



## **AGENDA**

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

**Thursday ~ February 12, 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: January 22, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 29, 2015 and February 5<sup>th</sup>, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

**Consent Agenda**

7. Subdivision Case 14-PP-015: Hold a public hearing and consider action on the Travisso, Phase 2, Section 2F, 2G, & 2H Preliminary Plat for 48.42 acres more or less; TCAD Parcels 819093 & 382583; generally located to the north of Goodnight Trail and west of Travisso Parkway; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, LTD.

**Public Hearing**

8. Zoning Case 15-Z-001: Hold a public hearing and consider action on the rezoning of a portion of a tract of land, for 1.89 acres more or less, generally located to the northwest of the intersection of South Bagdad Road and Marsala Circle, WCAD Parcel R430194. Currently, the property is zoned LO-2-B (Local Office) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Ken Liem on behalf of Emmet J. and Sally Hawkes.

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

9. Zoning Case 15-Z-002: Hold a public hearing and consider action on the rezoning of a tract of land, for 10.00 acres more or less, generally located on the northwest corner of the intersection of South Bagdad Road and Sonny Dr, WCAD Parcel R493837. Currently, the property is zoned SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property SFR-2-B (Single Family Rural), Leander, Williamson County, Texas. Applicant: John Avery on behalf of Mission Presbytery Inc./Caz Minter

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

10. Subdivision Ordinance Case 15-OR-001: Consider action on amending the Subdivision Ordinance, Chapter 10, Exhibit A, Section 61 Park Land Dedication and Park Improvements, providing a severability clause, providing savings, effective date and open meetings clauses, and providing for related matters. Applicant: City of Leander

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

11. Meeting Adjourned

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 6th day of February, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis, AICP – Assistant City Manager



## MINUTES

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

**Thursday ~ January 22, 2015 at 7:00 pm**

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

1. Call to Order  
**Meeting called to order at 7:02 p.m.**
2. Roll Call  
**All Commissioners were present**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: January 8, 2015  
**Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 15, 2015 meeting and update on January 14, 2015 Comp Plan Steering Committee meeting.  
**Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their January 15, 2015 meeting on items that were recommended from the P & Z Commission.**
5. Review meeting protocol  
**Chairman Seiler referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak**

<b>Consent Agenda</b>
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7. Subdivision Case 14-FP-020: Consider action on the Pecan Creek, Phase 3 Final Plat for 20.03 acres more or less; WCAD Parcel R530466; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates Engineers on behalf Gehan Homes, Ltd.
8. Subdivision Case 14-FP-043: Consider action on the Fairways at Crystal Falls, Section 2, Phase 7 Final Plat for 24.386 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the west of the terminus of Long Bow Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 14-SFP-002: Consider action on the Westwood Commercial Short Form Final Plat for 4.72 acres more or less; WCAD Parcel R405787; generally located on the southeast corner of the intersection of Old 2243 W and Sunny Brook Dr; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero on behalf of Westwood Joint Venture.
10. Subdivision Case 14-SFP-003: Consider action on the Leander Heights, Section 2, Lot 2, Block A Short Form Final Plat for 2.75 acres more or less; WCAD Parcel R036437; generally located approximately 526 feet from the southwest corner of the intersection of Municipal Dr and S. West Dr; Leander, Williamson County, Texas. Applicant/Agent: James Barker on behalf of Arcaya Properties, L.L.C.

**Motion made by Commissioner Anderson to approve the consent agenda items 7, 8, 9 & 10 seconded by Commissioner Anderson. Motion passed unanimously.**

11. Subdivision Case 14-SFP-004: Consider action on the North Creek Commercial Park Short Form Final Plat for 15.08 acres more or less; WCAD Parcel R304545; generally located on the northwest corner of the intersection of Old 2243 W and N. Bagdad Rd; Leander, Williamson County, Texas. Applicant/Agent: Bruce Nakfoor on behalf of Firstmark Credit Union.

**Item #11 was pulled by staff to make the P & Z Commission aware that there were conditions added to the staff recommendation. Staff recommended approval with the condition that all letters from the utility providers agreeing to vacate the easement associated with the plat were submitted. Tim Haynie, applicant, explained they were waiting on consent to vacate the easement from Time Warner Cable. Commissioner Wixson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously**

<b>Regular Agenda</b>
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12. Discuss City Charter and Ethic's Ordinance.

a) Staff Presentation

**Tom Yantis, Assistant City Manager and Paige Saenz, City Attorney, discussed certain sections of the City Charter and Ethic's Ordinance with the P & Z Commissioners.**

b) Discussion

**Discussion took place.**

13. Meeting Adjourned at 7:53

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Chairman Seiler

ATTEST:  
Ellen Pizalate, P & Z Secretary



## EXECUTIVE SUMMARY

FEBRUARY 12, 2015

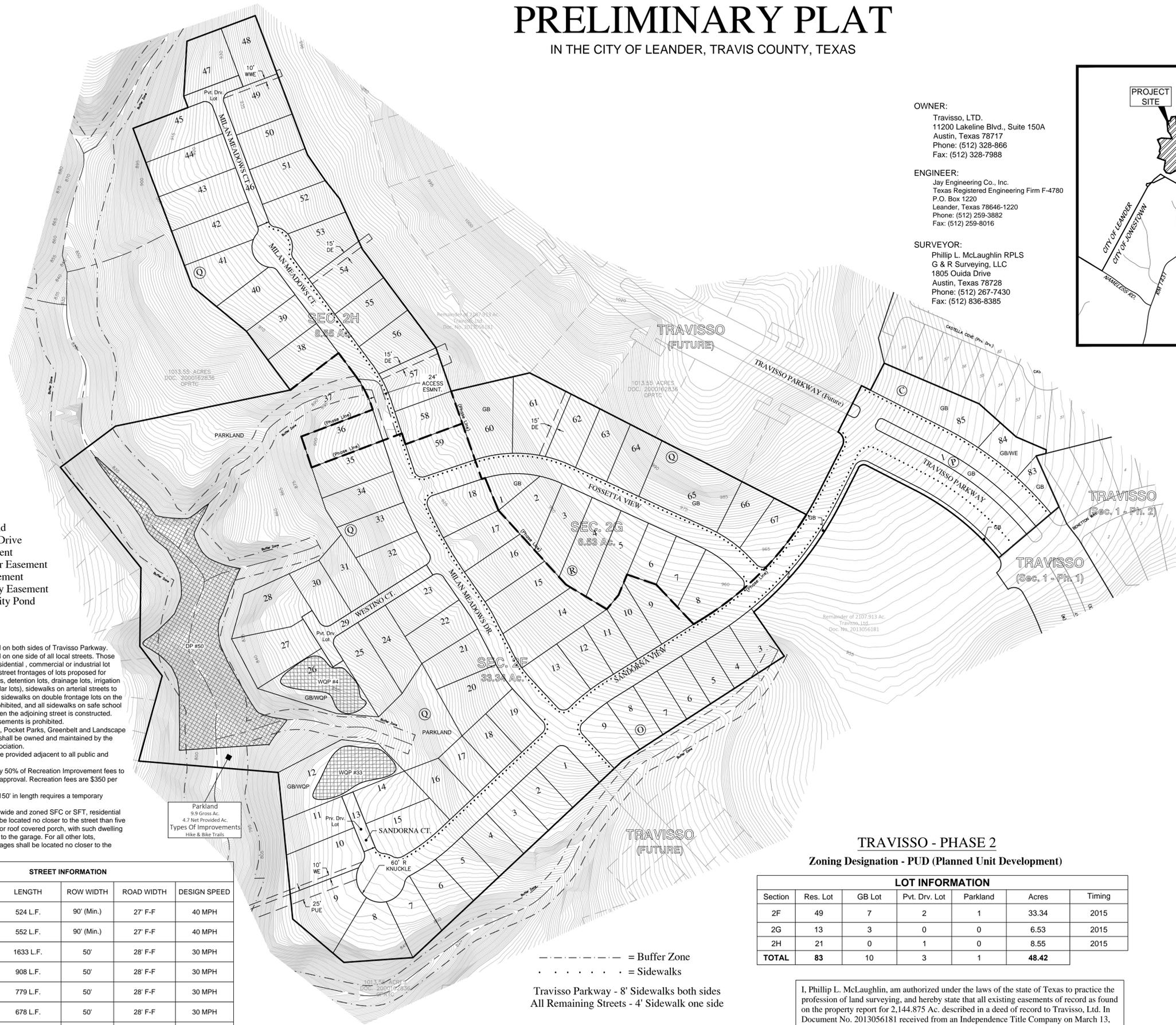
- 
- Agenda Subject:** Subdivision Case 14-PP-015: Hold a public hearing and consider action on the Travisso, Phase 2, Section 2F, 2G, & 2H Preliminary Plat for 48.42 acres more or less; TCAD Parcels 819093 & 382583; generally located to the north of Goodnight Trail and west of Travisso Parkway; Travis County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, LTD.
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 83 single-family lots, 10 greenbelt lots, and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

02/06/2015

# TRAVISSO PHASE 2 - SECTION 2F, 2G, & 2H

## PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



GB = Green Belt  
 DP = Detention Pond  
 Pvt. Drv. = Private Drive  
 WE = Water Easement  
 WWE = Wastewater Easement  
 DE = Drainage Easement  
 PUE = Public Utility Easement  
 WQP = Water Quality Pond

- Sidewalks shall be installed on both sides of Trivisso Parkway. Sidewalks shall be installed on one side of all local streets. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, irrigation lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.
- Obstruction of drainage easements is prohibited.
- All Private Streets & Drives, Pocket Parks, Greenbelt and Landscape Lots within the subdivision shall be owned and maintained by the Trivisso Homeowners Association.
- A 10 foot wide P.U.E. will be provided adjacent to all public and private Right of Ways.
- Developer is required to pay 50% of Recreation Improvement fees to the city with each final plat approval. Recreation fees are \$350 per lot.
- Any stub street more than 150' in length requires a temporary turn-around.
- For lots less than sixty feet wide and zoned SFC or SFT, residential street facing garages shall be located no closer to the street than five feet in front of the dwelling or roof covered porch, with such dwelling or porch structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling.

STREET INFORMATION				
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	DESIGN SPEED
TRAVISSO PARKWAY (W) (COLLECTOR)	524 L.F.	90' (Min.)	27' F-F	40 MPH
TRAVISSO PARKWAY (E) (COLLECTOR)	552 L.F.	90' (Min.)	27' F-F	40 MPH
SANDORNA VIEW (LOCAL)	1633 L.F.	50'	28' F-F	30 MPH
FOSSETTA VIEW (LOCAL)	908 L.F.	50'	28' F-F	30 MPH
MILAN MEADOWS DRIVE (LOCAL)	779 L.F.	50'	28' F-F	30 MPH
MILAN MEADOWS COURT (LOCAL)	678 L.F.	50'	28' F-F	30 MPH
MILAN MEADOWS COURT (PRIVATE DRIVE)	479 L.F.	30'	26.5' B-B	-
SANDORNA COURT (PRIVATE DRIVE)	220 L.F.	30'	26.5' B-B	-
WESTINO COURT (PRIVATE DRIVE)	464 L.F.	30'	27' B-B	-

Parkland  
 9.9 Gross Ac.  
 4.7 Net Provided Ac.  
 Types Of Improvements  
 Hike & Bike Trails

--- = Buffer Zone  
 . . . . . = Sidewalks

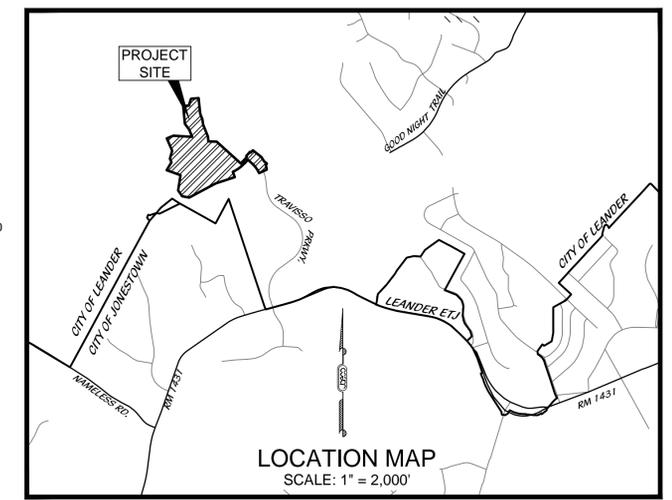
Trivisso Parkway - 8' Sidewalks both sides  
 All Remaining Streets - 4' Sidewalk one side

BUFFER ZONES - SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS

**OWNER:**  
 Trivisso, LTD.  
 11200 Lakeline Blvd., Suite 150A  
 Austin, Texas 78717  
 Phone: (512) 328-8666  
 Fax: (512) 328-7988

**ENGINEER:**  
 Jay Engineering Co., Inc.  
 Texas Registered Engineering Firm F-4780  
 P.O. Box 1220  
 Leander, Texas 78646-1220  
 Phone: (512) 259-3882  
 Fax: (512) 259-8016

**SURVEYOR:**  
 Phillip L. McLaughlin RPLS  
 G & R Surveying, LLC  
 1805 Ouida Drive  
 Austin, Texas 78728  
 Phone: (512) 267-7430  
 Fax: (512) 836-8385



Total Acreage = 48.42 Ac.

