



## **AGENDA**

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

**Thursday ~ January 8, 2015 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 December 2 , 2014
4. Director's report to P Z Commissioners on actions taken by the City Council at the January 1, 2015. No meeting took place January 1, 2015 because of the New Year Holiday. It was rescheduled for January 29<sup>th</sup>, 2015.
5. Review meeting protocol
6. Citizen Communications - Three ( ) minutes of time is allowed, per speaker

**Consent Agenda**

7. Subdivision Case 13-SFP-007: Consider action on the HEB Leander Subdivision, Lot 1, Block A Short Form Final Plat for 53.4386 acres more or less; WCAD Parcels R448044 and R5051744; generally located to the northwest of the intersection of US 183 and Old 2243 W; Leander, Williamson County, Texas. Applicant/Agent: Doucet & Associates on behalf of HEB Grocery Company, LP
  
8. Subdivision Case 14-FP-025: Consider action on the Greatwood Phase 1, Section 1 Final Plat for 54.140 acres more or less; WCAD Parcel Numbers R473817 and R365151; generally located approximately  $\frac{3}{4}$  of a mile from the northwest corner of the intersection of CR 280 and CR 279, Williamson County, Texas. Applicant/Agent: Tim Haynie on behalf of Ewing Development CO. LLC.

**Public Hearing**

9. Zoning Case 14-Z-032: Hold a public hearing and consider action on the rezoning of a parcel of land, for 2.53 acres more or less, located at 190 S Bagdad Road, WCAD Parcel R522925. Currently, the property is zoned SFU-2-B (Single Family Urban) the applicant is proposing to zone the property to HC-4-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Mike Elmore on behalf of MPE Realty.

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

10. Zoning Case 14-Z-033: Hold a public hearing and consider action on the rezoning of a parcel of land, for 5.06 acres more or less, located at 602 and 604 Horseshoe, WCAD Parcel R036456. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes) the applicant is proposing to zone the property to TF-2-B (Two-Family), Leander, Williamson County, Texas. Applicant: David W. Coombs, P.E. on behalf of Akram Amani.

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

<b>Regular Agenda</b>
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11. Discussion regarding builder and developer feedback on the proposed ordinance revisions related to garage placement and tree preservation. Origin: P & Z and City Council

- a) Staff Presentation
- b) Discussion

12. 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/ 528-2 00 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 2 day of January, 2015 by 5 00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tomantis, A CP Assistant City Manager



## MINUTES

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

**Tuesday ~ December 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 7:02 p.m.**
2. Roll Call  
**All Commissioners were present except Vice Chair Stephenson, Commissioner Saenz and Commissioner Allen**
3. Approval of Minutes  
Regular Planning Zoning Meeting December 11, 2014  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.**

4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 18, 2014 City Council Meeting.

**Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their December 18th 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 ( ) minutes of time is allowed, per speaker  
**No citizens wished to speak**

<b>Consent Agenda</b>
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- . Subdivision Case 14-FP-005: Consider action on the Mason Ranch, Phase 2, Section 2A Final Plat for 10.886 acres more or less; WCAD Parcels R514373 and R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
8. Subdivision Case 14-FP-012: Consider action on the Mason Ranch, Phase 2, Section 2B Final Plat for 16.894 acres more or less; WCAD Parcel R514374; generally located to the northwest of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
9. Subdivision Case 14-FP-016: Consider action on the Mason Ranch, Phase 1, Section 2 Final Plat for 13.662 acres more or less; WCAD Parcel R514374; generally located to the northeast of the intersection of Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
10. Subdivision Case 14-FP-021: Consider action on the Cold Springs Section 7 Final Plat for 15.326 acres more or less; WCAD Parcel R492659 and R492658; generally located approximately 200 ft from the northwest corner of the intersection of Pecan Valley Dr and Grand Lake Pkwy; Leander, Williamson County, Texas. Applicant/Agent: CSF CivilGroup, LLC on behalf of Centex/Pulte Homes.
11. Subdivision Case 14-FP-027: Consider action on the Northside Meadow, Phase 3 Final Plat for 13.3934 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.

**Motion made by Commissioner Wixon to approve the consent agenda items,  
Seconded by Commissioner Sokol. Motion passed unanimously.**

12. Meeting Adjourned **at 7:05**

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

ATTEST

\_\_\_\_\_  
Ellen Pizalate, P Z Secretary



## EXECUTIVE SUMMARY

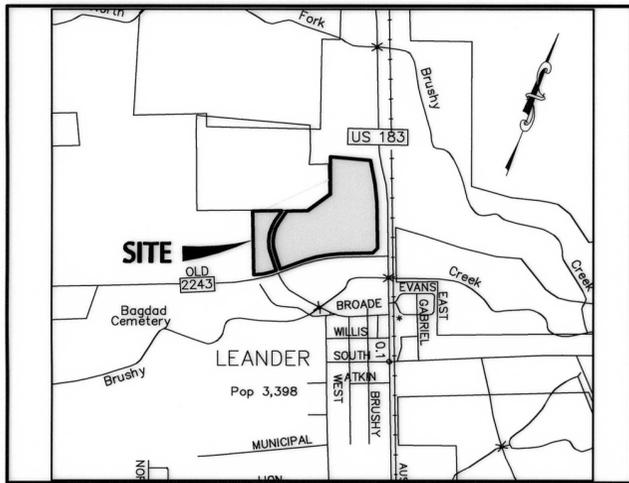
JANUARY 08, 2015

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- Agenda Subject:** Subdivision Case 13-SFP-007: Consider action on the HEB Leander Subdivision, Lot 1, Block A Short Form Final Plat for 53.4386 acres more or less; WCAD Parcels R448044 and R5051744; generally located to the northwest of the intersection of US 183 and Old 2243 W; 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 short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Doucet & Associates on behalf of HEB Grocery Company, LP
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

12/30/2014

**VICINITY MAP**

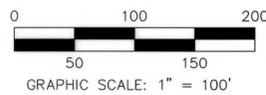
SCALE: 1" = 2000'



**REPLAT OF THE RESUBDIVISION OF LOT 1,  
BLOCK "A", HEB LEANDER SUBDIVISION  
LEANDER, TEXAS**

**LEGEND**

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- • • • • SIDEWALK LOCATION (AS NOTED)
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ TXDOT TYPE II BRASS DISC FOUND
- ▲ NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS



REMAINDER OF  
89.3222 ACRES  
CONTINENTAL HOMES OF TEXAS L.P.,  
DOCUMENT NO. 2013018238, D.P.R.W.C.T.

LOT 3  
3.088 ACRES  
HEB GROCERY COMPANY LP  
DOC. # 2008048088, D.R.W.C.T.

GRID N: 10,186,055.8226  
GRID E: 3,075,646.8606

METRO STREET  
(80'  
R.O.W.)

CHALK KNOB  
MANOR

P.O.B.

5' WIDE  
PUBLIC UTILITY EASEMENT  
CABINET CC, SLIDES  
376-378

CONCRETE  
MONUMENT  
FOUND

10' LANDSCAPE  
EASEMENT

LOT 2  
(PARK)

BLOCK "M"

JOE BATES DRIVE

NORTHSIDE MEADOW, PHASE 1A LEANDER  
TEXAS  
DOC#2014028288

**LOT 1, BLOCK "A"**  
**45.6876 ACRES**  
**1,990,154 SQUARE FEET**

U.S. HIGHWAY 183  
(R.O.W. VARIES)

LOT 1  
(DETENTION AND WATER  
QUALITY LOT)  
BLOCK "M"

GRID N: 10,185,140.1407  
GRID E: 3,075,304.8547

**CHARLES COCHRAN LEAGUE,  
ABSTRACT NO. 134**

REMAINDER OF  
89.3222 ACRES  
CONTINENTAL HOMES OF TEXAS L.P.,  
DOCUMENT NO. 2013018238, D.P.R.W.C.T.

JESS MAYNARD TRAIL

ELECTRIC EASEMENT  
DOCUMENT NO. 2006097300, D.R.W.C.T.

N69°45'57"E 477.88'

N69°17'57"E 348.67'

GRID N: 10,184,598.5245  
GRID E: 3,074,633.2209

**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 5/8" IRON ROD WITH "DOUCET CONTROL" CAP SET. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON 04-03-2012, STATIC DATA PROCESSED BY O.P.U.S.

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138565676.

OWNER/DEVELOPER: HEB GROCERY COMPANY, LP, A TEXAS  
LIMITED PARTNERSHIP  
ADDRESS: 646 SOUTH MAIN STREET  
SAN ANTONIO, TEXAS 78204

ACREAGE: 53.4386  
SURVEY: CHARLES COCHRAN LEAGUE SURVEY ABSTRACT NO. 134  
NUMBER OF BLOCKS: 2  
NUMBER OF LOTS: 2  
DATE OF SURVEY: 04-03-2012  
SURVEYOR: DOUCET & ASSOCIATES  
ENGINEER: DOUCET & ASSOCIATES

**LOT SUMMARY:**  
COMMERCIAL LOTS (2):  
LOT 1, BLOCK "A" : 45.6876 ACRES  
LOT 2, BLOCK "B" : 7.7510 ACRES  
TOTAL ACREAGE: : 53.4386 ACRES

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	5.48'	1960.10'	00°09'37"	S32°21'37"E	5.48'
C2	323.81'	1860.08'	09°52'27"	S25°52'33"E	323.40'
C3	615.83'	1975.00'	17°51'56"	S59°22'36"W	613.34'
C4	532.72'	575.00'	53°04'57"	N12°56'15"W	513.87'
C5	320.80'	922.89'	19°54'59"	S60°25'46"W	319.19'
C6	597.54'	645.00'	53°04'46"	S12°56'22"E	576.40'
C7	216.99'	1960.10'	06°20'35"	N27°34'29"W	216.88'

**LINE TABLE**

NO.	BEARING	CHORD
L1	S23°38'04"W	106.79'
L2	S50°26'28"W	70.00'
L3	S50°26'28"W	65.51'
L4	S74°22'20"E	4.23'
L5	S10°42'43"E	7.60'

3.88 ACRES  
HOWELL, KATHERINE AUTH  
DOCUMENT NO. 2008081484, D.P.R.W.C.T.

**LOT 2, BLOCK "B"**  
**7.7510 ACRES**  
**337,636 SQUARE FEET**

5' WIDE  
PUBLIC UTILITY EASEMENT  
CABINET CC, SLIDES  
376-378

10' PUBLIC UTILITY,  
LANDSCAPE, AND  
PEDESTRIAN ACCESS  
EASEMENT

10' PUBLIC UTILITY,  
LANDSCAPE, AND  
PEDESTRIAN ACCESS  
EASEMENT

25' WIDE  
PEDESTRIAN ACCESS  
EASEMENT & P.U.E.  
CABINET CC, SLIDES  
376-378

MATCHLINE A

MATCHLINE A

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
Firm Registration Number: 3937

Date: 12/18/2014  
Scale: 1"=100'  
Drawn by: DRK  
Reviewer: SSX  
Project: 286-115  
Sheet: 1 OF 3  
Field Book: 368  
Party Chief: MORA  
Survey Date: 04/03/2012

**REPLAT OF THE RESUBDIVISION OF LOT 1,  
BLOCK "A", HEB LEANDER SUBDIVISION  
LEANDER, TEXAS**

MATCHLINE A

MATCHLINE A

**LOT 1, BLOCK "A"**  
45.6876 ACRES  
1,990,154 SQUARE FEET

**CHARLES COCHRAN LEAGUE,  
ABSTRACT NO. 134**

**U.S. HIGHWAY 183  
(R.O.W. VARIES)**

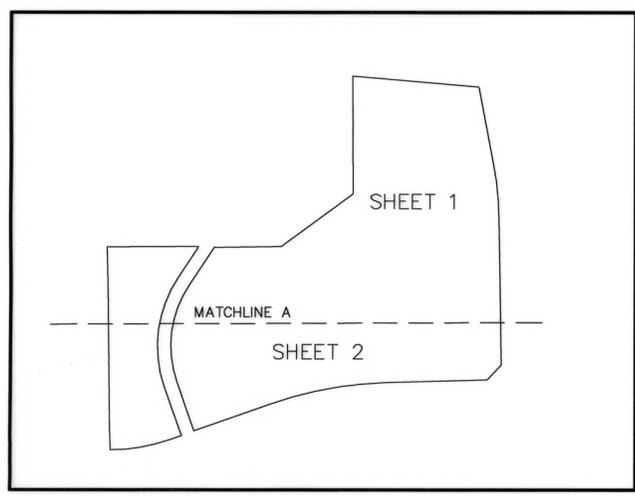
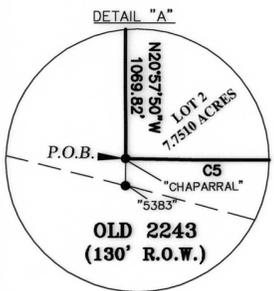
**LOT 2, BLOCK "B"**  
7.7510 ACRES  
337,636 SQUARE FEET

**OLD 2243 W  
(130' R.O.W.)**

**ELIJAH D. HARMON LEAGUE,  
ABSTRACT 6**

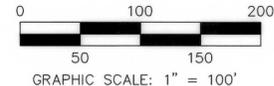
**LOT 2, BLOCK A**  
FINAL PLAT OF  
H.E.B. LEANDER SUBDIVISION  
CABINET 7, SLIDES 80-82  
P.R.W.C.T.

