

## **AGENDA**

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

**Thursday ~ February 26, 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: February 5, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the February 12th, 2015 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

### **Consent Agenda**

7. Subdivision Case 14-FP-040: Consider action on the Connelly's Crossing, Phase 4 Final Plat for 12.065 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P.
8. Subdivision Case 14-FP-041: Consider action on the Connelly's Crossing, Phase 3 Final Plat for 7.333 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas. Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P.
9. Subdivision Case 14-TOD-FP-047: Consider action on the Hero Way Multi-Family Final Plat for 9.674 acres more or less; WCAD Parcel R510024; generally located to the northeast of the intersection of Mel Mathis Avenue and Hero Way, Leander, Williamson County Texas. Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Jeff Musgrove (Transit Village Investments, LTD).

### **Regular Agenda**

10. Subdivision Case 12-FP-001: Consider action on the extension of the expiration of the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas. Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.

### **Public Hearing**

11. Composite Zoning Ordinance Case 15-OR-002: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to update the architectural standards, update the garage setback requirements, update the use matrix table, and modify the landscape ordinance requirements. Applicant: City of Leander Planning Department

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

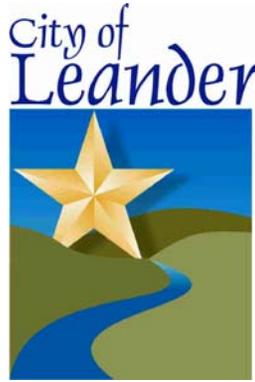
## 12. Meeting Adjourned

### **CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 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 20th 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 ~ February 12, 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 7:03 p.m.**
2. Roll Call  
**All Commissioners were present except Commissioner Allen and Commissioner Wixson. Commissioner Allen took his seat at 7:06.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: January 22, 2015  
**Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 29, 2015 and February 5<sup>th</sup>, 2015 meeting.  
**Tom Yantis, Assistant City Manager reported on actions that were taken by the City Council at their January 29, 2015 and February 5, 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-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.

**Motion made by Commissioner Sokol to approve the consent agenda item seconded by Vice Chair Stephenson. Motion passed unanimously.**

<b>Public Hearing</b>
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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

**Robin Griffin, Senior Planner, stated that staff reviewed the request and staff recommends approval of the proposed MF-2-B (Multi-Family) zoning district.**

b) Applicant Presentation

**Ken Liem was present for questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**No discussion took place.**

f) Consider Action

**Commissioner Saenz moved to approve with staff recommendation of approval of the MF-2-B (Multi-Family) zoning district, Commissioner Anderson seconded the motion. Motion passed unanimously.**

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

**Martin Siwek, Planner, stated that staff reviewed the request and staff recommends approval of the proposed SFR-2-B (Single Family Rural) zoning district.**

b) Applicant Presentation

**John Avery, answered questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve with staff recommendation of approval of the SFR-2-B (Single Family Rural) zoning district, Commissioner Sokol seconded the motion. Motion passed unanimously.**

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

**Steve Bosak, Parks Director, explained the reason for amending the Park Land Dedication and Park improvement fees listed in the Subdivision Ordinance.**

b) Open Public Hearing

**Chairman Seiler opened the public hearing.**

**Harry Savio, HBA, spoke against the changes to the Subdivision Ordinance.**

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place.**

e) Consider Action

**Commissioner Anderson moved to approve amending the Subdivision Ordinance, Chapter 10, Exhibit A, Section 61 Park Land Dedication and Park Improvements, Commissioner Sokol seconded the motion. Motion passed unanimously.**

11. Meeting Adjourned **at 7:30.**

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Chairman Seiler

ATTEST:  
Ellen Pizalate, P & Z Secretary

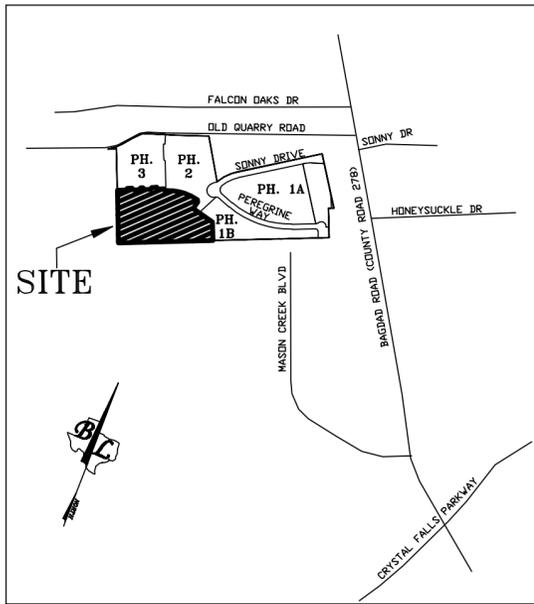


## EXECUTIVE SUMMARY

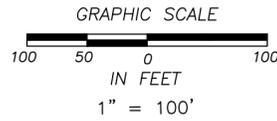
FEBRUARY 26, 2015

- Agenda Subject:** Subdivision Case 14-FP-040: Consider action on the Connelly's Crossing, Phase 4 Final Plat for 12.065 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P.
- Financial Consideration:** None
- Recommendation:** This final plat includes 48 single-family lots, 1 drainage lot, and 1 park lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. Escrow payment and executed escrow agreement in the amount of \$16,450 for the Recreation Improvements fees.
  2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

02/20/2015



VICINITY MAP  
(NOT TO SCALE)



**LEGEND**

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1/2" REBAR FOUND W/CAP: "ALL POINTS"
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFO. PER DOC. NO. 2014076067, O.P.R.W.C.T.
- [ ] RECORD INFO. PER DOC. NO. 2014097116, O.P.R.W.C.T.
- { } RECORD INFO. PER DOC. NO. 2014097942, O.P.R.W.C.T.
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ..... PROPOSED SIDEWALKS

**NOTE:**

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

ACREAGE: 12.065 ACRES

SURVEY: M. HORNSBY SURVEY, ABSTRACT NO. 292

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 50

LINEAR FEET OF NEW STREETS: 2,911

SUBMITTAL DATE: NOVEMBER 2014

SURVEYOR: BASELINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE (512) 374-9722 FAX (512) 873-9743

ENGINEER: AUSTIN CIVIL ENGINEERING  
2708 S. LAMAR BLVD. #200 A  
AUSTIN, TEXAS  
(512) 306-0018

BENCHMARK: BENCHMARK "BLS 300": CHISELED "X" ON CONCRETE SIDEWALK, ON WEST SIDE OF ROUNDABOUT AT THE INTERSECTION OF SONNY DRIVE AND PEREGRINE WAY. ELEVATION=1042.03

*M. Hornsby Survey  
Abstract Number 292*

**317.045 ACRES**  
KB HOME LONE STAR, INC.  
DOC. NO. 2013078190  
O.P.R.W.C.T.

**POINT OF BEGINNING**  
N:10,174,758.08  
E:3,071,986.63

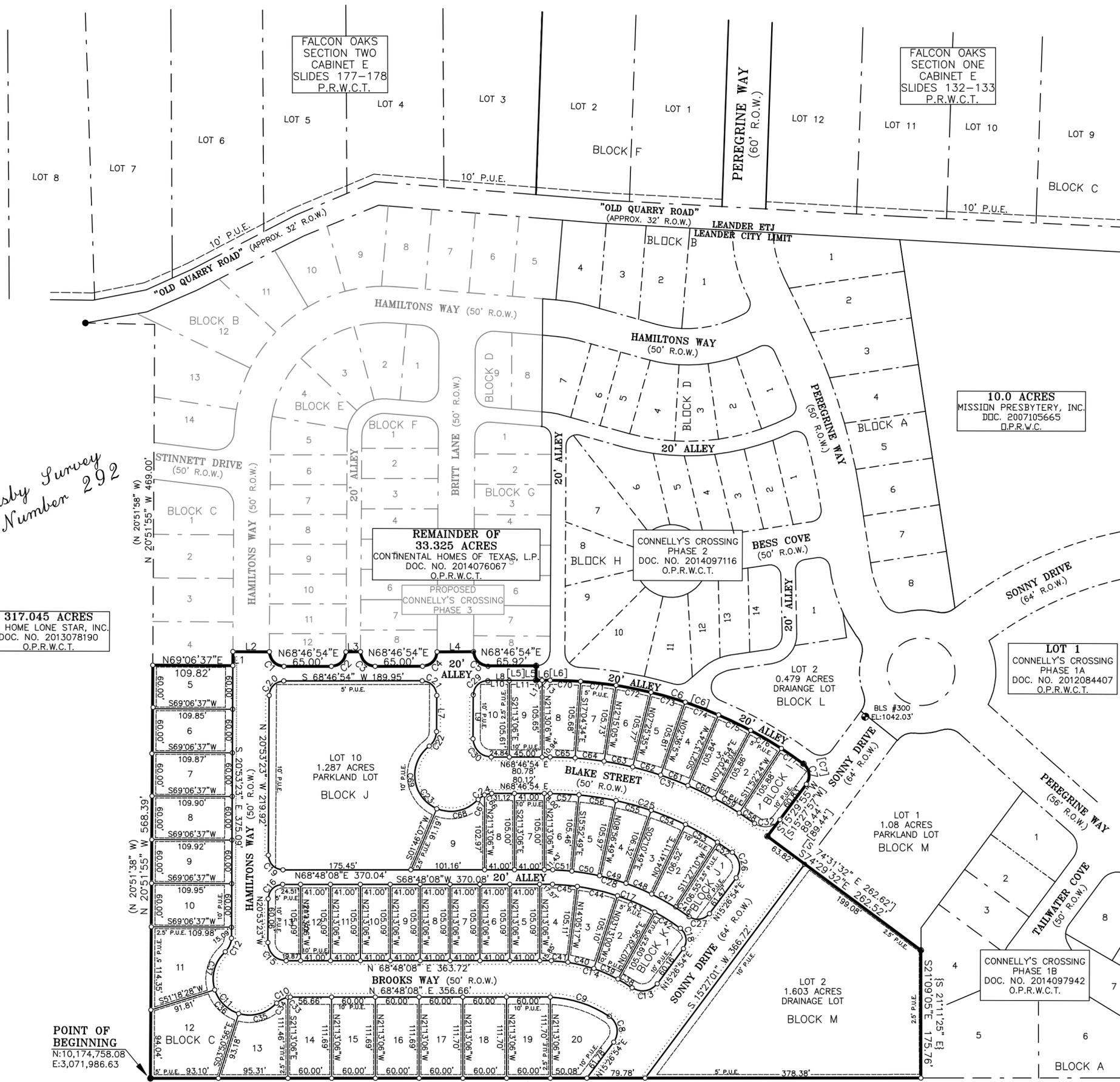
**TOTAL AREA/TOTAL LOTS**

TOTAL ACREAGE: 12.065 ACRES  
SINGLE FAMILY LOTS: 48  
DRAINAGE LOT: 1  
PARKLAND LOT: 1  
TOTAL LOTS: 50 LOTS

HAMILTONS WAY (50' R.O.W.): 450'  
BROOKS WAY (50' R.O.W.): 541'  
SONNY DRIVE (64' R.O.W.): 390'  
BLAKE STREET (50' R.O.W.): 440'  
BRITT LANE (50' R.O.W.): 170'  
ALLEYS (20' R.O.W.): 920'

TOTAL: 2,911

**317.045 ACRES**  
KB HOME LONE STAR, INC.  
DOC. NO. 2013078190  
O.P.R.W.C.T.



FALCON OAKS SECTION TWO CABINET E SLIDES 177-178 P.R.W.C.T.

FALCON OAKS SECTION ONE CABINET E SLIDES 132-133 P.R.W.C.T.

**10.0 ACRES**  
MISSION PRESBYTERY, INC.  
DOC. NO. 2007105665  
O.P.R.W.C.T.

**LOT 1**  
CONNELLY'S CROSSING PHASE 1A  
DOC. NO. 2012084407  
O.P.R.W.C.T.

CONNELLY'S CROSSING PHASE 1B  
DOC. NO. 2014097942  
O.P.R.W.C.T.

