



## **AGENDA**

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

**Thursday ~ December 10, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 24, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 3, 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-029: Consider action on the Reagan's Overlook, Phase 3 Final Plat for 86.467 acres more or less; WCAD Parcels R032354, R524615 and R524614 generally located to the north of the intersection of RM 2243 and Limestone Creek Road and to the east of Ronald W Reagan Blvd; Williamson County, Texas. Applicant/Agent: Gray Engineering (David Peek, PE) on behalf of Land Buddies, LLC (Joe Straub).
8. Subdivision Case 14-FP-032: Consider action on the Bluffs at Crystal Falls, Section 3, Phase 3F Final Plat for 12.862 acres more or less; TCAD Parcel 859553 generally located north of the northeast corner of the intersection of Long Lasso Pass and Yuma Trail; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
9. Subdivision Case 15-PP-004: Hold a public hearing and consider action on the Parker Tract Preliminary Plat, for 9.999 acres more or less; WCAD Parcel R346187, located to the northwest of the intersection of RM 2243 and Limestone Creek Road, Leander, Williamson County Texas. Applicant: Harrison Hudson (Bury, Inc) on behalf of GP Parker Ranch Holdings 91, LLC.

## Public Hearing

10. Subdivision Case 15-SFP-006: Hold a public hearing and consider action on the Ridgmar Landing Lots 12A & 12B Block 2 Replat for 6.531 acres more or less; WCAD Parcels R473622 and R037188; generally located 1,000 feet to the east of the southeast corner of the intersection of Ridgmar Rd and Warfield, Leander, Williamson County Texas. Applicant/Owner: 360 Homes, LLC. Travis Brown.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action
11. Zoning & Subdivision Cases 15-Z-012, 15-CP-003, & 15-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Bar W Commercial Concept Plan, Preliminary Plat, and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W Reagan Blvd and SH 29; WCAD Parcels R534768, R491376, R344166, R484168, R534750, and R328209. Currently, the property is zoned Interim Single-Family Rural (SFR-1-B). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 29 Retail, LTD.
  - a) Staff Presentation
  - b) Applicant Presentation
  - c) Open Public Hearing
  - d) Close Public Hearing
  - e) Discussion
  - f) Consider Action

12. Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-A, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

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

13. Zoning Case 15-Z-023: Hold a public hearing and consider action on the rezoning of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision; 2.62 acres more or less; WCAD Parcel R036439. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC.

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

14. Zoning Case 15-Z-032: Hold a public hearing and consider action on rezoning of two parcels of land located at 602 South Gabriel Dr; 6.19 acres more or less; WCAD Parcels R338733 and R035910. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to SFT-2-B (Single-Family Townhome), Leander, Williamson County, Texas. Applicant: Ronald E & Serita Kay Butler.

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

15. Zoning Case 15-TOD-Z-035: Hold a public hearing and consider action on rezoning of one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road; 4.654 acres more or less; WCAD Parcel R433105. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as GC-3-B (General Commercial) as permitted by the SmartCode, Leander, Williamson County, Texas. Applicant: Bruce Nakfoor on behalf of West Texas Trading Retirement, Ltd.

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

16. Meeting Adjourned at

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 4th day of December, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager



## MINUTES

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

**Tuesday ~ November 24, 2015 at 7:00 pm**

**Place 1 Chris Schwendenmann  
Place 2 Morgan Cotten  
Place 3 Jason Anderson  
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair  
Place 6 Angela Means  
Place 7 Marshall Hines**

1. Call to Order  
**Meeting called to order at 7:02 p.m.**
2. Roll Call  
**All Commissioners were present.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 12, 2015  
**Motion made by Commissioner Schwendenmann to approve the minutes, seconded by Commissioner Means. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 19, 2015 meeting. **Robin Griffin, Senior Planner, reported on actions taken by the City Council at the November 19, 2015 meeting.**
5. Review meeting protocol  
**Chairman Sokol referred to the printed meeting protocol.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No Citizens wished to speak.**

## Consent Agenda

7. Subdivision Case 14-FP-022: Consider action on the extension of the expiration of the Crystal Springs, Phase 1 Final Plat for 36.494 acres more or less; WCAD Parcels R031203 – R031206, R523991, R52631, and R523989; generally located 1,140 ft from the southwest corner of the intersection of E. Crystal Falls Pkwy and Grand Lake Parkway, on the south side of E. Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Steven Crauford on behalf of BLD Crystal Springs LLC.

**Item #7 was pulled by Commissioner Hines to discuss the reason for the requested extension of the expiration date. Jeff Gilpatrick spoke on behalf of the agent Steven Crauford and explained why the plat recordation was delayed. Commissioner Hines moved to approve with staff recommendation, Commissioner Schwendenmann seconded the motion. Motion passed unanimously**

8. Subdivision Case 15-FP-001: Consider action on the Borho Ph 9 Final Plat for 5.843 acres more or less; WCAD Parcel R031532; generally located 350 ft north from the northeast corner of the intersection of Big Tree Trail and Cherry Bark Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
9. Subdivision Case 15-FP-003: Consider action on the Borho Ph 6 Final Plat for 8.821 acres more or less; WCAD Parcel R031532; generally located 125 ft north from the northeast corner of the intersection of Abilene Ln and Casa Robles Dr.; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.
10. Subdivision Case 15-FP-023: Consider action on the Mason Ranch, Phase 1, Section 4 Final Plat for 16.265 acres more or less; WCAD Parcels R524255 and R345684; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc).

**Motion made by Commissioner Hines to approve the consent agenda items 8, 9, & 10 seconded by Vice Chairman Allen. Motion passed unanimously.**

11. Subdivision Case 15-PP-009: Consider action on the Deerbrooke, Phase 1 Preliminary Plat for 77.373 acres more or less; WCAD Parcels R392814, R433338, R031695, and R031696; generally located to the northeast of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision; Leander, Williamson County, Texas. Applicant/Agent: Southwest Land Development Services (David Singleton) on behalf of Deerbrooke Austin, LLC.

**Item #11 was pulled by Commissioner Hines to get more clarification on the Deerbrooke, Phase 1, Preliminary Plat regarding the PUD lot size requirements. Robin Griffin, Senior Planner, explained the provisions of the PUD and the proposed lot sizes associated with Phase 1 of the subdivision. David Singleton, applicant, answered additional questions from the Commission regarding the preliminary plat. Commissioner Hines moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.**

## Public Hearing

12. Zoning Case 15-Z-010: Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC.

a) Staff Presentation

**Martin Siwek, Planner, stated that staff reviewed the request and provided a list of conditions for the Commission to consider.**

b) Applicant Presentation

**Anthony Goode, applicant, explained the purpose for the zoning request.**

c) Open Public Hearing

**Chairman Sokol opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

**Blake Yantis, owner representative, and Anthony Goode answered the Commission's questions.**

f) Consider Action

**Commissioner Hines moved to approve the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:**

- 1. The community will not be gated.**
- 2. The drives inside the property will meet the width requirements for private roads.**
- 3. Access to Winecup will be a regular access, not an emergency access with a crash gate.**
- 4. Install a painted crosswalk and appropriate signage (as determined by the Parks & Recreation and Public Works Departments) for the trail crossing at Bagdad Road.**
- 5. The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 50%.**
- 6. The landscaping requirements shall be increased to 150%.**
- 7. Architectural renderings shall be submitted with at least seven visually distinct elevations.**
- 8. The leasing office shall be moved to front on Bagdad Road and the parking shall be placed behind the building.**
- 9. Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal.**
- 10. Provide a definition of soil.**
- 11. Provide a landscape plan per single family home for a minimum of two homes.**
- 12. City Council defers the final decision until the Commission can review the renderings and the landscape plans.**

**Commissioner Schwendenman seconded the motion. Motion failed with a 3 to 4 vote (Anderson, Allen, Means, and Sokol opposing)**

**Commissioner Hines moved to approve an alternate recommendation of the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:**

- 1. Install a painted crosswalk and appropriate signage (as determined by the Parks & Recreation and Public Works Departments) for the trail crossing at Bagdad Road.**
- 2. The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 50%.**
- 3. The landscaping requirements shall be increased to 150%.**
- 4. Architectural renderings shall be submitted with at least seven visually distinct elevations.**
- 5. The leasing office shall be moved to front on Bagdad Road and the parking shall be placed behind the building.**
- 6. Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal.**
- 7. Provide a definition of soil.**
- 8. Provide a landscape plan per single family home for a minimum of two homes.**
- 9. City Council defers the final decision until the Commission can review the renderings and the landscape plans.**

**Commissioner Means seconded the motion. Motion passed with a 6 to 1 vote (Cotten opposing).**

13. Meeting Adjourned at **9:00 pm**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary

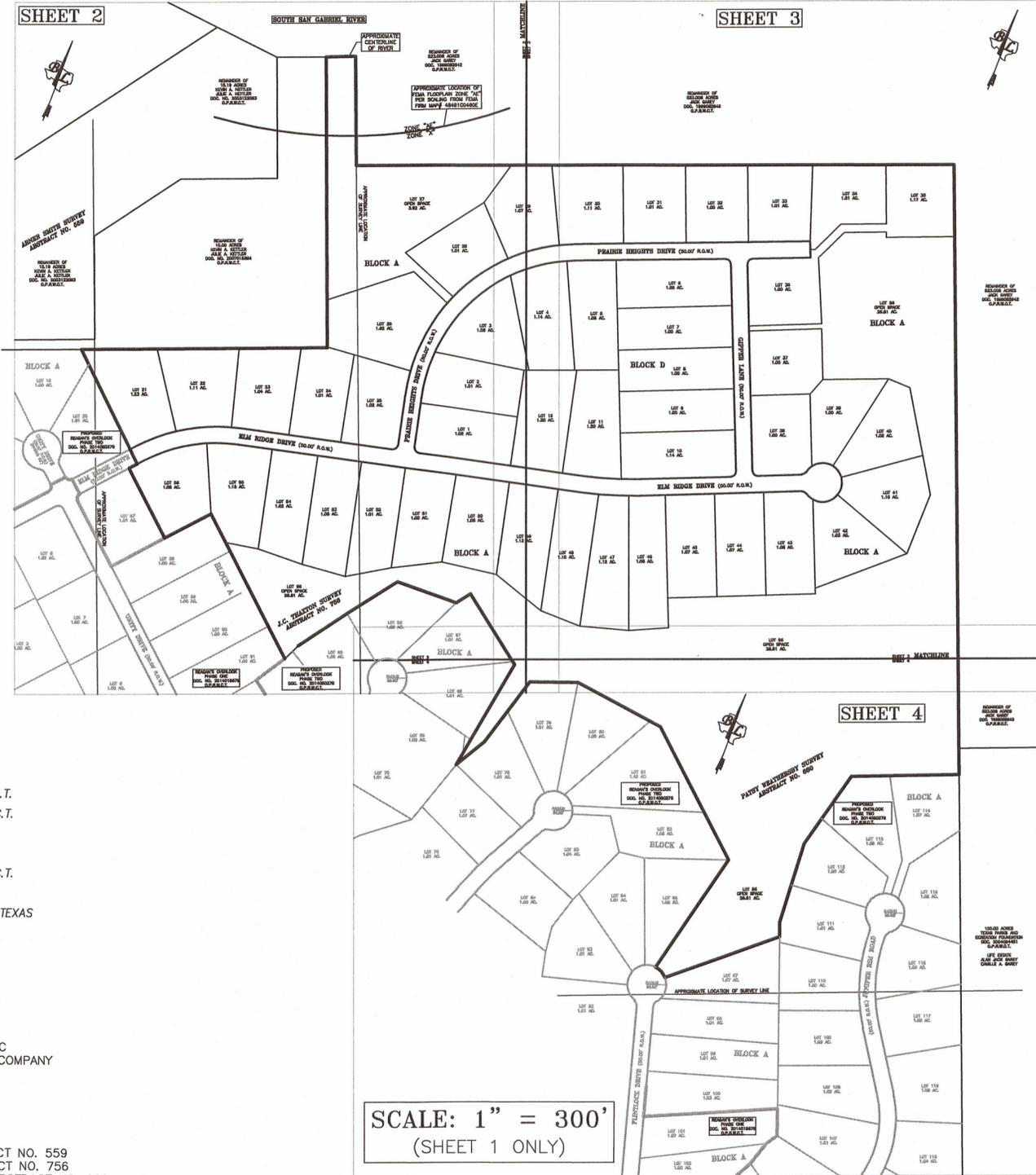


## EXECUTIVE SUMMARY

DECEMBER 10, 2015

- Agenda Subject:** Subdivision Case 14-FP-029: Consider action on the Reagan's Overlook, Phase 3 Final Plat for 86.467 acres more or less; WCAD Parcels R032354, R524615 and R524614 generally located to the north of the intersection of RM 2243 and Limestone Creek Road and to the east of Ronald W Reagan Blvd; 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: Gray Engineering (David Peek, PE) on behalf of Land Buddies, LLC (Joe Straub)
- Financial Consideration:** None
- Recommendation:** This final plat includes 47 single-family lots and 2 open space 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. Payment of \$57,575 is required for Parkland and Recreation Improvements as listed in the Development Agreement.
  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

11/23/2015



**LEGEND**

- 1/2" REBAR FOUND WITH CAP WHICH READS "PATE SURVEYING" UNLESS OTHERWISE INDICATED
- ⊙ 1/2" REBAR FOUND WITH CAP WHICH READS "DIAMOND SURVEYING"
- ⊙ COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- ⊙ IRON PIPE FOUND
- FENCE POST FOUND FOR CORNER
- ▲ CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- PROPOSED SIDEWALK
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFO. PER DOC. NO. 2010088040, O.P.R.W.C.T.
- [ ] RECORD INFO. PER DOC. NO. 2006074280, O.P.R.W.C.T.
- { } RECORD INFO. PER VOL. 1865, PG. 260, O.R.W.C.T.
- { } RECORD INFO. PER VOL. 1858, PG. 701, O.R.W.C.T.
- (( )) RECORD INFO. PER DOC. NO. 2004020467, O.P.R.W.C.T.
- (O.R.W.C.T.) OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- (O.P.R.W.C.T.) OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

**NOTE:**

OWNERS: CENTURY LAND HOLDINGS II, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 D/B/A/ CENTURY LH II, LLC  
 6500 RIVER PLACE BLVD.  
 BUILDING 2, SUITE 200  
 AUSTIN, TEXAS 78730

ACREAGE: 86.467 ACRES  
 SURVEYS: ABNER SMITH SURVEY, ABSTRACT NO. 559  
 J.C. THAXTON SURVEY, ABSTRACT NO. 756  
 PATSY WEATHERSBY SURVEY, ABSTRACT NO. 680  
 MILTON HICKS SURVEY, ABSTRACT NO. 287

NUMBER OF BLOCKS: 2  
 NUMBER OF LOTS: 49  
 LINEAR FEET OF NEW STREET: 4,456'  
 SUBMITTAL DATE: 11-11-15

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

ENGINEER: GRAY ENGINEERING, INC.  
 8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140  
 AUSTIN, TEXAS 78759  
 PHONE (512) 452-0371 FAX (512) 454-9933

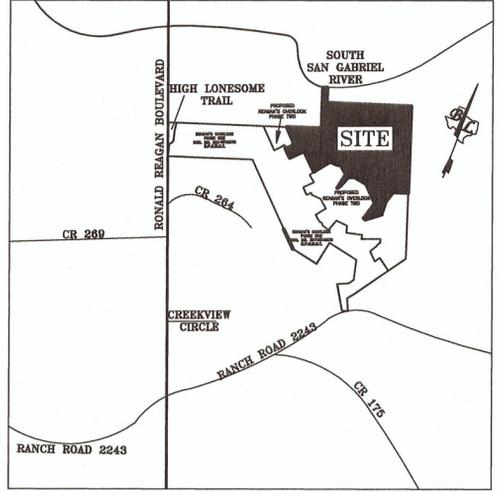
BENCHMARK: A PERMANENT BENCHMARK WILL BE ESTABLISHED DURING THE CONSTRUCTION PHASE.

**TOTAL AREA/TOTAL LOTS**

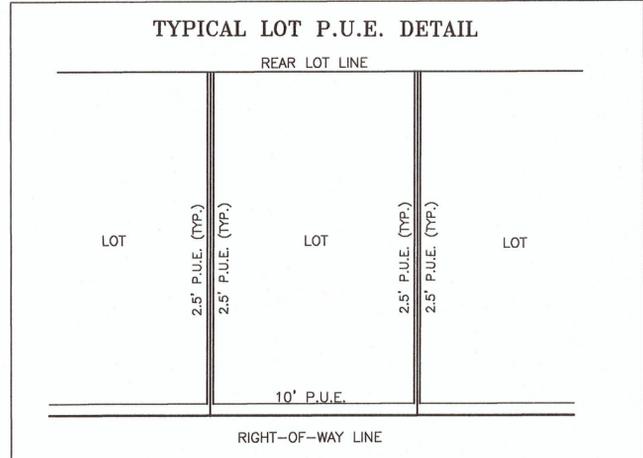
TOTAL ACREAGE: 86.467 ACRES  
 SINGLE FAMILY LOTS: 47  
 TOTAL LOTS: 49 LOTS

**LINEAR FEET OF NEW STREET**

ELM RIDGE DRIVE (50' R.O.W.): 2,125'  
 PRAIRIE HEIGHTS DRIVE (50' R.O.W.): 1,624'  
 GIPPER LANE (50' R.O.W.): 707'  
 TOTAL: 4,456'



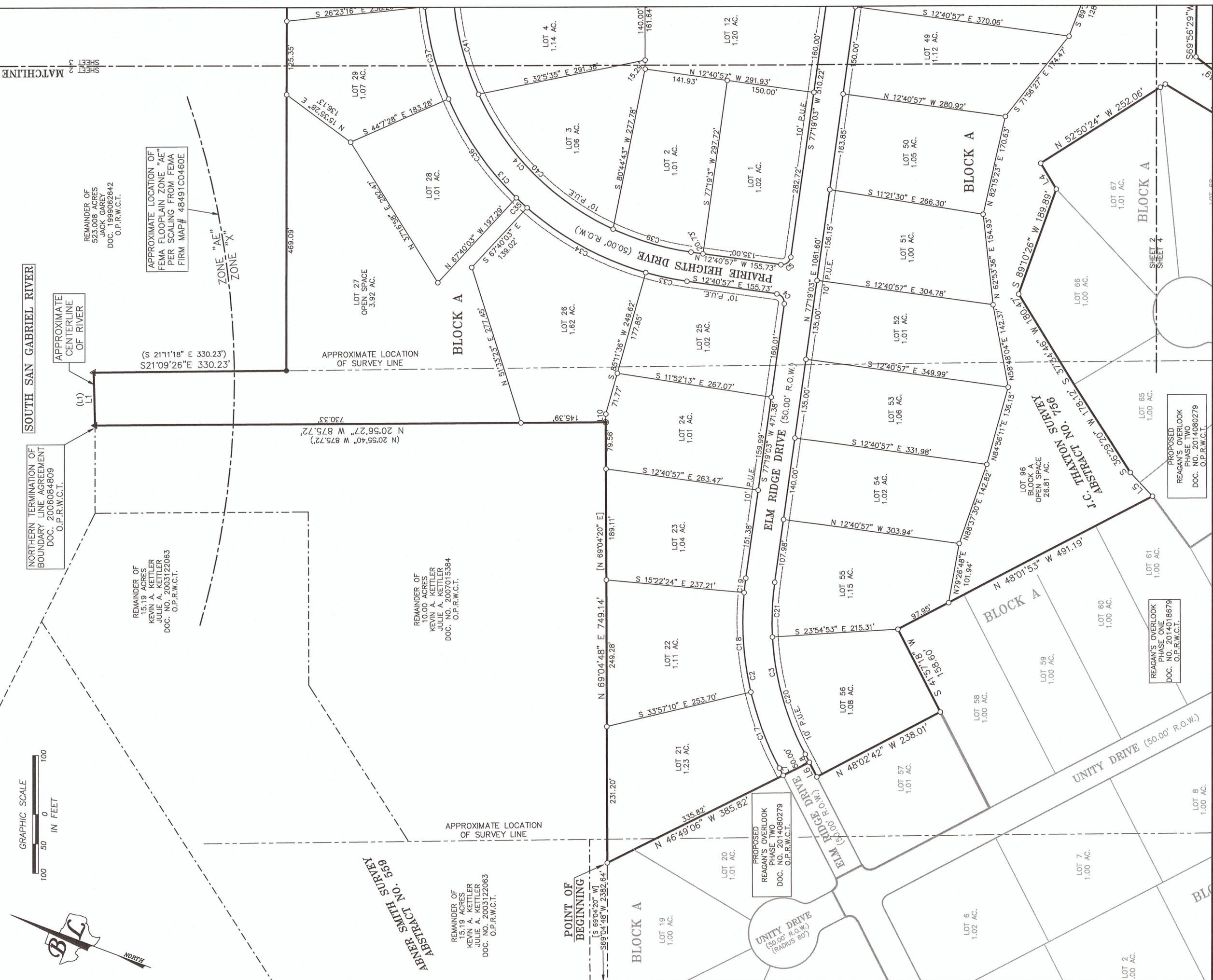
VICINITY MAP  
(NOT TO SCALE)



**FINAL PLAT**  
**REAGAN'S OVERLOOK**  
**PHASE THREE**

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

File: S:\proj\Reagan's Overlook\Phase 3 final plat
Scale (hor.): 1"=100'
Date: 11/11/15
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:



SOUTH SAN GABRIEL RIVER

NORTHERN TERMINATION OF BOUNDARY LINE AGREEMENT  
DOC. NO. 2006084809  
O.P.R.W.C.T.

REMAINDER OF 15.19 ACRES  
KEVIN A. KETTLER  
JULIE A. KETTLER  
DOC. NO. 2003122063  
O.P.R.W.C.T.

REMAINDER OF 10.00 ACRES  
KEVIN A. KETTLER  
JULIE A. KETTLER  
DOC. NO. 2007015384  
O.P.R.W.C.T.

REMAINDER OF 15.19 ACRES  
KEVIN A. KETTLER  
JULIE A. KETTLER  
DOC. NO. 2003122063  
O.P.R.W.C.T.

ABNER SMITH SURVEY  
ABSTRACT NO. 569

APPROXIMATE LOCATION OF FEMA FLOODPLAIN ZONE "AE" PER SCALING FROM FEMA FIRM MAP # 48491C0460E

REMAINDER OF 523.008 ACRES  
JACK GAREY  
DOC. 1999062642  
O.P.R.W.C.T.

PROPOSED REAGAN'S OVERLOOK PHASE TWO  
DOC. NO. 2014080279  
O.P.R.W.C.T.

REAGAN'S OVERLOOK PHASE ONE  
DOC. NO. 2014018679  
O.P.R.W.C.T.

PROPOSED REAGAN'S OVERLOOK PHASE TWO  
DOC. NO. 2014080279  
O.P.R.W.C.T.

**FINAL PLAT**  
**REAGAN'S OVERLOOK**  
**PHASE THREE**

BASELINE LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
scott@baseline@austin.rr.com

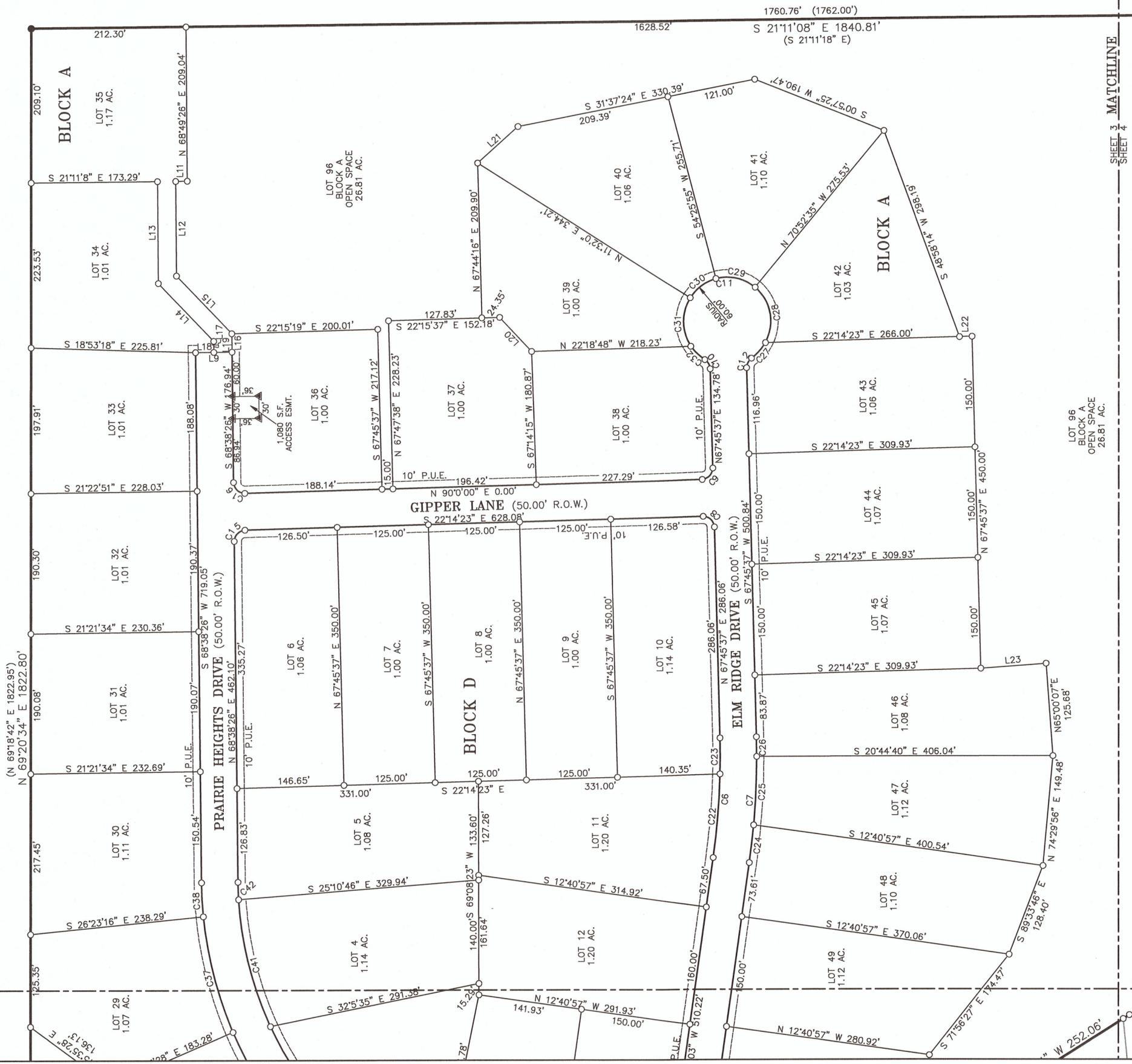
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Scale (Harc): 1"=100'	
Date: 11/11/15	
Drawn By: JSL	
Checked By: RLW	
Revision 1:	
Revision 2:	
Revision 3:	

**SHEET**  
**02 of 06**



REMAINDER OF  
523.008 ACRES  
JACK GAREY  
DOC. 1999062642  
O.P.R.W.C.T.

REMAINDER OF  
523.008 ACRES  
JACK GAREY  
DOC. 1999062642  
O.P.R.W.C.T.



SHEET 3  
SHEET 4

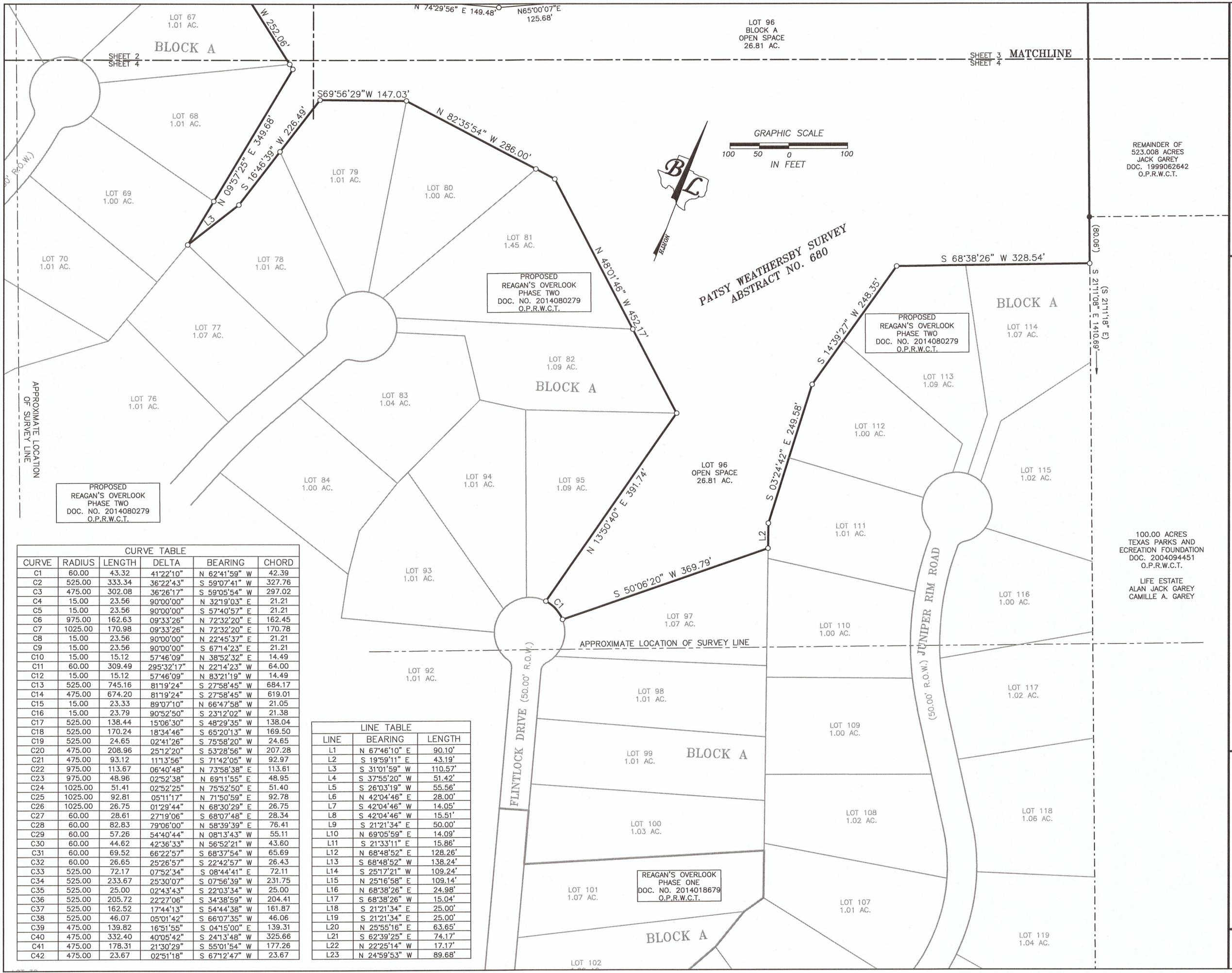
LOT 96  
BLOCK A  
OPEN SPACE  
26.81 AC.

# FINAL PLAT REAGAN'S OVERLOOK PHASE THREE

BASELINE LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE  
AUSTIN TEXAS 78754  
OFFICE: 512-374-9722 FAX: 512-873-9743  
scott-baseline@austin.rr.com

File: S:\proj\Reagan's Overlook\Draw\Phase 3 Final Plat.dwg

Scale (Hr.):	1"=100'
Date:	11/11/15
Drawn By:	JSL
Checked By:	RLW
Revision 1:	
Revision 2:	
Revision 3:	



PROPOSED  
REAGAN'S OVERLOOK  
PHASE TWO  
DOC. NO. 2014080279  
O.P.R.W.C.T.

PROPOSED  
REAGAN'S OVERLOOK  
PHASE TWO  
DOC. NO. 2014080279  
O.P.R.W.C.T.

PROPOSED  
REAGAN'S OVERLOOK  
PHASE TWO  
DOC. NO. 2014080279  
O.P.R.W.C.T.

REAGAN'S OVERLOOK  
PHASE ONE  
DOC. NO. 2014018679  
O.P.R.W.C.T.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	60.00	43.32	41°22'10"	N 62°41'59" W	42.39
C2	525.00	333.34	36°22'43"	S 59°07'41" W	327.76
C3	475.00	302.08	36°26'17"	S 59°05'54" W	297.02
C4	15.00	23.56	90°00'00"	N 32°19'03" E	21.21
C5	15.00	23.56	90°00'00"	S 57°40'57" E	21.21
C6	975.00	162.63	09°33'26"	N 72°32'20" E	162.45
C7	1025.00	170.98	09°33'26"	N 72°32'20" E	170.78
C8	15.00	23.56	90°00'00"	N 22°45'37" E	21.21
C9	15.00	23.56	90°00'00"	S 67°14'23" E	21.21
C10	15.00	15.12	57°46'09"	N 38°52'32" E	14.49
C11	60.00	309.49	295°32'17"	N 22°14'23" W	64.00
C12	15.00	15.12	57°46'09"	N 83°21'19" W	14.49
C13	525.00	745.16	81°19'24"	S 27°58'45" W	684.17
C14	475.00	674.20	81°19'24"	S 27°58'45" W	619.01
C15	15.00	23.33	89°07'10"	N 66°47'58" W	21.05
C16	15.00	23.79	90°52'50"	S 23°12'02" W	21.38
C17	525.00	138.44	15°06'30"	S 48°29'35" W	138.04
C18	525.00	170.24	18°34'46"	S 65°20'13" W	169.50
C19	525.00	24.65	02°41'26"	S 75°58'20" W	24.65
C20	475.00	208.96	25°12'20"	S 53°28'56" W	207.28
C21	475.00	93.12	11°13'56"	S 71°42'05" W	92.97
C22	975.00	113.67	06°40'48"	N 73°58'38" E	113.61
C23	975.00	48.96	02°52'38"	N 69°11'55" E	48.95
C24	1025.00	51.41	02°52'25"	N 75°52'50" E	51.40
C25	1025.00	92.81	05°11'17"	N 71°50'59" E	92.78
C26	1025.00	26.75	01°29'44"	N 68°30'29" E	26.75
C27	60.00	28.61	27°19'06"	S 68°07'48" E	28.34
C28	60.00	82.83	79°06'00"	N 58°39'39" E	76.41
C29	60.00	57.26	54°40'44"	N 08°13'43" W	55.11
C30	60.00	44.62	42°36'33"	N 56°52'21" W	43.60
C31	60.00	69.52	66°22'57"	S 68°37'54" W	65.69
C32	60.00	26.65	25°26'57"	S 22°42'57" W	26.43
C33	525.00	72.17	07°52'34"	S 08°44'41" E	72.11
C34	525.00	233.67	25°30'07"	S 07°56'39" W	231.75
C35	525.00	25.00	02°43'43"	S 22°03'34" W	25.00
C36	525.00	205.72	22°27'06"	S 34°38'59" W	204.41
C37	525.00	162.52	17°44'13"	S 54°44'38" W	161.87
C38	525.00	46.07	05°01'42"	S 66°07'35" W	46.06
C39	475.00	139.82	16°51'55"	S 04°15'00" E	139.31
C40	475.00	332.40	40°05'42"	S 24°13'48" W	325.66
C41	475.00	178.31	21°30'29"	S 55°01'54" W	177.26
C42	475.00	23.67	02°51'18"	S 67°12'47" W	23.67

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 67°46'10" E	90.10'
L2	S 19°59'11" E	43.19'
L3	S 31°01'59" W	110.57'
L4	S 37°55'20" W	51.42'
L5	S 26°03'19" W	55.56'
L6	N 42°04'46" E	28.00'
L7	S 42°04'46" W	14.05'
L8	S 42°04'46" W	15.51'
L9	S 21°21'34" E	50.00'
L10	N 69°05'59" E	14.09'
L11	S 21°33'11" E	15.86'
L12	N 68°48'52" E	128.26'
L13	S 68°48'52" W	138.24'
L14	S 25°17'21" W	109.24'
L15	N 25°16'58" E	109.14'
L16	N 68°38'26" E	24.98'
L17	S 68°38'26" W	15.04'
L18	S 21°21'34" E	25.00'
L19	S 21°21'34" E	25.00'
L20	N 25°55'16" E	63.65'
L21	S 62°39'25" E	74.17'
L22	N 22°25'14" W	17.17'
L23	N 24°59'53" W	89.68'

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

REMAINDER OF  
523.008 ACRES  
JACK GAREY  
DOC. 1999062642  
O.P.R.W.C.T.

100.00 ACRES  
TEXAS PARKS AND  
CREATION FOUNDATION  
DOC. 2004094451  
O.P.R.W.C.T.

LIFE ESTATE  
ALAN JACK GAREY  
CAMILLE A. GAREY

**FINAL PLAT**  
**REAGAN'S OVERLOOK**  
**PHASE THREE**

Scale (1/8" = 100'  
Date: 11/11/15  
Drawn By: JSL  
Checked By: RLW  
Revision 1:  
Revision 2:  
Revision 3:

**SHEET**  
**04 of 06**

**METES AND BOUNDS DESCRIPTION**

BEING 86.467 ACRES OF LAND OUT OF THE ABNER SMITH SURVEY, ABSTRACT NO. 559, THE J.C. THAXTON SURVEY, ABSTRACT NO. 756, THE PATSY WEATHERSBY SURVEY, ABSTRACT NO. 680, AND THE MILTON HICKS SURVEY, ABSTRACT NO. 287, ALL IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A 147.74 ACRE TRACT CONVEYED TO LBLT INVESTMENTS, L.L.C. BY INSTRUMENT OF RECORD IN DOC. NO. 2013103156 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 with plastic cap which reads "BASELINE INC." for the northeast corner of Lot 19, Block A, Reagan's Overlook, Phase Two, a proposed subdivision, being in the northerly line of said 147.74 acre tract, and also being in the south line of a 10.00 acre tract of land conveyed to Kevin A. Kettler and Julie A. Kettler by instrument of record in Doc. No. 2007015384 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found with plastic cap which reads "Diamond Surveying" for the northwest corner of Lot 1, Block A, Reagan's Overlook, Phase One, a subdivision of record in Doc. No. 2014018679 of the Official Public Records of Williamson County, Texas, the southwest corner of said 10.00 acre tract, and being in the east line of the right-of-way dedicated as "High Lonesome Trall", bears South 69°04'48" West (record - South 69°04'20" West), a distance of 2382.64 feet;

THENCE along the northerly line of the 147.74 acre tract and the south and east lines of the remainder of a 10.00 acre tract the following two (2) courses:

1. North 69°04'48" East (record - North 69°04'20" East) a distance of 749.14 feet to a 1/2" iron pipe found for the southeast corner of the 10.00 acre tract;

2. North 20°56'27" West (record - North 20°55'40" West) a distance of 875.72 feet (record - 875.72 feet) to a calculated point in the centerline of the South San Gabriel River, for the northeast corner of the remainder of a 10.00 acre tract, being in the westerly line of a remainder of a 523.008 acre of land conveyed to Jack Garey by instrument of record in Doc. No. 1999062642 of the Official Public Records of Williamson County, Texas, and also being the northern termination of a Boundary Line Agreement of record in Doc. No. 2006084809 of the Official Public Records of Williamson County, Texas;

THENCE North 67°46'10" East (record - North 67°49'31" East), along the northerly line of the 147.74 acre tract, the westerly line of said remainder of a 523.008 acre tract, the centerline of said South San Gabriel River, and along said Boundary Line Agreement, a distance of 90.10 feet (record - 90.10 feet) to a calculated point;

THENCE along the northerly line of the 147.74 acre tract, the westerly line of the remainder of a 523.008 acre tract, and along the Boundary Line Agreement, the following two (2) courses:

1. South 21°09'26" East a distance of 330.23 feet (record - South 21°11'18" East a distance of 330.23 feet) to a 1/2" rebar found;

2. North 69°20'34" East a distance of 1822.80 feet (record - North 69°18'42" East a distance of 1822.95 feet) to a 1/2" rebar found for the northeast corner of the 147.74 acre tract and being an angle point in the westerly line of the remainder of a 523.008 acre tract;

THENCE South 21°11'08" East (record - South 21°11'18" East), along the east line of the 147.74 acre tract, the westerly line of the remainder of a 523.008 acre tract, and along the Boundary Line Agreement, passing at a distance of 1760.76 feet (record - 1762.00 feet) a 1/2" rebar found with plastic cap which reads "Pate Surveying" for the southwest corner of the remainder of a 523.008 acre tract and the northwest corner of a 100.00 acre tract of land conveyed to Texas Parks and Recreation Foundation by instrument of record in Doc. No. 2004094451 of the Official Public Records of Williamson County, Texas, and continuing along the east line of the 147.74 acre tract, the west line of said 100.00 acre tract, and along the Boundary Line Agreement, for a total distance of 1840.81 feet to a 1/2" rebar found with plastic cap which reads "BASELINE INC.", from which a mag nail found for an angle point in the east line of the 147.74 acre tract and the west line of the 100.00 acre tract; bears South 21°11'08" East (record - South 21°11'18" East) a distance of 1410.69 feet;

THENCE crossing through the 147.74 acre tract and along the easterly line of said Reagan's Overlook, Phase Two, a proposed subdivision, the following nineteen (19) courses:

1. South 68°38'26" West a distance of 328.54 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC."

2. South 14°39'27" West a distance of 248.35 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

3. South 03°24'42" East a distance of 249.58 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

4. South 19°59'11" East a distance of 43.19 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

5. South 50°06'20" West a distance of 369.79 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC." for a point of curvature;

6. Along a non-tangential curve to the left having a radius of 60.00 feet, an arc length of 43.32 feet, a delta angle of 41°22'10", and a chord which bears North 62°41'59" West a distance of 42.39 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

7. North 13°50'40" East a distance of 391.74 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

8. North 48°01'46" West a distance of 452.17 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

9. North 82°35'54" West a distance of 286.00 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

10. South 69°56'29" West a distance of 147.03 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

11. South 16°46'39" West a distance of 226.49 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

12. South 31°01'59" West a distance of 110.57 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

13. North 09°57'25" East a distance of 349.68 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

14. North 52°50'24" West a distance of 252.06 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

15. South 37°55'20" West a distance of 51.42 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

**METES AND BOUNDS DESCRIPTION (CONTINUED)**

16. South 89°10'26" West a distance of 189.89 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

17. South 37°34'46" West a distance of 180.47 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

18. South 36°29'20" West a distance of 178.12 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

19. South 26°03'19" West a distance of 55.56 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC." for the southeast corner of Lot 61, Block A, of said Reagan's Overlook, Phase One, and being in the westerly line of the 147.74 acre tract;

THENCE along the westerly line of the 147.74 acre tract and the easterly line of Reagan's Overlook, Phase One the following two (2) courses:

1. North 48°01'53" West a distance of 491.19 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC." for the northeast corner of Lot 58, Block A, of said Reagan's Overlook, Phase One;

2. South 41°57'18" West a distance of 158.60 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC." for the southeast corner of Lot 57, Block A, of said Reagan's Overlook, Phase Two, a proposed subdivision;

THENCE crossing through the 147.74 acre tract and along the easterly line of Reagan's Overlook, Phase Two, a proposed subdivision the following three (3) courses:

1. North 48°02'42" West a distance of 238.01 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

2. North 42°04'46" East a distance of 28.00 feet to a 1/2" rebar set with plastic cap which reads "BASELINE INC.;"

3. North 46°49'06" West a distance of 385.82 feet to the POINT OF BEGINNING.

This parcel contains 86.467 acres of land, more or less, out of the J.C. Thaxton Survey, Abstract No. 756, the Patsy Weathersby Survey, Abstract No. 680, and the Milton Hicks Survey, Abstract No. 287, all in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinate System, Central Zone (4203), 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. 201303490A, EFFECTIVE MAY 14, 2014, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

*J. Scott Laswell* 11/11/15  
 J. SCOTT LASWELL DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5583  
 BASELINE LAND SURVEYORS, INC.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754



BASELINE LAND SURVEYORS, INC.  
 PROFESSIONAL LAND SURVEYING SERVICES  
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 scott-baseline@austin.rr.com

FINAL PLAT  
 REAGAN'S OVERLOOK  
 PHASE THREE

File: S:\proj\Reagan's Overlook\Draw\Phase 3 Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 11/11/15
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 CENTURY LAND HOLDINGS II, LLC, A COLORADO LIMITED LIABILITY COMPANY, DOING BUSINESS AS CENTURY LH II, LLC, ACTING HEREIN BY AND THROUGH ADIB KHOURY, DIVISION PRESIDENT, BEING THE OWNER OF AN 86.467 ACRE TRACT OF LAND OUT OF THE ABNER SMITH SURVEY, ABSTRACT NO. 559, THE J.C. THAXTON SURVEY, ABSTRACT NO. 756, THE PATSY WEATHERSBY SURVEY, ABSTRACT NO. 680, AND THE MILTON HICKS SURVEY, ABSTRACT NO. 287, ALL SITUATED IN WILLIAMSON COUNTY, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2015101067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 86.467 ACRES AS SHOWN HEREON, TO BE KNOWN AS "REAGAN'S OVERLOOK, PHASE THREE", AND DO CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO 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.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015. A.D.

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

NAME: ADIB KHOURY  
 TITLE: DIVISION PRESIDENT

CENTURY LAND HOLDINGS II, LLC  
 A COLORADO LIMITED LIABILITY COMPANY, D/B/A  
 CENTURY LH II, LLC

BY: HORIZON BUILDING SERVICES, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 ITS SOLE MANAGER

BY: CENTURY LAND HOLDINGS, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 ITS SOLE MANAGING MEMBER

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 ADIB KHOURY, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS, LLC A COLORADO LIMITED LIABILITY COMPANY, SOLE MANAGING MEMBER OF HORIZON BUILDING SERVICES, LLC A COLORADO LIMITED LIABILITY COMPANY, SOLE MANGER OF CENTURY LAND HOLDINGS II, LLC A COLORADO LIMITED LIABILITY COMPANY, D/B/A/ CENTURY LH II, LLC., 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 \_\_\_\_\_ 2015. A.D.

