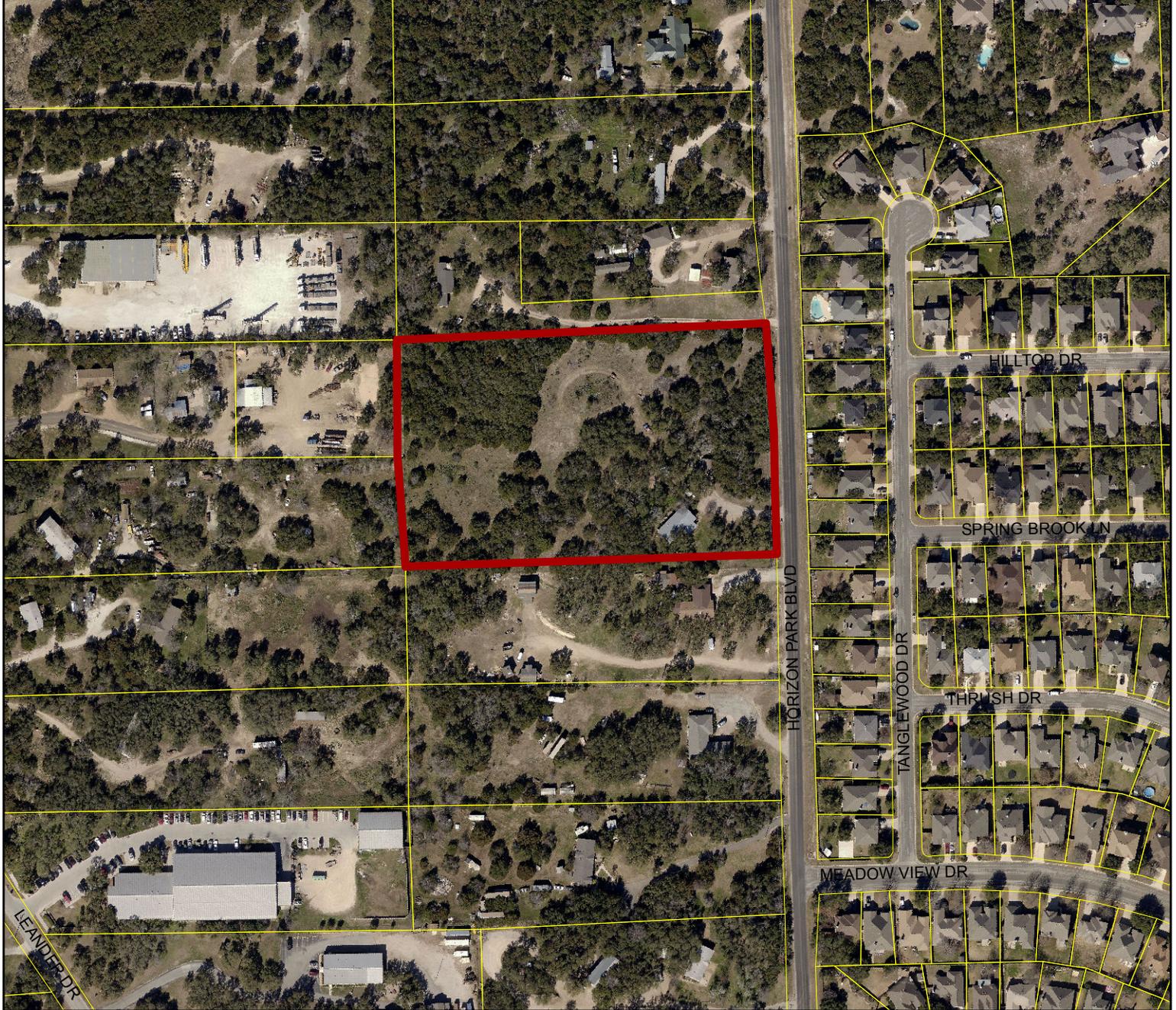
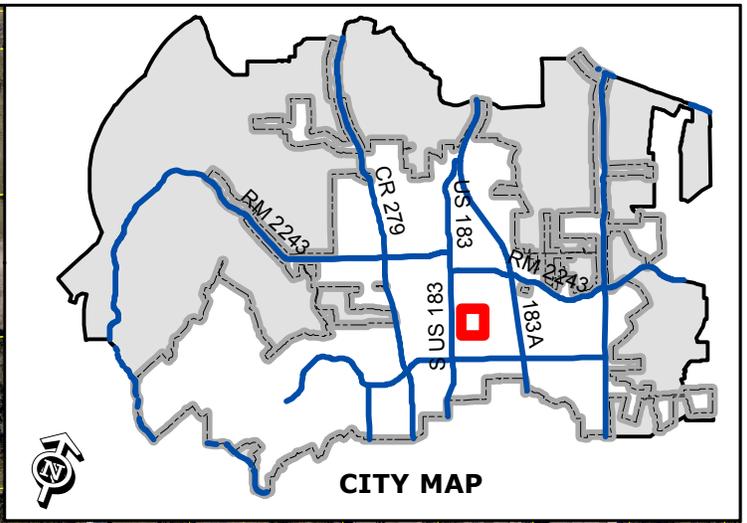
Proposed Zoning Map
Starlight Village PUD



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

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





ZONING CASE 14-Z-027 Attachment #4

Aerial Exhibit - Approximate Boundaries
Starlight Village PUD



-  Subject Property
-  City Limits

EXHIBIT A
Starlight Village - PUD

1. Base zoning districts:
 - A. The base zoning district for the PUD is MF-2-B (Multi-Family) as provided in this PUD Plan.
2. PUD Area = 5.69 Acres
3. The use shall be a detached single-family condominium residential development
4. The maximum area of the first floor of any building shall be 1800 square feet of conditioned area.
5. MAXIMUM UNIT COUNT: The project shall be limited to 30 units.
6. LIGHTING: Street lights will not be required but are permitted. Street light(s) will be provided at the entrance to the subdivision.
7. ACCESS/PRIVATE DRIVES: See Exhibit B for detailed cross section of vehicular access easement. Minimum centerline radius for private drives is 37.5 feet. The access drive alignment, building pads and island locations may vary to minimize disturbance to significant trees and natural topographic features. Private drives will have a 23-foot wide pavement width with 18-inch ribbon curbs. The project will be gated.
8. RESIDENTIAL SETBACKS: Front building setbacks shall be a minimum of 18-feet from back of curb. Building separation shall be a minimum of 10-feet. Eave overhang is not included in calculations for minimum building separation. A minimum of seven-foot clear zone between building roof lines will be provided.
9. PERIMETER SETBACKS: Minimum perimeter setbacks are as follows:
 - a. All buildings will be setback a minimum of 15-feet from the perimeter lot line.
10. SIDEWALKS: Sidewalks are required along Horizon Park Blvd. Sidewalks are not required in the interior of the project.
11. MASONRY: At least 40% of the exterior surface areas shall be masonry materials (ledge stone, fieldstone, cast stone, painted stucco, non-reflective glass façade, glass block, or factory tinted split faced concrete masonry unit). The remaining exterior wall surface shall be comprised of those materials listed above or Fiber Cement/LP Smartside products (including plank, shingle, etc). All other masonry standards associated with the Type B Architectural Component shall apply. The homes shall substantially conform to the architectural style shown below, otherwise, the Type B Architectural Component shall apply.
12. PORTE COCHERES: Garages are not required for this project. Units will have an attached porte cochere with an enclosed 4x8 storage area (minimum) to the rear of the porte-cochere with driveways at least 18- feet long and 9-feet wide. Each porte cochere may be flush or behind the primary façade (porches are considered part of the primary façade). Each porte cochere shall include 2 screening walls which conform to the masonry requirements stated above. The roofing on the porte cochere shall match the roofing on the home.

EXHIBIT A
Starlight Village - PUD

13. **PARKING:** 2.5 parking spaces per unit will be provided. Each unit shall have 1 covered parking space in the porte cochere and 1 parking space in the driveway. Additional parking will be provided by either additional driveway parking or in common off street parking spaces.

14. **LANDSCAPE:** A minimum of 50% of the significant trees shall be saved. The site will be re vegetated with native landscaping.

15. **AMENITIES:** A covered pavilion shall be provided for residents. Walking trails shall be installed throughout the community.

16. **FENCING:** The perimeter fencing for the development shall be masonry limited brick, stone or stucco. Individual yard fences shall be wrought iron or decorative tubular metal.

17. **SIGNAGE:** A neon sign, similar to picture below, shall be installed at the entrance to the development. The sign shall be approximately 10' wide and 2' tall.

EXAMPLES OF MID CENTURY MODERN FACADES:

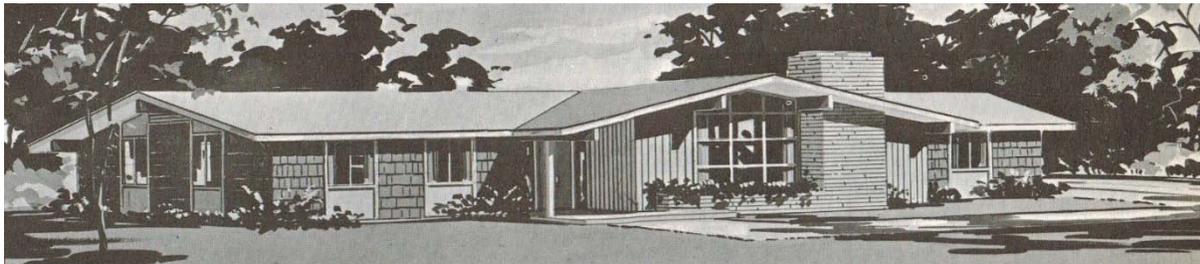
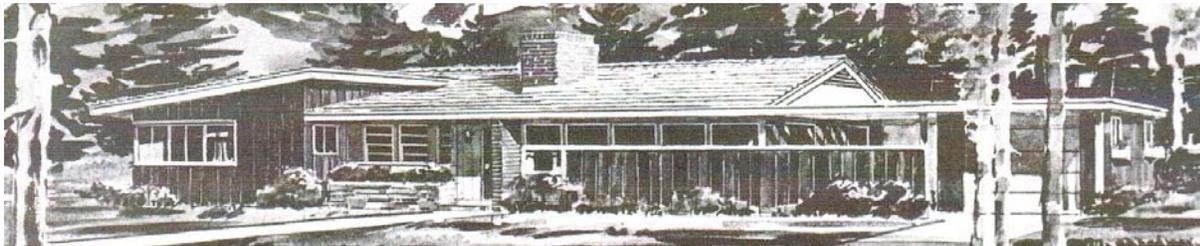


EXHIBIT A
Starlight Village - PUD

EXAMPLE OF PORTE COCHERE:



EXHIBIT A
Starlight Village - PUD

EXAMPLE OF SIGNAGE:



October 3, 2014

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

RE: Starlight Village – PUD Zoning Application – Letter of Intent

Dear Ms. Griffin,

I respectfully request the City of Leander consider the attached PUD Zoning Change Application for the 5.69 acre tract known locally as 1001 Horizon Park Blvd. The 5.69 acre tract described in this package is proposed to change from the current zoning of TF-2 to a PUD with base zoning district MF-2-B. The current zoning allows 54 living units to be built on the property. The proposed PUD will reduce the density to 40 detached single family condominiums. These mid-century modern homes will range in size from 1200 to 1800 square feet. This zoning will allow the developer to maximize the sites natural beauty, save existing trees and create a truly unique street scene. The community will be gated and the entire site will be maintained by an HOA.

Please do not hesitate to contact Howard Kirk at 512-844-0738 or build@dhhomestexas.com with any questions, comments or concerns.

Regards,

Mike Kopecky



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

Agenda Subject: Zoning Case 14-Z-028: Hold a public hearing and consider action on the rezoning of a 18.00 acre tract of land, more or less, generally located at the northwest corner of the intersection of Old 2243 W. and N. Bagdad Rd. and the northwest corner of the intersection of Northcreek Dr. and N. Bagdad Rd, WCAD Parcels #R304545 and #R304546. Currently the property is zoned LC-2-B (Local Commercial), and the applicant is proposing to the zone the property GC-3-C (General Commercial) and MF-2-A (Multi-Family), Leander, Williamson County, Texas.

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

Origination: Applicant: Bruce Nakfoor on behalf of Firstmark Credit Union.

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. Aerial Map
5. Staff Proposed Zoning Map
6. Letter of Intent

Prepared By: Martin Siwek, GISP
Planner

11/7/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-028 NORTH CREEK BUSINESS PARK

GENERAL INFORMATION

- Owner:** First Bank Credit Union
- Current Zoning:** LC-2-B (Local Commercial)
- Proposed Zoning:** MF-2-A (Multi-Family), GC-3-C (General Commercial)
- Size and Location:** The property located is located at the northwest corner of the intersection of N. Bagdad Rd. and Old 2243 West and includes 18.0 acres more or less.
- Staff Contact:** Martin Siwek, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Developed single family lots (North Creek)
EAST	SFU-2-B HC-5-D GC-3-C	Developed single family lots (Estates of North Creek Ranch) Developed landscape business Developed business (CVS/pharmacy)
SOUTH	SFU-2-B GC-3-C	Developed single family home Developed gas station and vacant lot
WEST	SFU-2-B	Developed single family lots (North Creek Subdivision)

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

MF – MULTI-FAMILY:

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

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

GC – GENERAL COMMERCIAL:

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

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

TYPE 2:

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

Intent:

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

TYPE 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 A:

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

Intent:

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

TYPE C (non-residential only):

Features: 35% masonry (60% street facing); 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, LI and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN STATEMENTS:

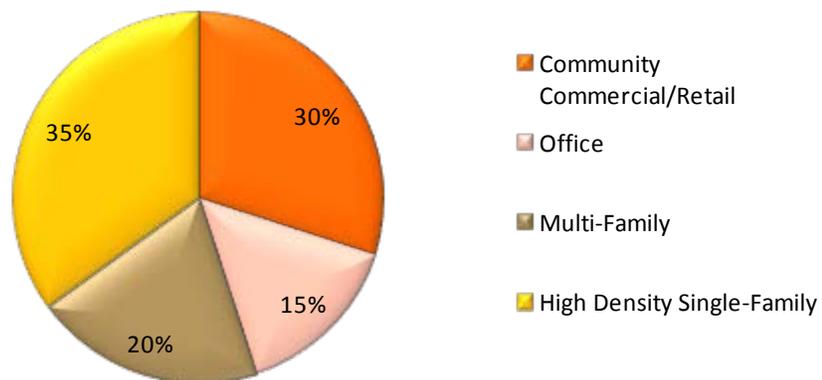
The following Comprehensive Plan statements may be relevant to this case:

- 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 Community Center land use node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

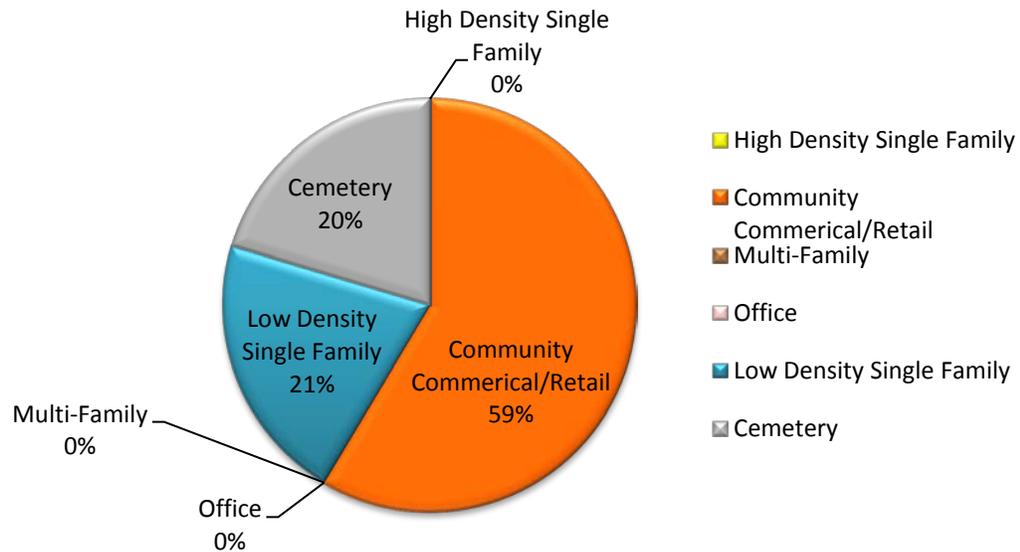
ANALYSIS:

The applicant is requesting to rezone the property from LC-2-B to MF-2-A and GC-3-C. The total acreage of the property is 18.0 acres more or less, with the northern 12.0 acres of the property being requested as MF-2-A and the southern 6.0 acres being requested as GC-3-C.