3.65 ACRES  
HOWELL, KATHERINE RUTH  
DOCUMENT NO. 2006097303, D.P.R.W.C.T.



CURVE TABLE					
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LEGEND	
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	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
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	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
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	D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
Firm Registration Number: 3937

Date: 12/18/2014  
Scale: 1"=100'  
Drawn by: DRK  
Reviewer: SSX  
Project: 286-115  
Sheet: 2 OF 3  
Field Book: 368  
Party Chief: MORA  
Survey Date: 04/03/2012

# REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", HEB LEANDER SUBDIVISION LEANDER, TEXAS

STATE OF TEXAS }  
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

THAT HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, TODD A. PILAND, EXECUTIVE VICE PRESIDENT, OWNER OF 53.4386 ACRES OF LAND, PARTIALLY OUT OF THE CHARLES COCHRAN LEAGUE, ABSTRACT 134, AND PARTIALLY OUT OF THE ELIJAH D. HARMON LEAGUE, ABSTRACT 6, AND BEING ALL OF LOT 1, BLOCK A OF THE FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, H.E.B. LEANDER SUBDIVISION, RECORDED IN CABINET "CC", SLIDE 376-378 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING CONVEYED TO IT IN DOCUMENT NUMBER 2000061197, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 78.978 ACRE TRACT CONVEYED TO HEB GROCERY COMPANY, LP., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NUMBER 2003003109 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 53.4386 ACRES IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, TO BE KNOWN AS:

## "REPLAT OF THE RESUBDIVISION OF LOT 1, BLOCK "A", H.E.B. LEANDER SUBDIVISION"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, AS SHOWN HEREON, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS, OR CREATED UNDER SEPARATE INSTRUMENT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP  
TODD A. PILAND, EXECUTIVE VICE PRESIDENT  
646 SOUTH MAIN STREET  
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS }  
COUNTY OF BEXAR }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2014 A.D.

NOTARY PUBLIC FOR BEXAR COUNTY, TEXAS DATE

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.  
MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAW 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 WILLIAMSON COUNTY, TEXAS, AND THAT ALL EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT GF 201200403, DATED APRIL 03, 2012 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

*Sydney Smith Xinos* 12-18-14  
SYDNEY SMITH XINOS, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 5361  
DOUCET & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TX 78735  
512.583.2600



### ENGINEER'S CERTIFICATION:

I, SYDNEY SMITH XINOS P.E., 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.

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0455E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

*Sydney Smith Xinos* 12-18-14  
SYDNEY SMITH XINOS, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER, NO. 84159  
DOUCET & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TX 78735  
512.583.2600



APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D. AT A PUBLIC HEARING HELD IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 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.

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

### GENERAL NOTES:

- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY, LANDSCAPE & PEDESTRIAN ACCESS EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND 5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED.
- THIS PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE RESUBDIVISION OF LOT 1, BLOCK "A", H.E.B. LEANDER SUBDIVISION RECORDED IN CABINET CC, SLIDES 376-378.
- SIDEWALKS TO BE INSTALLED, WITH SITE DEVELOPMENT AS FOLLOWS:  
-A 6 FT SIDEWALK ALONG THE WESTERN EDGE OF THE W. BROADE ST. R.O.W.  
-AN 8 FT SIDEWALK ALONG THE EASTERN EDGE OF THE W. BROADE ST. R.O.W.  
-AN 8 FT SIDEWALK ALONG THE LOT 2 FRONTAGE PORTION OF OLD 2243 W.  
-AN EXTENSION OF THE EXISTING 6 FT. SIDEWALK TO THE NORTH PROPERTY LINE ALONG THE U.S. HWY. 183.
- IF MULTIPLE LOTS ARE LOCATED WITHIN A BLOCK, THEN SUCH LOTS AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS WITHIN THEIR RESPECTIVE BLOCK.

### LEGAL DESCRIPTION:

DESCRIPTION OF TWO TRACTS OF LAND CONTAINING A TOTAL OF 53.4386 ACRES, ALL BEING OUT OF LOT 1, BLOCK A, OF FINAL PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK A, H.E.B. LEANDER SUBDIVISION PER PLAT THEREOF RECORDED IN CABINET CC, SLIDES 386-378, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 53.4386 ACRES OF LAND 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 1.000138565676):

#### TRACT 1:

BEGINNING AT A 1/2-INCH IRON ROD WITH 'CHAPARRAL' CAP FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING AN INTERIOR ANGLE POINT IN LOT 3 OF BLOCK M OF THE FINAL PLAT OF NORTHSIDE MEADOW, PHASE 1A, FOR THE POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 3, N74°55'13"E, A DISTANCE OF 666.36 FEET TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 AND ON A 1960.10 FOOT RADIUS CURVE TO THE LEFT;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- SOUTHEASTERLY ALONG THE ARC OF SAID 1960.10 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.48 FEET THROUGH A CENTRAL ANGLE OF 00°09'37", AND CHORD BEARING S32°21'37"E AND DISTANCE OF 5.48 FEET TO A FOUND CONCRETE TxDOT MONUMENT,
- S30°54'36"E, A DISTANCE OF 386.86 FEET TO A FOUND CONCRETE TxDOT MONUMENT AT THE BEGINNING OF A 1860.08 FOOT RADIUS CURVE TO THE RIGHT;
- SOUTHEASTERLY ALONG THE ARC OF SAID 1860.08 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 323.81 FEET THROUGH A CENTRAL ANGLE OF 09°52'27", AND CHORD BEARING S25°52'33"E AND DISTANCE OF 323.40 FEET TO A FOUND MAG NAIL WITH 'DOUCET' WASHER,
- S20°55'55"E, A DISTANCE OF 761.48 FEET TO A 1/2-INCH IRON ROD WITH 'DOUCET' CAP FOUND AT THE NORTHERLY END OF THE CUTBACK BETWEEN THE RIGHTS-OF-WAY OF U.S. HIGHWAY 183 AND OLD 2243;

THENCE, ALONG SAID CUTBACK, S23°38'04"W, A DISTANCE OF 106.79 FEET TO A 1/2-INCH IRON ROD WITH 'DOUCET' CAP FOUND AT THE SOUTHERLY END OF SAID CUTBACK;  
THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD 2243 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S68°18'24"W, A DISTANCE OF 537.25 FEET TO A 1/2-INCH IRON ROD WITH 'DOUCET' CAP FOUND AT THE BEGINNING OF A 1975.00 FOOT RADIUS CURVE TO THE LEFT;
- SOUTHWESTERLY ALONG THE ARC OF SAID 1975.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 615.83 FEET THROUGH A CENTRAL ANGLE OF 17°51'56", AND CHORD BEARING S59°22'36"W AND DISTANCE OF 613.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH 'DOUCET' CAP,
- S50°26'28"W, A DISTANCE OF 424.81 FEET TO A MAG NAIL WITH 'DOUCET' WASHER FOUND AT THE NORTHEAST INTERSECTION OF W. BROADE STREET AND OLD 2243;

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF W. BROADE STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N39°28'55"W, A DISTANCE OF 276.82 FEET TO A MAG NAIL WITH 'DOUCET' WASHER FOUND AT THE BEGINNING OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT;
- NORTHERLY ALONG THE ARC OF SAID 575.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 532.72 FEET THROUGH A CENTRAL ANGLE OF 53°04'57", AND CHORD BEARING N12°56'15"W AND DISTANCE OF 513.87 FEET TO A FOUND 1/2-INCH IRON ROD WITH 'DOUCET' CAP,
- N13°36'01"E, A DISTANCE OF 240.52 FEET TO A 1/2-INCH IRON ROD WITH 'DOUCET' CAP FOUND AT THE MOST WESTERLY CORNER OF SAID BLOCK M;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID BLOCK M THE FOLLOWING FOUR (4) COURSES AND DISTANCE:

- S74°22'20"E, A DISTANCE OF 4.23 FEET TO A FOUND 60D NAIL IN FENCE POST,
- N69°17'57"E, A DISTANCE OF 348.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH 'DOUCET' CAP,
- N33°31'00"E, A DISTANCE OF 469.84 FEET TO A FOUND 1/2-INCH IRON ROD WITH 'DOUCET' CAP,
- N20°20'51"W, A DISTANCE OF 621.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.6876 ACRES OF LAND, MORE OR LESS.

#### TRACT 2:

BEGINNING AT A 1/2-INCH IRON ROD WITH 'CHAPARRAL' CAP FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, FOR THE POINT OF BEGINNING HEREOF;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 1, N20°57'50"W, A DISTANCE OF 1069.82 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT ON THE SOUTHERLY LINE OF BLOCK F OF THE FINAL PLAT OF NORTHSIDE MEADOW, PHASE 1B;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID BLOCK F, N69°45'57"E, A DISTANCE OF 477.88 FEET TO A 1/2-INCH IRON ROD WITH 'DOUCET' CAP FOUND AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF W. BROADE STREET;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF W. BROADE STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- S10°42'43"E, A DISTANCE OF 7.60 FEET TO A FOUND 1/2-INCH IRON ROD WITH 'DOUCET' CAP;
- S13°36'01"W, A DISTANCE OF 187.31 FEET TO A 1/2-INCH IRON ROD WITH 'DOUCET' CAP FOUND AT THE BEGINNING OF A 645.00 FOOT RADIUS CURVE TO THE LEFT;
- SOUTHERLY ALONG THE ARC OF SAID 645.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 597.54 FEET THROUGH A CENTRAL ANGLE OF 53°04'46", AND CHORD BEARING S12°56'22"E AND DISTANCE OF 576.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH 'DOUCET' CAP,
- S39°28'35"E, A DISTANCE OF 276.93 FEET TO A MAG NAIL WITH 'DOUCET' WASHER FOUND AT THE NORTHWEST INTERSECTION OF W. BROADE STREET AND OLD 2243;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD 2243 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S50°26'28"W, A DISTANCE OF 65.51 FEET TO A 1/2-INCH IRON ROD WITH 'CHAPARRAL' CAP FOUND AT THE BEGINNING OF A 922.89 FOOT RADIUS CURVE TO THE RIGHT;
- SOUTHWESTERLY ALONG THE ARC OF SAID 922.89 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 320.80 FEET THROUGH A CENTRAL ANGLE OF 19°54'59", AND CHORD BEARING S60°25'46"W AND DISTANCE OF 319.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.7510 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND WAS DULY RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT# \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: \_\_\_\_\_  
NAME: NANCY E. RISTER  
COUNTY CLERK WILLIAMSON COUNTY, TEXAS

<p><b>DA DOUCET &amp; ASSOCIATES</b></p> <p>Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com Firm Registration Number: 3937</p>	Date: 12/18/2014
	Scale: 1"=100'
	Drawn by: DRK
	Reviewer: SSX
	Project: 286-115
	Sheet: 3 OF 3
	Field Book: 368
	Party Chief: MORA
Survey Date: 04/03/2012	