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

-----  
 (PRINT OR TYPE NOTARY'S NAME)

\_\_\_\_\_  
 (PRINT OR TYPE NOTARY'S NAME)

I, DAVID WAYNE PEEK, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

1. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
2. NO SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS ENCRONACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP), NO. 48491C0460E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 18 DAY OF November, 2015 A.D.

GRAY ENGINEERING, INC.  
 8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140  
 AUSTIN, TEXAS 78759  
 PHONE (512) 452-0371 FAX (512) 454-9933

*David Wayne Peek*  
 DAVID WAYNE PEEK  
 REGISTERED PROFESSIONAL ENGINEER NO. 114689

11/18/15  
 DATE

**GENERAL NOTES:**

- 1) THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK AND SOUTH FORK OF THE SAN GABRIEL RIVER WATERSHEDS.
- 2) NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.
- 3) THIS DEVELOPMENT IS ANTICIPATED TO GENERATE 1,799 AVERAGE DAILY TRIPS.
- 4) THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.
- 5) SEWER SERVICE TO ALL LOTS WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES, WHICH MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 6) NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
- 7) 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.
- 8) 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.
- 9) ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 10) THE REAGAN'S OVERLOOK PROPERTY OWNERS ASSOCIATION WAS CREATED BY INSTRUMENT OF RECORD IN DOC. NO. 2013079412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- 12) THE MAXIMUM IMPERVIOUS COVER PER SINGLE FAMILY LOT SHALL BE 10,000 SQUARE FEET.
- 13) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION SYSTEM.
- 14) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY, AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 15) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 16) 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.
- 17) A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0460E, FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE, SEPTEMBER 26, 2008.
- 18) THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 27, BLOCK "A", AND LOT 96, BLOCK "A".

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_  
 SID SOKOL, CHAIR  
 PLANNING AND ZONING COMMISSION,  
 CITY OF LEANDER, TEXAS

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

WILLIAMSON COUNTY HEALTH DEPARTMENT:

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

\_\_\_\_\_  
 DEBORAH L. MARLOW, RS OS0029596 DATE \_\_\_\_\_  
 ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

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 \_\_\_\_\_, 2015, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, 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

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

FINAL PLAT  
 REAGAN'S OVERLOOK  
 PHASE THREE

File: S:\proj\Reagan's Overlook\dwg\Phase 3 final plat
Scale (hor.): 1"=100'
Date: 11/11/15
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:



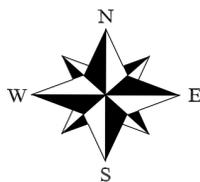
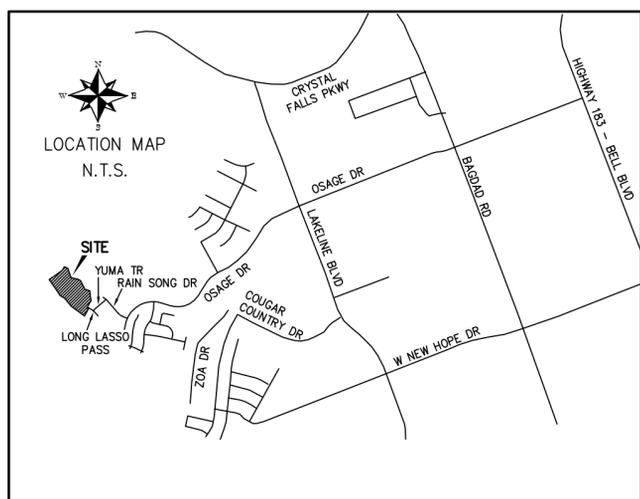
## EXECUTIVE SUMMARY

DECEMBER 10, 2015

- 
- Agenda Subject:** Subdivision Case 14-FP-032: Consider action on the Bluffs at Crystal Falls, Section 3, Phase 3F Final Plat for 12.862 acres more or less; TCAD Parcel 859553 generally located north of the northeast corner of the intersection of Long Lasso Pass and Yuma Trail; Leander, Travis 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: Jay Engineering: Sam Kiger on behalf of Taylor Morrison at Crystal Falls, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 27 single-family lots and 1 wastewater and lift station lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat subject to the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

12/02/2015

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



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

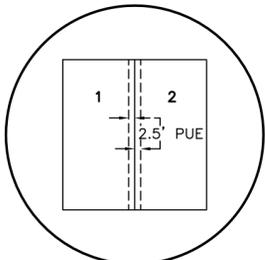


SCALE: 1"=100'

**LEGEND:**

- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- Ⓜ = BLOCK NAME
- WW & LSL = WASTEWATER & LIFT STATION LOT
- PUE = PUBLIC UTILITY EASEMENT
- JAE = JOINT ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- 6549 = LOT AREA IN SQUARE FEET
- ..... = 4' SIDEWALK REQUIRED

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°20'00"	575.00'	13.38'	S60°49'59"E	13.38'	6.69'
C2	147°46'40"	20.00'	51.58'	S13°43'21"W	38.43'	69.24'
C3	282°32'45"	80.50'	396.97'	N53°39'41"W	100.72'	64.56'
C4	147°46'40"	20.00'	51.58'	N58°57'16"E	38.43'	69.24'
C5	10°42'32"	575.00'	107.47'	S41°48'08"E	107.31'	53.89'
C6	25°03'06"	625.00'	273.27'	S48°58'25"E	271.10'	138.86'
C7	12°37'18"	425.00'	93.62'	S30°08'13"E	93.43'	47.00'
C8	12°37'18"	375.00'	82.61'	S30°08'13"E	82.44'	41.47'
C9	32°09'41"	275.00'	154.36'	N39°54'25"W	152.35'	79.27'
C10	32°09'41"	225.00'	126.30'	N39°54'25"W	124.65'	64.86'
C11	4°52'03"	325.00'	27.61'	S53°33'14"E	27.60'	13.81'
C12	1°48'19"	275.00'	8.66'	S55°05'06"E	8.66'	4.33'
C13	47°21'33"	80.50'	66.54'	N63°55'55"E	64.66'	35.30'
C14	48°49'43"	80.50'	68.60'	N15°50'17"E	66.55'	36.54'
C15	44°33'42"	80.50'	62.61'	N30°51'26"W	61.04'	32.98'
C16	44°33'42"	80.50'	62.61'	N75°25'08"W	61.04'	32.98'
C17	49°40'22"	80.50'	69.79'	S57°27'50"W	67.62'	37.26'
C18	47°33'43"	80.50'	66.82'	S08°50'48"W	64.92'	35.47'
C19	1°35'54"	625.00'	17.44'	S60°42'02"E	17.43'	8.72'
C20	7°03'22"	625.00'	76.97'	S56°22'23"E	76.92'	38.53'
C21	7°03'22"	625.00'	76.97'	S49°19'01"E	76.92'	38.53'
C22	7°03'22"	625.00'	76.97'	S42°15'38"E	76.92'	38.53'
C23	2°17'05"	625.00'	24.92'	S37°35'25"E	24.92'	12.46'
C24	8°42'45"	425.00'	64.63'	S32°05'30"E	64.56'	32.38'
C25	3°54'34"	425.00'	29.00'	S25°46'51"E	28.99'	14.50'
C26	0°04'22"	375.00'	0.48'	S36°24'41"E	0.48'	0.24'
C27	12°19'10"	375.00'	80.63'	S30°12'56"E	80.48'	40.47'
C28	0°13'46"	375.00'	1.50'	S23°56'27"E	1.50'	0.75'
C29	14°59'54"	275.00'	71.99'	N31°19'31"W	71.78'	36.20'
C30	11°42'35"	275.00'	56.20'	N44°40'45"W	56.10'	28.20'
C31	5°27'13"	275.00'	26.18'	N53°15'39"W	26.17'	13.10'
C32	12°43'11"	225.00'	49.95'	N30°11'10"W	49.85'	25.08'
C33	19°26'30"	225.00'	76.35'	N46°16'00"W	75.98'	38.54'



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

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

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

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

SUBMITTAL DATE: AUGUST 26, 2014  
TOTAL AREA OF THIS PLAT: 12.826 ACRES  
TOTAL NUMBER OF LOTS: 28  
RESIDENTIAL: 27  
NON-RESIDENTIAL: 1

LINEAR FEET OF NEW STREETS:  
LONG LASSO PASS: 1108  
RIFLEMAN COVE: 127  
TOTAL: 1235

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S34°38'47"W	58.92'
L2	S61°29'59"E	42.29'
L3	S74°40'15"E	68.74'
L4	S62°17'54"E	73.93'
L5	N23°49'34"W	89.19'
L6	N23°49'34"W	89.19'
L7	N53°33'08"E	78.13'
L8	S36°26'52"E	20.00'
L9	N53°33'08"E	88.96'
L10	S36°26'52"E	30.00'
L11	S53°33'08"W	149.83'



C.C. CHAFIN  
SURVEY 78, ABS. 2276

PORTION OF 2144.875 AC.  
TRAVISSO, LTD.  
DOC. 2013056181

PORTION OF 2144.875 AC.  
TRAVISSO, LTD.  
DOC. 2013056181

I.A. HAMPTON  
SURVEY 613, ABS. 361

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

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

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 12.826 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 12.826 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER AND TRAVIS COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3F", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

\_\_\_\_\_  
MICHAEL SLACK, VICE PRESIDENT  
TAYLOR MORRISON OF TEXAS, INC.  
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC  
11200 LAKELINE BOULEVARD, SUITE 150A  
AUSTIN, TEXAS 78717

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. 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 EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NOS. 48453C 0095H AND 0115H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 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. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LONG LASSO PASS AND RIFLEMAN COVE. 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. THE CITY OF LEANDER WILL OWN LOT 83, BLOCK K AND THE LANDSCAPING WILL BE MAINTAINED BY THE HOA.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS UNDER DOCUMENT NO. 2012206635.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
18. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.

DESCRIPTION OF 12.826 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.826 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP SET IN THE IN THE COMMON LINE OF A 2144.875 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NO. 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAID 436.9248 ACRE TRACT, AT THE NORTHWESTERLY CORNER OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500043, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 436.9248 ACRE TRACT WITH THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E, THE FOLLOWING SIX (6) COURSES:

- 1.S04°36'48"E, A DISTANCE OF 121.42 FEET TO AN IRON ROD WITH G&R CAP SET;
- 2.S09°29'17"E, A DISTANCE OF 117.32 FEET TO AN IRON ROD WITH G&R CAP SET;
- 3.S34°38'47"W, A DISTANCE OF 58.92 FEET TO AN IRON ROD WITH G&R CAP SET;
- 4.S28°30'01"W, A DISTANCE OF 140.00 FEET TO AN IRON ROD WITH G&R CAP SET;
- 5.S61°29'59"E, A DISTANCE OF 42.29 FEET TO AN IRON ROD WITH G&R CAP SET;
- 6.S28°30'01"W, A DISTANCE OF 194.18 FEET TO AN IRON ROD WITH G&R CAP SET IN THE COMMON LINE OF SAID 2144.875 ACRE TRACT AND SAID 436.9248 ACRE TRACT, AT THE MOST WESTERLY CORNER OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 2144.875 ACRE TRACT AND SAID 436.9248 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

- 1.N54°07'24"W, A DISTANCE OF 204.75 FEET TO AN IRON ROD WITH G&R CAP SET;
- 2.N53°46'46"W, A DISTANCE OF 191.68 FEET TO AN IRON ROD WITH G&R CAP SET;
- 3.N39°04'20"W, A DISTANCE OF 241.72 FEET TO AN IRON ROD WITH G&R CAP SET;
- 4.N59°06'46"W, A DISTANCE OF 133.75 FEET TO AN IRON ROD WITH G&R CAP SET;
- 5.N32°22'59"W, A DISTANCE OF 122.35 FEET TO AN IRON ROD WITH G&R CAP SET;
- 6.N35°12'05"W, A DISTANCE OF 338.30 FEET TO AN IRON ROD WITH G&R CAP SET;
- 7.N55°08'00"E, A DISTANCE OF 385.43 FEET TO AN IRON ROD WITH G&R CAP SET;
- 8.N28°52'49"E, A DISTANCE OF 97.91 FEET TO AN IRON ROD WITH G&R CAP SET;
- 9.S66°04'45"E, A DISTANCE OF 92.51 FEET TO AN IRON ROD WITH G&R CAP SET;
- 10.S19°00'36"E, A DISTANCE OF 233.12 FEET TO AN IRON ROD WITH G&R CAP SET;
- 11.S74°40'15"E, A DISTANCE OF 68.74 FEET TO AN IRON ROD WITH G&R CAP SET;
- 12.S78°45'34"E, A DISTANCE OF 97.10 FEET TO AN IRON ROD WITH G&R CAP SET;
- 13.S62°17'54"E, A DISTANCE OF 73.93 FEET TO AN IRON ROD WITH G&R CAP SET;
- 14.S26°32'07"E, A DISTANCE OF 229.50 FEET TO AN IRON ROD WITH G&R CAP SET;
- 15.S71°04'31"E, A DISTANCE OF 128.30 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 12.826 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:  
COUNTIES OF TRAVIS AND WILLIAMSON:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-29077, ISSUED AUGUST 21, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

\_\_\_\_\_  
PHILLIP L. McLaughlin 11-19-15  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

\_\_\_\_\_  
SID SOKOL, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEANDER, TEXAS

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

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

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

\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

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

OF \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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



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



## EXECUTIVE SUMMARY

DECEMBER 10, 2015

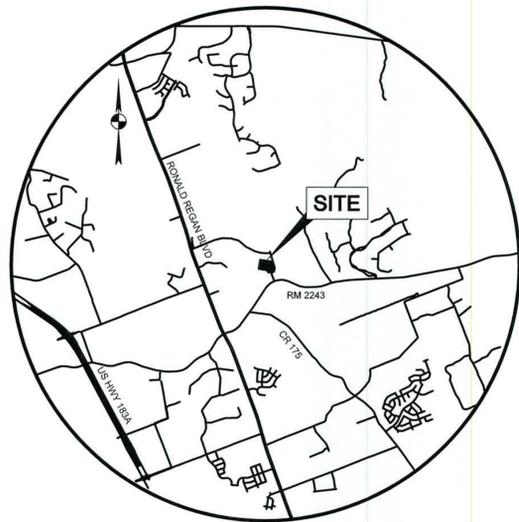
- 
- Agenda Subject:** Subdivision Case 15-PP-004: Hold a public hearing and consider action on the Parker Tract Preliminary Plat, for 9.999 acres more or less; WCAD Parcel R346187, located to the northwest of the intersection of RM 2243 and Limestone Creek Road, Leander, Williamson County Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant: Harrison Hudson (Bury, Inc) on behalf of GP Parker Ranch Holdings 91, LLC.
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the preliminary plat. This preliminary plat includes approximately 8 single-family lots, and 1 open space/landscape/drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner
- 12/01/2015

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY WATER PLAN
4	PRELIMINARY DRAINAGE LAYOUT
5	PRELIMINARY TREE LOCATION AND AERIAL PLAN

GENERAL NOTES:

1. THE SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. 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.
3. 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.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER AND WILLIAMSON COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK OF THE SAN GABRIEL RIVER WATERSHEDS
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT AND WILLIAMSON COUNTY.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. LOT 9, BLOCK A IS GRANTED DIRECT RESIDENTIAL DRIVEWAY ACCESS TO BOTH FLINTLOCK DRIVE AND LIMESTONE CREEK ROAD.
9. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION FACILITIES.
11. SEWER SERVICE TO ALL LOTS WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES, WHICH MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN AND PERMITTED SEPARATELY.
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 UTILITY LINES MUST BE LOCATED UNDERGROUND.
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. THE MAXIMUM IMPERVIOUS COVER PER SINGLE FAMILY LOT SHALL BE 8,100 SQUARE FEET.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACTS, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCE.
18. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #460 FOR WILLIAMSON CO., EFFECTIVE 9/26/08. (FEMA FIRM MAP NO. 48491C0460E)
19. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE LOTS.
20. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
22. THIS PROJECT IS PROPOSING FEE-IN-LIEU OF PARKLAND DEDICATION.
23. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION, AND WATER QUALITY AREAS.
24. THE ZONING IS SFR-1-B.
25. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE FINAL PLAT AS FOUND IN THE TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE; GF NO. 140069319 EFFECTIVE DATE AUGUST 31, 2015 ISSUED SEPTEMBER 9, 2015.
26. LIMESTONE CREEK RIGHT-OF-WAY ADJACENT TO LOT 9 WILL NEED TO BE DEDICATED WITH THE FINAL PLAT OF LOT 9.
27. LIMESTONE CREEK ROAD WILL NOT BE REQUIRED TO BE CONSTRUCTED WITH THE FINAL PLAT OF LOT 9.
28. CONSTRUCTION PLANS FOR LIMESTONE CREEK ROAD WILL BE REQUIRED TO BE SUBMITTED FOR APPROVAL CONCURRENTLY WITH THE SUBMITTAL OF THE FINAL PLAT ASSOCIATED WITH THE REMAINING LOTS 1-8.
29. LIMESTONE CREEK ROAD CONSTRUCTION PLANS WILL NEED TO BE APPROVED, IMPROVEMENTS COMPLETED AND ACCEPTED OR FISCAL WILL NEED TO BE POSTED PRIOR TO APPROVAL OF THE FINAL PLAT ASSOCIATED WITH THE REMAINING LOTS 1-8.
30. PRIOR TO CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS OF LIMESTONE CREEK ROAD, THE EXISTING DRIVEWAYS ON LOT 9 WILL BE REVISED TO MEET THE CITY OF LEANDER STANDARD DRIVEWAY DIMENSIONS.



VICINITY MAP  
N.T.S.

# PRELIMINARY PLAT FOR PARKER TRACT

**OWNER:** G.P. PARKER RANCH HOLDINGS 91, LLC.  
1508 SOUTH LAMAR BOULEVARD  
AUSTIN, TEXAS 78704  
O: (512) 637-6835  
F: (512) 448-9620  
CONTACT: RALPH REED

**ENGINEER:** BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
O: (512) 328-0011  
F: (512) 328-0325  
CONTACT: TIMOTHY MARTIN, P.E.

**SURVEYOR:** BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
O: (512) 328-0011  
F: (512) 328-0325  
CONTACT: JOHN BILNOSKI, RPLS

PERMIT NO. : 15-PP-004

ADDRESS : RM 2243 AND LIMESTONE CREEK ROAD

SUBMITTAL DATE : MAY, 2015

SUBMITTED BY : DATE: 11.30.2015

HARRISON M. HUDSON, P.E.  
BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011



**WATERSHED STATUS:**  
THIS SITE IS LOCATED IN THE BRUSHY CREEK OF THE SAN GABRIEL WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES.

**FLOODPLAIN INFORMATION:**  
NO LOTS WITHIN THIS SUBDIVISION ARE ENCRoACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491C0460E, EFFECTIVE DATE SEPTEMBER 26, 2008.

**LEGAL DESCRIPTION:**  
10.00 ACRE TRACT OF LAND OUT OF THE MILTON HICKS SURVEY, ABSTRACT NO. 287 IN WILLIAMSON COUNTY, BEING ALL THAT CERTAIN 10.01 ACRE TRACT OF LAND CONVEYED TO 162 PARKER RANCH HOLDINGS, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007052195 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**ZONING:**  
BOTH THE EXISTING AND PROPOSED ZONING FOR THIS PROJECT IS SINGLE-FAMILY RURAL (SFR). THUS THIS PROJECT LIES IN THE SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

BURY, INC. DATE  
QA/QC REVIEW APPROVAL

**TOTAL AREA/TOTAL LOTS**  
TOTAL ACREAGE: 9.999 ACRES  
SINGLE FAMILY LOTS: 8 (8.762 ACRES)  
OPEN SPACE, LANDSCAPE, DRAINAGE LOT: 1 (0.355 ACRES)  
RIGHT OF WAY: 0.873 ACRES

**LINEAR FEET OF NEW STREET**  
LIMESTONE CREEK ROAD (50' R.O.W.) 587'

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, HARRISON M. HUDSON, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: G:\111779\10001\PRELIMINARY PLAT\111779001-CVR01.dwg

**BURY**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
Copyright © 2015

DATE: 11/30/15  
JOHN T. BILNOSKI, R.P.L.S.  
BURY, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011



PARKER TRACT  
G:\111779\10001\PRELIMINARY PLAT\111779001-CVR01.dwg modified by hudson on Nov-20-15 3:04 PM



- TREE LIST:**
- 800 25' POST OAK
  - 801 21' POST OAK
  - 802 17' POST OAK
  - 803 20' POST OAK
  - 804 21' LIVE OAK
  - 805 19' LIVE OAK
  - 806 28' LIVE OAK (21, 14)
  - 807 20' LIVE OAK (14, 11)
  - 808 13' LIVE OAK
  - 809 9' ELM
  - (R) 810 18' SPANISH OAK
  - 811 16' SPANISH OAK
  - 812 12' ELM
  - (R) 813 21' ELM (13, 8, 7)
  - 814 13' ELM
  - 815 15' ELM (10, 9)
  - 816 14' ELM (9, 9)
  - 817 15' ELM (12, 6)
  - 818 21' ELM (9, 8, 8, 7)
  - 819 14' ELM
  - 820 18' POST OAK
  - 821 10' ELM
  - 822 8' ELM
  - 823 16' ELM (11, 9)
  - 824 11' POST OAK
  - 825 14' POST OAK
  - 826 25' LIVE OAK
  - 827 25' LIVE OAK
  - 828 17' LIVE OAK
  - 829 15' POST OAK
  - 830 21' POST OAK
  - 831 12' POST OAK
  - 832 11' ELM
  - 833 10' ELM
  - 834 17' POST OAK
  - 835 21' LIVE OAK
  - 836 13' LIVE OAK
  - 837 18' LIVE OAK
  - 838 14' ELM (10, 7)
  - 839 10' ELM (7, 6)
  - 840 9' ELM
  - 841 16' ELM (10, 6, 6)
  - 842 10' LIVE OAK
  - 843 15' ELM (10, 10)
  - 844 18' ELM (12, 11)
  - 845 11' ELM (7, 5, 3)
  - 846 11' ELM
  - 847 9' ELM
  - 848 11' ELM (6, 6, 4)
  - 849 16' POST OAK
  - 850 12' ELM
  - 851 16' ELM (11, 9)
  - 852 14' ELM (10, 8)
  - 853 17' ELM (12, 10)
  - 854 17' ELM (7, 7, 6, 6)
  - 855 20' ELM (14, 12)
  - 856 10' LIVE OAK
  - 857 17' LIVE OAK
  - 858 17' LIVE OAK
  - 859 12' LIVE OAK
  - 860 16' LIVE OAK
  - (R) 861 21' ELM (14, 13)
  - 862 18' LIVE OAK
  - 863 18' LIVE OAK (13, 12)
  - 864 15' LIVE OAK
  - 865 14' LIVE OAK
  - 866 14' LIVE OAK
  - 867 8' ELM
  - 868 9' ELM
  - 869 21' ELM (14, 13)
  - 870 28' LIVE OAK
  - 871 8' LIVE OAK
  - 872 10' LIVE OAK
  - 873 21' LIVE OAK (12, 10)
  - 874 10' CEDAR
  - 875 12' CEDAR
  - 876 17' LIVE OAK (12, 10)
  - 877 9' LIVE OAK
  - 878 8' LIVE OAK
  - 879 22' LIVE OAK
  - 880 12' LIVE OAK
  - 881 9' CEDAR
  - 882 11' LIVE OAK
  - 883 12' LIVE OAK
  - 884 13' LIVE OAK
  - 885 12' CEDAR
  - 886 12' CEDAR
  - 887 22' LIVE OAK
  - 888 17' LIVE OAK
  - 889 17' CEDAR
  - 890 13' CEDAR
  - 891 19' LIVE OAK (14, 9)
  - 892 12' LIVE OAK
- TREE LIST:**
- 862 18' LIVE OAK
  - 863 18' LIVE OAK (13, 12)
  - 864 15' LIVE OAK
  - 865 14' LIVE OAK
  - 866 14' LIVE OAK
  - 867 8' ELM
  - 868 9' ELM
  - 869 21' ELM (14, 13)
  - 870 28' LIVE OAK
  - 871 8' LIVE OAK
  - 872 10' LIVE OAK
  - 873 21' LIVE OAK (12, 10)
  - 874 10' CEDAR
  - 875 12' CEDAR
  - 876 17' LIVE OAK (12, 10)
  - 877 9' LIVE OAK
  - 878 8' LIVE OAK
  - 879 22' LIVE OAK
  - 880 12' LIVE OAK
  - 881 9' CEDAR
  - 882 11' LIVE OAK
  - 883 12' LIVE OAK
  - 884 13' LIVE OAK
  - 885 12' CEDAR
  - 886 12' CEDAR
  - 887 22' LIVE OAK
  - 888 17' LIVE OAK
  - 889 17' CEDAR
  - 890 13' CEDAR
  - 891 19' LIVE OAK (14, 9)
  - 892 12' LIVE OAK
- TREE LIST:**
- 893 12' CEDAR
  - 894 12' CEDAR
  - 895 12' LIVE OAK
  - 896 29' CEDAR (12, 11, 8, 8, 7)
  - 897 17' LIVE OAK (12, 10)
  - 898 10' CEDAR
  - 899 19' CEDAR (10, 9, 8)
  - 900 11' CEDAR
  - 901 16' POST OAK
  - 902 17' POST OAK
  - 903 15' POST OAK (8, 7, 6)
  - 904 12' POST OAK
  - 905 11' LIVE OAK
  - 906 20' LIVE OAK (15, 10)
  - 907 12' CEDAR
  - 908 19' POST OAK
  - 909 13' LIVE OAK
  - 910 13' LIVE OAK (9, 7)
  - 911 34' LIVE OAK
  - 912 15' LIVE OAK (8, 7, 6)
  - 913 24' LIVE OAK (13, 12, 10)
  - 914 18' LIVE OAK (10, 9, 7)
  - 915 14' LIVE OAK (8, 6, 6)
  - 916 17' ELM (12, 10)
  - 917 12' LIVE OAK
  - 918 10' LIVE OAK

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	200.00'	200.00'	57°17'45"	191.77'	N51°10'22.92"W
C2	104.01'	200.00'	29°47'52"	102.85'	S37°25'27.02"E
C3	102.13'	200.00'	29°15'32"	101.03'	S40°56'49.24"E

DATE	NO.	REVISION	APPROVAL

**BURY**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512) 528-0011 Fax: (512) 528-0325  
 TBPE # F-1048 TBPLS # F-10107500  
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**PRELIMINARY PLAT**

**PARKER TRACT  
 RM 2243 AND LIMESTONE CREEK ROAD  
 G.P. PARKER RANCH  
 HOLDINGS 91, LLC.**

DRAWN BY: BB  
 DESIGNED BY: BB  
 QA / QC: TMM  
 PROJECT NO.: 111779-10001

SHEET  
**2**  
 OF 5

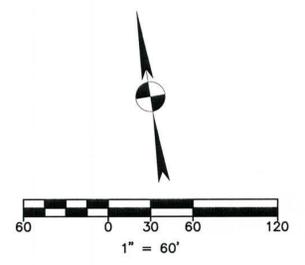
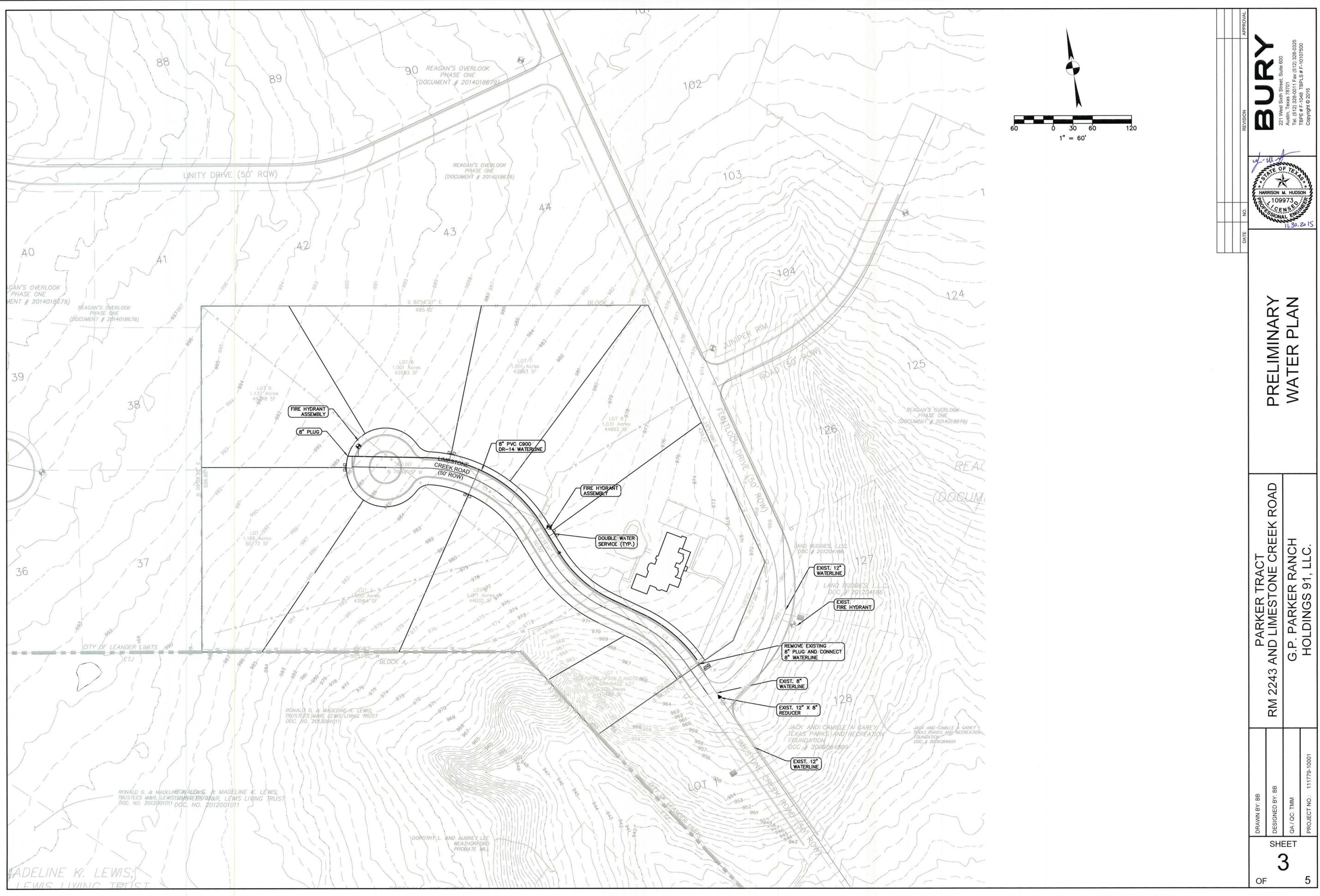
RONALD G. & MADELINE K. LEWIS,  
 TRUSTEES M&R, LEWIS LIVING TRUST  
 DOC. NO. 2012001011

RONALD G. & MADELINE K. LEWIS,  
 TRUSTEES M&R, LEWIS LIVING TRUST  
 DOC. NO. 2012001011

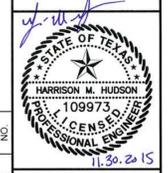
DOROTHY L. AND AUBREY LEE  
 WEATHORFORD PROBATE WILL

JACK AND CAMILLE A. GAREY  
 TEXAS PARKS AND RECREATION  
 FOUNDATION  
 DOC # 2006084009

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APPROVAL	
REVISION	
NO.	
DATE	



**PRELIMINARY WATER PLAN**

**PARKER TRACT  
RM 2243 AND LIMESTONE CREEK ROAD  
G.P. PARKER RANCH  
HOLDINGS 91, LLC.**

DRAWN BY: BB  
DESIGNED BY: BB  
QA / QC: TMM  
PROJECT NO.: 111779-10001

**SHEET 3 OF 5**

RONALD G. & MADELINE K. LEWIS, & MADELINE K. LEWIS, TRUSTEES M&R LEWIS TRUST DOC. NO. 2012001011 DOC. NO. 2012001011

RONALD G. & MADELINE K. LEWIS, TRUSTEES M&R LEWIS LIVING TRUST DOC. NO. 2012001011

DOROTHY L. AND AUBREY LEE WEATHERFORD PROBATE WILL

LAND BUDDIES, L.L.C. DOC # 201204186

LAND BUDDIES, L.L.C. DOC # 201204186

JACK AND CAMILLE A. CAREY TEXAS PARKS AND RECREATION FOUNDATION DOC # 2006084809

REAGAN'S OVERLOOK PHASE ONE (DOCUMENT # 2014018679)

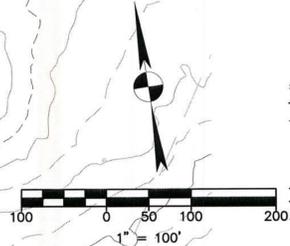
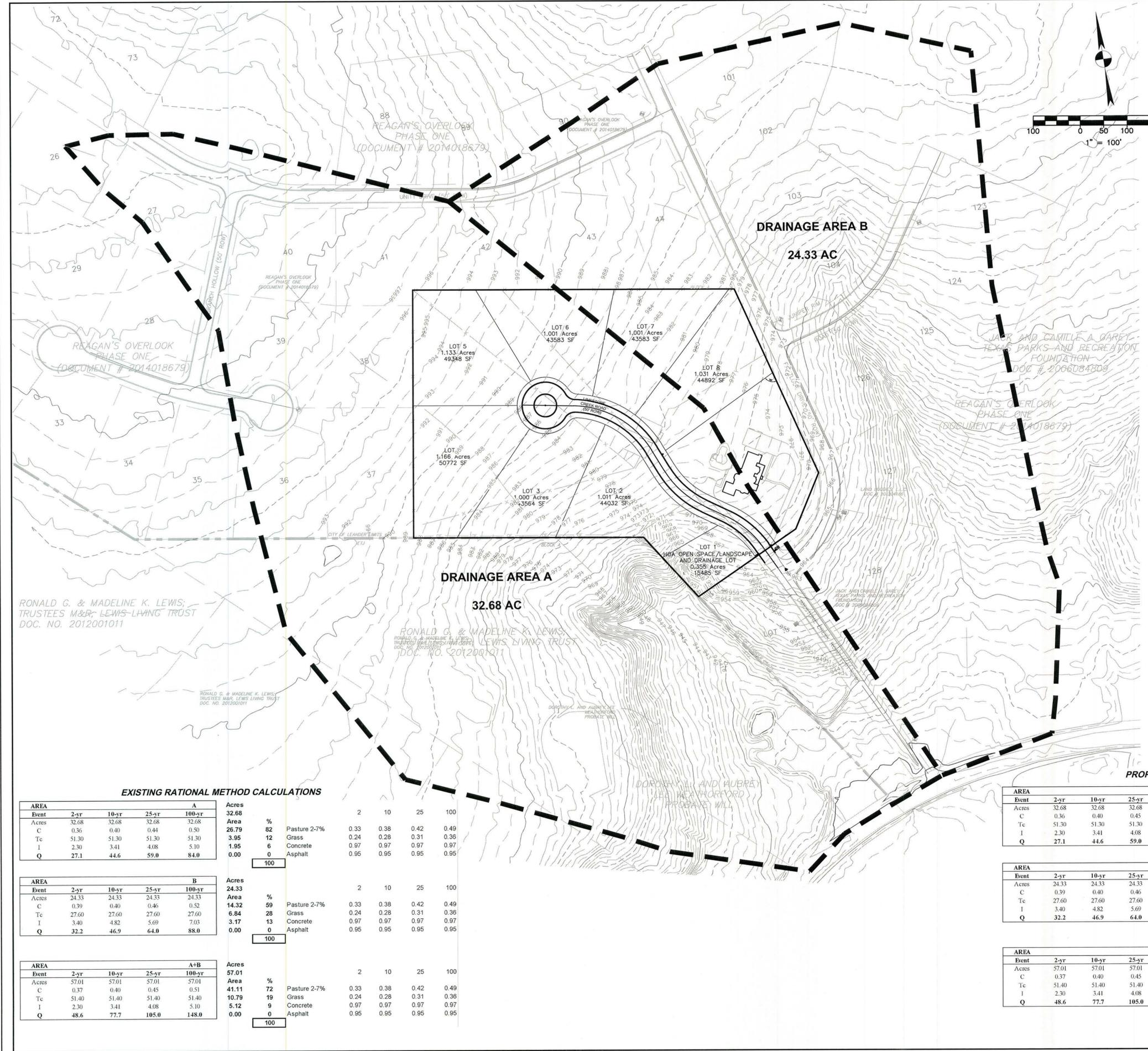
LAND BUDDIES, L.L.C. DOC # 201204186

LAND BUDDIES, L.L.C. DOC # 201204186

JACK AND CAMILLE A. CAREY TEXAS PARKS AND RECREATION FOUNDATION DOC # 2006084809

MADELINE K. LEWIS, LEWIS LIVING TRUST

CV111779(1000)PRELIMINARY PLATT1177901-AUP01.dwg modified by bburke on Sep 4, 11 11:57 AM



**Culvert Calculator Report**  
2- 3' x 2' Box @ Limestone Creek Road

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	932.30 ft	Headwater Depth/Height	1.42
Computed Headwater Elev.	932.23 ft	Discharge	70.30 cfs
Inlet Control HW Elev.	932.23 ft	Tailwater Elevation	930.32 ft
Outlet Control HW Elev.	931.98 ft	Control Type	Inlet Control

Grades			
Upstream Invert	929.38 ft	Downstream Invert	928.42 ft
Length	45.46 ft	Constructed Slope	0.021117 ft/ft

Hydraulic Profile			
Profile	Composite S1S2	Depth, Downstream	1.11 ft
Slope Type	Steep	Normal Depth	0.99 ft
Flow Regime	N/A	Critical Depth	1.52 ft
Velocity Downstream	10.57 ft/s	Critical Slope	0.005570 ft/ft

Section			
Section Shape	Box	Manning's Coefficient	0.013
Section Material	Concrete	Span	3.00 ft
Section Size	3 x 2 ft	Rise	2.00 ft
Number Sections	2		

Outlet Control Properties			
Outlet Control HW Elev.	931.98 ft	Upstream Velocity Head	0.81 ft
Ke	0.20	Entrance Loss	0.16 ft

Inlet Control Properties			
Inlet Control HW Elev.	932.23 ft	Flow Control	Submerged
Inlet Type	Headwall w 3/4 inch chamfers	Area Full	12.0 ft <sup>2</sup>
K	0.51500	HDS 5 Chart	10
M	0.66700	HDS 5 Scale	1
C	0.03750	Equation Form	2
Y	0.79000		

**Culvert Calculator Report**  
4' x 5' Box @ FM2243

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	932.00 ft	Headwater Depth/Height	1.50
Computed Headwater Elev.	930.50 ft	Discharge	113.50 cfs
Inlet Control HW Elev.	930.50 ft	Tailwater Elevation	929.00 ft
Outlet Control HW Elev.	930.23 ft	Control Type	Inlet Control

Grades			
Upstream Invert	926.00 ft	Downstream Invert	925.60 ft
Length	35.00 ft	Constructed Slope	0.011429 ft/ft

Hydraulic Profile			
Profile	Pressure Profile	Depth, Downstream	2.08 ft
Slope Type	N/A	Normal Depth	1.80 ft
Flow Regime	N/A	Critical Depth	2.52 ft
Velocity Downstream	11.01 ft/s	Critical Slope	0.004585 ft/ft

Section			
Section Shape	Box	Manning's Coefficient	0.013
Section Material	Concrete	Span	5.00 ft
Section Size	5 x 3 ft	Rise	3.00 ft
Number Sections	1		

Outlet Control Properties			
Outlet Control HW Elev.	930.23 ft	Upstream Velocity Head	1.26 ft
Ke	0.20	Entrance Loss	0.18 ft

Inlet Control Properties			
Inlet Control HW Elev.	930.50 ft	Flow Control	Submerged
Inlet Type	Headwall w 3/4 inch chamfers	Area Full	15.0 ft <sup>2</sup>
K	0.51500	HDS 5 Chart	10
M	0.66700	HDS 5 Scale	1
C	0.03750	Equation Form	2
Y	0.79000		

**PROPOSED RATIONAL METHOD CALCULATIONS**

**EXISTING RATIONAL METHOD CALCULATIONS**

AREA	Event	2-yr	10-yr	25-yr	100-yr	A	Acres	%	2	10	25	100	
A	Event	2-yr	10-yr	25-yr	100-yr	A	32.68						
	Acres	32.68	32.68	32.68	32.68	Area	26.79	82	Pasture 2-7%	0.33	0.38	0.42	0.49
	C	0.36	0.40	0.44	0.50		3.95	12	Grass	0.24	0.28	0.31	0.36
	Tc	51.30	51.30	51.30	51.30		1.95	6	Concrete	0.97	0.97	0.97	0.97
	I	2.30	3.41	4.08	5.10		0.00	0	Asphalt	0.95	0.95	0.95	0.95
	Q	27.1	44.6	59.0	84.0		100						

AREA	Event	2-yr	10-yr	25-yr	100-yr	B	Acres	%	2	10	25	100	
B	Event	2-yr	10-yr	25-yr	100-yr	B	24.33						
	Acres	24.33	24.33	24.33	24.33	Area	14.32	59	Pasture 2-7%	0.33	0.38	0.42	0.49
	C	0.39	0.40	0.46	0.52		6.84	28	Grass	0.24	0.28	0.31	0.36
	Tc	27.60	27.60	27.60	27.60		3.17	13	Concrete	0.97	0.97	0.97	0.97
	I	3.40	4.82	5.69	7.03		0.00	0	Asphalt	0.95	0.95	0.95	0.95
	Q	32.2	46.9	64.0	88.0		100						

AREA	Event	2-yr	10-yr	25-yr	100-yr	A+B	Acres	%	2	10	25	100	
A+B	Event	2-yr	10-yr	25-yr	100-yr	A+B	57.01						
	Acres	57.01	57.01	57.01	57.01	Area	41.11	72	Pasture 2-7%	0.33	0.38	0.42	0.49
	C	0.37	0.40	0.45	0.51		10.79	19	Grass	0.24	0.28	0.31	0.36
	Tc	51.40	51.40	51.40	51.40		5.12	9	Concrete	0.97	0.97	0.97	0.97
	I	2.30	3.41	4.08	5.10		0.00	0	Asphalt	0.95	0.95	0.95	0.95
	Q	48.6	77.7	105.0	148.0		100						

AREA	Event	2-yr	10-yr	25-yr	100-yr	A	Acres	%	2	10	25	100	
A	Event	2-yr	10-yr	25-yr	100-yr	A	32.68						
	Acres	32.68	32.68	32.68	32.68	Area	22.25	68	Pasture 2-7%	0.33	0.38	0.42	0.49
	C	0.36	0.40	0.45	0.51		7.37	23	Grass	0.24	0.28	0.31	0.36
	Tc	51.30	51.30	51.30	51.30		3.06	9	Concrete	0.97	0.97	0.97	0.97
	I	2.30	3.41	4.08	5.10		0.00	0	Asphalt	0.95	0.95	0.95	0.95
	Q	27.1	44.6	59.0	84.0		100						

AREA	Event	2-yr	10-yr	25-yr	100-yr	B	Acres	%	2	10	25	100	
B	Event	2-yr	10-yr	25-yr	100-yr	B	24.33						
	Acres	24.33	24.33	24.33	24.33	Area	13.97	57	Pasture 2-7%	0.33	0.38	0.42	0.49
	C	0.39	0.40	0.46	0.52		7.11	29	Grass	0.24	0.28	0.31	0.36
	Tc	27.60	27.60	27.60	27.60		3.26	13	Concrete	0.97	0.97	0.97	0.97
	I	3.40	4.82	5.69	7.03		0.00	0	Asphalt	0.95	0.95	0.95	0.95
	Q	32.2	46.9	64.0	88.0		100						

AREA	Event	2-yr	10-yr	25-yr	100-yr	A+B	Acres	%	2	10	25	100	
A+B	Event	2-yr	10-yr	25-yr	100-yr	A+B	57.01						
	Acres	57.01	57.01	57.01	57.01	Area	36.22	64	Pasture 2-7%	0.33	0.38	0.42	0.49
	C	0.37	0.40	0.45	0.51		14.47	25	Grass	0.24	0.28	0.31	0.36
	Tc	51.40	51.40	51.40	51.40		6.32	11	Concrete	0.97	0.97	0.97	0.97
	I	2.30	3.41	4.08	5.10		0.00	0	Asphalt	0.95	0.95	0.95	0.95
	Q	48.6	77.7	105.0	148.0		100						

APPROVAL

REVISION

NO.

DATE

**BURY**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBPE # F-1048 TBPLS # F-107500  
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STATE OF TEXAS  
HARRISON M. HUDSON  
10997  
PROFESSIONAL ENGINEER

PRELIMINARY  
DRAINAGE LAYOUT

PARKER TRACT  
AND LIMESTONE CREEK ROAD  
RM 2243 AND LIMESTONE CREEK ROAD  
G.P. PARKER RANCH  
HOLDINGS 91, LLC.

DRAWN BY: BB  
DESIGNED BY: BB  
QA / DC: TMM  
PROJECT NO.: 111779-10001

SHEET  
**4**  
OF 5

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## EXECUTIVE SUMMARY

DECEMBER 10, 2015

- 
- Agenda Subject:** Subdivision Case 15-SFP-006: Hold a public hearing and consider action on the Ridgmar Landing Lots 12A & 12B Block 2 Replat for 6.531 acres more or less; WCAD Parcels R473622 and R037188; generally located 1,000 feet to the east of the southeast corner of the intersection of Ridgmar Rd and Warfield, 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/Owner: 360 Homes, LLC. Travis Brown
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 residential lots. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval. A variance was approved by the Board of Adjustment on June 22, 2015. This variance waived the requirement to provide a ten (10') foot landscape lot, masonry wall, and landscaping along Ronald W. Reagan Blvd.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

12/04/2015

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT 360 HOMES LLC, ACTING HEREIN THROUGH ITS PRESIDENT, TRAVIS BROWN BEING THE OWNER OF A 6.531 ACRE TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE E.D. HARMON SURVEY ABS. NO. 6, BEING ALL OF LOT 12, BLOCK 2, RIDGMAR LANDING, A SUBDIVISION RECORDED IN CAB. D, SLIDE 67-68 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 6.531 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

**RIDGMAR LANDING LOT 12-A AND LOT 12-B, BLOCK 2 REPLAT Being a replat of Ridgmar Landing Lot 12, Block 2 (Cabinet D, Slide 67-68)**

AND DOES HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

TRAVIS BROWN, PRESIDENT  
360 HOMES LLC,

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRAVIS BROWN OF 360 HOMES LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED JULY 2, 2014, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2014051256.