COMMULATIVE LOT SUMMARY				
SECTION 1				
SFC	SFU & SFS	SFE & SFR	TOTAL PER SECTION	
50' Lots	60'-70' Lots	80' Lots	50' Lots	60'-70' Lots
36	117	45	198	
Lots 45-49 "1" Lots 50-54 "1" Lots 55-59 "1" Lots 60-64 "1" Lots 65-69 "1" Lots 70-74 "1" Lots 75-79 "1" Lots 80-84 "1" Lots 85-89 "1" Lots 90-94 "1" Lots 95-99 "1" Lots 100-104 "1" Lots 105-109 "1" Lots 110-114 "1" Lots 115-119 "1" Lots 120-124 "1" Lots 125-129 "1" Lots 130-134 "1" Lots 135-139 "1" Lots 140-144 "1" Lots 145-149 "1" Lots 150-154 "1" Lots 155-159 "1" Lots 160-164 "1" Lots 165-169 "1" Lots 170-174 "1" Lots 175-179 "1" Lots 180-184 "1" Lots 185-189 "1" Lots 190-194 "1" Lots 195-199 "1" Lots 200-204 "1" Lots 205-209 "1" Lots 210-214 "1" Lots 215-219 "1" Lots 220-224 "1" Lots 225-229 "1" Lots 230-234 "1" Lots 235-239 "1" Lots 240-244 "1" Lots 245-249 "1" Lots 250-254 "1" Lots 255-259 "1" Lots 260-264 "1" Lots 265-269 "1" Lots 270-274 "1" Lots 275-279 "1" Lots 280-284 "1" Lots 285-289 "1" Lots 290-294 "1" Lots 295-299 "1" Lots 300-304 "1" Lots 305-309 "1" Lots 310-314 "1" Lots 315-319 "1" Lots 320-324 "1" Lots 325-329 "1" Lots 330-334 "1" Lots 335-339 "1" Lots 340-344 "1" Lots 345-349 "1" Lots 350-354 "1" Lots 355-359 "1" Lots 360-364 "1" Lots 365-369 "1" Lots 370-374 "1" Lots 375-379 "1" Lots 380-384 "1" Lots 385-389 "1" Lots 390-394 "1" Lots 395-399 "1" Lots 400-404 "1" Lots 405-409 "1" Lots 410-414 "1" Lots 415-419 "1" Lots 420-424 "1" Lots 425-429 "1" Lots 430-434 "1" Lots 435-439 "1" Lots 440-444 "1" Lots 445-449 "1" Lots 450-454 "1" Lots 455-459 "1" Lots 460-464 "1" Lots 465-469 "1" Lots 470-474 "1" Lots 475-479 "1" Lots 480-484 "1" Lots 485-489 "1" Lots 490-494 "1" Lots 495-499 "1" Lots 500-504 "1" Lots 505-509 "1" Lots 510-514 "1" Lots 515-519 "1" Lots 520-524 "1" Lots 525-529 "1" Lots 530-534 "1" Lots 535-539 "1" Lots 540-544 "1" Lots 545-549 "1" Lots 550-554 "1" Lots 555-559 "1" Lots 560-564 "1" Lots 565-569 "1" Lots 570-574 "1" Lots 575-579 "1" Lots 580-584 "1" Lots 585-589 "1" Lots 590-594 "1" Lots 595-599 "1" Lots 600-604 "1" Lots 605-609 "1" Lots 610-614 "1" Lots 615-619 "1" Lots 620-624 "1" Lots 625-629 "1" Lots 630-634 "1" Lots 635-639 "1" Lots 640-644 "1" Lots 645-649 "1" Lots 650-654 "1" Lots 655-659 "1" Lots 660-664 "1" Lots 665-669 "1" Lots 670-674 "1" Lots 675-679 "1" Lots 680-684 "1" Lots 685-689 "1" Lots 690-694 "1" Lots 695-699 "1" Lots 700-704 "1" Lots 705-709 "1" Lots 710-714 "1" Lots 715-719 "1" Lots 720-724 "1" Lots 725-729 "1" Lots 730-734 "1" Lots 735-739 "1" Lots 740-744 "1" Lots 745-749 "1" Lots 750-754 "1" Lots 755-759 "1" Lots 760-764 "1" Lots 765-769 "1" Lots 770-774 "1" Lots 775-779 "1" Lots 780-784 "1" Lots 785-789 "1" Lots 790-794 "1" Lots 795-799 "1" Lots 800-804 "1" Lots 805-809 "1" Lots 810-814 "1" Lots 815-819 "1" Lots 820-824 "1" Lots 825-829 "1" Lots 830-834 "1" Lots 835-839 "1" Lots 840-844 "1" Lots 845-849 "1" Lots 850-854 "1" Lots 855-859 "1" Lots 860-864 "1" Lots 865-869 "1" Lots 870-874 "1" Lots 875-879 "1" Lots 880-884 "1" Lots 885-889 "1" Lots 890-894 "1" Lots 895-899 "1" Lots 900-904 "1" Lots 905-909 "1" Lots 910-914 "1" Lots 915-919 "1" Lots 920-924 "1" Lots 925-929 "1" Lots 930-934 "1" Lots 935-939 "1" Lots 940-944 "1" Lots 945-949 "1" Lots 950-954 "1" Lots 955-959 "1" Lots 960-964 "1" Lots 965-969 "1" Lots 970-974 "1" Lots 975-979 "1" Lots 980-984 "1" Lots 985-989 "1" Lots 990-994 "1" Lots 995-999 "1" Lots 1000-1004 "1" Lots 1005-1009 "1" Lots 1010-1014 "1" Lots 1015-1019 "1" Lots 1020-1024 "1" Lots 1025-1029 "1" Lots 1030-1034 "1" Lots 1035-1039 "1" Lots 1040-1044 "1" Lots 1045-1049 "1" Lots 1050-1054 "1" Lots 1055-1059 "1" Lots 1060-1064 "1" Lots 1065-1069 "1" Lots 1070-1074 "1" Lots 1075-1079 "1" Lots 1080-1084 "1" Lots 1085-1089 "1" Lots 1090-1094 "1" Lots 1095-1099 "1" Lots 1100-1104 "1" Lots 1105-1109 "1" Lots 1110-1114 "1" Lots 1115-1119 "1" Lots 1120-1124 "1" Lots 1125-1129 "1" Lots 1130-1134 "1" Lots 1135-1139 "1" Lots 1140-1144 "1" Lots 1145-1149 "1" Lots 1150-1154 "1" Lots 1155-1159 "1" Lots 1160-1164 "1" Lots 1165-1169 "1" Lots 1170-1174 "1" Lots 1175-1179 "1" Lots 1180-1184 "1" Lots 1185-1189 "1" Lots 1190-1194 "1" Lots 1195-1199 "1" Lots 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"1" Lots 1990-1994 "1" Lots 1995-1999 "1" Lots 2000-2004 "1" Lots 2005-2009 "1" Lots 2010-2014 "1" Lots 2015-2019 "1" Lots 2020-2024 "1" Lots 2025-2029 "1" Lots 2030-2034 "1" Lots 2035-2039 "1" Lots 2040-2044 "1" Lots 2045-2049 "1" Lots 2050-2054 "1" Lots 2055-2059 "1" Lots 2060-2064 "1" Lots 2065-2069 "1" Lots 2070-2074 "1" Lots 2075-2079 "1" Lots 2080-2084 "1" Lots 2085-2089 "1" Lots 2090-2094 "1" Lots 2095-2099 "1" Lots 2100-2104 "1" Lots 2105-2109 "1" Lots 2110-2114 "1" Lots 2115-2119 "1" Lots 2120-2124 "1" Lots 2125-2129 "1" Lots 2130-2134 "1" Lots 2135-2139 "1" Lots 2140-2144 "1" Lots 2145-2149 "1" Lots 2150-2154 "1" Lots 2155-2159 "1" Lots 2160-2164 "1" Lots 2165-2169 "1" Lots 2170-2174 "1" Lots 2175-2179 "1" Lots 2180-2184 "1" Lots 2185-2189 "1" Lots 2190-2194 "1" Lots 2195-2199 "1" Lots 2200-2204 "1" Lots 2205-2209 "1" Lots 2210-2214 "1" Lots 2215-2219 "1" Lots 2220-2224 "1" Lots 2225-2229 "1" Lots 2230-2234 "1" Lots 2235-2239 "1" Lots 2240-2244 "1" Lots 2245-2249 "1" Lots 2250-2254 "1" Lots 2255-2259 "1" Lots 2260-2264 "1" Lots 2265-2269 "1" Lots 2270-2274 "1" Lots 2275-2279 "1" Lots 2280-2284 "1" Lots 2285-2289 "1" Lots 2290-2294 "1" Lots 2295-2299 "1" Lots 2300-2304 "1" Lots 2305-2309 "1" Lots 2310-2314 "1" Lots 2315-2319 "1" Lots 2320-2324 "1" Lots 2325-2329 "1" Lots 2330-2334 "1" Lots 2335-2339 "1" Lots 2340-2344 "1" Lots 2345-2349 "1" Lots 2350-2354 "1" Lots 2355-2359 "1" Lots 2360-2364 "1" Lots 2365-2369 "1" Lots 2370-2374 "1" Lots 2375-2379 "1" Lots 2380-2384 "1" Lots 2385-2389 "1" Lots 2390-2394 "1" Lots 2395-2399 "1" Lots 2400-2404 "1" Lots 2405-2409 "1" Lots 2410-2414 "1" Lots 2415-2419 "1" Lots 2420-2424 "1" Lots 2425-2429 "1" Lots 2430-2434 "1" Lots 2435-2439 "1" Lots 2440-2444 "1" Lots 2445-2449 "1" Lots 2450-2454 "1" Lots 2455-2459 "1" Lots 2460-2464 "1" Lots 2465-2469 "1" Lots 2470-2474 "1" Lots 2475-2479 "1" Lots 2480-2484 "1" Lots 2485-2489 "1" Lots 2490-2494 "1" Lots 2495-2499 "1" Lots 2500-2504 "1" Lots 2505-2509 "1" Lots 2510-2514 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# TRAVISSO PHASE 2 - SECTION 2F, 2G, & 2H

## PRELIMINARY PLAT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



**NOTES:**

- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
- STORM SEWER LINE FITTINGS SHOWN ON THIS SHEET ARE FOR GENERAL LOCATION PURPOSES AND ARE DRAWN AT A LARGER SCALE THAN ACTUAL SIZE FOR CLARITY.



LEGEND			
— SS —	Proposed Stormsewer Line	— SS —	Existing Stormsewer Line
●	Proposed Manhole	⊙	Existing Manhole
□	Proposed Inlet	□	Existing Inlet
△	Proposed Headwall	△	Existing Headwall
□	Proposed Area Inlet	□	Existing Area Inlet



SCALE: 1"=120'  
1 FOOT CONTOURS

Date: 11-21-14

GB = Green Belt  
Pvt. Drv. = Private Drive  
DE = Drainage Easement  
WE = Water Easement  
DP = Detention Pond  
WQP = Water Quality Pond

JACO  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220  
Tel. (612) 299-9862 Fax: (612) 299-8016  
Texas Registered Engineering Firm F-4780

TRAVISSO  
PHASE 2 - SECTION 2F, 2G, & 2H  
PRELIMINARY PLAT  
STORM SEWER PLAN

TRAVISSO, LTD.  
SCALE: AS NOTED DWN: VDI DESIGN: SDK DATE: Nov 2014  
DWG. NO. AS NOTED JOB NO. 193-057-20

no.	date	revisions	apprv.

Sheet  
No. **5**  
of **7**

# STORM SEWER PLAN

D:\Project\193-057-20\Travis Ph. 2 - Sec. 2F-2H Prelim\Storm Sewer Plan\193-057-20-2F-2G-2H-SS-Plan-PLT.dwg







## EXECUTIVE SUMMARY

FEBRUARY 12, 2015

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**Agenda Subject:** Zoning Case 15-Z-001: Hold a public hearing and consider action on the rezoning of a portion of a tract of land, for 1.89 acres more or less, generally located to the northwest of the intersection of South Bagdad Road and Marsala Circle, WCAD Parcel R430194. Currently, the property is zoned LO-2-B (Local Office) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas.