**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
REGISTERED FIRM #10015100  
OFFICE: 512.374.9722 FAX: 512.873.9743  
scott-baseline@austin.rr.com

**CONNELLY'S CROSSING  
PHASE 4  
FINAL PLAT**

File: S:\Connolly's Crossing\Drawg\Phase 4 Final Plat.dwg

Scale (hor):	1"=100'
Date:	02/12/15
Drawn By:	JSL
Checked By:	RLW
Revision 1:	
Revision 2:	
Revision 3:	

**METES AND BOUNDS DESCRIPTION**

BEING 12.065 ACRES OF LAND, OUT OF THE M. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 33.325 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014076067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southwest corner of said remainder of a 33.325 acre tract, being an angle point in the northerly line of a 317.015 acre tract of land conveyed to KB Home Lone Star Inc. by instrument of record in Doc. No. 2013078190 of the Official Public Records of Williamson County, Texas; [Point of Beginning Coordinates: Northing=10,174,758.08; Easting=3,071,966.63];

THENCE North 20° 51' 55" West (record - North 20° 51' 58" West a distance of 568.39 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc.", from which a 1/2" rebar found for and angle point in the west line of the remainder of a 33.325 acre tract and the northerly line of the 317.015 acre tract, bears North 20° 51' 55" West (record - North 20° 51' 58" West a distance of 469.00 feet;

THENCE crossing through the remainder of a 33.325 acre tract the following thirteen (13) courses:

1. North 69° 06' 37" East a distance of 109.82 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
2. North 20° 53' 23" West a distance of 19.28 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
3. North 69° 06' 37" East a distance of 50.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
4. Along a non-tangential curve to the left having a radius of 20.00 feet, an arc length of 31.53 feet, a delta angle of 90° 19' 43", and having a chord which bears South 66° 03' 14" East a distance of 28.37 feet to a 1/2" rebar found for a point of tangency;
5. North 68° 46' 54" East a distance of 65.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
6. Along a tangential curve to the left having a radius of 20.00 feet, an arc length of 31.30 feet, a delta angle of 89° 40' 17", and having a chord which bears North 23° 56' 46" East a distance of 28.20 feet to a 1/2" rebar found;
7. North 68° 07' 29" East a distance of 20.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
8. Along a non-tangential curve to the left having a radius of 20.00 feet, an arc length of 31.53 feet, a delta angle of 90° 19' 43", and having a chord which bears South 66° 03' 14" East a distance of 28.37 feet to a 1/2" rebar found for a point of tangency;
9. North 68° 46' 54" East a distance of 65.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
10. Along a tangential curve to the left having a radius of 20.00 feet, an arc length of 31.28 feet, a delta angle of 89° 37' 30", and having a chord which bears North 23° 58' 10" East a distance of 28.19 feet to a 1/2" rebar found;
11. North 68° 28' 54" East a distance of 50.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
12. Along a non-tangential curve to the left having a radius of 20.00 feet, an arc length of 30.94 feet, a delta angle of 88° 37' 40", and having a chord which bears South 66° 54' 16" East a distance of 27.94 feet to a 1/2" rebar found;
13. North 68° 46' 54" East a distance of 65.92 feet to a 1/2" rebar found with cap, which reads "All Points" in the east line of the remainder of a 33.325 acre tract and the west line of a 20' wide alley dedicated by Connelly's Crossing, Phase 2, a subdivision of record in Doc. No. 2014097116 of the Official Public Records of Williamson County, Texas;

THENCE along the easterly lines of the remainder of a 33.325 acre tract and the westerly lines of said Connelly's Crossing, Phase 2, the following six (6) courses:

1. South 21° 09' 23" East a distance of 20.00 feet (record - South 21° 12' 03" East a distance of 20.00 feet) to a 1/2" rebar found with cap, which reads "All Points" for the southwest corner of said 20' wide Alley;
2. North 68° 50' 37" East a distance of 19.19 feet (record - North 68° 47' 57" East a distance of 19.19 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for a point of curvature;
3. Along a tangential curve to the right having a radius of 580.00 feet (record - 580.00 feet), an arc length of 372.40 feet (record - 371.54 feet), a delta angle of 36° 47' 16" (record - 36° 42' 11"), and having a chord which bears North 87° 07' 22" East a distance of 366.03 feet (record - North 87° 09' 02" East a distance of 365.22 feet) to a 1/2" rebar found with cap, which reads "All Points" for a point of compound curvature;
4. Along a compound curve to the right having a radius of 20.00 feet (record - 20.00 feet), an arc length of 31.42 feet (record - 31.40 feet), a delta angle of 90° 00' 07" (record - 89° 57' 49"), and having a chord which bears South 29° 14' 49" East a distance of 28.28 feet (record - South 29° 30' 58" East a distance of 28.28 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for a point of tangency in the west right-of-way line of Sonny Drive (64' R.O.W.) as dedicated by Connelly's Crossing, Phase 2;
5. South 15° 29' 55" West a distance of 89.44 feet (record - South 15° 27' 57" West a distance of 89.44 feet) to a 1/2" rebar found with cap, which reads "All Points";
6. South 74° 29' 32" East a distance of 262.52 feet (record - South 74° 31' 32" East a distance of 262.62 feet) to a 1/2" rebar found for the southeast corner of Lot 1, Block M, Connelly's Crossing, Phase 2, and being in the west line of Lot 4, Block A, Connelly's Crossing, Phase 1B, a subdivision of record in Doc. No. 2014097942 of the Official Public Records of Williamson County, Texas;

THENCE South 21° 09' 05" East (record - South 21° 11' 25" East), along the easterly line of the remainder of a 33.325 acre tract and the west line of said Lot 4, and Lot 5, Block A, Connelly's Crossing, Section 1B, a distance of 175.76 feet to 1/2" iron rod set with plastic cap, which reads "Baseline, Inc." for the southeast corner of the remainder of a 33.325 acre tract, the southwest corner of said Lot 5, Block A, Connelly's Crossing, Phase 1B, and being in the northerly line of a 317.015 acre tract of land conveyed to KB Home Lone Star Inc. by instrument of record in Doc. No. 2013078190 of the Official Public Records of Williamson County, Texas;

**METES AND BOUNDS DESCRIPTION (CONTINUED)**

THENCE South 68° 48' 06" West (record - South 68° 49' 08" West), along the south line of the remainder of a 33.325 acre tract and the north line of said 317.015 acre tract, a distance of 1056.66 feet to the POINT OF BEGINNING.

This parcel contains 12.065 acres of land, more or less, out of the M. Hornsby Survey, Abstract No. 292, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone (NAD 83/96 CORS).

I, J. SCOTT LASWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT, AS SHOWN IN COMMITMENT FOR TITLE G.F. NO. 141-140200709 EFFECTIVE JULY 17, 2014.

*J. Scott Laswell 2/12/15*  
 J. SCOTT LASWELL DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5583  
 BASELINE LAND SURVEYORS, INC.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754



LINE	BEARING	LENGTH
L1	N 20°53'23" W	19.28'
L2	N 69°06'37" E	50.00'
L3	S 68°07'29" W	20.00'
L4	N 68°28'54" E	50.00'
L5	S 21°09'23" E	20.00'
[L5]	S 21°12'03" E	20.00'
L6	N 68°50'37" E	19.19'
[L6]	N 68°47'57" E	19.19'
L7	S 20°50'35" E	49.80'
L8	N 68°46'54" E	66.32'
L9	S 20°50'35" E	60.58'
L10	S 68°46'54" W	29.44'
L11	S 68°46'54" W	36.86'
L12	N 68°50'37" E	8.14'
L13	N 68°50'37" E	11.05'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C1	20.00	31.53	90°19'43"	S 66°03'14" E	28.37	
C2	20.00	31.30	89°40'17"	N 23°56'46" E	28.20	
C3	20.00	31.53	90°19'43"	S 66°03'14" E	28.37	
C4	20.00	31.28	89°37'30"	N 23°58'10" E	28.19	
C5	20.00	30.94	88°37'40"	S 66°54'16" E	27.94	
C6	580.00	372.40	36°47'16"	N 87°07'22" E	366.03	
[C6]	580.00	371.54	36°42'11"	N 87°09'02" E	365.22	
C7	20.00	31.42	90°00'07"	S 29°14'49" E	28.28	
[C7]	20.00	31.40	89°57'49"	S 29°30'58" E	28.28	
C8	25.00	40.39	92°34'09"	N 30°50'10" W	36.14	
C9	155.00	86.28	31°53'32"	S 86°55'14" W	85.17	
C10	25.00	21.03	48°12'16"	S 44°42'00" W	20.42	
C11	50.00	162.93	186°42'08"	S 66°03'04" E	99.83	
C12	25.00	21.03	48°11'23"	N 03°12'19" E	20.41	
C13	25.00	38.64	88°32'54"	N 59°43'21" E	34.90	
C14	205.00	118.60	33°08'56"	S 87°25'20" W	116.96	
C15	25.00	39.40	90°18'29"	S 66°02'37" E	35.45	
C16	20.00	31.31	89°41'31"	S 23°57'23" W	28.21	
C17	310.09	188.45	34°49'11"	S 87°52'31" W	185.56	
C18	20.00	31.47	90°09'48"	N 29°38'00" W	28.32	
C19	20.00	31.52	90°18'29"	S 66°02'37" E	28.36	
C20	20.00	31.30	89°40'17"	S 23°56'46" W	28.20	
C21	20.00	31.55	90°22'30"	N 66°01'50" W	28.38	
C22	25.00	23.15	53°03'22"	N 05°41'06" E	22.33	
C23	50.00	167.22	191°37'15"	S 63°35'51" E	99.49	
C24	25.00	21.03	48°11'23"	S 44°41'13" W	20.41	
C25	425.00	267.04	36°00'04"	S 86°46'57" W	262.67	
C26	25.00	39.56	90°39'56"	N 29°53'03" W	35.56	
C27	20.00	31.37	89°51'53"	N 60°22'51" E	28.25	
C28	330.09	201.06	34°53'56"	S 87°51'49" W	197.96	
C29	20.00	31.28	89°37'30"	S 23°58'10" W	28.19	
C30	25.00	39.43	90°22'30"	S 66°01'50" E	35.47	
C31	475.00	299.86	36°10'12"	S 86°51'59" W	294.91	
C32	25.00	39.03	89°27'10"	N 60°13'30" E	35.19	
C33	25.00	3.35	07°40'36"	S 64°57'50" W	3.35	
C34	25.00	17.68	40°31'40"	S 40°51'42" W	17.32	
C35	50.00	57.21	65°33'12"	N 53°22'28" E	54.14	
C36	50.00	48.13	55°09'24"	S 66°16'14" E	46.30	
C37	50.00	57.59	65°59'32"	S 05°41'46" E	54.46	
C38	205.00	22.82	06°22'37"	N 79°11'31" W	22.80	
C39	205.00	36.18	10°06'45"	N 87°26'12" W	36.14	
C40	205.00	36.80	10°17'09"	S 82°21'51" W	36.75	
C41	205.00	22.80	06°22'25"	S 74°02'04" W	22.79	
C42	310.09	41.71	07°42'23"	N 78°34'05" W	41.68	
C43	310.09	55.84	10°19'01"	N 87°34'47" W	55.76	
C44	310.09	56.74	10°29'04"	S 82°01'11" W	56.66	
C45	310.09	34.16	06°18'44"	S 73°37'17" W	34.14	
C46	330.09	22.61	03°55'29"	N 76°38'57" W	22.61	
C47	330.09	37.61	06°31'41"	N 81°52'32" W	37.59	
C48	330.09	38.18	06°37'37"	N 88°27'11" W	38.16	
C49	330.09	37.66	06°32'11"	S 84°57'54" W	37.64	
C50	330.09	38.64	06°42'24"	S 78°20'37" W	38.62	
C51	330.09	26.36	04°34'35"	S 72°42'08" W	26.36	
C52	425.00	24.70	03°19'48"	N 76°52'55" W	24.70	
C53	425.00	50.19	06°46'00"	N 81°55'50" W	50.16	
C54	425.00	50.93	06°52'00"	N 88°44'49" W	50.90	
C55	425.00	50.19	06°46'00"	S 84°26'11" W	50.16	
C56	425.00	51.43	06°56'00"	S 77°35'11" W	51.40	
C57	425.00	39.60	05°20'17"	S 71°27'03" W	39.58	
C58	475.00	25.52	03°04'41"	N 76°35'15" W	25.52	
C59	475.00	40.00	04°49'30"	N 80°32'21" W	39.99	
C60	475.00	40.00	04°49'30"	N 85°21'51" W	39.99	
C61	475.00	40.00	04°49'30"	S 89°48'40" W	39.99	
C62	475.00	40.00	04°49'30"	S 84°59'10" W	39.99	
C63	475.00	40.00	04°49'30"	S 80°9'40" W	39.99	
C64	475.00	40.00	04°49'30"	S 75°20'11" W	39.99	
C65	475.00	34.34	04°08'32"	S 70°51'10" W	34.33	
C66	25.00	10.15	23°15'44"	S 57°9'03" W	10.08	
C67	25.00	10.88	24°55'39"	S 33°03'21" W	10.79	
C68	50.00	62.11	71°10'35"	N 56°10'49" E	58.20	
C69	50.00	105.11	120°26'40"	S 28°00'33" E	86.80	
C70	580.00	41.87	4°08'11"	S 70°47'50" W	41.86	
C71	580.00	48.90	4°49'51"	S 75°16'51" W	48.89	
C72	580.00	48.91	4°49'52"	S 80°06'43" W	48.89	
C73	580.00	48.91	4°49'53"	S 84°56'36" W	48.89	
C74	580.00	48.91	4°49'54"	S 89°46'29" W	48.90	
C75	580.00	48.91	4°49'55"	N 85°23'36" W	48.90	
C76	580.00	48.92	4°49'56"	N 80°33'40" W	48.90	
C77	580.00	37.07	3°39'43"	N 76°18'51" W	37.06	

BASELINE LAND SURVEYORS, INC.  
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 8333 CROSS PARK DRIVE  
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 REGISTERED FIRM #10015100  
 OFFICE: 512.374.9722 FAX: 512.823.9743  
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CONNELLY'S CROSSING  
 PHASE 4  
 FINAL PLAT

File: S:\Connelly's Crossing\Drawg\Phase 4 Final Plat.dwg  
 Scale (Hor.): 1"=100'  
 Date: 02/12/15  
 Drawn By: JSI  
 Checked By: RLW  
 Revision 1:  
 Revision 2:  
 Revision 3:

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH RICHARD N. MAIER, VICE PRESIDENT, BEING THE OWNER OF 33.325 ACRES OF LAND OUT OF THE M. HORNSBY SURVEY, ABSTRACT NUMBER 292 AND THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN WILLIAMSON COUNTY, TEXAS AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014076067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 12.065 ACRES TO BE KNOWN AS "CONNELLY'S CROSSING PHASE 4 FINAL PLAT", AND DOES CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. A.D.