## EXECUTIVE SUMMARY

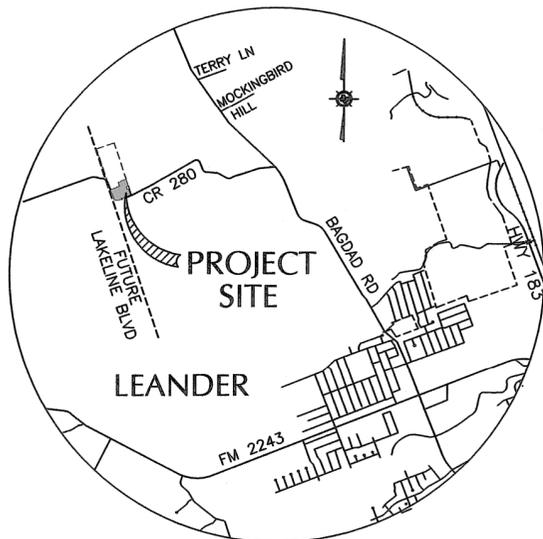
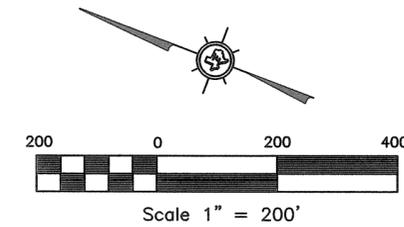
JANUARY 8, 2015

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- Agenda Subject:** Subdivision Case 14-FP-025: Consider action on the Greatwood Phase 1, Section 1 Final Plat for 54.140 acres more or less; WCAD Parcel Numbers R473817 and R365151; generally located approximately  $\frac{3}{4}$  of a mile from the northwest corner of the intersection of CR 280 and CR 279, 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.
- Origination:** Applicant/Agent: Tim Haynie on behalf of Ewing Development CO. LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 43 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:** Martin Siwek, AICP, GISP  
Planner

12/31/2014

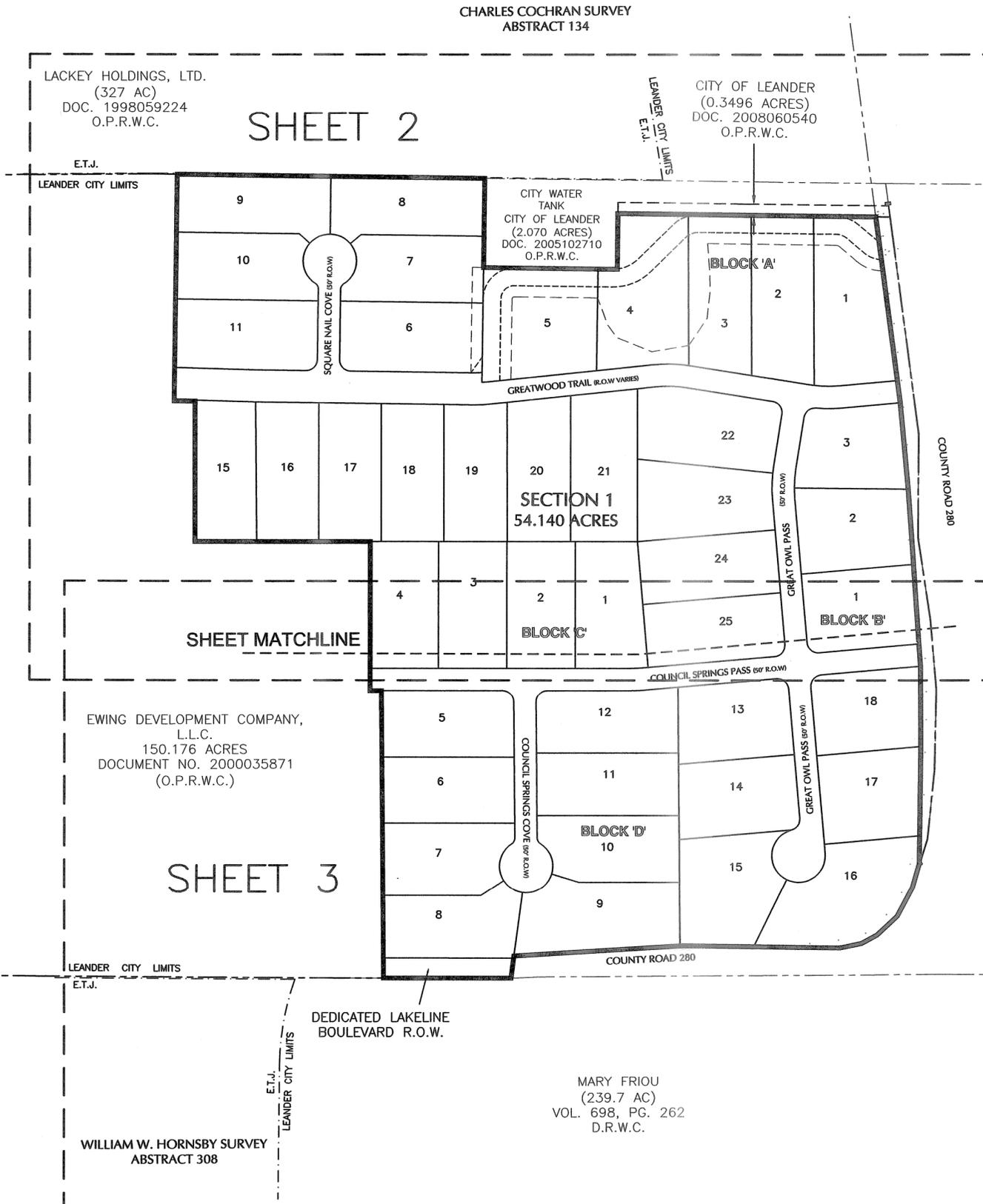
# FINAL PLAT OF GREATWOOD PHASE 1, SECTION 1

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



**LOCATION MAP**  
N.T.S.

1. DATE: JULY 15, 2014
2. OWNER/DEVELOPER: EWING DEVELOPMENT CO., LLC  
AGENT: TIMOTHY E. HAYNIE  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
FAX: 512-837-9463  
EMAIL: tehaynie@haynieconsulting.com
3. ENGINEER/SURVEYOR: HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
FAX: 512-837-9463  
EMAIL: tehaynie@haynieconsulting.com
4. SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT NO. 134
5. TOTAL ACRES: 54.140 ACRES
6. NUMBER OF LOTS: 43 RESIDENTIAL LOTS
7. PROPOSED RIGHT-OF-WAY AREA: INTERNAL: 6.093 ACRES,  
BOUNDARY STREETS: 0.300 ACRES
8. NUMBER OF BLOCKS: FOUR
9. AREA OF SMALLEST LOT: 1.000 ACRES
10. STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVER EXCEEDS 20%.
11. STREET LENGTH:  
GREATWOOD TRAIL - 1664 LF  
COUNCIL SPRINGS PASS - 1268 LF  
GREAT OWL PASS - 1073 LF  
COUNCIL SPRINGS COVE - 419 LF  
SQUARE NAIL COVE - 295 LF



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

**SHEET INDEX**

1. COVER / INDEX SHEET
2. PLAT DETAIL
3. PLAT DETAIL
4. GENERAL NOTES, DESCRIPTION, LEGEND, LINE/CURVE TABLES,
5. DEDICATION

**SECTION 1 LOT SUMMARY**

LOTS	ACREAGE	TIMING
43	54.140	INITIAL PHASE 2014

SHARON C.M. LIMITED PARTNERSHIP  
(186.039 AC)  
DOC. 2002051911  
O.P.R.W.C.

CHARLES COCHRAN SURVEY  
ABSTRACT 134

WILLIAM W. HORNSBY SURVEY  
ABSTRACT 308

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

**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Phone: 512-837-2446  
Fax: 512-837-9463  
E-MAIL: tehaynie@haynieconsulting.com  
TYPE FROM P. 0002-0111, TYPE FROM P. 1002B-00

DATE	REVISION	DESCRIPTION
5-6-14	KS	
	TH	

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

**COVER / INDEX**

**FINAL PLAT OF  
GREATWOOD PHASE 1, SECTION 1**

SHEET NO.  
1 of 5

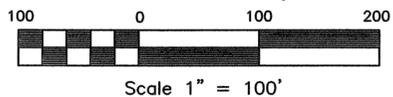
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# FINAL PLAT OF GREATWOOD PHASE 1, SECTION 1

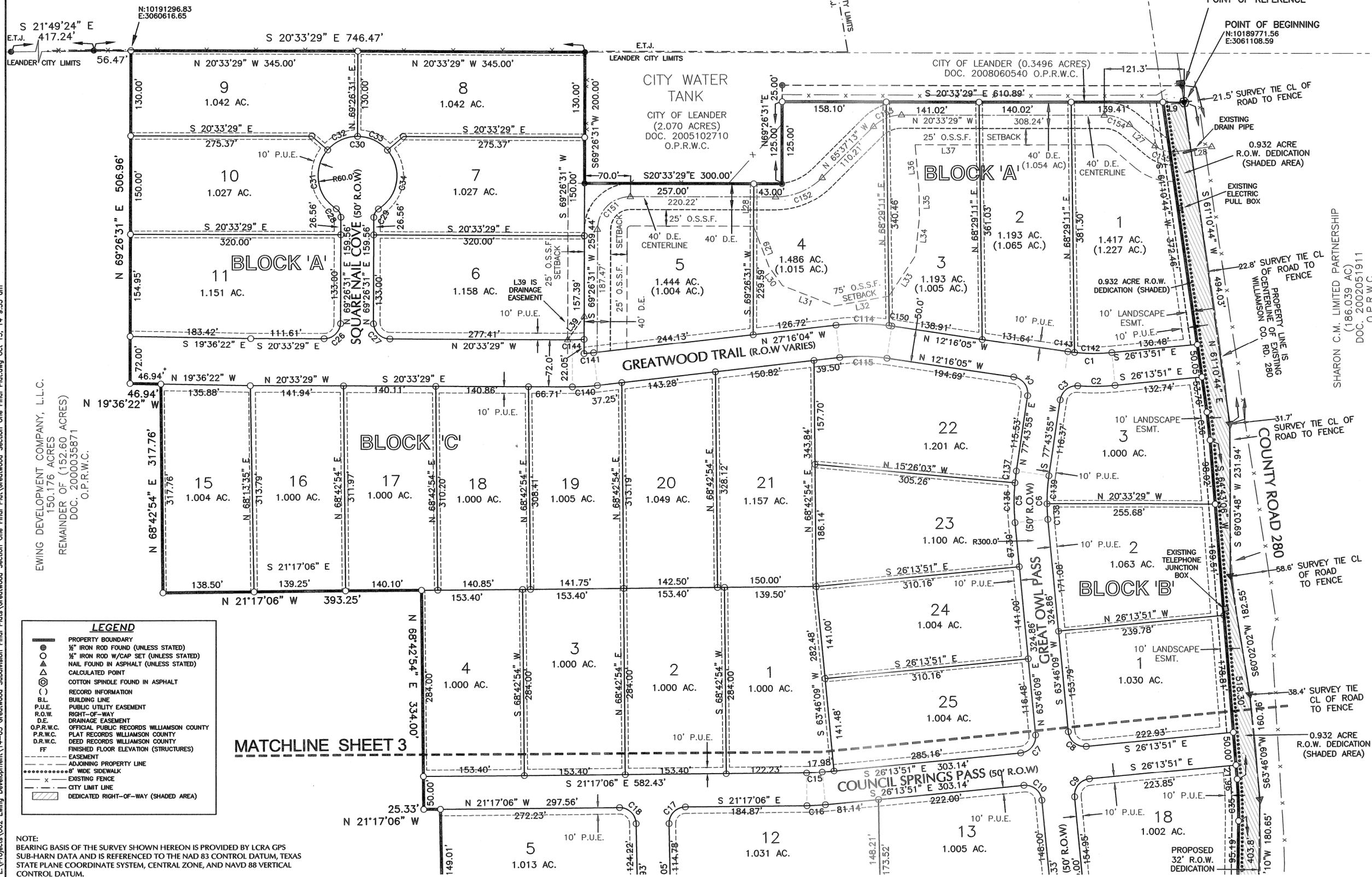
54.140 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS CONVEYED TO  
EWING DEVELOPMENT COMPANY, L.L.C. BY DOCUMENT NO. 2000035871, OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS.