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

**Origination:** Applicant: Ken Liem on behalf of Emmet J. and Sally Hawkes.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

**Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to \_\_\_\_\_.  
(zoning district)

DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Proposed Zoning Map
4. Aerial Map
5. Letter of Intent

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

01/30/2015



## PLANNING ANALYSIS

### ZONING CASE 15-Z-001 THE VILLAGE AT CARNEROS REZONING

#### GENERAL INFORMATION

- Owner:** Emmet J. and Sally Hawkes
- Current Zoning:** LO-2-B (Local Office)
- Proposed Zoning:** MF-2-B (Multi-Family)
- Size and Location:** The property is located to the northwest of the intersection of South Bagdad Road and Marsala Circle and includes approximately 1.89 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	MF-2-B	Undeveloped land zoned for multi-family uses
EAST	LC-2-B	Undeveloped land zoned for commercial uses
SOUTH	LO-2-B	Undeveloped land zoned for local office uses
WEST	SFU-2-B	Neighborhood under construction (Vista Ridge Estates aka Carneros Ranch)

<b>COMPOSITE ZONING ORDINANCE &amp; SMARTCODE INTENT STATEMENTS</b>
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**MF – MULTI-FAMILY:**

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

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

**TYPE 2:**

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

*Intent:*

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

**TYPE B:**

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

*Intent:*

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

## COMPREHENSIVE PLAN STATEMENTS:

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

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.
- 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 MF-2-B (Multi-Family) in order to allow for the development of a multi-family community at this location. There are established single-family neighborhoods located to the west and south with commercial zoning located along Bagdad Road and to the north. The proposal is to expand the MF-2-B zoning associated with the subject property. Currently there are 14.33 acres of MF-2-B zoning and if this zoning request is approved there will be 16.22 acres.

The Planning & Zoning Commission previously heard a zoning request for this property at the December 11, 2014 meeting. The applicant requested that this portion of the property was rezoned to LC-2-B (Local Commercial). This request was denied by both the Planning & Zoning Commission and the City Council.

The proposed MF use component would permit the construction of multi-family units. The intent of this use component is to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. In this situation, the proposed multi-family would serve as a buffer between the existing residential and S Bagdad Road. This use component is also intended to create more variety in housing opportunities in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street. Access to this project would be from S Bagdad Road which is classified as a major arterial on the Transportation Plan.

In addition, the MF use component does allow uses that are permitted in the LC use component with the following conditions.

1. LC uses shall not exceed 7% of the gross floor area of all multi-family building square footage on the lot.
2. Such uses shall not be located in “stand alone” buildings
3. The lot shall have frontage on an arterial roadway or tollway or the corner of two collector streets.

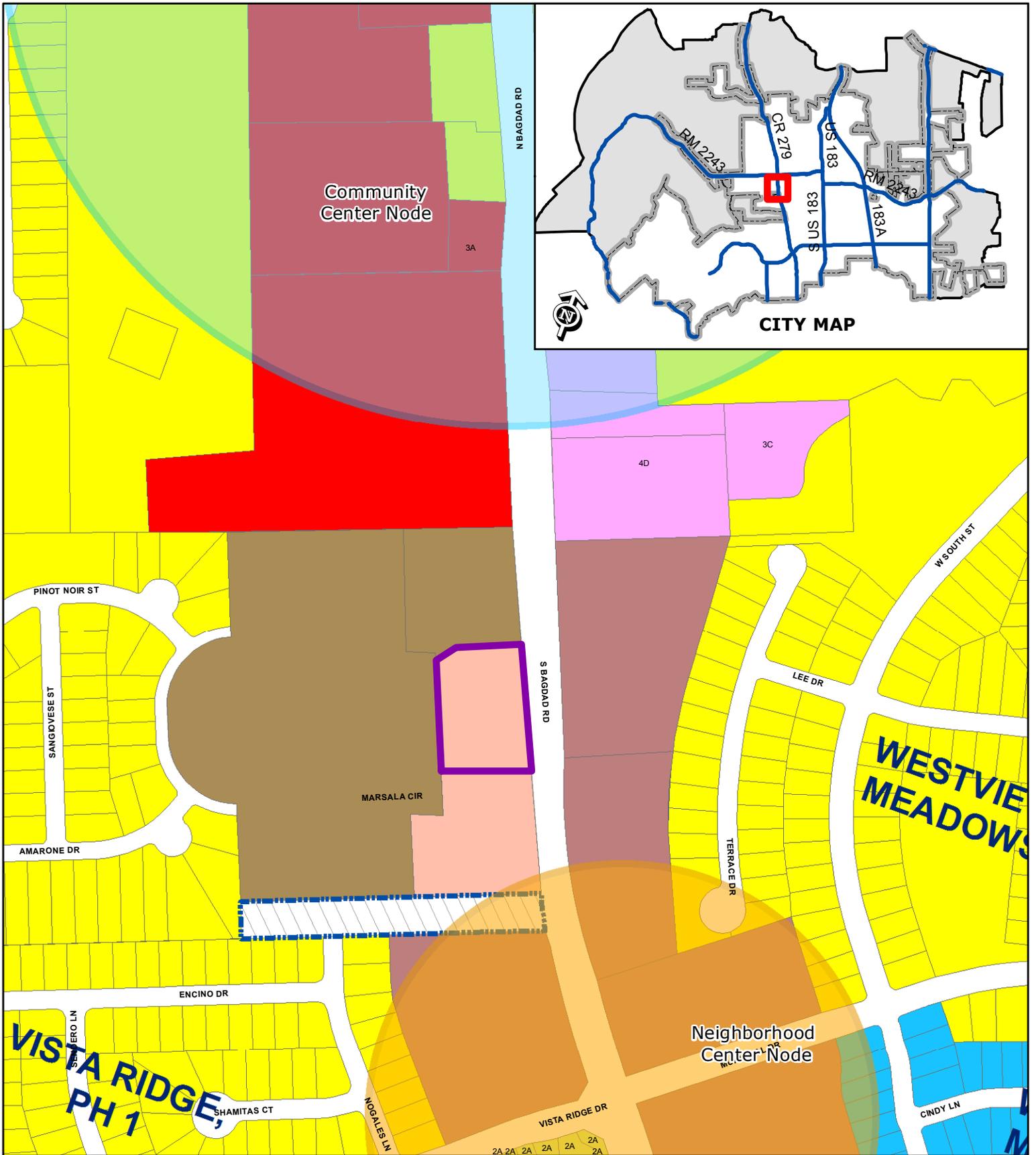
The Type 2 site component would require that 35% of the multi-family units have an enclosed garage parking space. The Type B architectural component would permit a maximum density of 18 units per acre for the multi-family portion of the property and requires that the buildings consist of eight-five (85%) percent masonry for the first story walls and fifty (50%) percent masonry on second story walls.

This property is located within the 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 property is adjacent to a Neighborhood Center Node that is centered at the intersection of Municipal Drive and South Bagdad Road. These nodes are approximately one quarter mile in diameter and incorporate approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested MF-2-B (Multi-Family) district. The proposed MF-2-B zoning district would allow for the continuation of the proposed multi-family family development and will serve as a buffer between South Bagdad Road and the neighborhood that is currently under construction to the west.



**ZONING CASE 15-Z-001**

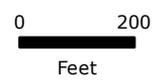
**Attachment #2**

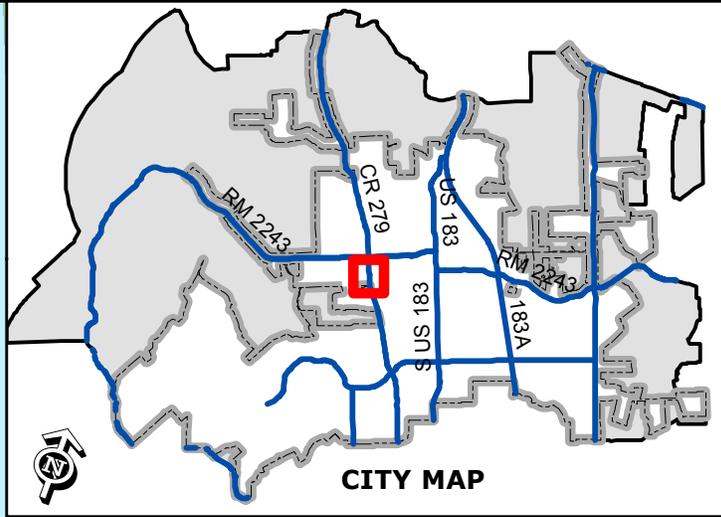
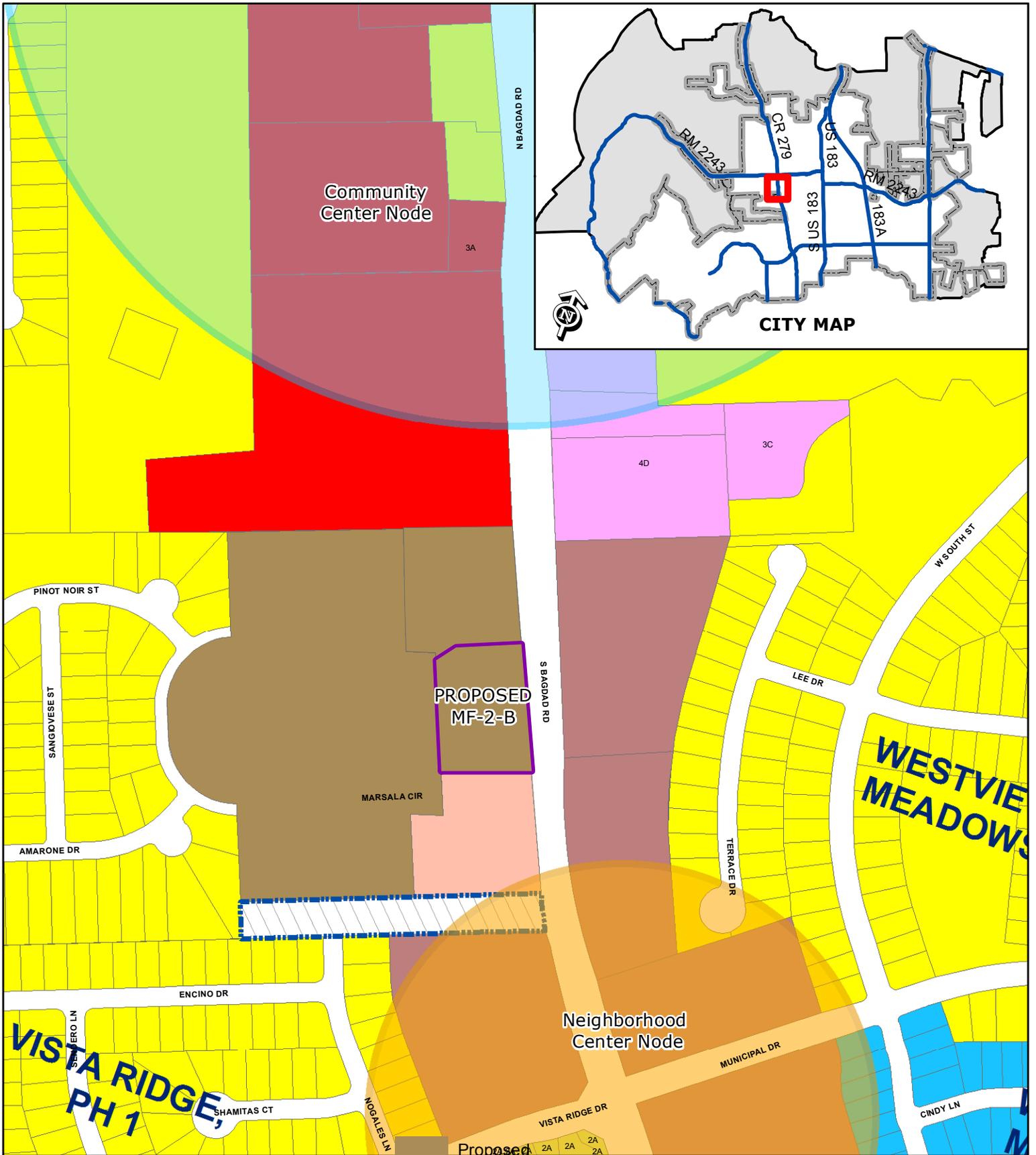
Current Zoning Map  
Village at Carneros