CONTINENTAL HOMES OF TEXAS, L.P.  
(A TEXAS LIMITED PARTNERSHIP)

BY: \_\_\_\_\_

NAME: RICHARD N. MAIER  
TITLE: VICE PRESIDENT

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS

(PRINT OR TYPE NOTARY'S NAME)

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

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

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

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL BY THESE PRESENTS;

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 20\_\_\_. A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_. A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_.

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

NANCY RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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

ENGINEER'S CERTIFICATION:

I, HUNTER SHADBURNE, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCE AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP), NO. 48491C0465E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_. A.D.

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

GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0465E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF HAMILTONS WAY, BROOKS WAY, SONNY DRIVE, BLAKE STREET, AND BRITT LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. ALL WATER QUALITY/DETENTION BASIN AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE HOA. THE HOA IS RESPONSIBLE FOR POND AND RE-IRRIGATION SYSTEM MAINTENANCE.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE HOA WILL OWN AND MAINTAIN LOT 10, BLOCK J AND LOT 2, BLOCK M.
16. THE HOA BYLAWS ARE FILED IN THE OFFICE OF THE SECRETARY OF STATE OF TEXAS UNDER FILE NUMBER 801862344.
17. LOTS 1 AND 2, BLOCK M, AND THE ASSOCIATED WATER QUALITY, DETENTION, AND IRRIGATION IMPROVEMENTS WILL BE OPERATED, MAINTAINED, AND DEDICATED TO THE HOA/POA. THE ASSOCIATED EASEMENTS AND CHANNEL IMPROVEMENTS WILL ALSO BE MAINTAINED BY THE HOA/POA. THE HOA/POA WILL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE POND IS NOT PROPERLY MAINTAINED.

BASELINE LAND SURVEYORS, INC.  
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REGISTERED FIRM #10015100  
OFFICE: 512.374.9722 FAX: 512.873.9743  
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CONNELLY'S CROSSING  
PHASE 4  
FINAL PLAT

File: S:\Connelly's Crossing\Draw\Phase 4 Final Plat.dwg

Scale (Hor.): 1"=100'

Date: 02/12/15

Drawn By: JSL

Checked By: RLW

Revision 1:

Revision 2:

Revision 3:

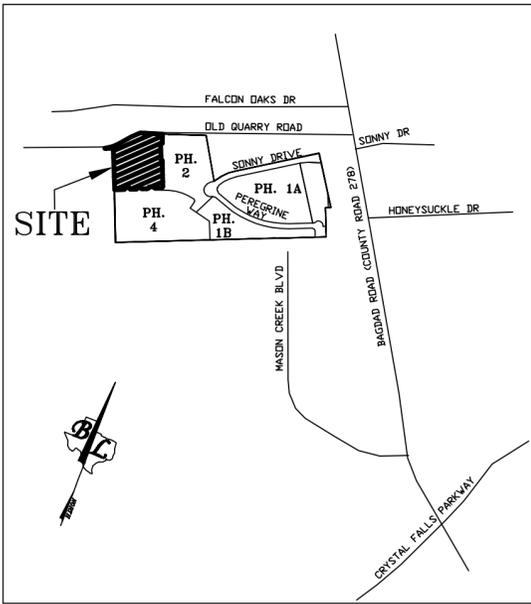


## EXECUTIVE SUMMARY

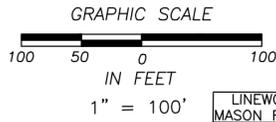
FEBRUARY 26, 2015

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- Agenda Subject:** Subdivision Case 14-FP-041: Consider action on the Connelly's Crossing, Phase 3 Final Plat for 7.333 acres more or less; WCAD Parcel R032159; generally located to the northwest of the intersection of Sonny Drive and Peregrine Way; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Hunter Shadburne, P.E. (Austin Civil Engineering, Inc) on behalf of Continental Homes of Texas, L.P.
- Financial Consideration:** None
- Recommendation:** This final plat includes 44 single-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. Escrow payment and executed escrow agreement in the amount of \$15,400 for the Recreation Improvements fees.
  2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

02/20/2015



VICINITY MAP  
(NOT TO SCALE)



**LEGEND**

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1/2" REBAR FOUND W/ CAP: "ALL POINTS"
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFO. PER DOC. NO. 2014076067, O.P.R.W.C.T.
- [ ] RECORD INFO. PER DOC. NO. 2014097116, O.P.R.W.C.T.
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ..... PROPOSED SIDEWALKS

**NOTE:**

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

ACREAGE: 7.333 ACRES

SURVEY: M. HORNSBY SURVEY, ABSTRACT NO. 292

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 44

LINEAR FEET OF NEW STREETS: 1,908

SUBMITTAL DATE: NOVEMBER 2014

SURVEYOR: BASELINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE (512) 374-9722 FAX (512) 873-9743

ENGINEER: AUSTIN CIVIL ENGINEERING  
2708 S. LAMAR BLVD. #200 A  
AUSTIN, TEXAS  
(512) 306-0018

**BENCHMARK:**

BENCHMARK "BLS 300": CHISELED "X" ON CONCRETE SIDEWALK, ON WEST SIDE OF ROUNDABOUT AT THE INTERSECTION OF SONNY DRIVE AND PEREGRINE WAY.  
ELEVATION=1042.03

**317.045 ACRES**  
KB HOME LONE STAR, INC.  
DOC. NO. 2013078190  
O.P.R.W.C.T.

**REMAINDER OF 33.325 ACRES**  
CONTINENTAL HOMES OF TEXAS, L.P.  
DOC. NO. 2014076067  
O.P.R.W.C.T.

**317.045 ACRES**  
KB HOME LONE STAR, INC.  
DOC. NO. 2013078190  
O.P.R.W.C.T.

**TOTAL AREA/TOTAL LOTS**

TOTAL ACREAGE: 7.333 ACRES  
SINGLE FAMILY LOTS: 44  
DRAINAGE LOT: 0  
PARKLAND LOT: 0  
TOTAL LOTS: 44 LOTS

HAMILTONS WAY (50' R.O.W.): 799'  
BRITT LANE (50' R.O.W.): 470'  
STINETT DRIVE (50' R.O.W.): 110'  
ALLEYS (20' R.O.W.): 529'  
TOTAL: 1,908

*M. Hornsby Survey  
Abstract Number 292*

**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
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REGISTERED FIRM #10015100  
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**CONNELLY'S CROSSING  
PHASE 3  
FINAL PLAT**

File: S:\Connely's Crossing\Drawg\Phase 3 Final Plat.dwg  
Scale (hor.): 1"=100'  
Date: 02/12/15  
Drawn By: JSL  
Checked By: RLW  
Revision 1:  
Revision 2:  
Revision 3:

**METES AND BOUNDS DESCRIPTION**

BEING 7.333 ACRES OF LAND, OUT OF THE M. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 33.325 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014076067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said remainder of a 33.325 acre tract, being in the northerly line of a 317.015 acre tract of land conveyed to KB Home Lone Star Inc. by instrument of record in Doc. No. 2013078190 of the Official Public Records of Williamson County, Texas, and being in the south right-of-way line of "Old Quarry Road", an unrecorded roadway, (Approximate 32' R.O.W.) [Point of Beginning Coordinates: Northing=10,175,694.83; Easting= 3,071,527.91];

THENCE along the north line of the remainder of a 33.325 acre tract and the south right-of-way line of said "Old Quarry Road" the following five (5) courses:

1. North 58° 29' 47" East a distance of 85.79 feet (record - North 57° 55' 02" East a distance of 83.86 feet) to a 1/2" rebar found;
2. North 45° 18' 25" East a distance of 74.10 feet (record - North 44° 46' 02" East a distance of 72.57 feet) to a 1/2" rebar found;
3. North 41° 49' 51" East a distance of 165.22 feet (record - North 41° 16' 02" East a distance of 161.39 feet) to a 1/2" rebar found;
4. North 46° 30' 19" East a distance of 111.00 feet (record - North 46° 00' 02" East a distance of 108.63 feet) to a 1/2" rebar found;
5. North 73° 27' 48" East (record - North 73° 35' 02" East) a distance of 254.38 feet a 1/2" rebar found with cap, which reads "All Points" for the northwest corner of Lot 4, Block B, Connelly's Crossing, Phase 2, a subdivision of record in Doc. No. 2014097116 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found for an angle point in the north line of said Lot 4, Block B, Connelly's Crossing, Phase 2 and the south right-of-way line of "Old Quarry Road", bears North 73° 27' 48" East (record - North 73° 35' 02" East) a distance of 46.57 feet;

THENCE along the easterly lines of the remainder of a 33.325 acre tract and the westerly lines of said Connelly's Crossing, Phase 2, the following six (6) courses:

1. South 16° 27' 54" East a distance of 110.08 feet (record - South 16° 28' 45" East a distance of 110.36 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for the southeast corner of said Lot 4, Block B, Connelly's Crossing, Phase 2, and being in the north right-of-way line of Hamiltons Way (50' R.O.W.);
2. South 73° 31' 25" West a distance of 18.30 feet (record - South 73° 32' 28" West a distance of 18.36 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for the northwest corner of the right-of-way of Hamiltons Way as dedicated by Connelly's Crossing, Phase 2;
3. South 20° 48' 10" East a distance of 174.16 feet (record - South 20° 49' 33" East a distance of 175.51 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for the southwest corner of a 20' wide alley dedicated by Connelly's Crossing, Phase 2 and being a point of curvature;

4. Along a non-tangential curve to the right having a radius of 15.00 feet (record -15.00 feet), an arc length of 21.57 feet (record -21.59 feet), a delta angle of 82° 22' 42" and having a chord which bears South 62° 02' 33" East a distance of 19.76 feet (record - South 61° 56' 50" East a distance of 19.77 feet) to a 1/2" rebar found with cap, which reads "All Points" for a point of tangency;
5. South 20° 47' 32" East a distance of 295.27 feet (record -South 20° 49' 33" East a distance of 295.25 feet) to a 1/2" rebar found with cap, which reads "All Points" for a point of curvature;
6. Along a tangential curve to the right having a radius of 20.00 feet (record -20.00 feet), an arc length of 31.35 feet (record -21.56 feet), a delta angle of 89° 49' 05" and having a chord which bears South 23° 57' 48" West a distance of 28.24 feet (record - South 23° 59' 12" West a distance of 28.19 feet) to a 1/2" rebar found for a point of tangency;

THENCE crossing through the remainder of a 33.325 acre tract the following thirteen (13) courses:

1. South 68° 46' 54" West a distance of 65.92 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
2. Along a tangential curve to the right having a radius of 20.00 feet, an arc length of 30.94 feet, a delta angle of 88° 37' 40", and having a chord which bears North 66° 54' 16" West a distance of 27.94 feet to a 1/2" rebar found;
3. South 68° 28' 54" West a distance of 50.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
4. Along a non-tangential curve to the right having a radius of 20.00 feet, an arc length of 31.28 feet, a delta angle of 89° 37' 30", and having a chord which bears South 23° 58' 10" West a distance of 28.19 feet to a 1/2" rebar found for a point of tangency;
5. South 68° 46' 54" West a distance of 65.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
6. Along a tangential curve to the right having a radius of 20.00 feet, an arc length of 31.53 feet, a delta angle of 90° 19' 43", and having a chord which bears North 66° 03' 14" West a distance of 28.37 feet to a 1/2" rebar found;
7. South 68° 07' 29" West a distance of 20.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
8. Along a non-tangential curve to the right having a radius of 20.00 feet, an arc length of 31.30 feet, a delta angle of 89° 40' 17", and having a chord which bears South 23° 56' 46" West a distance of 28.20 feet to a 1/2" rebar found for a point of tangency;

**METES AND BOUNDS DESCRIPTION (CONTINUED)**

9. South 68° 46' 54" West a distance of 65.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
10. Along a tangential curve to the right having a radius of 20.00 feet, an arc length of 31.53 feet, a delta angle of 90° 19' 43", and having a chord which bears North 66° 03' 14" West a distance of 28.37 feet to a 1/2" rebar found;
11. South 69° 06' 37" West a distance of 50.00 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
12. South 20° 53' 23" East a distance of 19.28 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
13. South 69° 06' 37" West a distance of 109.82 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" in the west line of the remainder of a 33.325 acre tract and the northerly line of said 317.015 acre tract, from which a 1/2" rebar found for the southwest corner of the remainder of a 33.325 acre tract and being an angle point in the northerly line of the 317.015 acre tract, bears South 20° 51' 55" East (record - South 20° 51' 58" East a distance of 568.39 feet);

THENCE North 20° 51' 55" West (record - North 20° 51' 58" West), along the west line of the remainder of a 33.325 acre tract and the northerly line of the 317.015 acre tract, a distance of 469.00 feet to 1/2" iron rod found for an angle point in the west line of the remainder of a 33.325 acre tract and the northerly line of the 317.015 acre tract;

THENCE South 69° 55' 25" West (record - South 69° 54' 16" West) along the west line of the remainder of a 33.325 acre tract and the northerly line of the 317.015 acre tract, a distance of 95.01 feet (record - South 69° 54' 16" West a distance of 94.97 feet) to the POINT OF BEGINNING.