The property is located within a Community Center node which is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. The compatible use components include GC (General Commercial), LC (Local Commercial), LO (Local Office), MF (Multi-Family), TF (Two Family), SFT (Single Family Townhome), SFL (Single Family Limited), and PUD (Planned Unit Development). The stated land use allocations from the Future Land Use Plan are illustrated in the below chart for the Community Center Node.



The existing land use percentages within this Community Center node are illustrated in the below chart.



The intent statement for the Multi-Family use component notes that it is intended to be used as a buffer between single-family neighborhoods and more intensive uses such as commercial properties or arterial class roadways. Furthermore, the intent statement also speaks to avoiding more than 25 contiguous acres of land having the Multi-Family Component.

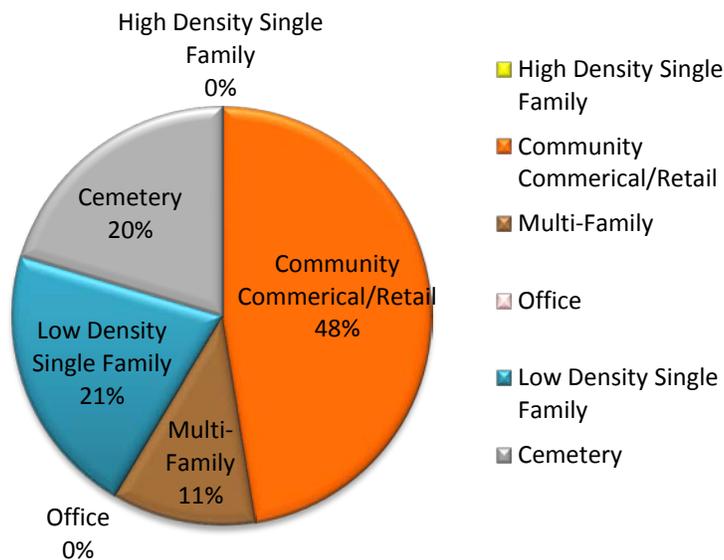
The Type 2 site component for Multi-Family projects requires the project to have at least 35% of the apartment units to have one enclosed garage parking space. It also notes that parking areas shall be no wider than two parking modules wide.

The Type A Architectural Component intent statements associated with this request note that it is intended to be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community. Additionally, the intent statements site that it is appropriate to be used when a development will be adjacent to single-family uses. This architectural component requires 85% masonry on all stories and 5 different design features to break the wall plane on building fronts. This architectural component will allow up to 25 units per acre.

The requested MF-2-A district adheres to the noted intent statements for the Use, Site, and Architectural components. The site is less than 25 contiguous acres, it provides a buffer between the single family uses to the north and west from more intense thoroughfares and commercial uses, and provides for the highest architectural component to be compatible with the adjacent neighborhoods. This leaves the 6.0 acre southern portion of this tract to be zoned as GC-3-C. The intent statements for the General Commercial use component mention that access should be

provided by an arterial street, and that the heaviest concentration of this component should be located at intersections of arterial streets.

This zone change request would contribute 11% of the 20% Multi-Family land use allocation as stated in the Future Land Use Plan. The request would also reduce the Community Commercial/Retail land use component within the Community Center Node from the existing 59% to 48%. The proposed changes in land use allocation for the applicant’s zone change request is reflected in the below chart.



The applicant is requesting a change from the Type 2 Site Component to the Type 3 Site Component as part of the rezoning request from LC-2-B to GC-3-C. The differences between the Type 2 and Type 3 site components are summarized in the below table.

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

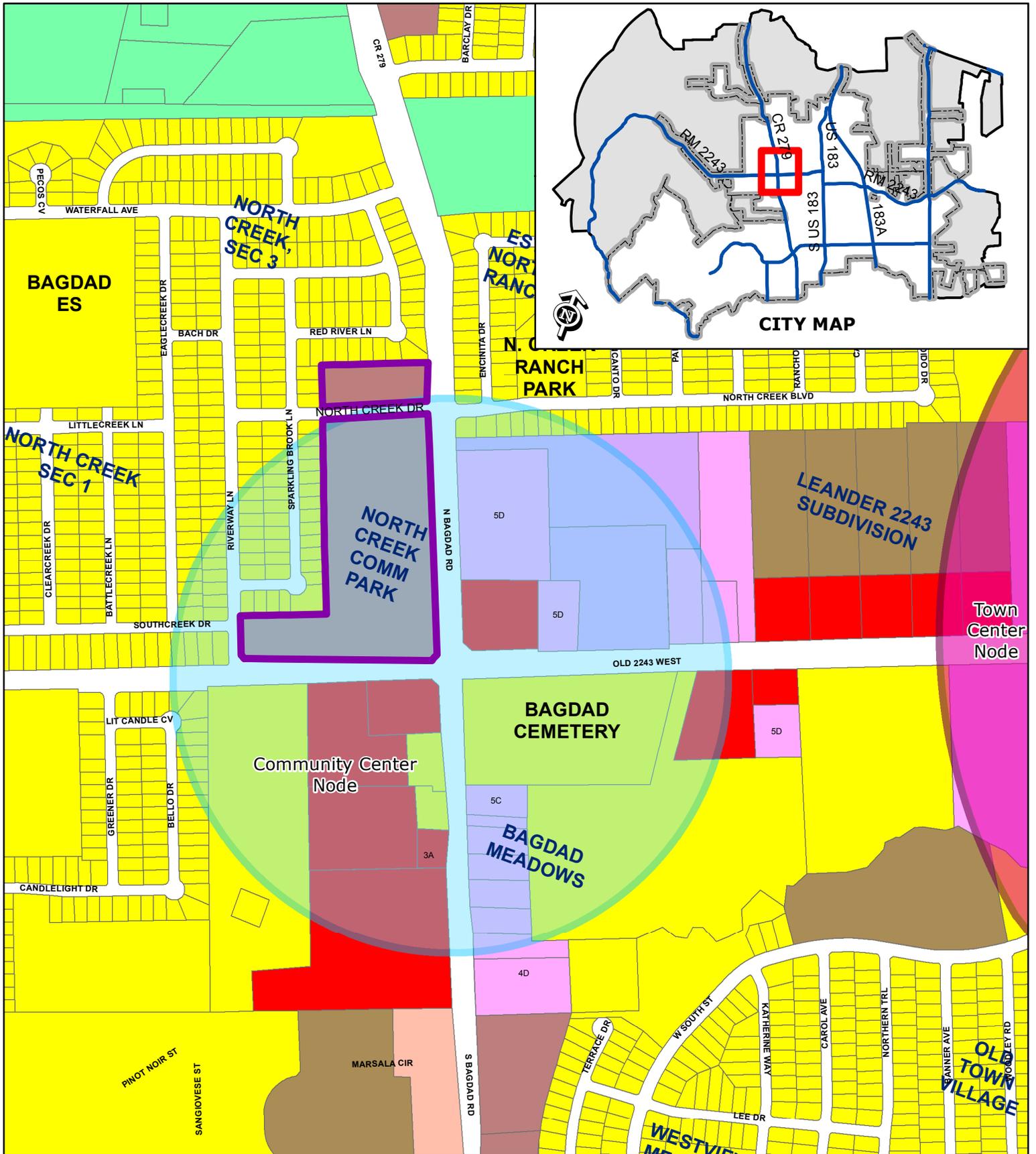
Type C Architectural Component intent statements mention that it can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted. It also states that it is intended to be utilized only with LO, LC, GC, LI, and HI use components. The Type C Architectural component requires that at least 35% of the exterior surface area of walls (all stories) including at least (60%) of the exterior of street facing walls (all stories) of primary buildings shall consist of masonry. Additionally, all front facing walls are required to have at least 3 different design features to break the wall plane.

The requested GC-3-C use district adheres to the intent statements for the Use, Site, and Architectural components. The requested district is being sited at the intersection of arterial class thoroughfares and it will have access being provided from arterial class streets. Moreover, the requested site and architectural components are appropriate to the GC use component and allow for an appropriate transition to the adjacent zoned districts. However, staff acknowledges that the Future Land Use Plan calls for the GC-3-C district to be concentrated at the intersection of arterials and major thoroughfares, and that the western most portion of the tract may be better suited to remain as LC-2-B.

The LC-2-B district would provide for less intense commercial uses with limited building sizes for individual users not to exceed 40,000 sq. ft. gross floor area in a single building, and a maximum of 60,000 sq. ft for an entire building. This would be an appropriate transition for the homes in the North Creek Sec. 3A subdivision immediately to the north of this portion of the property. It would also provide for limited operating hours for businesses and would prohibit the use of gas pumps or vehicle washing in this portion of the property.

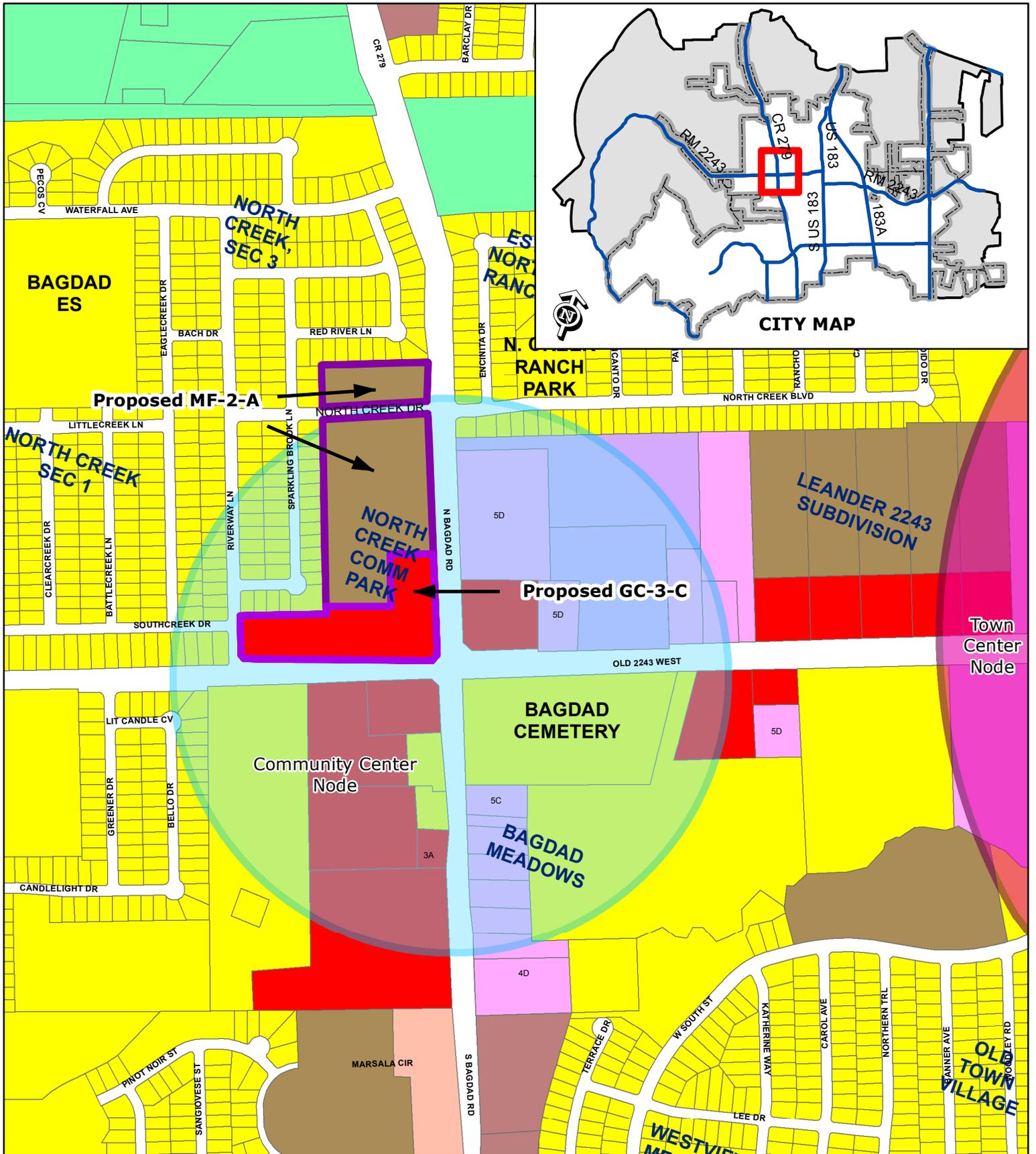
STAFF RECOMMENDATION:

Staff recommends approval of the requested MF-2-A (Multi-Family) and GC-3-C (General Commercial) districts, but recommends leaving the southern and western most 410' portion of the property as LC-2-B (Local Commercial).



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





ZONING CASE 14-Z-028

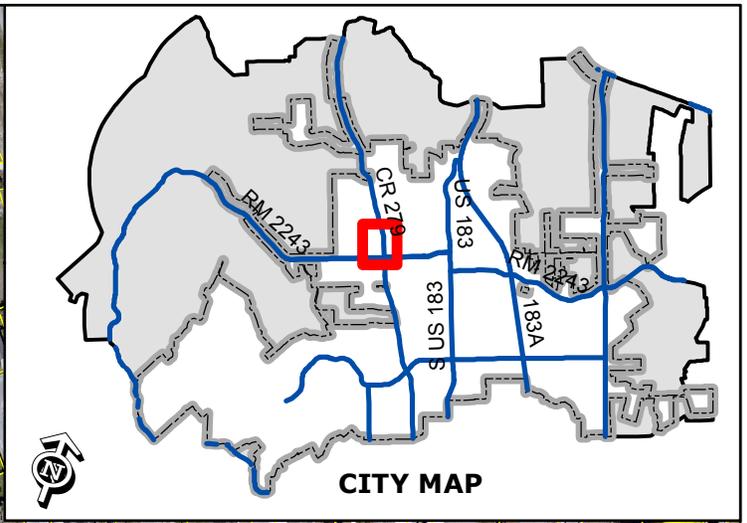
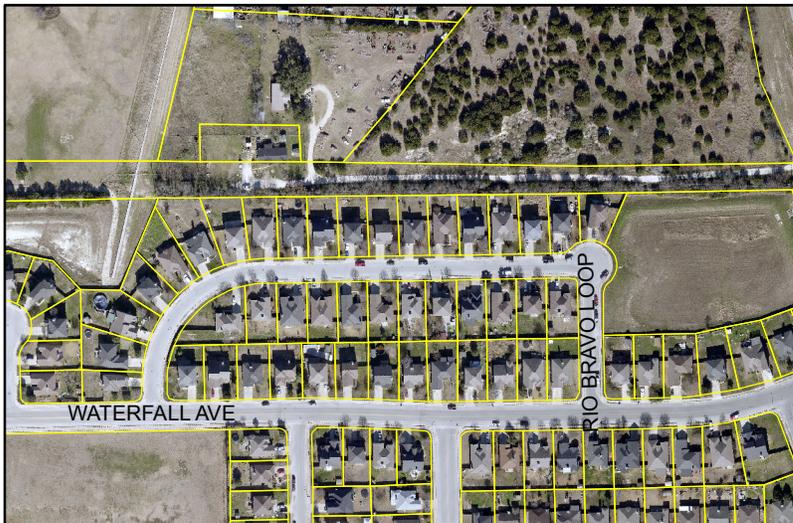
Attachment #3