-  Subject Property
-  City Limits

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





**ZONING CASE 15-Z-001**

**Attachment #3**

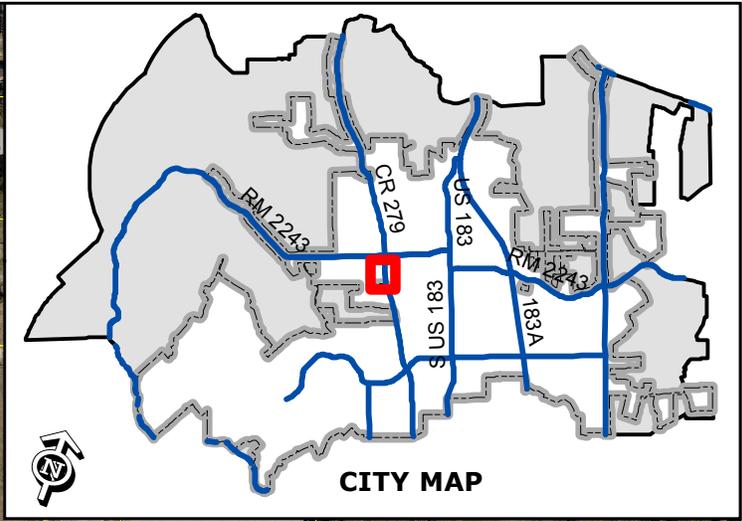
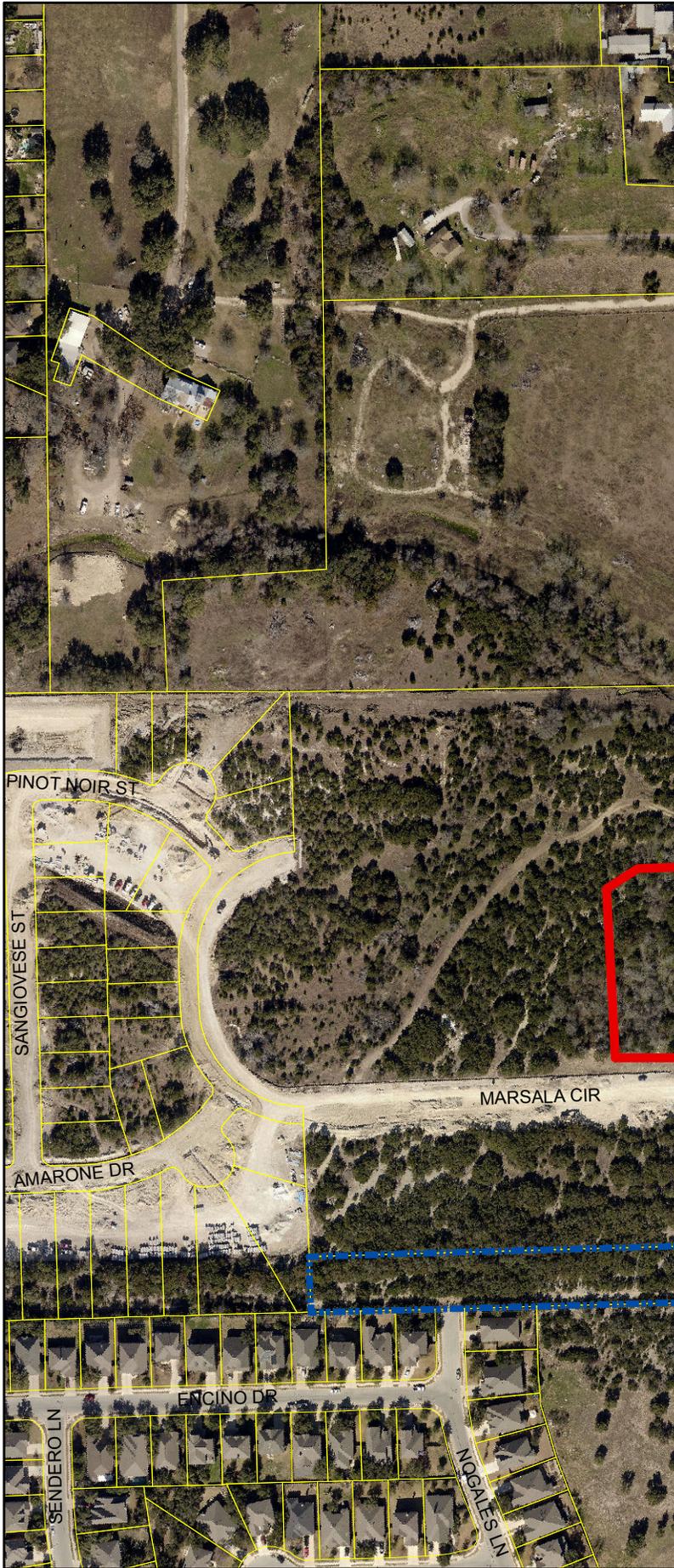
Proposed Zoning Map  
Village at Carneros



-  Subject Property
-  City Limits

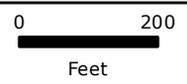
- |   |  |   |
|---|--|---|
|  SFR |  SFT    |  GC  |
|  SFE |  SFU/MH |  HC  |
|  SFS |  TF     |  HI  |
|  SFU |  MF     |  PUD |
|  SFC |  LO     |   |
|  SFL |  LC     |   |





**ZONING CASE 15-Z-001 Attachment #4**

Aerial Exhibit - Approximate Boundaries  
Village of Carneros

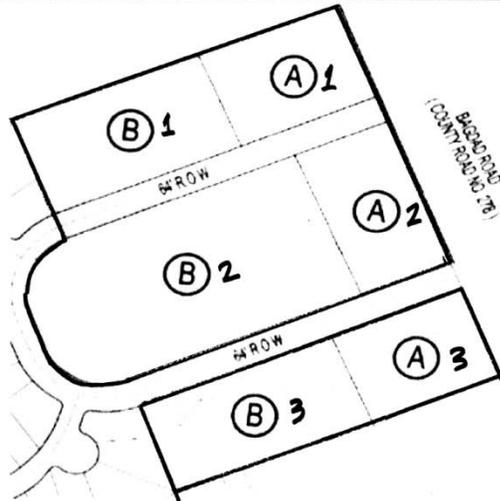


-  Subject Property
-  City Limits

## Letter of Intent for Zoning Change

We would like to request a zoning change property along Bagdad Road from "LO-2-B" (A2) to "MF-2-B" in order to get a better use of the Multi Family site.

PHASE	PARCEL	ZONING	ACRES	USE / LOT COUNT
ONE	A	LO	5.13	LOCAL OFFICE
	B	MF	10.45	MULTI-FAMILY





## EXECUTIVE SUMMARY

FEBRUARY 12, 2015

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**Agenda Subject:** Zoning Case 15-Z-002: Hold a public hearing and consider action on the rezoning of a a tract of land, for 10.00 acres more or less, generally located on the northwest corner of the intersection of South Bagdad Road and Sonny Dr, WCAD Parcel R493837. Currently, the property is zoned SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property SFR-2-B (Single Family Rural), Leander, Williamson County, Texas.

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

**Origination:** Applicant: John Avery on behalf of Mission Presbytery Inc./Caz Minter

**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

01/29/2015



# PLANNING ANALYSIS

ZONING CASE 15-Z-002  
1195 Sonny Dr

**GENERAL INFORMATION**

**Owner:** Mission Presbytery Inc./Caz Minter

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

**Proposed Zoning:** SFR-2-B (Single-Family Rural)

**Size and Location:** The property is located at 1195 Sonny Dr and is approximately 10.00 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	OCL	Developed Single Family Homes (Falcon Oaks Subdivision)
EAST	SFU-2-B	Developed Single Family Homes (Mason Creek Subdivision)
SOUTH	PUD (Multi-Family)	Merritt Legacy Apartment Complex
WEST	PUD(Single-Family)	Under Construction Single Family Homes (Connelly's Crossing Subdivision)

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

**USE COMPONENTS:****SFR – SINGLE-FAMILY RURAL:**

*Features:* 1 acre lot min.; 1,600 square foot living area min.

*Intent:* Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

**SITE COMPONENT:****TYPE 1:**

*Features:* Accessory buildings greater of 5% of primary building or 120 sq. ft.; 150% of standard landscaping; pedestrian scale signage and lighting; scale of buildings limited; mansion style multi-family; at least eighty-five percent (85%) of multi-family units are required to have at least one enclosed garage parking space; alley access to SFL and SFT; accessory dwellings for SFT and SFE.

*Intent:*

- (1) The Type 1 site component is intended to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street or residential collector street and are bounded by single-family development on at least one side. This component is also intended to be utilized for single-family and two-family residential lots backing up to or siding to a major thoroughfare.
- (2) This component ensures that development will not have site intensive uses or large buildings and will ensure that development is designed to a form and scale that is compatible with residential neighborhoods.

**TYPE 2:**

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

*Intent:*

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

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

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

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

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

**ANALYSIS:**

The property is presently zoned SFR-1-B (Single-Family Rural) district and the applicant is requesting to rezone the property to SFR-2-B (Single-Family Rural) district to facilitate development of a proposed church. The property is located at 1195 Sonny Dr, which is the northwest corner of the intersection of Sonny Dr. and S. Bagdad Rd. The adjacent properties to the east are existing single family homes of the Mason Creek Subdivision, and the property to the west of this site is the Connelly's Crossing single family home subdivision, which is currently under construction. The property to south is zoned PUD for a multi-family use, and concurrently is constructed as the Merritt Legacy apartment complex. The property to the north is outside of the city limits and is the Falcon Oaks single family subdivision.

The applicant's request to change from a Type 1 site component to a Type 2 site component is to support the development of a church. The existing Type 1 site component would limit the size of individual buildings to 20,000 gross square feet. The applicant sees the future build out of this facility exceeding the gross square footage limit, and is requesting a Type 2 site component, which would allow up to 40,000 square feet for a building with an individual user.

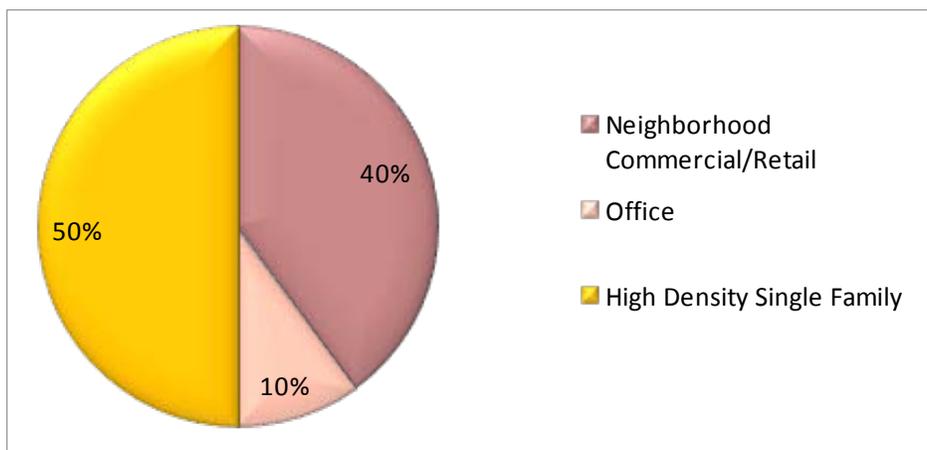
The Future Land Use Map designates most of this tract as low density single family, and it identifies approximately 2.3 acres of this tract as being located within a Neighborhood Center Node. The applicant's zone change request is specifically focused on altering the site component from a Type 1 classification to a Type 2 classification, and in no way would alter the existing land uses of the relevant Neighborhood Center Node. The Land Use Component and the

Architectural Component would remain unchanged as SFR and Type B. A summary of the differences between these site components are listed in Table 1.

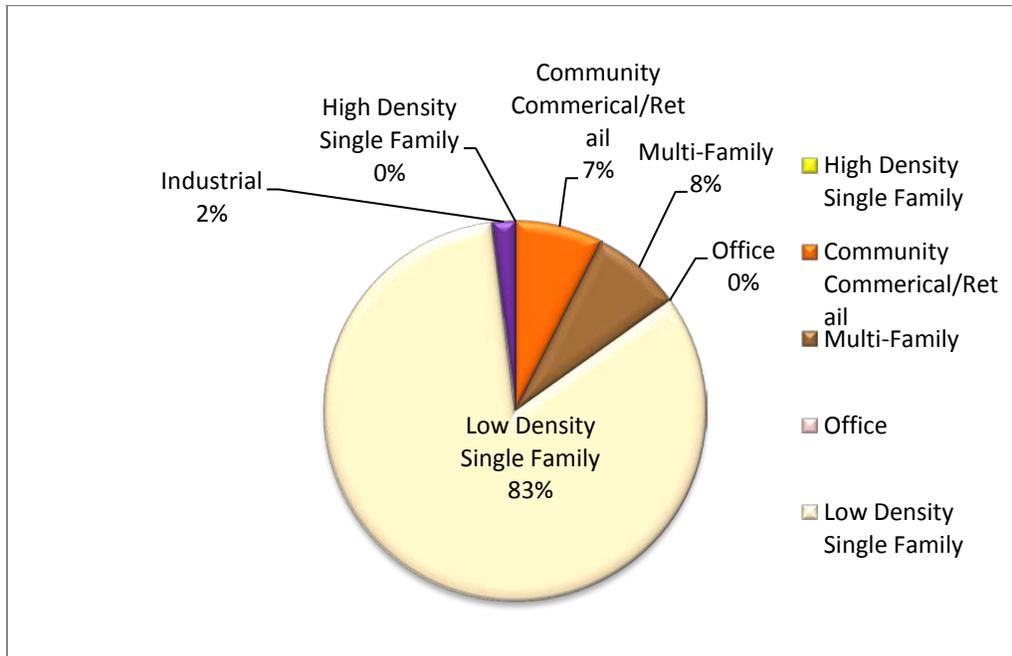
TABLE 1

TYPE 1	TYPE 2
Accessory Buildings/Structures 5% of primary building gross floor area	Accessory Buildings/Structures 10% of primary building gross floor area
Outdoor Entertainment Venues are not permitted	Outdoor Entertainment Venues are not permitted
No first floor gross building area shall exceed 10,000 sq. ft.	Individual users shall not exceed 40,000 gross sq. ft of floor area in a single building
No building shall contain more than 20,000 gross sq. ft.	A single building may not exceed 60,000 square feet
Drive-through service lanes are not permitted	Drive-through service lanes are permitted
Outdoor display, storage and container storage are not permitted	Outdoor display, storage and container storage are not permitted
Outdoor fuel sales are not permitted	Outdoor fuel sales are not permitted
Parking Modules shall be no wider than two parking module widths	N/A
Overhead Commercial Service Doors are not permitted	Overhead Commercial Service Doors are not permitted
A minimum of 150% of the standard landscape requirements for area and planting materials shall be provided.	N/A