This parcel contains 7.333 acres of land, more or less, out of the M. Hornsby Survey, Abstract No. 292, in Williamson County, Texas.

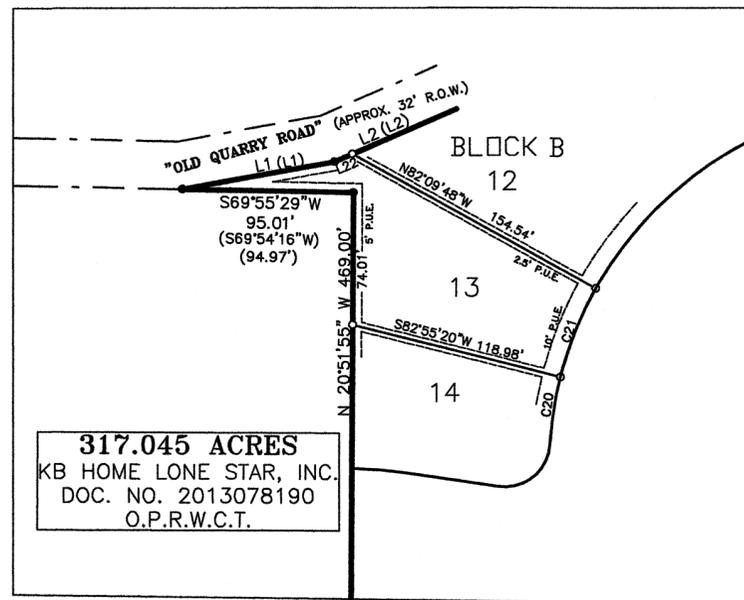
Bearing Basis: Texas State Plane Coordinates, Central Zone (NAD 83/96 CORS).

I, J. SCOTT LASWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT, AS SHOWN IN COMMITMENT FOR TITLE G.F. NO. 141-140200709 EFFECTIVE JULY 17, 2014.

*J. Scott Laswell* 2/12/15  
 J. SCOTT LASWELL DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5583  
 BASELINE LAND SURVEYORS, INC.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754



**DETAIL**  
**LOT 13, BLOCK B**



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	21.57	82°22'42"	N 62°02'33" W	19.76
[C1]	15.00	21.59		S 61°56'50" E	19.77
C2	20.00	31.35	89°49'05"	N 23°57'48" E	28.24
[C2]	20.00	31.28		S 23°59'12" W	28.19
C3	20.00	30.94	88°37'40"	N 66°54'16" W	27.94
C4	20.00	31.28	89°37'30"	S 23°58'10" W	28.19
C5	20.00	31.53	90°19'43"	N 66°03'14" W	28.37
C6	20.00	31.30	89°40'17"	S 23°56'46" W	28.20
C7	20.00	31.53	90°19'43"	N 66°03'14" W	28.37
C8	25.00	41.37	94°49'23"	N 29°38'53" E	36.81
C9	205.50	327.17	91°13'13"	S 27°50'49" W	293.70
C10	25.00	35.80	82°03'03"	N 61°54'54" W	32.82
C11	155.50	251.10	92°31'19"	S 27°10'54" W	224.70
C12	25.00	37.36	85°38'00"	N 63°39'35" W	33.98
C13	25.00	41.18	94°22'00"	S 26°20'25" W	36.68
C14	20.00	29.89	85°38'00"	S 63°39'35" E	27.19
C15	20.00	32.73	93°45'55"	S 26°02'22" W	29.20
C16	20.00	32.94	94°22'00"	N 26°20'25" E	29.34
C17	20.00	29.89	85°38'00"	N 63°39'35" W	27.19
C18	50.00	82.37	94°23'37"	S 26°19'37" W	73.37
C19	30.00	49.42	94°23'36"	S 26°19'37" W	44.02
C20	205.50	38.33	10°41'08"	S 12°25'14" E	38.27
C21	205.50	53.49	14°54'51"	S 00°22'46" W	53.34
C22	205.50	53.49	14°54'51"	S 15°17'37" W	53.34
C23	205.50	56.03	15°37'14"	S 30°33'40" W	55.85
C24	205.50	55.56	15°29'31"	S 46°07'03" W	55.39
C25	205.50	50.58	14°06'09"	S 60°54'40" W	50.45
C26	205.50	19.69	05°29'28"	S 70°43'14" W	19.69
C27	155.50	20.77	07°39'06"	S 15°15'15" E	20.75
C28	155.50	90.46	33°19'54"	S 05°14'15" W	89.19
C29	155.50	86.01	31°41'25"	S 37°44'56" W	84.91
C30	155.50	53.87	19°50'56"	S 63°31'08" W	53.60
C31	50.00	17.36	19°53'23"	S 63°34'44" W	17.27
C32	50.00	27.95	32°01'23"	S 37°37'21" W	27.58
C33	50.00	29.31	33°35'09"	S 04°49'05" W	28.89
C34	50.00	7.76	08°53'42"	S 16°25'20" E	7.75
C35	205.00	24.02	06°42'47"	S 73°42'11" W	24.01
C36	155.00	18.16	06°42'47"	S 73°42'11" W	18.15

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 58°29'47" E	85.79'
[L1]	N 57°55'02" E	83.86'
L2	N 45°18'25" E	74.10'
[L2]	N 44°46'02" E	72.57'
L3	N 41°49'51" E	165.22'
[L3]	N 41°16'02" E	161.39'
L4	N 46°30'19" E	111.00'
[L4]	N 46°00'02" E	108.63'
L5	N 73°27'48" E	46.57'
[L5]	N 73°35'02" E	
L6	S 16°27'54" E	110.08'
[L6]	S 16°28'45" E	110.36'
L7	S 73°31'25" W	18.30'
[L7]	S 73°32'28" W	18.36'
L8	S 20°48'10" E	50.14'
[L8]	S 20°49'41" E	50.15'
L9	S 20°48'10" E	20.10'
[L9]	S 20°49'33" E	
L10	S 68°28'54" W	50.00'
L11	S 68°07'29" W	20.00'
L12	S 69°06'37" W	50.00'
L13	S 20°53'23" E	19.28'
L14	N 73°31'25" E	40.22'
L15	N 73°31'25" E	66.58'
L16	S 20°50'35" E	60.56'
L17	S 20°50'35" E	59.79'
L18	N 72°55'19" E	74.88'
L19	S 72°55'19" W	72.04'
L20	S 73°31'25" W	49.81'
L21	N 73°31'25" E	54.40'
L22	N 45°18'25" E	10.95'
L23	N 45°18'25" E	63.15'
L24	N 41°49'51" E	36.34'
L25	N 41°49'51" E	84.16'
L26	S 41°49'51" W	44.72'
L27	S 46°30'19" W	34.65'
L28	S 46°30'19" W	76.35'
L29	N 73°31'25" E	23.16'
L30	N 73°31'25" E	43.42'
L31	N 72°55'19" E	31.59'
L32	N 72°55'19" E	43.29'
L33	N 73°31'25" E	18.38'
L34	N 73°31'25" E	21.84'
L35	S 73°31'25" W	31.43'
L36	S 73°31'25" W	18.38'
L37	N 70°20'47" E	4.05'
L38	N 77°03'34" E	54.06'
L39	N 70°20'47" E	2.99'
L40	N 77°03'34" E	67.73'
L41	S 23°56'46" W	28.20'
L42	S 66°03'14" E	28.37'

**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN TEXAS 78754  
 REGISTERED FIRM #10015100  
 OFFICE: 512.374.9722 FAX: 512.873.9743  
 scott-baseline@austin.rr.com

**CONNELLY'S CROSSING**  
**PHASE 3**  
**FINAL PLAT**

Scale (hor.): 1"=100'  
 Date: 02/12/15  
 Drawn By: JSL  
 Checked By: RLW  
 Revision 1:  
 Revision 2:  
 Revision 3:

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH RICHARD N. MAIER, VICE PRESIDENT, BEING THE OWNER OF 33.325 ACRES OF LAND OUT OF THE M. HORNSBY SURVEY, ABSTRACT NUMBER 292 AND THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN WILLIAMSON COUNTY, TEXAS AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014076067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 7.333 ACRES TO BE KNOWN AS "CONNELLY'S CROSSING PHASE 3 FINAL PLAT", AND DOES CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_. A.D.

CONTINENTAL HOMES OF TEXAS, L.P.  
(A TEXAS LIMITED PARTNERSHIP)

BY: \_\_\_\_\_

NAME: RICHARD N. MAIER  
TITLE: VICE PRESIDENT

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS

(PRINT OR TYPE NOTARY'S NAME)

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

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

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

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL BY THESE PRESENTS;

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 20\_\_\_. A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_. A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_.

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

NANCY RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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

ENGINEER'S CERTIFICATION:

I, HUNTER SHADBURNE, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCE AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS ENCRoACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP), NO. 48491C0465E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_. A.D.

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

GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0465E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF HAMILTONS WAY, BRITT LANE, AND STINNETT DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- ALL WATER QUALITY/DETENTION BASIN AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE HOA. THE HOA IS RESPONSIBLE FOR POND AND RE-IRRIGATION SYSTEM MAINTENANCE.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE HOA BYLAWS ARE FILED IN THE OFFICE OF THE SECRETARY OF STATE OF TEXAS UNDER FILE NUMBER 801862344.
- TEMPORARY TURNAROUNDS MAY BE REQUIRED FOR DEAD END STREETS LONGER THAN 150 FEET.
- LOTS 1 AND 2, BLOCK M, AND THE ASSOCIATED WATER QUALITY, DETENTION, AND IRRIGATION IMPROVEMENTS WILL BE OPERATED, MAINTAINED, AND DEDICATED TO THE HOA/POA. THE ASSOCIATED EASEMENTS AND CHANNEL IMPROVEMENTS WILL ALSO BE MAINTAINED BY THE HOA/POA. THE HOA/POA WILL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE POND IS NOT PROPERLY MAINTAINED.
- WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED.

BASILINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
REGISTERED FIRM #10015100  
OFFICE: 512.374.9722 FAX: 512.873.9743  
scott-baseline@austin.rr.com

CONNELLY'S CROSSING  
PHASE 3  
FINAL PLAT

File: S:\Connely's Crossing\Drawg\Phase 3 Final Plat.dwg  
Scale (hor.): 1"=100'  
Date: 02/12/15  
Drawn By: JSL  
Checked By: RLW  
Revision 1:  
Revision 2:  
Revision 3:



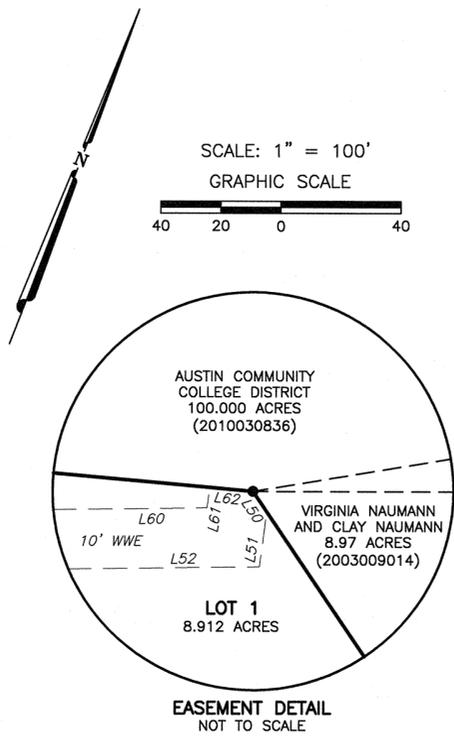
## EXECUTIVE SUMMARY

FEBRUARY 26, 2015

- 
- Agenda Subject:** Subdivision Case 14-TOD-FP-047: Consider action on the Hero Way Multi-Family Final Plat for 9.674 acres more or less; WCAD Parcel R510024; generally located to the northeast of the intersection of Mel Mathis Avenue and Hero Way, Leander, Williamson County Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Russell Kotara (Big Red Dog) on behalf of Jeff Musgrove (Transit Village Investments, LTD).
- Financial Consideration:** None
- Recommendation:** This final plat includes 1 multi-family lot and 1 mixed use lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. Water Easements are recorded prior to the recordation of the final plat.
  2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

02/17/2015

# FINAL PLAT OF HERO WAY MULTIFAMILY WILLIAMSON COUNTY, TEXAS



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ZWA 1/2" REBAR WITH "ZWA" CAP FOUND
- MWM 1/2" REBAR WITH "MWM" CAP FOUND
- PD 1/2" REBAR WITH "PAPE-DAWSON" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- W.W.E. WASTEWATER EASEMENT
- ( ) RECORD INFORMATION

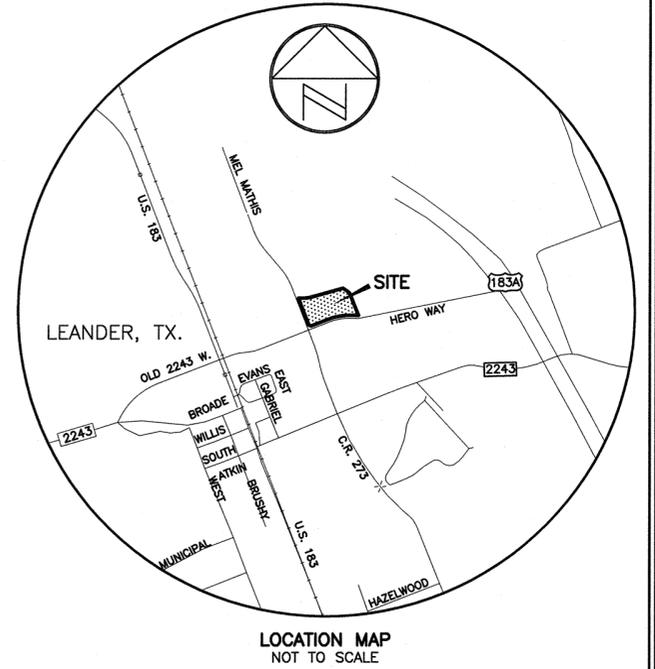
BENCHMARK INFORMATION:

BM#1: SQUARE ON CONCRETE INLET, WEST SIDE OF MEL MATHIS AVENUE, APPROX. 393 NORTHWEST OF THE R.O.W. INTERSECTION OF MEL MATHIS AVENUE AND HERO WAY, SHOWN HEREON.

ELEVATION = 951.61'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM#2: MAG NAIL WITH "CHAPARRAL" WASHER SET IN CONCRETE INLET ON EAST SIDE OF MEL MATHIS AVENUE, AT R.O.W. INTERSECTION OF MEL MATHIS AVENUE AND HERO WAY, SHOWN HEREON.

ELEVATION = 949.64'  
VERTICAL DATUM: NAVD 88 (GEOID 09)



OWNER: TRANSIT VILLAGE INVESTMENTS, LTD.  
1301 S. CAPITAL OF TEXAS HIGHWAY  
SUITE 300A  
AUSTIN, TEXAS 78746

TOTAL ACREAGE: 9.674 ACRES

TALBOT CHAMBERS SURVEY, ABST. NO. 125

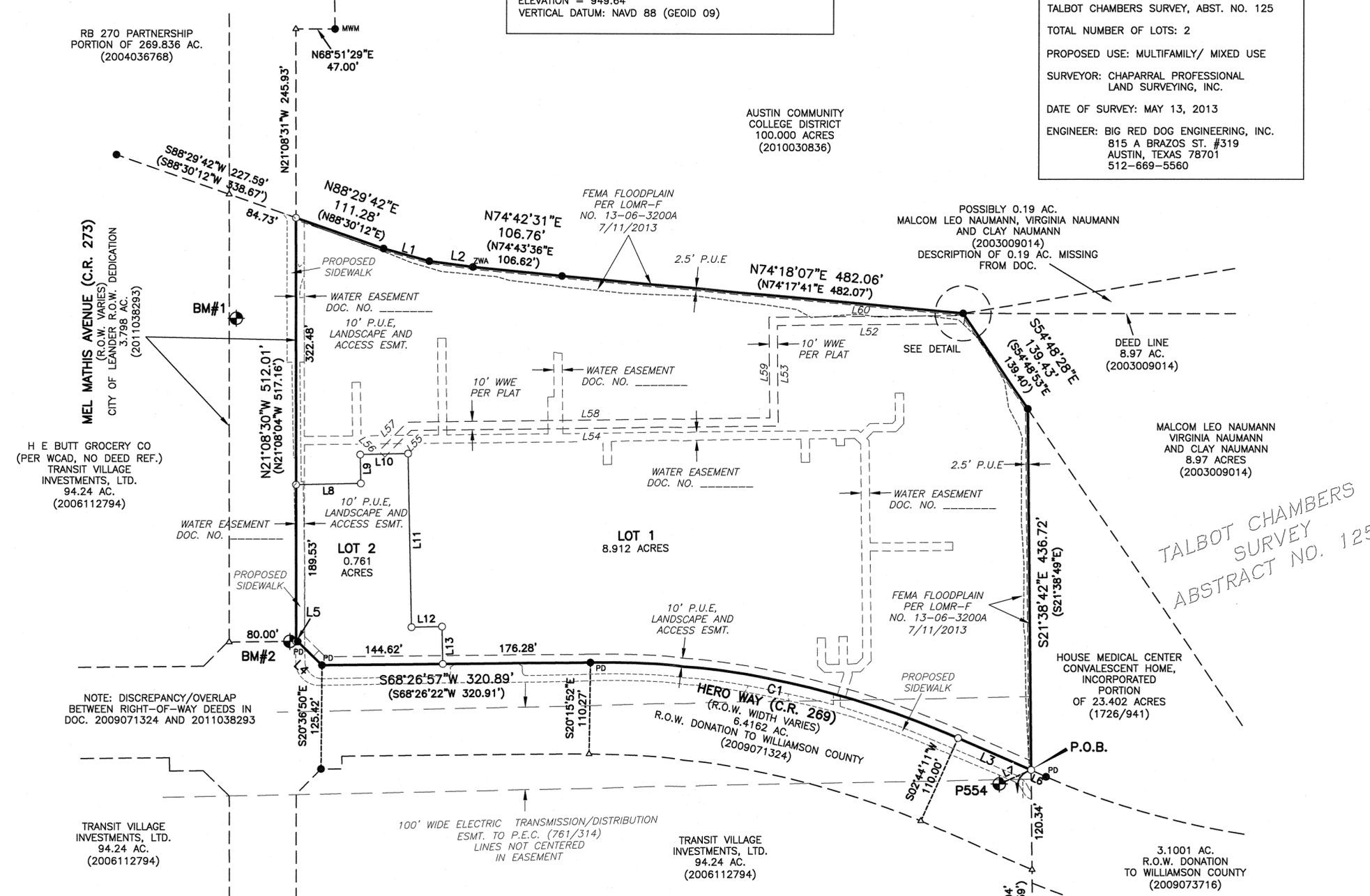
TOTAL NUMBER OF LOTS: 2

PROPOSED USE: MULTIFAMILY/ MIXED USE

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.

DATE OF SURVEY: MAY 13, 2013

ENGINEER: BIG RED DOG ENGINEERING, INC.  
815 A BRAZOS ST. #319  
AUSTIN, TEXAS 78701  
512-669-5560



LINE	BEARING	DISTANCE	RECORD
L1	N84°34'57"E	56.98'	(N84°33'43"E 56.88')
L2	N76°36'57"E	52.64'	(N76°37'12"E 52.75')
L3	N87°05'07"W	95.66'	(N87°05'05"W 96.24')
L4	N66°38'40"W	40.71'	(N66°32'39"W 40.77')
L5	S70°18'35"W	1.93'	(S68°26'22"W)
L6	S86°46'37"E	19.58'	
L7	S44°46'14"W	41.59'	
L8	N67°47'01"E	77.62'	
L9	N22°12'59"W	34.75'	
L10	N67°47'01"E	57.30'	
L11	S22°12'59"E	209.99'	
L12	N67°47'01"E	36.56'	
L13	S22°12'59"E	45.10'	

LINE	BEARING	DISTANCE
L50	S54°48'28"E	4.18'
L51	S13°23'14"E	9.30'
L52	S68°21'06"W	222.35'
L53	S21°38'42"E	122.08'
L54	S68°21'18"W	439.81'
L55	S23°21'18"W	45.05'
L56	N66°38'42"W	10.00'
L57	N23°21'18"E	49.19'
L58	N68°21'18"E	433.95'
L59	N21°38'42"W	122.08'
L60	N68°21'06"E	223.70'
L61	N13°23'14"W	3.49'
L62	N74°18'07"E	7.24'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT
C1	1060.00'	24°28'30"	452.80'	S80°40'25"W (S80°40'39"W)	449.36' (449.38')	229.91'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P554".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 10186458.31  
E 3079224.99

TEXAS STATE PLANE COORDINATES:  
N 10185236.08  
E 3078855.53

ELEVATION = 944.55'  
VERTICAL DATUM: NAVD 88 (GEOID09)

COMBINED SCALE FACTOR = 0.999880014398  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 1°16'50"

HOUSE MEDICAL CENTER CONVALESCENT HOME, INCORPORATED PORTION OF 23.402 ACRES (1726/941)

3.1001 AC. R.O.W. DONATION TO WILLIAMSON COUNTY (2009073716)

HOUSE MEDICAL CENTER CONVALESCENT HOME, INCORPORATED PORTION OF 23.402 ACRES (1726/941)

IN NORTH RIGHT-OF-WAY LINE OF EAST SOUTH STREET

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 960-001

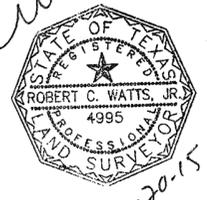
DRAWING NO.: 960-001-PL1

PLOT DATE: 01/20/2015

PLOT SCALE: 1" = 100'

DRAWN BY: JDB

**SHEET**  
01 OF 02



FINAL PLAT OF  
HERO WAY MULTIFAMILY  
WILLIAMSON COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT TRANSIT VILLAGE INVESTMENTS, LTD., BEING OWNER OF 9.674 ACRES IN THE TALBOT CHAMBERS SURVEY, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 9.674 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS FINAL PLAT HERO WAY MULTIFAMILY

AND DO HEREBY DEDICATE TO THE PUBLIC ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

TRANSIT VILLAGE INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: THE GENERAL PARTNER, TVI GP, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
LANCE R. HUGHES, MANAGER  
1301 S. CAPITAL OF TEXAS HIGHWAY SUITE 300A  
AUSTIN, TEXAS 78746-6581

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORD THAT AFFECT SUBJECT TRACT AND LISTED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 201200753A, EFFECTIVE DATE OCTOBER 31, 2014, HAVE BEEN SHOWN OR NOTED HEREON. PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 13, 2013.

a. Utility easement granted to Pedernales Electric Cooperative, Inc., by instrument dated February 26, 1979, recorded in Volume 761, Page 314 of the Deed Records of Williamson County, Texas. - Subject to, shown

b. Pipe line easement granted to Leander Water Supply Corporation, by instrument dated June 16, 1981, recorded in Volume 878, Page 119 of the Deed Records of Williamson County, Texas. - May affect the subject tract. The easement recorded therein is a 15' easement centered on water lines "as installed" across a 23.402 acre tract, of which this subject tract is a part of.

c. Pipe line easement granted to Chisholm Trail, WSC, by instrument dated November 30, 1983, recorded in Volume 979, Page 225 of the Official Records of Williamson County, Texas. -May affect the subject tract, the easement document references a 43.0 acre tract in Volume 703, Page 935. There are six 23.402 acre tracts described in Volume 703, Page 935, and not a specific 43.0 acre tract. The easement is a 15' easement centered on water lines "as installed", not plottable.

d. Temporary drainage easement granted to the City of Leander, by instrument dated March 24, 2011, recorded under Document No. 201102521 of the Official Public Records of Williamson County, Texas. - Subject to, not shown, to terminate upon acceptance of site plan

*Robert C. Watts, Jr.*  
ROBERT C. WATTS, JR., R.P.L.S. 4995  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724



ENGINEER'S CERTIFICATION:

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

LETTER OF MAP REVISION DATE: JULY 11, 2013, CASE NO. 13-06-3200A LOMR-F.