LIENHOLDER NAME: PATRICK J. HATFIELD DATE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ PERSONALLY APPEARED PATRICK J. HATFIELD, DID SAY THAT (S)HE IS A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public--State of Texas

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED OCT. 10, 2014, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2014082682.

LIENHOLDER NAME: R BANK, A TEXAS STATE BANK DATE: \_\_\_\_\_

NAME: MIKE SHAW

TITLE: TRUSTEE

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ PERSONALLY APPEARED MIKE SHAW, DID SAY THAT (S)HE IS A TRUSTEE OF R BANK, A TEXAS STATE BANK, A TEXAS CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public--State of Texas

**PLAT NOTES:**

- 1) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LEANDER AND INDIVIDUAL WELLS.
- 2) WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- 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.
- 5) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 6) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO THE CITY OF LEANDER.
- 7) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 8) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C 0406 E FOR WILLIAMSON CO., EFFECTIVE SEPT. 26, 2008.
- 9) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF RIDGMAR LANDING, LOT 12, BLOCK 2, RECORDED AT CAB. D, SLIDE 67-68, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 10) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 11) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- 12) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 13) NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 14) THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEO EDWARDS AQUIFER RULES.
- 15) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- 16) ACCESS IS NOT PERMITTED OFF OF RONALD W. REAGAN BLVD.
- 17) ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 18) A ZONING BOARD OF ADJUSTMENT CASE WAS APPROVED FOR THIS PLAT. ZONING BOARD OF ADJUSTMENT CASE # 15-VA-001.

THE STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, DONALD "MATT" COOKSTON, 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 AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN NOVEMBER, 2014. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THIS PLAT COMPLIES WITH ALL APPLICABLE REGULATIONS OF THE CITY OF LEANDER SUBDIVISION ORDINANCE. THIS SURVEY WAS PREPARED IN CONJUNCTION WITH TITLE COMMITMENT PREPARED BY STEWART TITLE COMPANY, G.F. NO. 01247-25682, DATED JUNE 25TH, 2014.

DONALD "MATT" COOKSTON, R.P.L.S. 4733 DATE: 9/25/2015  
SURVEYED BY:  
COOKSTON AND ASSOCIATES  
SURVEYING AND MAPPING  
3305 CAPTAIN LADD COURT,  
ROUND ROCK, TEXAS 78665  
JOB # 14-146AA

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, SAEID BASSAR, PROFESSIONAL ENGINEER NO. \_\_\_\_\_, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT IS IN CONFORMANCE WITH CURRENT ENGINEERING PRACTICES IN THE STATE OF TEXAS.

NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C 0406 E FOR WILLIAMSON CO., EFFECTIVE SEPT. 26, 2008.

SAEID BASSAR TBPE No.: F-7819 DATE: SEPT. 25, 2015  
CAPITAL ENGINEERING  
(512) 630-6184

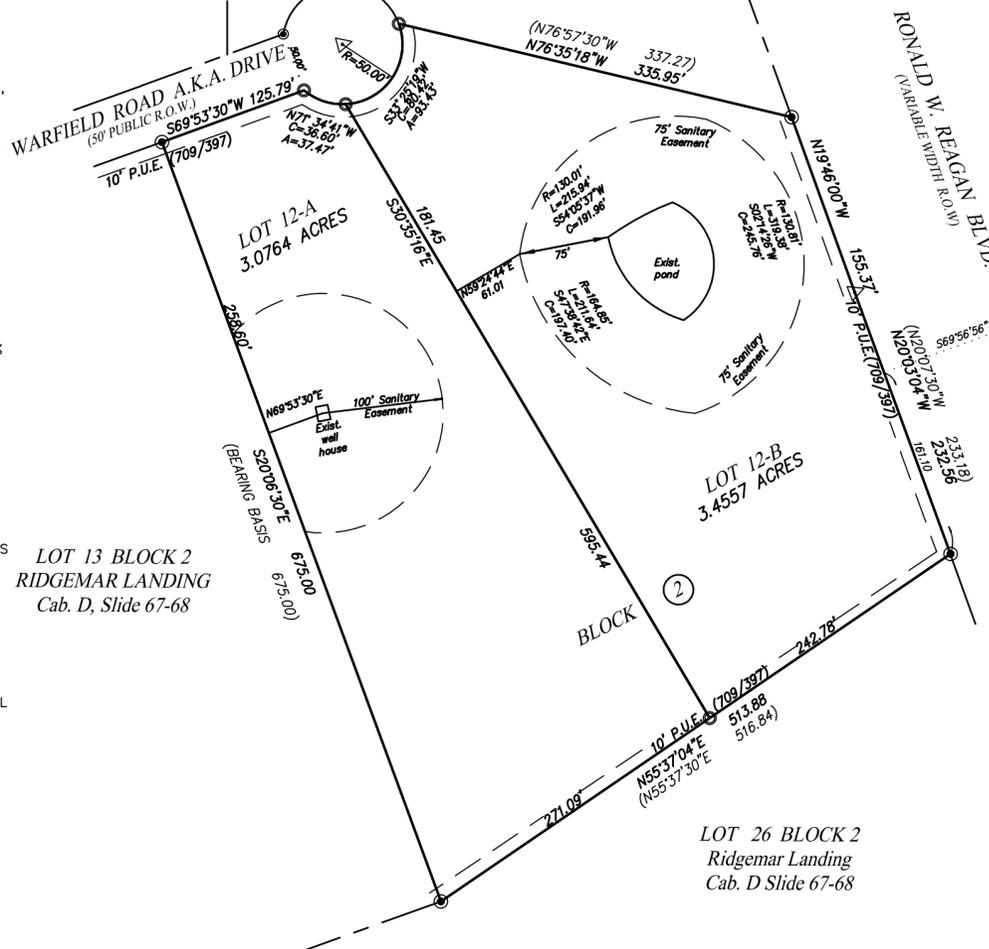
**RIDGMAR LANDING LOT 12-A AND LOT 12-B, BLOCK 2 REPLAT,  
Being a replat of Ridgmar Landing Lot 12, Block 2 (Cabinet D, Slide 67-68)**

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

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

LOT 10B  
REPLAT OF LOT 10, BLOCK 2  
RIDGMAR LANDING  
Cab. DD, Slides 61-62

LOT 11 BLOCK 2  
Ridgmar Landing  
Cab. D Slide 67-68



LOT 13 BLOCK 2  
RIDGMAR LANDING  
Cab. D, Slide 67-68

LOT 26 BLOCK 2  
Ridgmar Landing  
Cab. D Slide 67-68

BEING A 6.531 ACRE TRACT OF LAND OUT OF THE E.D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 12, BLOCK 2, RIDGMAR LANDING, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN WILLIAMSON COUNTY, TEXAS, SAID 6.531 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the south line of Warfield Drive (50' R.O.W.) at the northwest corner of said Lot 12, same being the northeast corner of Lot 13, Block 2 of said Ridgmar Landing and the Northwest corner hereof.

THENCE S 20°06'30"E (BEARING BASIS) with the common line between Lots 12 and 13 for 675.00 feet to an iron rod found for the Southwest corner hereof, same being the southeast corner of Lot 13 and being on the north line of Lot 26, Block 2 of said Ridgmar Landing Subdivision.

THENCE N 55°37'04"E along the common line between Lot 12 and Lot 26 for 513.88 feet to an iron rod found on the west line of Ronald W. Reagan Blvd. (R.O.W. varies) at the southeast corner of Lot 12, the northeast corner of Lot 26 and the Southeast corner hereof.

THENCE along the common line between Lot 12 and said Ronald W. Reagan Blvd., the following two (2) courses:

1. N 20°03'04"W for 232.56 feet to an iron rod set for angle point hereof.
2. N 19°46'00"W for 155.37 feet to an iron rod found at the northeast corner of Lot 12 for the Northeast corner hereof, same being the southeast corner of Lot 11, Block 2 of said Ridgmar Landing Subdivision.

THENCE N76°35'18"W along the common line between said Lot 12 and Lot 11 for 335.95 feet to an iron rod set on the curving southeast line of Warfield Drive for the North corner hereof, same being a southerly corner of said Lot 11.

THENCE along said curving southeast line of said Warfield Drive having a radius of 50.00 feet, an arc distance of 130.90 feet and a chord that bears S 54°53'29"W, 96.59 to an iron rod set at the end of said curve.

THENCE S 69°53'30"W continuing along the south line of Warfield Drive for 125.79 feet to the POINT OF BEGINNING of the herein described tract and containing 6.531 acres of land.

OWNER:  
360 HOMES LLC  
900 CONGRESS AVENUE,  
SUITE, L-175 AUSTIN, TX 78701

ACREAGE: 6.531

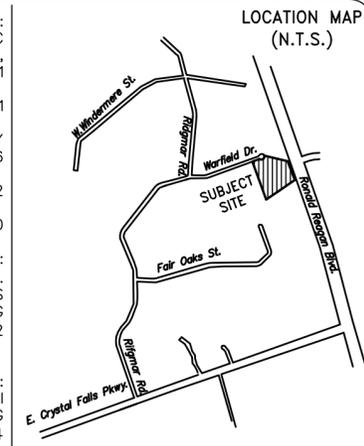
SURVEY: E.D. HARMON SURVEY  
ABSTRACT NO. 6

NUMBER OF LOTS PROPOSED: 2

LINEAR FEET OF STREET: 0

SURVEYOR:  
DONALD "MATT" COOKSTON R.P.L.S.  
COOKSTON & ASSOCIATES  
SURVEYING AND MAPPING  
(512) 276-2602

ENGINEER:  
SAEID BASSARI  
CAPITAL ENGINEERING  
(512) 630-6184



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ CALCULATED POINT

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

DEBORAH L. MARLOW, RS, OS0029596 DATE  
Assistant Deputy Director, Environmental Health Services, WCCHD

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

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

IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT

\_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M. IN THE PLAT

RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_.

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

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

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

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

DATE: FEB. 5TH, 2015  
REVISED: 9/25/2015

JOB NO. 14-146AA

SCALE: 1" = 100'

CASE NO. \_\_\_\_\_



## EXECUTIVE SUMMARY

DECEMBER 10, 2015

- Agenda Subject:** Zoning & Subdivision Cases 15-Z-012, 15-CP-003, & 15-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Bar W Commercial Concept Plan, Preliminary Plat, and PUD zoning for 49.737 acres, more or less, generally located to the southeast of the intersection of Ronald W Reagan Blvd and SH 29; WCAD Parcels R534768, R491376, R344166, R484168, R534750, and R328209. Currently, the property is zoned Interim Single-Family Rural (SFR-1-B). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of GC-3-C (General Commercial), Leander, Williamson County, Texas.
- Background:** Pursuant to Article III, Section 16 (e) of the Composite Zoning Ordinance, an applicant may request that the PUD Conceptual Site Layout and Land Use Plan also be considered as the Concept Plan and Preliminary Plat. This submittal includes the PUD zoning request, Concept Plan, and Preliminary Plat for review by the Planning & Zoning Commission
- Origination:** Applicant: David Armbrust (Armbrust & Brown, PLLC) on behalf of Howard Barkley Wedemeyer and RR 29 Retail, LTD.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** **Zoning Case, Concept Plan and Preliminary Plat**
- APPROVAL:** The Planning & Zoning Commission recommends approval of rezoning the subject property to PUD and recommends approval of the Conceptual Site Layout and Land Use Plan as the Concept Plan and Preliminary Plat for the property.
- DENIAL:** The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Proposed Zoning Map
4. Future Land Use Map
5. Aerial Map
6. Proposed PUD Zoning, Concept Plan, & Preliminary Plat
7. Notification Map
8. Letter of Intent

**Prepared By:**

Robin M. Griffin, AICP  
Senior Planner

11/23/2015



## PLANNING ANALYSIS

ZONING CASE 15-Z-012,  
 CONCEPT PLAN 15-CP-003, &  
 PRELIMINARY PLAT 15-PP-007

### BAR W RANCH COMMERCIAL PUD

**GENERAL INFORMATION**

**Owner:** Howard Barkley Wedemeyer and RR 29 Retail, LTD.

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

**Proposed Zoning:** PUD (Planned Unit Development) with a base zoning district of GC-3-C

**Size and Location:** The property is generally located to the southeast of the intersection of Ronald W Reagan Blvd and SH 29 and includes approximately 49.737 acres.

**Staff Contact:** Robin M. Griffin, AICP  
 Senior Planner

**ABUTTING ZONING AND LAND USE:**

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Undeveloped Property
EAST	OCL	Large Lot Single-Family
SOUTH	OCL	Undeveloped Property
WEST	Interim SFR-1-B	Undeveloped Property – Proposed Wedemeyer Subdivision

<b>COMPOSITE ZONING ORDINANCE &amp; SMARTCODE INTENT STATEMENTS</b>
---

**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to allow for a cohesive development of a master planned commercial site which permits a commercial development located adjacent to intersection of SH 29 and Ronald W. Reagan Blvd. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

**GC – GENERAL COMMERCIAL:**

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

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

**TYPE 3:**

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

*Intent:*

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

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

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

*Intent:*

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

### **COMPREHENSIVE PLAN STATEMENTS:**

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

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Position Leander as a destination for employers.
- Focus commercial growth in Activity, Community and Neighborhood Centers.
- Activity Centers are the shopping destinations within the community. They provide a wide range of commercial uses including restaurants and a mixture of big box (i.e., Target, Best Buy) and junior retail anchors (i.e., Ulta, PetSmart). Activity Centers should also be developed along an internal network of streets. Parking requirements should maximize land efficiency while encouraging pedestrian-oriented design.

### **ANALYSIS:**

The applicant has submitted a request for a PUD and a Conceptual Site Layout and Land Use Plan that can also be considered as the Concept Plan and Preliminary Plat as permitted by the Composite Zoning Ordinance. This submittal includes the PUD zoning request, Concept Plan, and Preliminary Plat for review by the Planning & Zoning Commission.

The properties to the north, east, and south are located outside of the City Limits. The property to the east is currently developed as large lot single family. The properties to the north, south, and west are undeveloped. The proposed Wedemeyer Subdivision is located on the west side of Ronald W. Reagan Blvd. This project includes ten commercial lots and one water quality/detention lot. Access will be provided from Ronald W. Reagan Blvd and SH 29, arterial class roadways.

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for a cohesive development of a master planned commercial site. The applicant is proposing the GC-3-C (General Commercial) district as the base zoning district. The GC use component allows for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. The heaviest concentration of this use component is intended to be located at the intersection of arterial roadways.

The requested Type 3 site component would permit outdoor fuel sales, limited outdoor storage and/or display, overhead doors, drive-through service lanes and carwashes. This use component is intended to be combined with the GC use component where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

The Type C Architectural Component requires that at least 35% of all walls and at least 60% of the street facing walls are comprised of masonry. In addition, three architectural features are required for buildings less than 50,000 square feet. Buildings between 50,000 and 100,000 square feet are required to have five design features and buildings over 100,000 are required to have six design features. This architectural component is intended to be combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.

This application includes the following higher standards and waivers.

HIGHER STANDARDS	WAIVERS
<b>COMPOSITE ZONING ORDINANCE</b>	
All buildings will conform to a master architectural theme and utilize complementary building materials.	-
-	Classify the fuel station and carwash as primary buildings.
Provide hours of operation limits for the grocery or dry goods sales.	-
-	Allow for administrative approval of tree removal for trees less than 26 caliper inches.
-	Reduce the number of bicycle parking spaces.
-	Reduce the street and front setback for parking, aisle, and loading by 10 feet.
-	Remove the 10' setback from ROW for drainage channels along SH 29.
LED lighting shall be utilized in compliance with the City's light regulations.	-
The sidewalk along Ronald Reagan Blvd shall be completed along the entire frontage prior to the occupancy of the initial building.	-
-	Reduce the size of supporting columns from 8X8 square to 6X6.
<b>SUBDIVISION ORDINANCE</b>	
-	Increase the block length requirements.
-	Eliminate riparian corridor setbacks to allow stormwater to be channelized underground.
-	Reduce riparian corridor setbacks to 20' off the centerline of the creek.
<b>SIGN ORDINANCE</b>	
A master sign plan shall be prepared and all signs shall follow a consistent design theme.	-
Decrease the height of monument signs.	Increase height, sign area and number of pylon signs.
-	Allow electronic signs for fuel pricing on pylons (currently only allowed on monuments).
-	Increase the size of wall signs.

This property is located within an Activity Center as identified by the Future Land Use Map in the Comprehensive Plan. Activity Centers are regional shopping destinations within the community that provide a range of larger scale commercial uses. These centers can include big box stores, retail anchors and a mix of commercial uses such as restaurants and retail. These centers serve larger populations and can include up to 400,000 square feet of commercial space that can serve an area with a six mile range.

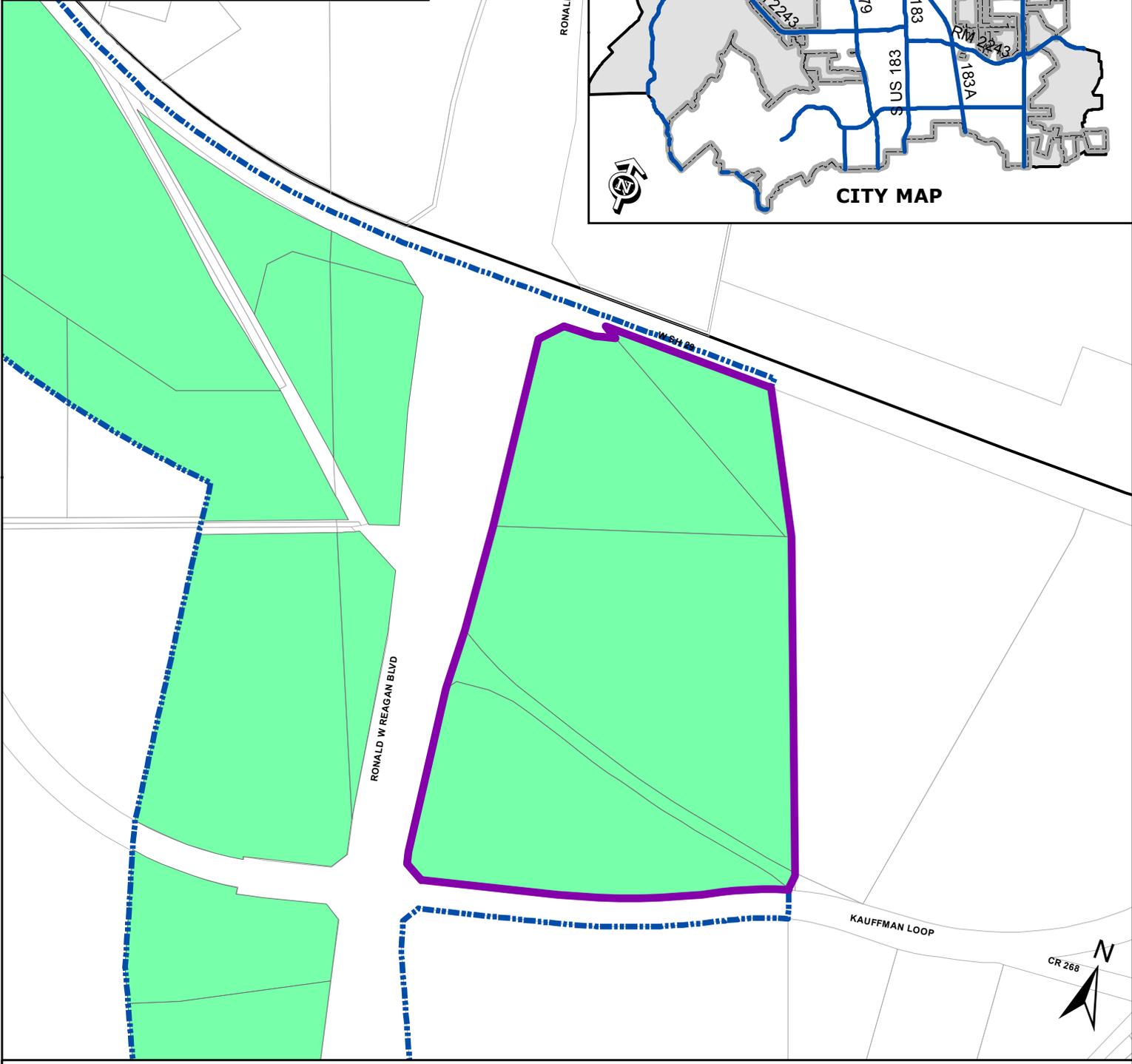
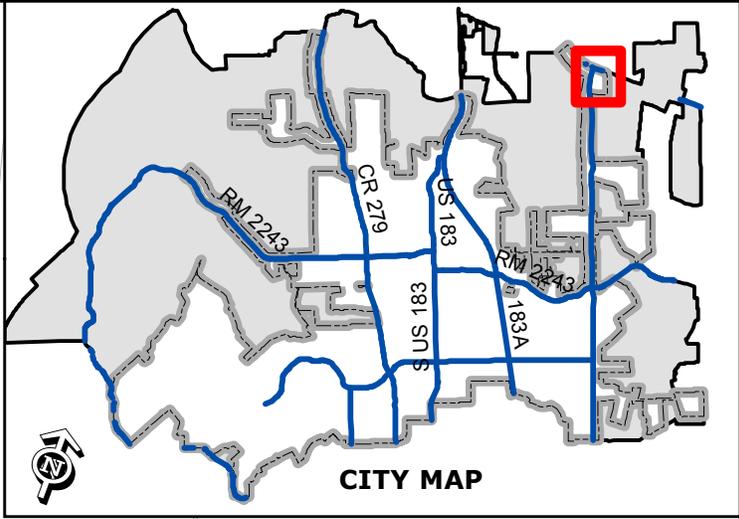
**STAFF RECOMMENDATION:**

Staff recommends approval of the requested PUD, Concept Plan, and Preliminary Plat.

The proposed PUD promotes a cohesive master planned commercial development that will include a master architectural theme and complementary building materials. This project is located at the intersection of two arterials and is the appropriate location for the GC (General Commercial) use component. In addition, the proposed waivers are balanced by the proposed higher standards and will provide for a high quality end product.

This application effectively utilizes composite zoning to incorporate a master planned commercial development while maintaining high form standards. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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

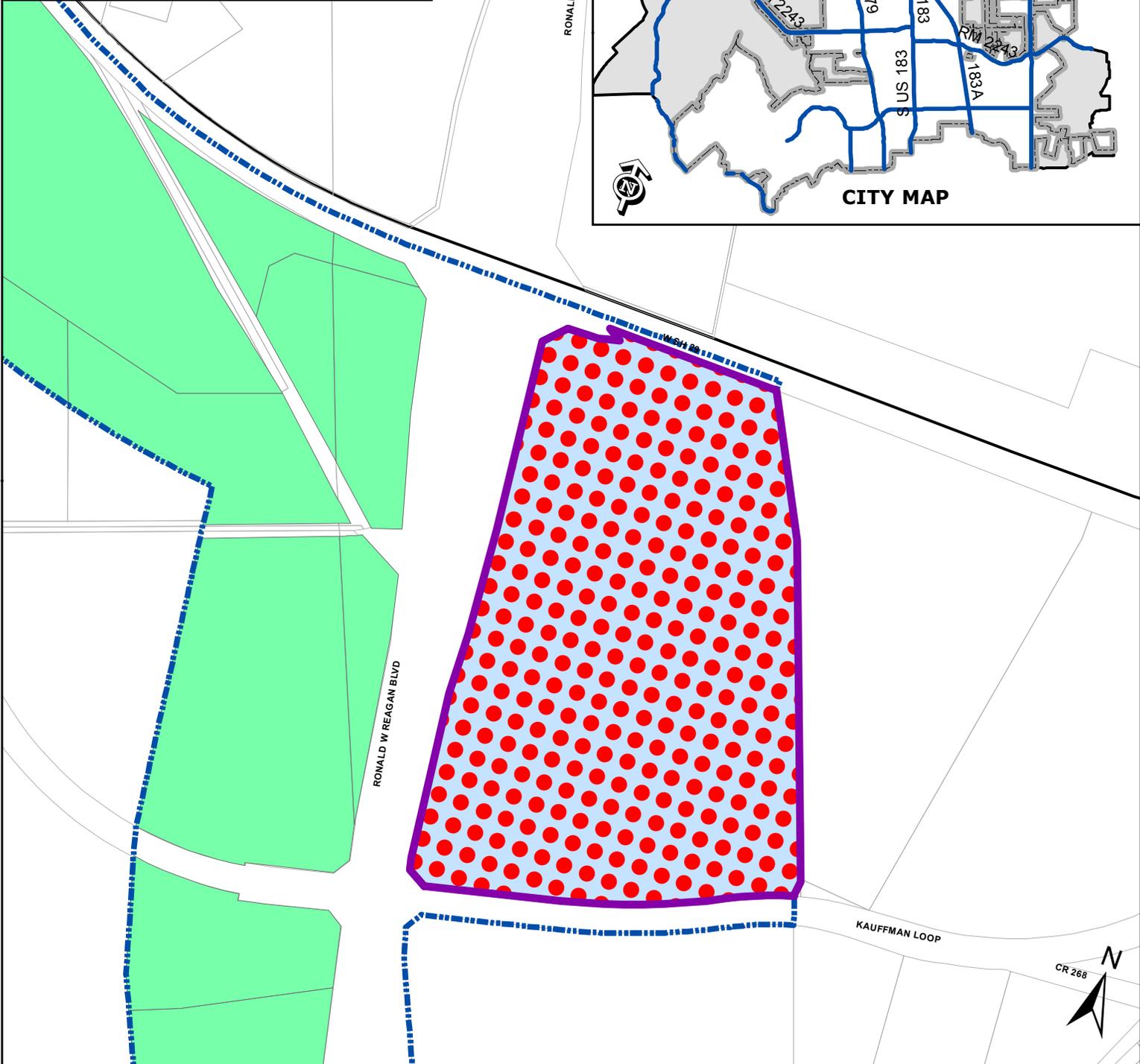
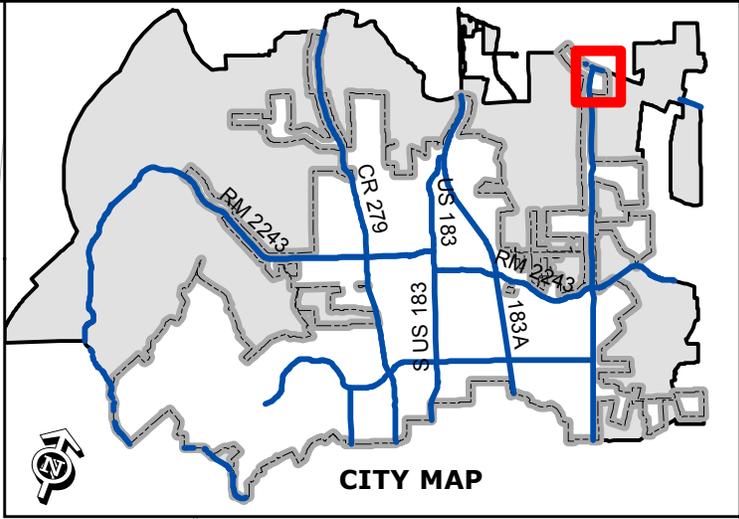


**ZONING CASE 15-Z-012 Attachment #2**

Current Zoning Map - Bar W Comm PUD

 Subject Property	 SFR	 SFT	 GC
 City Limits	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 SFS	 TF	 HI
 Involuntary Annexation	 SFU	 MF	 PUD
 Voluntary Annexation	 SFC	 LO	 0 200 Feet
	 SFL	 LC	

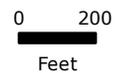
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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



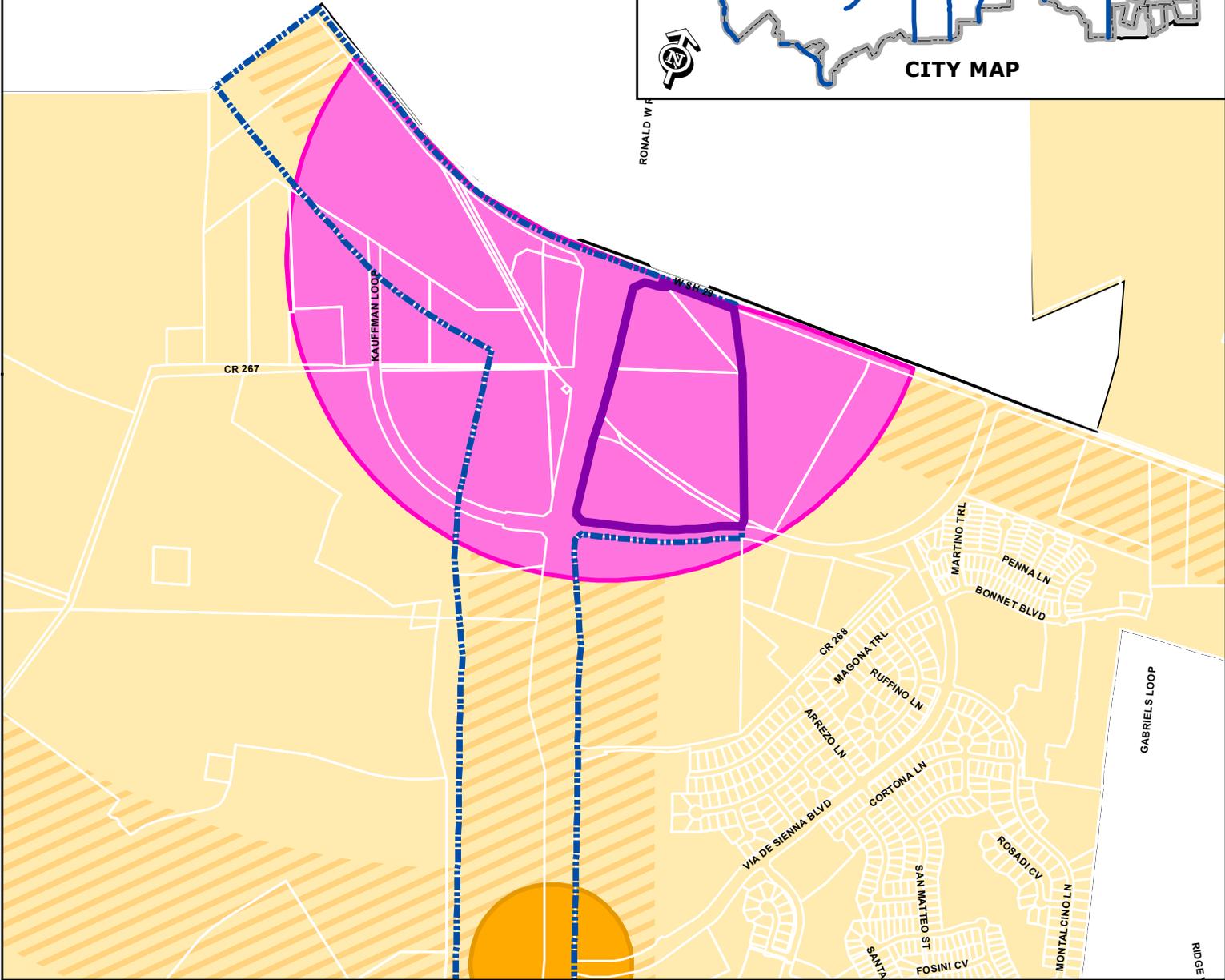
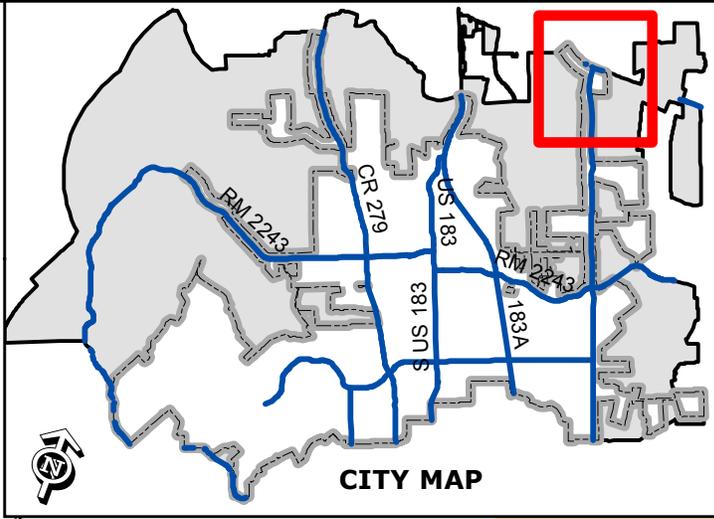
**ZONING CASE 15-Z-012 Attachment #3**

Proposed Zoning Map - Bar W Comm PUD

 Subject Property	 SFR	 SFT	 GC
 City Limits	 SFE	 SFU/MH	 HC
 Future Annexation Per DA	 SFS	 TF	 HI
 Involuntary Annexation	 SFU	 MF	 PUD
 Voluntary Annexation	 SFC	 LO	
	 SFL	 LC	



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

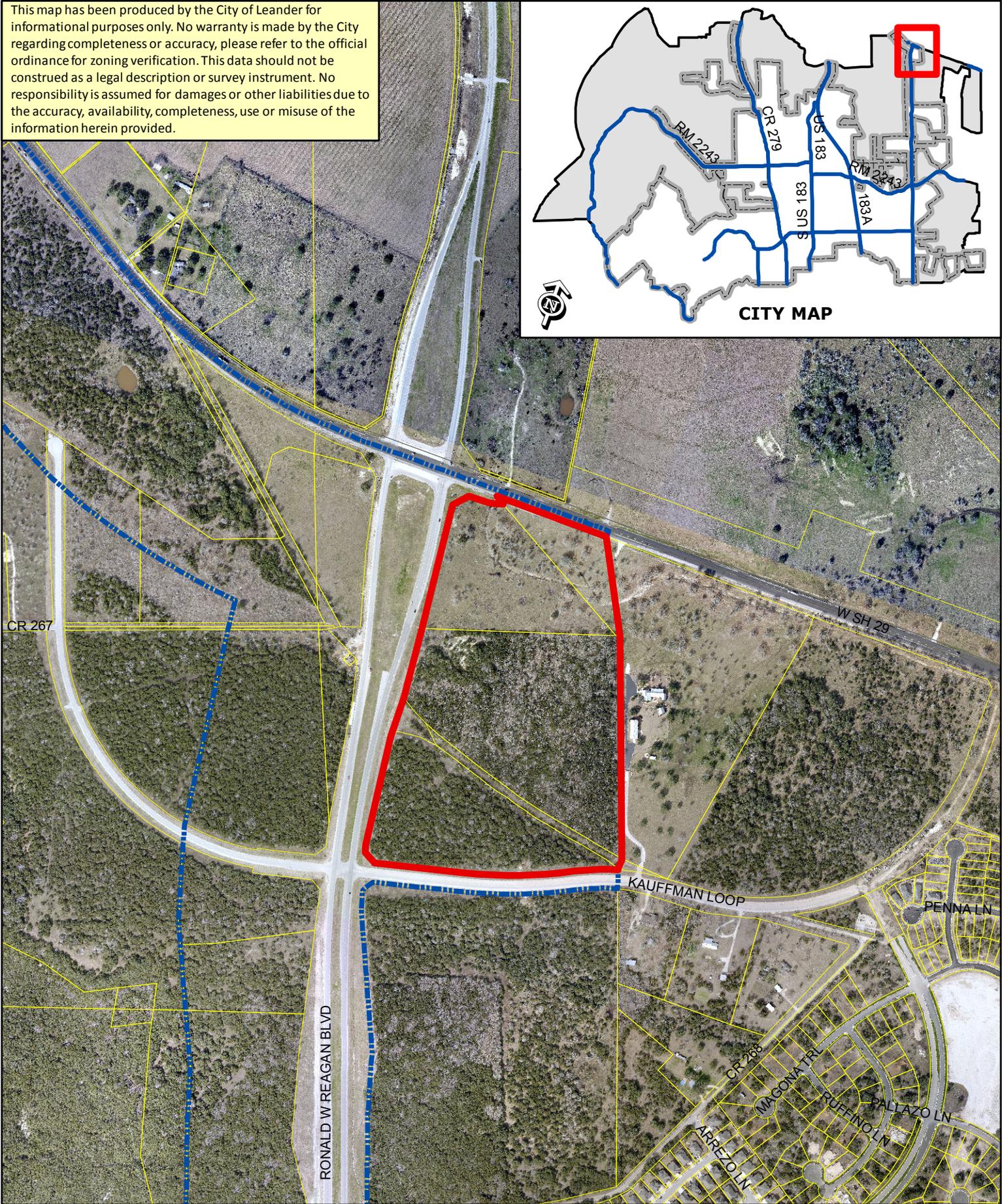
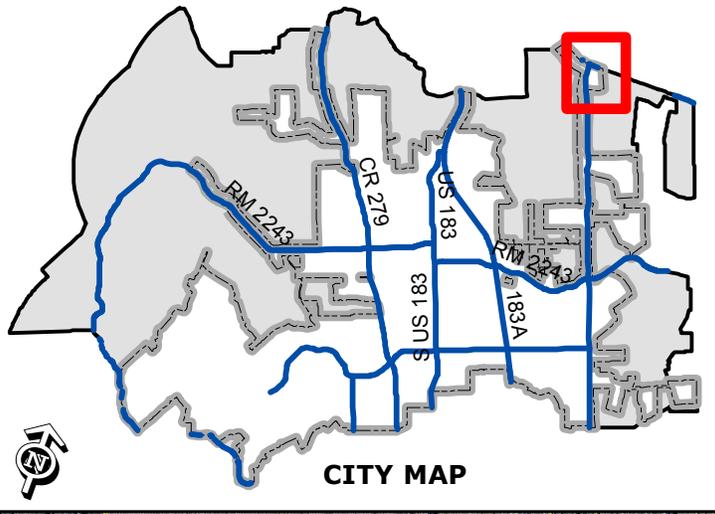


**ZONING CASE 15-Z-012 Attachment #4** Future Land Use Map - Bar W Comm PUD

- |  |   |  |
|--|---|--|
|  Subject Property   |  Commercial Corridor |  Transit Supportive Mixed Use |
|  City Limits        |  Neighborhood Center |  Station Area Mixed Use       |
|  Open Space         |  Community Center    |  Old Town Mixed Use           |
|  Mixed Use Corridor |  Activity Center     |  Employment Mixed Use         |
|  |   |  Industrial District          |
|  |   |  Neighborhood Residential     |



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### ZONING CASE 15-Z-012 Attachment #5

Aerial Exhibit - Approximate Boundaries  
Bar W Commercial PUD



-  Subject Property
-  City Limits

## EXHIBIT "A"

### Bar W Ranch Commercial Planned Unit Development

#### **I. Purpose and Intent**

- A. The Bar W Ranch Commercial PUD (the "PUD") consists of approximately 49.737 acres (the "Property" and shown in Exhibit "C") located in Leander, Williamson County, Texas, attached to this PUD ordinance. The PUD shall be developed as a Class "A" quality retail center with consistent and compatible architectural, landscaping and signage standards throughout the project. A Class "A" retail center is commonly known to include new buildings with modern infrastructure located in prime locations with good access and professionally managed. Development of the PUD is expected to add significant new tax revenues to the City's tax base, create jobs and stimulate the overall local economy. The PUD will encourage comprehensive master-planning of the Property and result in a high-quality project.
- B. The PUD's purpose and intent is to create unified development standards for the Property.
- C. Except as otherwise provided in this PUD ordinance, the Property and PUD shall be governed by the ordinances of the City of Leander (the "City Code"). This PUD ordinance is intended to supersede the City Code. In the case that this PUD ordinance does not address a specific City requirement, the City Code shall apply. In the event of a conflict between this PUD ordinance and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD ordinance shall control. Any capitalized terms used but not defined shall have the meanings ascribed to them in the City Code.
- D. The zoning for the Property shall be PUD, with a base zoning district of GC-3-C (General Commercial). The base zoning district including the development standards and regulations set forth in this PUD are hereby approved as well; provided that no final plat for development of the Property in accordance with this PUD will be approved, no subdivision construction permits or site development construction permits for construction under any construction plans approved under this PUD will be issued, and no development of the Property under this PUD will occur unless and until a copy of a recorded deed showing the applicant for the final plat as the owner of the Property (the "Deed") is submitted to the City, and provided further that the Deed and a final plat application for development of the Property in accordance with this PUD (the "Final Plat Application") must be submitted to the City prior to April 30, 2017. If (i) the Deed and the Final Plat Application are not submitted to the City prior to April 30, 2017, or (ii) prior to April 30, 2017, the owner of the Property submits a written notice to the City that the owner elects to develop the Property under GC-3-C zoning standards only this PUD will be terminated, then this PUD will expire; any concept plans, preliminary plats, and construction plans approved by the City for development of the Property in accordance with this PUD and the related development applications will expire; and the development of the Property thereafter shall comply with the GC-3-C zoning district regulations and any other applicable City regulations. The owner of the Property may submit a new zoning application for the Property at any time.

## **II. Applicability**

The zoning for the Property shall be PUD, with a base zoning district of GC-3-C (General Commercial).

## **III. Conceptual Site Layout and Land Use Plan**

Exhibit "B" attached is a conceptual development plan intended to visually convey the general layout for the Bar W Ranch Commercial Development. The design is not final, and is subject to refinement during the platting and site planning stages. A more detailed conceptual site plan will be submitted to the City with the site plan application. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

## **IV. Use Standards**

- A. Standards required for uses listed within Article IV of the City's Composite Zoning Ordinance apply, except for accessory buildings and for the purpose of these sections the fuel station and car wash building shall be considered primary buildings and not accessory buildings/structures.
- B. The hours of operation for any grocery or dry goods sales shall be allowed to operate between 5:00 am and 1:00 am seven (7) days a week. The fuel pumps and car wash shall be allowed to operate twenty-four (24) hours a day, seven (7) days a week.

## **V. Site Components**

- A. Article V, Section 3, Type 3 (b) (2) of the City's Composite Zoning Ordinance is amended as follows.
  - 1. Commercial fueling and washing of vehicles facilities shall be permitted in the PUD without regard of the number or distance from any other outdoor commercial fueling and washing of vehicles facilities located in the vicinity of the PUD. City approval of the PUD shall serve as the reservation and/or designation of a vehicle washing and fueling facility within the PUD.

## **VI. Site Standards**

Site standards will comply with Article VI of the City's Composite Zoning Ordinance, except as amended below.

### **A. Landscaping.**

- 1. **Landscape Area.** Article VI, Section 1 (b) (9) (iii) of the City's Composite Zoning Ordinance is amended as follows. The PUD shall include landscaping of a minimum of fifteen percent (15%) based on the overall area of the Property. The Property may be subdivided into multiple lots but the landscaping requirements shall be reviewed based on the overall Property.
- 2. **Trees.** Article VI, Section 1 (c) of the City's Composite Zoning Ordinance is amended as follows. Trees twenty-six caliper inches (26") and larger must be reviewed by the Planning & Zoning Commission and receive City Council approval

for removal. Trees less than twenty-six caliper inches (26”) may be removed with administrative approval.

3. **Screening.** Article VI, Section 1 (d)(1)(iii) of the City’s Composite Zoning Ordinance is amended as follows. All ponds shall be landscaped and a landscape plan shall be included with the submittal of the site development permit application. A wet pond shall not require screening to shield it from view so long as there are earthen materials utilized around the perimeter of such pond(s). Any pond located within the PUD that requires fencing around the perimeter shall require screening that is in accordance with City Code and the PUD

B. **Parking.** Article VI, Section 3 (a) of the City’s Composite Zoning Ordinance is amended as follows. The parking requirement within the PUD shall be calculated as one Mixed Use Retail center with a minimum parking ratio of one (1) space per two hundred twenty five (225) square feet. This parking ratio shall be used throughout the PUD, regardless of the location or use of the individual lots. The parking spaces shall be shared between all development within the PUD.

C. **Bicycle parking slots.** Article VI, Section 3 (d) of the City’s Composite Zoning Ordinance is amended as follows. Bicycle parking slots shall be provided within the PUD at a rate of not less than one slot per sixty (60) parking spaces. The bicycle parking slots shall be located within the PUD at the discretion of the developer.

D. **Setbacks.** Article VI, Section 6 (a) of the City’s Composite Zoning Ordinance is amended as follows. The minimum setbacks for parking, aisle, and loading are:

	<b>Setback</b>
Front	10’
Side	5’
Street Side	10’

E. **Detention and drainage channel facilities.** The PUD is exempt from Article VI, Section 7 (b) (2) of the City’s Composite Zoning Ordinance regarding the ten (10’) foot setback for drainage channel facilities from the ROW as depicted on Exhibit “B”.

F. **Outdoor Lighting.** Article VI, Section 12 (a, c) of the City’s Composite Zoning Ordinance is amended as follows. The lighting level at the PUD boundary shall average no more than 1.0 foot-candle. LED type lighting shall be used for parking lot areas.

G. **Sidewalks.** Prior to occupancy of the initial building(s) within the PUD, the sidewalk adjacent to Ronald Reagan Boulevard shall be constructed along the entire frontage as depicted on Exhibit “B”.

**VII. Architectural Component**

Article VII, Section 3 (b) (2) of the City’s Composite Zoning Ordinance is amended as follows. Openings in the front façade which lead into a vestibule which is not conditioned space shall count towards the minimum percentage of window and door openings.

## **VIII. Architectural Standards**

All of the buildings in the PUD shall consist of a central architectural theme and utilize complementary building materials. This materials palette and architectural theme shall be submitted with the first site development permit application. Development of the PUD shall comply with the Architectural Standards of the City's Composite Zoning Ordinance, unless otherwise specified below.