The target land use mix sought after by the Future Land Use Plan for a Neighborhood Center Node is summarized in Chart 1:



The existing land uses within the neighborhood node pertaining to this zone case is summarized in Chart 2:



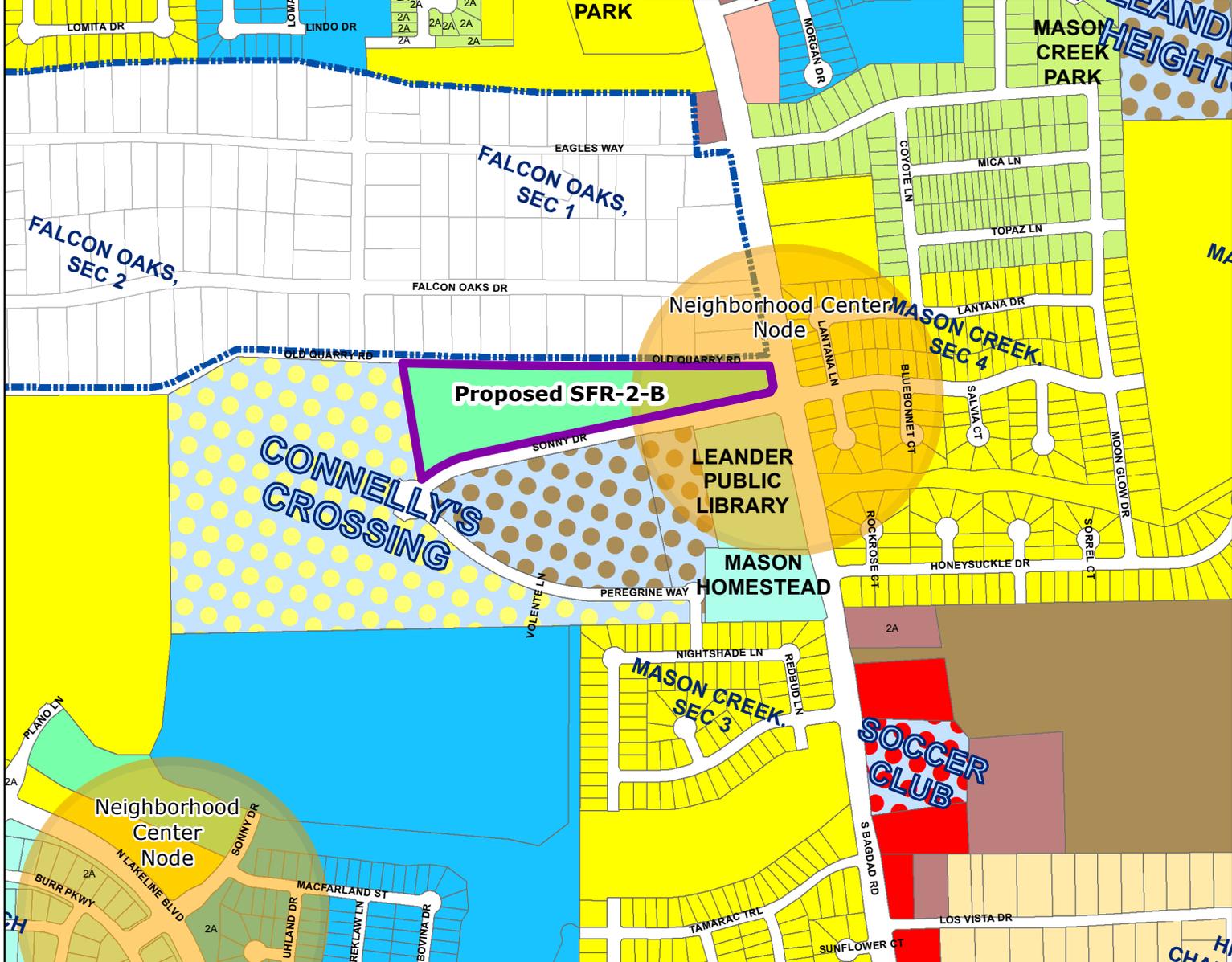
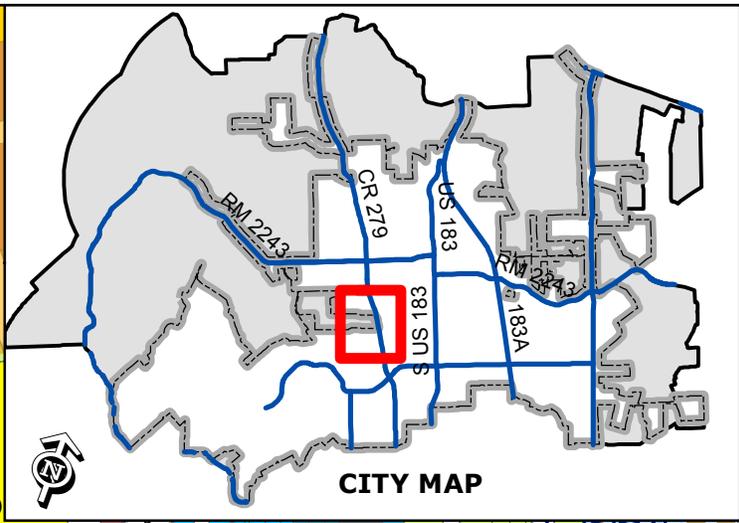
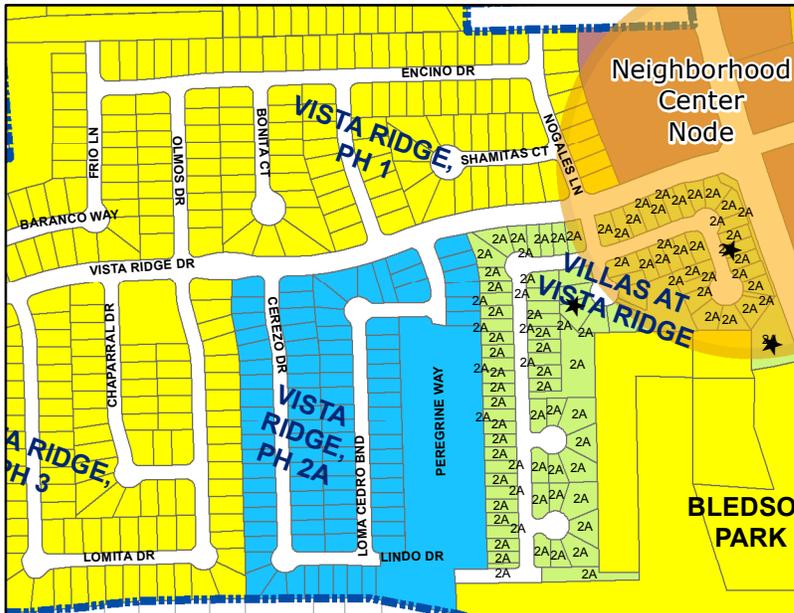
The intent statement of the Type 1 site component notes that this component is to be utilized typically for non-residential or multi-family developments that have frontage on a local residential street, or residential collector street and are bounded by single-family development on at least one side. The Type 1 site component seeks to ensure that the property utilizing it will not have intensive uses, or large buildings. Moreover, the Type 2 site component intent statements notes that it may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district, and seeks to provide for an orderly transition of development intensity.

The applicant's request meets the intent statement of the Type 2 site component. The Type 2 component will allow a church to be developed in a manner that will provide for orderly transition between the residential zoned districts to the east and west, and the residential subdivision to the north.

#### **STAFF RECOMMENDATION:**

The applicant's request meets the intent statement of the Type 2 site component, and will allow for an orderly transition of development with the adjacent properties. Additionally, it meets the criteria of the Neighborhood Center Node by providing for neighborhood scale development. Staff recommends approval of the applicant's request from a Type 1 to a Type 2 site component.





# ZONING CASE 15-Z-002

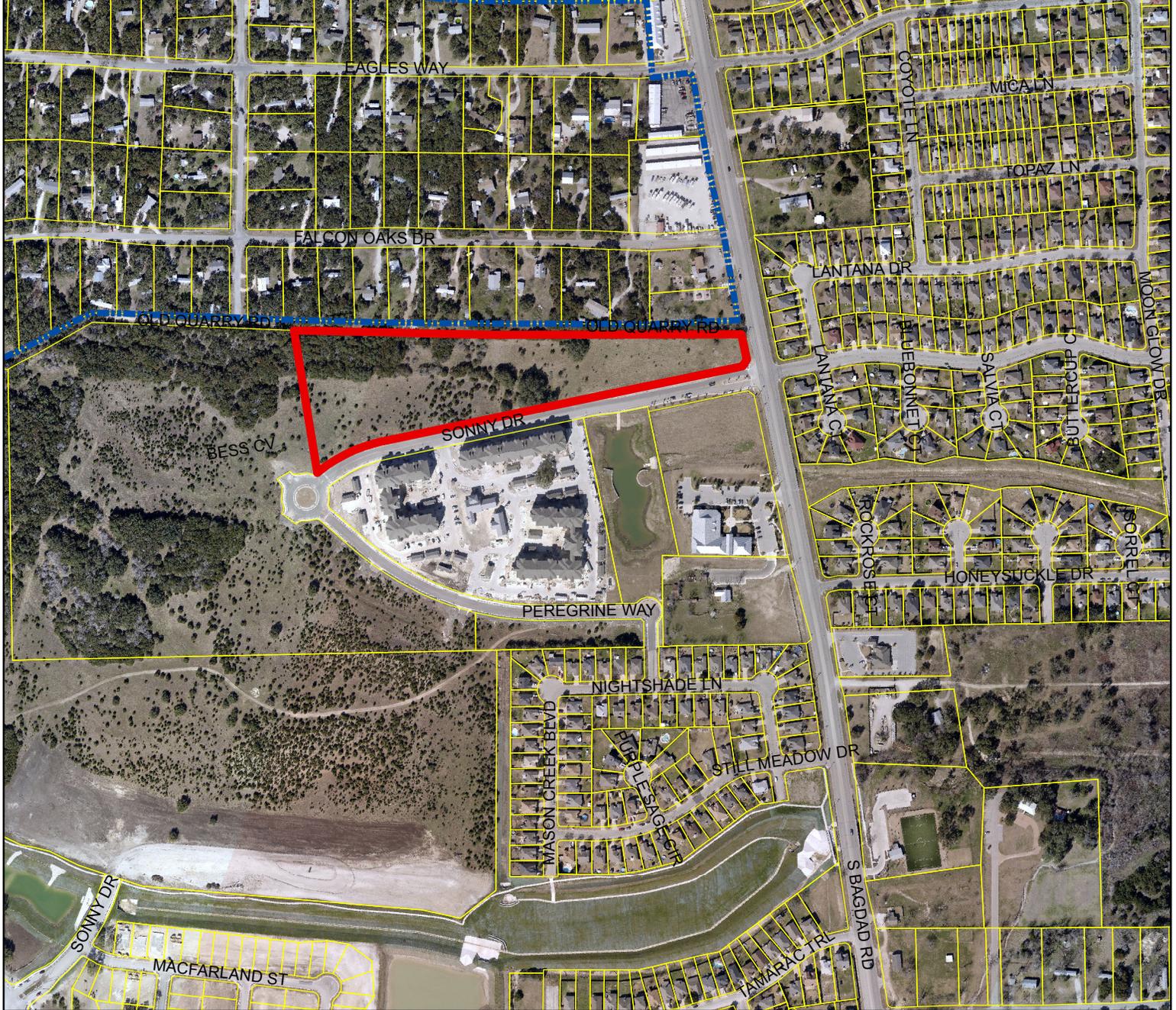
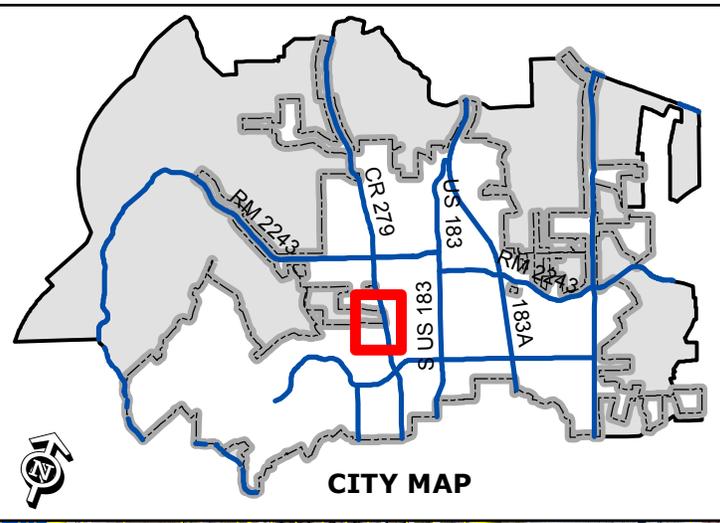
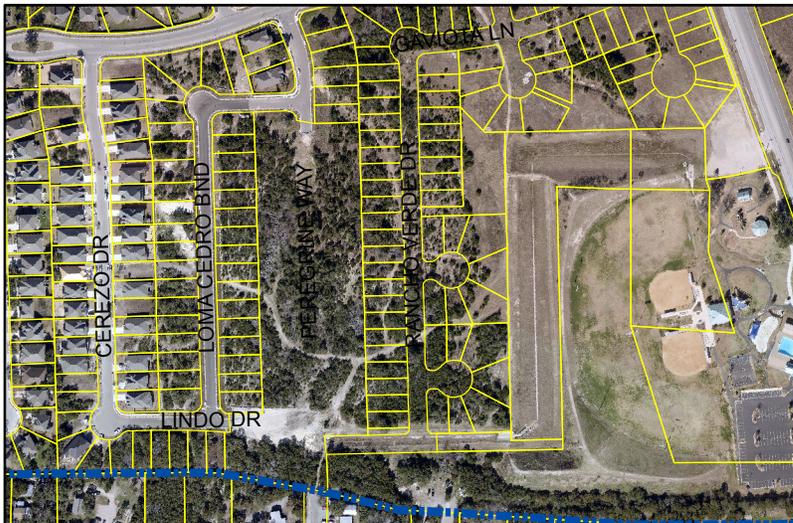
## Attachment #3