RUSSELL KOTARA, P.E.

ENGINEERING BY:  
BIG RED DOG ENGINEERING, INC.  
815 A BRAZOS ST., #319  
AUSTIN, TEXAS 78701  
(512) 669-5560  
TEXAS REGISTERED ENGINEERING FIRM 11201

CITY OF LEANDER APPROVAL:

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

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

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

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
2. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
7. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
8. NO OBSTRUCTIONS SHALL BE ALLOWED IN ANY DRAINAGE EASEMENT.
9. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
10. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
12. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF IMPROVEMENTS SUCH AS PARKING AND LANDSCAPING WITHIN THE WATER AND WASTEWATER EASEMENTS IF AND WHEN THE CITY NEEDS TO ACCESS AND MAINTAIN ITS WATER OR WASTEWATER UTILITIES.
13. SIDEWALKS SHALL BE INSTALLED ALONG THE SUBDIVISION SIDE OF MEL MATHIS AVE. AND HERO WAY.
14. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
15. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0455E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
16. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
17. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
18. AT THE TIME OF SITE DEVELOPMENT PERMIT, UNLESS A NEW TRAFFIC IMPACT ANALYSIS (TIA) FOR THE DEVELOPMENT AS PROPOSED IN THE CONCEPT PLAN INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.

PERIMETER DESCRIPTION:

A DESCRIPTION OF 9.674 ACRES (APPROXIMATELY 421,396 SQ. FT.) IN THE TALBOT CHAMBERS SURVEY ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 94.24 ACRE TRACT CONVEYED TO TRANSIT VILLAGE INVESTMENTS, LTD. IN A SPECIAL WARRANTY DEED DATED DECEMBER 28, 2006 AND RECORDED IN DOCUMENT NO. 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 9.674 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Hero Way (County Road 269) (right-of-way width varies), for the northeast corner of a 6.4162 acre tract described in a Right-of-Way Donation to Williamson County, Texas, recorded in Document No. 2009071324 of the Official Public Records of Williamson County, Texas, same being the northwest corner of a 3.1001 acre tract described in a Right-of-Way Donation to Williamson County, Texas, recorded in Document No. 2009073716 of the Official Public Records of Williamson County, Texas, being also in the east line of said 94.24 acre tract and in the west line of a 23.402 acre tract described in Volume 1726, Page 941 of the Official Records of Williamson County, Texas, from which, a 1/2" rebar found in the north right-of-way line of East South Street (right-of-way varies), for the most southerly common corner of said 94.24 acre tract and said 23.402 acre tract bears South 21°38'42" East, a distance of 1477.04 feet, and from which a 1/2" rebar with "Pape-Dawson" cap found in the north right-of-way line of Hero Way bears South 86°46'37" East, a distance of 19.58 feet;

THENCE crossing said 94.24 acre tract, with the north right-of-way line of Hero Way, same being the north line of said 6.4162 acre tract, the following five (5) courses and distances:

1. North 87°05'07" West, a distance of 95.66 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 1060.00 feet, a delta angle of 24°28'30", an arc length of 452.80 feet, and a chord which bears South 80°40'25" West, a distance of 449.36 feet to a 1/2" rebar with "Pape-Dawson" cap found;
3. South 68°26'57" West, a distance of 320.89 feet to a 1/2" rebar with "Pape-Dawson" cap found;
4. North 66°38'40" West, a distance of 40.71 feet to a 1/2" rebar with "Pape-Dawson" cap found;
5. South 70°18'35" West, a distance of 1.93 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Mel Mathis Avenue (C.R. 273) (right-of-way width varies), same being the east line of a 3.798 acre tract described in a Special Warranty Deed Dedication of Right-of-Way to the City of Leander, Texas, recorded in Document 2011038293 of the Official Public Records of Williamson County, Texas;

THENCE North 21°08'30" West, continuing across said 94.24 acre tract, with the east right-of-way line of Mel Mathis Avenue, same being the east line of said 3.798 acre tract, a distance of 512.01 feet to a 1/2" rebar with Chaparral cap set in the north line of said 94.24 acre tract, for the northeast corner of said 3.798 acre tract, same being the southwest corner of a 100.000 acre tract described in Document No. 2010030836 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "MWM" cap found for an angle point in the west line of said 100.000 acre tract bears North 21°08'31" West, a distance of 245.93 feet and North 68°51'29" East, a distance of 47.00 feet, and from which a 1/2" rebar found in the common line of said 94.24 acre tract and a 269.836 acre tract described in Document No. 2004036768 of the Official Public Records of Williamson County, Texas bears South 88°29'42" West, a distance of 227.59 feet;

THENCE with the north line of said 94.24 acre tract, same being the south line of said 100.000 acre tract, the following five (5) courses and distances:

1. North 88°29'42" East, a distance of 111.28 feet to a 1/2" rebar found;
2. North 84°34'57" East, a distance of 56.98 feet to a 1/2" rebar found;
3. North 76°36'57" East, a distance of 52.64 feet to a 1/2" rebar with "ZWA" cap found;
4. North 74°42'31" East, a distance of 106.76 feet to a 1/2" rebar found;
5. North 74°18'07" East, a distance of 482.06 feet to a 1/2" rebar found for the common corner of said 94.24 acre tract, said 100.000 acre tract, a 21.0 acre tract described in Volume 747, Page 427 of the Deed Records of Williamson County, Texas, and an 8.97 acre tract described in Document No. 2003009014 of the Official Public Records of Williamson County, Texas;

THENCE South 54°48'28" East, with the common line of said 94.24 acre tract and said 8.97 acre tract, a distance of 139.43 feet to a 1/2" rebar found for the north corner of the 23.402 acre tract;

THENCE South 21°38'42" East, with the east line of said 94.24 acre tract, same being the west line of said 23.402 acre tract, a distance of 436.72 feet to the POINT OF BEGINNING, containing 9.674 acres of land, more or less.

COUNTY CLERK:

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

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

RECORD IN MY OFFICE, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE

PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. \_\_\_\_\_

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

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



## EXECUTIVE SUMMARY

FEBRUARY 26, 2015

- 
- Agenda Subject:** Subdivision Case 12-FP-001: Consider action on the extension of the expiration of the LISD Benbrook Ranch Final Plat for 171.436 acres more or less; WCAD Parcel R501145; generally located to the northeast of the intersection of N. Bagdad Road and W. San Gabriel Pkwy; Leander, Williamson County Texas.
- Background:** This final plat was approved by the Planning & Zoning Commission on July 24, 2014. After the approval, the final plat expires if the conditions are not met and the final plat is not recorded. The applicant has the option to request one six month extension if the applicant can demonstrate substantial progress in compliance with the conditions. In this case, the conditions were the completion of the improvements associated with the subdivision.
- Origination:** Applicant/Agent: Terry Reynolds (Atkins) on behalf of LISD.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the extension request. The subdivision is currently under construction and in the final stages of completion.
- Attachments:** 1. Extension Request Letter
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 02/17/2015



**Atkins North America, Inc.**  
6504 Bridge Point Parkway, Suite 200  
Austin, Texas 78730

**Telephone: +1.512.327.6840**  
Fax: +1.512.327.2453

**[www.atkinsglobal.com/northamerica](http://www.atkinsglobal.com/northamerica)**

12 February 2015

Ms. Robin Griffin, Senior Planner  
City of Leander Planning Department  
104 North Brushy Street  
Leander, Texas 78746

Re: L.I.S.D. Benbrook Ranch Subdivision, Final Plat  
City File No. 12-FP-001  
Request for Extension  
Atkins Project No. 100003245

Robin:

On behalf of the property owner, Leander Independent School District, we are requesting approval of an extension to the above referenced final plat. The plat was approved by the Planning & Zoning Commission on 24 July 2014, with the following condition:

“All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.”

Completion of the subdivision construction delayed the acceptance of the final improvements and thereby created the need for this extension request. Once the extension is approved, the Public Works Department has indicated that the final plat can be released and submitted for recordation. If you have any questions or need additional information, please contact me at (512) 342-3231. Thank you in advance for your assistance.

Sincerely,

  
Terry S. Reynolds  
Project Coordinator

cc: Jimmy Disler – LISD  
Mark McNeal – Atkins



## EXECUTIVE SUMMARY

FEBRUARY 26, 2015

- 
- Agenda Subject:** Composite Zoning Ordinance Case 15-OR-002: Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to update the architectural standards, update the garage setback requirements, update the use matrix table, and modify the landscape ordinance requirements.
- Background:** Staff is proposing the following amendments to the Composite Zoning Ordinance:
1. Modify Single-Family Use Components regarding garages.
  2. Update the Use Matrix
  3. Update the Landscape Requirements
  4. Update the setback table and exhibits.
  5. Update the garage setback requirements.
- Origination:** City of Leander Planning Department
- Financial Consideration:** None
- Recommendation:** Staff recommends approval.
- Attachments:** 1. Summary of Proposed Amendments
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

02/17/2015

# COMPOSITE ZONING ORDINANCE AMENDMENTS

## ARTICLE III – USE COMPONENTS

### SECTION 5: SFC – SINGLE-FAMILY COMPACT

#### (d) Enclosed Garage and Parking

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

### SECTION 6: SFL – SINGLE-FAMILY LIMITED

#### (d) Enclosed Garage and Parking

- (1) A minimum of one garage-enclosed parking space and two additional off-street parking spaces (driveway may be counted toward provision of off-street parking) shall be provided per lot.
- (2) Parking for other uses shall be provided in accordance with Art. VI, Sec. 3.
- ~~(3) To keep the front of the structure from being dominated by garage doors, for dwellings thirty-five (35') feet wide and less, the dwelling is limited to a single-wide garage if such garage door is front facing or within 45 degrees of such orientation. The garage may be a tandem garage or may be a double garage with rear or side access. For dwellings greater than thirty-five (35') feet wide, the dwelling is limited to a double-wide garage if the garage door(s) is (are) front facing or within 45 degrees of such orientation.~~
- ~~(4) In no case shall the garage be located in front of the primary structure for lots less than fifty (50') feet wide.~~

### SECTION 7: SFT – SINGLE-FAMILY TOWNHOUSE

#### (d) Enclosed Garage and Parking

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

**SECTION 17: USE MATRIX**

Certain uses listed also need to be supported by an appropriate site component in order to be permitted. P = Permitted and S = Special Use Permit Required

USE MATRIX																
Use	SFR	SFE	SFS	SFU	SFC	SFL	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI	
<u>Residential (Including Accessory)</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Apartment (Including Accessory)</u>										P	P	P	P	P	P	
<u>Artisan &amp; Handcraft Activities</u>											P	P	P	P	P	
<u>Assisted Living or Nursing Home</u>											P	P	P	P	P	
<u>Bar, Nightclub or Private Club</u>													P	P	P	
<u>Bank</u>												P	P	P	P	
Bed and Breakfast												P	P	P	P	
<u>Bingo</u>														P	P	
<u>Car Title Loan Shop</u>														P	P	
Carwash													P	P	P	
<u>Colleges, Universities, Vocational Schools, Higher Learning Institution</u>												P	P	P	P	
Commercial parking													P	P	P	
<u>Commercial Laundry</u>														P	P	
<u>Community Service including Community Center, Civic Organization, and cemetery/mausoleum (not including cremator or embalming)</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<u>Contractor &amp; Building Material</u>														P	P	

<u>Storage</u>															
<u>Cultural Facilities</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Day Care for 6 or fewer children	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Day Care, all other											P	P	P	P	P
Entertainment activities													P	P	P
<u>Florist Shop</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Funeral Home, No Embalming or Cremation</u>												P	P	P	P
<u>Funeral Home, Including Embalming &amp; Cremation</u>														<u>P</u>	<u>P</u>
Golf course/country club	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Grocery Store</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Group Home <u>Class 1 (6 or fewer persons)</u>	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Group Home Class 2</u>											<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Group Home Class 3</u>											<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Home Occupations</u>	<u>P</u>														
<u>Hooka Lounge</u>														<u>P</u>	<u>P</u>
Hospital													P	P	P
<u>Hotel / Motel, Boarding Houses</u>													P	P	P
<u>Liquor Store</u>													<u>P</u>	<u>P</u>	<u>P</u>
Major equipment sales and leasing													P	P	P
<u>Manufacture, Assembly or Processing of Materials of Non Hazardous Materials</u>															<u>P</u>
<u>Manufactured Homes</u>									<u>P</u>						
<u>Manufactured Housing Sales</u>														<u>P</u>	<u>P</u>
<u>Mixed Use/ Apartment</u>											<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Office											P	P	P	P	P
Office, Medical											P	P	P	P	P