- A. **Building over lot lines.** Article VIII, Section 4 of the City's Composite Zoning Ordinance is amended as follows. A building or structure may be constructed over lot lines if the lots are owned by the same owner, or a recorded maintenance and use agreement is in place between multiple owners.
- B. **Supporting Columns.** Article VIII, Section 5 (g) of the City's Composite Zoning Ordinance is amended as follows. Supporting columns on the front of the structures may be constructed of exposed steel, clay brick, ledge stone, field stone, native stone, stucco, cementitious fiber planking or panel, aluminum, solid cedar, stripped cedar posts (sealed for protection), solid redwood, or similar materials and not less than six inches by six inches (6"x6") square.

## **IX. Subdivision Regulations**

Development of the PUD will comply with the City's Subdivision Regulations, as modified below:

- A. **Blocks and lots.** Section 45 (a) (3) of the City's Subdivision Ordinance is amended as follows. Blocks along arterial streets and blocks containing or proposed to contain primarily commercial or industrial uses shall not exceed a perimeter length of six thousand five hundred (6,500) feet.
- B. **Riparian Zones.** Section 49 of the City's Subdivision Ordinance is amended as follows and depicted on Exhibit "B".
  - 1. If any on-site stormwater flows are channeled underground, no riparian corridor setback from the centerline of the applicable creek or swale is required.
  - 2. If any off-site stormwater flows are channeled in an open channel, then a minimum twenty foot (20') riparian corridor setback from the centerline of the applicable creek or swale is required.

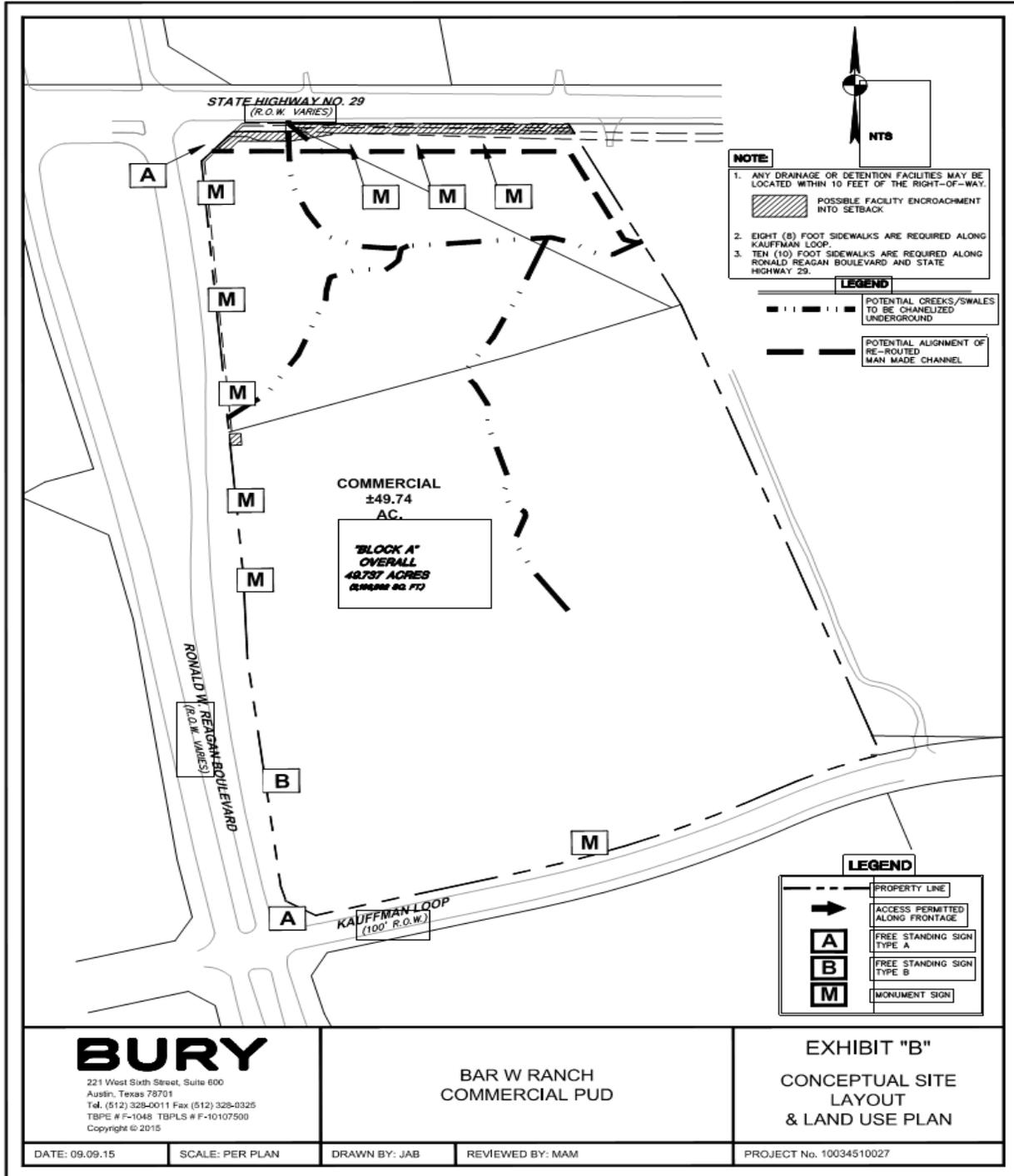
## **X. Signs**

As it pertains to the number and size of signs the City's sign ordinance shall be modified with the standards listed below. In the event of a conflict between the City's sign ordinance and this PUD ordinance, this PUD ordinance shall control. Owner shall submit a master sign plan to the City, in accordance with the PUD regulations, in conjunction with the first site development permit application. All of the signs within the PUD shall contain a consistent design theme comprised of materials consistent with the master materials palette and architectural theme as described in Article VIII.

- A. Pylon ("A") signs.
  - 1. Two twenty-five foot (25') high pylon signs are allowed.

2. Each pylon sign may allow up to two hundred (200) square feet of sign area and allow for multiple tenants to be shown on each sign.
- B. Pylon (“B”) sign.
1. One fifteen foot (15’) freestanding sign is allowed.
  2. The freestanding sign may include up to seventy-five (75) square feet of sign area.
  3. The Pylon B freestanding sign may incorporate a fuel pricing electronic sign of up to fifty (50) square feet of sign area.
- C. Monument signs.
1. Nine (9) monument signs are allowed and each is intended for a single tenant.
  2. Each monument sign may be up to five feet (5’) tall.
  3. The monument signs may include up to forty (40) square feet of sign area.
- D. The structure of all signs shall incorporate complementary materials to the materials listed in the master materials palette and architectural theme as described in Article VIII used for the buildings. Sign permits in compliance with the PUD may be administratively approved by the City. E. All signs may include lighting in compliance with the City Code.
- F. Wall signs. Buildings exceeding fifty thousand (50,000) square feet shall be permitted to display signage on the façade of the building at a rate of two (2) square feet of sign area for every one (1) foot of primary building facade frontage. The City’s maximum of two hundred (200) square feet of sign area shall not apply for such buildings located within the PUD.
- G. The location of the signs shall generally comply with Exhibit B.

**EXHIBIT "B"**  
 Conceptual Site Layout and Land Use Plan



G:\100345\10027\CD Exhibit\CONCEPT PLAN\ING0015-09-26 (PUD CONCEPT EXHIBIT)0015-13-0\_PUD CONCEPT EXHIBIT.dwg modified by dsw on Dec 1, 15 10:44 AM

**EXHIBIT "C"**

Property

49.737 ACRES  
WEDEMEYER PUD  
WILLIAMSON COUNTY, TEXAS

FN.NO. 15-201(KWA)  
MAY 28, 2015  
BURY NO. R0100345-10027

**DESCRIPTION**

OF 49.737 ACRES OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINING PORTION OF THAT CERTAIN 972.33 ACRE TRACT OF LAND AND ALL OF THAT CERTAIN 0.543 ACRE TRACT OF LAND CONVEYED TO HOWARD BARKLEY WEDEMEYER BY DEEDS OF RECORD IN DOCUMENT NOS. 2008017931 AND 2014096489; ALSO INCLUDING A 1.319 ACRE PORTION OF THE ABANDONED COUNTY ROAD 268 RIGHT-OF-WAY DESCRIBED IN DOCUMENT NO. 2008071853; AND ALSO INCLUDING THAT CERTAIN 497 AND 58 SQUARE FOOT TRACTS OF LAND DESCRIBED BY THAT CERTAIN QUITCLAIM RELEASE OF EASEMENT OF RECORD IN DOCUMENT NO. 2014092767, ALL OF THAT CERTAIN 10.2941 ACRE TRACT OF LAND CONVEYED TO SE 29/RR, LP, BY DEED OF RECORD IN DOCUMENT NO. 2007054843 AND ALL OF THAT CERTAIN 3.555 ACRE TRACT OF LAND CONVEYED TO IRONWOOD REAL ESTATE, LLC, and ET. AL. BY DEED OF RECORD IN DOCUMENT NO. 2006078782, SAVE AND EXCEPT THAT CERTAIN 0.001 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2006111407, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 49.737 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Ronald Reagan Boulevard (R.O.W. varies), being the northwesterly corner of said Howard Barkley Wedemeyer tract, for the southwesterly corner of said 10.2941 acre tract;

**THENCE**, N04°56'11"W, leaving the northwesterly corner of said Howard Barkley Wedemeyer tract, along the easterly right-of-way line of Ronald Reagan Boulevard, being the westerly line of said 10.2941 acre tract, for a portion of the westerly line hereof, a distance of 760.90 feet to a 1/2 inch iron rod found at the southwesterly end of a cut-back line at the intersection of the easterly right-of-way line of Ronald Reagan Boulevard and the southerly right-of-way line of State Highway No. 29 (R.O.W. varies), for the northwesterly corner of said 10.2941 acre tract and hereof;

**THENCE**, N42°29'10"E, leaving easterly right-of-way line of Ronald Reagan Boulevard, along said cut-back line, being a portion of the northerly line of said 10.2941 acre tract, for a portion of the northerly line hereof, a distance of 104.00 feet to a 1/2 inch iron rod with cap found at the northeasterly end of said cut-back line, being in the southerly right-of-way line of State Highway No. 29, for an angle point hereof;

**THENCE**, along the southerly right-of-way line of State Highway No. 29, being the northerly line of said 10.2941 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

FN 15-201(KWA)  
MAY 28, 2015  
PAGE 2 of 4

- 1) S89°53'11''E, a distance of 122.01 feet to a 1/2 inch iron rod with ''BURY' cap set for an angle point;
- 2) N79°21'29''E, a distance of 25.58 feet to a 1/2 inch iron rod with ''BURY' cap set in the westerly line of said 3.555 acre tract, being the northeasterly corner of said 10.2941 acre tract, for an angle point hereof;

**THENCE**, leaving the northeasterly corner of said 10.2941 acre tract, along the southerly right-of-way line of State Highway No. 29, being the westerly and northerly lines of the remaining portion of said 3.555 acre tract, for a portion of the northerly line hereof, the following three (3) courses and distance:

- 1) N60°46'59''W, a distance of 16.99 feet to a 1/2 inch iron rod with ''BURY' cap set for an angle point;
- 2) N01°06'29''W, a distance of 7.92 feet to a 1/2 inch iron rod with cap found at the northwesterly corner of said 3.555 acre remainder tract, for an angle point hereof;
- 3) S89°55'38''E, a distance of 611.22 feet to a 1/2 inch iron rod with cap found at the northwesterly corner of that certain 30.30 acre remainder tract conveyed to Ronal C. Dipprey, by deed of record in Document No. 9874063 of said Official Public Records, for the northeasterly corner of said 3.555 acre tract and hereof;

**THENCE**, S27°58'33''E, leaving the southerly right-of-way line of State Highway No. 29, along the common line of said 30.30 acre remainder tract and said 3.555 acre tract, for the easterly line hereof, a distance of 531.43 feet to a 1/2 inch iron rod found at the northeasterly corner of said Howard Barkley Wedemeyer tract, for the southeasterly corner of said 3.555 acre tract;

**THENCE**, S20°42'50''E, leaving the southeasterly corner of said 3.555 acre tract, along the westerly line of said 30.30 acre remainder tract, being a portion of the easterly line of said 972.33 acre remainder tract and hereof, a distance of 1197.85 feet to a 1/2 inch iron rod with cap found at the southwesterly corner of said 30.30 acre tract, being the northwesterly corner of that certain 0.12 acre tract of land conveyed to Ronald and Virginia Dipprey by deed of record in Document No. 2010048132 of said Official Public Records and being in the easterly line of said 1.319 acre portion of the abandoned County Road 268 right-of-way and also being the most northerly corner of that certain 497 square foot tract, for an angle point hereof;

FN 15-201(KWA)  
MAY 28, 2015  
PAGE 3 of 4

**THENCE**, S20°31'14''E, along the easterly line of said 497 square foot tract, being the westerly line of said 0.12 acre tract, for a portion of the easterly line hereof, a distance of 52.33 feet to a 1/2 inch iron rod with cap found in the curving northerly right-of-way line of Kauffman Loop, being the southwesterly corner of said 0.12 acre tract and the most easterly corner of said 58 square foot tract, for the southeasterly corner hereof:

**THENCE**, along the northerly line of said 58 square foot tract and the northerly right-of-way line of Kauffman Loop, for the southerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 1250.00 feet, a central angle of 11°46'11'', an arc length of 256.78 feet, and a chord which bears S68°18'12''W, a distance of 256.32 feet to a 1/2 inch iron rod with cap found for the point of reverse curvature of a curve to the right;
- 2) Along said reverse curve, having a radius of 2500.00 feet, a central angle of 13°22'05'', an arc length of 583.29 feet, and a chord which bears S69°08'28''W, a distance of 581.96 feet to a 1/2 inch iron rod with cap found for the end of said curve;
- 3) S76°13'11''W, a distance of 484.77 feet to at a 1/2 inch iron rod with cap found at the southeasterly end of a right-of-way cut-back line at the northwesterly corner of the intersection of the northerly right-of-way line of Kauffman Loop (100' R.O.W.) with the easterly right-of-way line of Ronald Reagan Boulevard (R.O.W. varies), for the southwesterly corner hereof;

**THENCE**, N60°02'32''W, along said right-of-way cut-back line, for a portion of the westerly line hereof, a distance of 75.35 feet to a 1/2 inch iron rod with "BURY" cap set in the easterly right-of-way line of Ronald Reagan Boulevard, for an angle point hereof;

**THENCE**, in part along the easterly right-of-way line of Ronald Reagan Boulevard and in part along said 0.543 acre tract, for a portion of the westerly line hereof, the following four (4) courses and distances:

- 1) N16°16'06''W, a distance of 41.06 feet to a 1/2 inch iron rod with cap found for an angle point hereof;
- 2) N07°08'00''W, a distance of 593.98 feet to a 1/2 inch iron rod found at the southwesterly corner of said 0.543 acre tract, for an angle point hereof;

FN 15-201(KWA)  
MAY 28, 2015  
PAGE 4 of 4

- 3) N02°20'37''W, a distance of 213.68 feet to a 1/2 inch iron rod found at the northwesterly corner of said 0.543 acre tract, for an angle point hereof;
- 4) N04°52'38''W, a distance of 376.76 feet to the **POINT OF BEGINNING**, and containing an area of 49.737 acres (2,166,562 sq. ft.) of land, more or less, within these metes and bounds.

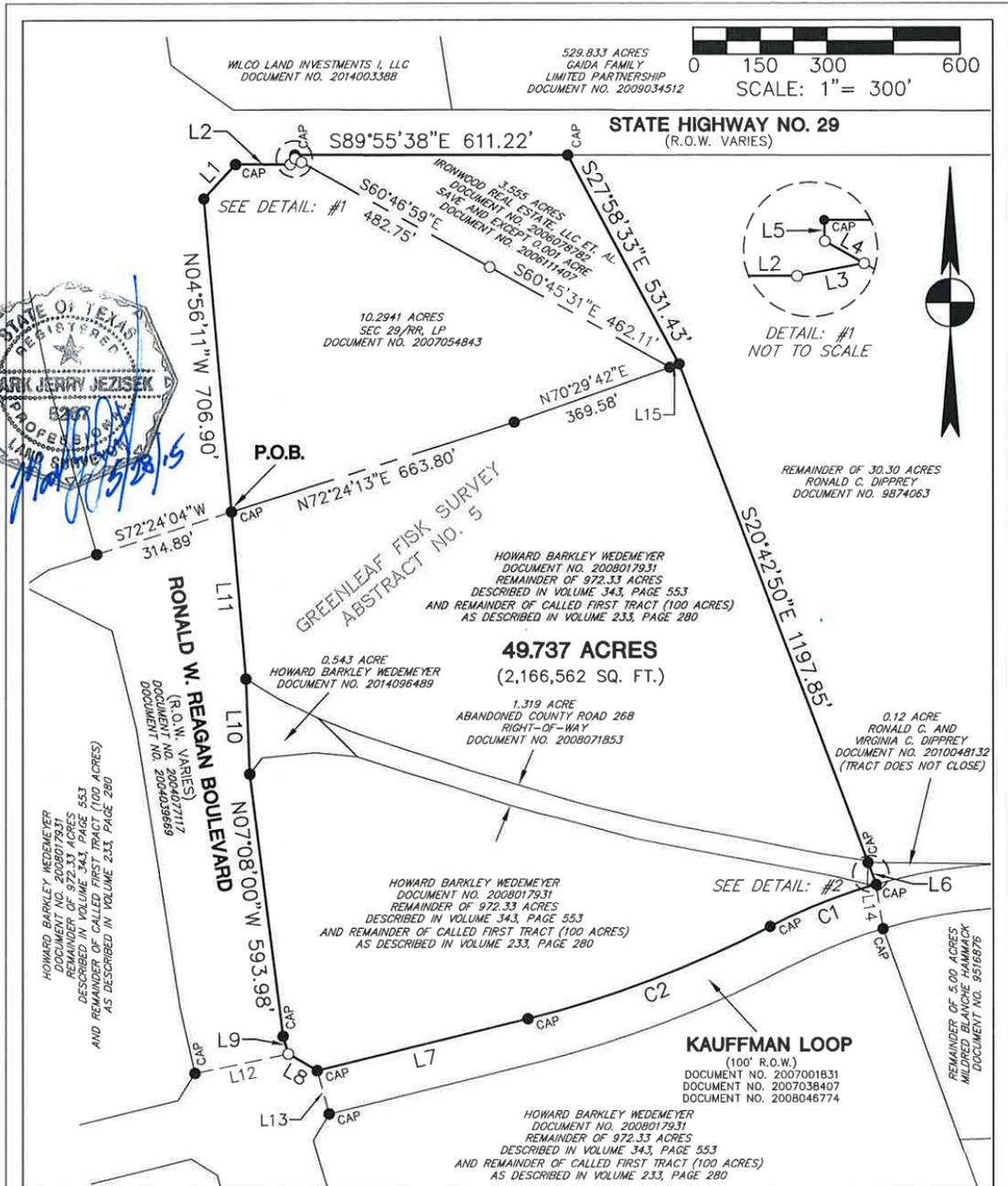
THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY-AUS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

*Mark J. Jezisek 5/28/15*  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # F-10107500





<p><b>BURY</b></p> <p>221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel (512) 328-0011 Fax (512) 328-0325 TBPE # F-1048 TBPLS # F-10107500 Copyright © 2015</p>	<p><b>SKETCH TO ACCOMPANY DESCRIPTION</b></p> <p>OF 49.737 ACRES OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OR A PART OF THOSE CERTAIN TRACTS OF LAND OF RECORD IN DOCUMENT NOS. 2008017931, 2014096489, 2008071853, 2014092767, 2007054843 AND 2006078782, SAVE AND EXCEPT THAT CERTAIN 0.001 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2006111407, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.</p>		<p><b>WEDEMEYER</b> <b>PUD</b></p>
	<p>DATE: 05/28/15</p>	<p>DRAWN BY: KWA</p>	<p>FN: 15-201(KWA)</p>
<p>FILE: H:\100345\027\1003450127EX1.DWG</p>			<p>PROJECT No. R0100345-10027</p>

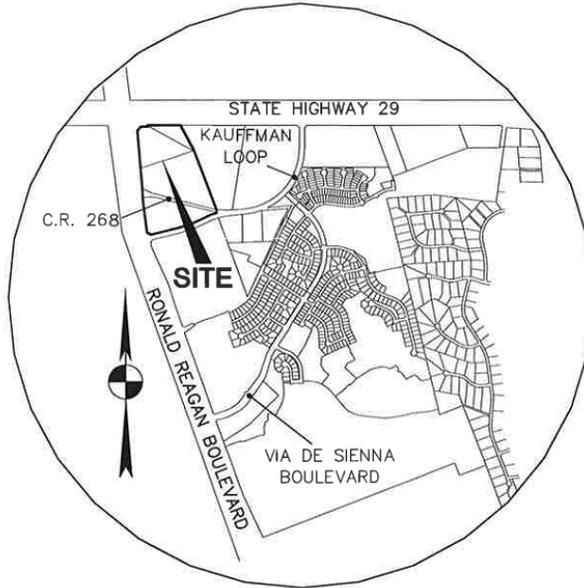
H:\100345\027\1003450127EX1.dwg Jun 1, 15 9:15 AM by: mjezisek

**LEGEND**

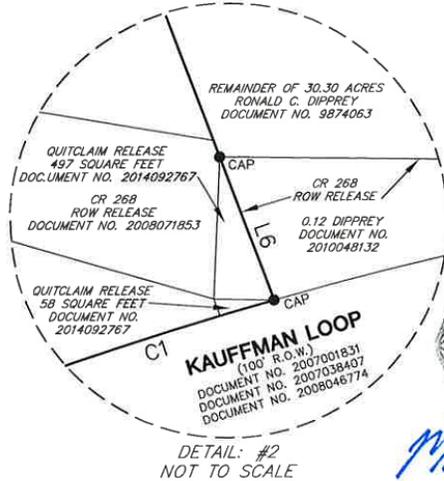
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "BURY" CAP SET
- P.O.B. POINT OF BEGINNING

**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.



**VICINITY MAP**  
N.T.S.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N42°29'10"E	104.00'
L2	S89°53'11"E	122.01'
L3	N79°21'29"E	25.58'
L4	N60°46'59"W	16.99'
L5	N1°06'29"W	7.92'
L6	S20°31'14"E	52.33'
L7	S76°13'11"W	484.77'
L8	N60°02'32"W	75.35'
L9	N16°16'06"W	41.06'
L10	N2°20'37"W	213.68'
L11	N4°52'38"W	376.76'
L12	S78°16'03"W	212.04'
L13	S15°07'36"E	100.52'
L14	S8°50'55"E	100.65'
L15	N70°22'19"E	22.26'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	256.78'	1250.00'	11°46'11"	S68°18'12"W	256.32'
C2	583.29'	2500.00'	13°22'05"	S69°08'28"W	581.96'



**BURY**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 49.737 ACRES OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OR A PART OF THOSE CERTAIN TRACTS OF LAND OF RECORD IN DOCUMENT NOS. 2008017931, 2014096489, 2008071853, 2014092767, 2007054843 AND 2006078782, SAVE AND EXCEPT THAT CERTAIN 0.001 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2006111407, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**WEDEMAYER  
PUD**

**SHEET 2 OF 2**

DATE: 05/28/15	DRAWN BY: KWA	FN: 15-201(KWA)	FILE: H:\100345\027\1003450127EX1.DWG	PROJECT No. R0100345-10027
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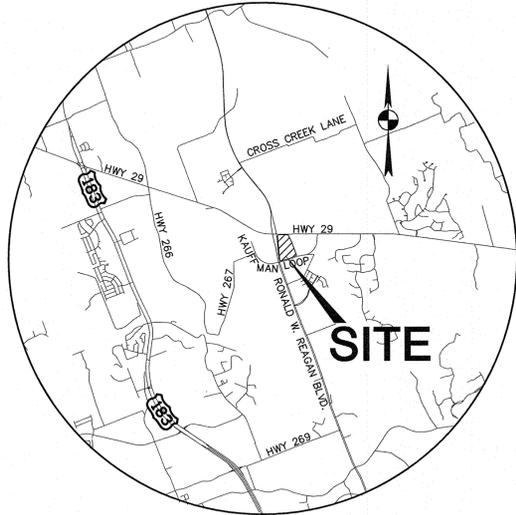
**EXHIBIT "D"**

Concept Plan & Preliminary Plat

# CONCEPT PLAN & PRELIMINARY PLAT

FOR

# BAR W RANCH COMMERCIAL



VICINITY MAP  
N.T.S.

**DEVELOPER:** BARSHOP & OLES COMPANY  
801 CONGRESS AVENUE, #300  
AUSTIN, TX 75701  
(512) 477-1212

**OWNER:** RR 29 RETAIL, LTD.  
801 CONGRESS AVENUE, #300  
AUSTIN, TX 78701  
(512) 477-1212

**ENGINEER/SURVEYOR:** BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**OWNER:** HOWARD BARKLEY WEDEMEYER  
5773 WOODWAY #207  
HOUSTON, TX 77057  
(713) 816-5874

**WATERSHED STATUS:**

THIS SITE IS IN THE MIDDLE FORK OF THE SAN GABRIEL RIVER WATERSHED.  
THIS SITE IS LOCATED OVER THE TCEQ EDWARDS AQUIFER RECHARGE ZONE.

**FLOODPLAIN INFORMATION:**

THERE ARE NO IDENTIFIED FLOOD HAZARD AREAS IN THE PLANNED AREA, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0275E, DATED SEPTEMBER 26, 2008.

**LEGAL DESCRIPTION:**

49.737 ACRES OF LAND OUT OF THE GREENLEAF FISK SURVEY ABSTRACT NO. 5, SITUATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF STATE HIGHWAY 29 AND RONALD REAGAN BOULEVARD IN WILLIAMSON COUNTY, TEXAS.

**BENCHMARK NOTE:**

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: 1/2" IRON ROD WITH RED CAP IN BETWEEN RONALD REAGAN BOULEVARD FRONTAGE ROADS AT NORTH SIDE OF INTERSECTION WITH KAUFFMAN LOOP. ELEV=1027.30'

TBM 102: PK NAIL WITH WASHER SET NEAR EDGE OF ASPHALT ON SOUTH SIDE OF KAUFFMAN LOOP, ACROSS THE STREET FROM SOUTHEAST CORNER OF SITE, ±200' WEST OF A DRIVEWAY. ELEV=1015.62'

TBM 103: PK NAIL WITH WASHER SET NEAR EDGE OF CULVERT ON THE WEST SIDE OF DRIVEWAY ON SOUTH SIDE OF KAUFFMAN LOOP, ACROSS THE STREET FROM GATE IN SOUTH LINE OF SITE. ELEV=1018.29'

TBM 104: PK NAIL WITH WASHER SET IN PAVEMENT ±1' EAST OF EDGE OF SHOULDER ON WEST SIDE OF NORTHBOUND RONALD REAGAN BOULEVARD, ±110' SOUTH OF END OF SHOULDER. ELEV=1005.55'

TBM 200: PK NAIL WITH WASHER SET IN CONCRETE U-TURN MEDIAN ON SOUTH SIDE OF STATE HIGHWAY 29 AND WEST SIDE OF NORTHBOUND FRONTAGE ROAD ON RONALD REAGAN BLVD. ELEV=994.27'

TBM 201: PALUMINUM DISK IN CONCRETE FOUND ON SOUTH SIDE OF STATE HIGHWAY 29, ON EAST SIDE OF DRIVEWAY LOCATED JUST EAST OF THE NORTHEASTERLY CORNER OF SITE. ELEV=978.82'

NOTE: CONTRACTOR TO VERIFY BENCHMARK LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

# BURY

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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BURY-AUS, INC.  
QA/QC REVIEW APPROVAL

DATE

ADDRESS : S.H. 29 AND RONALD REAGAN BLVD  
LEANDER, WILLIAMSON COUNTY, TX 78628

SUBMITTAL DATE : JUNE 9, 2015

SUBMITTED BY : *Megan A. Meyer* 11/13/15  
MEGAN A. MEYER, P.E.  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011



**PLAN SUBMITTALS:**

NO.	DATE	COMMENTS

I, MEGAN A. MEYER, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: G:\100345\10027\CD DWG\100345027CVR01.dwg

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONCEPT PLAN
3	PRELIMINARY PLAT
4	EXISTING ONSITE DRAINAGE AREA MAP
5	EXISTING OFFSITE DRAINAGE AREA MAP
6	UTILITY PLAN
7	OVERALL TREE PROTECTION PLAN
8	TREE PROTECTION PLAN A
9	TREE PROTECTION PLAN B
10	TREE PROTECTION PLAN C
11	TREE PROTECTION PLAN D
12	TREE LIST

**GENERAL NOTES:**

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 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 LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES, OR OTHER PROVIDERS AS APPROVED BY CITY OF LEANDER.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH PUD NO. \_\_\_\_\_ OR THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- SIDEWALKS TO BE INSTALLED PER THE APPROVED PUD DOCUMENT ASSOCIATED WITH THIS SUBDIVISION.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 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.
- BASED ON CITY TRANSPORTATION PLAN AND EXISTING ROADWAY CONDITIONS, ROADWAY ADEQUACY FEES ARE NOT REQUIRED.
- THE TIA, DATED 11/16/2015, HAS BEEN COMPLETED FOR THE OVERALL DEVELOPMENT OF THE BAR W RANCH COMMERCIAL PROPERTY. THE TIA HAS OUTLINED THE IMPROVEMENTS LISTED BELOW FOR TWO (2) CONDITIONS. CONDITION 1 IMPROVEMENTS ARE RECOMMENDED IF STATE HIGHWAY (SH) 29 IS IMPROVED. CONDITION 2 IMPROVEMENTS ARE RECOMMENDED IF SH 29 IS NOT IMPROVED. AT THE TIME OF SITE PLAN APPLICATION FOR THE BAR W RANCH COMMERCIAL PROPERTY, OR A SUBSECTION THEREIN, THE TIA AND THE CORRESPONDING IMPROVEMENTS SHALL BE UPDATED TO REFLECT CURRENT CONDITIONS. ANY CHANGES TO THE TIA AND CORRESPONDING IMPROVEMENTS WILL TAKE PRECEDENT OVER WHAT IS LISTED BELOW.

**CONDITION 1 IMPROVEMENTS**

INTERSECTION	IMPROVEMENTS
KAUFFMAN LOOP & RONALD REAGAN BLVD	SIGNAL INSTALLATION
KAUFFMAN LOOP & SH 29	SIGNAL INSTALLATION
DRIVEWAY A	DECELERATION LANE
DRIVEWAY D	DECELERATION LANE
DRIVEWAY E	DECELERATION LANE
DRIVEWAY F	DECELERATION LANE
DRIVEWAY G	DECELERATION LANE

**CONDITION 2 IMPROVEMENTS**

INTERSECTION	IMPROVEMENTS
KAUFFMAN LOOP & RONALD REAGAN BLVD	SIGNAL INSTALLATION
KAUFFMAN LOOP & SH 29	SIGNAL INSTALLATION
KAUFFMAN LOOP & SH 29	DUAL LEFT TURN BAY AT WB APPROACH
DRIVEWAY A	DECELERATION LANE
DRIVEWAY D	DECELERATION LANE
DRIVEWAY E	DECELERATION LANE
DRIVEWAY F	DECELERATION LANE
DRIVEWAY G	DECELERATION LANE

**TITLE COMMITMENT NOTE:**

ONLY THOSE EASEMENTS LISTED IN THE FOLLOWING TITLE COMMITMENTS: GRACY TITLE, A STEWART COMPANY TITLE COMMITMENT G.F. NO. 01247-26374, EFFECTIVE DATE DECEMBER 8, 2014; HERITAGE TITLE COMPANY OF AUSTIN, INC. TITLE COMMITMENT G.F. NO. 201500778A, EFFECTIVE DATE OF MAY 21, 2015; HERITAGE TITLE COMPANY OF AUSTIN, INC. TITLE COMMITMENT G.F. NO. 201500778, EFFECTIVE DATE OF MAY 21, 2015; WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED BY BURY-AUS, INC.

**SURVEYOR'S CERTIFICATION**

I, MARK JEZISEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THIS PRELIMINARY PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

*Mark Jezisek* 11/13/15  
MARK JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SHEET  
1  
OF  
12

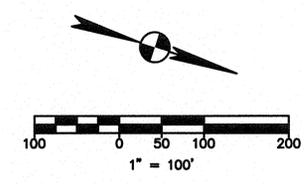


**CONCEPT PLAN**

**BARSHOP & OLES COMPANY  
 BAR W RANCH COMMERCIAL  
 CONCEPT PLAN & PRELIMINARY  
 PLAN**

DRAWN BY: JAB  
 DESIGNED BY: MAM  
 O.A./O.C: MAM  
 PROJECT NO.: 10034510027

SHEET  
**2**  
 OF 12



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
XXX	XXX	PROPERTY LINE/(R.O.W.) LINE
	.....	PROPERTY INFORMATION
	.....	CONCRETE SIDEWALK
	.....	CITY OF LEANDER CITY LIMITS
	.....	LIGHT POLE
	.....	POWER POLE
	.....	DOWN GUY
	.....	FIRE HYDRANT
	.....	WATER VALVE
	.....	WATER METER
	.....	TELEPHONE RISER
	.....	ELECTRIC BOX
	.....	ELECTRIC METER
	.....	GAS VALVE
	.....	TRAFFIC CONTROL BOX
	.....	TRAFFIC SIGNAL POST
	.....	GRATE INLET
	.....	CURB INLET
	.....	OVERHEAD ELECTRIC
	.....	UNDERGROUND GAS LINE
	.....	STORMSEWER MANHOLE
	.....	ELECTRIC MANHOLE
	.....	TELEPHONE MANHOLE
	.....	WASTEWATER MANHOLE
	.....	CURB & GUTTER
	.....	CONCRETE SIDEWALK
	.....	SIGN
	→	ACCESS PERMITTED ALONG FRONTAGE



PROPERTY OWNERS WITHIN 200' OF SITE BOUNDARY

Property ID	Owner's Name and Address	Site Address	Recording Information
R328207	DIPPREY, VIRGINIA C & RONALD C PO BOX 2595 GEORGETOWN, TX 78627	675 CR 268 LIBERTY HILL, TX 78642	Deed - Williamson County Doc. No. 98074063
R505855	DIPPREY, VIRGINIA C & RONALD C PO BOX 2595 GEORGETOWN, TX 78627	CR 268 LIBERTY HILL, TX 78642	Deed - Williamson County Doc. No. 2010048132
R021691	HAMMACK, MILDRED BLANCHE 160 SAN MINIATO ST GEORGETOWN, TX 78628-7030	CR 268 LIBERTY HILL, TX 78642	Deed - Williamson County Doc. No. 9516876
R021711	WEDEMEYER, HOWARD BARKLEY 5773 WOODWAY # 207 HOUSTON, TX 77057	CR 268 LIBERTY HILL, TX 78642	Deed - Williamson County Doc. No. 2008017931
R484991	WILCO LAND INVESTMENTS I LLC ET AL PO BOX 688 GEORGETOWN, TX 78627	HWY 29 W LIBERTY HILL, TX 78642	Deed - Williamson County Doc. No. 2014003388
R529026	GAIDA FAMILY LTD PARTNERSHIP & D-STAR HOLDINGS LP PO BOX 2595 GEORGETOWN, TX 78627-2595	HWY 29 W LIBERTY HILL, TX 78642	Deed - Williamson County Doc. No. 2009034512

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N60°02'32"W	75.35'
L2	N16°16'06"W	41.06'
L3	N70°22'19"E	22.26'
L4	S20°31'14"E	52.33'
L5	N79°21'29"E	25.58'
L6	N60°45'59"W	16.99'
L7	N1°06'29"W	7.92'

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	256.78'	1250.00'	11°46'11"	S69°18'12"W	256.32'
C2	583.29'	2500.00'	13°22'05"	S69°08'28"W	581.96'

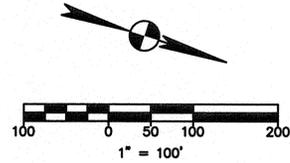
**ADJACENT RIGHT-OF-WAY TABLE**

STREET NAME	EXISTING/ PROPOSED	FROM	TO	FRONTAGE LENGTH (FT)
Ronald Reagan Blvd.	Ex.	Kauffman Loop	S.H. 29	1932
State Highway 29	Ex.	Ronald Reagan Blvd.	733' East of Intersection w/ Ronald Reagan Blvd.	733
Kauffman Loop	Ex.	Ronald Reagan Blvd.	1325' East of Intersection w/ Ronald Reagan Blvd.	1325



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REQUIRED TRAFFIC SIGNAL PER TIA DATED 11/16/2015  
 PRO RATA FEES REQUIRED PER THE TIA UNLESS AN UPDATED TIA IS PROVIDED AT THE TIME OF SITE PLAN



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
XXX	XXX	PROPERTY LINE (R.O.W.) LINE
---	---	PROPERTY INFORMATION
---	---	CONCRETE SIDEWALK
---	---	CITY OF LEANDER CITY LIMITS
---	---	LIGHT POLE
---	---	POWER POLE
---	---	DOWN GUY
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	TELEPHONE RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
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---	---	CURB INLET
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND GAS LINE
---	---	STORMSEWER MANHOLE
---	---	ELECTRIC MANHOLE
---	---	TELEPHONE MANHOLE
---	---	WASTEWATER MANHOLE
---	---	CURB & GUTTER
---	---	CONCRETE SIDEWALK SIGN

- NOTES:**
- ACCESS POINTS AND DECELERATION LANE LOCATIONS SHOWN PER TIA DATED 11/16/2015.
  - EIGHT (8) FOOT WIDE CONCRETE SIDEWALKS, BUILT TO CITY OF LEANDER STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE: KAUFFMAN LOOP. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED.
  - TEN (10) FOOT WIDE CONCRETE SIDEWALKS, BUILT TO CITY OF LEANDER STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE: RONALD REAGAN BLVD AND STATE HIGHWAY 29. THE SIDEWALKS ALONG STATE HIGHWAY 29 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
  - SIDEWALK LOCATIONS AND ALIGNMENTS TO BE DETERMINED AT THE SITE PLAN PHASE.

**LAND USE AND LUE TABLE**

LAND USE	LOT	ACREAGE	ASSUMED METER SIZE	CALCULATED LUE'S (PER METER SIZE)
COMMERCIAL	1	17.71	3"	24
	2	11.76	2"	16
	3	1.11	2"	8
	4	0.98	2"	8
	5	1.35	2"	8
	6	1.24	2"	8
	7	1.40	2"	8
	8	1.06	2"	8
	9	1.26	2"	8
	10	4.77	2"	8
IRRIGATION			1.5"	5
			1.5"	5
<b>TOTAL COMMERCIAL:</b>	<b>10</b>	<b>42.64</b>		<b>104</b>

**LAND USE AND LUE TABLE (continued)**

LAND USE	LOT	ACREAGE	ASSUMED METER SIZE	CALCULATED LUE'S (PER METER SIZE)
WATER QUALITY/ DETENTION	11	7.08	--	0
<b>TOTAL WQ/DETENTION:</b>	<b>1</b>	<b>7.08</b>		<b>0</b>
<b>TOTAL LUEs</b>				<b>104</b>

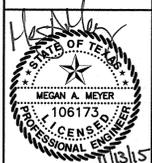
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**BURY**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512) 238-0011 Fax: (512) 228-0325  
 TBPE # F-1048 TBPLS # F-1070900  
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**PRELIMINARY PLAT**

**BARSHOP & OLES COMPANY  
 BAR W RANCH COMMERCIAL  
 CONCEPT PLAN & PRELIMINARY PLAT**

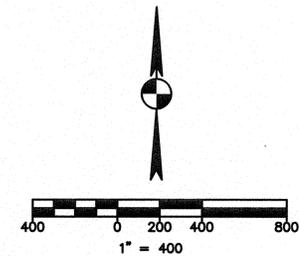
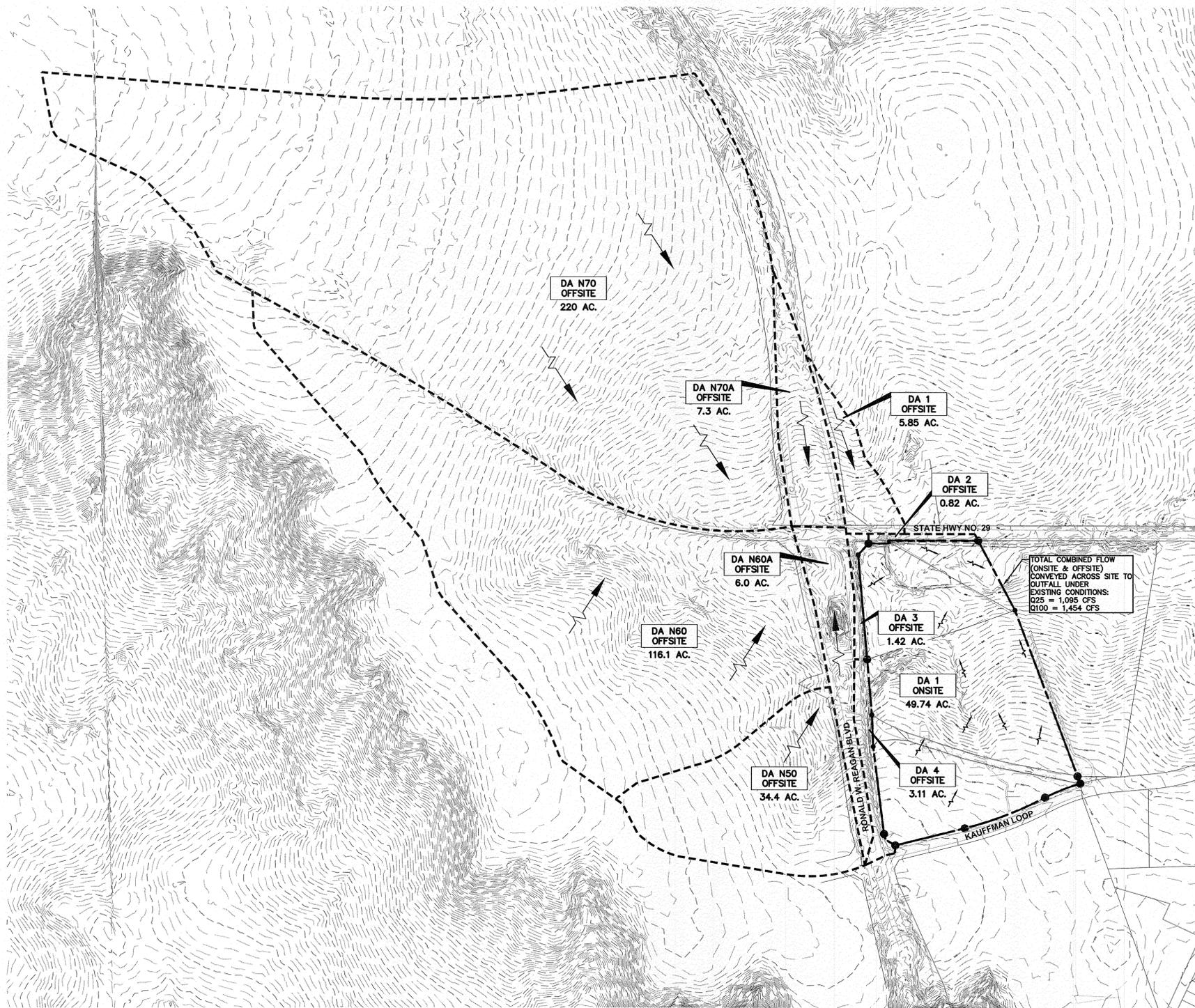
DRAWN BY: JAB  
 DESIGNED BY: MAM  
 QA / QC: MAM  
 PROJECT NO.: 10034510027

SHEET  
**3**  
 OF 12

**811**  
 Know what's below.  
 Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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**LEGEND**

EXISTING	DESCRIPTION
---	EXISTING PROPERTY LINE
→	DIRECTION OF FLOW
-6.75-	CONTOUR
#	DRAINAGE AREA NUMBER
X.XX AC.	DRAINAGE AREA ACREAGE
-----	DRAINAGE AREA BOUNDARY

TOTAL COMBINED FLOW  
(ONSITE & OFFSITE)  
CONVEYED ACROSS SITE TO  
OUTFALL UNDER  
EXISTING CONDITIONS:  
Q25 = 1,095 CFS  
Q100 = 1,454 CFS

**EXISTING DRAINAGE AREA CALCS**

AREA	ACRES	% IC	TC (minutes)	Q25 (CFS)	Q100 (CFS)	METHOD
DA 1 ONSITE	49.7	100.0	55.20	142	206	SCS
DA 1 OFFSITE	116.1	6.2	66.86	28	39	SCS
DA 2 OFFSITE	6.0	63.4	5.00	5	7	SCS
DA 3 OFFSITE	220.0	34.5	5.00	9	13	SCS
DA 4 OFFSITE	7.3	38.6	5.00	20	28	SCS
N50	34.4	--	--	113	142	RATIONAL
N60	116.1	--	--	272	345	RATIONAL
N60A	6.0	--	--	16	20	RATIONAL
N70	220.0	--	--	475	637	SCS
N70A	7.3	--	--	14	17	RATIONAL
<b>TOTAL</b>				<b>1,095</b>	<b>1,454</b>	

**NOTES:**

- OFFSITE FLOWS ARE FOR EXISTING CONDITIONS.
- DRAINAGE AREAS AND CALCULATIONS FOR DRAINAGE AREAS N50, N60, N60A, N70, N70A, ARE PER TxDOT RONALD REAGAN BOULEVARD CONSTRUCTION PLANS DONE BY TCB AECOM, DATED JULY 8, 2006.