Proposed Zoning Map  
LiveOak Church



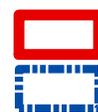
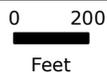
-  Subject Property
-  City Limits

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



**ZONING CASE 15-Z-002 Attachment #4**

Aerial Exhibit - Approximate Boundaries  
LiveOak Church



Subject Property

City Limits

## ATTACHMENT 5

January 12, 2015

Mr. Tom Yantis, AICP  
Assistant City Manager  
City of Leander  
104 N. Brushy Street  
Leander, Texas 78641

RE: LiveOak Presbyterian Church  
Zoning Request Summary Letter  
CAI No. 603.0101

Dear Mr. Yantis:

Please allow this letter to serve as the request from LiveOak Presbyterian Church to change the zoning on the property from Single Family Rural Type 1B (SFR1B) to Single Family Rural Type 2B (SFR2B).

Presently the Site Plan consists of a 5,000 square foot multi-purpose building with associated parking located northwest of the intersection of Sonny Drive and Bagdad Road. The site is described as approximately 10.0001 acres of land out of the Moses S. Hornsby Survey, Abstract No. 292 and the Elijah D. Harmon Survey, Abstract No. 6 in Williamson County, Texas and being the same tract conveyed to Mission Presbyterian, Inc., by deed recorded in Document No. 2007105665, Official Public Records, Williamson County, Texas.

Although the proposed place of worship facility is an allowable use within the SFR Type 1 zoning category, the total allowable square footage of buildings would not be able to exceed 20,000 SF. SFR Type 2 zoning would allow a total site building square footage of up to 40,000 SF. Considering the total tract size of 10.00 acres, the potential size for multiple buildings on the site could exceed 20,000 SF. According to the notes from the pre development meeting, the city staff commented that a Type 2 Site Component would be appropriate for this site should the owner decide to consider rezoning at a later date.

The site will still comply with The Type B Architectural Component of the Zoning Ordinance which includes 50% masonry (85% on the first floor) and high architectural standards. The maximum height of the building is limited to 35 feet.

The property is recognized by the City of Leander as a legal lot. A copy of the Legal Lot Determination is included in this application. The Williamson County Tax Parcel ID number is R493837.

The topography slopes from the northwest corner of the tract at elevation 1053 toward the southeast corner of the tract at elevation 1024 with slopes less than 15%. Tree cover is concentrated in several areas of the site with a large group of trees in the front center of the site. Trees are also located on the rear half of the property toward the northwest area of the lot.

No portion of this property is located within the 1% annual chance floodplain according to the FEMA Insurance Rate Map for Hays County, Texas, Map No. 48491C0465 E, and dated September 26, 2008. The property is located within the Edward's Aquifer Recharge Zone.



## EXECUTIVE SUMMARY

FEBRUARY 12, 2015

**Agenda Subject:** Subdivision Ordinance Case 15-OR-001: Consider action on amending the Subdivision Ordinance, Chapter 10, Exhibit A, Section 61 Park Land Dedication and Park Improvements, providing a severability clause, providing savings, effective date and open meetings clauses, and providing for related matters.

**Background:** The Parkland Dedication Ordinance was first established in 2001, it was revised in 2007 and 2011. The ordinance has two primary components – one for land and the other for recreation improvements. It requires 3½ acres of parkland per 100 dwelling units, a minimum of \$350 per dwelling unit must be spent on recreation improvements, and it applies to residential developments only. Requirements of the ordinance may be satisfied for either public or private parks, or by making a payment in-lieu to the city. *Park, Recreation & Open Space Master Plan* needs, however, take precedence over private parkland dedications and/or improvements. Fees in-lieu funds are deposited into a Park Fund to be used exclusively for purchasing, improving and/or renovating public parks and recreational lands. In-lieu fees may not be used for maintenance or operations.

Three revisions to the ordinance are proposed:

1. Section 61(b)(ii) – Payment of Fee In-Lieu of Parkland Dedication: Increase the payment in-lieu fee from \$825 to \$1,050 per dwelling unit.
2. Sections 61(c)((1) – Park Improvements: Increase the park improvement fee from \$350 to \$400 per dwelling unit.
3. Section 61(c)(2) - Payment In- Lieu of Park Improvements: Increase the payment in-lieu fee from \$350 to \$400 per dwelling unit.

The Planning & Zoning Commission and the Parks & Recreation Advisory Board held a Joint Work Session on November 13, 2014 to discuss the Park Land Dedication and Park Improvement fees. The proposed changes were endorsed by the Parks & Recreation Advisory Board on December 1, 2014.

**Origination:** Stephen A. Bosak, Parks & Recreation Director

**Financial**

**Consideration:** The fee changes will result in additional revenue to the Park Fund, but the amount is unknown and dependent upon the residential projects proposed.

**Recommendation:** Staff recommends approval of the revisions to the Subdivision Ordinance.

**Attachments:**

1. Summary of Proposed Amendment
2. Survey of Parkland Dedication Ordinances in the Region

**Prepared By:** Stephen A. Bosak  
Parks & Recreation Director

01/15/2015

**PROPOSED PARKLAND DEDICATION ORDINANCE REVISIONS**

**Section 61. Park Land Dedication & Park Improvements.**

**Park Land Dedication & Park Improvements Required:** A developer of any residential subdivision within the City's territorial jurisdiction or multi-family residential site development within the City limits, that adds any residential units to any subdivision or multi-family residential site development, shall prepare a park plan to provide for sufficient and suitable park land and park improvements for the purpose of public recreation in accordance with the following provisions:

- (a) **Park Plan Approval Process:** A residential developer shall prepare a park plan in conformance with the requirements of this Section and obtain approvals from the Appropriate Reviewing Authorities as follows:
- (1) If the developer does not propose multi-family development, and the developer is required to submit a subdivision application other than a Short Form Plat as required by this Ordinance, the developer is required to obtain approval of a park plan in compliance with this Section by the City Council in conjunction with consideration of the Concept Plan application.
  - (2) If the developer does not propose multi-family development, and the developer is required to submit a subdivision as required by this Ordinance that is permitted to be filed as a Short Form Plat application, the developer is required to obtain approval of a park plan in compliance with this Section by the Planning and Zoning Commission in conjunction with consideration of the Short Form Plat application. However, approval of any public park land dedication other than land identified on the *City Parks, Recreation & Open Space Master Plan* is required to be approved by the City Council.
  - (3) If the developer proposes multi-family development, the developer is required to obtain approval of a park plan in compliance with this Section by the Director of Parks and Recreation in conjunction with consideration of a Site Development Permit application. However, approval of any public park land dedication other than land identified on the *City Parks, Recreation & Open Space Master Plan* is required to be approved by the City Council.

(b) **Public Park Land Dedication or Payment of Fee In-Lieu Required**

- (1) **Formula for Calculating Area of Park Land:** The acreage of park land to be contributed by a developer prior to Final Plat or Short Form Plat approval of any single family or two family residential subdivision, or prior to site development permit approval for multi-family residential development, shall be equal to three and one-half (3.5) acres for each additional one hundred (100) dwelling units projected to occupy the fully developed subdivision or development. A "dwelling unit", when used in this section, shall mean each individual residence, including each individual residential unit in a multi-family residential structure or manufactured home park, designed or intended for habitation by a single family.
- (2) **Standards for Dedication of Park Land:** The land dedicated by a developer to meet the requirements of this section shall be suitable for public parks and recreation activities shall comply with the *City Parks, Recreation & Open Space Master Plan*, and shall comply with the following standards:
  - (i) The dedicated land shall form a single parcel or tract of land at least three (3) acres in size unless the Appropriate Reviewing Authorities determine that more than one tract or a smaller tract would be in the public interest.
  - (ii) The developer shall provide public access to park land by providing at least fifty percent (50%) of the perimeter boundary of the park with street frontage, or as determined to be satisfactory by the Appropriate Reviewing Authorities. At the time the land abutting the delineated areas is developed, the developer of such abutting land shall dedicate and construct streets along all abutting street frontage and shall provide

water and wastewater utilities to the boundary of one (1) side of the delineated area to meet minimum requirements of this Ordinance.

- (iii) The developer shall dedicate park land reasonably located near the geographic center of the development, or within an area identified on the *City Parks, Recreation & Open Space Master Plan*, and adaptable for use as a public park and recreation facility. However, the Appropriate Reviewing Authorities may require park land to be located at the edge of a development so that additional land may be added at such time as adjacent land is developed or acquired for public use in accordance with this ordinance. In addition, rare, unique, endangered, historic or other significant natural areas shall be given high priority for dedication pursuant to this ordinance. The Appropriate Reviewing Authorities may also require areas providing linkage to parks, schools or public places, or areas that preserve the natural character of the surrounding environment, be included in the park land dedication.
  - (iv) The developer shall restore and stabilize any disturbed soil and establish vegetative cover of a type determined appropriate for the terrain and by the Director of Parks and Recreation on park land.
  - (v) Land dedication of trail corridors identified on the *City Parks, Recreation & Open Space Master Plan* shall be a high priority. Developers are responsible for preserving the natural character of the trail corridor and dedicating the required right-of-way. Right-of-way dedication or easement size may vary due to site physical characteristics. If the land identified on the *City Parks, Recreation & Open Space Master Plan* exceeds the amount of land required for park land dedication by this section, the remainder of the land not required for dedication shall be shown as a reserve park lot to be purchased by the City, or, the Appropriate Reviewing Authorities may credit the required park improvements fee in an amount equal to the fee in-lieu value (see paragraph 3 below) of the remaining land if such land is dedicated and deeded to the City.
  - (vi) Land within the one hundred (100) year flood plain and land that has greater than 15% slope may constitute, in total, not more than fifty percent (50%) of the land dedication requirement. Lands within an inundation easement falling outside of the one hundred (100) year flood plain may constitute up to one hundred percent (100%) of the land dedication requirement if such land remains undisturbed and in a pre-development condition, and if such land is not utilized for another public purpose. In addition, for every acre of land dedicated for park land within the one hundred (100) year flood plain, or having a slope greater than 15%, only one-half (1/2) acre of park land dedication credit shall be given. [Example: If ten acres of park land is required to be dedicated for park land, at least five acres of such park land must be outside the 100 year floodplain and comprised of slopes less than 15%. For the remaining five acres of park land required, the developer can achieve compliance by dedicating five additional acres outside the 100 year floodplain and comprised of slopes less than 15%, or ten additional acres inside the 100 year floodplain and/or comprised of slopes more than 15%, or some combination thereof.]
  - (vii) The developer shall dedicate all park land as a park lot on the applicable Final Plat or Short Form Plat. The developer shall deliver to the City a signed warranty deed transferring title to property dedicated as public park land to the City after City acceptance of park improvements and release of fiscal surety. If the developer fails to deliver the warranty deed in a timely manner, the City may withhold Final Plat approvals and/or the issuance of building permits. The developer shall provide park land free and clear of all mortgages and liens at the time of such dedication or conveyance. The developer shall have iron rods or pins set in accordance with the Final Plat or Short Form Plat. If a subdivision plat is not required based on the standards of this Ordinance, the developer shall have iron rods or pins set at corners identified on a recordable land survey completed by a land surveyor registered in the State of Texas.
- (3) Payment of Fee In-Lieu of Park Land Dedication: In general, the Appropriate Reviewing Authorities shall favor the dedication of park land over the payment of a fee in-lieu of park land dedication for single family and two family subdivisions except for Short Form Plats and multi-family development unless such plat or multi-family development contains land identified as park land in the *City Parks, Recreation & Open Space Master Plan*. However, the Appropriate Reviewing Authority may require a developer to pay a fee in-lieu of park land dedication in accordance with the following:
- (i) If the amount of park land required to be dedicated is less than three (3) acres, the Appropriate Reviewing Authority may require a fee in-lieu of land dedication.
  - (ii) Such fee shall be in the amount of ~~\$825~~ \$1,050 per dwelling unit.