<a href="#">Office/ Warehouse</a>														<u>P</u>	<u>P</u>	<u>P</u>
<a href="#">Outdoor Processing of Materials</a>															<u>P</u>	<u>P</u>
Park and related facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Passenger terminal														P	P	P
<a href="#">Personal Services (Barber Shop, Beauty Shop, Tailoring, Dressmaking, Shoe Repair, Small Appliance Repair, Bicycle Repair, Retail Bakeries, Catering, Dry Cleaning)</a>													<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<a href="#">Pet Shop</a>														<u>P</u>	<u>P</u>	<u>P</u>
<a href="#">Pharmacy</a>													<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<a href="#">Public and Civic Uses Buildings</a>	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P
<a href="#">Medical Clinic</a>													<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<a href="#">Pawn Shop</a>															<u>P</u>	<u>P</u>
<a href="#">Payday Lending</a>															<u>P</u>	<u>P</u>
<a href="#">Real Estate Sales Office during the development and sale of a residential subdivision</a>	<u>P</u>															
<a href="#">Cemetery, Mausoleum,</a>	P	P	P	P	P	P	P	P	P			P	P	P	P	P
<a href="#">Eating establishment Restaurants</a>													P	P	P	P
<a href="#">Research, Testing &amp; Development Laboratory</a>														<u>P</u>	<u>P</u>	<u>P</u>
<a href="#">Retail Sales of New Products and Service</a>													<u>P</u>	P	P	P
<a href="#">Retail Sales, Second Hand Resale and</a>															<u>P</u>	<u>P</u>

<u>Services</u>																
<u>RV, Trailer, Commercial Motor Vehicle, or Boat Outdoor Storage</u>															<u>P</u>	<u>P</u>
<u>Schools: All curriculum levels Schools, public or private including all levels up to high school</u>	<u>P</u>															
<u>Schools, Pre., Elem. &amp; Mid.</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>								
<u>Self-service storage/Mini-Warehouse</u>															<u>P</u>	<u>P</u>
<u>Single-Family, Attached</u>							<u>P</u>									
<u>Single-Family, Detached</u>	<u>P</u>															
<u>Single-family, zero lot line</u>					<u>P</u>	<u>P</u>										
<u>Stand Alone Crematory or Embalming Establishment</u>															<u>P</u>	<u>P</u>
<u>Tattoo and/or Body Piercing</u>															<u>P</u>	<u>P</u>
<u>Townhouse</u>							<u>P</u>									
<u>Two-Family Dwelling</u>										<u>P</u>						
<u>Utility, Minor</u>	<u>P</u>															
<u>Utility, Major</u>															<u>P</u>	<u>P</u>
<u>Vehicle Sales (New), Rental, Repair</u>														<u>P</u>	<u>P</u>	<u>P</u>
<u>Vehicle Sales (New &amp; Used), Rental, Repair</u>															<u>P</u>	<u>P</u>
<u>Veterinarian Office</u>											<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Veterinarian Office, Animal Hospital or Animal Boarding</u>														<u>P</u>	<u>P</u>	<u>P</u>
<u>Warehouse and Distribution Freight</u>															<u>P</u>	<u>P</u>

<u>Movement</u>															
Wholesale Trade Activities														P	P
Wireless Communications - Stealth	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Wood yard</u>														<u>P</u>	<u>P</u>
Wrecker Impoundment, Towing														P	P
WTF, Self-standing												P	P	P	P
<u>Light Ind. Man., Assem., Proc.</u>														<u>P</u>	<u>P</u>
<u>General Ind. Man., Assem., Proc.</u>															<u>P</u>

## ARTICLE VI – SITE STANDARDS

### SECTION 6: SETBACKS

(a) Building / Structure and Site Improvements:

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

<b>Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, TF*</b>	MF, LO, LC, GC, HC, HI	Type A	(NA)	20'	(N/A)	20'
		Type B	(NA)	25'	(N/A)	25'
	LO, LC, GC, HC, HI	Type C	(NA)	30'	(N/A)	30'
	GC, HC, HI	Type D	(NA)	50'	(N/A)	50'
<b><u>Garage Setback</u></b>	<u>SFR, SFE, SFS, SFU, SFU/MH, SFC, SFL, SFT, TF</u> <span style="float: right;"><u>See Article VIII Section 5(i)</u></span>					

PARKING, AISLE, LOADING, CANOPIES, OUTDOOR DISPLAY						
	Use Component	Site Component	Front	Side	Street Side	Rear
<b>Standard Setback</b>	MF	All	20'	5'***	20'	5'***
	LO, LC, GC, HC, HI	Type 1, 2	15'	5'***	15'	5'***
		Type 3	20'	5'***	20'	5'***
		Type 4, 5	25'	5'***	25'	5'***
<b>Special Setback Where Adjacent to SF or TF*</b>	MF, LO, LC, GC, HC, HI	Type 1-3	(N/A)	15'	(N/A)	15'
		Type 4, 5	(N/A)	20'	(N/A)	20'