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

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



- NOTES:  
1. SEE SHEET 4 FOR LINE/CURVE TABLES.  
2. SEE SHEET 3 FOR TYPICAL LOT EASEMENTS.



EWING DEVELOPMENT COMPANY, L.L.C.  
150.176 ACRES  
REMAINDER OF (152.60 ACRES)  
DOC. 2000035871  
O.P.R.W.C.

LEGEND	
	PROPERTY BOUNDARY
	1/2" IRON ROD FOUND (UNLESS STATED)
	1/2" IRON ROD W/CAP SET (UNLESS STATED)
	NAIL FOUND IN ASPHALT (UNLESS STATED)
	CALCULATED POINT
	COTTON SPINDLE FOUND IN ASPHALT
	RECORD INFORMATION
	BUILDING LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	R.O.W. RIGHT-OF-WAY
	D.E. DRAINAGE EASEMENT
	O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
	P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
	D.R.W.C. DEED RECORDS WILLIAMSON COUNTY
	FF FINISHED FLOOR ELEVATION (STRUCTURES)
	EASEMENT
	ADJOINING PROPERTY LINE
	8' WIDE SIDEWALK
	EXISTING FENCE
	CITY LIMIT LINE
	DEDICATED RIGHT-OF-WAY (SHADED AREA)

NOTE:  
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SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL  
CONTROL DATUM.

HAYNIE CONSULTING, INC.  
1000 Registered and Licensed Surveyors  
1000 Registered and Licensed Land Surveyors  
1000 Registered and Licensed Professional Engineers  
1000 Registered and Licensed Professional Geodesists  
1000 Registered and Licensed Professional Geophysicists  
1000 Registered and Licensed Professional Geotechnical Engineers  
1000 Registered and Licensed Professional Geologists  
1000 Registered and Licensed Professional Hydrologists  
1000 Registered and Licensed Professional Meteorologists  
1000 Registered and Licensed Professional Oceanographers  
1000 Registered and Licensed Professional Paleontologists  
1000 Registered and Licensed Professional Planetary Scientists  
1000 Registered and Licensed Professional Soil Scientists  
1000 Registered and Licensed Professional Toxicologists  
1000 Registered and Licensed Professional Water Resources Engineers  
1000 Registered and Licensed Professional Wildlife Biologists  
1000 Registered and Licensed Professional Zoologists  
1000 Registered and Licensed Professional Environmental Scientists  
1000 Registered and Licensed Professional Environmental Engineers  
1000 Registered and Licensed Professional Environmental Health Scientists  
1000 Registered and Licensed Professional Environmental Health Engineers  
1000 Registered and Licensed Professional Environmental Health Technicians  
1000 Registered and Licensed Professional Environmental Health Inspectors  
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1000 Registered and Licensed Professional Environmental Health Monitors

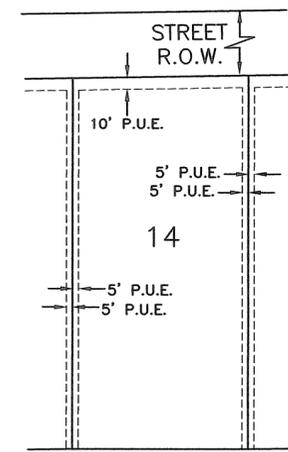
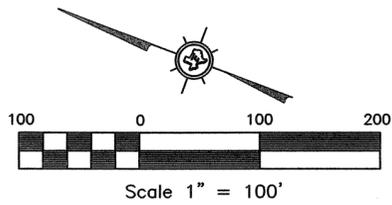
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CHECKED BY	TH			
CLIENT NO.	002-1401			

SHARON C.M. LIMITED PARTNERSHIP  
(186.039 AC)  
DOC. 2002051911  
O.P.R.W.C.

FINAL PLAT OF  
GREATWOOD PHASE 1, SECTION 1  
PLAT DETAIL  
SHEET NO.  
2 of 5

# FINAL PLAT OF GREATWOOD PHASE 1, SECTION 1

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



**TYPICAL LOT EASEMENTS**  
NOT TO SCALE

NOTE:  
1. SEE SHEET 4 FOR LINE / CURVE TABLES.  
2. 5' P.U.E. ALONG EVERY SIDE LOT LINE OF EACH LOT IN THIS SUBDIVISION.  
3. 10' P.U.E. ALONG ALL RIGHTS-OF-WAYS. SEE NOTE 7 ON SHEET 4 FOR EXCEPTION.

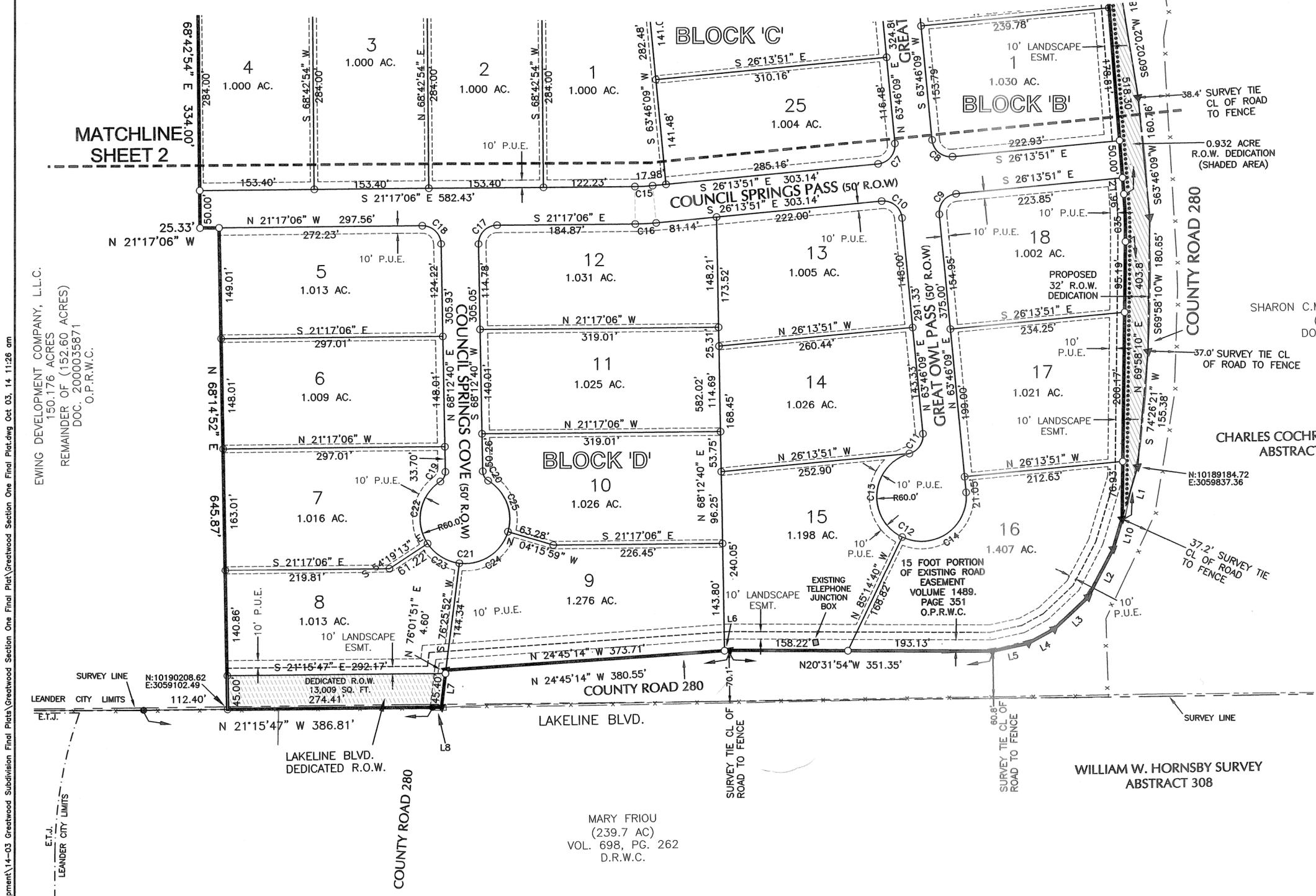
**HAYNE CONSULTING, INC.**  
 11111 Engineers and Land Surveyors  
 2000035871  
 2000035871  
 2000035871  
 2000035871

DATE	5-8-14	REVISION DESCRIPTION
DRAWN BY:	KS	
CHECKED BY:	TH	
CLIENT NO.	002-1401	

**PLAT DETAIL**

**FINAL PLAT OF  
GREATWOOD PHASE 1, SECTION 1**

SHEET NO.  
 3 of 5



SHARON C.M. LIMITED PARTNERSHIP  
(186.039 AC)  
DOC. 2002051911  
O.P.R.W.C.

CHARLES COCHRAN SURVEY  
ABSTRACT 134

WILLIAM W. HORNSBY SURVEY  
ABSTRACT 308

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

**LEGEND**

—	PROPERTY BOUNDARY
●	1/2" IRON ROD FOUND (UNLESS STATED)
○	1/2" IRON ROD W/CAP SET (UNLESS STATED)
▲	NAIL FOUND IN ASPHALT (UNLESS STATED)
△	CALCULATED POINT
⊙	COTTON SPINDLE FOUND IN ASPHALT
( )	RECORD INFORMATION
BL	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY
D.R.W.C.	DEED RECORDS WILLIAMSON COUNTY
FF	FINISHED FLOOR ELEVATION (STRUCTURES)
- - -	EASEMENT
- - - - -	ADJOINING PROPERTY LINE
.....	8' WIDE SIDEWALK
-----x-----	EXISTING FENCE
- - - - -	CITY LIMIT LINE
▨	DEDICATED RIGHT-OF-WAY (SHADED AREA)

NOTE:  
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SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL  
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EWING DEVELOPMENT COMPANY, L.L.C.  
 150.176 ACRES  
 REMAINDER OF (152.60 ACRES)  
 DOC. 2000035871  
 O.P.R.W.C.

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**FINAL PLAT OF  
GREATWOOD PHASE 1, SECTION 1**  
54.140 ACRES OF LAND OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, AS CONVEYED TO  
EWING DEVELOPMENT COMPANY, L.L.C. BY DOCUMENT NO. 2000035871, OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION**

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

EWING DEVELOPMENT CO., LLC, BEING THE OWNER OF A 54.140 ACRE TRACT OF LAND IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 54.140 ACRES TO BE KNOWN AS "GREATWOOD PHASE 1, SECTION 1" AND JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, ADDITIONAL RIGHTS-OF-WAY, PARKS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

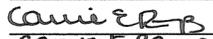
WITNESS MY HAND THIS THE 15 DAY OF December, 2014 A.D.

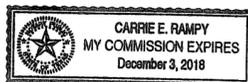
  
EWING DEVELOPMENT CO., LLC, OWNER  
TIMOTHY E. HAYNIE, AGENT FOR EWING DEVELOPMENT CO., LLC  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Timothy E Haynie, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF December, 2014 A.D.