(iii) The developer shall pay the in-lieu fee to the City prior to approval of the Final Plat, Short Form Plat, or, in the case of multi-family development, prior to site development permit approval.

**(c) Park Improvements**

(1) In addition to the required dedication of land or fees in-lieu of land dedication as set forth above, the developer shall also pay a park improvements fee to the City prior to approval of a Final Plat or Short Form Plat, or, in the case of multi-family development, prior to site development permit approval. Such park improvements fee shall be sufficient to provide for the development of amenities and improvements on the dedicated land to meet the standards for a neighborhood park to serve the area in which the subdivision is located. The park improvements fee shall be calculated on the basis of ~~\$350~~ \$400 per dwelling unit.

(2) In lieu of payment of the park improvements fee, the Appropriate Reviewing Authorities may approve a plan from the developer to construct park improvements. If the park or any portion of the park is within areas shown in the *City Parks, Recreation & Open Space Master Plan* as land to meet strategic needs for future parks and/or trails, the developer may be required to construct trails or other park amenities in lieu of payment of the park improvements fee. This plan shall meet the following standards:

(i) All plans and specifications for the construction of such amenities and improvements shall be reviewed and approved by the City, and the developer shall meet *City Park & Facility Equipment Standards*.

(ii) Amenities and improvements shall include one (1) or more children's play areas, picnic areas, game court areas, turf play fields, swimming pools, recreational buildings, trails (sidewalks, walkways or bike trails), and landscaped sitting areas.

(iii) The value of amenities and improvements shall be greater than or equal to ~~\$350~~ \$400 per residential dwelling unit.

(iv) All park areas and playground equipment shall be in accordance with the U.S. Consumer Products Safety Commission - Publication 325, as currently amended and in accordance with current provisions of the Americans with Disabilities Act.

(v) These park improvements shall be completed to the satisfaction of the City Parks and Recreation Director prior to release of fiscal surety or, in the case of a multi-family development, prior to issuance of a certificate of completion or a certificate of occupancy for the project.

(vi) These park improvements shall be designed, reviewed and permitted in conjunction with a Site Development Permit application and/or subdivision construction plans as deemed appropriate by the City Parks and Recreation Director.

**(d) Privately Owned & Maintained Parks:** The Appropriate Reviewing Authorities may approve a plan from the developer to provide privately owned and maintained park land and park improvements meeting all requirements of this section in-lieu of public park land dedication and public park improvements. However the Appropriate Reviewing Authorities shall not approve a plan for privately owned park land and park improvements if such land is shown in the *City Parks, Recreation & Open Space Master Plan* as land to meet strategic needs for future parks and/or trails. In addition, such plan shall meet the following:

(1) Private ownership and perpetual maintenance of such areas and facilities shall be adequately provided for by recorded written agreement, conveyance, and/or restrictions.

(2) The use of such areas and facilities shall be restricted to park and recreational purposes by a recorded covenant, which runs with the land in favor of the future owners of property, and which cannot be defeated or eliminated without the consent of the Council.

**(e) Alternative Park Land Dedication and Park Improvements Plan:** The Appropriate Reviewing Authorities may approve a plan from the developer for an alternative park land dedication and park improvements plan meeting the following standards.

- (1) If all other standards of this section are met, the amount of park land to be dedicated may, if approved by the Appropriate Reviewing Authorities, be reduced, if the reduced value of the land dedication is compensated by an equal or larger increase in the value of park improvements. However, in no case shall the amount of park land dedicated, whether private or public, be less than seventy five percent (75%) of the amount required by this section. The calculation to convert park land value to additional park improvements shall be determined based on how much fee in-lieu would be required to compensate for the park land deficiency and by adding this dollar amount to the required dollar value of park improvements. Example: If twenty acres is required to be dedicated as park land and the applicant proposes 16.5 acres there would be a park land deficiency of 3.5 acres. 3.5 acres is equivalent to 100 residential units worth of park land dedication and the fee in lieu of park land dedication is equivalent to ~~\$825~~ \$1,050 per unit. Therefore, the amount of park improvements could be increased by ~~\$82,500~~ \$(105,000) (100 units times ~~\$825~~ \$1,050).
- (2) If all other standards of this section are met, the amount of park improvements may, if approved by the Appropriate Reviewing Authorities, be reduced, if the reduced value of such improvements is compensated by an equal or greater increase in the value of park land to be dedicated. The calculation to convert park improvements value to additional park land shall be determined based on reducing the required park improvements dollar value by not more than the fee in-lieu dollar value of the additional park land to be dedicated. Example: If \$500,000 worth of park improvements is required, and the applicant proposes ~~\$417,500~~ \$395,000 worth of improvements, this would amount to ~~ana~~ ~~\$82,500~~ \$105,000 deficiency in park land improvements. Dividing this number by the fee in lieu value of park land required per unit (~~\$825~~ \$1,050) yields 100 units (~~(\$82,500/\$825 = 100)~~ \$(105,000/\$1,050 = 100)). The park land requirement for 100 units is 3.5 acres. Therefore an additional 3.5 acres of land could be dedicated in lieu of ~~\$82,500~~ \$105,000 of improvements.]
- (f) **Park Fund Established:** The City hereby creates a separate fund to be entitled "Park Fund". Money, and the interest on such money, collected as a fee in-lieu of park land dedication, and park improvements fees, shall be held in said fund in trust to be used by the City solely and exclusively for the purpose of purchasing, improving, and/or renovating public park and recreational land and shall not be used for maintaining or operating public park facilities. Such fund shall be invested or held in an interest bearing account and all earnings and interest shall accrue to the Park Fund.
- (g) **Subdivision Changes:** In the event a developer obtains Commission approval to deviate from the approved Preliminary Plat thereby increasing the number of dwelling units projected, or where the use of property is changed from a non-residential use to a residential use, the owner or developer shall be obligated to provide additional land or fees for the park land and amenities required for the additional dwellings in accordance with this section prior to the City approving the Final Plat for recordation.
- (h) **Phasing Plan:** If a developer proposes a multi-phased residential subdivision or other residential development, the developer shall submit a proposed park phasing plan to indicate a plan for phasing park land dedication and/or park improvements to coincide with the development phasing. This park phasing plan shall be approved in conjunction with the park plan as provided by this section. A park phasing plan shall include provisions for compliance with the standards of this section for all phases of the development. A phasing plan may propose park land, park improvements and/or fee in-lieu in an early phase of development to fulfill requirements of a later phase of development, but in no case shall a phasing plan propose park land, park improvements and/or fee in-lieu in a later phase of development to fulfill requirements of an earlier phase of development unless the developer provides adequate fiscal surety with the earlier phase of development. Such fiscal surety shall be in a form that shall not expire unless specifically released by the City.
- (i) **Fiscal Surety:** Except for multi-family development, prior to Final Plat or Short Form Plat approval, the developer shall provide fiscal surety for the completion of all park improvements in accordance with the Sec. 28 of this Ordinance, and in a form acceptable to the Director of Parks and Recreation and the City Attorney. Unless otherwise approved, such fiscal shall be in the form of a letter of credit from a major

lending institution, or cash held in escrow. Such fiscal surety shall be held by the City until either the City has accepted all public park improvements and title to the public park land, or the City has approved on final inspection all private park improvements. Such fiscal surety shall be in a form that shall not expire unless specifically released by the City.

**PARK LAND DEDICATION AND PARK IMPROVEMENTS OPTION SUMMARY**  
**(The Appropriate Reviewing Authorities shall determine which option is acceptable.)**

**OPTION ONE**

**Land Dedication:** 3.5 acres per 100 dwelling units) + **Park Improvements Fee**  
(~~\$350~~ ~~-\$400~~ per dwelling unit)

**OPTION TWO**

**Land Dedication:** 3.5 acres per 100 dwelling unit) + **Park Improvements** (A minimum of ~~\$350~~ ~~-\$~~ ~~per~~ ~~\$400~~ ~~per~~ dwelling unit must be spent on park improvements that meet City specifications)

**OPTION THREE**

**Fee-in-Lieu of Land Dedication:** ~~\$825~~ ~~-\$~~ ~~per~~ ~~\$1,050~~ ~~per~~ dwelling unit) + **Park Improvements**  
**Fee** (~~\$350~~ ~~-\$400~~ per dwelling unit)

**OPTION FOUR**

**Privately Owned & Maintained Parks:** Private park land and park improvements meeting the standards of this Section.

**OPTION FIVE**

**Alternative Park Land Dedication and Park Improvements Plan:** A customized plan that may include combinations of all other options.

	Public Parkland Dedication Calculation	Private Parkland/Amenities Required?	Public Parkland Requirements (Area)	Parkland Development Improvements (Required)	Fee In-Lieu (Methodology)	(Standard 1-Acre Equivalent) Fee In-Lieu of Parkland	Parkland Credit	Environmental Assessment	Conveyance Mechanism	Utilities	Misc.
Austin	5 acres x (Y) persons per unit x # of residential units / 1000 = Acres of Land Required  Note: (Y) is density of the project: 0-6 dwelling units per acre; (Y) = 2.8; >6- 12 dwelling units per acre; (Y) = 2.2; 12+ dwelling units per acre; (Y) = 1.7	None required	up to 50% of acreage in the 100 year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article if the adjoining land within the 25 year floodplain, if any, is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements	None required	\$650.00 per unit	SF: 50 units x \$650 = \$32,500 MF: 50 units x \$650 = \$32,500	Up to 50% of the parkland fee can be met by providing improvements (e.g., parking areas, basketball courts, playscapes and trails.) <b>However there is a big catch</b> - A sign must be posted stating that ANYONE from the general public can use these improvements. Because of this...no one uses this portion of the code.	Yes; prior to dedication and no environmental hazards on property	By General Warranty Deed w/ acceptable evidence of clear title and taxes paid in full (Final Plat will indicate dedication to the public with a doc# of recorded deed)	Not required.	City of Austin gets the fee on 99% of the subdivisions.. Unless you are located next to an existing park that the City wants to expand, they want the fee. Any improvements the developer does are 99% funded by the developer as amenities to help sell the units.
Buda	<b>1 acre per 50 dwelling units</b>  Single Family developments less than ten (10) dwelling units in size shall not be required to dedicate parkland.  Multifamily developments less than five (5) dwelling units in size shall not be required to dedicate parkland	No private parkland or amenities required at this time. They can, however, be considered for credit toward parkland dedication & parkland development if certain criteria are met as stated in Section 8.6(4)e	when possible be adjacent to other community facilities in order to enhance the open space and recreational benefit; 200' of street frontage (200' x 200' for corner site); no more than 50% of the land can exceed 5% grade (this eliminates most floodplains with an exception for two particular creek corridors); minimum 100' or 300' dedication required along two particular creeks if present. We also have separate standards for greenbelts & trails. See Section 8.6(5)	Yes. \$40,000 in value of improvements per acre; type of improvements at city discretion	Fee is supposed to be based on fair market value of the parkland that would otherwise be required to be dedicated for the proposed Development. We do not update this annually, but tend to underestimate the fair market value. Section 8.6(4)f for specific methodology.	Parkland Dedication Fee 50 units x \$500 = \$25,000  Parkland Development Fee 50 units x \$800 = \$40,000	Can be considered on a case-by-case basis for improvements beyond the minimum value required (\$40,000/ac).	Not specifically stated, but subdivider is required to make full disclosure that, as described, is consistent with an environmental assessment with certification of no environmental hazards. See Section 8.6(e)	We just use the final plat as the dedication conveyance. Plat cannot be recorded unless title is clear and taxes are paid.	Minimum service connections of two (2) inch water line and six (6) inch gravity sewer line or two (2) inch pressurized sewer line and electricity line shall be provided and located along at least one property line of the dedicated land	We actually require dedication and construction of trails consistent with our trails master plan--believe we are the only city in region doing this.  Our parks director put together a budget for a typical 5-acre park finding that development of a 5-acre park is now \$200,000, broken down generally as follows: • \$130,000 Shaded playground • \$40,000 Pavilion • \$15,000 Paved Parking • \$10,000 Walking Trails • \$5,000 Various amenities  Based on the \$200,000 cost to develop a 5-acre park, the development fee should be based on \$40,000 per acre.
Cedar Park	<b>Minor subdivisions</b> - less than fifty (50) dwelling units. No land. Cash in-lieu. <b>Major subdivisions</b> - fifty (50) or more dwelling units. Eight (8) acres of parkland per 1,000 ultimate residents.  <b>(8.0 X (#of units) X (Persons/Unit) ) / 1000 = Acres to be dedicated.</b> <b>Persons/Unit = Gross Density 0 to 6 (Single-Family) = 3.0 persons/unit. Gross Density 6 to 20 (Multi-family) = 2.0 persons/unit.</b>	No amenities required and we do not give credit for such.	Minimum of 100' of frontage on a public ROW. No credit for any land in 100-yr floodplain unless P&Z and Parks Board recommend acceptance due to recreation value. If allowed, can only get up to 50% credit for floodplain. When less than five (5) acres are required, the City may refuse the land and require cash in-lieu of dedication.	None required.	I believe that the fee was developed around market value of land, but it has not been updated in 10 years. Fee in-lieu does not apply to replats, subdivisions of lots that previously complied with the Parkland Ordinance and SFR's with no more than 3 lots of not less than 1 acre each.	\$720 per DU for SFR. \$480 per DU for all other.	If a Park Plan/Proposal that includes a combination of land, improvements and/or cash is deemed acceptable by both Parks Board and P&Z, then it will satisfy the requirements.	None required. Following the Preliminary Plat, subdivider/developer shall not cause or allow any fill material or construction debris to be dumped on the land, excavate the soil, grade the site, remove or damage vegetation or otherwise physically disturb the site without written permission from the Director of Parks & Recreation.	Warranty Deed conveying fee simple title prior to acceptance of subdivision improvements. Cash in-lieu required prior to recordation of Final Plat.	Property boundary pins placed, six inch (6") sewer stub ten (10) feet behind the curb and a three-quarter inch (3/4") metered water supply twelve feet (12') behind the curb both in a location acceptable to Director of Public Works	We discussed a Park Development Fee in addition to dedication or cash in-lieu. It did not gain any traction.