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

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

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

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

FIGURE G

SFR - BUILDING SETBACK

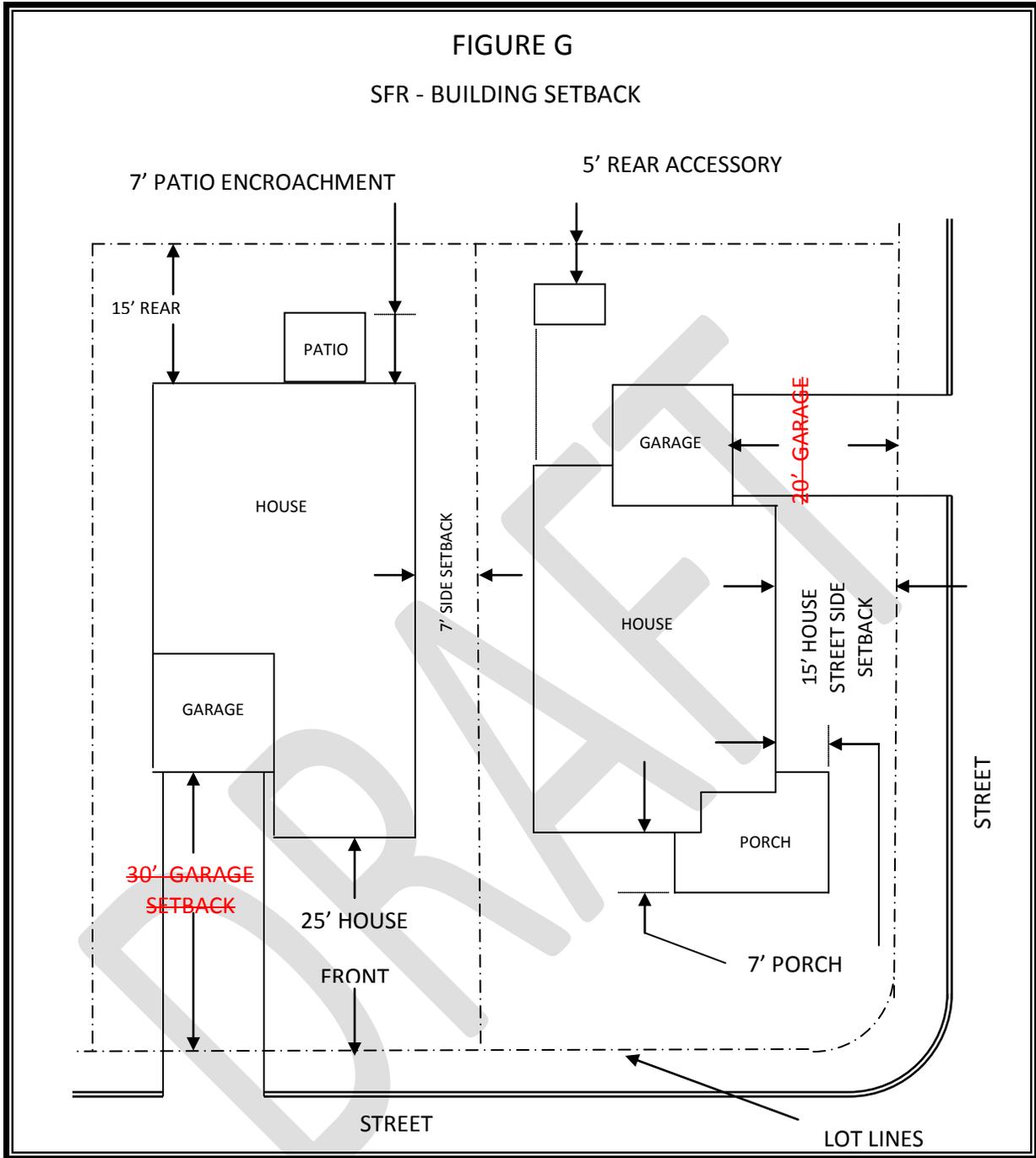


FIGURE H

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

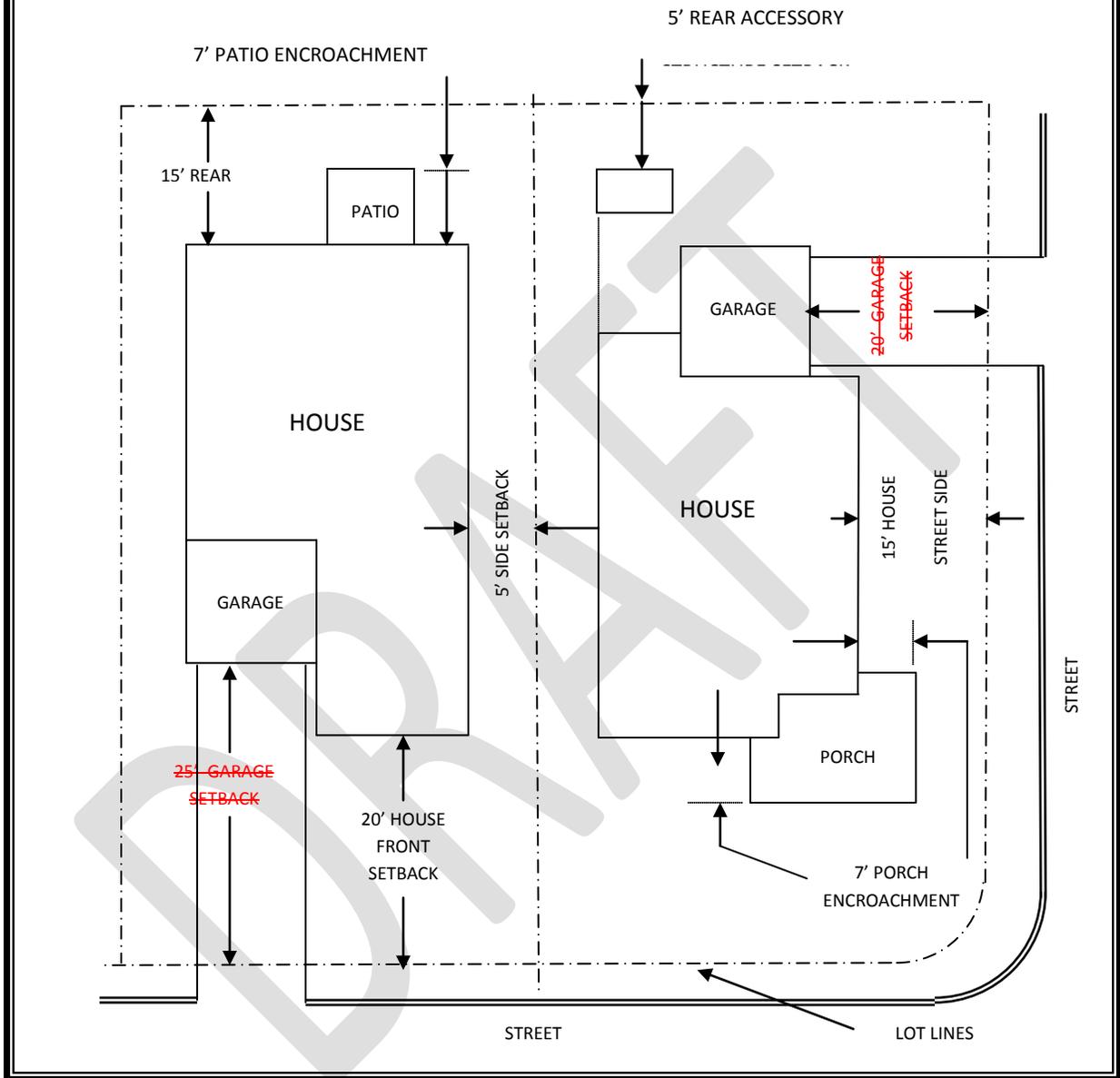


FIGURE I

SFC, SFL - BUILDING SETBACK

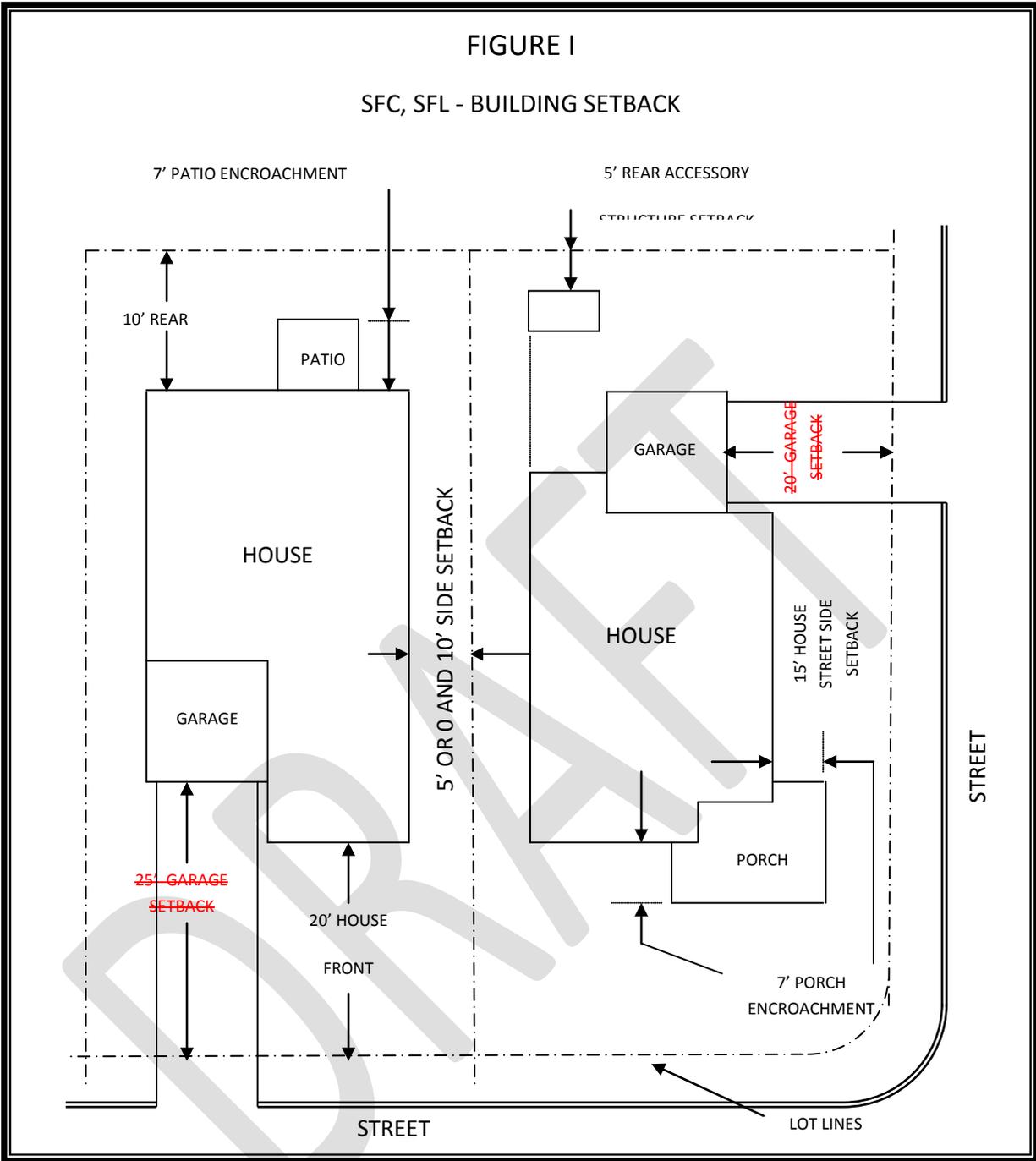
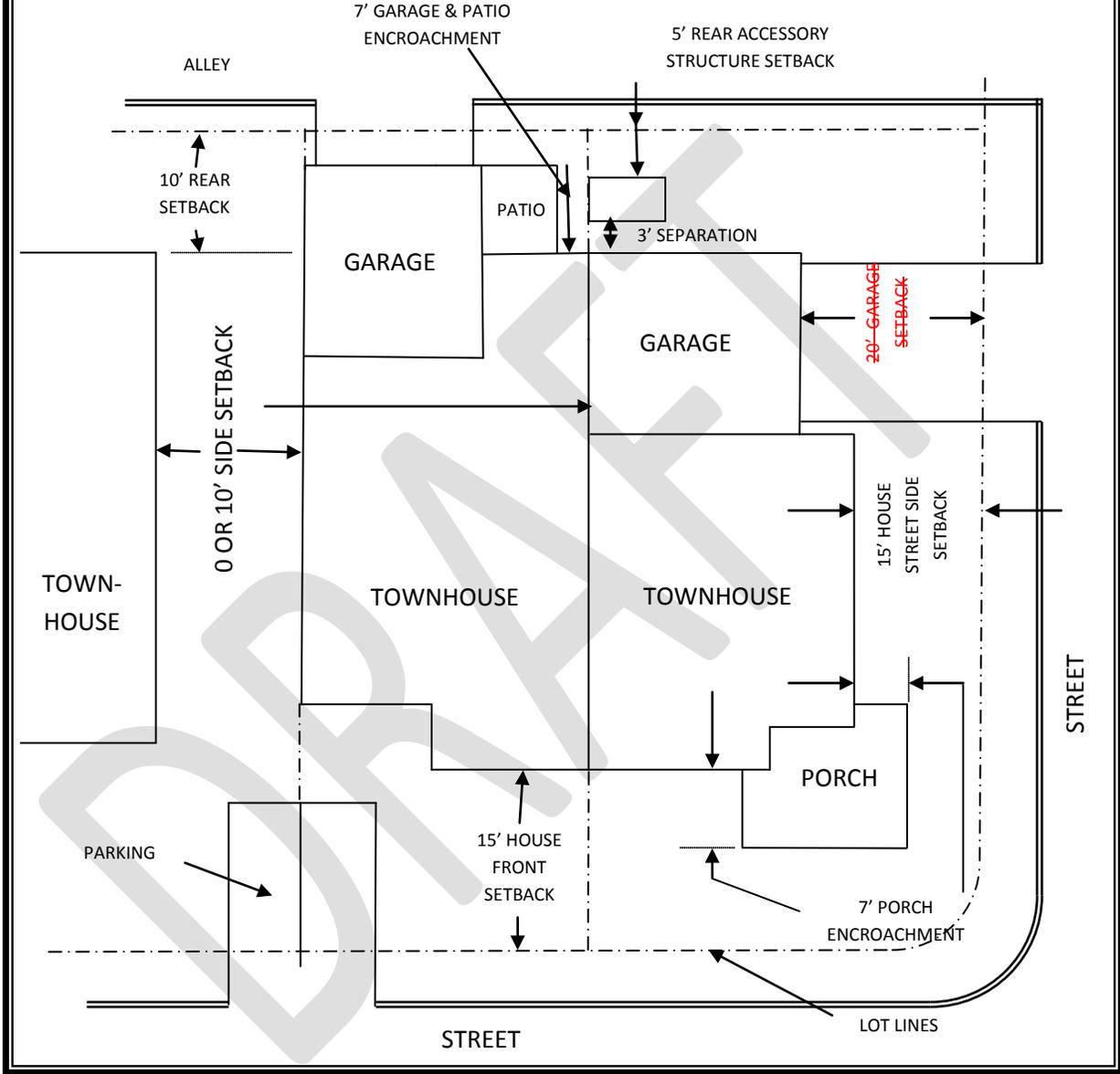


FIGURE J

SFT BUILDING - SETBACK



\*\*\*\*\*

(f) Exceptions:

~~(3) For lots less than sixty feet wide and zoned SFC or SFT, residential street facing garages shall be located no closer to the street than five feet in front of the dwelling or roof covered porch, with such dwelling or porch structure being not less than seven feet wide for all portions of the structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling.~~

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## ARTICLE VI – SITE STANDARDS

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

(c) Tree Preservation and Protection

- (8) A non-disturbance zone shall be maintained on single-family and two-family lots. A disturbance area no more than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. This disturbance area shall be no more than ten (10') feet from the foundation for properties zoned with the SFR (Single-Family Rural) use component. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Planning Director.
- (9) Tree Protection Plan Requirements
- (i) An applicant for a single-family or two-family preliminary plat or final plat, or a site development permit shall provide a tree survey prepared within five years preceding the application date. This tree survey shall include the street and lot layout, or site plan superimposed at a scale of 1"=100' (or as appropriate) identifying significant trees located on the property that meet the requirements indicated in this section. Applicants for a single-family or two-family preliminary or final plat are only required to submit a tree survey for the portion of the property that the applicant is proposing to disturb with the subdivision construction. The applicant shall provide a tree preservation plan that identifies the surveyed trees and the mitigation of the protected trees that are proposed for removal. The applicant shall be required to demonstrate that lot lines, street layouts and site improvements have been designed and located and that lot width, depth and size flexibility as permitted by the applicable zoning district has been utilized to the maximum extent necessary to retain the maximum number of significant trees reasonably practicable. Applicants for a single-family or two-family preliminary or final plat may plant replacement trees within lots owned by the Homeowners Association including but not limited to landscape lots, park lots, or amenity center lots.

## ARTICLE VIII – ARCHITECTURAL STANDARDS

### SECTION 5: MASONRY AND OTHER ARCHITECTURAL STANDARDS

- (a) Brick, stone, cast stone or other similar masonry product shall not be painted.
- (b) All window trim shall be cementitious-fiber or similar product.
- (c) The number of combinations of single-family or two-family residential floor plans and elevations in any final plat section shall, at a minimum, equal at least twenty-five percent

(25%) of the total lots in the final plat, but is not required to exceed fifteen. (For example, five floor plans with three different elevation options for each floor plan results in fifteen different floor plan / elevation combinations.)

- (d) No two homes side by side or across the street within one house (directly across the street or "caddy corner" across the street) shall have the same elevation plan or the same floor plan except for the SFT district.
- (e) In the event of a natural disaster (tornado, fire, etc.) the resident may replace the current structure with a new structure built of the same masonry percentages as the pre-existing residence.
- (f) All exterior walls on remodels and additions must be consistent with the exterior of the existing dwelling.
- (g) Supporting columns on the front of structures shall be constructed of clay brick, ledge stone, field stone, native stone, stucco, cementious-fiber planking or panel, aluminum, solid cedar, stripped cedar posts (sealed for protection), solid redwood, or similar materials and not less than eight by eight inches (8" x 8") square. Standard trade sizes of preformed fiberglass columns shall be permitted. The use of dimensional lumber posts shall not be permitted.
- (h) The Director of Planning may approve premium architectural grade, decorative metal siding and other premium architectural materials for conformance with exterior wall building material standards as appropriate and applicable.
- (i) Recreational vehicles, travel trailers and manufactured/mobile homes shall not be used for on-site dwelling or for any nonresidential or other purpose except as authorized in an SFU/MH district, as provided in Article IV, Sec. 2, Special Use Permit or as otherwise permitted in this ordinance.
- (j) Single-family and two-family residential dwelling street-facing garage standards. To prevent residential streetscapes from being dominated by garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:
  - a. Except as provided for in this section, street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
  - b. The total width of the garage door openings of a garage with street-facing doors shall be no more than fifty (50) percent of the ground floor street-facing linear building frontage.
  - c. Street-facing garages that have a total garage door opening width that is less than forty (40) percent of the ground floor street-facing linear building frontage width, may be in-line with the ground floor living area or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
  - d. Street-facing garages that have a total garage door opening width of less than forty (40) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.
  - e. Street-facing three car garages that have a total garage door opening width of less than fifty (50) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may have up to two (2) bays of the garage protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.

- f. For garages that meet the standards of subsection (d) or (e) and where the site topography (typically slopes greater than 10% or as approved by the Planning Director) requires stairs from the garage into the living space, the garage may protrude up to eight (8) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum building setback for the zoning district.
- g. The Planning Director may approve garage placement that does not meet the standards of this section in the case of unique site conditions including the existence of significant trees, extreme topography and similar natural features.
- h. For the purposes of this section, enhanced architectural features shall include architectural garage doors that are painted to match the color scheme of the house and include decorative hardware or doors that have a natural wood appearance and are combined with at least one of the following features:
  - i. a garage door recess of at least two (2) feet;
  - ii. a roof overhang over the garage doors with supporting architectural columns that extends at least two (2) feet in front of the garage doors;
  - iii. any similar architectural feature, approved by the Planning Director, that diminishes the prominence of the garage doors on the street-facing building facade.
- i. Garages accessed from rear alleys are exempt from the standards of this section.
- j. Second or higher floor living areas do not count toward the measurement of ground floor street-facing linear building frontage.