Proposed Zoning Map
North Creek Business Park



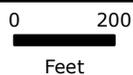
-  Subject Property
-  City Limits

	SFR		SFT		GC
	SFE		SFU/MH		HC
	SFS		TF		HI
	SFU		MF		PUD
	SFC		LO		0 200 Feet
	SFL		LC		

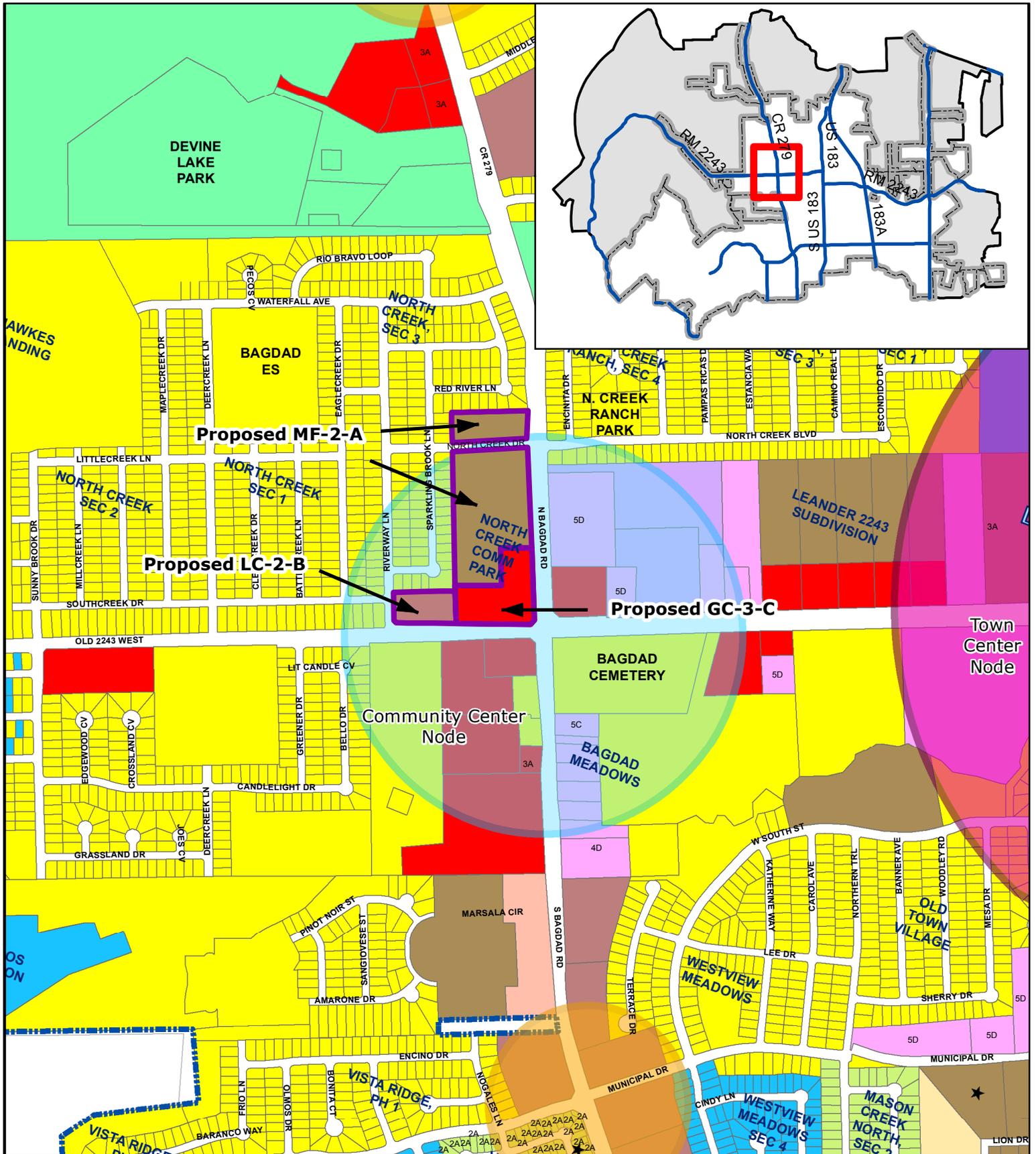


ZONING CASE 14-Z-028 Attachment #4

Aerial Exhibit - Approximate Boundaries
North Creek Business Park



-  Subject Property
-  City Limits



ZONING CASE 14-Z-028

Attachment #5

Staff Proposed Zoning Map
North Creek Business Park



City Limits

Proposed Zoning

- GC-3-C
- LC-2-B
- MF-2-A

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

0 200
Feet

10/14/14

ATTACHMENT 6

Bruce Nakfoor

9119 Spinning Leaf Cove

Austin, Texas 78735

512-656-6244

Robin Griffin

City of Leander

Re: Requested zoning change 18 acres at the corner of 2243 & Baghdad Rd.

Dear Robin,

I am requesting a zoning change for the above referenced property. We have parties interested in building Retail and Multi-Family on this site. The property falls within the city's appropriate uses for this intersection.

Thank You,



Bruce Nakfoor



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Composite Zoning Ordinance Case 14-OR-008: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the site components regarding outdoor animal boarding and landscape requirements, to modify requirements for drainage and detention facilities, to amend the masonry wall requirements, to update the architectural standards, to update the site development standards, and to update the garage setback requirements.
- Background:** Staff is proposing the following amendments to the Composite Zoning Ordinance:
1. Add Heritage Tree definitions.
 2. Modify Single-Family Use Components regarding garages.
 3. Update the Use and Site Components regarding outdoor animal boarding.
 4. Update the Landscape Requirements.
 5. Update the setback table and exhibits.
 6. Modify the requirements for drainage and detention facilities.
 7. Update the masonry wall requirements.
 8. Update the garage setback requirements.
 9. Add Minor Site Development Permit provisions.
- Origination:** City of Leander Planning Department
- Financial Consideration:** None
- Recommendation:** Staff recommends approval.
- Attachments:** 1. Summary of Proposed Amendments
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/07/2014

COMPOSITE ZONING ORDINANCE AMENDMENTS

ARTICLE I – GENERAL

SECTION 6: DEFINITIONS

Heritage Tree means a living tree that the City desires to preserve to the greatest extent possible. They include trees identified in the preferred plant list maintained by the Planning Department or the Grow Green Guide that are greater than twenty-six (26) caliper inches. They do not include hackberry, mountain juniper, ash juniper, bois d'arc, cottonwood, chinaberry or sycamore or any other invasive species listed in the Grow Green Guide, except for an unusually large or significant specimen.

ARTICLE III – USE COMPONENTS

SECTION 1: SFR – SINGLE-FAMILY RURAL

(e) Exceptions

- (1) Streets may be constructed to Alternate Urban Standards without curb and gutter (see Transportation Criteria Manual).
- (2) Sidewalks are not required.
- (3) Dip driveways (without a culvert) are permitted across “bar” ditches if the depth of the water is no greater than one foot during a twenty-five (25) year storm event.
- (4) Street lights are not required.
- ~~(5) A tree survey or a tree analysis by aerial photo is not required.~~

ARTICLE III – USE COMPONENTS

SECTION 5: SFC – SINGLE-FAMILY COMPACT

(d) Enclosed Garage and Parking

- (1) Dwelling units with three or more bedrooms and lots having an accessory dwelling: A minimum of two garage-enclosed parking spaces and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Dwelling units with two or less bedrooms and not having an accessory dwelling: A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.
- (3) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.
- ~~(4) To keep the front of the structure from being dominated by garage doors, for dwellings less than fifty feet wide, a maximum of a two-car garage is permitted if the garage door(s) is (are) front facing or offset by less than forty five (45) degrees from such orientation.~~

SECTION 6: SFL – SINGLE-FAMILY LIMITED

(d) Enclosed Garage and Parking

- (1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.
- ~~(3) To keep the front of the structure from being dominated by garage doors, for dwellings thirty-five (35') feet wide and less, the dwelling is limited to a single-wide garage if~~

~~such garage door is front facing or within 45 degrees of such orientation. The garage may be a tandem garage or may be a double garage with rear or side access. For dwellings greater than thirty-five (35') feet wide, the dwelling is limited to a double-wide garage if the garage door(s) is (are) front facing or within 45 degrees of such orientation.~~

~~(4) In no case shall the garage be located in front of the primary structure for lots less than fifty (50') feet wide.~~

SECTION 7: SFT – SINGLE-FAMILY TOWNHOUSE

(d) Enclosed Garage and Parking

(1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided for each lot.

(2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.

~~(3) To keep the front of the structure from being dominated by garage doors, for dwellings less than thirty-five feet wide, the dwelling is limited to a single wide garage if such garage door is front facing. The garage may be a tandem garage or, if provided with rear or side access, may be a double garage.~~

SECTION 13: GC – GENERAL COMMERCIAL

(b) Conforming Uses

Certain uses listed in this use component also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:

(1) Any use permitted in the “LC” – Local Commercial component with no limit in square footage

(2) Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or a residential zoning district (unless such district is utilized for non-residential uses). Any commercial enterprise which includes an outdoor animal yard or any other commercial un-soundproofed animal area containing five or more animals is required to be at least two hundred feet (200') from any residential district (unless such district is utilized for non-residential uses) and is required to be combined with a Type ~~3~~, 4 or 5 site component.

ARTICLE V – SITE COMPONENTS

SECTION 3: TYPE 3

(b) Site Uses and Features (Some Site Uses Listed Also Require Appropriate Use Component)

(1) General (All Development):

(i) Accessory buildings / structures are permitted as long as their total square footage is not greater than thirty percent (30%) of the gross floor area of the primary building / structure utilizing such (agricultural and recreational buildings / structures are exempt from this limit).

~~(ii) Outdoor animal boarding is permitted if combined with a GC or HC use component (required to be at least two hundred feet from any residential district unless such district is utilized for non-residential uses).~~

ARTICLE VI – SITE STANDARDS

SECTION 1: LANDSCAPING, TREE PRESERVATION & PROTECTION, AND SCREENING REQUIREMENTS

(a) Purpose.

- (1) To establish requirements for the preservation and protection of native trees and provisions for landscaping, buffering, and screening to provide ~~For providing~~ for the orderly, safe, attractive and healthful development of land ~~located within the community~~—and promoting the health, safety and general welfare of the community, it is deemed necessary to establish requirements for the installation and maintenance of landscaping elements and other means of site improvements in developed properties.
- (2) To enhance the community's ecological, environmental and aesthetic qualities.
- (3) Paved surfaces, automobiles, buildings and other improvements produce increases in air temperatures, a problem especially noticeable in this southern region, whereas plants have the opposite effect through transpiration and the creation of shade. Likewise, impervious surfaces created by development generate greater water runoff causing problems from contamination, erosion and flooding. Preserving and improving the natural environment and maintaining a working ecological balance are of increasing concern. The fact that the use of landscape elements can contribute to the processes of air purification, oxygen regeneration, water absorption, water purification, and noise, glare and heat abatement as well as the preservation of the community's aesthetic qualities indicates that the use of landscape elements is of benefit to the health, welfare and general well being of the community and, therefore, it is proper that the use of such elements be required.
- (4) The City experiences frequent droughts; therefore, it is the purpose of this Section to encourage the use of drought resistant vegetation.

~~(b) General.~~

- (1) ~~Installation: All landscape materials shall be installed and maintained according to generally accepted landscape practices for the region. Low water demanding landscapes, are encouraged and should include plants recommended by the Lower Colorado River Authority's Texas Hill Country Landscape Option Specifications, a copy of which is available in the City Planning Department.~~
- (2) ~~Maintenance: The owner of landscaped property shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development. Landscape irrigation systems shall not be mandatory with low water demanding landscapes, which are encouraged. Maintenance shall include the removal of dead plant material and its replacement if that material was used to meet the requirements of this section.~~
- (3) ~~Significant Trees greater than eight (8) inches in caliper shall be preserved to the greatest extent reasonably possible. Significant Trees removed during construction shall be supplanted with Replacement Trees if required by the landscape requirements of this section. No Significant Tree shall be removed until a tree protection plan has been approved by the Director of Planning in accordance with this Chapter. Significant Trees may be removed only in accordance with the approved tree protection plan, and trees must be protected during construction activities on the property in accordance with the approved tree protection plan. This provision only applies to projects before the certificate of occupancy has been issued for single family and two family developments.~~
- (4) ~~Replacement Trees.~~

- (i) ~~Replacement Trees shall be a minimum of two (2) inches in caliper measured four (4') feet above finished grade immediately after planting. A list of recommended replacement trees shall be maintained by the Department of Planning and shall include those trees listed in the Grow Green Guide.~~
- (ii) ~~If the developer chooses to substitute trees not included on the recommended list, those trees shall have an average mature crown greater than fifteen (15) feet in diameter to meet the requirements of this section. Trees having an average mature crown less than fifteen (15) feet in diameter may be substituted by grouping trees so as to create at maturity the equivalent of a fifteen foot (15) diameter crown if the drip line area is maintained.~~
- (iii) ~~A minimum pervious area three (3) feet in radius, and not less than fifty percent (50%) of the calculated drip line area is required around the trunks of all existing and proposed trees. The radius of a drip line area is calculated as the trunk caliper times twelve. (Example: An eight inch caliper tree has a drip line of eight feet in radius.)~~
- (5) ~~Shrubs, vines and ground cover planted pursuant to this section shall be healthy nursery stock.~~
- (6) ~~Turfgrass:~~
 - (i) ~~All turfgrass installed shall have summer dormancy capabilities and shall be one of the varieties set forth in the preferred plant list maintained by the Planning Department or the Grow Green Guide. Buffalo grass, zoysia grass or Bermuda grass are recommended for sunny sections of the landscape.~~
 - (ii) ~~Turfgrass shall be limited to two thirds (2/3) of the lot after subtracting the impervious cover for single family and two family lots. Alternative options to turfgrass can include native and adaptive landscape plants as specified in the Grow Green Guide, mulch, crushed granite, or similar material. No more than fifty (50%) percent of the lot may consist of non plant material.~~
 - (iii) ~~The maximum landscape that may be planted in turfgrass for the types of development listed in subsection (c)(1)(i) through (iv) below shall be limited to fifty (50%) percent of the required landscape area.~~
- (7) ~~Synthetic or artificial lawns or plants shall not be used in lieu of plant requirements.~~
- (8) ~~The use of architectural planters may be permitted in fulfillment of landscape requirements.~~
- (9) ~~Any approved decorative aggregate or pervious brick pavers shall qualify for up to ten percent (10%) of the required landscaping if contained in planting areas, but no credit shall be given for concrete or other impervious surfaces.~~
- (10) ~~Other than single family and two family development, setback areas shall be landscaped per the standards of this section.~~

~~(e)(b)~~ Landscape Requirements.

- (1) Installation: All landscape materials shall be installed and maintained according to generally accepted landscape practices for the region. Low water demanding landscapes, are encouraged and should include plants recommended by the Lower Colorado River Authority's Texas Hill Country Landscape Option Specifications, a copy of which is available in the City Planning Department.
- (2) Maintenance: The owner of landscaped property shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and

development. Landscape irrigation systems shall not be mandatory with low water demanding landscapes, which are encouraged. Maintenance shall include the removal of dead plant material and its replacement if that material was used to meet the requirements of this section.

- (3) Shrubs, vines and ground cover planted pursuant to this section shall be healthy nursery stock.
- (4) Turfgrass.
 - (i) All turfgrass installed shall have summer dormancy capabilities and shall be one of the varieties set forth in the preferred plant list maintained by the Planning Department or the Grow Green Guide. Buffalo grass, zoysia grass or ~~non-seeding varieties of~~ Bermuda grass are recommended for sunny sections of the landscape.
 - (ii) Turfgrass shall be limited to two thirds (2/3) of the lot after subtracting the impervious cover for single-family and two-family lots. Alternative options to turfgrass can include native and adaptive landscape plants as specified in the Grow Green Guide, mulch, crushed granite, or similar material. No more than fifty (50%) percent of the lot may consist of non-plant material.
 - (iii) The maximum landscape that may be planted in turfgrass for the types of development listed in ~~Article VI, Section 1 (b)(9)~~ subsection (c)(1)(i) through (iv) below shall be limited to fifty (50%) percent of the required landscape area.
- (5) Synthetic or artificial lawns or plants shall not be used in lieu of plant requirements.
- (6) The use of architectural planters may be permitted in fulfillment of landscape requirements.
- (7) Any approved decorative aggregate or pervious brick pavers shall qualify for up to ten percent (10%) of the required landscaping if contained in planting areas, but no credit shall be given for concrete or other impervious surfaces.
- (8) Other than single-family and two-family development, setback areas shall be landscaped per the standards of this section.
- (9) A minimum percentage of the total lot area of property on which development occurs, after the effective date of this ordinance, shall be devoted to landscape development in accordance with the following schedule. Such percentages may include setback areas. However, all non-single-family and non-two-family setback areas are required to be landscaped in accordance with ~~(3)Article VI, Section 1 (b)(11) below~~ even if they exceed the following percentages:
 - (i) Multifamily Dwellings, 20%
 - (ii) Office and Professional Uses, 15%
 - (iii) Commercial Uses, 15%
 - (iv) Industrial or manufacturing, 10%
 - (v) Single-family-Dwellings and Two-Family dwellings, see Item (4) below
 - (vi) Schools, churches, community centers and parks, 15%.
- (10) The following may not be counted toward the above landscape area requirements:
 - (i) Detention and water quality ponds unless such ponds are designed as follows:
 - a. The ponds shall utilize earthen berms.
 - b. Any structural stabilization shall be limited to the use of native stone (except for outlet structures) and shall be limited to not more than thirty percent (30%) of the perimeter of the pond.
 - c. Such ponds shall be seamlessly integrated with the landscaping.
 - d. Such ponds shall be not greater than eighteen inches deep.