	Public Parkland Dedication Calculation	Private Parkland/Amenities Required?	Public Parkland Requirements (Area)	Parkland Development Improvements (Required)	Fee In-Lieu (Methodology)	(Standard 1-Acre Equivalent) Fee In-Lieu of Parkland	Parkland Credit	Environmental Assessment	Conveyance Mechanism	Utilities	Misc.
Georgetown	<p><b>50 units = 1 Acre Parkland</b></p> <p>Residential developments with 4 or less units are exempt from parkland standards.</p> <p>Residential development with 50 or less units are required pay fee in-lieu of parkland.</p> <p>When 3 or less acres is required, the Council may require fee in-lieu of parkland.</p>	common recreation area required for multi family, but not in parkland dedication ordinance.	Minimum 3 acres; dimensions of 200' x 200' corner site at the intersection of 2 internal streets; 50% of the area should not exceed 20% grade; up to 50% of acreage in the 100 year floodplain (not 25-year floodplain)	None required.	Unknown	<p>SF &amp; MF Bldg w/ less than 4 units = \$250 per unit</p> <p>MF Bldg. w/ more than 4 units = \$200 per unit</p>	Unknown	Unknown	Warranty Deed conveying fee simple title free and clear of any mortgages or liens prior to final plat.	Shall be extended to parkland	
Hutto	<p>1000 sf per DU; If land in 100-year floodplain or greater than 15% slope 2,000 sf per DU</p> <p>Private aparks maintained by HOA's receive 25% credit for the land dedication, but not for amenity centers. (Applicable to a development with 5 or more residential units)</p> <p>Residential development with 50 or less units may be required pay fee in-lieu of parkland.</p>	Not required. Any credit given is based on acreage provided and not given at full credit.	Minimum 1 acre; Minimum 200 fee of frontage on a dedicated public street; Up to 50% of floodplain, but no land within the 25-year floodplain/floodway; unencumbered by easements which interfere with use of land for a park;	All Residential and Non-Residential Development is required to pay a parkland improvement fee at the time of final platting. Required Improvement Fees at \$500/DU (no matter if SF or MF); Non-residential Development Parkland Improvement Fee is \$800/acre. (Non-res does not pay in lieu of fees and is not required to give parkland.)	If land does not meet the community needs it is the City's right to refuse what land is being offered for parkland. Fair Market value is arbitrary by an appraiser, fees in lieu of land set.	<p>Parkland Dedication Fee SF: \$300 per unit MF: \$175 per unit</p> <p>Parkland Development Fee <b>Residential:</b> \$500 per unit <b>Non-residential:</b> \$800 per acre over of total development</p> <p>Parkland fee assessed at Final Plat.</p>	Up to 50% of privately owned and maintained parks may be credited towards satisfying the public parkland requirements.	Not required.	By General Warranty Deed w/ acceptable evidence of clear title and taxes paid in full (Final Plat will indicate dedication to the public with a doc# of recorded deed)	Utilities, including electricity, gas, water and wastewater shall be available at the park site; and demonstrate sufficient water and wastewater utility line capacity available to serve the park.	Call for more details at 512-759-4000. Hutto's UDC spells out the parkland requirements. The City's Fee Schedule lists the fees required.
Jonestown	1 acre per 100 DU or 5% of total project area		If 5 acres or less is required to be dedicated the city may opt for fee in-lieu; A minimum of 50' of access required from a public street; No more than 50% of the land requirement may exceed 5% slope; No more than 50% of the land requirement may be within the 100-year floodplain.		Parland dediction fee \$1,000 per DU		50% credit for floodplain	No	By warranty deed or by plat dedication. Land must be free and clear of mortgages or liens.	Developer must construct all streets along abutting park frontage and provide water and wastewater facilities to the boundary of the park.	
Kyle	<p><b>1 Acre per 75 DU (or LUEs)</b></p> <p>(Applicable to Commercial: Hike &amp; Bike Trails [corridors] per the comprehensive plan shall be dedicated by fee simple title or by easement)</p> <p>{As of 3/19/13} Have more parkland that could be developed rather than a need for parkland; only accepting cash payments of \$600/LUE for Park Land and \$600/LUE for Park Development = a total of \$1,200/LUE.</p>	No private parkland or amenities are required and are not credited toward meeting the public parkland requirement.	Public Parkland shall be a minimum of 5 acres; access to an improved public street; 50 feet on each side of any well-defined creek or waterway;	Yes. {Refer to Parkland Development Fee}	<p>Park Master Plan calls for 1 acre of developed park land for each 250 residents. The Census estimates 3.33 residents per house or LUE. = {1 acre of developed park land for 75 LUE's.} Land value of developable park land = \$45,000/acre. {\$600/LUE}</p> <p>Park Development Fee = playground equipment per acre = \$45,000 {\$600/LUE}</p>	<p>Parkland Dedication Fee \$600 per Dwelling Unit (LUE) (Parkland Fee not applicable to a development with 5 or less dwelling units.)</p> <p>Parkland Development Fee \$600 per Dwelling Unit (LUE)</p>	Not Specified	NO, not at this time	By Plat Dedication with a Fee Simple dedication (deed) with clear title. Easements for Hike & Bike Trails	<p>Water Meter - A two (2) inch meter located 12' behind back of curb</p> <p>Wastewater Meter - A six (6) gravity wastewater stub or 2-inch pressurized sewer line and electricity line located 10' behind back of curb.</p>	Per Parks Master Plan; development plan required to meet minimum design and construction standards; signed/sealed by Landscape Architect; Performance Bond or Irrevocable letter of credit required; developer & contractor required to execute a license agreement prior to construction; 2-Year Maintenance Bond Required

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Lago Vista	1acre per 100 DU		None	No	Parkland dedication fee \$500 per DU	\$50,000 per acre	Up to 20% credit for floodplain				
Leander (Currently)	3.5 acres per 100 dwelling units. Equates to approximately 11 acres per 1,000 residents	Not required, but may be given towards meeting the intent of the ordinance.	50% credit for acreage within the floodplain or with steep slopes greater than 15 degrees. Credit for these areas is limited to 50% of the total acreage requirement. City master plan priorities take precedence over private parks. Parks should generally be centrally located within a development and 50% of the park perimeter should have street frontage. Dedicated parks should be 3 acres or more unless determined otherwise. No credit for water quality, drainage or detention/retention facilities.	Yes. Improvements must be constructed and they may be either public or private unless the area involves a city master plan priority need and master plan priorities must be met before ordinance requirements can be used for private parks and improvements. The cost of the improvements must equal or exceed \$350 per DU for SF and MF.	Land - \$825 per DU. Improvements - \$350 per DU.	\$23,570 per acre for SF and MF residential developments	Credit may be obtained by dedicating and improving public or private parkland. City master plan needs take precedence over private parkland dedication and improvements.	Not required.	By special warranty deed with evidence of clear title and all taxes paid. Field survey required.	Developer required to dedicate and construct streets along all abutting street frontage and provide water and wastewater utilities to the boundary of one side of the park.	In general, the city requires residential developments to provide neighborhood parks. The city provides community parks, specialty parks and trail corridors. The City Master Trail plan is incorporated into the City Transportation Plan and all development must dedicate land for identified trail corridors and construct the trail.
Leander (Proposed)	No change	No change	No change	Improvement value increased to \$400 per DU	Land value increased to \$1,050 per DU. Improvement value increased to \$400 per DU.	Increased to \$30,000 per acre.	No change	No change	No change	No change	No change
Pflugerville	50 units = 1 Acre Parkland (Applicable to a development with 5 or more residential units)	Private amenities required for multi-family; Aside from public parkland ordinance, single-family development is required to provide public or private open space.	Credit up to 50% of floodplain (not floodway); parkland must be located adjacent to existing public parkland or have dimensions of at least 200' x 200' along public R-O-W, (detention, drainage facilities, wet ponds typically not counted towards creditable public parkland)	None required.	Fee is supposed to be based on fair market value of the parkland that would otherwise be required to be dedicated for the proposed Development. (Do you conduct annual	SF: 50 units x \$750 = \$37,500 MF: 50 units x \$250 = \$12,500	The value of Parkland Improvements can be credited toward the parkland requirement. (e.g., parking areas, basketball courts, playscapes and trails.)	Yes; prior to dedication and no environmental hazards on property	By General Warranty Deed w/ acceptable evidence of clear title and taxes paid (Final Plat will indicate dedication to the public with a doc# of recorded deed)	Shall be extended to the Parkland	City is considering requiring parkland improvements in addition to the dedication of parkland. Any suggestions for methodology? (e.g., Impact Fee Study based on CIP in Parks Comp. Plan)
Round Rock	Ranges depending on Zoning: SF1 = 6% total acreage SF2 = 8% total acreage TF = 14% total acreage TH = 16% total acreage MF = 20% total acreage SR = 10% total acreage	None required	Min. 50% of land dedicated must be outside the 100 yr floodplain with configuration and topography to be developable, dual purpose stormwater & parkland shall not exceed 50%	None required.	Unknown	Ranges depending on Zoning: SF1 = \$1,200/acre SF2 = \$1,600/acre TF = \$2,800/acre TH = \$3,200/acre MF = \$4,000/acre SR = \$2,000/acre	Allow private amenities to be credited towards parkland requirements	Yes, prior to acceptance of property	By deed, either with the plat or by separate instrument	Shall be extended to parkland; Utility stubs only	

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San Marcos	<p><b>5 acres per 1,000 people</b></p> <p>5 acres (multiplied by) # of units (multiplied by) residents per unit # (divided by) 1000 = Acres of Land Required</p> <p>SF = 2.7 residents per unit (RPU) Townhouse, duplex, condo = 2.5 (RPU) MF Unit = 2.1 residents per unit (RPU)</p> <p>Exempt: commercial, industrial or other non-residential lots</p>	Unknown	Minimum of 50% of area shall be acceptable for active recreation; No drainage ditches, detention ponds, encumbered land by power line easements, steep slopes unless Commission provides an exception; 100 Year Floodplain is acceptable provided it is unaltered by channelization or other man-made stormwater control facilities; Consistent with goals, objectives, & policies of Master Park Plan; parkland shall not be dedicated along major thoroughfare; minimum 150 feet of frontage on a local or collector street	City is responsible for any improvements to parkland after it is dedicated and conveyed by subdivider. Subdivider is not required to make any improvements.	A cash fee for purchase of offsite parkland may be paid in lieu of all or part of dedication of onsite parkland; set by resolution of City Council; shall be paid prior to recordation of final plat or before building permit is issued	\$342 per single-family dwelling unit; \$266 per multi-family dwelling unit	If subdivider elects to fund certain park improvements that would benefit the character and quality of the subdivision, they are entitled to a partial credit on the total amount of parkland required for dedication. The Directors of Development Services & Community Services determine the total dollar value of proposed improvement and advise P&Z regarding a suggested equivalent acreage reduction	No; not required by Code	Warranty deed conveying fee simple title prior to the acceptance of the subdivision improvements; and identified on the final plat.	It's not a requirement that developer extend utilities to parkland	Land dedication for public use and maintenance shall have a minimum 150 feet of frontage on a local or collector street