



AGENDA

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

Thursday ~ February 11, 2016 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: January 28, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the February 4, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 15-FP-030: Consider action on the Travisso, Phase 2, Section 1F Final Plat for 23.820 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the west of the intersection of Sandorna View and Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

8. Subdivision Case 15-FP-031: Consider action on the Travisso, Phase 2, Section 1G Final Plat for 6.503 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Travisso, Ltd.

Public Hearing

9. Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the east of the eastern terminus of E San Gabriel Pkwy at the intersection with CR 270, on east of CR 270; 230 acres more or less; WCAD Parcels R037768, R032201, R051334, R099151, R032200, and R032109. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development) with the following base zoning district of SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant/Agent Blake Magee on behalf of Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.

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

10. Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of two lots generally located 750 feet to the west of the intersection of E Crystal Falls Pkwy and Ronald Reagan Blvd; 9.736 acres more or less; legally described as Lots 1 & 2 Blk A, Anderson Commercial, WCAD Parcels R542627 and R542628. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: City of Leander on behalf of Anderson, Dorothy Jean Stephenson.

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

11. Zoning Case 16-Z-001: Hold a public hearing and consider action on the rezoning of one lot located at 1109 Leander Drive; 3.526 acres more or less; legally described as Lot 14A, Blk A of the Leander Heights Section 3 Replat, WCAD Parcel R351048. Currently, the property is zoned HC-4-D (Heavy Commercial). The applicant proposing to zone the property to HC-5-D (Heavy Commercial), Leander, Williamson County, Texas. Applicant: Ron Jordan on behalf of Dennis Industries, LLC.

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

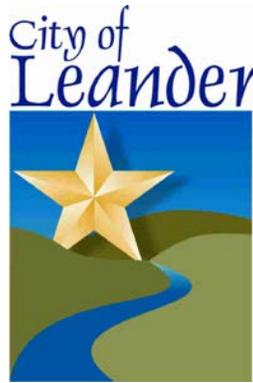
Work Session

12. Meeting Adjourned

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 5th day of February, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager



MINUTES

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

Thursday ~ January 28, 2016 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 7:04 pm
2. Roll Call
All Commissioners were present except Commissioner Cotten
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 14, 2016
Motion made by Commissioner Hines to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 21, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the January 21, 2016 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 Citizen wished to speak.

Consent Agenda

7. Subdivision Case 15-SFP-011: Consider action on the Kittie Hill Acres, Tract 13 Short Form Final Plat, being a replat for 3.30 acres more or less; WCAD Parcels R540070, R097980, and R444182; generally located on the northwest corner of the intersection of Ronald W. Reagan Blvd. and Hero Way, Leander, Williamson County Texas. Applicant/Agent: Professional StruCIVIL Engineers on behalf of Shari Carmody Greene.

Commissioner Hines moved to approve the consent agenda with staff recommendation, Vice Chair Allen seconded the motion. Motion passed unanimously.

Regular Agenda

8. Meeting adjourned **at 7:10**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary

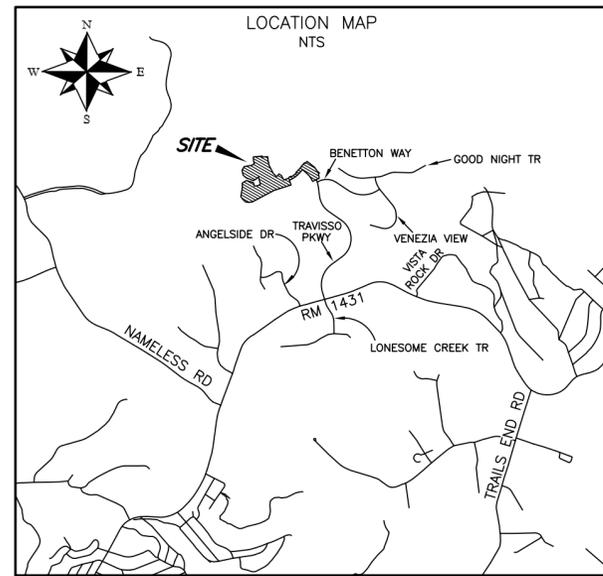


EXECUTIVE SUMMARY

FEBRUARY 11, 2016

-
- Agenda Subject:** Subdivision Case 15-FP-030: Consider action on the Travisso, Phase 2, Section 1F Final Plat for 23.820 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the west of the intersection of Sandorna View and Travisso Parkway; 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: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 49 single-family lots, 2 private drive lots 3 HOA Landscape Lots, and 2 HOA 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. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 02/01/2016