- e. Such ponds shall not comprise more than 25% of the required landscaped area.
 - (ii) Utility, mechanical and electrical facilities.
 - (iii) Sidewalks or other paved surfaces except for any decorative aggregate or pervious brick pavers if contained in planting areas and comprising less than ten percent (10%) of the required landscape area.
 - (iv) Landscaped areas less than four feet in width. In calculating the width of landscaped areas, such areas shall not be divided by any form of pavement (e.g. sidewalks, detention or water quality ponds, paving, etc.)
- (11) (The following is for other than single-family or two-family development) Trees and shrubs identified on the preferred plant list and included in the Grow Green Guide, shall be utilized within the required landscaping as described below. At least seventy five percent (75%) of the planted trees are required to be significant trees such as oak, elm, pecan, walnut, hickory, cherry, cypress, redbud and any rare species. Existing significant trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements. In calculating the credit from existing significant trees and shrubs that are retained, shrubs shall be credited on a one for one basis if such shrub is equivalent or greater in size to a comparable five gallon container grown shrub. Trees shall be credited on a caliper inch basis (for every one caliper inch of a tree that is saved, credit shall be given for one caliper inch of a tree required to be planted), with saved significant trees over 18" caliper counting on a one for two basis (for every one caliper inch of a significant tree over 18" caliper that is saved, credit shall be given for two caliper inches of a tree required to be planted).
- (i) For every six hundred (600) square feet of landscape area and setback area required by this ordinance, two (2) shade trees (two inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted. Two ten gallon ornamental trees may be substituted for every one required shade tree as long as at least half of the required number of shade trees is installed.
 - (ii) To allow for larger landscaped activity areas at school facilities, for every 600 sq. ft. of landscaping required by this section, 1 tree and 3 shrubs (five gallon container size or larger) shall be planted.
 - (iii) To reduce the thermal impact of unshaded parking lots, additional trees shall be planted as necessary so that the center point of each parking space is no more than 50 feet away from the trunk of a tree.
- (12) Minimum landscape requirements for detached single-family and two-family residential structures (except for townhouses on lots less than thirty-five feet wide in the SFT district) shall be two (2) two-inch significant trees such as oak, elm, pecan, walnut, hickory, cherry, cypress, redbud and any rare species measured eighteen inches above finished grade immediately after planting, three (3) one-gallon shrubs, three (3) five-gallon shrubs and turf grass or an alternative material as defined in ~~(b)(6)(ii) of this Section~~ from the front property line to the front two (2) corners of the structure and a minimum coverage area extending 3' from the slab/foundation to protect water runoff from the roof drip line. If lawn grass is not used in this area, then rain gutter systems shall be in place. One three and a half inch caliper tree may be substituted for two (2) two-inch trees if the tree is planted in the front yard. Existing trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements. Minimum landscape requirements for townhouses constructed in the SFT district on lots less than thirty-five feet wide are the same as above except that only one hardwood

tree is required to be planted per lot

- ~~(13) Significant trees removed during construction shall be replaced based on a replacement ratio (inches removed to inches planted) as follows:~~
- ~~(i) Replacement trees shall not be required for the removal of trees less than eight (8) inches in caliper.~~
 - ~~(ii) For every one caliper inch of existing significant tree eighteen (18) inches and larger that is not retained during construction in healthy condition, two caliper inches of significant tree shall be planted as replacement for projects.~~
 - ~~(iii) For every one caliper inch of existing significant tree eighteen (18) inches and larger that is located within proposed right-of-way or utility easements in a single-family or two-family development, two caliper inches of significant tree shall be planted as replacement for projects. The required replacement trees for single-family or two-family developments may be planted in park or landscape lots that will be owned and maintained by the property owners association.~~
 - ~~(iv) For every one caliper inch of existing significant tree between eight (8) and eighteen (18) inches that exceeds 50% of total caliper inches that is not retained, one caliper inch of significant tree shall be planted as replacement for projects.~~
 - ~~(v)(i) Existing hardwood trees less than the size required for replacement and greater than or equal to two inches in caliper, and existing hardwood trees between 8" and 18" to an extent greater than 50% of the total caliper inches that are retained during construction in healthy condition may be counted toward replacement requirements as well as toward planting requirements.~~
 - ~~(vi) A fee in lieu of planting replacement trees of one hundred fifty dollars (\$150) per required caliper inch may be paid by the applicant.~~
 - ~~(vii) Removal of Significant Trees larger than eighteen (18) inches in caliper for other than single-family or two-family development, or other than such trees included in an alternative tree preservation plan as described in (viii) below, requires approval of the Commission.~~
 - ~~(viii)(i) An alternative tree preservation plan may be approved by the Director of Planning for properties where existing tree cover is especially dense and the following are found:
 - ~~a. Removal of a significant number of trees is unavoidable,~~
 - ~~b. The applicant has planned the development so as to save the highest quality and greatest number of trees that could be reasonably expected,~~
 - ~~c. All areas of the site that can be reasonably utilized for tree replacement have been utilized, and~~
 - ~~d. The landscape area and tree planting requirements of this ordinance have been exceeded by at least fifty percent (50%).~~~~
 - ~~(ix)(iii) An applicant for a single-family or two-family preliminary plat or final plat shall provide a tree survey with the street and lot layout superimposed at a scale of 1" = 100' (or as appropriate). The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal. An applicant for a commercial building permit shall provide a tree survey with the application identifying significant trees located on the property that meet the requirements indicated in this subsection. The applicant shall provide a tree preservation plan that shows which trees are to be preserved and protected and which trees are to be replaced in accordance with the replacement requirements of this subsection, if any, and shall be required to demonstrate that lot lines, street layouts and site improvements have been designed and~~

~~located and that lot width, depth and size flexibility as permitted by the applicable zoning district has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable. The Director of Planning shall determine if adequate performance is achieved based on the standards of this paragraph. Approval of the tree protection plan by the Director of Planning is required prior to preparation and submission of a subdivision or building permit application. The applicant may appeal any decision of the Director to the Commission. A decision of the Commission may be appealed to the City Council. Any preserved or replacement trees may be counted toward the landscape requirements of this section. See the Construction Plan requirements for details.~~

~~(x)(iv) The Director of Planning may issue a tree removal permit for the removal of Significant Trees to the owner of a property that is zoned or otherwise authorized and actively used for agricultural purposes if it is demonstrated that the tree removal is for a legitimate agricultural purpose. The tree mitigation requirements of this ordinance shall not apply to such permits. If the property is rezoned or otherwise converted to a non-agricultural use within three years of the issuance of the tree removal permit the owner of the property shall be required to meet the tree mitigation requirements of this ordinance.~~

~~(14) Credit for Significant Trees: In order to provide credit toward the preservation of existing significant trees, no more than fifty percent (50%) of the critical root zone shall be disturbed and/or distressed with impervious cover, and the remaining critical root zone shall consist of at least one hundred (100) square feet.~~

~~(15)(13) Invasive Species: Multi-Family and non-residential projects are required to remove all invasive species for the portion of the project identified within the limits of construction. Single-family and two-family developments that remove all invasive species as listed in the Grow Green Guide, are eligible for a twenty-five (25%) percent credit towards the tree mitigation requirements.~~

~~(16)(14) Tree Diversification: No more than fifty (50%) percent of the same species may be planted to meet the tree planting requirements.~~

~~(17)(15) A non-disturbance zone shall be maintained on single family and two family lots. A disturbance area no less than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Planning Director.~~

~~(18)(16) The landscaping shall be placed upon that portion of a tract or lot that is being developed. Fifty percent (50%) of the required landscaped area and required plantings contained in ~~(e)the~~ the landscape requirements listed in this section (above) shall be installed between the front property lines and the building being constructed. Undeveloped portions of a tract or lot shall not be considered landscaped, except as specifically approved by the City. Landscaping placed within public right-of-ways shall not fulfill the minimum landscape requirements.~~

~~(19)(17) No landscaping over three feet in height shall be planted within forty (40) feet of the intersection of any street pavement (see Figure N). Any planted or existing vegetation within this area shall be kept pruned so that foliage shall not grow or exist within three and eight feet above the elevation of the curb closest to the vegetation.~~

~~(20)(18) The Director of Planning may grant exceptions to these provisions to require a lesser amount of landscaping if the intent of this ordinance is met, and the reduction of the landscape area results in the preservation of natural features having comparable value.~~

~~(21)~~(19) In cases of death or removal of a tree planted pursuant to the terms of this section, a replacement tree of equal size and type shall be required to be planted. A smaller tree that will have a mature crown similar to the tree removed may be substituted if the planting area or pervious cover provided for the larger tree in this section is retained.

~~(22)~~(20) The location, calculations, size and description of all landscaping and screening materials proposed to satisfy the requirements of this section shall be shown on a Landscape Plan, and included with the construction plans.

~~(23)~~(21) Landscape plans are required with all new multi-family and non-residential permits showing:

- (i) New and existing trees, shrubs, groundcover, turf areas and native areas.
- (ii) Proposed plantings by botanical name, common name, spacing, quantity, container size.
- (iii) Property lines, streets and street names
- (iv) Driveway(s), sidewalk(s) and other hardscape features
- (v) Existing and/or proposed buildings.
- (vi) Point of irrigation connection (POC) and water meter for the irrigation system.

~~(24)~~(22) Soil Depth (New residential and non-residential)

All new landscapes (non-residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turfgrass. This six-inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of the native soil. The six-inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision of this section; provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.

~~(25)~~(23) Mulch (all non-residential properties). All exposed soil surfaces of non-turf areas within the developed landscape area must be mulched with a minimum two-inch layer of organic material. Examples of organic material include pine bark, shredded cedar, composted leaves, and shredded landscape clippings. Native/wildscape areas are exempt.

~~(26)~~(24) WaterWise Landscape Principles. These principles shall be an integral component of the landscape design and plan. Homebuilders shall be required to offer a WaterWise landscape option in any series of landscape options offered to home buyers. The seven basic principles of WaterWise landscaping include:

- (i) Proper planning and design
- (ii) Proper soil preparation (compost-improved topsoil)
- (iii) Practical turfgrass selection of drought resistant-species
- (iv) Appropriate plant selection. The plants listed as invasive plants to avoid in the Grow Green Guide, shall not be offered as part of a WaterWise landscape option.
- (v) Efficient irrigation systems
- (vi) Use of mulches
- (vii) Appropriate maintenance

~~(27)~~(25) Irrigation Requirements (New residential and non-residential installations):

- (i) All irrigation systems, both residential and non-residential, shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34 and Title 30 Texas Administrative Code, Chapter 344, as amended, as regulated and enforced by the Texas Commission on Environmental Quality (TCEQ). Irrigation contractors who install the irrigation system must be a TCEQ Licensed Irrigator.
- (ii) A permit shall be required for the installation of all automatic irrigation systems.
- (iii) All automatic irrigation systems are required to have a rain sensor connected to an irrigation controller in order to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed, such as a rooftop or fence line. Rain sensors are to be adjusted at the one-fourth-inch setting.
- (iv) All new residential and non-residential irrigation systems are required to have pressure regulators if static pressure at the site exceeds the sprinkler manufacturer's recommended operating range. Extensive misting due to high pressure wastes water.
- (v) Irrigation systems are to have a controller with multiple cycle, rain sensor capability and irrigation water budget feature.
- (vi) Sprinkler systems shall be designed as to minimize overspray onto the hardscape.
- (vii) Sprinkler heads shall be installed at least eight (8) inches from the curb.
- (viii) For strips of land less than six (6) feet in width, spray irrigation shall be prohibited and low-flow irrigation systems (such as drip, bubblers or micro-irrigation) are required. For strips of land between six (6) feet and fifteen (15) feet in width, only low-flow irrigation (such as drip, bubblers or micro-irrigation), or spray irrigation using low-angle spray nozzles designed for the specific width to be irrigated shall be permitted. For strips of land more than fifteen (15) feet in width, only low precipitation rotors with low angle nozzles may be used to irrigate turf areas. Planting beds may be irrigated with low-flow or spray irrigation. All spray heads must be designed to prevent low head drainage.
- (ix) The incorporation of treated effluent, rainwater, or water from rain/storm water systems in an irrigation system is encouraged.

~~(28)~~(26) A property owner's association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from:

- (i) Implementing measures promoting solid waste composting of vegetation, including grass clippings, leaves or brush, or leaving grass clippings uncollected on grass;
- (ii) Installing rain barrels or a rainwater harvesting system; or
- (iii) Implementing efficient irrigation systems, including underground drip or other drip irrigation systems.

~~(29)~~(27) A property owner's association may not include or enforce a provision that requires:

- (i) A defined irrigation schedule specified by the association unless a defined irrigation schedule is mandated by the association's water supplier in order to curtail outdoor water use;
- (ii) Maintenance of the landscape to a specified level that requires the property owner to irrigate his or her landscape;
- (iii) Installation or maintenance of any specific variety or limited choice of varieties of turf grass; or

- (iv) The homeowner to install a minimum percentage of turf in the landscape.

~~(30)~~ (28) Alternative Landscape Plan.

- (i) An application for an alternative landscape plan may be submitted for consideration by the Director of Planning when site conditions make strict compliance with the landscape requirements undesirable or impractical. Examples of such site conditions include, but are not limited to, the following:
 - a. Existing buildings, utilities or other improvements
 - b. Unusual shape of lot, tract or building site
 - c. Topography, soil, geologic, vegetation or other natural feature
 - d. Safety (e.g. vehicle sight distance, impediments to vehicle maneuvering, visibility of traffic or safety related signage)
- (ii) The alternative landscape plan shall, as a whole, meet or exceed the standards of this ordinance. When a provision is reduced, the plan shall increase other provisions to off-set any non-compliance. For instance, if landscaping plantings are reduced in one area, plantings in other areas that will have a similar beneficial impact shall be increased by an equal or greater amount. If the area of landscaping is decreased, the number of plantings shall be increased.
- (iii) The Director of Planning shall consider approval or disapproval of an alternative landscape plan. If the decision is to disapprove, the Director shall state reasons. An applicant may appeal the decision of the Director to the Commission. The applicant may appeal a decision of the Commission to the City Council. Such appeal shall be processed as a variance.

(c) Tree Preservation and Protection

- (1) Unless otherwise allowed by this Ordinance, no property shall be clear-cut or selectively cleared, nor shall a Significant Tree or Heritage Tree be removed, without first securing the necessary approval from the City.

(2) Exceptions.

(i) Dead or Diseased Trees

- a. If the Planning Director determines after a site inspection that a Significant Tree or Heritage Tree is dead, dying, or fatally diseased prior to starting a project, the mitigation requirements shall not be required.
- b. A letter from an arborist shall be required to confirm the condition of the tree if the condition is not obvious.

(ii) Dangerous Trees

- a. If the Planning Director determines that a Significant Tree or Heritage Tree is causing a danger or is in a hazardous condition due to natural disaster, such as a tornado, fire, storm, flood, or other act of God that endangers public health, welfare, or safety, the mitigation requirements shall not be required for the removal of the tree.

(iii) Sight Triangles

- a. If the Planning Director determines that a Significant Tree or Heritage Tree is interfering with the safe visibility at a sight triangle of an existing public street, the tree may be removed and the mitigation requirements shall not be required.

(3) Heritage Tree Preservation Requirements

- (i) Heritage Trees shall be preserved on site unless otherwise approved for removal as outlined in this Ordinance.
- (ii) Heritage Trees shall be graphically shown on Tree Preservation Plans

associated with plats and site development permit plans and shall contain a note stating that the Heritage Trees cannot be removed without a permit.

(iii) Preserved Heritage Trees may be credited towards the Landscape requirements of this Ordinance.

(4) Significant Tree Preservation Requirements

(i) Up to fifty (50%) percent of Significant Trees between eight (8) and eighteen (18) caliper inches may be removed during construction without mitigation.

(ii) Significant Trees shall be graphically shown on Tree Preservation Plans associated with plats and site development permit plans.

~~(+)(iii)~~ Preserved Significant Trees may be credited towards the Landscape requirements of this ordinance.

~~(+)(iv)~~ Significant Trees greater than eight (8) inches in caliper shall be preserved to the greatest extent reasonably possible. Significant Trees removed during construction shall be supplanted with Replacement Trees if required by the landscape tree mitigation requirements of this section. No Significant Tree shall be removed until a tree protection plan has been approved by the Director of Planning in accordance with this Chapter. Significant Trees may be removed only in accordance with the approved tree protection plan, and trees must be protected during construction activities on the property in accordance with the approved tree protection plan. This provision only applies to projects before the certificate of occupancy has been issued for single-family and two-family developments. For single-family and two-family projects, this provision only applies prior to the initial certificate of occupancy for each lot.

(5) Removal of Heritage or Significant Trees

(i) Heritage Tree Removal Permit

a. Heritage Trees may be removed only with the approval of a Heritage Tree Permit and after the required mitigation has been provided.

b. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council which shall have final authority to issue the permit.

c. Approval of removal permits shall be based on the following:

1) Tree size/number of trunks;

2) Tree health and viability;

3) Tree location;

4) Other Significant and Heritage Trees to be preserved on site; and

5) Whether all reasonable efforts have been made to design the project in a way to preserve Significant and Heritage Trees on site.