**BURY**  
221 West Sixth Street, Suite 600  
Arling, Texas 79201  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBPE # F-1048 TBPA.S # F-10107500  
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**EXISTING DRAINAGE  
AREA MAP**

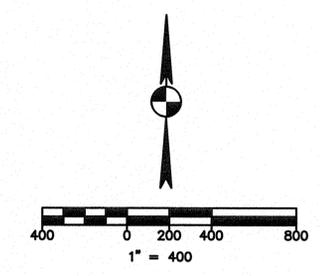
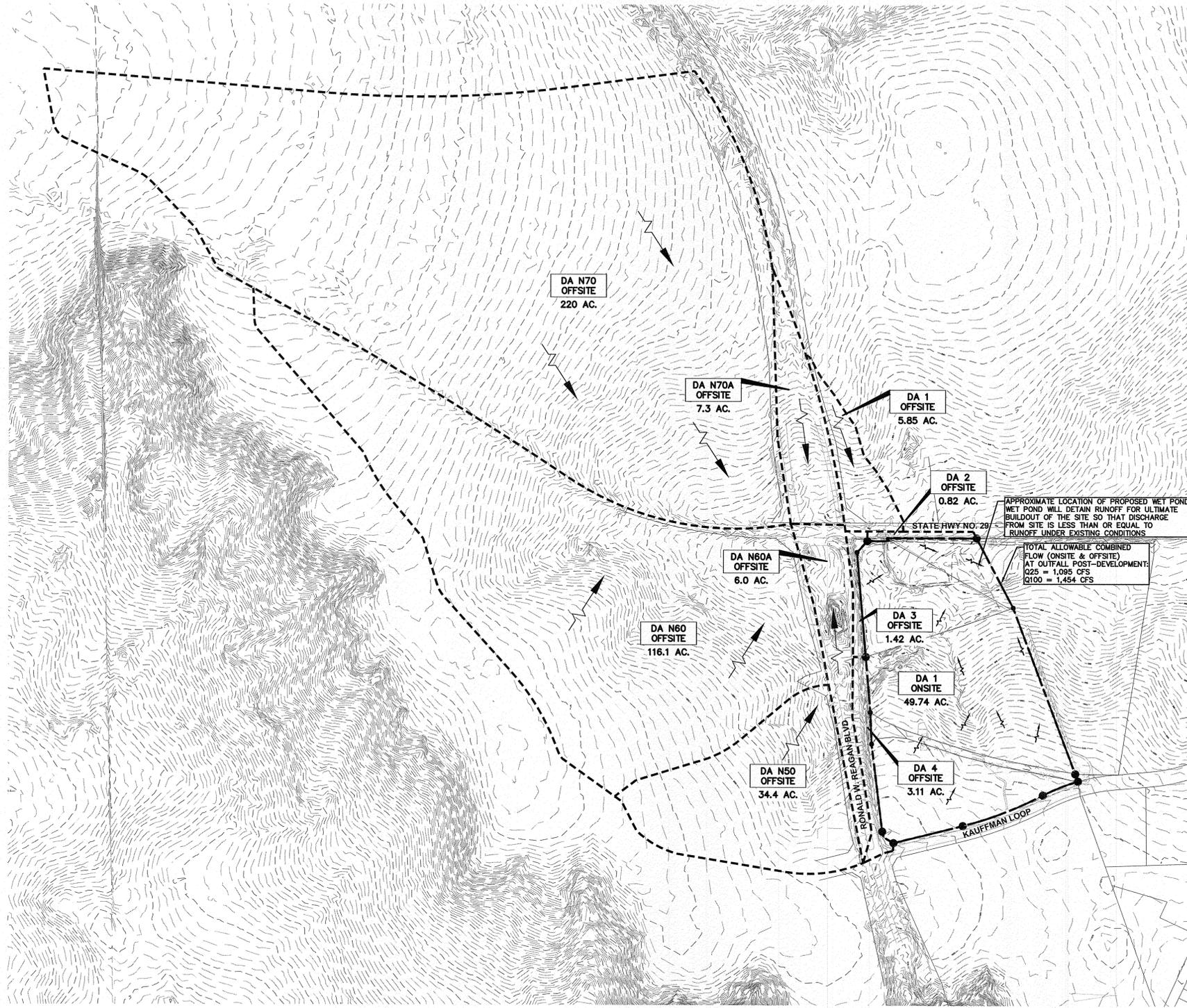
**BARSHOP & OLES COMPANY  
BAR W RANCH COMMERCIAL  
CONCEPT PLAN & PRELIMINARY  
PLAT**

DRAWN BY: JAB  
DESIGNED BY: MAM  
QA / CC: MAM  
PROJECT NO.: 10034510027

SHEET  
**4**  
OF 12



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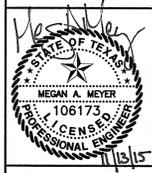
**LEGEND**

EXISTING	DESCRIPTION
---	EXISTING PROPERTY LINE
→	DIRECTION OF FLOW
67.9	CONTOUR
#	DRAINAGE AREA NUMBER
X.XX AC.	DRAINAGE AREA ACREAGE
-----	DRAINAGE AREA BOUNDARY

**NOTES:**

- OFFSITE FLOWS ARE FOR EXISTING CONDITIONS.
- DRAINAGE AREAS AND CALCULATIONS FOR DRAINAGE AREAS N50, N60, N60A, N70, N70A, ARE PER TxDOT RONALD REAGAN BOULEVARD CONSTRUCTION PLANS DONE BY TCB AECOM, DATED JULY 8, 2005.

**BURY**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0325  
TBP# F-1048 TBP# F-10107500  
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**PROPOSED DRAINAGE  
AREA MAP**

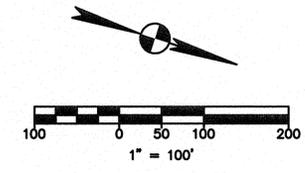
**BARSHOP & OLES COMPANY  
BAR W RANCH COMMERCIAL  
CONCEPT PLAN & PRELIMINARY  
PLAT**

DRAWN BY: JAB  
DESIGNED BY: MAM  
QA / QC: MAM  
PROJECT NO.: 100304510027

SHEET  
**5**  
OF 12



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
XXX	XXX	PROPERTY LINE/(R.O.W.) LINE
		PROPERTY INFORMATION
		CITY OF LEANDER CITY LIMITS
		LIGHT POLE
		POWER POLE
		DOWN GUY
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		TELEPHONE RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET
		OVERHEAD ELECTRIC
		UNDERGROUND GAS LINE
		STORMSEWER MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		WASTEWATER MANHOLE
		CURB & GUTTER
		CONCRETE SIDEWALK
		SIGN
		PROPOSED WATERLINE
		PROPOSED STORMSEWER

- NOTE:**
1. ALL PROPOSED UTILITY ALIGNMENTS AND SIZES ARE CONCEPTUAL. FINAL LOCATIONS AND ALIGNMENT OF PROPOSED UTILITIES, INCLUDING WATER, WASTEWATER, AND DRAINAGE, WILL BE FINALIZED DURING THE SITE DEVELOPMENT PERMIT PROCESS.
  2. WATER AND WASTEWATER SERVICE TO BE PROVIDED TO ALL LOTS THROUGH INTERNAL UTILITY LINES AT SITE PLAN.
  3. FINAL ALIGNMENT AND DESIGN OF INTERNAL UTILITY LINES ARE TO BE AGREED UPON DURING THE SITE DEVELOPMENT PERMIT PROCESS FOR SERVICE TO INDIVIDUAL LOTS.
  4. EASEMENTS SHOWN ARE FOR CONCEPTUAL LOCATIONS AND MAY BE PRIVATE OR PUBLIC. FINAL LOCATIONS AND ALIGNMENTS TO BE DETERMINED DURING SITE PLAN.

**BURY**  
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 Austin, Texas 78701  
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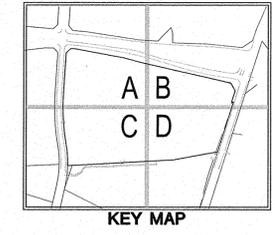
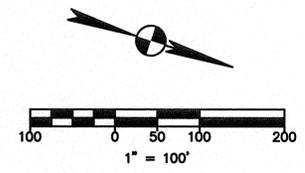
**UTILITY PLAN**

**BARSHOP & OLES COMPANY  
 BAR W RANCH COMMERCIAL  
 CONCEPT PLAN & PRELIMINARY  
 PLAT**

DRAWN BY: JAB  
 DESIGNED BY: MAM  
 OA / OC: MAM  
 PROJECT NO.: 10034510027

SHEET  
**6**  
 OF 12

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE/(R.G.W.) LINE
---	---	PROPERTY INFORMATION
---	---	CITY OF LEANDER CITY LIMITS

**BURY**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 TEL: (512) 338-0325  
 FAX: (512) 338-0326  
 TSP# 1-1088 TSP# 1-107530  
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**OVERALL TREE  
 PROTECTION PLAN**

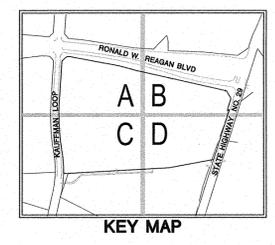
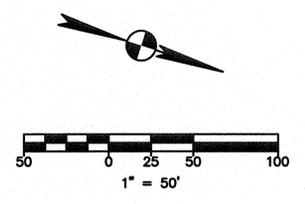
**BARSHOP & OLES COMPANY  
 BAR W RANCH COMMERCIAL  
 CONCEPT PLAN & PRELIMINARY  
 PLAT**

DRAWN BY: JAB  
 DESIGNED BY: MAM  
 QA / QC: MAM  
 PROJECT NO.: 10034510027

**811**  
 Know what's below.  
 Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

©:110034510027.DWG:10034527TFR05.dwg modified by: dcaal on: Jul 28, 15 7:55 AM



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
XXX		PROPERTY LINE/(R.O.W.) LINE
		PROPERTY INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		TELEPHONE RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET
		OVERHEAD ELECTRIC
		UNDERGROUND GAS LINE
		STORMSEWER MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		WASTEWATER MANHOLE
		CURB & GUTTER
		CONCRETE SIDEWALK
		SIGN
		TREE

- NOTES**
1. TREE SURVEY WAS CONDUCTED BY BURY, INC. ON MAY 21, 2015.
  2. ONLY HARDWOOD TREES 8" OR GREATER WERE SURVEYED.
  3. REFER TO SHT. 12 FOR TREE LIST.

**811**  
Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**BURY**  
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Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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STATE OF TEXAS  
MEGAN A. MEYER  
106173  
C.E.N.S.  
PROFESSIONAL ENGINEER  
11515

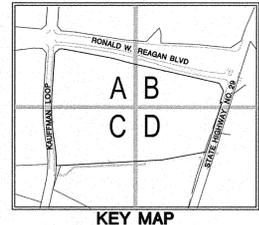
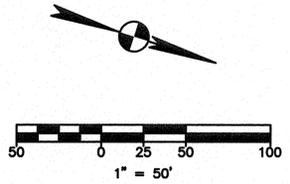
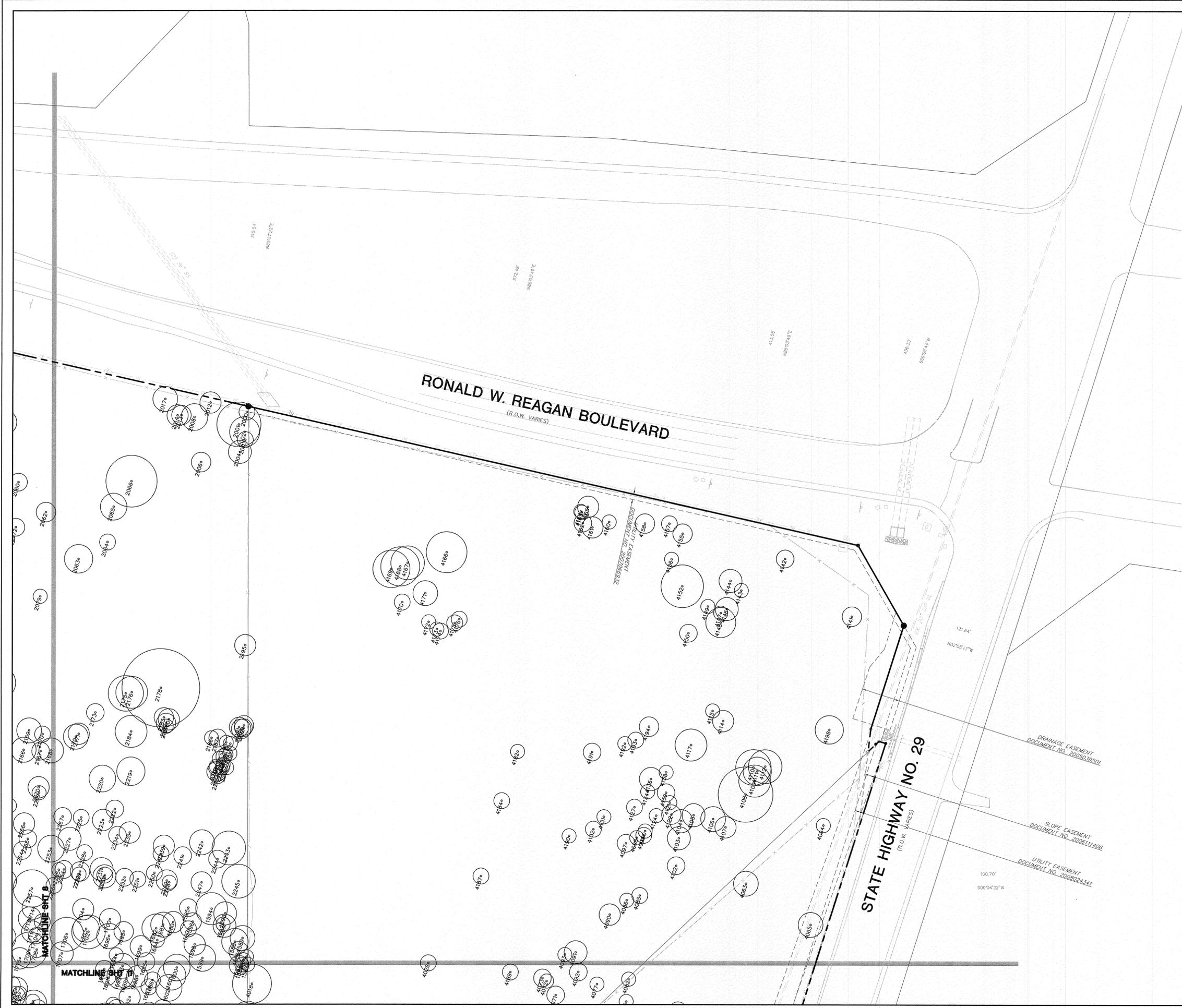
**TREE PROTECTION PLAN A**

BARSHOP & OLES COMPANY  
BAR W RANCH COMMERCIAL  
CONCEPT PLAN & PRELIMINARY PLAT

DRAWN BY: JAB  
DESIGNED BY: MAM  
QA / QC: MAM  
PROJECT NO.: 10034510027

SHEET  
**8**  
OF 12

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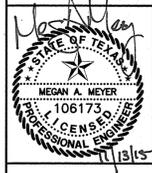
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (R.O.W.) LINE
---	---	PROPERTY INFORMATION
---	---	LIGHT POLE
---	---	POWER POLE
---	---	DOWN GUY
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	TELEPHONE RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GRATE INLET
---	---	CURB INLET
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND GAS LINE
---	---	STORMSEWER MANHOLE
---	---	ELECTRIC MANHOLE
---	---	TELEPHONE MANHOLE
---	---	WASTEWATER MANHOLE
---	---	CURB & GUTTER
---	---	CONCRETE SIDEWALK
---	---	SIGN
---	---	TREE

- NOTES**
1. TREE SURVEY WAS CONDUCTED BY BURY, INC. ON MAY 21, 2015.
  2. ONLY HARDWOOD TREES 8" OR GREATER WERE SURVEYED.
  3. REFER TO SHT. 12 FOR TREE LIST.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**BURY**  
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 Austin, Texas 78701  
 Tel: (512) 328-0011 Fax: (512) 328-0325  
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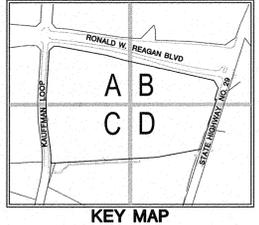
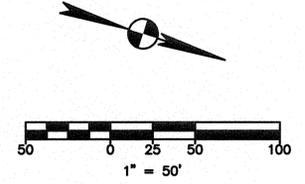
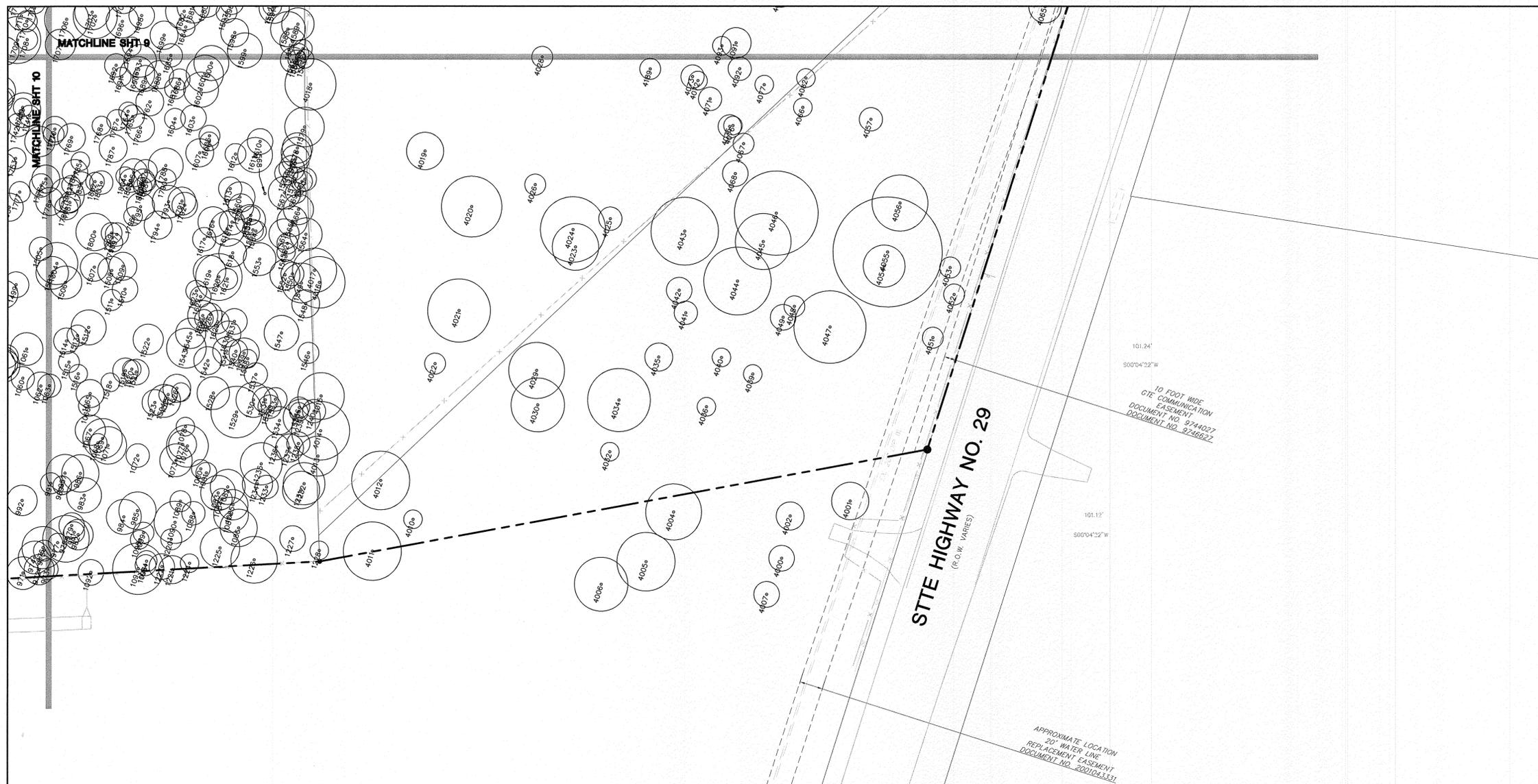


**TREE PROTECTION  
 PLAN B**

**BARSHOP & OLES COMPANY  
 BAR W RANCH COMMERCIAL  
 CONCEPT PLAN & PRELIMINARY  
 PLAT**

DRAWN BY: JAB  
 DESIGNED BY: MAM  
 QA / QC: MAM  
 PROJECT NO.: 10034510027



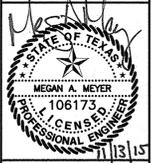


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE/(R.O.W.) LINE
---	---	PROPERTY INFORMATION
○	○	LIGHT POLE
○	○	POWER POLE
○	○	DOWN GUY
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER
○	○	TELEPHONE RISER
○	○	ELECTRIC BOX
○	○	ELECTRIC METER
○	○	GAS METER
○	○	GAS VALVE
○	○	TRAFFIC CONTROL BOX
○	○	TRAFFIC SIGNAL POST
○	○	GRATE INLET
○	○	CURB INLET
○	○	OVERHEAD ELECTRIC
○	○	UNDERGROUND GAS LINE
○	○	STORMSEWER MANHOLE
○	○	ELECTRIC MANHOLE
○	○	TELEPHONE MANHOLE
○	○	WASTEWATER MANHOLE
○	○	CURB & GUTTER
○	○	CONCRETE SIDEWALK
○	○	SIGN
○	○	TREE

- NOTES**
1. TREE SURVEY WAS CONDUCTED BY BURY, INC. ON MAY 21, 2015.
  2. ONLY HARDWOOD TREES 8" OR GREATER WERE SURVEYED.
  3. REFER TO SHT. 12 FOR TREE LIST.

**BURY**  
 221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512) 306-0011 Fax: (512) 338-0025  
 TEP: (512) 306-0011 PCLB # F-10107300  
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**TREE PROTECTION  
 PLAN D**

**BARSHOP & OLES COMPANY  
 BAR W RANCH COMMERCIAL  
 CONCEPT PLAN & PRELIMINARY  
 PLAT**

DRAWN BY: JAB  
 DESIGNED BY: MAM  
 QA / QC: MAM  
 PROJECT NO.: 10034510027

SHEET  
**11**  
 OF 12



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**TREE LIST**

NO.	DESCRIPTION	993	9" POST OAK	1184	8" POST OAK	1380	10" POST OAK(10, ILL)	1558	8" POST OAK	1729	15" POST OAK	2105	10" POST OAK	2304	12" POST OAK	4114	12" CEDAR ELM (8, 4, 3)
800	26" POST OAK	994	8" POST OAK	1185	9" POST OAK(7, 4)	1381	10" POST OAK(10, ILL)	1559	11" POST OAK	1730	8" POST OAK	2106	10" POST OAK	2305	8" POST OAK	4115	8" CEDAR ELM
801	22" POST OAK	995	8" POST OAK	1186	13" POST OAK	1382	12" POST OAK	1560	13" POST OAK	1731	8" CEDAR ELM	2107	10" POST OAK	2306	15" POST OAK(12, 6)	4116	18" CEDAR ELM
802	18" POST OAK	996	8" POST OAK	1187	11" POST OAK	1383	11" POST OAK(11, ILL)	1561	13" POST OAK	1732	13" POST OAK	2108	10" POST OAK	2307	10" POST OAK	4117	8" CEDAR ELM (5, 3, 2)
803	10" CEDAR ELM	997	8" POST OAK(8, ILL)	1188	10" POST OAK	1384	9" POST OAK(9, ILL)	1562	9" POST OAK	1733	13" POST OAK(8, ILL)	2109	9" POST OAK	2308	10" POST OAK	4118	8" CEDAR ELM (6, 5, 5)
804	21" POST OAK	998	8" POST OAK	1189	13" POST OAK	1385	9" POST OAK(9, ILL)	1563	8" POST OAK(8, ILL)	1734	11" POST OAK	2110	10" POST OAK	2309	10" POST OAK	4119	8" CEDAR ELM (5, 3, 3)
805	13" CEDAR ELM	999	9" POST OAK	1190	13" POST OAK	1386	8" POST OAK	1564	14" POST OAK	1735	11" POST OAK	2111	10" POST OAK	2310	11" POST OAK	4120	11" CEDAR ELM (6, 5)
806	8" CEDAR ELM	1000	8" POST OAK	1191	11" POST OAK	1387	12" POST OAK(15, ILL)	1565	13" POST OAK	1736	13" POST OAK	2112	11" POST OAK	2311	13" POST OAK(13, ILL)	4121	9" CEDAR ELM (6, 5)
807	17" POST OAK	1001	8" POST OAK	1192	13" POST OAK	1388	13" POST OAK(12, 12)	1566	13" POST OAK	1737	11" POST OAK	2113	11" POST OAK	2312	9" POST OAK	4122	8" CEDAR ELM (6, 4, 4, 2)
808	17" POST OAK(9, 9, 7)	1002	8" POST OAK	1193	17" POST OAK	1389	12" POST OAK(12, 12)	1567	14" POST OAK	1738	8" POST OAK	2114	16" POST OAK(11, 10)	2313	14" POST OAK	4123	10" CEDAR ELM (5, 5)
809	11" POST OAK(8, 5)	1003	11" POST OAK	1194	10" POST OAK	1390	9" POST OAK(9, ILL)	1568	9" POST OAK	1739	9" POST OAK	2115	10" POST OAK	2314	10" POST OAK	4124	13" CEDAR ELM (5, 5, 4, 2)
810	9" POST OAK	1004	11" POST OAK	1195	18" POST OAK	1391	12" POST OAK(12, 12)	1569	10" POST OAK	1740	15" POST OAK(15, ILL)	2116	16" POST OAK	2315	13" POST OAK	4125	8" CEDAR ELM (4, 4, 3)
811	12" POST OAK(8, 8)	1005	8" POST OAK	1196	17" POST OAK	1392	9" POST OAK(9, ILL)	1570	11" POST OAK	1741	9" POST OAK	2117	10" POST OAK	2316	10" POST OAK	4126	11" CEDAR ELM (5, 3, 3)
812	12" POST OAK	1006	11" POST OAK	1197	10" POST OAK	1393	8" POST OAK(8, ILL)	1571	10" POST OAK	1742	10" POST OAK	2118	10" POST OAK	2317	14" POST OAK	4127	10" CEDAR ELM (6, 3)
813	12" POST OAK	1007	11" POST OAK	1198	10" POST OAK	1394	10" POST OAK	1572	10" POST OAK	1743	9" POST OAK	2119	10" POST OAK	2318	10" POST OAK	4128	13" CEDAR ELM (10, 6)
814	8" POST OAK	1008	11" POST OAK	1199	10" POST OAK	1395	13" POST OAK(13, ILL)	1573	9" POST OAK	1744	16" POST OAK(12, 7)	2120	9" POST OAK	2319	10" POST OAK	4129	10" CEDAR ELM (6, 3)
815	8" POST OAK	1009	10" POST OAK	1200	16" POST OAK	1396	13" POST OAK(13, ILL)	1574	10" POST OAK	1745	10" POST OAK	2121	10" POST OAK	2320	10" POST OAK	4130	10" CEDAR ELM (6, 3)
816	12" POST OAK	1010	13" POST OAK	1201	11" POST OAK	1397	15" POST OAK	1575	11" POST OAK	1746	9" POST OAK	2122	8" POST OAK	2321	10" POST OAK	4131	8" CEDAR ELM (6, 3)
817	8" POST OAK	1011	10" POST OAK	1202	11" POST OAK	1398	9" POST OAK(8, ILL)	1576	12" POST OAK	1747	14" POST OAK	2123	10" POST OAK	2322	12" POST OAK	4132	13" CEDAR ELM (6, 3)
818	12" POST OAK	1012	8" POST OAK	1203	10" POST OAK	1399	10" POST OAK	1577	13" POST OAK	1748	14" POST OAK	2124	10" POST OAK	2323	10" POST OAK	4133	10" CEDAR ELM (6, 3)
819	9" POST OAK	1013	12" POST OAK	1204	11" POST OAK	1400	10" SPANISH OAK (7, 6)	1578	13" POST OAK	1749	9" POST OAK	2125	10" POST OAK	2324	8" CEDAR ELM	4134	13" CEDAR ELM (10, 6)
820	10" POST OAK	1014	10" POST OAK	1205	11" POST OAK	1401	16" SPANISH OAK (16, ILL)	1579	17" POST OAK	1750	13" POST OAK	2126	10" POST OAK	2325	8" CEDAR ELM	4135	8" CEDAR ELM
821	10" POST OAK	1015	8" POST OAK	1206	8" POST OAK	1402	11" POST OAK	1580	17" POST OAK	1751	10" POST OAK	2127	10" POST OAK	2326	10" POST OAK	4136	8" CEDAR ELM
822	12" POST OAK(12, ILL)	1016	12" POST OAK	1207	11" POST OAK	1403	15" POST OAK(15, ILL)	1581	11" POST OAK	1752	10" POST OAK	2128	10" POST OAK	2327	10" POST OAK	4137	17" CEDAR ELM (9, 8, 8)
823	12" POST OAK	1017	12" POST OAK	1208	9" POST OAK	1404	9" POST OAK(9, ILL)	1582	8" POST OAK	1753	9" POST OAK	2129	10" POST OAK	2328	10" POST OAK	4138	8" CEDAR ELM
824	8" POST OAK	1018	13" POST OAK(13, ILL)	1209	11" POST OAK	1405	11" POST OAK	1583	8" POST OAK	1754	8" POST OAK(8, ILL)	2130	10" POST OAK	2329	18" CEDAR ELM (7, 7, 5, 2)	4139	8" CEDAR ELM
825	12" POST OAK	1019	8" POST OAK	1210	10" POST OAK	1406	16" POST OAK(16, ILL)	1584	9" POST OAK	1755	13" POST OAK(13, ILL)	2131	10" POST OAK	2330	10" POST OAK	4140	10" CEDAR ELM
826	8" POST OAK	1020	10" POST OAK	1211	11" POST OAK(7, 7)	1407	13" POST OAK	1585	8" POST OAK	1756	10" POST OAK(9, ILL)	2132	10" POST OAK	2331	11" POST OAK	4141	10" CEDAR ELM
827	8" POST OAK	1021	10" POST OAK	1212	11" POST OAK	1408	10" POST OAK	1586	11" POST OAK	1757	9" POST OAK(9, ILL)	2133	10" POST OAK	2332	8" CEDAR ELM	4142	10" CEDAR ELM
828	8" POST OAK	1022	10" POST OAK	1213	11" POST OAK	1409	12" POST OAK(8, 7)	1587	15" POST OAK(10, 10)	1758	10" POST OAK	2134	10" POST OAK	2333	8" CEDAR ELM (5, 5)	4143	11" CEDAR ELM (6, 5, 4)
829	11" POST OAK	1023	10" POST OAK	1214	10" POST OAK	1410	10" POST OAK	1588	10" POST OAK	1759	9" POST OAK(9, ILL)	2135	10" POST OAK	2334	12" POST OAK	4144	8" CEDAR ELM
830	11" POST OAK	1024	10" POST OAK	1215	10" POST OAK	1411	17" POST OAK	1589	14" POST OAK	1760	12" POST OAK(12, ILL)	2136	10" POST OAK	2335	11" POST OAK	4145	11" CEDAR ELM (8, 5)
831	17" POST OAK	1025	12" POST OAK	1216	11" POST OAK	1412	10" POST OAK	1590	15" POST OAK	1761	14" POST OAK	2137	10" POST OAK	2336	10" POST OAK	4146	11" CEDAR ELM (8, 8)
832	13" POST OAK	1026	8" POST OAK	1217	11" POST OAK	1413	17" POST OAK	1591	13" POST OAK	1762	8" POST OAK	2138	10" POST OAK	2337	11" POST OAK	4147	11" CEDAR ELM (8, 8)
833	13" POST OAK	1027	10" POST OAK	1218	11" POST OAK	1414	10" POST OAK	1592	8" POST OAK	1763	8" POST OAK	2139	10" POST OAK	2338	11" POST OAK	4148	10" CEDAR ELM (8, 8)
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836	8" POST OAK	1030	10" POST OAK	1221	12" POST OAK	1417	12" POST OAK	1595	10" CEDAR ELM	1766	12" POST OAK	2142	10" POST OAK	2341	11" POST OAK	4151	10" CEDAR ELM (8, 8)
837	13" POST OAK	1031	8" POST OAK	1222	12" POST OAK	1418	14" POST OAK	1596	10" CEDAR ELM	1767	12" POST OAK	2143	10" POST OAK	2342	11" POST OAK	4152	10" CEDAR ELM (8, 8)
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847	9" POST OAK(9, ILL)	1041	19" POST OAK(11, 10, 6)	1232	10" POST OAK(12, 11)	1428	12" POST OAK	1606	8" POST OAK	1777	10" POST OAK	2153	10" POST OAK	2352	11" POST OAK	4162	10" CEDAR ELM (8, 8)
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849	11" POST OAK(11, ILL)	1043	11" POST OAK	1234	13" POST OAK	1430	15" POST OAK(10, 9, ILL)	1608	12" POST OAK	1779	15" POST OAK	2155	10" POST OAK	2354	9" POST OAK	4164	10" CEDAR ELM (8, 8)
850	11" POST OAK(11, ILL)	1044	12" POST OAK	1235	18" POST OAK(15, CE, 6)	1431	9" POST OAK(9, ILL)	1609	8" POST OAK	1780	10" POST OAK	2156	10" POST OAK	2355	9" POST OAK	4165	10" CEDAR ELM (8, 8)
851	8" POST OAK	1045	10" POST OAK	1236	10" POST OAK	1432	10" POST OAK(10, ILL)	1610	11" POST OAK	1781	10" POST OAK	2157	10" POST OAK	2356	9" POST OAK	4166	10" CEDAR ELM (8, 8)
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855	9" POST OAK	1049	11" POST OAK	1240	10" CEDAR ELM	1436	10" POST OAK(8, ILL)	1614	11" POST OAK	1785	11" POST OAK(11, ILL)	2161	10" POST OAK	2360	15" POST OAK	4170	10" CEDAR ELM (8, 8)
856	1																





## EXECUTIVE SUMMARY

DECEMBER 10, 2015

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**Agenda Subject:** Zoning Case 15-Z-020: Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-A, Leander, Williamson County, Texas.

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

**Origination:** Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

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

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

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Proposed Zoning Map
5. Aerial Map
6. Notification Map
7. Letter of Intent

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

11/30/2015



## PLANNING ANALYSIS

### ZONING CASE 15-Z-020 BENBROOK RANCH COMMERCIAL

#### GENERAL INFORMATION

**Owner:** JSL Commercial Investments, LLC.

**Current Zoning:** LC-2-B (Local Commercial)

**Proposed Zoning:** LC-3-A (Local Commercial)

**Size and Location:** The property is located on the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279 and is approximately 1.508 acres in size.

**Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	LC-2-B	Undeveloped land zoned for local commercial uses
EAST	LC-2-B SFU-2-B	Undeveloped land zoned for local office Established Single-Family Homes (Benbrook Ranch)
SOUTH	LC-2-B	Undeveloped land zoned for local commercial uses
WEST	GC-3-B	Undeveloped land zoned for general commercial uses

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
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**USE COMPONENTS:****LC – LOCAL COMMERCIAL:**

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

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

**SITE COMPONENT:****TYPE 3:**

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

*Intent:*

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

**ARCHITECTURAL COMPONENT:****TYPE A:**

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

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Focus commercial growth in Activity, Community and Neighborhood Centers.
- Community Centers provide the same uses and services offered by a Neighborhood Center. Additionally, Community Centers include uses that are demanded less frequently than daily, and are typically anchored by grocery stores. Community Centers should have an internal network of streets and promote walkability within the Center.

**ANALYSIS:**

The applicant is requesting the LC-3-A (Local Commercial) district in order to allow for a convenience store with fuel sales. The properties located to the north, west, and south are zoned for general commercial and local commercial uses. The property to the east is currently developed as part of the Benbrook Ranch subdivision. The Planning & Zoning Commission originally heard a similar zoning request for this property on August 27, 2015. The applicant was requesting the LC-3-B (Local Commercial) district and the Commission recommended denial of the request.

The LC use component permits all uses allowed in the LO (Local Office) use component as well as retail sales and services, restaurants, banks, and convenience stores. The hours of operation: are limited to 5:00 a.m. to 10:00 p.m. Sunday through Thursday and 5:00 a.m. to 11:00 p.m. Friday and Saturday. The intent of the use component is to allow for uses that are limited in scale and offer services to neighboring residential neighborhoods. Access should be provided by a collector or higher classification street. In this case, access is provided by San Gabriel Pkwy and Bagdad Road.

The current Type 2 site component does not permit outdoor storage or display, outdoor entertainment, or outdoor fueling. The change to a Type 3 site component will permit outdoor fuel sales. The table below demonstrates the differences between the two site components.

Site Standards	Type 2	Type 3
Outdoor Display and Storage	Not Permitted	30% of gross floor area of primary structure
Use of Overhead Commercial Service Doors	Not Permitted	Permitted
Outdoor Fueling	Not Permitted	Permitted
Outdoor Container Storage	Not Permitted	20% of gross floor area of primary structure

The Type A architectural component requires at least eight-five (85%) of the exterior surface area walls are masonry and that there are a minimum of five design features. This component is intended to provide high building standards and ensure compatibility between non-residential and residential uses.

This property is located within a Community Center as identified by the Future Land Use Map. This center includes uses that serve neighborhoods as well as uses that are demanded less frequently than daily. Typically, the center is anchored by a midsized user like a grocery stores. An internal network of streets and pedestrian connections should be included within Community Centers in order to promote walkability within the Center.

These centers serve a larger population and typically have service areas up to one mile and include up to 125,000 square feet of commercial space. Typical uses include community-serving commercial uses (grocery stores, restaurants and services), small professional offices, small-lot single-family, townhomes, duplexes, quadplexes, parks and public spaces. The target land use mix for Community Center is fifty (50%) percent residential and fifty (50%) non-residential.

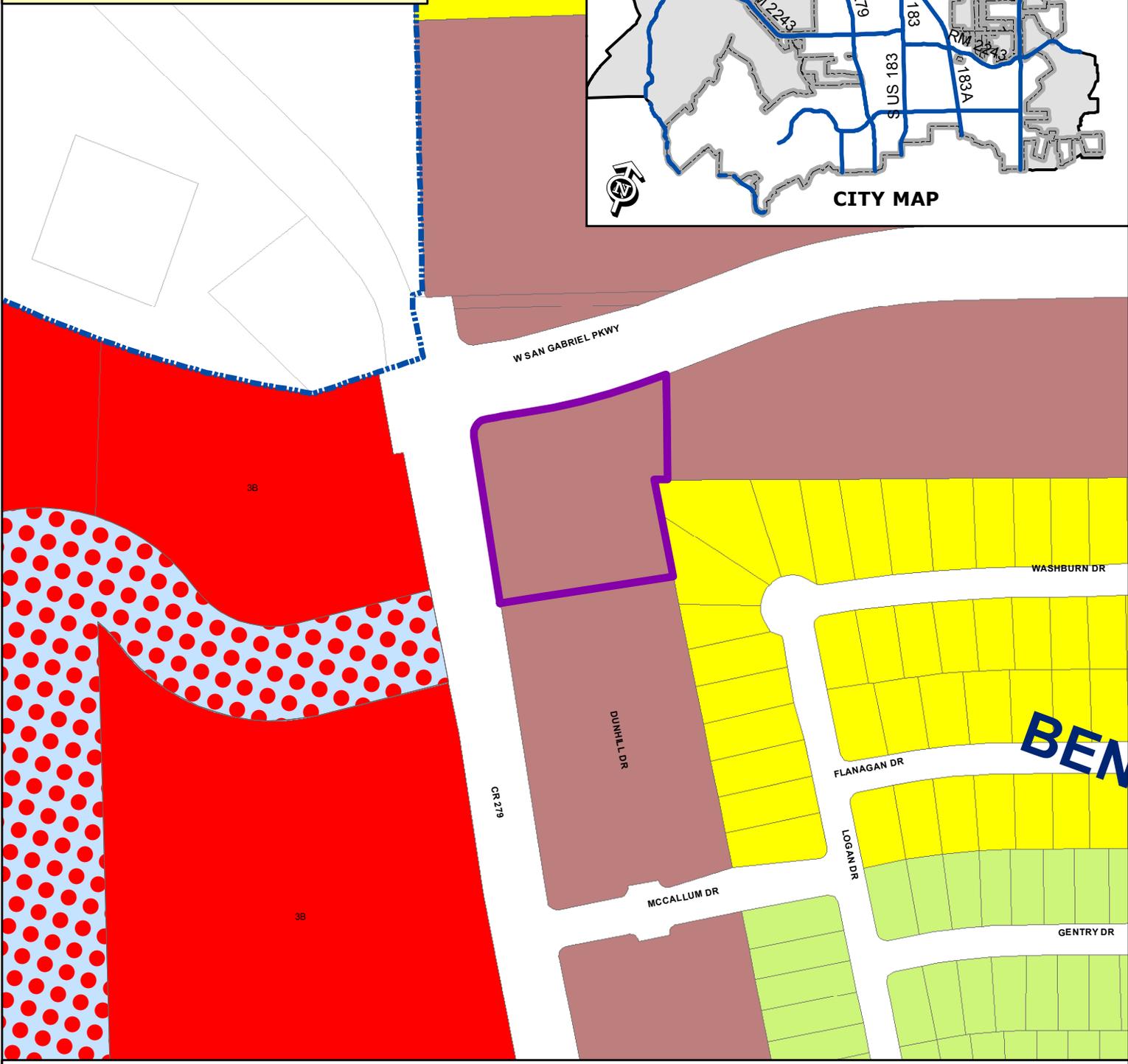
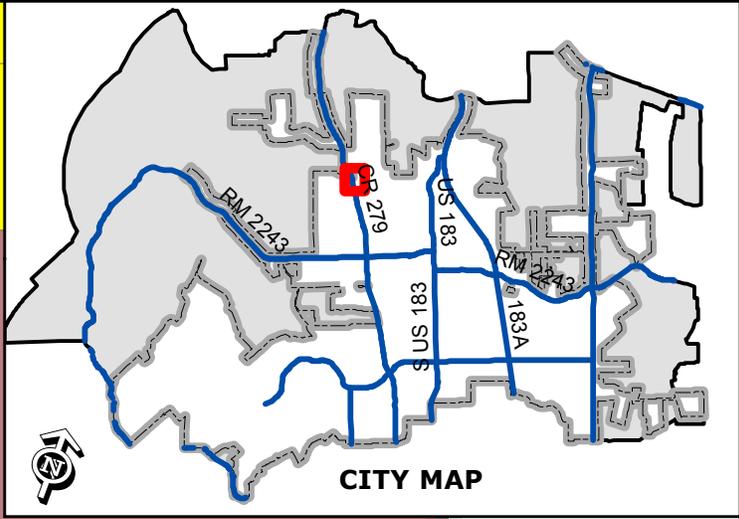
The existing land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is community commercial/retail. The proposed zoning change does not change the existing land use mix since only the site component is proposed to change.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested LC-3-A district. The intent of the Type A architectural component is to provide for high quality developments and to be used for projects that are adjacent to established single-family neighborhoods or more restrictive areas. The Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition. In this situation, the properties across Bagdad are less restricted districts.