  
Carrie E Rampy  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 12-03-2018 PRINTED NAME



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

- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- NO DEVELOPMENT SHALL BEGIN ON LOTS ENCRoACHED BY FEMA ZONE A & AE PRIOR TO ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOOD ADMINISTRATOR.
- NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCRoACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
- ALL RESIDENTIAL LOTS ARE (1) ACRE OR GREATER IN SIZE.
- ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY THE WCCHD.
- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

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

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

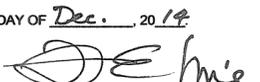
DEBORAH L. MARLOW, RS. OS0029596 DATE  
ENVIRONMENTAL SERVICES

**SURVEYOR'S CERTIFICATE**

CERTIFIED TO RMD HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP AND INDEPENDENCE TITLE COMPANY.  
G#: 1315084 - COM

THE UNDERSIGNED (THE "SURVEYOR") HEREBY CERTIFIES THAT (A) THE SURVEY PLAT SHOWN HEREON DATED JULY 15, 2014, PREPARED BY THE UNDERSIGNED UNDER JOB NO. 'EWING DEVELOPMENT', OF THAT CERTAIN TRACT OF LAND CONSISTING OF 150.176 ACRES (TO THE NEAREST .0001 OF AN ACRE) IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, AND THE PROPERTY DESCRIPTION SET FORTH THEREON, ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN THEREON; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR OR UNDER HIS SUPERVISION; (C) ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE LOCATION AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (D) THE LOCATION OF ALL STREETS, ALLEYS, ROADS, HIGHWAYS AND EASEMENTS ARE AS SHOWN THEREON; (E) EXCEPT AS SHOWN THEREON, THERE ARE NO ENCRoACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; (F) ALL RECORDED EASEMENTS HAVE BEEN CORRECTLY PLATTED THEREON; (G) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN THEREON ARE TRUE AND CORRECT; (H) THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN AS PRESENTLY DESIGNATED BY THE U.S. CORPS OF ENGINEERS, OR IN AN IDENTIFIED "FLOOD PRONE AREA" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, EXCEPT AS SHOWN; AND (I) SUCH SURVEY PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR A "LAND TITLE SURVEY, CATEGORY 1A, CONDITION 2" AS DEFINED IN THE "MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS" COMPRISED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

EXECUTED THIS THE 15 DAY OF Dec., 2014

  
PRINTED NAME: TIMOTHY E. HAYNIE  
RPLS NO.: 2380



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

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF LEANDER SUBDIVISION SPECIFICATIONS, THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ACCORDING TO TITLE POLICY GF NO. 1410469-GTN DATED JUNE 3, 2014, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

  
TIMOTHY HAYNIE, REGISTERED, PROFESSIONAL LAND SURVEYOR  
No. 2380 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664  
TBPLS FIRM #100250-00 DATE 12-15-14

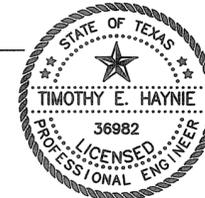


STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON §

I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0435E, EFFECTIVE DATE OF SEPTEMBER 28, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE IN WILLIAMSON COUNTY AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS.

  
TIMOTHY E. HAYNIE  
LICENSED PROFESSIONAL ENGINEER  
No. 36982 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664  
TBPE FIRM #F0022411



DATE 12-15-14

**CITY OF LEANDER CERTIFICATION**

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

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID 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 \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: \_\_\_\_\_, DEPUTY

E:\Projects\002 Ewing Development\14-03 Greatwood Subdivision Final Plats\Greatwood Section One Final Plat\Greatwood Section One Final Plat.dwg Dec. 15, 14 2:02 pm

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

DATE: 5-6-14		REVISION DESCRIPTION
DRAWN BY: KS	TH	
CHECKED BY: TH	CLIENT NO. 002-1401	
<b>DEDICATION</b>		
<b>FINAL PLAT OF GREATWOOD PHASE 1, SECTION 1</b>		
SHEET NO. 5 of 5		





## EXECUTIVE SUMMARY

JANUARY 08, 2015

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**Agenda Subject:** Zoning Case 14-Z-032: Hold a public hearing and consider action on the rezoning of a parcel of land, for 2.53 acres more or less, located at 190 S Bagdad Road, WCAD Parcel R522925. Currently, the property is zoned SFU-2-B (Single Family Urban) the applicant is proposing to zone the property to HC-4-D (Heavy Commercial), Leander, Williamson County, Texas.

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

**Origination:** Applicant: Mike Elmore on behalf of MPE Realty.

**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. Letter of Intent

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

12/10/2014



## PLANNING ANALYSIS

ZONING CASE 14-Z-032  
190 S BAGDAD ROAD

### GENERAL INFORMATION

**Owner:** MPE Realty

**Current Zoning:** SFU-2-B (Single-Family Urban)

**Proposed Zoning:** HC-4-D (Heavy Commercial)

**Size and Location:** The property is located at 190 S Bagdad Road and includes approximately 2.53 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-D SFU-2-B	Developed Office Warehouse Uses Cemetery
EAST	SFU-2-B	Detention Pond associated with the Westview Meadows Subdivision
SOUTH	LC-2-B	Undeveloped Property Zoned for Local Commercial Uses
WEST	HC-4-D GC-3-C	Undeveloped Property & Developed Office Warehouse Uses Undeveloped Property Zoned for General Commercial Uses

**COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS**

**HC – HEAVY COMMERCIAL:**

*Features:* Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

*Intent:* Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

**TYPE 4 (non-residential only):**

*Features:* Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

*Intent:*

- (1) The Type 4 site component is intended to be utilized in combination with GC, LI or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, LI or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.

**TYPE D (non-residential only):**

*Features:* 35% masonry (60% street facing); metal siding for remainder not facing a street; 2 or more architectural features.

*Intent:*

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

**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.
- Find suitable districts for industrial development so that the City may recruit additional employers and avoid locating industrial development near neighborhoods without adequate buffering.
- Residential neighborhoods are the predominate land use within the City and it's ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods may be low to moderate density depending upon the topography and the feasibility of providing organized sewer service. Areas with steep topography, flood plain or other natural features that are intended to be preserved and served by on-site sewage systems will be the lowest density while areas that are relatively flat and where organized sewer systems are feasible will be of medium density. Residential neighborhoods provide connections to each other and to neighborhood, community and town center nodes. A variety of lot and house sizes are encouraged within residential neighborhoods.

**ANALYSIS:**

The applicant is requesting to rezone the property to HC-4-D (Heavy Commercial) in order to continue the development of an office warehouse complex at this location. There is an established single-family neighborhood located to the east with commercial zoning located along Bagdad Road. The applicant has submitted site development plans for this property. The western portion of the property is zoned appropriately for office warehouse uses, but the remainder is zoned for single-family.

The proposed HC use component would permit the development of general commercial uses as well as a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales uses. Access to properties zoned with this use component should be provided by a collector street or higher classification.

The Type 4 site component would permit accessory buildings, drive-thru service lanes, outdoor fueling and washing of vehicles, overhead service doors, unlimited outdoor display, substantial outdoor storage, outdoor entertainment venues, and animal boarding. This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.

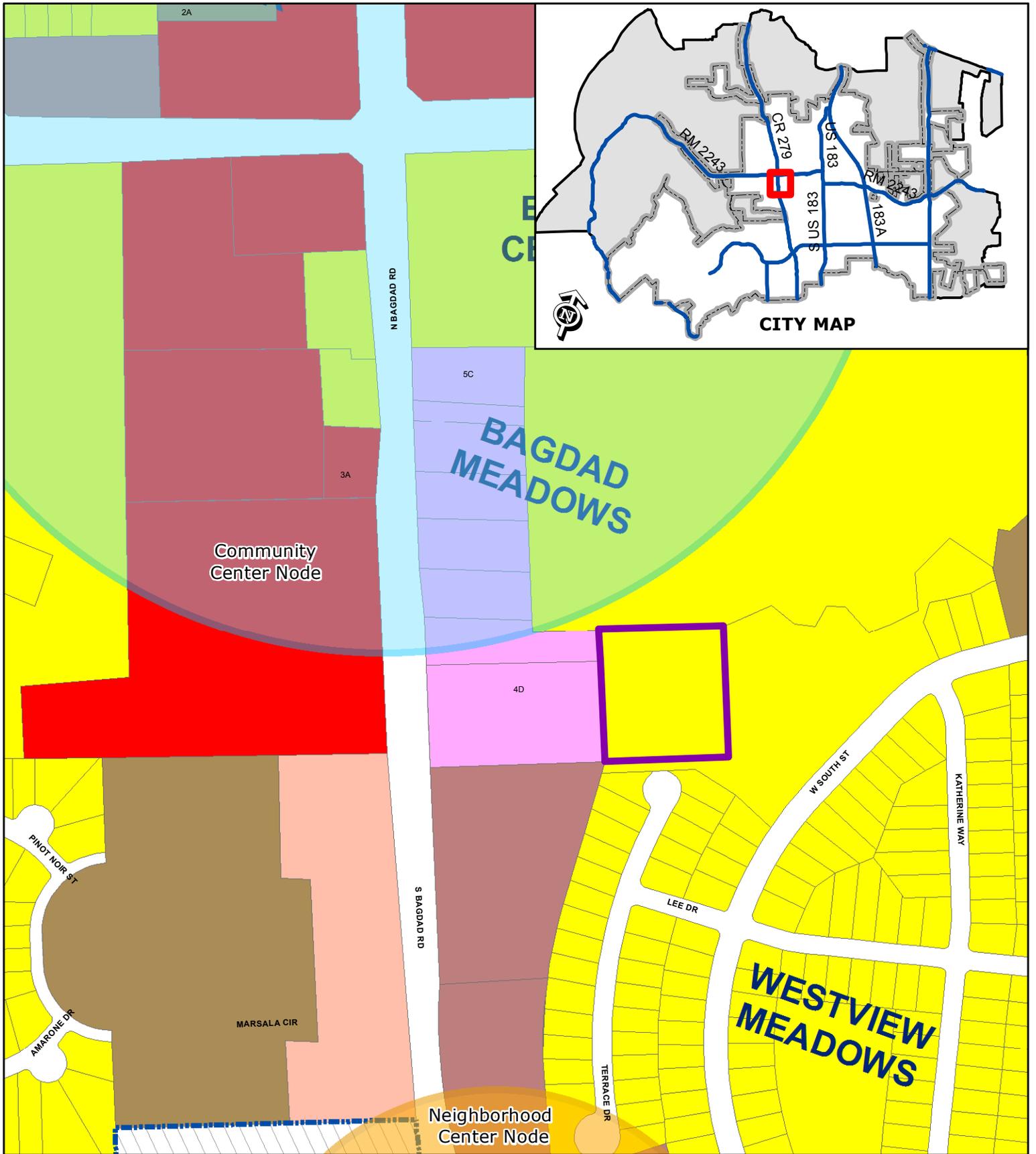
The Type D architectural component requires that the buildings consist of thirty-five (35%) percent masonry and sixty (60%) percent masonry for street facing walls. Metal siding is permitted for the remaining walls not facing a street. This site component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses and is discouraged along major thoroughfares.

This property is located within an area designated for residential neighborhoods on the Future Land Use Map. Residential neighborhoods are the predominate land use within the City and it's ETJ. Neighborhoods are primarily composed of single-family detached housing and include other compatible uses including parks, schools, and places of worship. Neighborhoods may be low to moderate density depending upon the topography and the feasibility of providing organized sewer service. Residential neighborhoods provide connections to each other and to neighborhood, community and town center nodes. A variety of lot and house sizes are encouraged within residential neighborhoods.

The Comprehensive Plan includes areas designated for Industrial. This zoning district would be required to be located within the Industrial District. The Industrial District land use category is intended to be located in close proximity to major transportation systems including highways, tollways, railroads, etc. These areas are intended for industrial and employment land uses that may generate traffic and noise and that may require outdoor areas for storage or manufacturing/assembly. These are important for the City's economic development and should be developed in a way to minimize negative impacts on surrounding uses. Industrial land uses should be concentrated in the areas shown on the Future Land Use map in order to create synergy among similar land uses and to encourage coordinated design and the potential for shared infrastructure such as parking, drainage facilities and utilities. Industrial uses should be developed with attention to aesthetics through the provision of landscaping along street frontages, screening of outdoor storage and assembly areas, and high quality building design and materials where buildings are visible from roadways or adjacent residential development areas.

**STAFF RECOMMENDATION:**

Staff recommends denial of the requested HC-4-D district. This property is not located within an industrial district identified on the Future Land Use Map. The Comprehensive Plan does not support this zoning district within the residential neighborhood area. In addition, the requested site and architectural components are not in compliance with the intent statements of the Composite Zoning Ordinance. The intent statements discourage the Type 4 and Type D components when adjacent to residential uses. In the event that the Planning & Zoning Commission wishes to proceed with this request, staff recommends that a more restrictive site and architectural component are applied to this project due to the adjacency to the established residential districts.