(ii) Significant Tree Removal Permit

a. The Director of Planning may issue a tree removal permit for the removal of Significant Trees to the owner of a property that is zoned or otherwise authorized and actively used for agricultural purposes if it is demonstrated that the tree removal is for a legitimate agricultural purpose. The tree mitigation requirements of this ordinance shall not apply to such permits. If the property is rezoned or otherwise converted to a non-agricultural use within three years of the issuance of the tree removal permit the owner of the property shall be required to meet the tree mitigation requirements of this ordinance.

b. Removal of Significant Trees greater than eighteen (18) caliper inches requires the approval of the Planning & Zoning Commission or the approval of an alternative tree preservation plan as described in this

ordinance for projects other than single-family or two-family.

(iii) Mitigation for removal of a Heritage or Significant Tree

a. The removal of Heritage and Significant Trees shall require mitigation using the calculations and procedures defined below. Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment-in-lieu of replacement trees if approved by the Planning Director when on-site replacement is not possible or practical.

1) Mitigation shall be required at a 1:1 caliper inch basis for significant trees between eight (8) and eighteen (18) caliper inches.

2) Mitigation shall be required at a 2:1 caliper inch basis for significant trees greater than eighteen (18) caliper inches and less than twenty-six (26) caliper inches.

3) Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.

4) If payment in lieu of replacement trees is approved by the Planning Director, the fee shall be equal to one hundred fifty dollars (\$150) per caliper inch of replacement tree.

b. Replacement Trees.

1) Replacement Trees shall be a minimum of two (2) inches in caliper measured four (4') feet above finished grade immediately after planting. A list of recommended replacement trees shall be maintained by the Department of Planning and shall include those trees listed in the Grow Green Guide.

2) If the developer chooses to substitute trees not included on the recommended list, those trees shall have an average mature crown greater than fifteen (15) feet in diameter to meet the requirements of this section. Trees having an average mature crown less than fifteen (15) feet in diameter may be substituted by grouping trees so as to create at maturity the equivalent of a fifteen foot (15) diameter crown if the drip line area is maintained.

3) A minimum pervious area three (3) feet in radius, and not less than fifty percent (50%) of the calculated drip line area is required around the trunks of all existing and proposed trees. The radius of a drip line area is calculated as the trunk caliper times twelve. (Example: An eight inch caliper tree has a drip line of eight feet in radius.)

4) Existing hardwood trees less than the size required for replacement and greater than or equal to two inches in caliper, and existing hardwood trees between 8" and 18" to an extent greater than 50% of the total caliper inches that are retained during construction in healthy condition may be counted toward replacement requirements as well as toward planting requirements.

(2)-(6) An alternative tree preservation plan may be approved by the Director of Planning for properties where existing tree cover is especially dense and the following are found:

(i) Removal of a significant number of trees is unavoidable.

(ii) The applicant has planned the development so as to save the highest quality and greatest number of trees that could be reasonably expected.

(iii) All areas of the site that can be reasonably utilized for tree replacement have been utilized, and

~~(iv)~~ The landscape area and tree planting requirements of this ordinance have been exceeded by at least fifty percent (50%). The proposed total landscaping exceeds the requirements of the ordinance.

~~(3)-(7)~~ Tree Diversification: No more than fifty (50%) percent of the same species may be planted to meet the tree planting requirements.

(8) A non-disturbance zone shall be maintained on single-family and two-family lots. A disturbance area no lessmore than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Planning Director.

(9) Tree Protection Plan Requirements

(i) An applicant for a single-family or two-family preliminary plat or final plat, or a site development permit shall provide a tree survey prepared within two years of the application date. This tree survey shall include with the street and lot layout, or site plan superimposed at a scale of 1"=100' (or as appropriate) identifying significant trees located on the property that meet the requirements indicated in this section. The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal. An applicant for a commercial building permit shall provide a tree survey with the application identifying significant trees located on the property that meet the requirements indicated in this subsection. The applicant shall provide a tree preservation plan that shows which trees are to be preserved and protected and which trees are to be replaced in accordance with the replacement requirements of this subsection, if any, andThe applicant shall be required to demonstrate that lot lines, street layouts and site improvements have been designed and located and that lot width, depth and size flexibility as permitted by the applicable zoning district has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable.

(ii) The Director of Planning shall determine if adequate performance is achieved based on the standards of this paragraphsection. Approval of the tree protection plan by the Director of Planning is required prior to preparation and submission of a subdivision or building permitsite development permit application. The applicant may appeal any decision of the Director to the Commission. A decision of the Commission may be appealed to the City Council. Any preserved or replacement trees may be counted toward the landscape requirements of this section. See the Construction Plan requirements for details.

(iii) All trees to be preserved as shown in an approved preservation plan shall be clearly marked prior to the commencement of construction activities.

(iv) Critical Root Zone

a. No construction or disturbance shall occur within an area that constitutes more than fifty (50%) of the total critical root zone and one half the radial distance of the critical root zone for each tree being preserved including Significant Trees, Heritage Trees, and any other trees for which preservation is to be credited. The remaining critical root zone shall consist of at least one hundred (100) square feet.

b. This defined area shall be flagged and encircled with protective fencing during construction. The Planning Director may approve construction closer to the trunk than one half (1/2) the radial distance, depending on

the size, spacing, or species of the tree, the type of disturbance proposed, and uniqueness of the situation.

c. Cut or fill that is greater than four (4) inches in depth and the severing of major roots shall be considered disturbance for the purposes of this Ordinance.

d. Within the protected critical root zone, only flatwork, decking, or similar construction, may be approved and shall not affect the branching of the tree.

a-e. If proposed or actual protection of the critical root zone of a tree does not meet the requirements of this Section, then the tree shall be considered removed and shall require mitigation in accordance with this Ordinance.

(d) Screening Requirements.

- (1) In addition to the landscaping requirements of this section, all development other than single-family or two-family shall comply with the following screening requirements:
 - (i) The following shall be screened from the view of at least sixty percent (60%) of adjacent single-family or two-family residences and any street or public right-of-way: off-street parking areas, loading spaces and docks, trash and storage containers, outside storage areas, satellite dishes larger than eighteen (18) inches in diameter, antennas, mechanical equipment, and metal siding.
 - (ii) Above ground utility facilities up to six (6) feet above grade for multi-family and non-residential development are required to be screened from view except for poles, fire hydrants and existing lines.
 - (iii) Detention Facilities including detention ponds and/or water quality ponds shall be screened from view.
 - (iv) Screening by vegetation that could be removed from adjacent undeveloped or partially developed properties when such property is developed is not considered as screening from view.
 - (v) Outside storage areas shall be screened by the use of a privacy fence or wall at least the height of the items to be screened and in conformance with the requirements of this ordinance.
 - (vi) A minimum five-foot (5') landscaped area located on the exterior of the fence shall be provided and landscaped in accordance with paragraph (2) (i) above unless the fence is on a rear boundary line or adjoining a permanent structure on the site.
 - (vii) 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.
- (2) Approved screening techniques include privacy fences, evergreen vegetative screens, landscape berms, existing vegetation or any combination thereof.
- (3) Privacy Fences (See section 14 and 16 of this Article)
- (4) Evergreen Vegetative Screens. Evergreen plant materials shall be shrubs, at least thirty (30) inches in height and at a minimum spacing of 48 inches at the time of installation, in combination with shade trees not more than fifty feet apart.
- (5) Landscape Berms, in combination with trees, shall fulfill the screening requirements of this section if the berms are at least three (3) feet in height and have maximum side slopes of four (4) feet of horizontal run for every one (1) foot in vertical rise.
- (6) Existing on-site vegetation, demonstrating significant visual screening capabilities and as approved by the Director of Planning, shall fulfill the requirements of this section.

(e) ~~Alternative Landscape Plan~~

- (iv) ~~An application for an alternative landscape plan may be submitted for consideration by the Director of Planning when site conditions make strict compliance with the landscape requirements undesirable or impractical. Examples of such site conditions include, but are not limited to, the following:
 - (v) ~~Existing buildings, utilities or other improvements~~
 - (vi) ~~Unusual shape of lot, tract or building site~~
 - (vii) ~~Topography, soil, geologic, vegetation or other natural feature~~
 - (viii) ~~Safety (e.g. vehicle sight distance, impediments to vehicle maneuvering, visibility of traffic or safety related signage)~~~~
- (ix) ~~The alternative landscape plan shall, as a whole, meet or exceed the standards of this ordinance. When a provision is reduced, the plan shall increase other provisions to off set any non-compliance. For instance, if landscaping plantings are reduced in one area, plantings in other areas that will have a similar beneficial impact shall be increased by an equal or greater amount. If the area of landscaping is decreased, the number of plantings shall be increased.~~
- (x) ~~The Director of Planning shall consider approval or disapproval of an alternative landscape plan. If the decision is to disapprove, the Director shall state reasons. An applicant may appeal the decision of the Director to the Commission. The applicant may appeal a decision of the Commission to the City Council. Such appeal shall be processed as a variance.~~

~~(6)~~

- (i) ~~An applicant for a single-family or two-family preliminary plat or final plat shall provide a tree survey with the street and lot layout superimposed at a scale of 1"=100' (or as appropriate). The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal.~~
- (ii) ~~An applicant for a commercial building permit shall provide a tree survey with the application identifying significant trees located on the property that meet the requirements indicated in this subsection. The applicant shall provide a tree preservation plan that shows which trees are to be preserved and protected and which trees are to be replaced in accordance with the replacement requirements of this subsection, if any, and shall be required to demonstrate that lot lines, street layouts and site improvements have been designed and located and that lot width, depth and size flexibility as permitted by the applicable zoning district has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable.~~
- (iii) ~~The Director of Planning shall determine if adequate performance is achieved based on the standards of this paragraph. Approval of the tree protection plan by the Director of Planning is required prior to preparation and submission of a subdivision or building permit application. The applicant may appeal any decision of the Director to the Commission. A decision of the Commission may be appealed to the City Council. Any preserved or replacement trees may be counted toward the landscape requirements of this section. See the Construction Plan requirements for details.~~
- b. ~~The Director of Planning may issue a tree removal permit for the removal of Significant Trees to the owner of a property that is zoned or otherwise authorized and actively used for agricultural purposes if it is demonstrated that the tree removal is for a legitimate agricultural purpose. The tree mitigation requirements of this ordinance shall not apply to such permits. If the property is rezoned or otherwise converted to a non-agricultural use within three years of the issuance of the tree removal permit the owner of~~

~~the property shall be required to meet the tree mitigation requirements of this ordinance.~~

~~e. Credit for Significant Trees: In order to provide credit toward the preservation of existing significant trees, no more than fifty percent (50%) of the critical root zone shall be disturbed and/or distressed with impervious cover, and the remaining critical root zone shall consist of at least one hundred (100) square feet~~

SECTION 6: SETBACKS

(a) Building / Structure and Site Improvements:

BUILDING / STRUCTURE							
	Use Component	Architectural Component	Front	Side	Street Side	Rear	
Standard Setback	SFR		25' (30'-street facing garage)	7'	15' (20'-street facing garage)	15'	
	SFE, SFS, SFU, SFU/MH, TF		20' (25'-street facing garage)	5'	15' (20'-street facing garage)	15'	
	SFC, SFL		20' (25'-street facing garage)	5' or 0' & 10'	15' (20'-street facing garage)	10'	
	SFT		15' (20'-street facing garage)	0 or 10'	15' (20'-street facing garage)	10'	
	MF	Type A		20'	10'	20'	20'
		Type B		25'	10'	25'	20'
	LO, LC, GC, HC, HI	Type A, B		15'	10'	15'	10'
		Type C		20'	10'	20'	10'
GC, HC, HI	Type D		25'	15'	25'	15'	
Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, TF*	MF, LO, LC, GC, HC, HI	Type A	(NA)	20'	(N/A)	20'	
		Type B	(NA)	25'	(N/A)	25'	
	LO, LC, GC, HC, HI	Type C	(NA)	30'	(N/A)	30'	
		Type D	(NA)	50'	(N/A)	50'	

<u>Garage Setback</u>	<u>SFR, SFE,</u> <u>SFS, SFU,</u> <u>SFU/MH,</u> <u>SFC, SFL,</u> <u>SFT, TF</u>	<u>See Article VIII Section 5(j)</u>
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PARKING, AISLE, LOADING, CANOPIES, OUTDOOR DISPLAY						
	Use Component	Site Component	Front	Side	Street Side	Rear
Standard Setback	MF	All	20'	5'***	20'	5'***
	LO, LC, GC, HC, HI	Type 1, 2	15'	5'***	15'	5'***
		Type 3	20'	5'***	20'	5'***
Special Setback Where Adjacent to SF or TF*	MF, LO, LC, GC, HC, HI	Type 4, 5	25'	5'***	25'	5'***
		Type 1-3	(N/A)	15'	(N/A)	15'
		Type 4, 5	(N/A)	20'	(N/A)	20'

OUTDOOR STORAGE						
	Use Component	Site Component	Front	Side	Street Side	Rear
Standard Setback	LO, LC, GC, HC, HI	Type 3-4	**	5'***	**	0'
		Type 5	25'	0'***	25'	0'
Special Setback Where Adjacent to SF or TF*	LO, LC, GC, HC, HI	Type 3-5	(N/A)	25'	(N/A)	25'