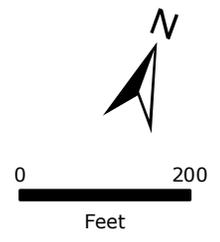
The requested zoning district meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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

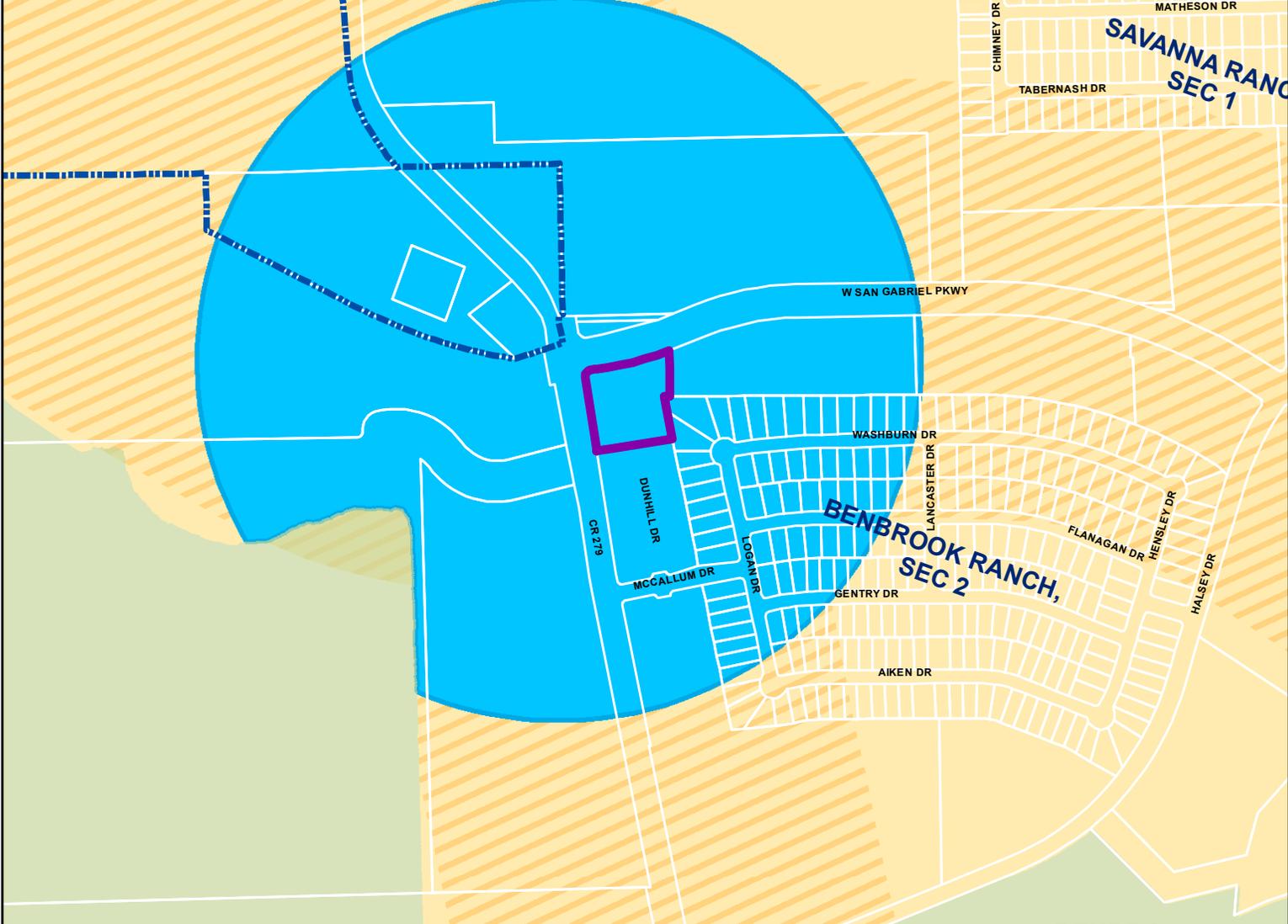
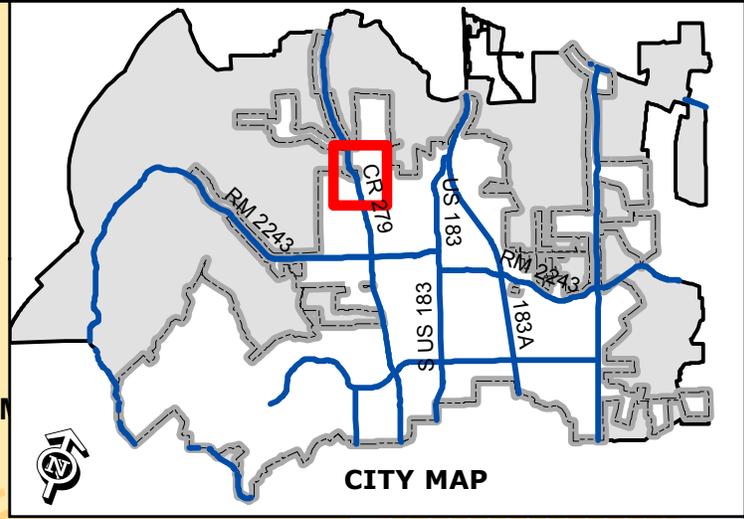


**ZONING CASE 15-Z-020 Attachment #2** Current Zoning Map - Benbrook Ranch Comm

 Subject Property	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
	 PUD Multi-Family	 SFS	 TF	 HI
	 PUD Single-Family	 SFU	 MF	 PUD
	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	



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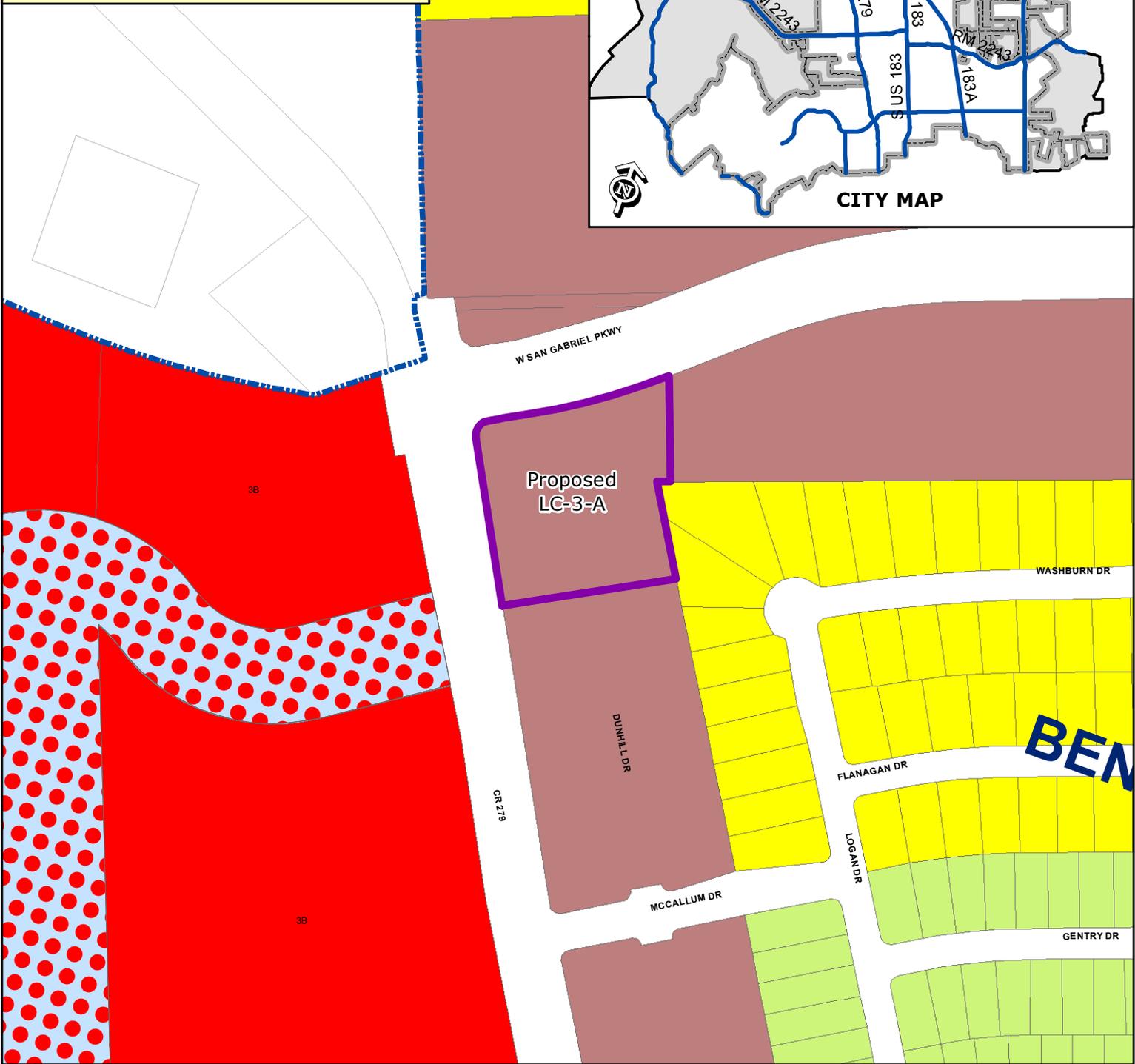
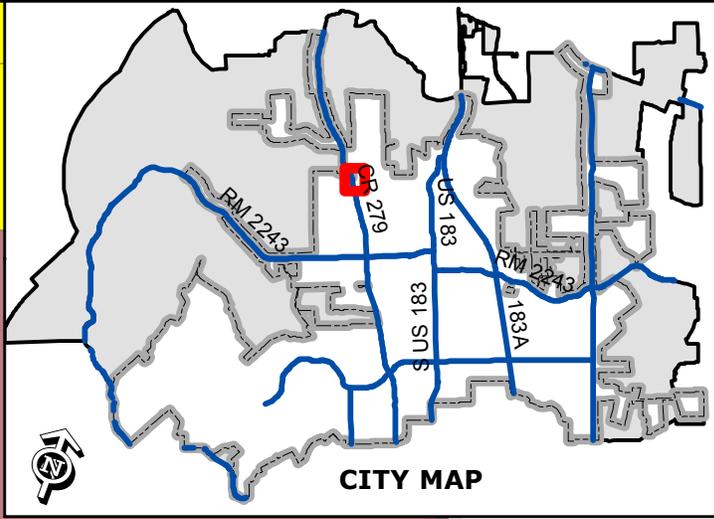


**ZONING CASE 15-Z-020 Attachment #3** Future Land Use Map - Benbrook Ranch Comm

 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
		 Industrial District
		 Neighborhood Residential

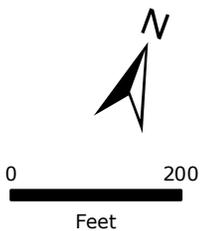

  


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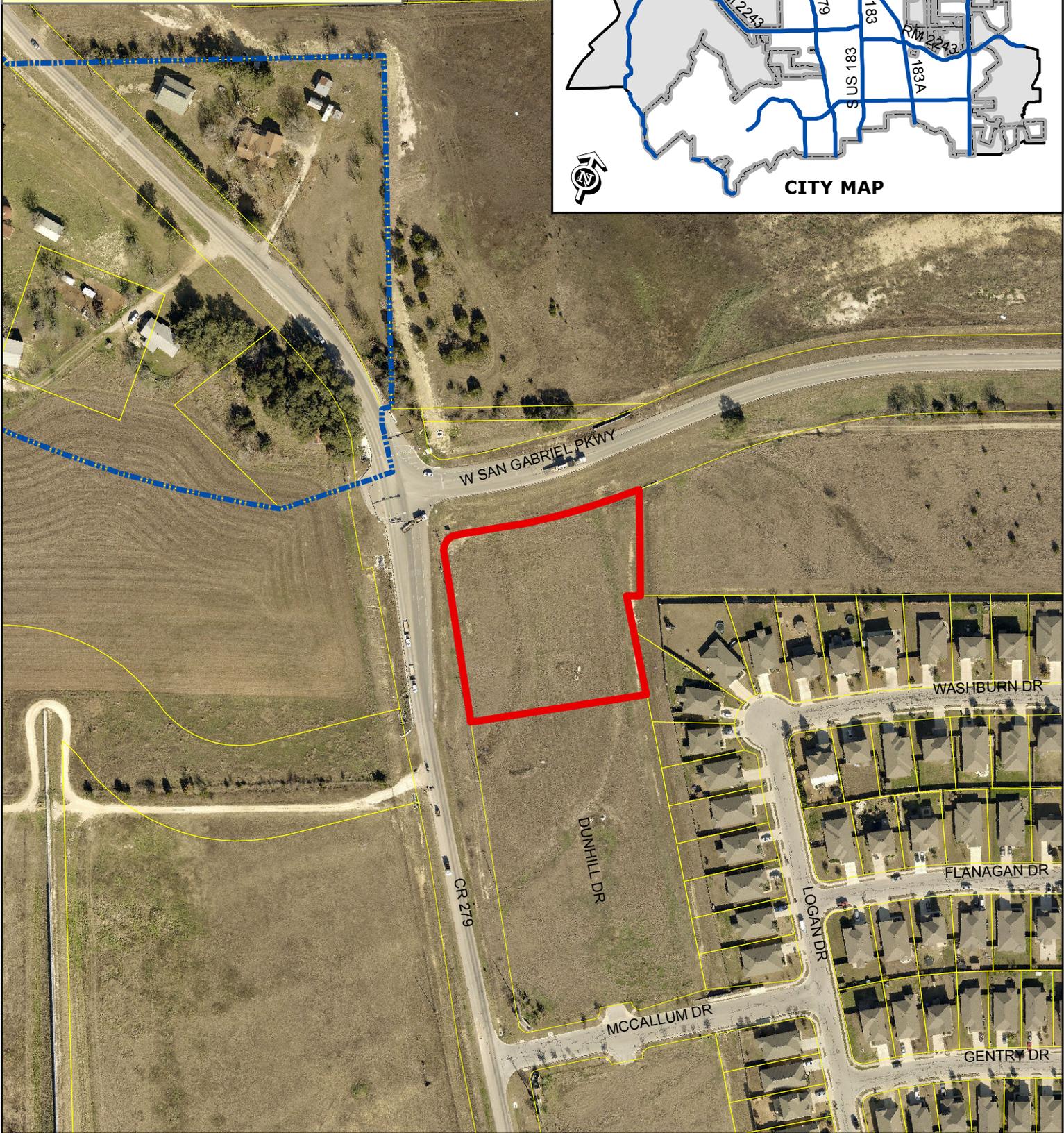
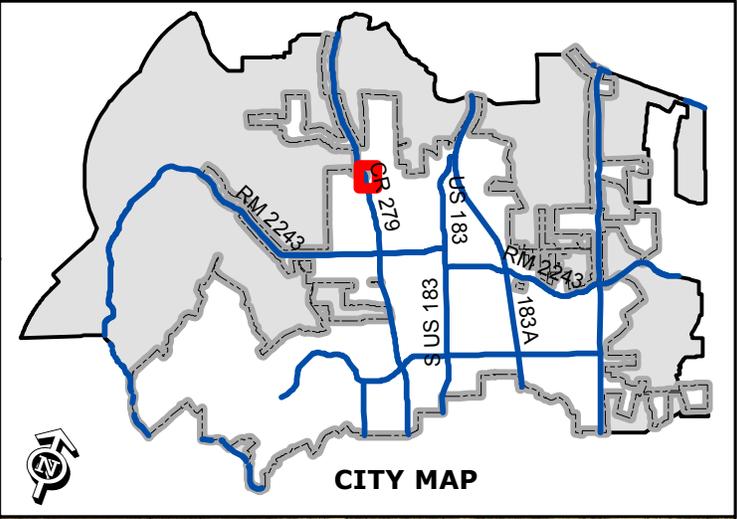


**ZONING CASE 15-Z-020 Attachment #4** Proposed Zoning Map - Benbrook Ranch Comm

 Subject Property	 PUD Commercial	 SFR	 SFT	 GC
 City Limits	 PUD Mixed Use	 SFE	 SFU/MH	 HC
	 PUD Multi-Family	 SFS	 TF	 HI
	 PUD Single-Family	 SFU	 MF	 PUD
	 PUD Townhome	 SFC	 LO	
		 SFL	 LC	



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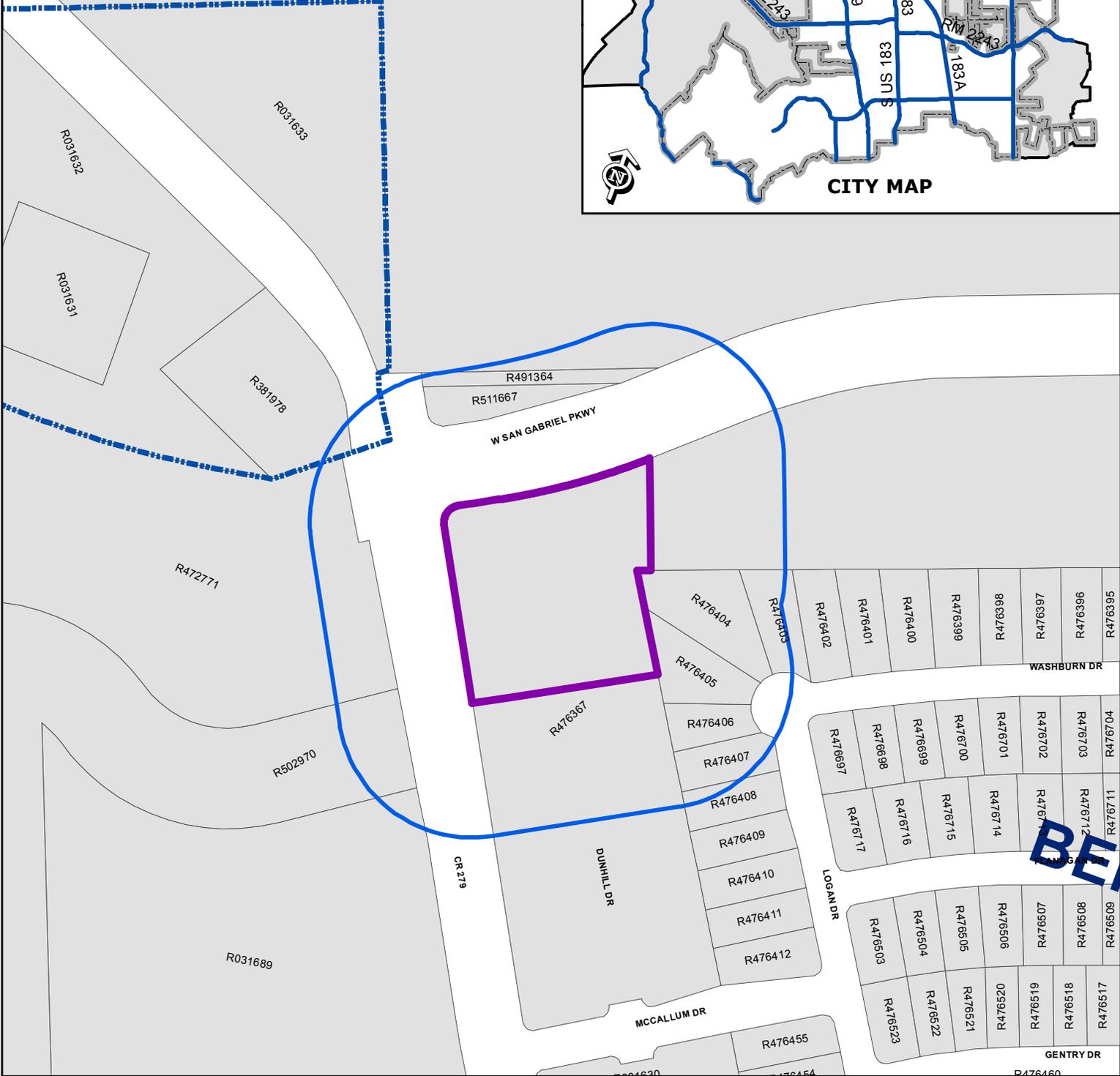
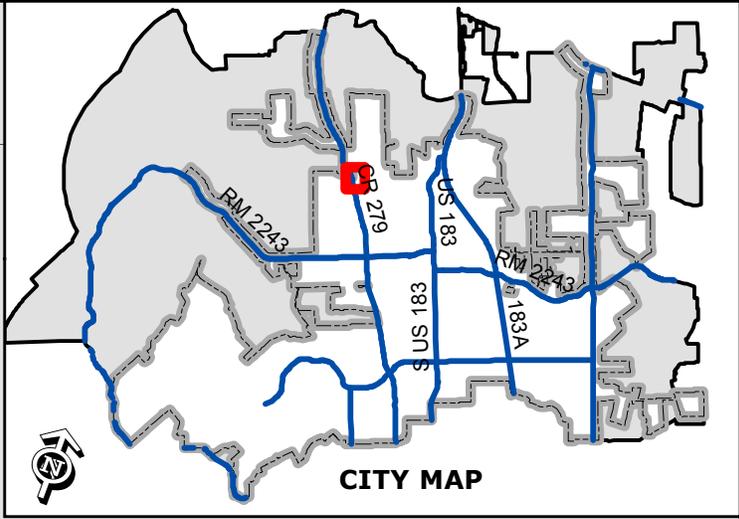
### ZONING CASE 15-Z-020 Attachment #5

Aerial Exhibit - Approximate Boundaries  
Benbrook Ranch Commercial



-  Subject Property
-  City Limits

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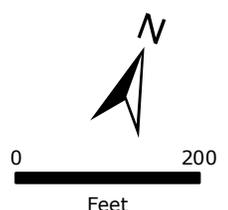


# ZONING CASE 15-Z-020

## Attachment #6

Notification Map  
Benbrook Commercial

-  Public Notification Boundary
-  Subject Property
-  City Limits
-  WCAD Parcels





CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

9 September 2015

Ms. Robin Griffin, AICP  
Senior Planner  
City of Leander  
104 North Brushy Street  
Leander, Texas 78646

Re: Re-Zoning for 1.508 Acre Tract Out of Benbrook Ranch  
Section Two. Located at the Southeast Corner of Bagdad Road  
And San Gabriel Parkway, Leander, Texas  
Malone/Wheeler, Inc. Project No. 13-027

Dear Ms. Griffin,

Malone/Wheeler, Inc. as agent for JSL Commercial Investments, LLC respectfully submits this Re-Zoning Application for the Subject Tract.

The tract is 1.508 acres out of a 19.734 acre tract owned by JSL Commercial Investments, LLC. The 19.734 acre tract is zoned, LC-2-B (local commercial) and has had that zoning since January 17, 2002 and July 5, 2007. This Re-Zoning Application is requesting that the zoning of this 1.508 acre tract be changed to LC-3-A (Local Commercial) for a convenience store with fuel sales. The tract is not within 300 feet of a church, public or private school or public hospital.

The future final plat and future site development permit application will meet the City of Leander Code of Ordinances including the Site Development and Composite Zoning Ordinances.

Access will need to be approved by the City of Leander off of Bagdad Road and San Gabriel Parkway.

The City of Leander will provide water and wastewater service. An existing 16" water line along the East right-of-way of Bagdad Road will provide domestic service and fire flow. An existing 8" gravity wastewater main to the East of the site will provide gravity wastewater service.

The tract's development will provide onsite detention and onsite water quality meeting the TCEQ Edwards Program Contributing Zone requirements.

The previous use of the tract was for agricultural uses including row crops and grazing pasture. The tract slopes from the intersection of Bagdad Road and San Gabriel Parkway to the East from elevation 1028 to 1022; a slope of 2%. There are no trees located on the tract and current vegetation is common Johnson Grass. The East line of the tract is along the center line of a trapezoidal drainage channel that was constructed with the San Gabriel Parkway improvements which continues South and ties into a trapezoidal channel constructed with the Benbrook Ranch Section Two Phase One

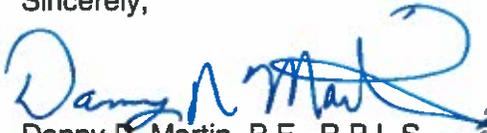
Ms. Robin Griffin  
9 September 2015  
Page 2

improvements. Both channels are contained in dedicated drainage easements. There are no natural waterways located on the tract. There are no existing structures located on the tract.

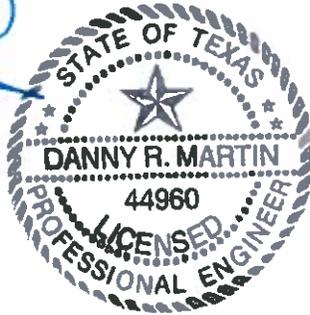
The tract size and shape will allow the convenience store and fueling island to be located away from the adjoining residential use. Access to the tract from Bagdad Road and the San Gabriel Parkway can be designed into the current improvements for Bagdad Road and the future improvements to San Gabriel Parkway.

Please let us know if you need any additional information regarding this request.

Sincerely,



Danny R. Martin, P.E., R.P.L.S.  
Senior Project Manager  
Malone/Wheeler, Inc.



Att

cc: John Lloyd, JSL Commercial Investments, LLC



## EXECUTIVE SUMMARY

DECEMBER 10, 2015

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**Agenda Subject:** Zoning Case 15-Z-023: Hold a public hearing and consider action on the rezoning of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision; 2.62 acres more or less; WCAD Parcel R036439. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas.

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

**Origination:** Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

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

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

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Proposed Zoning Map
5. Aerial Map
6. PUD Notes and Conceptual Site Layout & Land Use Plan
7. Notification Map
8. Letter of Intent

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

12/02/2015



## PLANNING ANALYSIS

### ZONING CASE 15-Z-023 MUNICIPAL TOWNHOMES PUD

#### GENERAL INFORMATION

- Owner:** Municipal Texas Investment Group, LLC.
- Current Zoning:** SFU/MH-2-B (Single-Family Urban/Manufactured Home)
- Proposed Zoning:** PUD (Planned Unit Development) with a base district of MF-2-A (Multi-Family)
- Size and Location:** The property is generally located at 600 Municipal Drive and is approximately 2.62 acres in size.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

#### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Camacho Elementary School
EAST	SFU/MH-2-B	Existing Manufactured Home
SOUTH	TF-2-B	Existing Manufactured Home
WEST	TF-2-B	Existing Manufactured Home

<b>COMPOSITE ZONING ORDINANCE INTENT STATEMENTS</b>
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**USE COMPONENTS:****PUD – PLANNED UNIT DEVELOPMENT:**

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

**MF – MULTI-FAMILY:**

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

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

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

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

*Intent:*

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

**ARCHITECTURAL COMPONENT:**

**TYPE A:**

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

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.
- Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.

**ANALYSIS:**

The applicant is requesting to rezone the property to the Municipal Townhome PUD (Planned Unit Development) in order to allow for condominium regime development of townhomes. The property to the north is developed as the Camacho Elementary School. The properties to the west, east, and south are all developed as manufactured homes.

The applicant is proposing the base zoning district of MF-2-A (Multi-Family) in order to permit the condominium style development. The PUD restricts the uses to attached townhomes with no more than eight units per building. This requirement complies with the Composite Zoning Ordinance requirements for the SFT use component. The proposed project will limit the density to 34 units and require alley loaded product.

A PUD district is an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a condominium style residential development with limits to the permitted density. The Composite Zoning Ordinance does not currently include a district that would permit this type of development.

This application includes the following higher standards and waivers.

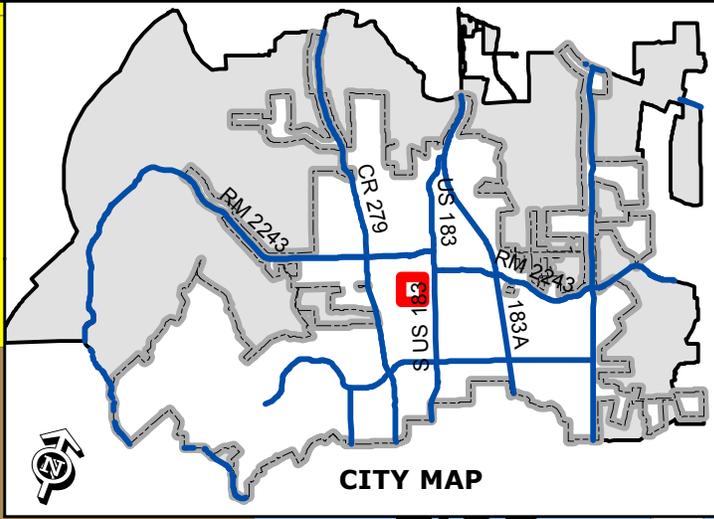
HIGHER STANDARDS	WAIVERS
<b>COMPOSITE ZONING ORDINANCE</b>	
Limit density to 34 units	Allows for condominium regime development
Requires alley loaded product	Reduced side paving setbacks
Provide a trail system connecting Lion Drive to Municipal Drive	-
Provides landscaping in the perimeter side setbacks and the street setbacks	Permits the single-family requirements for landscaping
Limits fencing to wrought iron/decorative tubular metal along the perimeter and 3' picket fencing on the interior	-

The Comprehensive Plan designates this property as Neighborhood Residential. The intent is to accommodate a variety of housing types. The proposed zoning district will provide for a higher density of housing and a new housing type in the area.

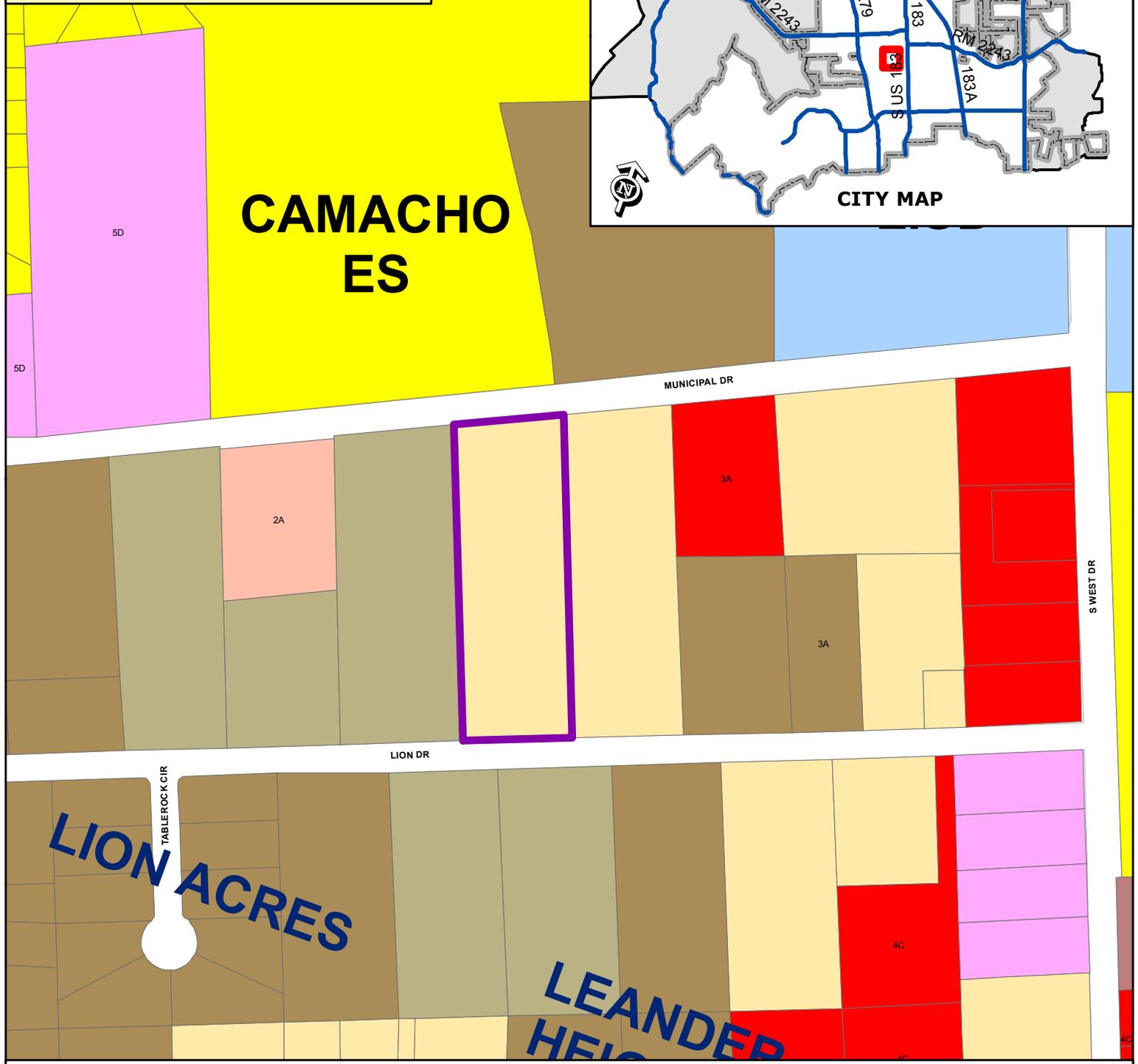
**STAFF RECOMMENDATION:**

Staff recommends approval of the requested PUD with the condition that a building rendering is submitted for review. The proposed PUD will allow for the development of a condo regime project that will limit the overall density while maintaining high form standards. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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

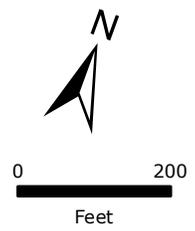


# CAMACHO ES

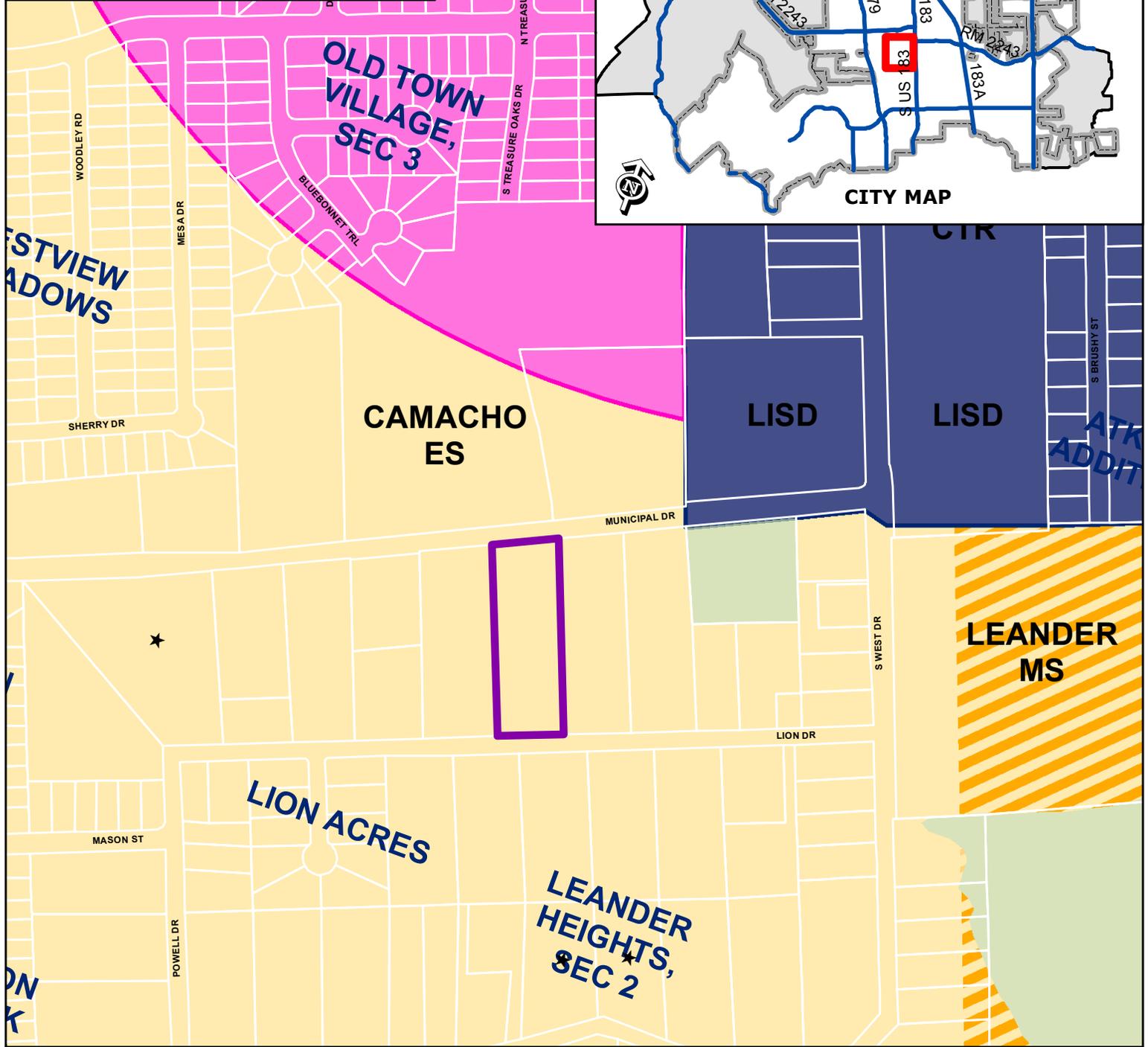
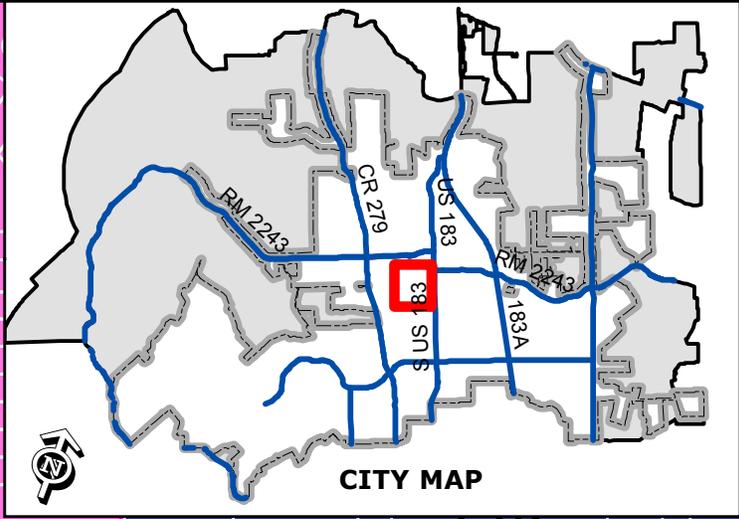


## ZONING CASE 15-Z-023 Attachment #2 Current Zoning Map - Municipal Townhomes PUD

- |   |                          |   |     |   |        |  |     |
|---|--------------------------|---|-----|---|--------|--|-----|
|  | Subject Property         |  | SFR |  | SFT    |  | GC  |
|  | City Limits              |  | SFE |  | SFU/MH |  | HC  |
|  | Future Annexation Per DA |  | SFS |  | TF     |  | HI  |
|  | Involuntary Annexation   |  | SFU |  | MF     |  | PUD |
|  | Voluntary Annexation     |  | SFC |  | LO     |  |     |
|   |                          |  | SFL |  | LC     |  |     |

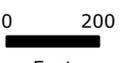


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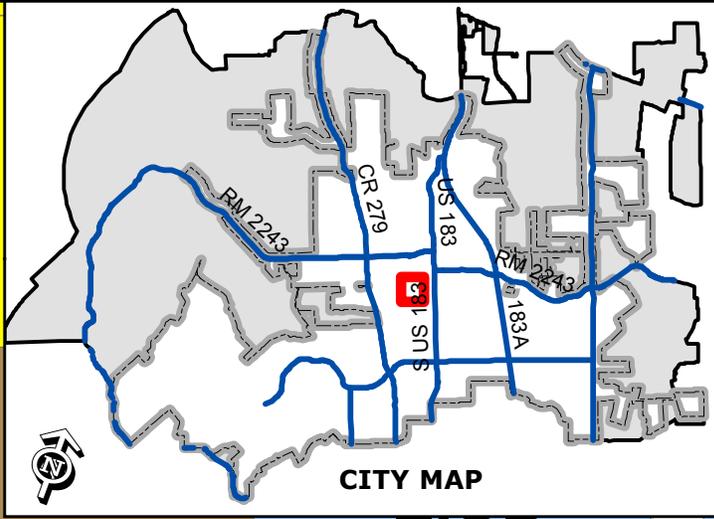
**ZONING CASE 15-Z-023 Attachment #3** Future Land Use Map - Municipal TH PUD

 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	

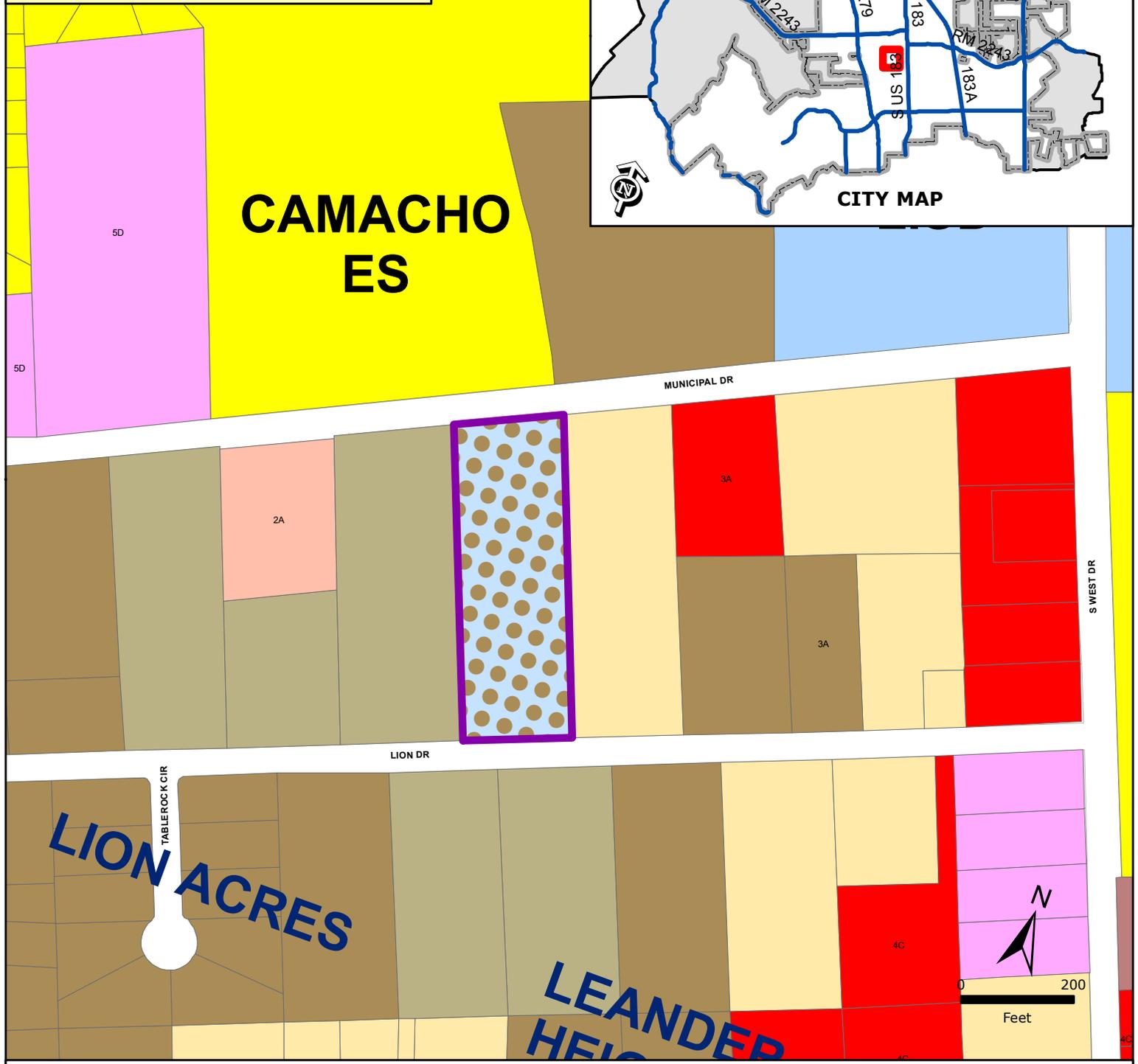

  


0 200  
Feet

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



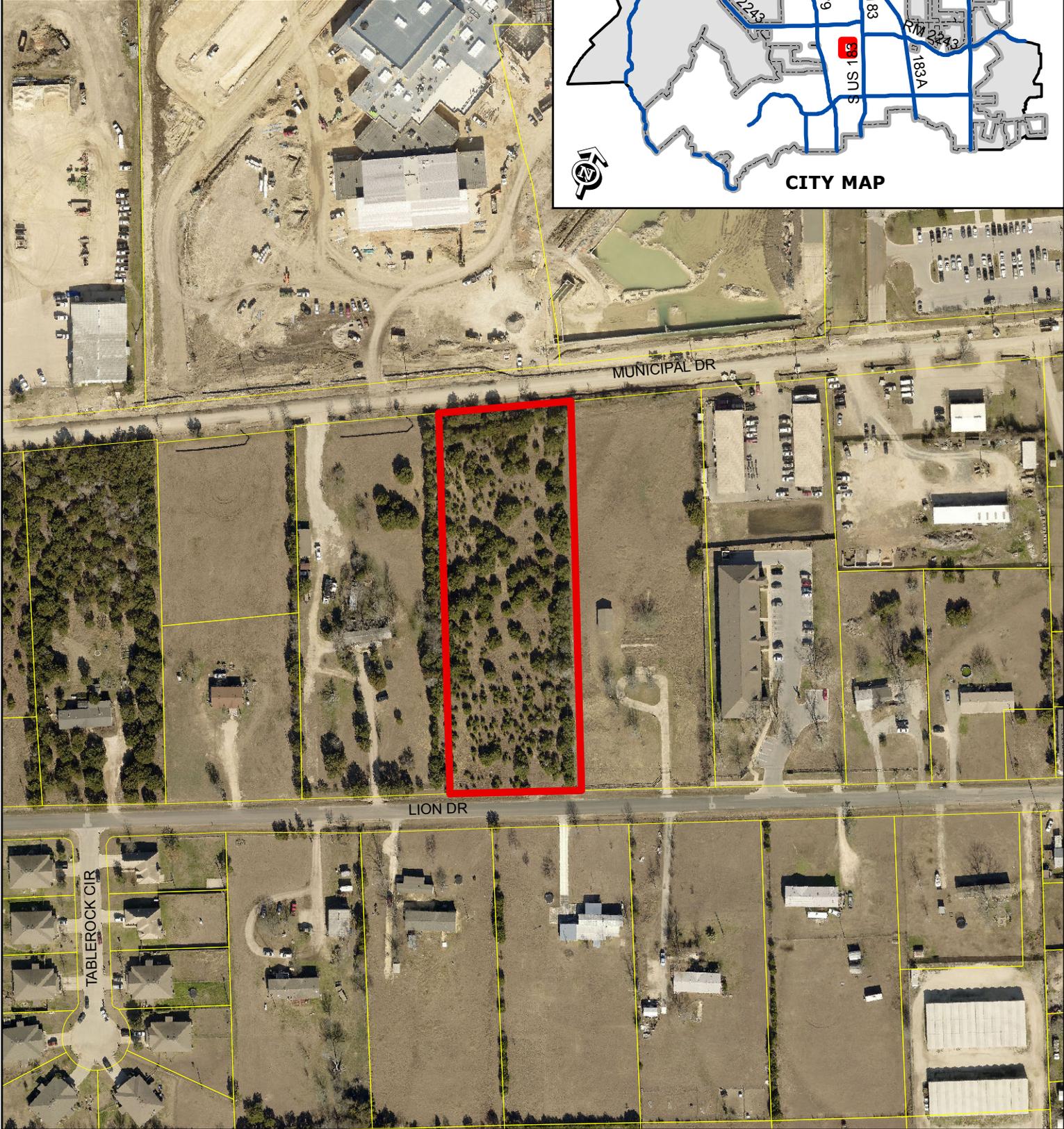
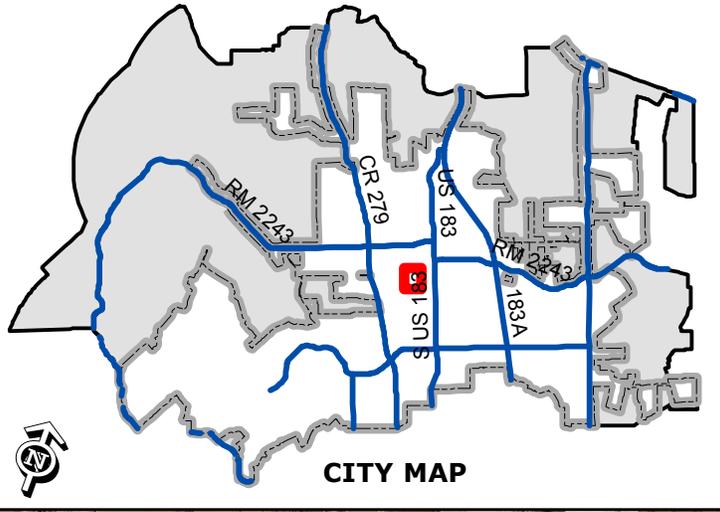
# CAMACHO ES



## ZONING CASE 15-Z-023 Attachment #4 Proposed Zoning Map - Municipal Townhomes PUD

- |                          |     |        |     |                   |
|--------------------------|-----|--------|-----|-------------------|
| Subject Property         | SFR | SFT    | GC  | PUD Commercial    |
| City Limits              | SFE | SFU/MH | HC  | PUD Mixed Use     |
| Future Annexation Per DA | SFS | TF     | HI  | PUD Multi-Family  |
| Involuntary Annexation   | SFU | MF     | PUD | PUD Single-Family |
| Voluntary Annexation     | SFC | LO     |     | PUD Townhome      |
|                          | SFL | LC     |     |                   |

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### ZONING CASE 15-Z-023 Attachment #5

Aerial Exhibit - Approximate Boundaries  
Municipal Townhomes PUD



-  Subject Property
-  City Limits

## EXHIBIT A

### Municipal Drive Townhomes – PUD

**A. Purpose and Intent**

The Municipal Townhomes PUD is comprised of 2.62 acres, as described in Exhibit C (Field Notes). The development of this property is a planned townhome community.