FINAL PLAT OF TRAVISSO, PHASE 2, SECTION 1F



OWNER AND DEVELOPER:
TRAVISSO, LTD.
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

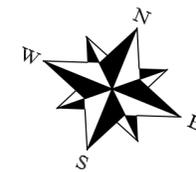
SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

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

SUBMITTAL DATE: OCTOBER 13, 2015
TOTAL AREA OF THIS PLAT: 23.820 ACRES
TOTAL NUMBER OF LOTS: 56
RESIDENTIAL: 49
NON-RESIDENTIAL: 7

LINEAR FEET OF NEW STREETS

TRAVISSO PARKWAY: 543
SANDORNA VIEW: 1680
SANDORNA COURT: 222
MILAN MEADOWS DRIVE: 997
WESTINO WAY: 358
FOSSETTA VIEW: 173
CASAFINA LANE: 145



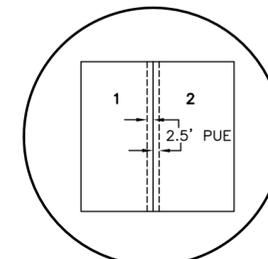
SCALE: 1"=100'



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

LEGEND:

- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- Ⓚ = BLOCK NAME
- WE = WATER EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- LSE = LANDSCAPE EASEMENT
- PD = PRIVATE DRIVE
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PSE = PUBLIC SAFETY/PUBLIC SERVICE EASEMENT
- WQP = WATER QUALITY POND
- BMPE = BEST MANAGEMENT PRACTICES EASEMENT
- WBZE = WATERWAY BUFFER ZONE EASEMENT/
RIPARIAN CORRIDOR SETBACK
- 6549 = LOT AREA IN SQUARE FEET
- [Hatched Box] = LIMITS OF WBZE
- = SIDEWALK REQUIRED