* Unless such district is utilized for a non-residential use

** No closer than the street facing wall of the primary structure that utilizes such storage.

*** Setback does not apply for parking, drive aisles, storage etc. that are intended to cross lot line.

FIGURE G

SFR - BUILDING SETBACK

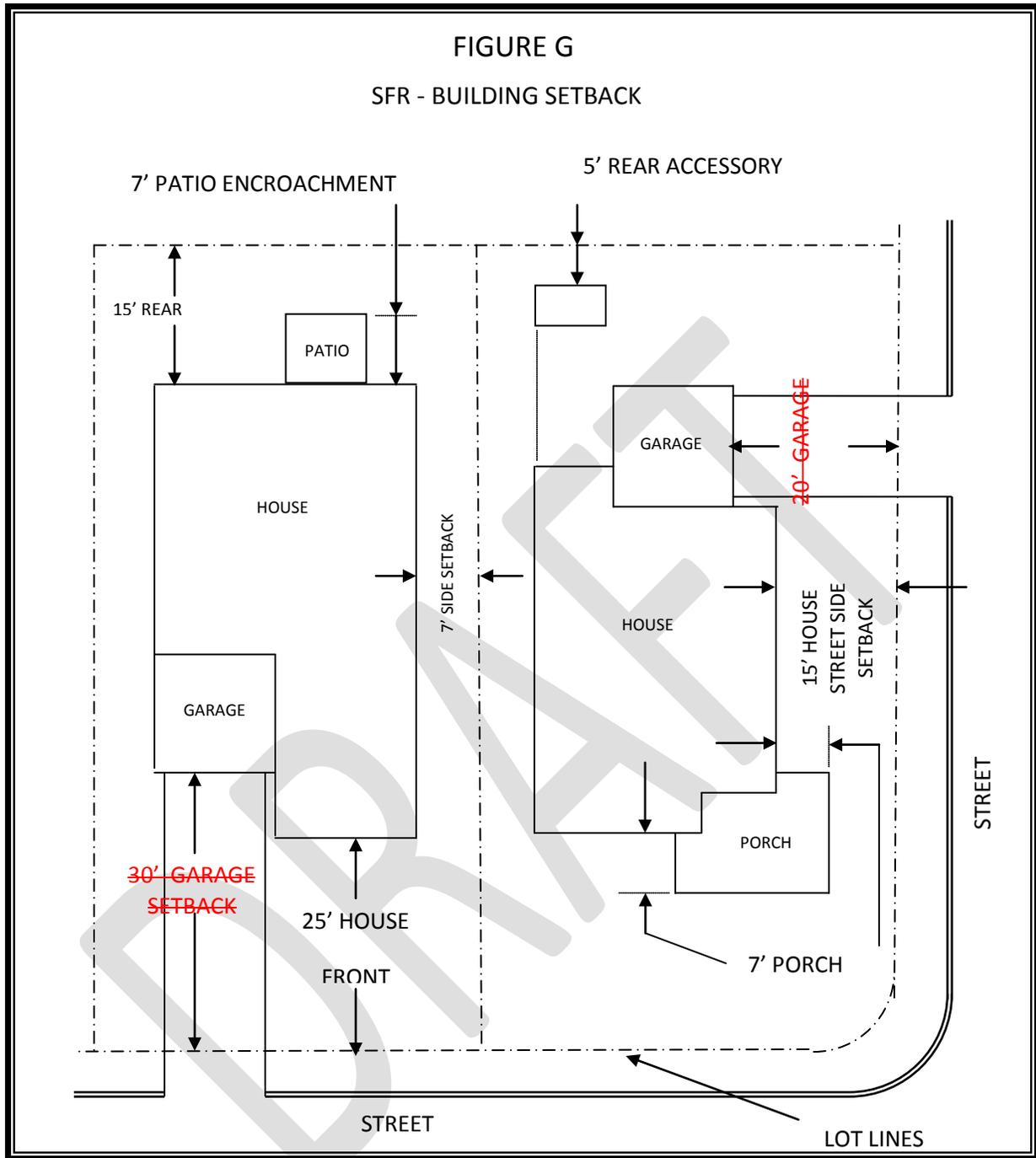


FIGURE H

SFE, SFS, SFU, SFU/MH & TF - BUILDING SETBACK

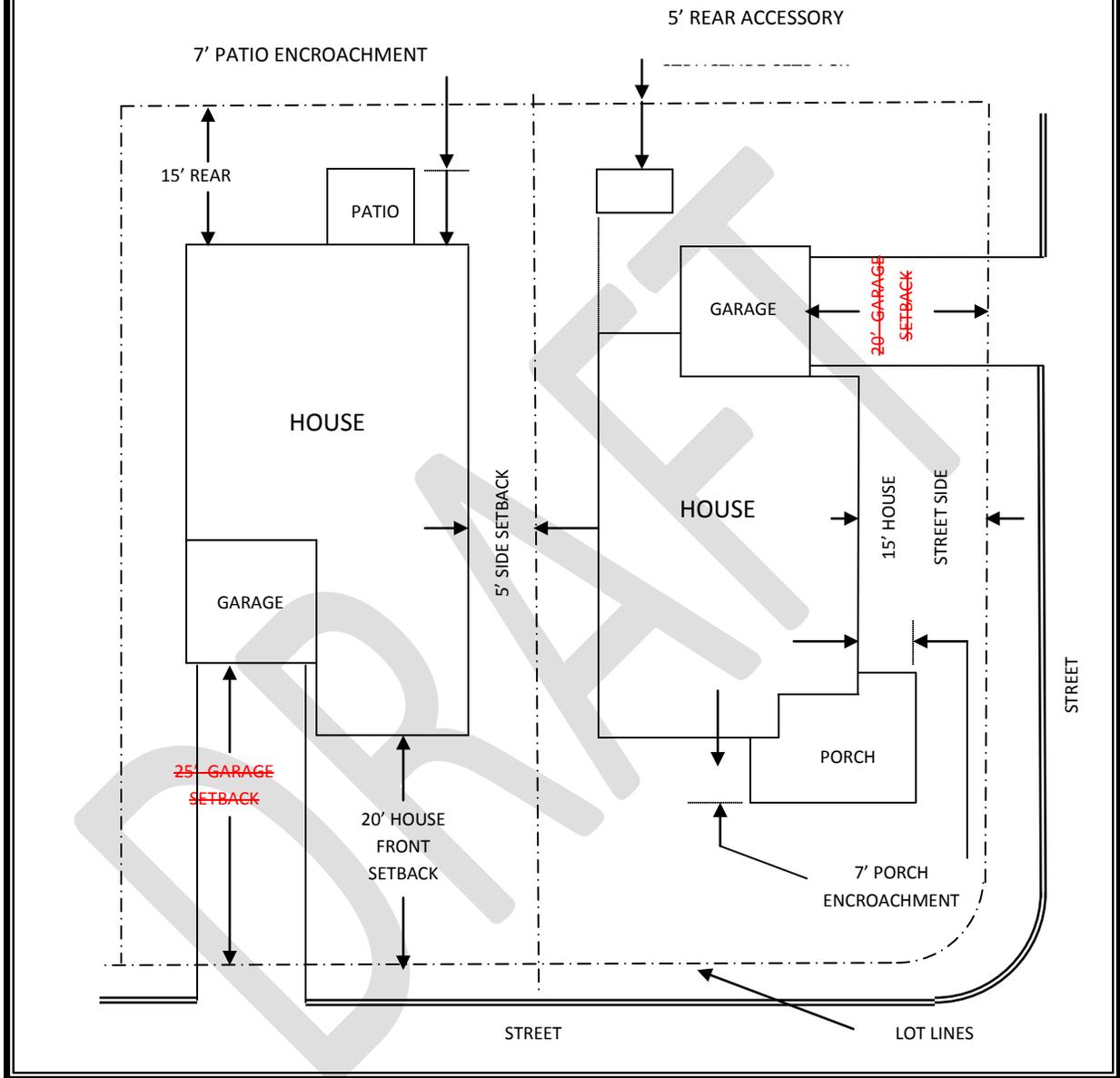


FIGURE I

SFC, SFL - BUILDING SETBACK

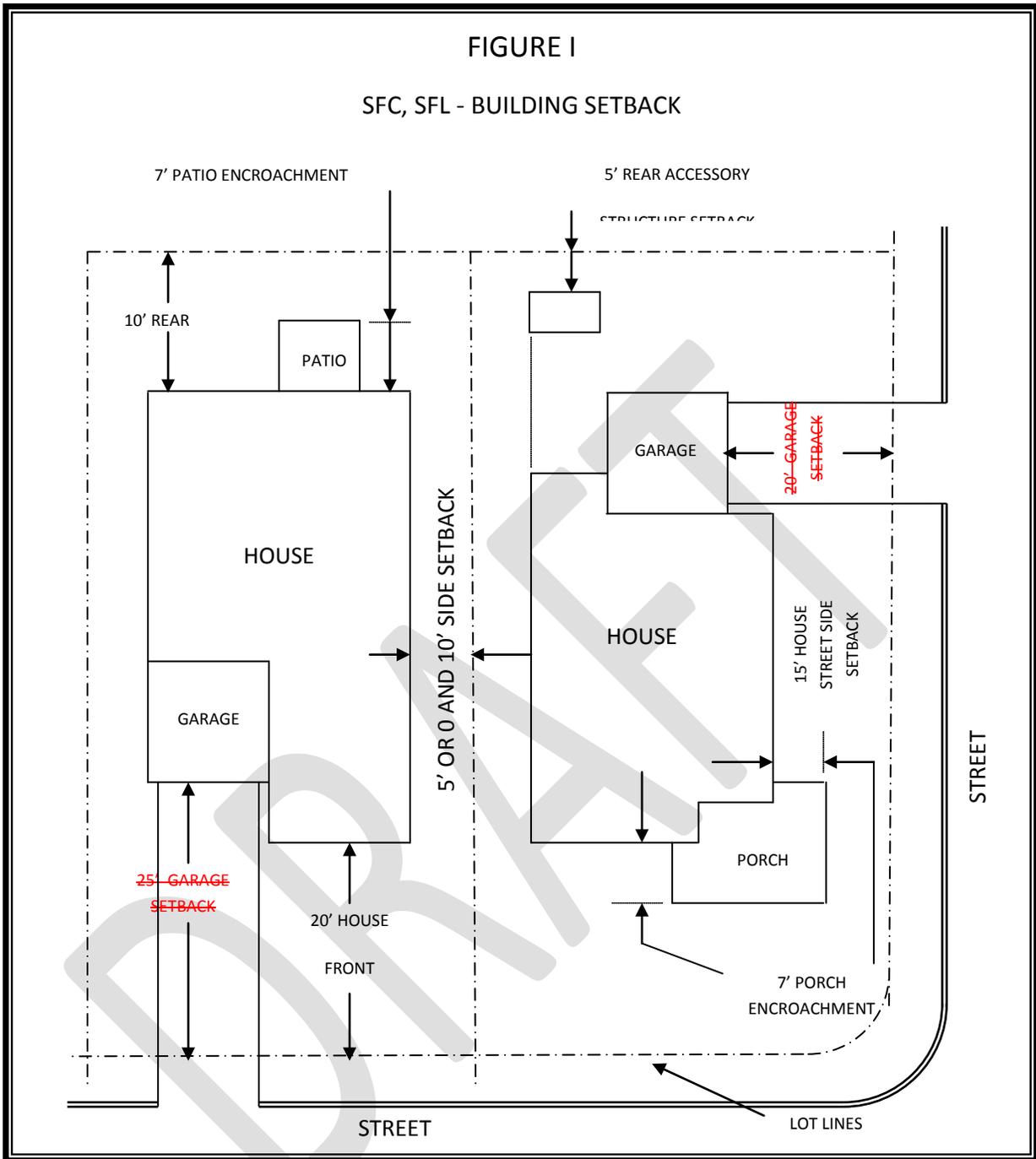
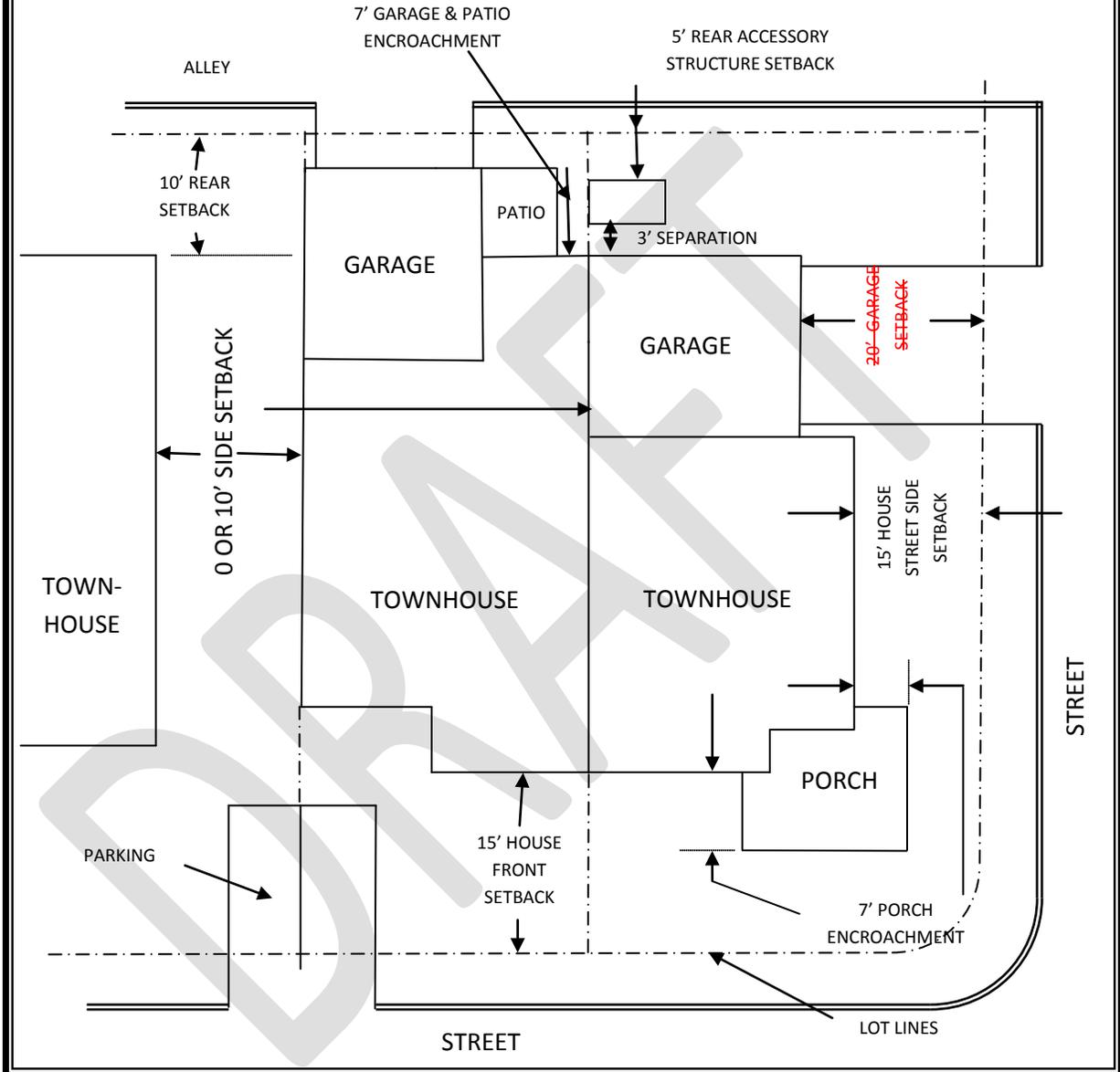


FIGURE J

SFT BUILDING - SETBACK



(f) Exceptions:

~~(4) For lots less than sixty feet wide and zoned SFC or SFT, residential street facing garages shall be located no closer to the street than five feet in front of the dwelling or roof covered porch, with such dwelling or porch structure being not less than seven feet wide for all portions of the structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling.~~

SECTION 7: DRAINAGE AND DETENTION FACILITIES:

(a) Purpose.

The purpose of this section is provide for the design of drainage and detention facilities that contribute to visual aesthetics of projects and limit the amounts of visible concrete that do not meet the requirements listed below.

(b) Non-Residential and Multi-Family Drainage and Detention Facilities:

- (1) Non-residential and multi-family drainage facilities include all detention ponds, water quality ponds, pond outlet structures, berms, improved channels or other improvements associated with the drainage improvements. Roadside swales, storm sewer outfalls unless visible from a ROW, and inlets, and areas of concrete that are no more than one hundred (100) square feet in size are not included.
- (2) Non-residential and multi-family drainage facilities are not allowed within ten feet (10') of street ROW except those which are necessary to convey drainage in the shortest possible route to or from street ROW.
- (3) Non-residential and multi-family drainage facilities located within the front setback shall not exceed 25% of the area of the front setback.
- (4) Any fencing around non-residential and multi-family detention ponds shall be constructed of wrought iron or decorative tubular metal or other similar product.
- (5) ~~Vertical walls~~ Structural stabilization including vertical walls and riprap for non-residential and multi-family drainage facilities shall be limited to not more than thirty (30%) percent of the perimeter of the pond excluding outlet structures. The remainder of the perimeter shall be earthen embankment no steeper than 3:1 slope. All exposed concrete is required to provide decorative textured concrete and tinting in earthen colors, or masonry veneer including but not limited to ledgerstone, fieldstone, or cast stone. In the event that the drainage facility is below grade, ~~concrete structural stabilization~~ is permitted for the full perimeter and screening requirements listed in Article VI, Section 1 (d) of this Ordinance shall apply.

(c) Residential Drainage and Detention Facilities:

- (1) Residential drainage facilities include all detention ponds, water quality ponds, pond outlet structures, berms, improved channels or other improvements associated with the drainage improvements. Roadside swales, storm sewer outfalls unless visible from a ROW, inlets, and areas of concrete that are no more than one hundred (100) square feet in size are not included.
- (2) Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape. Any structural stabilization with slopes steeper than 3:1 shall be limited to the use of native stone (except for outlet structures which can be concrete) and shall be limited to not more than thirty (30%) percent of the perimeter of the pond. Such ponds shall be seamlessly integrated with the landscaping. All exposed concrete is required to provide decorative textured concrete and tinting in earthen colors, or masonry veneer including but not limited to ledgerstone, fieldstone, or cast stone. In the event that the drainage facility is below grade, concrete is permitted instead of native stone and screening requirements Article VI, Sec. 1 (d) of this Ordinance shall apply.

(3) Any fencing around residential detention ponds shall be constructed of wrought iron or decorative tubular metal or other similar product.

SECTION 14: ADDITIONAL MULTI-FAMILY AND NON-RESIDENTIAL STANDARDS

(d) Masonry Privacy Wall

- (1) A six-foot masonry privacy wall is required to be constructed by any non-residential use that abuts property utilized for a single-family or two-family residence on land zoned single-family or two-family, or land planned or platted for such with an approved concept plan, preliminary plat or final plat, unless an existing structure is proposed to be expanded by less than 50%, or 1,000 sq. ft., whichever is less.
- (i) Such wall shall be constructed at the common property line between the uses, or if such location is not feasible because of floodplain, trees or other natural feature, at a location that will effectively screen the non-residential use from view from the single-family or two-family residence.
- (ii) Such wall 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 or painted split-faced concrete masonry unit, granite, tile or other similar material approved by the Director of Planning.
- (iii) An eight-foot wall may be utilized for security purposes.
- ~~(i)~~(iv) Gates shall be provided in the wall as appropriate to connect to public sidewalks or other pedestrian connections unless such wall is also used as described above for security.
- (2) The masonry privacy wall is not required for non-residential uses that are permitted by right in any Single-Family Districts.

ARTICLE VIII – ARCHITECTURAL STANDARDS

SECTION 5: MASONRY AND OTHER ARCHITECTURAL STANDARDS

- (a)** Brick, stone, cast stone or other similar masonry product shall not be painted.
- ~~(a)~~**(b)** All window trim shall be cementitious-fiber or similar product.
- ~~(b)~~**(c)** The number of combinations of single-family or two-family residential floor plans and elevations in any final plat section shall, at a minimum, equal at least twenty-five percent (25%) of the total lots in the final plat, but is not required to exceed fifteen. (For example, five floor plans with three different elevation options for each floor plan results in fifteen different floor plan / elevation combinations.)
- ~~(e)~~**(d)** No two homes side by side or across the street within one house (directly across the street or “caddy corner” across the street) shall have the same elevation plan or the same floor plan except for the SFT district.
- ~~(d)~~**(e)** In the event of a natural disaster (tornado, fire, etc.) the resident may replace the current structure with a new structure built of the same masonry percentages as the pre-existing residence.
- ~~(e)~~**(f)** All exterior walls on remodels and additions must be consistent with the exterior of the existing dwelling.
- ~~(f)~~**(g)** Supporting columns on the front of structures shall be constructed of clay brick, ledge stone, field stone, native stone, stucco, cementitious-fiber planking or panel, aluminum, solid cedar, stripped cedar posts (sealed for protection), solid redwood, or similar materials and not less than eight by eight inches (8” x 8”) square. Standard trade sizes of preformed fiberglass columns shall be permitted. The use of dimensional lumber posts shall not be permitted.