**B. Applicability and Base Zoning**

All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A. For the purpose of establishing development standards for the PUD, the MF-2-A (Multi-Family) district has been selected.

**C. Conceptual Site Layout and Land Use Plan**

Exhibit B attached is a conceptual site layout and land use plan intended to visually convey the design intent for the Municipal Townhomes community. The design of the community is not final, and is subject to refinement during the platting and site planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

**D. Allowable Use**

1. The use shall be attached single-family townhome residential development.
2. The unit size shall be a minimum of 900 square feet per attached unit. Patios (covered or uncovered) and decks are not included in this dimension.
3. The maximum unit count shall be limited to 34 units.
4. A maximum of eight attached units shall be permitted per building.

**E. Building Envelope Design Standards**

The Municipal Townhomes development will comply with the Development Standards set forth in the Table below for a condo regime site plan on private drives.

	<b>Building Setbacks</b>	<b>Paving Setbacks</b>
Unit Width (minimum unit width)	20 ft.	-
Front Setback (from public streets)	25 ft.	20 ft.
Front Setback (when front of the building faces another building)	15 ft.	-
Perimeter Setback (minimum)	25 ft.	5 ft.
Building Separation (minimum)	10 ft.*	-

*\* Eave overhang is not included in calculations for minimum building separation. A minimum of seven feet clear zone between building roof lines will be provided.*

#### **F. Private Drives**

1. Minimum centerline radius for private drives is 37.5 feet along tangent sections. Private drives will have a 20 or 25 foot wide pavement width measured from face of curb to face of curb (unless the Fire Department has additional requirements) with 18 to 24 inch curb and gutter (which may also include mountable curb or stand up curb). Alley intersections will have a minimum of 25 foot inside radii.
2. This PUD does not waive any Fire Code requirements. The drive width is required to be 26 feet wide where a fire hydrant is located (30 foot bump-outs is permitted; no parking allowed). Fire hydrants are required to be within 100 feet of an FDC (fire department connection) of each sprinklered building. FDC's are required on each building or remotely located on the site along the 26 foot drive (bump-out).
3. Exhibit C, the Conceptual Site Plan, includes a cross section of the private drives.

#### **G. Architectural Criteria**

All townhomes shall comply with Article VII Architectural Components and Article VIII Architectural Standards, Type A of the Composite Zoning Ordinance unless modified herein.

#### **H. Garage and Parking Requirements**

1. All garages associated with townhomes shall comply with Article VIII Architectural Standards of the Composite Zoning Ordinance unless modified herein.
2. Units will have single car garages with driveways that accommodate two other cars or three spaces per unit.
3. All garages shall be rear entry.

#### **I. Lighting**

Street lighting is required at drive intersections with public streets. Street lighting is optional in the interior of the project.

#### **J. Sidewalks**

Sidewalks are not required in the interior of the project, but walkways are provided in the courtyard area and a pedestrian connection (which may be concrete or crushed granite) will be placed along the west property boundary connecting Lion and Municipal Drives.

#### **K. Landscape and Fencing**

1. This project shall comply with the applicable Landscape Requirements for single-family districts as listed in Article VI of the Composite Zoning Ordinance. In addition, this project shall comply with the multi-family provisions regarding Tree Preservation and Protection.
2. The intent for this development is to provide an attractively landscaped vista. Each unit will install two 2 inch caliper trees and six shrubs during the construction of each residential unit. Perimeter landscaping and screening will comply with the ordinance.
3. Perimeter fencing shall be limited to wrought iron or decorative tubular metal.
4. Picket fencing may be permitted in the common space as long as the fencing does not exceed three feet in height and the pickets are spaced a minimum of 3 inches apart. A

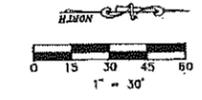
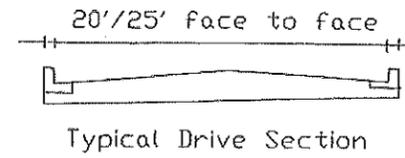
15 foot wide open space shall be provided along the center of the common open space.

5. Street trees and shrubs shall be planted in the front setbacks adjacent to Lion Drive and Municipal Drive at a ratio of 2 – 2 caliper inch trees and 4 shrubs per every 600 square feet.
6. Side setbacks along the west and east side of the property shall include shrubs planted at a ratio of 4 shrubs per every 600 square feet.

**Notes**

1. This plan does not waive any Fire Department or Fire Code requirements.
2. This Plan is conceptual. All Applicable City Ordinances shall apply unless otherwise noted in the PUD Notes.
3. Existing Utility locations shown hereon are approximate. Contractor to verify locations of all existing utility lines prior to commencing work.
4. No portion of the property is within the limits of a Zone "A" 100 year flood plain according to FIRM Panel No. 4891C0465E, dated September 26, 2008.
5. Building Use is Residential.

Required	Parking	Provided
34	Garages	34
68	Driveways	68
102	Total	102



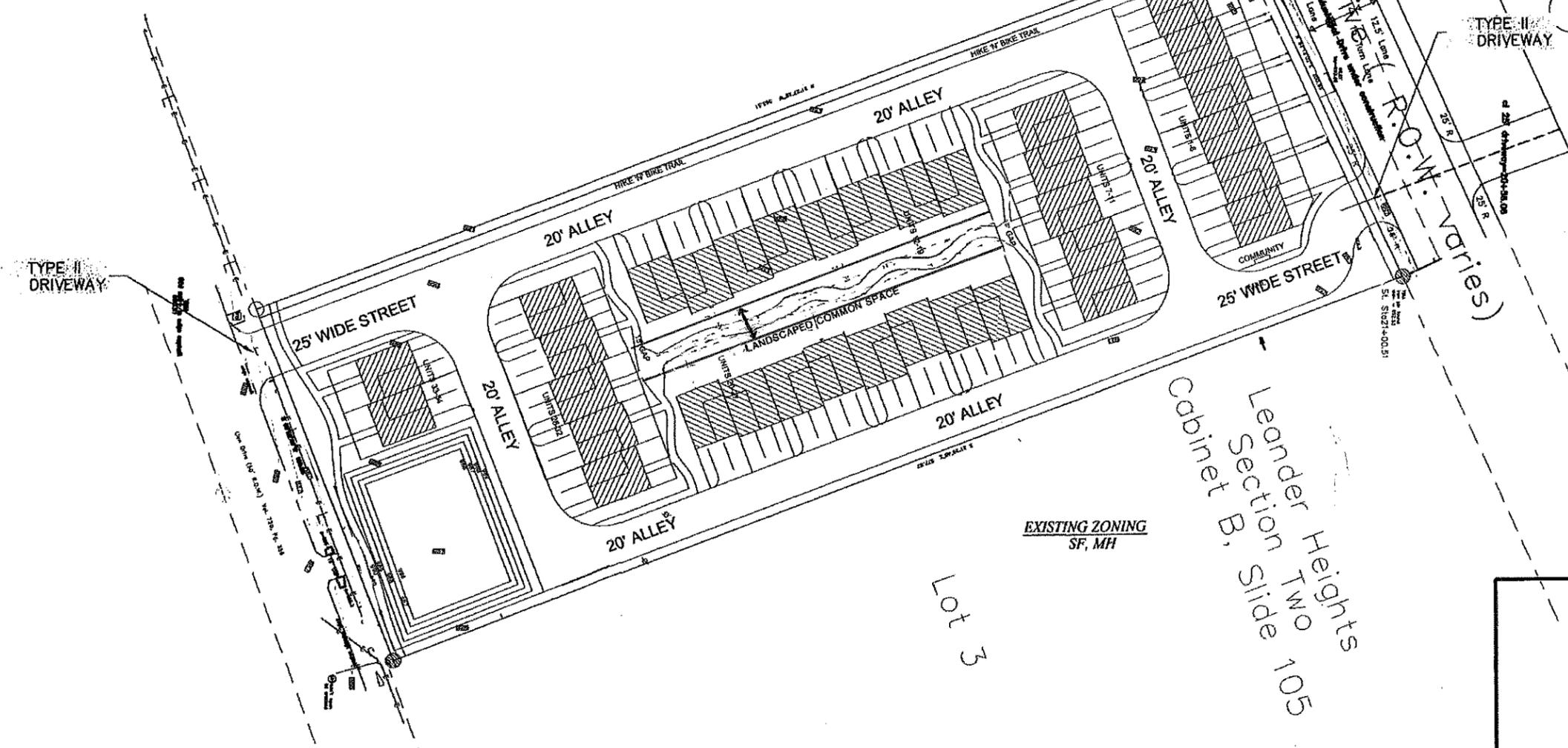
**BENCHMARK INFORMATION:**  
TOP OF BILET ON MUNICIPAL DRIVE

**David T. Smith, P.E.**  
3937 RANCH ROAD 620 SOUTH  
ALBUQUERQUE, NEW MEXICO 87105  
(512) 263-3144



**600 MUNICIPAL TOWNHOUSES**  
600 MUNICIPAL DRIVE  
LEANDER, TEXAS  
**EXHIBIT B**  
CONCEPTUAL SITE LAYOUT  
AND LAND USE PLAN

REVISIONS	DATE	REVISION NO.
		1
JOB NO.	DATE	2015
DESIGN	STAFF	
DRAWN	STAFF	
CHECK	DTS	
FIELDBOOK	FILE NAME	15/03/15-000
HEET		C.4.0



**EXISTING ZONING**  
TF

**EXISTING ZONING**  
SF, MH

**CAMACHO ELEMENTARY SCHOOL**  
EXISTING ZONING  
SFU

TYPE II  
DRIVEWAY

TYPE II  
DRIVEWAY

Cabinet B, Slide Two 105  
Leander Heights

Cabinet B, Slide Two 105  
Leander Heights

Lot 5

Lot 3

Municipal Drive  
R.O.M. varies

Municipal Drive Townhouses

Legal Description

Legal Description: Lot 4, Block A of Leander Heights Section Two Subdivision in the E.D. Harmon Survey, A-6 in Williamson County, Texas, recorded in Cabinet B, Slide 105, Official Public Records of Williamson County, Texas.

Field Notes of 2.62 acres, more or less, out of the E.D. Harmon Survey, A-6 in Williamson County, Texas recorded in Cabinet B, Slide 105, Official Public Records of Williamson County, Texas.

Beginning at iron rod in the north line of said 2.62 acre tract at the intersection of the east line with the south right of way of Municipal drive for the northeast corner of the Tract;

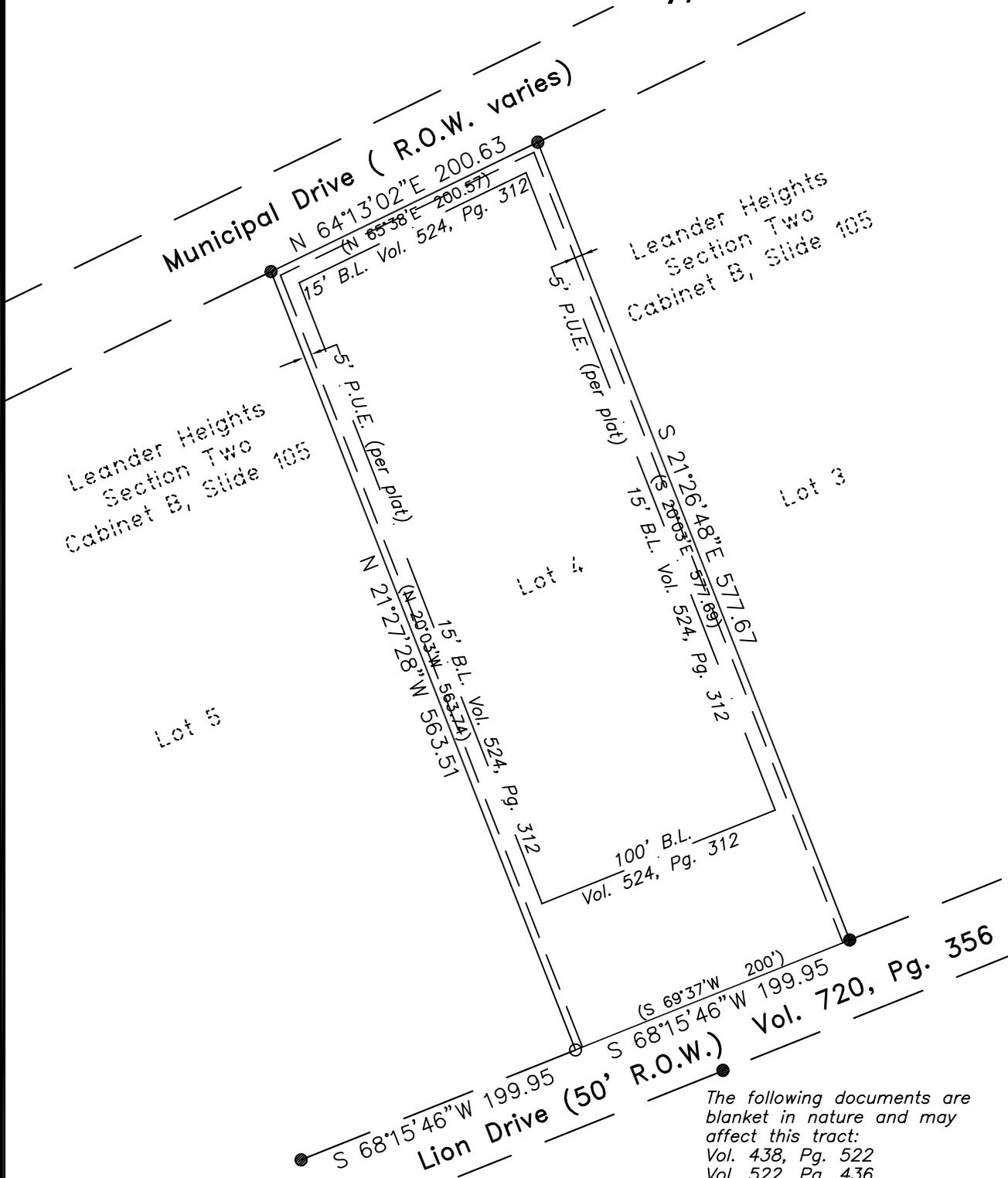
Thence S 21° 26'48" E along the east line a distance 577.67 feet to an iron rod at the intersection of the north right of way of Lion Drive;

Thence S 69° 37' W along the south line a distance of 200 feet;

Thence along the west line N 21°27' 28" W a distance 563.51 feet to an iron rod in the south right of way of Municipal Drive;

Thence N 64° 13'02" E a distance 200.63 feet to the point of beginning.

# Survey plat showing Lot 4, Block A of Leander Heights Section Two in the E. D. Harmon Survey, A-6, in Williamson County, Texas



The following documents are blanket in nature and may affect this tract:  
 Vol. 438, Pg. 522  
 Vol. 522, Pg. 436

The following easement can't be located due to poor descriptions: affect this tract:  
 Vol. 235, Pg. 185  
 Vol. 291, Pg. 528

SCALE 1" = 100'  
 bearing basis grid North

**LEGEND**

- Iron pin set
- Iron pin found
- (xx) Record call
- W.C.P.R. Williamson Co. Plat Records
- W.C.D.R. Williamson Co. Deed Records
- B.L. Building line
- P.U.E. Public utility easement
- D.E. Drainage easement

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that this plat accurately represents the results of an on-the-ground survey made under my supervision during July of 2015 and is correct to the best of my knowledge and belief. Except as shown hereon, there are no visible easements, protrusions, encroachments, discrepancies, nor shortages in area or boundary.

The word "certify" as used herein is understood to be an expression of professional opinion by this surveyor and is based on his knowledge and belief. This survey is to be used with GF #1518199-CPK only. Any use by these or any other parties for any other purpose or transaction is expressly prohibited.



File No.: 1966	Designed By: skip
Job No.: 1966-396	Drawn By: skip
Date: July 2015	Checked By:
Scale: 1" = 100'	Revised:

**AUSTIN SURVEYORS**  
 2105 Justin Lane #103  
 Austin, Texas 78757  
 512-454-6605  
 TxFirm #10174000



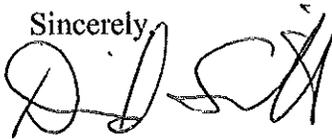


The project is intended to meet the need for modestly priced housing that is lacking in the City at this time and to provide an infill development that appropriately buffers commercial and multifamily development from older, large lot homes to the south and west. The masonry requirement is 85% - Type A Ordinance Requirement. Two 2" trees and six shrubs will be planted for each unit as part of the total site landscaping

The project will be landscaped and screened along the two street frontages and each unit will have landscaping. A hike and bike trails will be constructed along the west boundary to provide recreational opportunities to residents and connectivity between the existing streets. The detention pond area will be fenced and utilized as a dog park space for residents who have pets.

Please feel free to call if you have any additional questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. T. Smith', written over a horizontal line.

David T. Smith, P.E.



## EXECUTIVE SUMMARY

DECEMBER 10, 2015

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**Agenda Subject:** Zoning Case 15-Z-032: Hold a public hearing and consider action on rezoning of two parcels of land located at 602 South Gabriel Dr; 6.19 acres more or less; WCAD Parcels R338733 and R035910. Currently, the property is zoned Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to SFT-2-B (Single-Family Townhome), Leander, Williamson County, Texas.

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

**Origination:** Applicant: Ronald E & Serita Kay Butler.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

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

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

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Proposed Zoning Map
5. Aerial Map
6. Notification Map
7. Letter of Intent

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

11/30/2015



## PLANNING ANALYSIS

ZONING CASE 15-Z-032  
602 S SAN GABRIEL DR

### GENERAL INFORMATION

- Owner:** Ronald E. & Serita Kay Butler
- Current Zoning:** Interim SFS-2-B (Single-Family Suburban)
- Proposed Zoning:** SFT-2-B (Single-Family Townhome)
- Size and Location:** The property is located approximately 70 ft east from the southeast corner of the intersection of S. San Gabriel Dr and N Hwy 183 and is approximately 6.19 acres in size.
- Staff Contact:** Martin Siwek, AICP, GISP  
Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFS-2-B	Developed single-family home
EAST	Interim SFS-2-B	Developed single-family home
SOUTH	Interim SFS-2-B	Developed single-family homes
WEST	OCL/ETJ	Developed single-family homes (High Gabriel West Subdivision)

**COMPOSITE ZONING ORDINANCE INTENT STATEMENTS**

**USE COMPONENTS:**

**SFT – SINGLE-FAMILY TOWNHOUSE:**

*Features:* 2,000 sq. ft. lot min; 900 sq. ft. living area min.

*Intent:* development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.

Frontage for such lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless access to garages on such lots is from an alley.

**SITE COMPONENT:**

**TYPE 2:**

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

*Intent:*

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

**ARCHITECTURAL COMPONENT:**

**TYPE A:**

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

*Intent:*

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

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

**TYPE B:**

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

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Create strong neighborhoods with a variety of housing choices.
- Encourage a range of housing types at a variety of price points.
- The purpose of the Mixed Use Corridor designations is preserve the integrity of the corridor and maintain mobility. This corridor allows for a variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

**ANALYSIS:**

The applicant is requesting to rezone the property to SFT-2-B (Single-Family Townhome) district in order to allow for the future development of townhomes. The properties located to the north, south, and east are zoned as Interim SFS-2-B (Single-Family Suburban) district. The property to the west is located within the City of Leander ETJ, and is the developed High Gabriel West residential subdivision.

The applicant's request for an SFT-2-B district is compliant with the City's adopted Future Land Use Plan. It is located within a Mixed Use Corridor which seeks to locate high density single-

family uses and limited compatible commercial uses in between development centers. A variety of small lot residential products are to be included within the Mixed Use Corridor

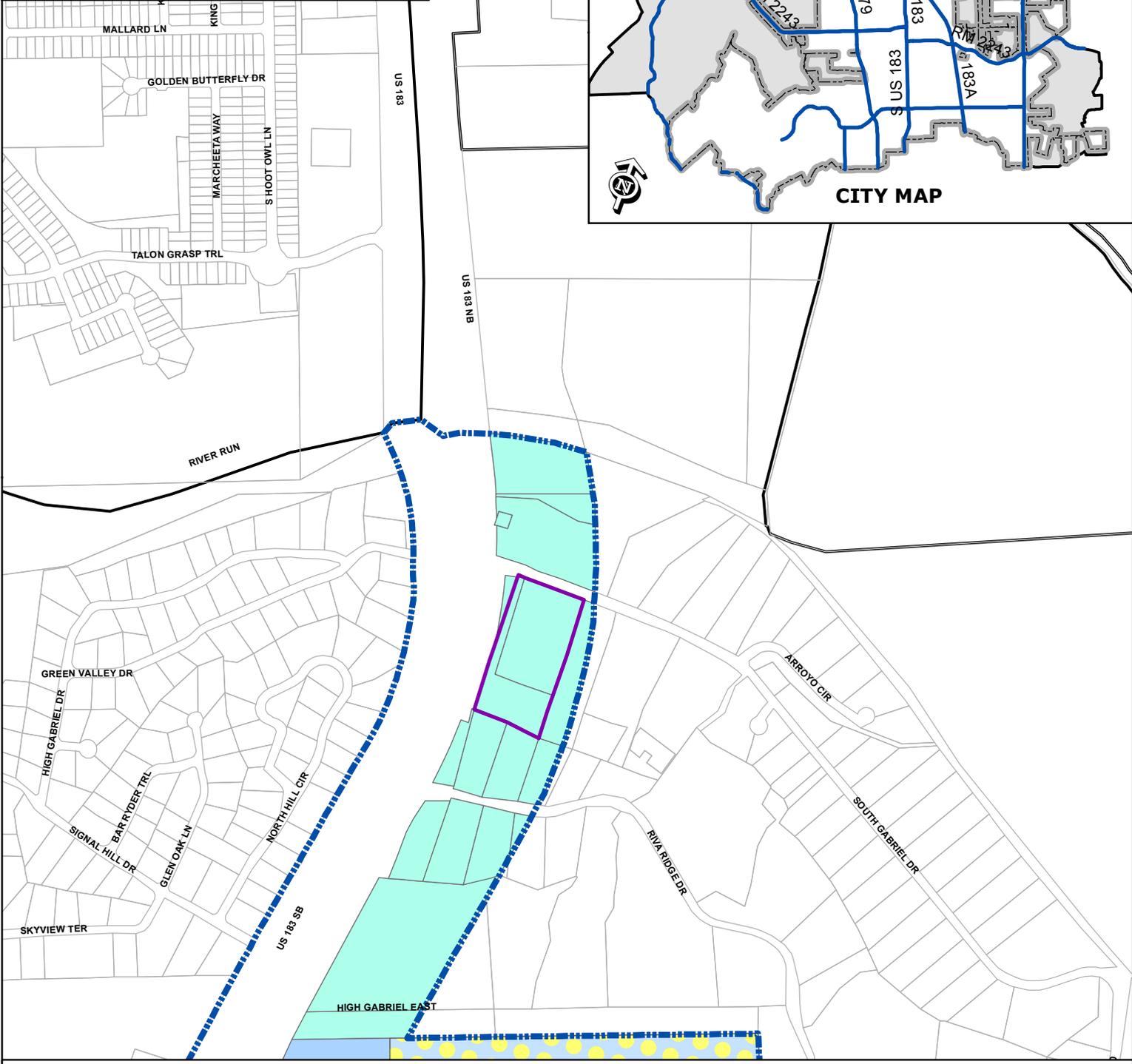
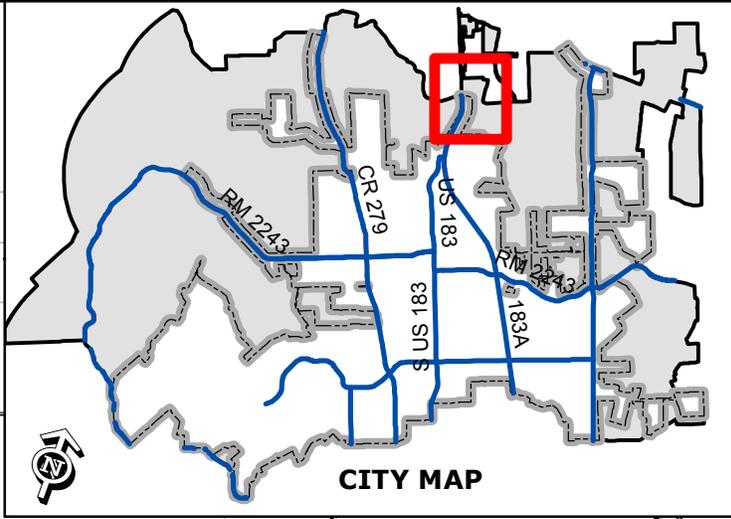
The zoning request is also compliant with most of the intent statements from the Composite Zoning Ordinance. The SFT Use Component is intended to provide for a transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family, commercial, or arterial roadways. It is intended to create more variety in housing opportunities and in the fabric of the neighborhood. It is also intended to provide infill opportunities in appropriate areas of the City such as areas under transition. The SFT Use component is supposed to be located within 600 ft of a park or open space. The property presently does not meet this intent statement of the ordinance, but it could be accounted for with the inclusion of park or open space at the time of development of the property.

The proposed Type 2 Site Component is the typical Site Component paired with residential districts. It is appropriate and compatible with the SFT Use Component. Further, the Type B Architectural Component is also compatible this request. It requires that 85% masonry of the first story of builds be comprised of masonry and that each story thereafter is comprised of 50% masonry. The Type B Site Component requires a minimum of four architectural design features on the front elevations of the building. However, the Type A Architectural Component is called to be utilized by the intent statement of the Composite Zoning Ordinance when single-family development backs up or sides to major thoroughfares. The Type A Architectural Component requires 85% masonry on all stories with a minimum of five design features on the front elevation.

**STAFF RECOMMENDATION:**

Staff recommends approval of the SFT-2-A district. The proposed zoning request meets the goal statements of the Future Land Use Plan, it is in compliance with the Future Land Use Map, and meets the intent statements of the Composite Zoning Ordinance.

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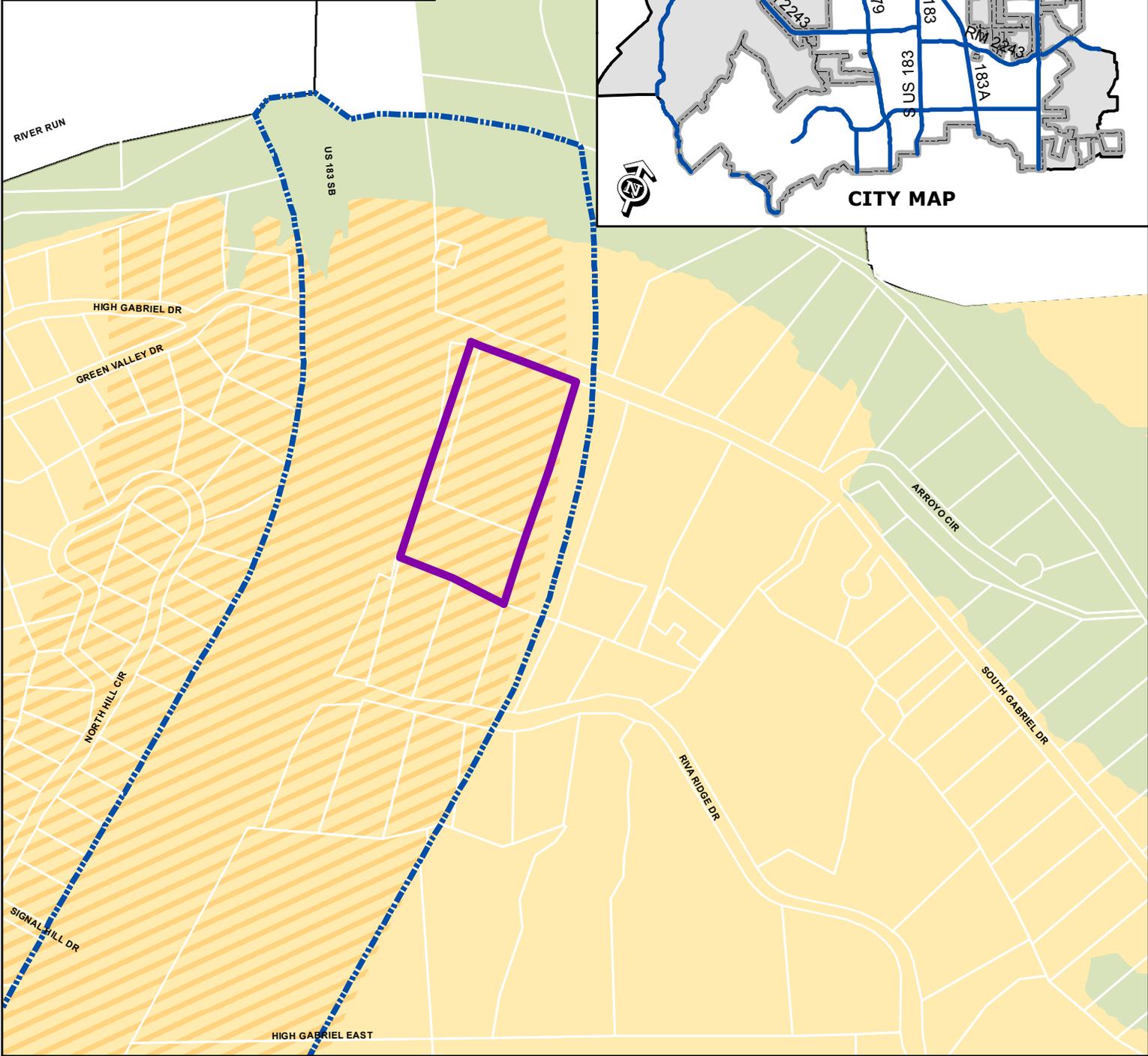
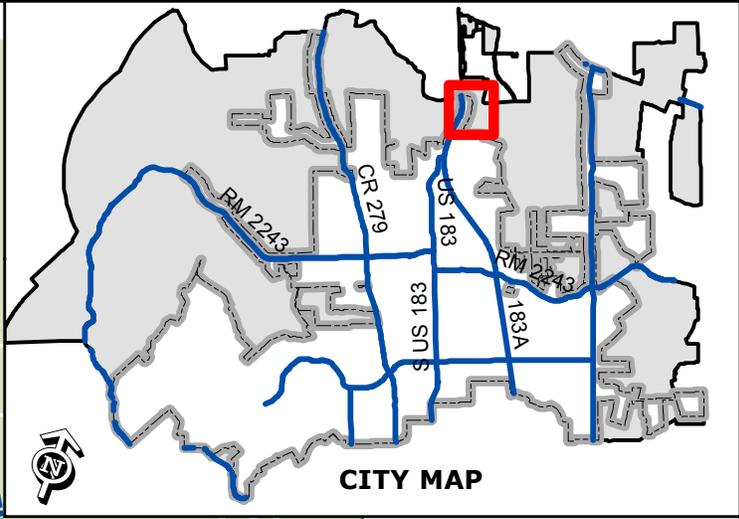


**ZONING CASE 15-Z-032 Attachment #2** Current Zoning Map - 602 S San Gabriel Dr

Subject Property	SFR	SFT	GC	PUD Commercial
City Limits	SFE	SFU/MH	HC	PUD Mixed Use
<b>Annexation</b>	SFS	TF	HI	PUD Multi-Family
Future Annexation Per DA	SFU	MF	PUD	PUD Single-Family
Involuntary Annexation	SFC	LO		PUD Townhome
Voluntary Annexation	SFL	LC		

0 200  
Feet

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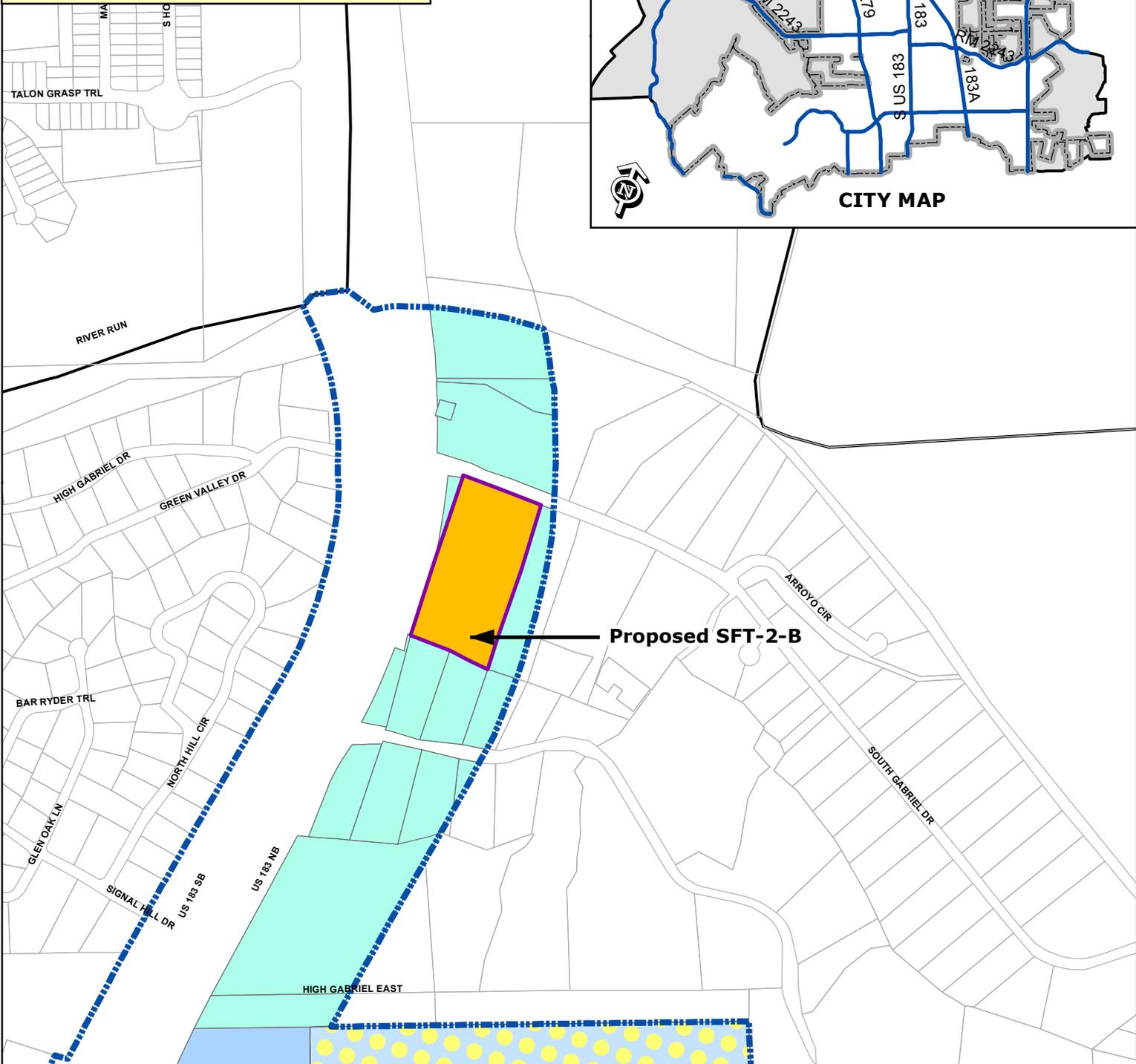
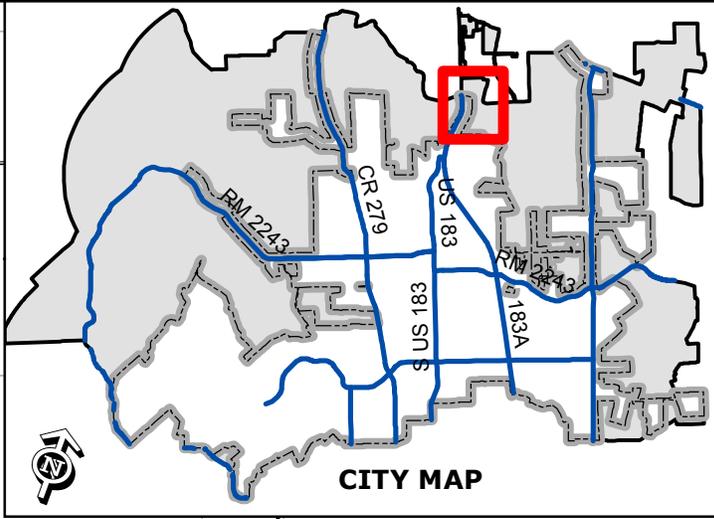
**ZONING CASE 15-Z-032 Attachment #3** Future Land Use Map - 602 S San Gabriel Dr

 City Limits	 Commercial Corridor	 Transit Supportive Mixed Use
 Subject Property	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
		 Industrial District
		 Neighborhood Residential


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Feet

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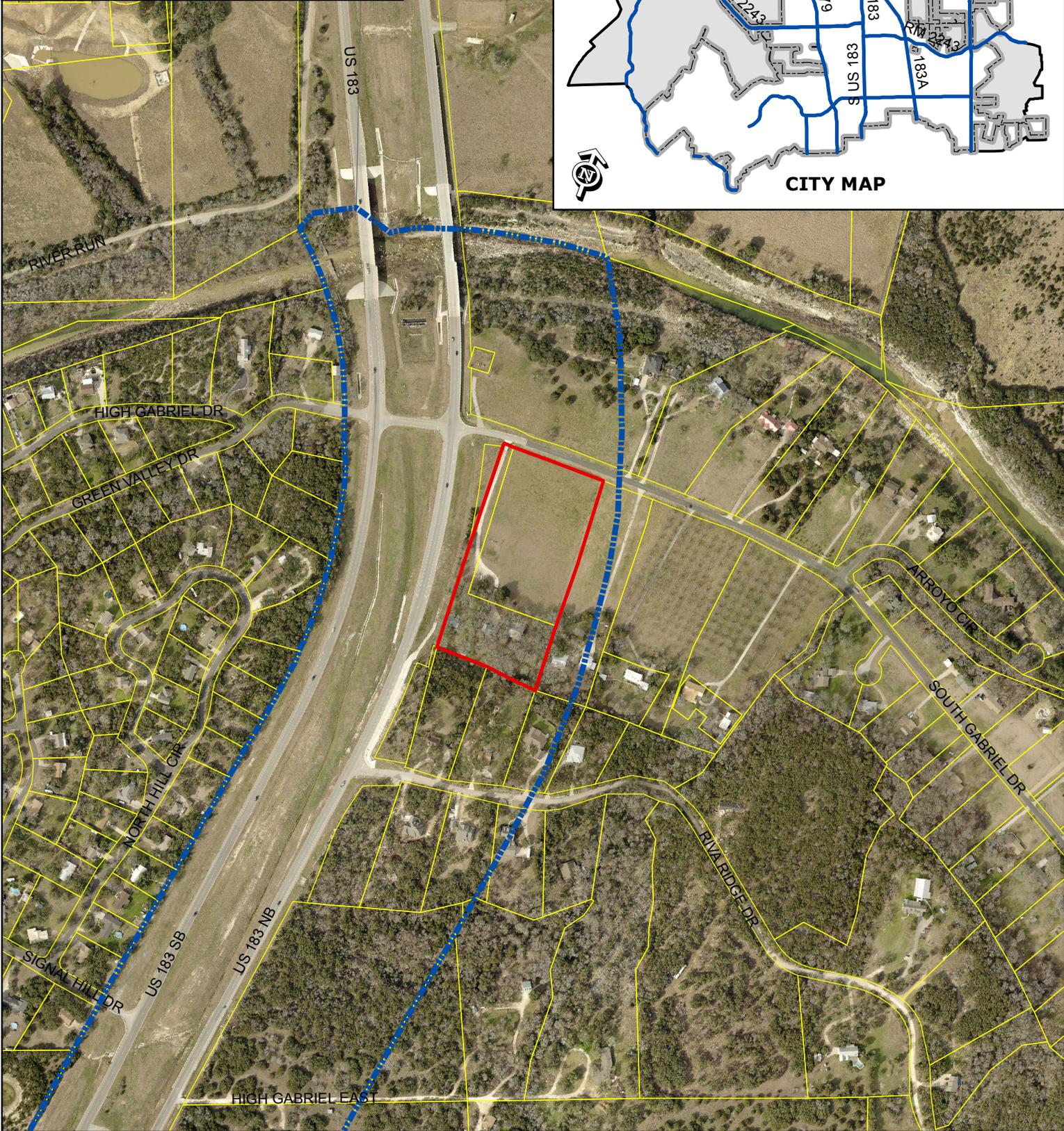
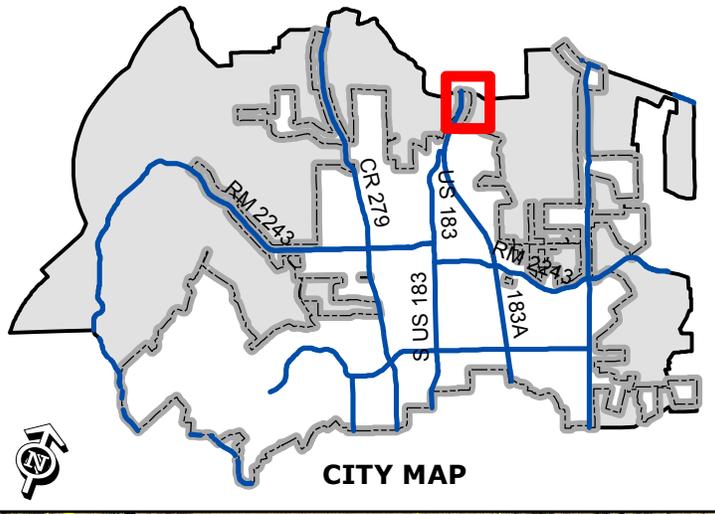
**ZONING CASE 15-Z-023 Attachment #4** Proposed Zoning Map - 602 S San Gabriel Dr

	Subject Property		SFR		SFT		GC		PUD Commercial
	City Limits		SFE		SFU/MH		HC		PUD Mixed Use
	Future Annexation Per DA		SFS		TF		HI		PUD Multi-Family
	Involuntary Annexation		SFU		MF		PUD		PUD Single-Family
	Voluntary Annexation		SFC		LO				PUD Townhome
			SFL		LC				



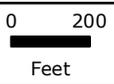
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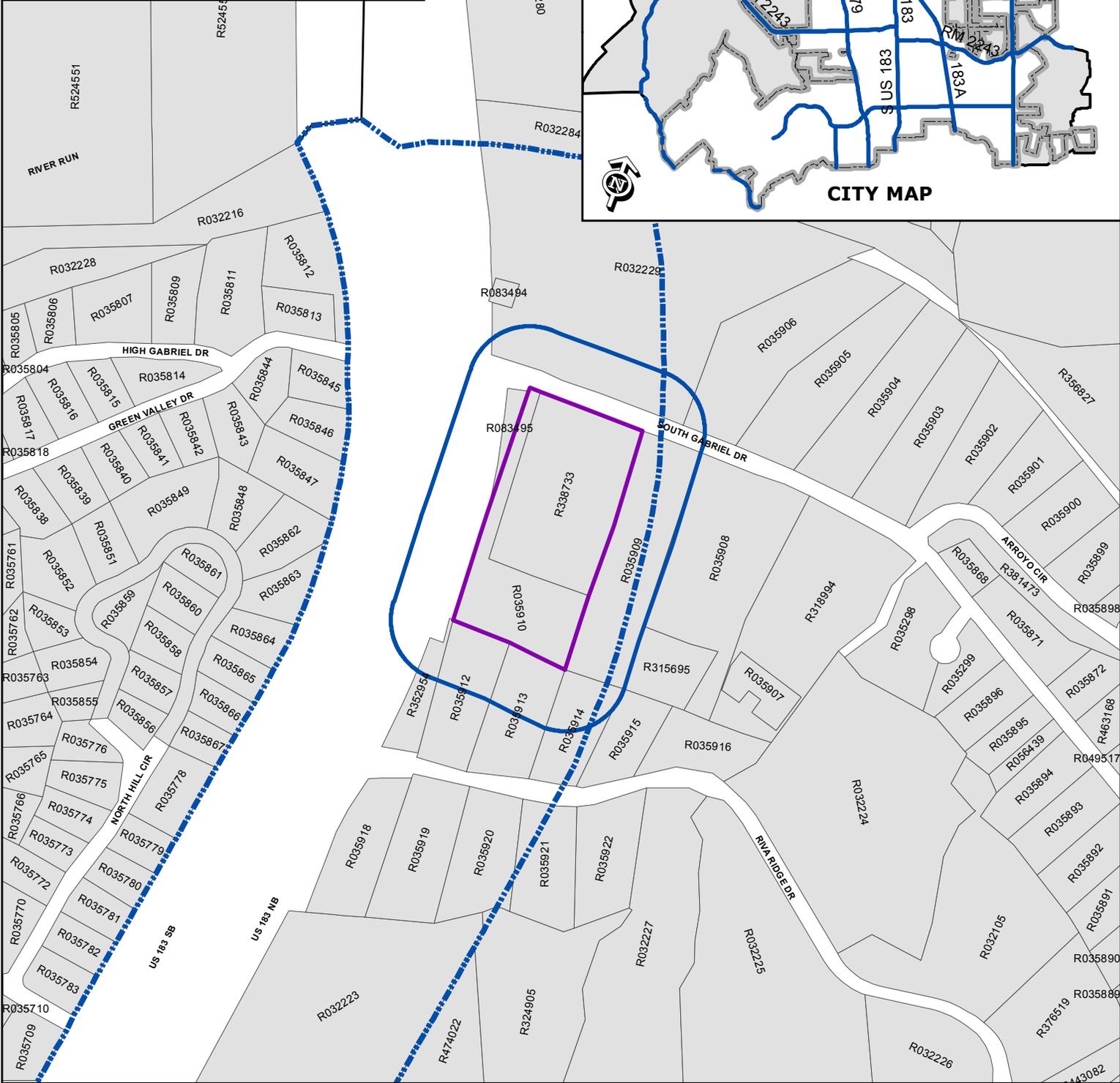
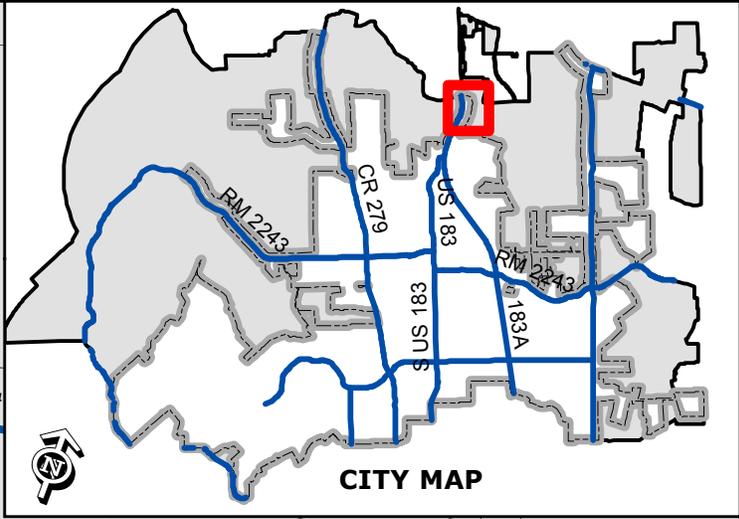
### ZONING CASE 15-Z-032 Attachment #5

Aerial Exhibit - Approximate Boundaries  
602 S San Gabriel Dr



-  Subject Property
-  City Limits

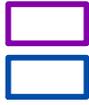
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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



# ZONING CASE 15-Z-032

## Attachment #6

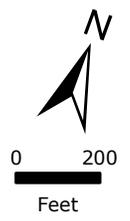
Notification Map  
602 S San Gabriel Dr



Subject Property  
City Limits  
Public Notification Boundary



WCAD Parcels



## ATTACHMENT 7

October 26, 2015

Reference: Ronald E. & Serita Kay Butler  
602 S. Gabriel Dr., Leander, TX 78641  
High Gabriel East 2, Lot 16 & 17, 6.19 acres

Letter of intent requesting a zoning change for 602 S. Gabriel Dr., Leander.