**ZONING CASE 14-Z-032**

**Attachment #2**

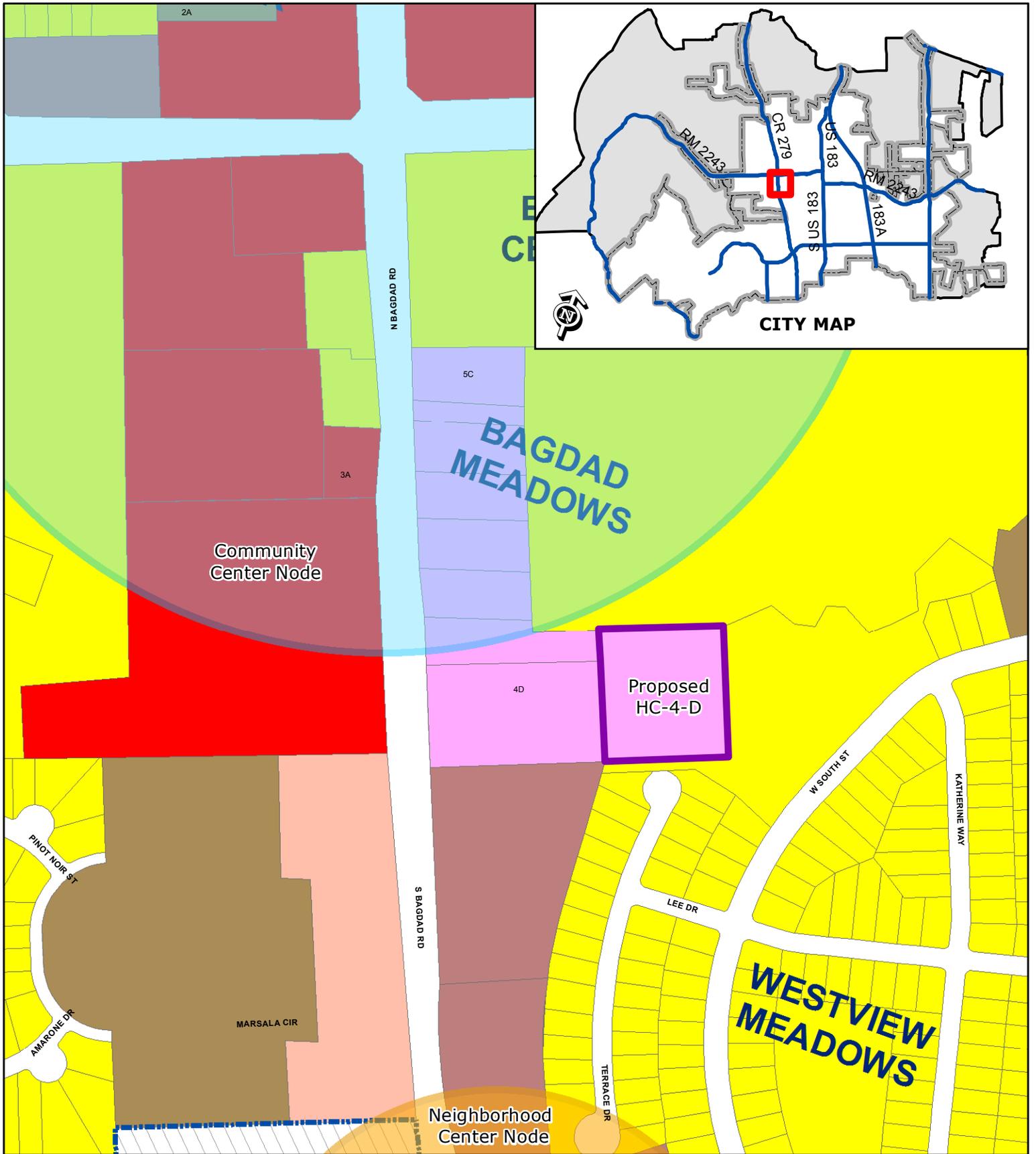
Current Zoning Map  
190 S Bagdad Road



-  Subject Property
-  City Limits

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





**ZONING CASE 14-Z-032**

**Attachment #3**

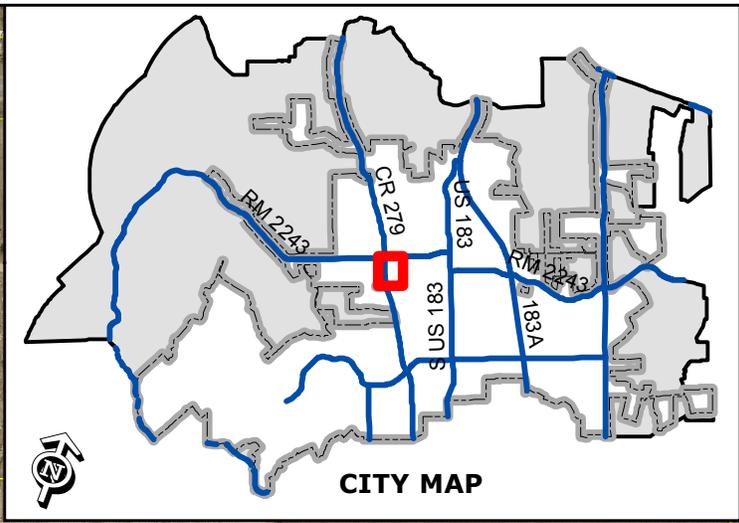
Proposed Zoning Map  
190 S Bagdad Road



-  Subject Property
-  City Limits

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

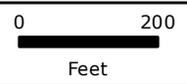




CITY MAP

### ZONING CASE 14-Z-032 Attachment #4

Aerial Exhibit - Approximate Boundaries  
190 S Bagdad Road



-  Subject Property
-  City Limits

# MPE Realty

December 8, 2014

City of Leander  
PO Box 319  
Leander, Texas 78641

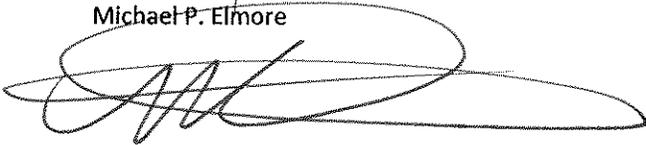
Attention: Martin Siwek  
Re: Letter of Intention

Dear Martin,

Our intended use for this property is to build office warehouse space. We ask to change the zoning from SFU-2-B to HC-4-D to comply with land use.

Sincerely,

Michael P. Elmore

A handwritten signature in black ink, appearing to read 'MPE', is written over a large, loopy scribble that extends across the width of the signature line.



## EXECUTIVE SUMMARY

JANUARY 08, 2015

---

**Agenda Subject:** Zoning Case 14-Z-033: Hold a public hearing and consider action on the rezoning of a parcel of land, for 5.06 acres more or less, located at 602 and 604 Horseshoe, WCAD Parcel R036456. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes) the applicant is proposing to zone the property to TF-2-B (Two-Family), Leander, Williamson County, Texas.

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

**Origination:** Applicant: David W. Coombs, P.E. on behalf of Akram Amani.

**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. Letter of Intent

**Prepared By:** Martin Siwek, AICP, GISP  
Planner

12/10/2014



## PLANNING ANALYSIS

ZONING CASE 14-Z-033  
602 and 604 Horseshoe Dr

### GENERAL INFORMATION

**Owner:** Akram Amani

**Current Zoning:** SFU/MH-2-B (Single-Family/Manufactured Home)

**Proposed Zoning:** TF-2-B (Two-Family)

**Size and Location:** The property is at 602 & 604 Horseshoe Dr and is approximately 5.06 acres in size.

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

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU/MH-2-B MF-3-A	Developed Single Family Home Vacant Property
EAST	SFU/MH-2-B	Developed Single Family Home
SOUTH	SFU-2-B	Vacant Property (Proposed Magnolia Creek Subdivision)
WEST	SFU/MH-2-B	Developed Single Family Home

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
---

**USE COMPONENTS:****SFU/MH – SINGLE-FAMILY URBAN, MANUFACTURED HOME:**

*Features:* 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min. for site built; 720 sq. ft. min. for manufactured home.

*Intent:* Development of single-family homes and manufactured homes on moderate sized lots and for other uses that are compatible and complimentary to such uses on moderate sized lots. Such components are also intended to create more variety in housing opportunities.

**TF – TWO-FAMILY:**

*Features:* 9,000 sq. ft. lot min.; 1,200 sq. ft. for s.f. home, 900 sq. ft. per unit for 2 - family.

*Intent:* Development of two-family dwelling structures on intermediate sized lots and for other uses that are compatible and complimentary to intermediate sized lots and two-family dwellings. Such components are generally intended to provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses and to create more variety in housing opportunities and in the fabric of the neighborhoods. The goal is to avoid more than ten acres of contiguous land having a two-family component. This component should include or be located within six hundred feet of parkland or other recreational open space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley.

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

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

*Intent:*

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

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

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

*Intent:*

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

<b>COMPREHENSIVE PLAN STATEMENTS:</b>
---------------------------------------

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Plan for future development that is compatible with existing residential neighborhoods.
- 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.

<b>ANALYSIS:</b>
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The property is presently zoned SFU/MH-2-B (Single-Family/Manufactured Home) district, and the applicant is requesting to rezone the property to TF-2-B (Two-Family) district for a proposed duplex project. It is generally located approximately 1,100 ft. west from the southwest corner of the intersection of S. West Dr. and Horseshoe Dr. The adjacent properties to the east and west are existing manufactured homes, and the property to the north of this site is a developed single family home. South of this property is a vacant SFU-2-B (Single-Family Urban) zoned property. The Commission recently reviewed and recommended approval of PUD for a four and six-plex project at the intersection of Horseshoe Dr. and Powell Dr. in September.

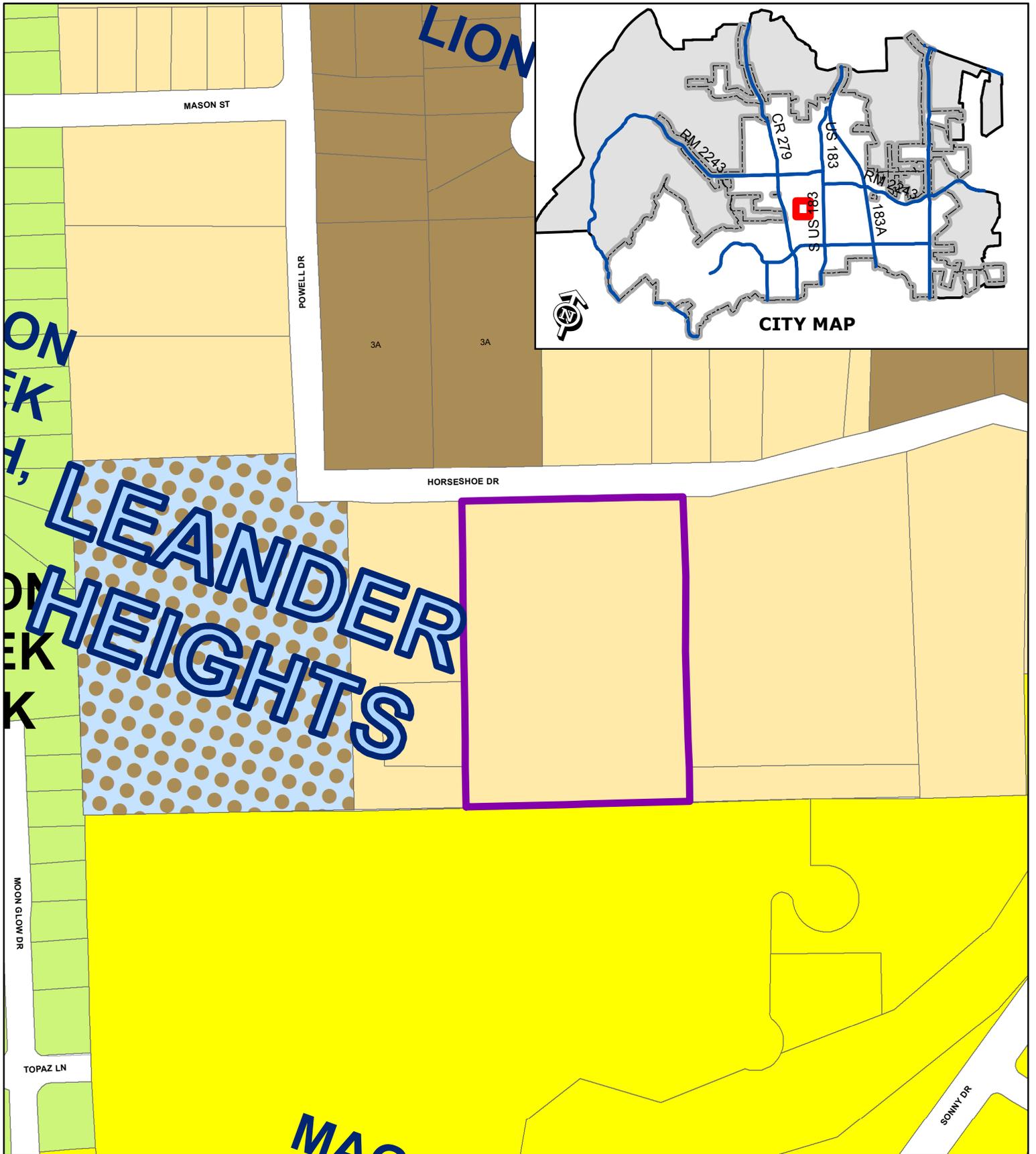
The Future Land Use Map designates this area as residential, and it is not located within a Town Center, Community, or Neighborhood Node. The intent statement for the TF district specifically references that the district is meant to provide an orderly transition and serve as a buffer between larger lot neighborhoods and other more intensive land uses. Additionally the intent statements note that property with this zoning designation should be located along streets with at least 56 ft. of R.O.W. and 36 ft. of street pavement. Furthermore, the intent statements note that property with the TF designation should be located within 600 ft. of parkland or other recreational open space.