- ~~(g)~~**(h)** The Director of Planning may approve premium architectural grade, decorative metal siding and other premium architectural materials for conformance with exterior wall building material standards as appropriate and applicable.
- (i)** Recreational vehicles, travel trailers and manufactured/mobile homes shall not be used for on-site dwelling or for any nonresidential or other purpose except as authorized in an SFU/MH district, as provided in Article IV, Sec. 2, Special Use Permit or as otherwise permitted in this ordinance.
- (j)** Single-family and two-family residential street-facing garage standards. To prevent residential streetscapes from being dominated by protruding garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:
- (1) Street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
 - (2) The width of a garage with street-facing doors shall be no more than fifty (50) percent of the ground floor street-facing linear building frontage.
 - (3) Street-facing garages that have a width that is less than forty (40) percent of the ground floor street-facing linear building frontage width, may be in-line with the ground floor living area or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
 - (4) Street-facing garages that are less than forty (40) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural doors, roof overhangs or other similar features, approved by the Planning Director, may protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.
 - (5) Garages accessed from rear alleys are exempt from these standards.
 - (6) Second or higher floor living areas do not count toward meeting any of the above requirements.

ARTICLE IX - SITE DEVELOPMENT

SECTION 1: GENERAL PROVISIONS

(b) Applicability; Site Development Permit Required

Any person who develops, or causes to be developed, property located within the corporate limits of the City shall comply with this Chapter. Within the city corporate limits the use of property shall not be changed, no development shall take place and no building permit shall be issued until a site development permit has been issued in accordance with the code of ordinances of the City. Property for which a site development permit has been issued shall be developed in compliance with the approved site plan. The following are exceptions to the applicability of this Chapter:

- (1) Construction, alteration or addition to a single-family or two family residential structure, or an accessory building to any such structure.
- (2) Alteration or finish-out of an existing building when the alteration or finish-out does not increase the square footage of the building or change the building footprint as long as one of the following applies:
 - (i) The use does not change, or if the use changes, the new use does not require more parking than is currently existing and no additional parking spaces, aisles or driveways are proposed;
 - (ii) The alteration, finish-out or change of use is in compliance with all applicable codes and regulations of the city; and

- (iii) The proposal does not increase the degree of any existing non-conforming use or non conforming structure.
- (3) Construction of a fence, but no exception is granted by this subsection for construction of a retaining wall or for a fence that may obstruct or change the flow of water.
- (4) Brush clearing in compliance with the landscape and tree regulations of the city as long as only rubber-tired equipment is introduced to the site (no equipment with tracks).
- (5) Substantial restoration that is commenced within a period of one year of a building damaged by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind.
- (6) A canopy or carport placed over existing parking spaces or other paved area.
- ~~(7) Rough grading for which a permit has been issued by the City Engineer prior to beginning the rough grading.~~
- ~~(8)~~(7) Any other minor site activity similar to those listed above and eligible for a minor site development permit approved by the Planning Department prior to beginning such site activity or work.

SECTION 2: SITE PLAN PROCESSING; EXPIRATION

(a) Site Plan Processing

- (4) Review fee and professional recovery fee: A professional recovery fee as set forth in Appendix A shall be required at the time of site development permit application submittal. In addition to the professional recovery fee and the review fee, a phasing fee shall be required at the time of site development permit application submittal for all projects with more than one phase. The phasing fee shall be as set forth in Appendix A and shall not be assessed for the first phase. Fees associated with proposed site development permit revisions ~~The fees set forth in this subsection (d)~~ shall ~~also~~ apply to proposed changes to an approved site plan that are considered minor deviations or design modifications and impervious cover shall be calculated based only on the portions of the plan proposed to be changed. Fees for proposed changes to an approved site plan may be waived by the Planning Department if such deviations are so minor so as not to require the submission or review of new plans. All fees shall be non-refundable. Changes to an approved site plan which are necessary to relocate approved building square footage or parking areas due to the exercise of the power of eminent domain by the City shall be considered minor deviations and design modifications for the purposes of this section and, in addition, shall not be assessed any additional fee.

(c) Minor Site Development Permit

- (1) Projects that include minor site activity similar to those listed in Section 1, (b) of this ordinance may be eligible for a minor site development permit. These projects may increase the impervious cover by no more than 1,000 square feet. In addition, a minor site development permit application shall be submitted for review in conformance with all information and materials required by the most recent minor site development permit application/checklist.
- (2) A professional recovery fee as set forth in Appendix A shall be required at the time of site development permit exemption application submittal.



EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Subdivision Ordinance Case 14-OR-009: Consider action on amending sections of the Subdivision Ordinance, to add provisions for the protection of heritage trees, to modify the transportation improvements, water utility improvements, and easement sections of the ordinance.
- Background:** Staff is proposing the following amendments to the Subdivision Ordinance:
1. Add Heritage Tree definitions and provisions.
 2. Require a secondary point of access as currently required by the Fire Code.
 3. Modify the Water Utility Improvements Section to change the requirements associated with fire hydrants and fire flows.
 4. Grant the City Manager the authority to sign easements granted outside of the subdivision process.
 5. Modify utility requirements.
- Origination:** City of Leander Planning Department
- Financial Consideration:** None
- Recommendation:** Staff recommends approval.
- Attachments:** 1. Summary of Proposed Amendments
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/07/2014

SUBDIVISION ORDINANCE AMENDMENTS

ARTICLE I – GENERAL

SECTION 1. DEFINITIONS

Heritage Tree means a living tree that the City desires to preserve to the greatest extent possible. They include trees identified in the preferred plant list maintained by the Planning Department or the Grow Green Guide that are greater than twenty-six (26) caliper inches. They do not include hackberry, mountain juniper, ash juniper, bois d'arc, cottonwood, chinaberry or sycamore or any other invasive species listed in the Grow Green Guide, except for an unusually large or significant specimen.

Significant Tree means a living tree that the City desires to preserve to the greatest extent possible. They include trees identified in the preferred plant list maintained by the Planning Department or the Grow Green Guide. They do not include hackberry, mountain juniper, ash juniper, bois d'arc, cottonwood, chinaberry or sycamore, except for an unusually large or significant specimen or any other invasive species listed in the Grow Green Guide.

ARTICLE II – PROCEDURE

SECTION 22. PRELIMINARY PLAT

(c) **Content.** The Preliminary Plat shall include a description of any off-site improvements required to accommodate the project. The Preliminary Plat shall contain or have attached thereto:

(2) Existing Conditions.

- (i) The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification.
- (ii) The location of existing water courses, dry creek beds, wells, sinkholes and other similar topographic features.

(iii) A tree protection plan

- a. A tree protection plan consisting of a tree survey prepared within two years of the application date with the street and lot layout superimposed at a scale of 1"=100' (or as appropriate) shall be prepared demonstrating that lot lines and street layouts have been designed and located and that lot width, depth and size flexibility (as permitted by the applicable zoning district if inside the City) has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable.
- b. The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal. The tree protection plan is required to be approved by the Director of Planning prior to submission of a preliminary plat application. Up to fifty (50%) percent of Significant Trees between eight (8) and

~~twenty-six (26) caliper inches may be removed without mitigation for single-family and two-family subdivisions. For every one caliper inch of existing significant tree between eight (8) and eighteen (18) inches that exceeds 50% of total caliper inches that is not retained, one caliper inch of significant tree shall be planted as replacement for projects. For every one caliper inch of existing significant tree eighteen (18) inches and larger that is not retained during construction in healthy condition, two caliper inches of significant tree shall be planted as replacement for projects. Replacement trees shall be a minimum of two (2) caliper inches and identified on the City of Leander preferred plant list or included in the Grow Green Guide for Native and Adaptive Landscape Plants published by the City of Austin Watershed Protection and Texas A&M AgriLife Extension, as amended from time to time. The tree protection plan is required to be approved by the Director of Planning prior to submission of a preliminary plat application.~~

~~c. Heritage Tree Removal Permit~~

- ~~1) Heritage Trees may be removed only with the approval of a Heritage Tree Removal Permit and after the required mitigation has been approved.~~
- ~~2) The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council which shall have final authority to issue the permit.~~
- ~~3) Approval of removal permits shall be based on the following:
 - ~~a. Tree size/number of trunks;~~
 - ~~b. Tree health and viability;~~
 - ~~c. Tree location;~~
 - ~~d. Other Significant and Heritage Trees to be preserved on site; and~~
 - ~~e. Whether all reasonable efforts have been made to design the project in a way to preserve Significant and Heritage Trees on site.~~~~

~~d. Significant Tree Removal Permit~~

- ~~1) The Director of Planning may issue a tree removal permit for the removal of Significant Trees to the owner of a property that is zoned or otherwise authorized and actively used for agricultural purposes if it is demonstrated that the tree removal is for a legitimate agricultural purpose. The tree mitigation requirements of this ordinance shall not apply to such permits. If the property is rezoned or otherwise converted to a non-agricultural use within three years of the issuance of the tree removal permit the owner of the property shall be required to meet the tree mitigation requirements of this ordinance.~~
- ~~2) Removal of Significant Trees greater than eighteen (18) caliper inches requires the approval of the Planning & Zoning Commission or the approval of an alternative tree preservation plan as described in this ordinance for projects other than single-family or two-family.~~

~~e. Mitigation for the removal of a Heritage or Significant Tree~~

- ~~1) The removal of Heritage and Significant Trees shall require mitigation using the calculations and procedures defined below. Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment-in-lieu of replacement trees if approved by the Planning Director when on-site replacement is not possible or practical.
 - ~~i. Mitigation shall be required at a 1:1 caliper inch basis for significant trees between eight (8) and eighteen (18) caliper~~~~

- inches.
- ii. Mitigation shall be required at a 2:1 caliper inch basis for significant trees greater than eighteen (18) caliper inches and less than twenty-six (26) caliper inches.
- iii. Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.
- iv. If payment in lieu of replacement trees is approved by the Planning Director, the fee shall be equal to one hundred fifty dollars (\$150) per caliper inch of replacement tree.

f. Replacement Trees

- 1) Replacement trees shall be a minimum of two (2) caliper inches and identified on the City of Leander preferred plant list or included in the Grow Green Guide for Native and Adaptive Landscape Plants published by the City of Austin Watershed Protection and Texas A&M AgriLife Extension, as amended from time to time. The tree protection plan is required to be approved by the Director of Planning prior to submission of a preliminary plat application.

ARTICLE III – DESIGN STANDARDS FOR IMPROVEMENTS

SECTION 42. TRANSPORTATION IMPROVEMENTS

(i) Subdivision Access.

- a. All subdivisions greater than thirty (30) lots shall require a secondary access unless otherwise approved by the Fire Department. The secondary access shall be constructed in accordance with the current Fire Code and with City Standard Details and Specifications.

SECTION 43. WATER UTILITY IMPROVEMENTS

(b) Design

- (1) The design and construction of a public water system shall
 - (i) Comply with regulations covering extension of public water systems adopted by the ~~Texas Natural Resources Conservation Commission~~ State of Texas.
 - (ii) Be of sufficient size to furnish adequate domestic water supply and fire protection services to all lots, and to conform with the Master Utility Plan for the City;
 - (iii) Be located where maintenance can be accomplished with the least interference with traffic, structures and other utilities;
 - (iv) Be designed in an effort to eliminate the need for booster pumps or other similar devices;
 - (v) Not propose water mains less than eight (8) inches in diameter unless otherwise approved by the City Engineer, with consideration for four (4) and six (6) inch pipe in cul-de-sacs and looped streets;
 - (vi) Be acceptable, without penalty, to the adopted City of Leander Fire Code. State Fire Insurance Commission. To that end, the ~~following~~ fire flows shall ~~be required:~~ meet the provisions set forth within the current Fire Code.
 - ~~a) Principal mercantile and industrial areas~~ 3,000 gpm
 - ~~b) Light mercantile areas~~ 1,500 gpm
 - ~~c) Congested residential areas~~ 750 gpm
 - ~~d) Scattered residential areas~~ 500 gpm
 - (vii) ~~Include fire hydrants:~~ shall be provided in accordance with the current City of

Leander Fire Code for all buildings, or portions of buildings hereafter constructed.

~~a) at a minimum spacing of 600 feet for residential developments;~~

~~b) within 300 feet of all sides of a non-residential developments;~~

~~c) at the end of all cul-de-sac streets, or similar dead-end water distribution lines; and~~

a) for fire flows calculated with twenty (20) pound residual pressure. All installed fire hydrants shall meet the requirements of the current City of Leander Fire Detail.

b) Fire flows shall be calculated with a twenty (20) pound residual pressure.

- (viii) Include valves on each fire hydrant lead, at each intersection of two (2) or more mains, and valve spacing so that no more than 30 customers will be without water during a shutoff;
 - (ix) Be designed and constructed in accordance with City Standard Details and Specifications; and,
 - (x) Be designed and constructed to comply with all applicable rules, regulations and policies of the entity that will provide water service to the development.
- (2) The design of private water systems shall include backflow prevention assemblies for domestic and fire protection systems that are directly or indirectly connected to the City's potable water distribution system.

SECTION 46. EASEMENTS

- (f) The City Manager is authorized to sign approval and acceptance of easements granted outside of the subdivision platting process that have been reviewed and approved by the City Engineer and that are granted using a form substantially similar to the form approved by the City Attorney.

ARTICLE III. DESIGN STANDARDS FOR IMPROVEMENTS

SECTION 47. UTILITY LINES

All utility lines ~~within the subdivision~~ are required to be underground.

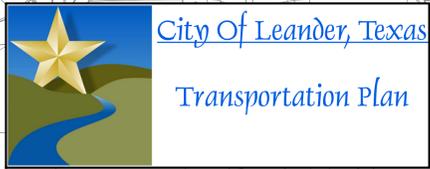


EXECUTIVE SUMMARY

NOVEMBER 13, 2014

-
- Agenda Subject:** Comprehensive Plan Case 14-CPA-003: Hold a public hearing and consider action on amendments to the Leander Transportation Plan as set forth in the Comprehensive Plan.
- Background:** Staff is proposing the following amendments to the Roadway Plan:
1. Remove all connector roadways located within the TOD and replace with collector roads.
 2. Change alignment of South Brook Drive to match the Oak Creek Preliminary Plat.
 3. Add collectors approved as part of the Red Oak Valley, Bryson, Palmera Ridge, and Oak Creek Subdivisions.
 4. Change alignment of Hero Way.
 5. Add trails including Blockhouse Creek, Boulders at Crystal Falls, Crystal Falls West PEC, and Halsey Drive Trail.
 6. Add W Woodview Drive collector.
 7. Update the corresponding matrix.
- Origination:** Planning Department
- Financial Consideration:** None
- Recommendation:** Staff recommends approval.
- Attachments:**
1. Current Transportation Plan
 2. Proposed Transportation Plan
 3. Proposed Matrix
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

11/07/2014

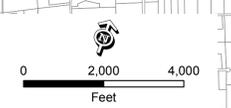


- City Limits**
 E.T.J.
- Transportation Plan Classification**
- Existing¹**
- Toll Road
 - Arterial
 - Collector
 - - - Secondary Trail
- Proposed**
- - - Arterial
 - - - Collector
 - - - Secondary Trail