City of Leander Planning and Zoning,

We would like to ask the city for our property to be rezoned to SFT-2-B (Single-Family Townhome) district. Currently, lot 17, High Gabriel East 2, is zoned multifamily by High Gabriel Estates Development Co., Inc. This Lot is fronted onto the new 183A toll access road and corners with South Gabriel Dr. (also County Road 270). The legal Description is High Gabriel East 2, Lot 16 PT & 17 PT, Acres 4.03 and High Gabriel East 2, Lot 16 PT & 17 PT, acres 2.16. The 4.03 acres has an ag exemption. This property is about a half mile from the new Bryson Subdivision. It is located on the south side of the South San Gabriel River but not fronted to it. The property on the north side of the river from our property was currently purchased by the City of Leander for a new city park.

The physical description of our property is: Trees (oak and large) covered all at the back of the property, buildings are a house, shop and barn, the land slopes up at the back and open field and flat in the front part.

We are thinking that since this property is fronted to 183A, is taxed by the city (since 2007), close to metro rail and HEB, real close to a upcoming Leander City park, that this property would be a great location for single family townhomes. We have lived here since 1984 and we're ready to move on.

We appreciate your consideration for this request.

Thank you,

Ronald E. and Serita Kay Butler



## EXECUTIVE SUMMARY

DECEMBER 10, 2015

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**Agenda Subject:** Zoning Case 15-TOD-Z-035: Hold a public hearing and consider action on rezoning of one parcel of land generally located to the south of the intersection of US 183 and 183A Toll Road; 4.654 acres more or less; WCAD Parcel R433105. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing to amend the PUD to designate the base zoning district as GC-3-B (General Commercial) as permitted by the SmartCode, Leander, Williamson County, Texas.

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

**Origination:** Applicant: Bruce Nakfoor on behalf of West Texas Trading Retirement, Ltd.

**Financial Consideration:** None

**Recommendation:** See Planning Analysis.

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

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

**Attachments:**

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Proposed Zoning Map
5. Aerial Map
6. Notification map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent

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

12/02/2015



# PLANNING ANALYSIS

## ZONING CASE 15-TOD-Z-035 THE TRIANGLE PUD

### GENERAL INFORMATION

- Owner:** West Texas Trading Retirement, Ltd.
- Current Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development)
- Proposed Zoning:** PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of GC-3-B (General Commercial)
- Size and Location:** The property is generally located to the south of the intersection of US 183 and 183A Toll Road and includes 4.654 acres, more or less.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	PUD/TOD	Undeveloped Property
EAST	PUD/TOD	Undeveloped Property Proposed Bryson Subdivision
SOUTH	PUD/TOD	Undeveloped Property
WEST	PUD/TOD	Undeveloped Property

<b>COMPOSITE ZONING ORDINANCE &amp; SMARTCODE INTENT STATEMENTS</b>
---

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

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

**CONVENTIONAL ZONE:**

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

**USE COMPONENT**

**GC – GENERAL COMMERCIAL:**

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

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

**SITE COMPONENT**

**TYPE 3:**

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

*Intent:*

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

**ARCHITECTURAL COMPONENT**

**TYPE B:**

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

*Intent:*

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

**COMPREHENSIVE PLAN STATEMENTS:**

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

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Promote the Transit Oriented Development (TOD) as an urban destination within a suburban community.
- The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.

**ANALYSIS:**

The applicant is requesting an amendment to the TOD/PUD (Transit Oriented Development/Planned Unit Development) district in to order to develop a commercial project. The surrounding properties are all designated as Conventional District within the TOD (Transit Oriented Development). All of the properties are undeveloped except for the property to the east. The property to the east is part of the proposed Bryson Subdivision that is currently under construction.

The proposed base zoning for this PUD is GC-3-B (General Commercial). This use component permits the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

The requested Type 3 site component would permit outdoor fuel sales, limited outdoor storage and/or display, overhead doors, drive-through service lanes and carwashes. This use component is intended to be combined with the GC use component where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings. The Type B Architectural Component requires that 85% of the first story walls are comprised of masonry and 50% of each additional story. In addition, four architectural features are required.

The Conventional Development (CD) Sector Standards will apply to this project. US 183 is designated as a B-Street and 183A Toll is designated as a C-Street. These standards are listed below.

Standards Specific to B-Streets in Commercial Zoning Districts

- a. Surface parking consisting of no more than one drive aisle with head-in parking spaces on each side of the drive aisle are permitted between the building and the right-of-way. A landscape screen or wall no taller than 4 feet in height shall be constructed and maintained to screen the view of the parking from the adjacent ROW.
- b. All drive aisles shall be designed and easements conveyed to connect to existing or future drive aisles on adjacent properties.
- c. Sidewalks and street trees in compliance with the Composite Zoning Ordinance shall be required between the parking lot and the right-of-way.
- d. Sidewalks at least 12 feet wide shall be provided between the building facade and the parking lot, with trees in grates or planter boxes every 30 feet.
- e. A continuous building frontage is required. The frontage may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Planning Director. For phased building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction.
- f. The provision of pedestrian amenities such as benches, outdoor dining areas, awnings over sidewalks and other similar features is encouraged. The Planning Director may provide a reduction of the minimum parking or landscaping requirement of up to 15% for the provision of pedestrian amenities.

Standards Specific to Lots & Buildings on B-Streets in Commercial Zoning Districts

- a. Buildings fronting on A- and B-Streets shall meet the Type A Architectural Component of the Composite Zoning Ordinance.
- b. Buildings fronting on A- and B-Streets shall provide a primary entrance facing the street accessing the required sidewalk.

Standards Specific to C-Streets in Commercial Zoning Districts

- a. Surface parking lots between buildings and the right-of-way shall be no deeper than 300 feet nor wider than 600 feet.
- b. Surface parking lots between buildings and the right-of-way shall be designed as a pattern of internal streets and parking blocks. The parking blocks may have standard parking spaces and aisles. The internal streets shall have travel lanes, curbs, street trees, sidewalks and utility easements and may have parallel parking. The parking blocks shall be left free of easements with the exception of those for drainage and parking lot lighting in order to accommodate future construction of buildings.

Standards Specific to Lots & Buildings on C-Streets in Commercial Zoning Districts

- a. Buildings fronting on C-Streets shall meet the Type A or Type B Architectural Component of the Composite Zoning Ordinance.

The applicant is requesting the following waivers:

- The C-Street standards apply to both roadways.
- Fuel pumps may be located closer to the street than the building on the northern side of the property, but no closer to the street than the building on the west or east sides.
- The lighting level at the boundary of the property shall be no more than 1.0 foot candle.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested TOD/PUD amendment with the following waivers:

- The C-Street standards apply to both roadways.
- Fuel pumps may be located closer to the street than the building on the northern side of the property, but no closer to the street than the building on the west or east sides.
- The lighting level at the boundary of the property shall be no more than 1.0 foot candle.

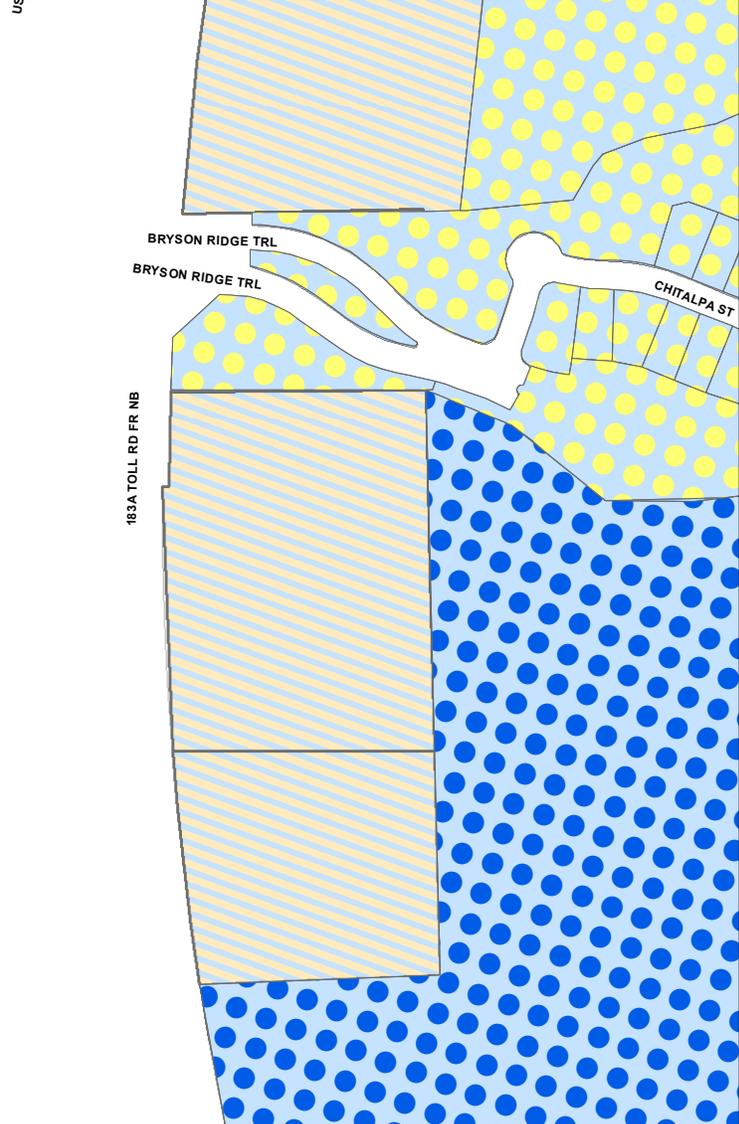
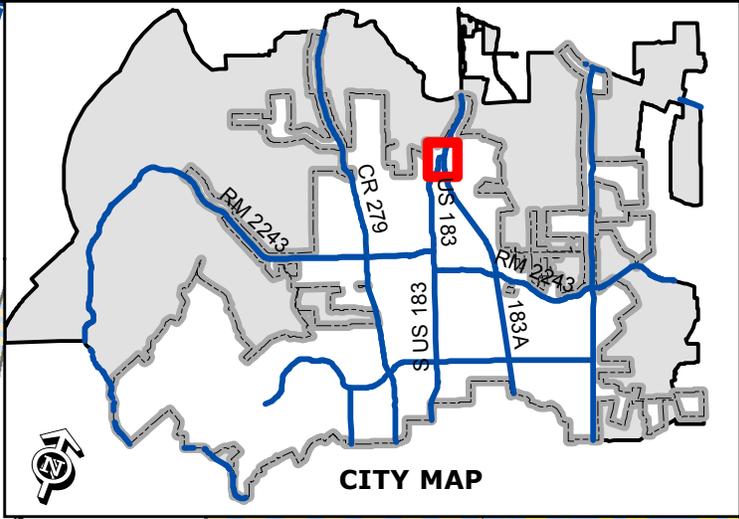
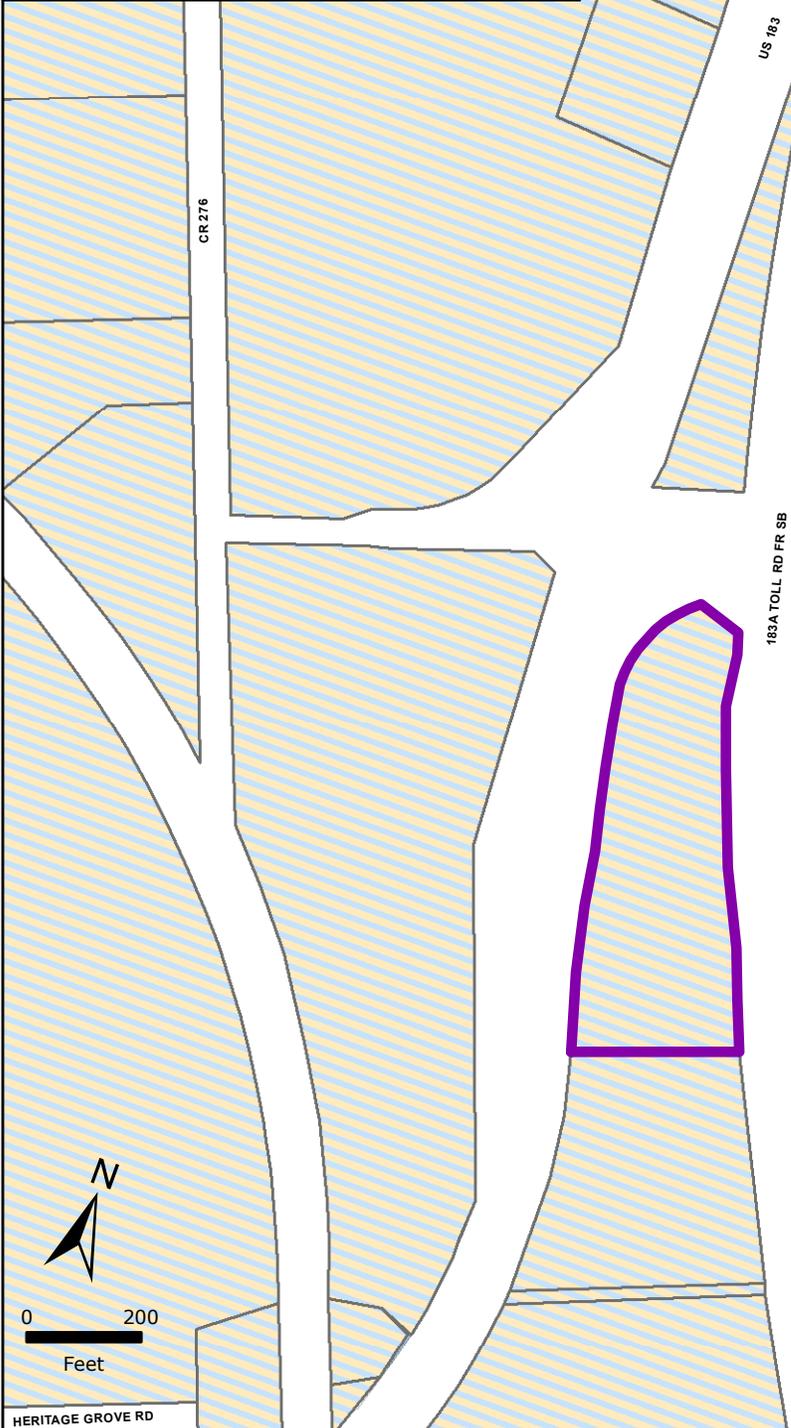
The proposed land use is compatible with the neighboring properties. Staff recommends approval of the pump location due to the unusual shape of the lot and the amount of street frontage. The northern portion of the property is bound by a connector roadway that transitions from US 183 and 183A Toll Road.

The intent of the B-Street standards is to provide for a pedestrian friendly, walkable area. A continuous building frontage is required along this street type. In this situation, one side of the property would be required to comply with B-Street standards and the other side would comply with the C-Street standards. Staff supports applying the C-Street standards to both roadways because this property does not justify the need for the B-Street requirements. This area will be challenging to require walkable area.

The proposed lighting level will not impact any adjacent residential uses and the current standards regarding full cut off fixtures still applies.

This request meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

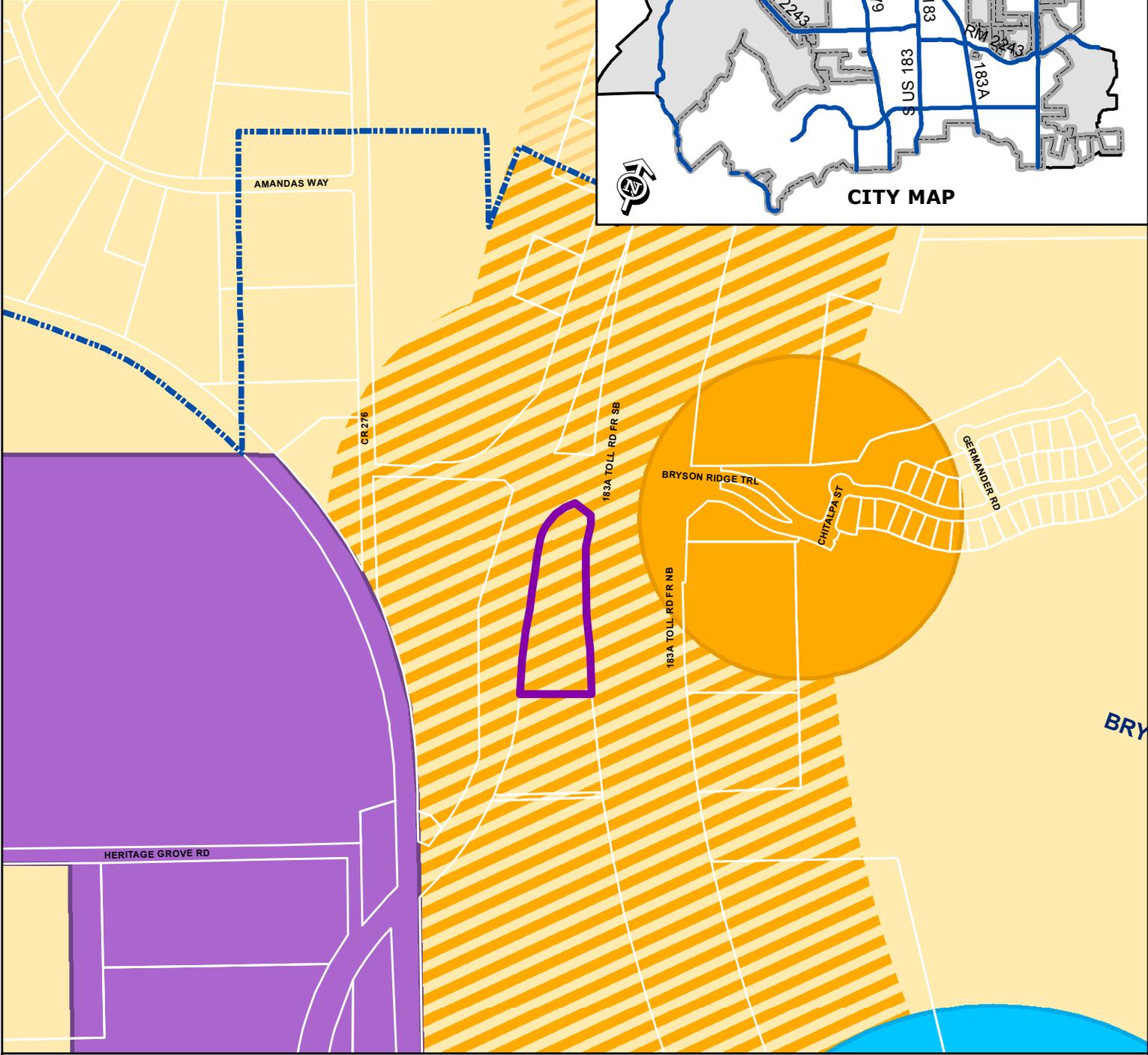
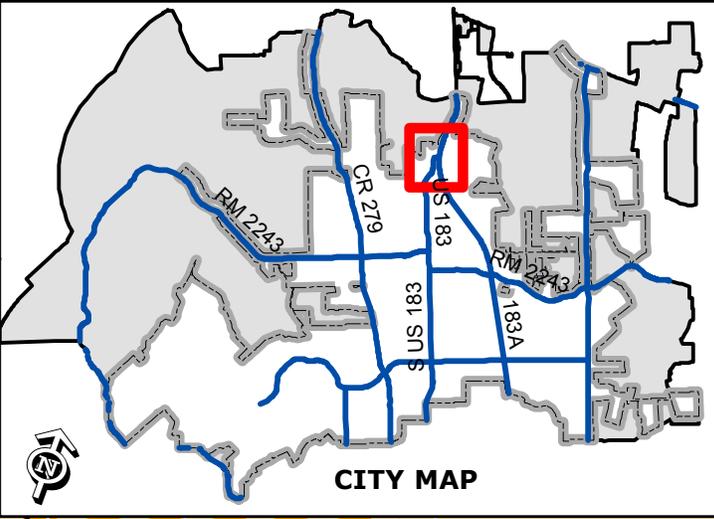
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**ZONING CASE 15-TOD-Z-035 Attachment #2** Current Zoning Map - The Triangle

 Subject Property	 S1 General Sector	 T5 Urban Center	 PUD Commercial
 City Limits	 S2 Station Sector	 T6 Urban Core	 PUD Mixed Use
<b>SECTORS</b>	 S3 Old Town Sector	 SD Special District	 PUD Multi-Family
 OS Open Space	<b>TRANSECTS</b>	 Civic Building	 PUD Single-Family
 CD Conventional Sector	 T4 General Urban		 PUD Townhome

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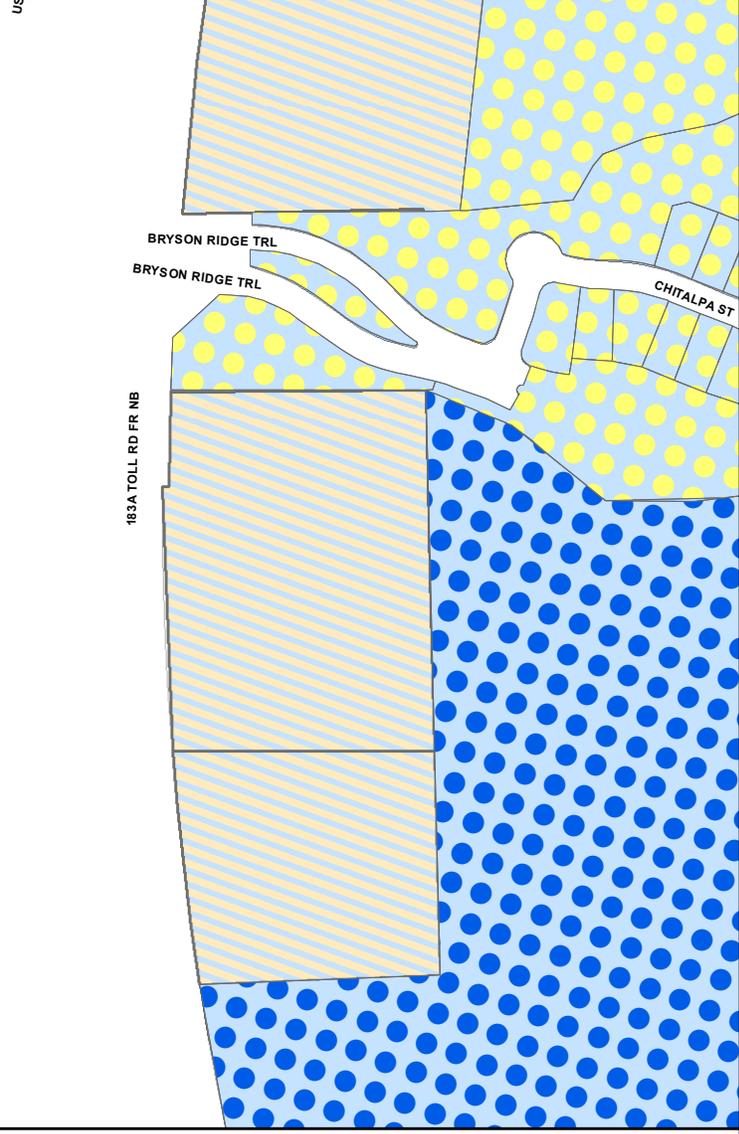
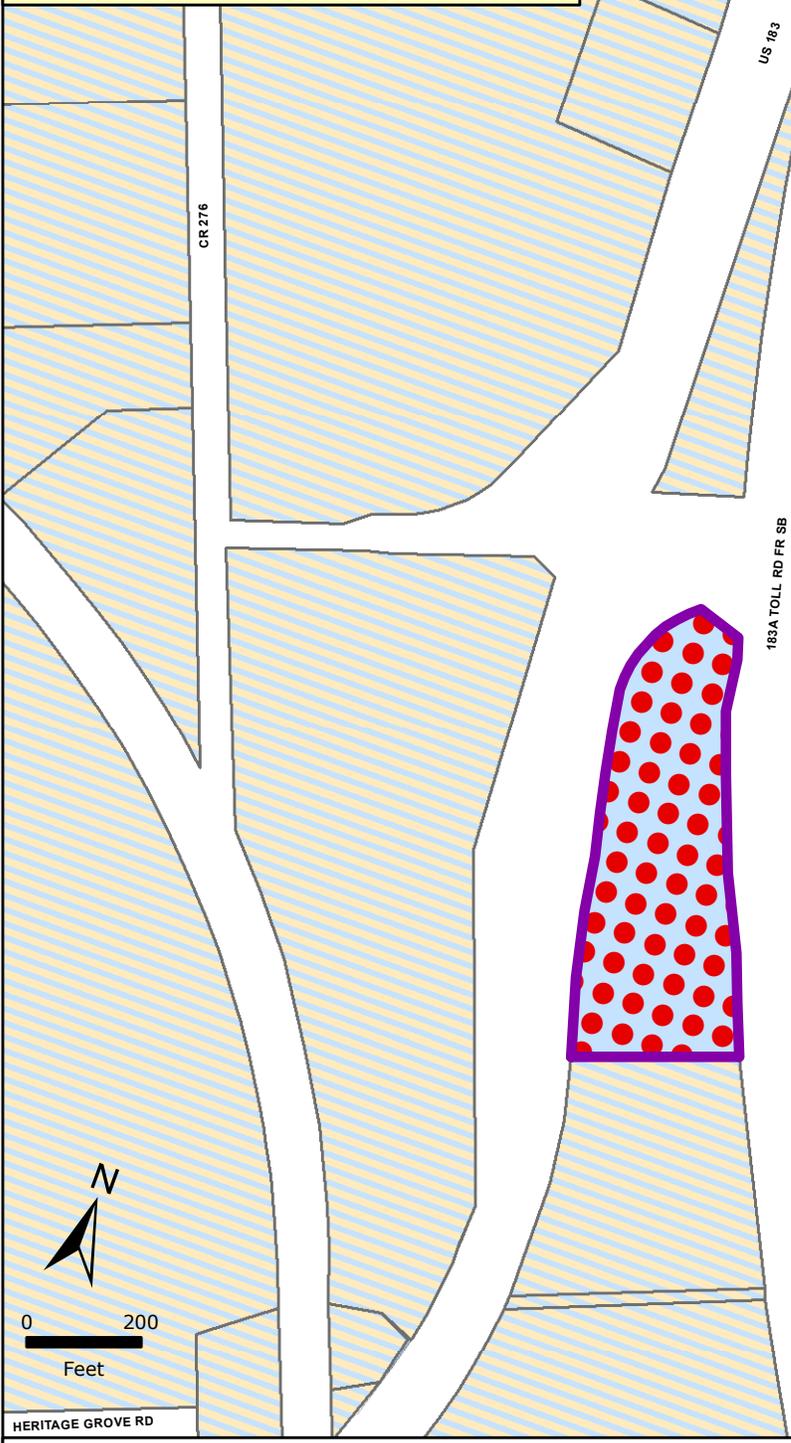
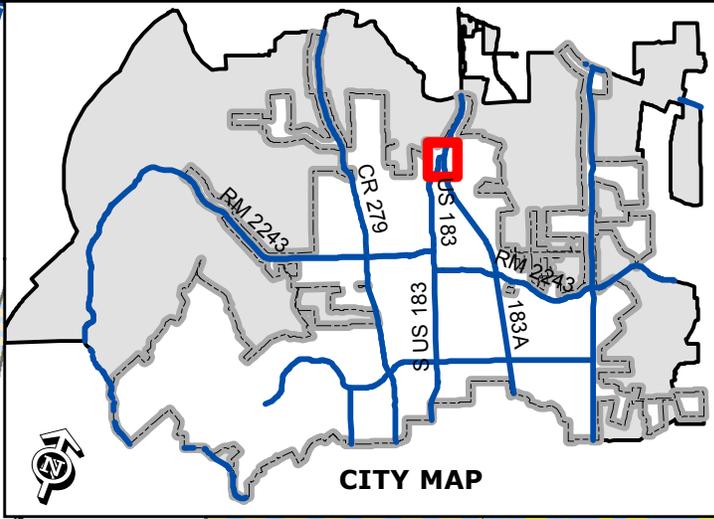


**ZONING CASE 15-TOD-Z-035 Attachment #3** Future Land Use Map - The Triangle

 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
		 Industrial District
		 Neighborhood Residential

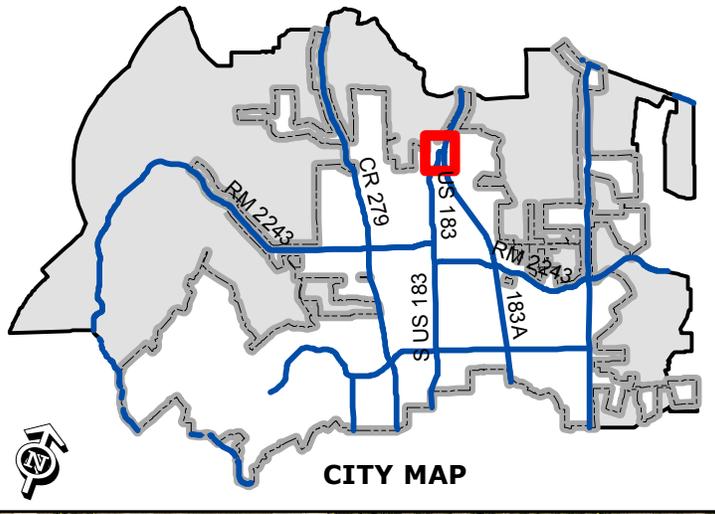

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**ZONING CASE 15-TOD-Z-035 Attachment #4** Proposed Zoning Map - The Triangle

- |                        |                    |                     |                   |
|------------------------|--------------------|---------------------|-------------------|
| Subject Property       | S1 General Sector  | T5 Urban Center     | PUD Commercial    |
| City Limits            | S2 Station Sector  | T6 Urban Core       | PUD Mixed Use     |
| <b>SECTORS</b>         | S3 Old Town Sector | SD Special District | PUD Multi-Family  |
| OS Open Space          | <b>TRANSECTS</b>   | Civic Building      | PUD Single-Family |
| CD Conventional Sector | T4 General Urban   |                     | PUD Townhome      |

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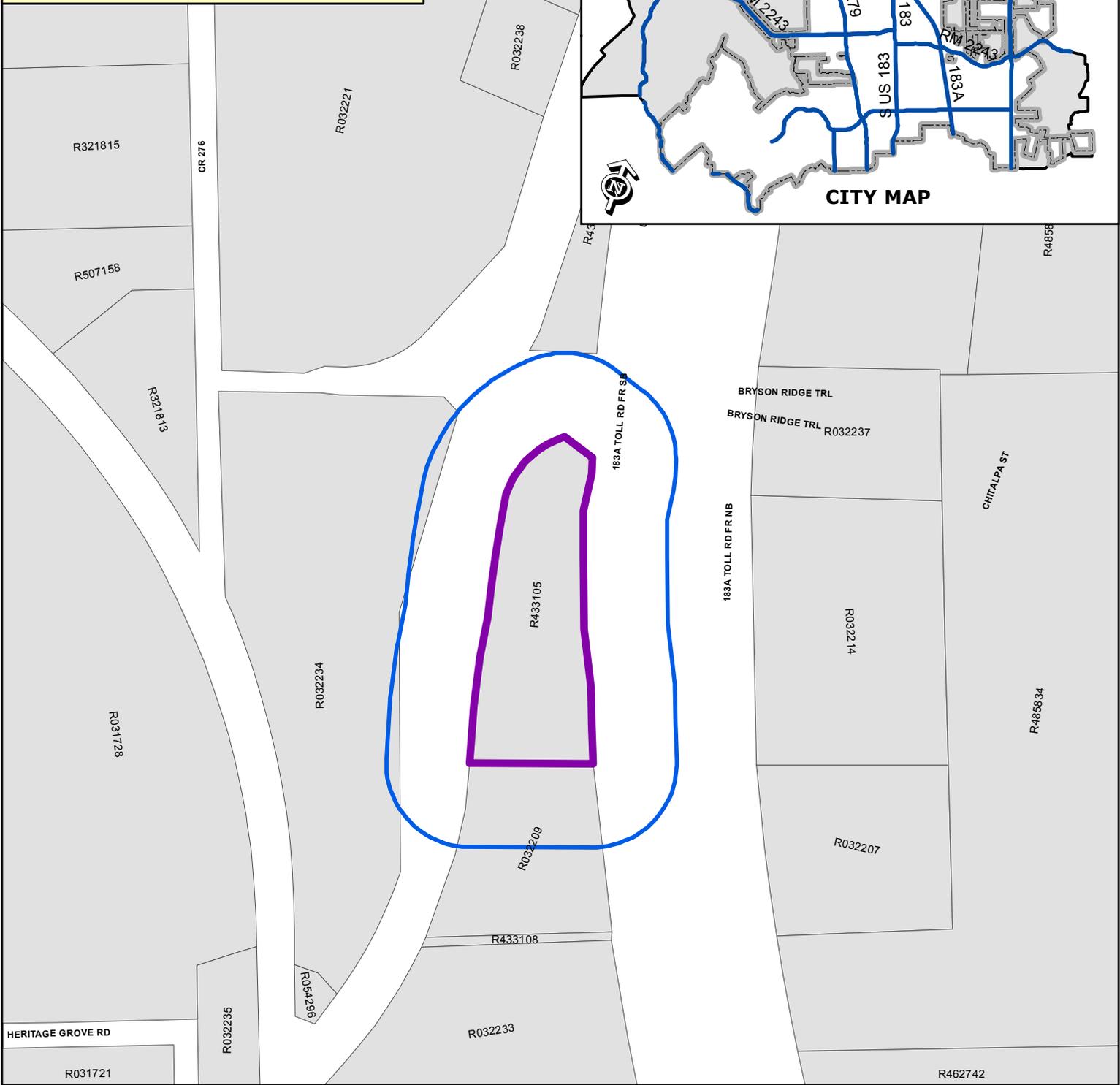
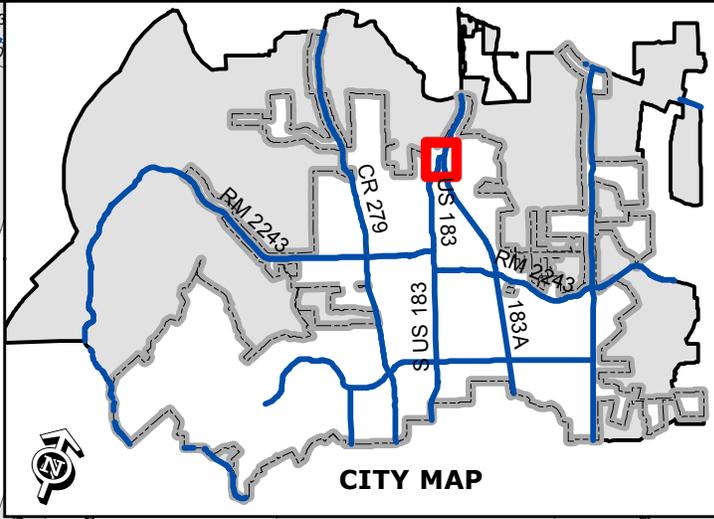
### ZONING CASE 15-TOD-Z-035 Attachment #5

Aerial Exhibit - Approximate Boundaries  
The Triangle



-  Subject Property
-  City Limits

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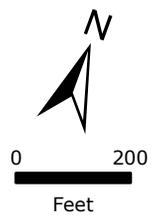


## ZONING CASE 15-TOD-Z-035

### Attachment #6

Notification Map  
The Triangle

-  Public Notification Boundary
-  Subject Property
-  City Limits
-  WCAD Parcels



# **EXHIBIT A**

## **The Triangle Planned Unit Development**

### **A. Purpose and Intent**

The Triangle PUD is composed of approximately 4.654 acres, as described in Exhibit C (Field Notes). The development of this property is planned as a commercial development.

### **B. Applicability and Base Zoning**

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance and the Conventional Development (CD) Sector Standards, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the GC-3-B (General Commercial) base zoning district has been selected from the Leander Composite Zoning Ordinance for the proposed commercial development.
3. The Conventional Development (CD) Sector Standard regarding the A-Street, B-Street, and C-Street Standards shall be modified as follows:

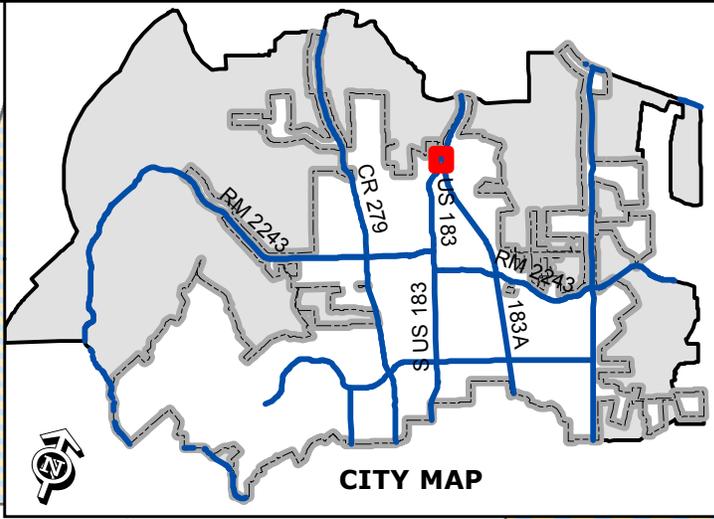
C-Street Standards shall apply to the development along US 183.

4. The general layout of the property is shown in Exhibit B. The pumps may be located in front of the building on the northern side of the property, but shall not be located closer to the street than the building on the west or east sides.
5. The lighting level at the boundary of the property shall be no more than 1.0 foot-candle.

### **C. Conceptual Site Layout and Land Use Plan**

Exhibit B (attached) is a conceptual site layout and land use plan intended to visually convey the proposed location of the commercial development. This plan does not constitute plat or site plan approval.

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



### ZONING CASE 15-TOD-Z-035

## Exhibit B Conceptual Site Layout & Land Use Plan

The Triangle PUD

This Plan is conceptual. All applicable City Ordinances shall apply unless otherwise noted in the PUD Notes

-  Subject Property
-  City Limits



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METES AND BOUNDS DESCRIPTION

BEING 4.152 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A CALLED 17.46 ACRE TRACT DESCRIBED AS TRACT 1 IN DEED TO WEST TEXAS TRADING RETIREMENT, LTD. RECORDED IN VOLUME 2058, PAGE 119 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND ALL OF A CALLED 0.018 OF AN ACRE TRACT OF LAND DESCRIBED IN DEED TO WEST TEXAS TRADING RETIREMENT, LTD. RECORDED IN DOCUMENT NO. 200504933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rebar with "SAM, INC" cap found in the existing west right-of-way line of US 183-A (right-of-way width varies) at the southeast corner of the said remainder of 17.46 acre tract, the northeast corner of a remainder of a called 7 acre tract described in deed to Truman L. Meyer and wife, Louese Meyer recorded in Volume 2135, Page 26 of the O.R.W.C.T., the southwest corner of a called 5.692 acre tract described as Parcel 20, Part 1 in deed to Williamson County, Texas for right-of-way of US 183-A recorded in Document No. 2005045932 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and the northwest corner of a called 2.274 acre tract described as Parcel 22 in deed to Williamson County, Texas for right-of-way of US 183-A recorded in Document No. 2004067303 of the O.P.R.W.C.T.; from which a 1/2" iron rebar with "SAM, INC" cap found at the southeast corner of said remainder of the 7 acre tract and the southwest corner of said 2.274 acre tract bears 395.90 feet along a curve to the left having a radius of 5929.58 feet, a delta angle of 03°49'31" and chord bears South 26° 03'57" East 395.82 feet (record - length 395.90 feet, radius 5929.58 feet, delta angle 03°49'32" East, chord South 26°03'38" East 395.82 feet);

THENCE South 69°52'09" West with the south line of the remainder of the 17.46 acre tract and the north line of the remainder of the 7 acre tract a distance of 292.41 feet to a Type I highway monument found in the existing east right-of-way line of US 183 (right-of-way width varies) at the southwest corner of the remainder of the 17.46 acre tract, the northwest corner of the remainder of the 7 acre tract and in the east line of a called 3.596 acre tract described as Tract 1 in deed to the State of Texas for right-of-way of US 183 recorded in Volume 403, Page 654 of the Deed Records of Williamson County, Texas;

THENCE North 16°09'39" West with the west line of the 17.46 acre tract and the existing east right-of-way line of US 183 a distance of 260.40 feet to a 1/2" iron rod with cap marked "LANDESIGN" set, from which a type I highway monument found bears North 16°09'39" West 84.60 feet;

THENCE crossing through the 17.46 acre tract the following four (4) courses:

1. North 09°02'33" West a distance of 95.94 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. 295.32 feet along a curve to the right having a radius of 2990.00 feet, a delta angle of 05°39'33", and chord bears North 11°39'01" West a distance of 295.20 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

3. 205.89 feet along a curve to the right having a radius of 218.00 feet, a delta angle of  $54^{\circ}06'44''$ , and chord bears North  $25^{\circ}15'48''$  East a distance of 198.32 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

4. South  $72^{\circ}21'32''$  East a distance of 82.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the existing west right-of-way line of US 183-A, the east line of the remainder of the 17.46 acre tract and the south line of a called 0.561 acre tract described as Parcel 20 Part 2 in deed to Williamson County for right-of-way of US 183- A recorded in Document No. 2005045932 of the O.P.R.W.C.T.;

THENCE 26.74 feet with the existing west right-of-way line of US 183-A and the east line of the remainder of 17.46 acre tract along a curve to the left having a radius of 5929.58 feet, a delta angle of  $00^{\circ}15'30''$ , and chord bears South  $17^{\circ}10'43''$  East a distance of 26.74 feet to a found 1/2" rebar with cap stamped "SAM, INC" at the northernmost corner of said 0.018 acre tract, the southeast corner of said 0.561 acre tract and in the west line of a called 2.758 acre tract described as Parcel 19 in deed to Williamson County for right-of- way of US 183-A recorded in Document No. 2004090174 of the O.P.R.W.C.T.;

THENCE 88.48 feet with the existing west right-of-way line of US 183-A and the east line of the 0.018 acre tract along a curve to the left having a radius of 5929.58 feet, a delta angle of  $00^{\circ}51'18''$ , and chord bears South  $17^{\circ}44'07''$  East a distance of 88.48 feet (record - arc 89.08 feet, radius 5929.58 feet, delta angle  $00^{\circ}51'39''$ , chord South  $17^{\circ}43'38''$  East 89.08 feet) to a found 1/2" rebar with cap stamped "SAM, INC" at the southeast corner of said 0.018 acre tract, the southwest corner of said 2.758 acre tract, the northwest corner of said 5.692 acre tract and in the east line of the remainder of the 17.46 acre tract;

THENCE along a curve to the left having a radius of 5929.58 feet with the existing west right-of-way line of US 183-A and the east line of the remainder of the 17.46 acres, passing a type II highway monument found at an arc distance of 312.51 feet and continuing for a total distance of 616.93 feet, a delta angle of  $05^{\circ}59'25''$  and chord bears South  $21^{\circ}09'28''$  East 619.65 feet to the POINT OF BEGINNING.

This parcel contains 4.152 acres of land, out of the William Mansil Survey, Abstract No. 437 in Williamson County, Texas. Description prepared from an on-the-ground survey made during February, 2014. All bearings are based on the Texas State Plane Coordinate System, Central Zone 4203.



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**ATTACHMENT 8**

Bruce Nakfoor

November 9, 2015

9119 Spinning Leaf Cove

Austin, TX. 78735

512-656-6244

Robin Griffin

Leander Planning & Zoning

Re: Zoning Change R433105

Dear Robin,

Please consider this letter notifying you of my intent to request zoning change on behalf of the owner regarding the above referenced property. We are requesting GC-3 b. We consider this to be the highest and best use for the property.

Regards,



Bruce Nakfoor