For the applicant to meet the intent statements of the ordinance, they would need to provide the adequate R.O.W. and paving standards of the TF intent statement at the time of subdividing the property as Horseshoe Dr. has approximately 60 ft. of R.O.W. and 25 ft. of street pavement. Additionally, the applicant would need to include a park or open space lot at the time of platting to satisfy the intent statement speaking to a TF district being located within 600 ft of park or recreational open space.

The Type 2 site component and Type B architectural component would be appropriate for the applicant's zoning request as the property's location adheres to the intent statements of the site and architectural components summarized under the above intent statement section. Additionally, the majority of the properties in this area are under the Type 2 site and Type B architectural components of the Composite Zoning Ordinance.

**STAFF RECOMMENDATION:**

The applicant's request meets the main intent statements for the Two-Family district. It would provide a buffer between single family districts to the south and buffer more intensive developments immediately to the north. The property is approximately five acres, and avoids forming a ten acre contiguous tract of Two-Family zoning. However, the property is located on a residential class street, and fails to meet the intent statement for locating Two-Family districts on roads with a minimum street pavement section of 36 ft, and being located within 600 ft. of park or recreational open space. The applicant would have to address these provisions of the intent statement by providing it at the time of platting. Staff recommends approval of this request, as the proposed request does satisfy the majority of the intent statements outlined in the Composite Zoning Ordinance.



**ZONING CASE 14-Z-033**

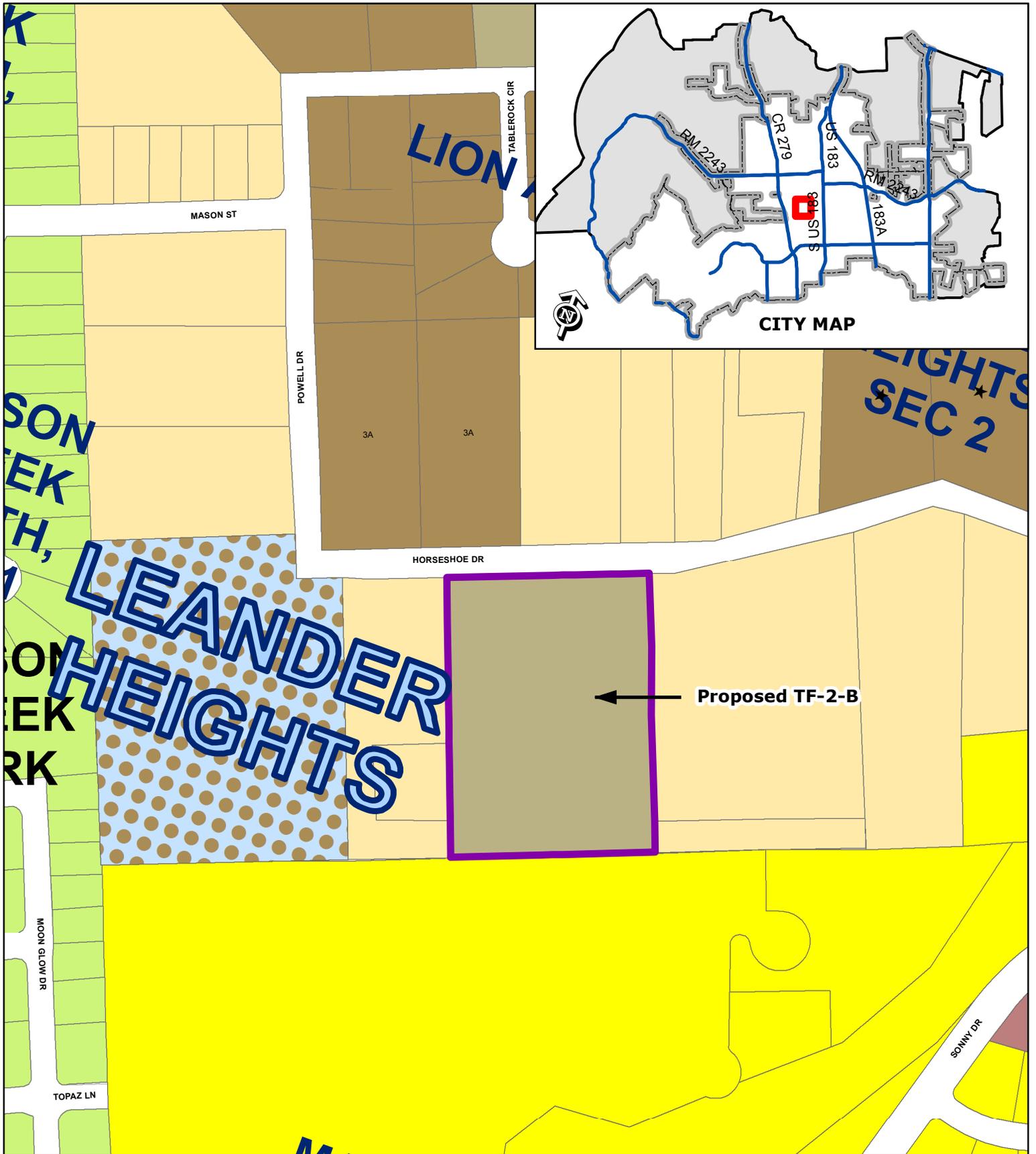
**Attachment #2**

Current Zoning Map  
602 and 604 Horseshoe Dr

-  Subject Property
-  City Limits

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





**ZONING CASE 14-Z-033**

**Attachment #3**

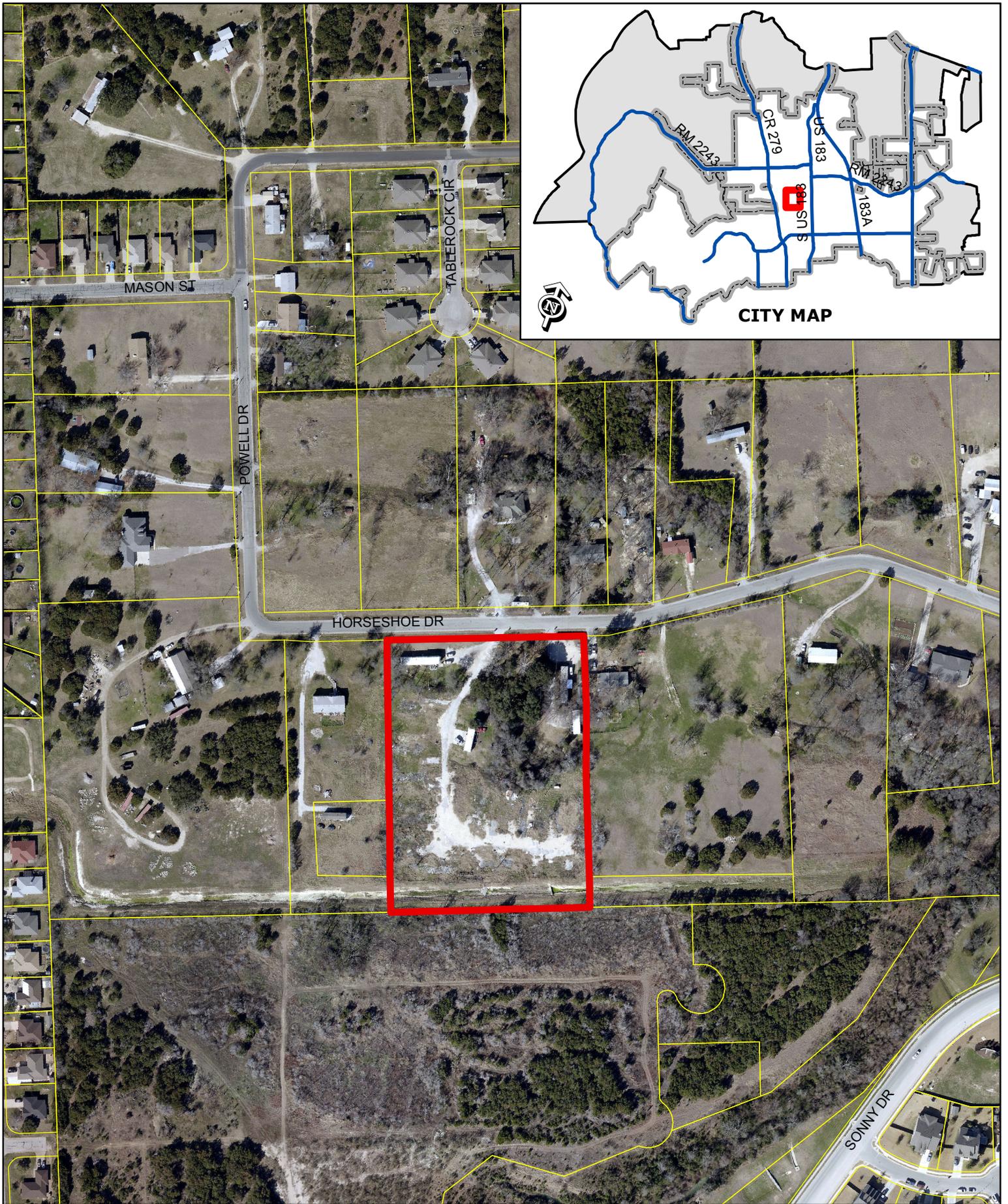
Proposed Zoning Map  
602-604 Horseshoe Dr



 Subject Property  
 City Limits

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

0 200 Feet

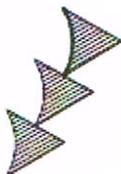


# ZONING CASE 14-Z-033 Attachment #4

Aerial Exhibit - Approximate Boundaries  
602-604 Horseshoe Dr



-  Subject Property
-  City Limits

**CEE, Inc.**

Coombs Environmental Engineering, Inc.  
1610 Williams Drive  
Georgetown, TX 78628

Consulting Engineers

TBPE #F-3742  
(512) 763-1600 ph  
(512) 519-7364 fax

December 19, 2014

City of Leander Planning Dept.  
PO Box 319  
Leander, TX 78646

Attention: Tom Yantis,  
Development Services Director

Subject: Zoning Change Application for 602 & 604 Horseshoe Drive;  
Lots 18 & 19, Blk A, Leander Heights Sec. 2

Dear Mr. Yantis,

The attached application and supporting documents are to request a zoning change for the subject property from the existing SFU/MF-2-B Single Family Urban, Mobile Home use to the proposed TF-2-B, Two Family use.