TOLLWAY	SEGMENT	PROPOSED ROW (Min) ¹		PROP. PAVEMENT CROSS SECTION ¹		PROPOSED TRAILS & SIDEWALKS		
		Existing	Tollway & Frontage	N	S	E	W	ROW
MAJOR ARTERIAL	A1	82	54	6'	6'	8'	6'	10'
	A2	110	2 @ 27'	8'	6'	8'	6'	8'
Bagdad Road / CR 279	S City Limits to Old 2243 West	Existing	Existing	8'	6'	8'	6'	8'
Crystal Falls Parkway	CR 279 to E.T.J. Limits	Existing	Existing	8'	6'	8'	6'	8'
Lakeline Boulevard	US 183 to CR 175	Existing	Existing	8'	6'	8'	6'	8'
Heritage Grove Rd	TOOD boundary to RM 2243	Existing	Existing	8'	6'	8'	6'	8'
Heritage Grove Rd	1,000' W of Lakeline Boulevard to US 183	Existing	Existing	8'	6'	8'	6'	8'
Heritage Grove Rd	RM 1431 to 1,000' W of Lakeline Boulevard	Existing	Existing	8'	6'	8'	6'	8'
Lakeline Boulevard	S City Limits to Crystal Falls Parkway	Existing	Existing	8'	6'	8'	6'	8'
Lakeline Boulevard	Crystal Falls Parkway to Old 2243 W	Existing	Existing	8'	6'	8'	6'	8'
Lakeline Boulevard	Old 2243 W to San Gabriel Parkway	Existing	Existing	8'	6'	8'	6'	8'
Mal Mathis Avenue	RM 2243 to US 183A	Existing	Existing	8'	6'	8'	6'	8'
Ronald W Reagan Boulevard	Heritage Grove Rd to E.T.J.	Existing	Existing	8'	6'	8'	6'	8'
Ronald W Reagan Boulevard	1,000' W of Bagdad Road to Ronald W Reagan Boulevard	Existing	Existing	8'	6'	8'	6'	8'
San Gabriel Parkway	Namessless Road to 1,000' W of Bagdad Road	Existing	Existing	8'	6'	8'	6'	8'
SH 29	All	Existing	Existing	8'	6'	8'	6'	8'
SH 183	All	Existing	Existing	8'	6'	8'	6'	8'
COLLECTOR ³	Commercial Portion	70'	45'	6'	6'	6'	6'	6'
	Residential Portion	60'	37'	6'	6'	6'	6'	6'
C1	All	70'	45'	6'	6'	6'	6'	6'
C11	All	60'	37'	6'	6'	6'	6'	6'
C12	All	100'	100'	100'	100'	100'	100'	100'
C13	All	100'	100'	100'	100'	100'	100'	100'
Collaborative Way	All	64'	41'	6'	6'	6'	6'	6'
CR 175	RM 2243 to CR 177	64'	41'	6'	6'	6'	6'	6'
CR 280	All	64'	41'	6'	6'	6'	6'	6'
CR 281	All	60'	37'	6'	6'	6'	6'	6'
E Crystal Falls Parkway	Lakeline Boulevard to Crystal Falls Golf Club	Existing	Existing	6'	6'	6'	6'	6'
E Crystal Falls Parkway/CR 177	Ronald W Reagan Boulevard to E City Limits	70'	45'	6'	6'	6'	6'	6'
East Street	All	60'	37'	6'	6'	6'	6'	6'
Gabriels Horn Road	All	60'	37'	6'	6'	6'	6'	6'
Halsey Drive	North of Collaborative Way	60'	37'	6'	6'	6'	6'	6'
Herzwood Street	All	60'	37'	6'	6'	6'	6'	6'
Horizon Park Boulevard	North of Collaborative Way	60'	37'	6'	6'	6'	6'	6'
Horizon Park Boulevard	E Crystal Falls Parkway to RM 2243	64'	41'	6'	6'	6'	6'	6'
Horizon Park Boulevard	McArthur Drive to E Crystal Falls Parkway	Existing	Existing	6'	6'	6'	6'	6'
Journey Pkwy	Ronald W Reagan Boulevard to Sam Bass Road	70'	45'	6'	6'	6'	6'	6'
Kaufman Loop	All	60'	37'	6'	6'	6'	6'	6'
Lakeline Boulevard	San Gabriel Parkway to CR 281	70'	45'	6'	6'	6'	6'	6'
Leander Drive	All	60'	37'	6'	6'	6'	6'	6'
Logan Ridge Blvd	N East Street to Hero Way	60'	37'	6'	6'	6'	6'	6'
McArthur Drive	All	Existing	Existing	6'	6'	6'	6'	6'
Metro Drive	All	70'	45'	6'	6'	6'	6'	6'
Municipal Drive	Bagdad Road to Northern Trail	Existing	Existing	6'	6'	6'	6'	6'
Namessless Road	Northern Trail to West Street	Existing	Existing	6'	6'	6'	6'	6'
Osage Drive	Outlook Ridge Loop to US 183	Existing	Existing	6'	6'	6'	6'	6'
Palmera Ridge Blvd	Outlook Ridge Loop to RM 1431	64'	41'	6'	6'	6'	6'	6'
Pleasant Hill Rd	All	60'	37'	6'	6'	6'	6'	6'
Raider Way	183A to E Woodview Dr	64'	41'	6'	6'	6'	6'	6'
RM 2243	N East Street to Hero Way	70'	45'	6'	6'	6'	6'	6'
Sunny Drive	West Drive to Leander Dr	Existing	Existing	6'	6'	6'	6'	6'
South Street (East & West)	Lakeline Boulevard to West Drive	Existing	Existing	6'	6'	6'	6'	6'
South Brook Drive	All	60'	37'	6'	6'	6'	6'	6'
Sunny Brook Drive	All	60'	37'	6'	6'	6'	6'	6'
Travisio Parkway	All	60'	37'	6'	6'	6'	6'	6'
Vista Ridge Drive	Lakeline Boulevard to Bagdad Road	64'	41'	6'	6'	6'	6'	6'
West Drive	All	60'	37'	6'	6'	6'	6'	6'
West Drive	All	60'	37'	6'	6'	6'	6'	6'
Woodview Drive	All	70'	45'	6'	6'	6'	6'	6'

1. Table reflects ultimate road section. Existing roads may or may not conform to ultimate section.
 2. Streets, sidewalks and trails in TOOD to follow Transit Plan and Smart Code. Street alignments subject to adjustment.
 3. Increase ROW width within 200' of intersection of arterials by 15' with appropriate transition transition to provide for right turn lane. Additional ROW and pavement will be provided as necessary to match section of opposite streets at intersections. ROW width may be altered to accommodate drainage or as determined appropriate by the City Engineer.
 4. Measurements are to top of gutter. Pavement sections subject to modification by City Engineer.
 5. Additional collector streets required as necessary in accordance with the Transportation Criteria Manual for projected traffic and land use.
 6. Width and location of sidewalks and trails to comply with requirements of Parks, Recreation & Open Space Master Plan & Composite Zoning Ordinance.
 7. Where the proposed ROW, sidewalk and pavement meet or exceed that of surrounding area per side of roadway behind the curb, additional ROW should be dedicated to meet the 4' minimum width lawn area. In lieu of additional ROW, commercial tracts can place the sidewalk in a pedestrian access easement and residential developments can provide a landscape lot parallel to the ROW.

Note: The City of Leander and its officers, agents, and employees do not represent this data to be correct or accurate in any respect or that its use will not infringe on any copyright, patent, or other rights of any third party. The City shall have no liability or responsibility for the accuracy, completeness, or usefulness of this data; and makes no representation or warranty of merchantability or fitness for any purpose, either expressed or implied. All risks of using this data are assumed by the user and/or purchaser.



Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4303 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 2,966,500.0000
 False Northing: 1,642,500.0000
 Central Meridian: -101.33333333
 Standard Parallel 1: 30.1167
 Standard Parallel 2: 29.88333333
 Latitude Of Origin: 29.8667
 Units: Foot US

Trail	Segment	Proposed ROW	Proposed Trail Width
Block House Creek Trail	E Crystal Falls Pkwy to Ronald W. Reagan Blvd	8' - 10'	8' - 10'
Boulders at Crystal Falls Trail	Boulders Rd. to Convergence w/North Branch	8' - 10'	8' - 10'
Brushy Creek - North Branch Trail	Lakeline Blvd. to Convergence w/North Branch	8' - 10'	8' - 10'
Brushy Creek - South Branch Trail	Convergence of N & S Branches to Southern ETJ	8' - 10'	8' - 10'
Brushy Creek - Main Branch Trail	Convergence of N & S Branches to Southern ETJ	8' - 10'	8' - 10'
Crystal Falls West PEC Trail	Namessless Rd. to Old 2243 W	8' - 10'	8' - 10'
Halsey Drive Trail	Halsey Dr to ETJ	8' - 10'	8' - 10'
Mason Creek Trail	Lakeline Blvd. to Bagdad Rd.	8' - 10'	8' - 10'
Namessless Valley Ranch Trail	Bagdad Rd. to Brushy Creek Main Branch	8' - 10'	8' - 10'
San Gabriel River Trail	Crystal Falls W. PEC Trail to Sandy Creek Trail	8' - 10'	8' - 10'
Sandy Creek Trail	Bagdad Rd. to Georgetown's Carey Park	8' - 10'	8' - 10'
	Future Sandy Cr. Community Park to Namessless Rd.	8' - 10'	8' - 10'

* Width determined by the Parks & Recreation Director on a site-by-site basis. Minimum width 25'. Land must be above the top bank and suitable for trail construction.

Revision	Date
1	09/21/2007
2	12/16/2010
3	02/16/2012
4	05/03/2012
5	11/07/2013
6	05/01/2014

City of Jonestown, Texas

City of Cedar Park, Texas

TRANSPORTATION PLAN ROW, SIDEWALKS, TRAILS & CROSS SECTIONS²

TOLLWAY	SEGMENT	PROPOSED ROW (Min) ³	PROP. PAVEMENT CROSS SECTION ⁴	PROPOSED TRAILS & SIDEWALKS			
				N	S	E	W
183A	All	Existing	Tollway & Frontage			10'	10'
MAJOR ARTERIAL							
A1	All	82'	54'	6'	10'		
A2	All	110'	2 @ 27'	8'	6'		
Bagdad Road	S City Limits to Old 2243 West	Existing	Existing			6'	8'
Bagdad Road / CR 279	Old 2243 West to CR 280	100'	66'			10'	6'
Bryson Ridge Trail	All	Varies Min of 70'	Varies Min 2 @ 18'	8'	-		
CR 175	All	90'	2 @ 24'			8'	6'
CR 279	CR 280 to N ETJ Limits	82'	54'			8'	6'
Crystal Falls Parkway	Lakeline Boulevard to US 183	Existing	Existing	8'	6'		
E Crystal Falls Parkway	US 183 to CR 175	110'	2 @ 27'	8'	6'		
Hero Way	Inside TOD	TOD	TOD	10'	6'		
Hero Way	TOD boundary to RM 2243	110'	2 @ 27'	8'	6'		
Old 2243 West / Nameless Road	1,000' W of Lakeline Boulevard to US 183	100'	66'	10'	6'		
	RM 1431 to 1,000' W of Lakeline Boulevard	82'	54'	6'	10'	10'	6'
Lakeline Boulevard	S City Limits to Crystal Falls Parkway	Existing	Existing			6'	6'
	Crystal Falls Parkway to Old 2243 W	90'	2 @ 24'			10'	6'
	Old 2243 W to W San Gabriel Pkwy	90'	2 @ 24'			10'	6'
Mel Mathis Avenue	RM 2243 to US 183A	TOD	TOD			22'	22'
Ronald W Reagan Boulevard	All	Existing	Existing			10'	10'
RM 2243	Hero Way to E ETJ	110'	2 @ 27'	6'	10'		
San Gabriel Parkway	1,000' W of Bagdad Road to Ronald W Reagan Boulevard	110' / TOD	2 @ 27' / TOD	6'	10'		
	Nameless Road to 1,000' W of Bagdad Road	110'	2 @ 27'	6'	10'		
SH 29	All	Existing		6'	10'		
US 183	All	Existing / TOD	Existing / TOD			10'	6'
COLLECTOR⁵							
				(See ⁶)			
Broade Street	Commercial Portion	70'	45'			8'	6'
	Residential Portion	60'	37'			8'	6'
C1	All	60'	37'	8'	6'		
C7	All	70'	45'	8'	6'		
C11	All	60'	37'	5'	5'		
C12	All	TOD	TOD	TOD	TOD	TOD	TOD
C13	All	TOD	TOD	TOD	TOD	TOD	TOD
Collaborative Way	All	64'	41'	8'	6'		
CR 175	RM 2243 to CR 177	64'	41'	8'	6'		
CR 280	All	64'	41'	8'	6'		
CR 281	All	60'	37'	6'	8'		
Crystal Falls Parkway	Lakeline Boulevard to Crystal Falls Golf Club	Existing	Existing				
E Crystal Falls Parkway/CR 177	Ronald W Reagan Boulevard to E City Limits	70'	45'	8'	6'		
East Street	All	60'	37'	TOD	TOD	TOD	TOD
Gabriels Horn Road	All	60'	37'	5'	5'	5'	5'
Halsey Drive	South of Collaborative Way	70'	45'			6'	6'
	North of Collaborative Way	60'	37'			6'	6'
Hazelwood Street	All	60'	37'	6'	6'		
Heritage Grove Road	All	64'	41'	8'	6'		
Horizon Park Boulevard	E Crystal Falls Parkway to RM 2243	64'	41'			6'	8'
Horizon Park Boulevard	McCarthur Drive to E Crystal Falls Parkway	Existing	Existing				
Journey Pkwy	Ronald W Reagan Boulevard to Sam Bass Road	70'	45'	6'	8'		
Kauffman Loop	All	70'	45'	8'	6'		
Lakeline Boulevard	San Gabriel Parkway to CR 281	90'	2 @ 18'			10'	6'
Leander Drive	All	60'	37'			6'	6'
Logan Del Way	All	60'	37'			4'	4'
McCarthur Drive	All	Existing	Existing				
Metro Drive	All	70'	45'	8'	6'		
Municipal Drive	Bagdad Road to Northern Trail	Existing	Existing	6'	6'		
	Northern Trail to West Street	60'	37'	6'	6'		
Osage Drive	Outlook Ridge Loop to US 183	Existing	Existing	5'	5'		
	Outlook Ridge Loop to RM 1431	70'	37'	5'	5'		
Palmera Ridge Blvd	All	64'	41'	4'	4'		
Pleasant Hill Rd	All	60'	37'			5'	5'
Raider Way	E Woodview Dr to RM 2243	64'	41'			6'	8'
	183A to E Woodview Dr	70'	45'			6'	8'
RM 2243	N East Street to Hero Way	70'	45'	8'	6'		
Sonny Drive	West Drive to Leander Dr	Existing	Existing	6'	6'		
	Lakeline Boulevard to West Drive	64'	41'	6'	6'		
South Street (East & West)	All	Existing	Existing	6'	6'		
South Brook Drive	All	60'	37'	6'	6'		
Sunny Brooke Drive	All	60'	37'			6'	6'
Travisso Parkway	All	Varies Min of 100'	Varies Min of 2 @ 24'	8'	8'	8'	8'
Via De Sienna Blvd	All	60'	37'	8'	6'		
Vista Ridge Drive	Lakeline Boulevard to Bagdad Road	64'	41'	6'	6'		
Waterfall Avenue	All	60'	37'	6'	6'	6'	6'
West Drive	All	60'	37'	6'	6'		
E Woodview Dr	All	70'	45'	8'	6'		

1 - Table reflects ultimate road section. Existing roads may or may not conform to ultimate section.

2 - Streets, sidewalks and trails in TOD to follow Transect Plan and Smart Code. Street alignments subject to adjustment.

3 - Increase ROW width within 300' of intersection of arterials by 15' with appropriate transition transition to provide for right turn lane. Additional ROW and pavement shall be provided as necessary to match section of opposite streets at intersections. ROW width may be altered to accommodate drainage or as determined appropriate by the City Engineer.

4 - Measurements are to lip of gutter. Pavement sections subject to modification by City Engineer.

5 - Additional collector streets required as necessary in accordance with the Transportation Criteria Manual for projected traffic and land use.

6 - Width and location of sidewalks and trails to comply with requirements of Parks, Recreation & Open Space Master Plan & Composite Zoning Ordinance

SECONDARY & CONNECTOR TRAILS (Parks, Greenbelts & Open Space)

<u>Trail</u>	<u>Segment</u>	<u>Proposed ROW</u>	<u>Proposed Trail Width</u>
Block House Creek Trail	E Crystal Falls Pkwy to Ronald W. Reagan Blvd		8' - 10'
Boulders at Crystal Falls Trail			8' - 10'
Brushy Creek - North Branch Trail	Nameless Rd. to Convergence w/North Branch	*	8' - 10'
Brushy Creek - South Branch Trail	Lakeline Blvd. to Convergence w/North Branch	*	8' - 10'
Brushy Creek - Main Branch Trail	Convergence of N & S Branches to Southern ETJ	*	8' - 10'
Crystal Falls West PEC Trail	Nameless Rd. to Old 2243 W		8' - 10'
Halsey Drive Trail	Halsey Dr to ETJ		8' - 10'
Mason Creek Trail	Lakeline Blvd. to Bagdad Rd.		Existing
	Bagdad Rd. to Brushy Creek Main Branch	*	8' - 10'
Nameless Valley Ranch Trail	Crystal Falls W. PEC Trail to Sandy Creek Trail	*	8' - 10'
San Gabriel River Trail	Bagdad Rd. to Georgetown's Garey Park	*	8' - 10'
Sandy Creek Trail	Future Sandy Cr. Community Park to Nameless Rd.	*	8' - 10'

* Width determined by the Parks & Recreation Director on a site-by-site basis. Minimum width 25'. Land must be above the top bank and suitable for trail construction.