As you know, the mobile home park that operated on the site for many years has been mostly destroyed by fires. The new land owner, Akram Amani, proposes to re-develop the site as individual lots with residential duplex units. We feel this is an appropriate use for this evolving neighborhood: there are recent and current moderate to high-density residential developments in the immediate area and there is also a similar duplex development 1 block away, on Lion Drive.

The 5.06 acre property is presently in two lots, with two mobile homes situated on each lot. There are several large live oaks and other hardwood trees along the shallow, deserted drainage swale through the center of the lots. At the south side of the property is a large existing regional drainage channel. The site generally slopes gently from west to east.

If you have any comments regarding this application, please call my office at (512) 763-1600.

Sincerely,  
Coombs Environmental Engineering, Inc.

David W. Coombs, P.E.

Attachments





## EXECUTIVE SUMMARY

JANUARY 08, 2015

**Agenda Subject:** Discussion regarding builder and developer feedback on the proposed ordinance revisions related to garage placement and tree preservation.

**Background:** At the November 13, 2014 meeting, the Commission heard from several representatives of the homebuilding and development community regarding the proposed amendments to the Composite Zoning and Subdivision Ordinances related to tree preservation and garage placement. The Commission recommended to Council to postpone action on the amendments in order for staff to have time to meet with the homebuilder and developer representatives. Council postponed action on the garage placement revisions, but adopted the remaining amendments and directed staff to meet with the homebuilders and developers to receive input on the garage placement standards and input on possible modifications to the adopted tree preservation standards.

Staff met with representatives of the homebuilder and developer community on December 10, 2014. During that meeting several suggested modifications to the ordinances were put forward and those suggestions are summarized in the attachments.

**Origination:** Direction from P&Z and Council.

**Financial Consideration:** None

**Recommendation:** This is a discussion item.

**Attachments:**

1. December 10, 2014 meeting summary
2. Suggestions from Buffington Homes

**Prepared By:** Tom Yantis, AICP  
Assistant City Manager

12/22/2014

## **Meeting Summary for City of Leander and Homebuilders and Developers Meeting to Review Tree Preservation and Garage Placement Ordinances**

**Meeting Date: December 10, 2014**

### **Meeting Participants:**

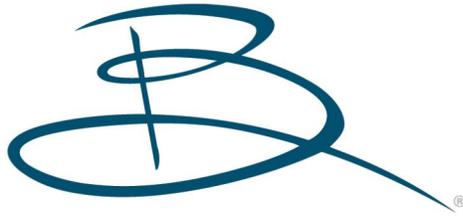
Blake Magee - Blake Magee Co.	Ryan Jerke - Ashton Woods
Matthew Scrivener - Meritage Homes	Chris Townsend - Buffington
John Stanley - Meritage Homes	Russell Smity - Buffington
Donovan Davis - Danze & Davis Architects	Heath Melton - Taylor Morrison / Travisso
Steve Herring - DR Horton	Janet Gallagher - City of Leander
Bob Wunsch - Waterstone Development	Bill Gardner - City of Leander
Jim Plasek - The Lookout Group	Tom Yantis - City of Leander
Brandon Cooper - Toll Brothers	Robin Griffin - City of Leander
Stephen Ashlock - Pulte Homes	Martin Siwek - City of Leander
Jamie Espenza - Ashton Woods	Kent Cagle - City of Leander

### **Suggested Revisions to Garage Setback Ordinance**

- In calculating the percentage that the garage comprises of the front street facing facade, use the width of the door opening to make the calculation. (For example: On a 50' lot with a 40' wide house with a standard 2 car garage door opening of 16' the garage would equal 40% of the front facade.)
- Create a defined list of enhanced garage architectural features that will count toward allowing the garage to extend in front of the primary facade of the house. The homebuilders will provide suggestions to the City for this list.
- Increase the distance that a garage with enhanced architectural features may extend in front of the primary facade of the house from 5' to 8' to allow more architectural flexibility and to address issues related to the need to include stairs from the garage into the house.
- Add a provision to the ordinance to allow an administrative exception to be granted in cases of extreme topography or other site conditions.
- Consider increasing the percentage of the front facade for 3 car garages with enhanced architectural features to be able to extend in front of the primary facade from 40% to 50%. (For example: On a 60' lot with a 50' wide house with a standard 3 car garage door opening of 24' the garage would equal 48% of the front facade and would be able to extend in front of the primary facade).
- Consider "vesting" all projects with approved preliminary plats.

### **Suggested Revisions to Tree Preservation Standards**

- Modify the standard for single-family and two-family projects to require a survey for all trees greater than 18 caliper inches and allow up to 50% of surveyed trees between 18 and 26 caliper inches within rights-of-way to be removed without mitigation.
- Modify the mitigation requirement for Heritage Tree removal to only require replacement trees at a 3:1 ratio or a fee of \$300 per caliper inch, but not both.



**BUFFINGTON HOMES™**

# Comments and Supporting Materials Regarding Proposed City of Leander Zoning Amendments

Submitted 12/16/14



**Russell G. Smith**

Vice President of Purchasing

Office: (512) 579-4800

Fax: (512) 579-4801

rsmith@mybuffington.com

8601 Ranch Road 2222, Building I, Suite 150 - Austin, Texas 78730

- **Summary**
- **Possible Enhanced Architectural Features**
- **Grandfathering**
- **Masonry Inconsistencies**

## Summary

In light of the significant changes proposed to the Composite Zoning Ordinance, we are compelled to offer these comments for your consideration.

The City has a Code already written and put into place over nine years ago, that apparently no one has cared enough about to enforce, so it is unclear to us, as builders, how the garage setback issue is now such a concern that it must now be made even more burdensome. Seems to us, if a Code such as this can go unenforced and unnoticed for nine years that maybe it was not such a big concern in the first place.

Whatever the outcome, a diverse and appealing streetscape should be the goal of any additional changes, and the amendment as written will only serve to make the homes look more alike. For example, in a community with 50' lots, every home would fall within the 40-50% criteria and would all take the same shape, with most garages sitting 5' back from the house structure. Each would likely have the driveway butted against the entry porch with some living area to the other side of that, repeated all the way down both sides of the street.



The proposed amendment's focus upon the width of the garage as the criteria for projection/set back is encouraging smaller garages, in turn making them less functional for the homeowner. If a homeowner cannot park their car in the garage, those cars will be parked in the driveway and street, which will be the unintended effect of these changes. Those same limits prohibit a third car garage on lots less than about 62' wide. A third car garage is an option that is generally well received by municipalities, developers and the like, in that they are associated with nicer homes having better overall aesthetics and upgraded features throughout the home. Shouldn't the intent here be to have nicer looking homes and better looking communities?

## **Possible Enhanced Architectural Features**

Should the council be determined to act on some sort of garage width/set back requirements, we would urge you to adopt reasonable proposals that consider the front elevation of a project in its entirety by encouraging the use of upgraded materials and architectural features on the entire front elevation, without a singular focus upon the garage size or location.

As requested at the 12/10/14 round table meeting, we have listed some possible enhanced architectural features for your review with pictures for most of them:

- Garage door hardware
- Garage door windows
- Wooden garage doors
- Cedar headers
- Use of corbels and brackets
- Cast stone masonry trim at garage door
- Awning roof over garage door
- Porte cochere with garage door recessed from wall
- Portico look with recessed door and columns
- Double garage doors

We build the plans in the following pictures in communities priced to the mid \$400's and this is the product we intend to build in our Hawkes Landing and Crystal Springs projects. Many of our most popular plans are either prohibited now under the current rules or would be under the new rules.



Garage door hardware and windows

This plan is allowed under current rules but prohibited under the proposed. 2038D



Corbels, garage door hardware and windows

This plan is allowed under current rules but prohibited under the proposed with storage option or 3<sup>rd</sup> car garage. 1800C



Portico structure, corbels, brackets, garage door hardware and windows

This plan is prohibited under the current and proposed rules. 2708C



Cedar headers, garage door hardware and windows  
This plan is prohibited under the current and proposed rules. 2019E



Porte Cochere Look with Recessed Garage Door, Garage Door Hardware and Windows  
This plan is prohibited under the current and proposed rules.



Wooden Garage Door



Caststone elements, recessed garage door, corbels, garage door hardware and windows  
This plan is allowed under current rules but prohibited under the proposed with storage option or 3<sup>rd</sup> car garage.  
1800E

## **Grandfathered Implementation**

We strongly believe that the proposed amendment is so restrictive and burdensome on our current operations and business, that the only fair way to implement changes of this magnitude is by grandfathering any project with an approved preliminary plat. Should the amendment be approved with little or no grace period, builders such as us will be left scrambling to put whatever product they have in their portfolio into their community. Below are some pictures of some of the plans we would be forced to offer for sale should we be forced to go that route.



## **Masonry Inconsistencies in the Code**

In addition to our concerns with regard to proposed garage requirements, we believe that masonry requirements are not currently being enforced as they are written in the Code.

From Article VII Architectural Components, Section 2: Type B

### **(b) Exterior Wall Standards:**

(1) At least fifty percent (50%) of the exterior surface area (all stories) and at least eightyfive percent (85%) of the exterior surface area of first story walls of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. The remaining exterior wall surface shall be comprised of those materials listed or cementious-fiber planking (not panels). Solid wood planking, decorative cementious-fiber panels and other materials approved by the Director of Planning may be used for accent features

We have two main concerns with the requirements and enforcement. The first sentence clearly states 50% of the exterior surface area (all stories) shall be masonry. "All stories", as opposed to "each story", implies a cumulative total for the entire home. That is reinforced by the separate requirement of 85% on the first story. If the intent was for 50% on each of the stories independently, then the Code contradicts itself in the span of one sentence. We believe that for Type B, the Code allows for a cumulative total of 50% masonry, and that nothing in the Code requires masonry on the second floor if the 85% and 50% totals are met.

Secondly, it was stated by staff (Ms. Griffin?) at the 12/10/14 round table meeting, that the 85% masonry requirement was used in the Code with the intent of requiring 2' masonry returns on the rear of the home. With many decades of industry experience among us in our company, none of us have ever seen that partial requirement for masonry on the rear of the home. We have to ask, was that really the intent when it was written, or was the intent to require masonry on the front and sides with siding allowed on the rear? What really is the point of having 2' masonry returns on the rear of the home, when it is not an option that builders offer in any other part of this market? For volume builders who do not draw custom plans for each community, the 85% requirement effectively means putting masonry all the way across the rear of the home. While staff is most likely pleased with that outcome, from the outside looking in, that does not appear to be what the intent of the Code was when these architectural classification types were created.

Admittedly, we were not there for the drafting of the current Code, but probably neither were most the staff and council. While we believe the intent for Type B was to require three sides (not four) masonry on the first floor, and to not require masonry on the sides of the second floor, we will never know. What we do know, is that this would be consistent with industry standards in these types of communities.

**From:** Deborah Slocum [<mailto:dslocum@leandertx.gov>]  
**Sent:** Thursday, November 13, 2014 10:57 AM  
**To:** Claire Pollard  
**Subject:** RE: Hawkes Landing Permits

Claire,

I have not received any notice to release any plans for Hawkes. I believe the release may be next week sometime but I am currently waiting on a definite answer.

I sent a letter when I reviewed some masters of which plans would be permitted and which ones would not. I can send that letter again if you need it. I did notice that a new master plan was submitted on the 7th also which I have not reviewed yet.

The zoning for Hawkes is SFU which means no garages extending beyond the dwelling and all requirements for the 85% stone, stucco, brick masonry 1st level and 50% stone, stucco, brick masonry 2nd level will apply. If you feel that some of the plans do not meet the masonry requirements I would urge you to send in a letter stating that Buffington is aware of the requirements and will meet the requirements with the home being built. DR Horton and Gehan include such a letter for every application submitted now due to their plans not all meeting the requirements. I have not gone through all of the applications submitted due to not being able to release them yet but I have gone through a few and so far they have been acceptable.

If you have any other questions please feel free to ask.

Thank you,

Deborah Slocum

City of Leander

Plan Review

512-528-2885