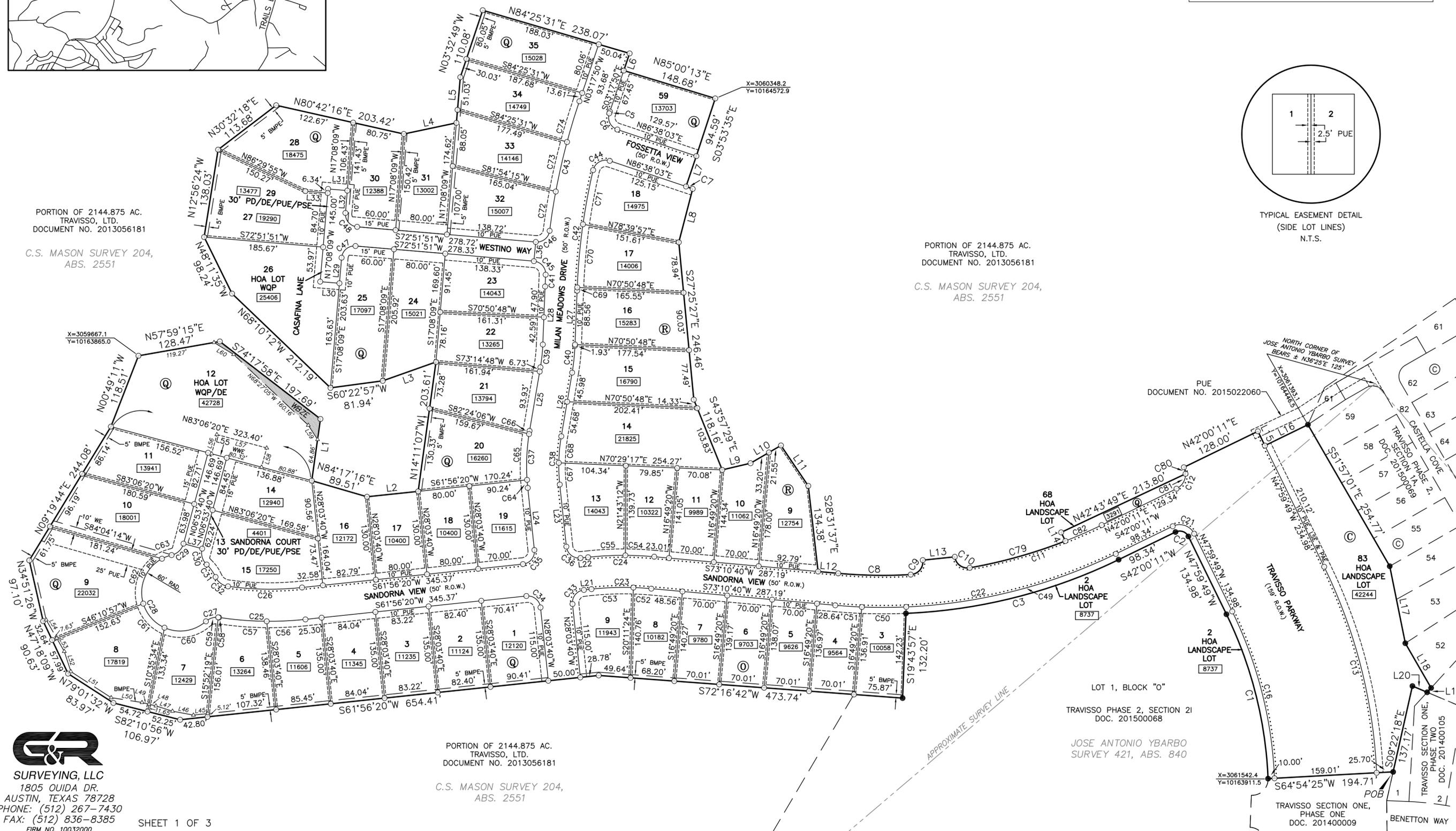
TYPICAL EASEMENT DETAIL
(SIDE LOT LINES)
N.T.S.

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
ABS. 2551

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
ABS. 2551



X=3059667.1
Y=10163865.0

X=3060348.2
Y=10164572.9

PUE
DOCUMENT NO. 2015022060

X=3061542.4
Y=10163911.5

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

PORTION OF 2144.875 AC.
TRAVISSO, LTD.
DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
ABS. 2551

LOT 1, BLOCK "O"
TRAVISSO PHASE 2, SECTION 2I
DOC. 201500068

JOSE ANTONIO YBARBO
SURVEY 421, ABS. 840

TRAVISSO SECTION ONE,
PHASE ONE
DOC. 201400009

FINAL PLAT OF TRAVISSO, PHASE 2, SECTION 1F

METES AND BOUNDS DESCRIPTION

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	23°38'50"	645.00'	266.21'	N36°10'24"W	264.32'	135.03'
C2	90°00'00"	15.00'	23.56'	S87°00'11"W	21.21'	15.00'
C3	23°34'09"	835.00'	343.48'	N53°47'15"E	341.07'	174.21'
C4	10°50'27"	275.00'	52.03'	N16°25'37"W	51.95'	26.09'
C5	0°10'22"	975.00'	2.94'	S03°23'01"E	2.94'	1.47'
C6	89°53'45"	20.00'	31.38'	S48°25'05"E	28.26'	19.96'
C7	2°17'12"	275.00'	10.98'	S87°46'39"W	10.97'	5.49'
C8	8°20'37"	775.00'	112.86'	N69°00'21"E	112.76'	56.53'
C9	94°14'37"	20.00'	32.90'	N17°42'44"E	29.31'	21.54'
C10	92°35'28"	20.00'	32.32'	S75°42'19"E	28.92'	20.93'
C11	15°59'46"	775.00'	216.37'	N50°00'04"E	215.67'	108.89'
C12	90°00'00"	25.00'	39.27'	N02°59'49"W	35.36'	25.00'
C13	23°29'34"	814.00'	333.76'	N36°15'02"W	331.43'	169.26'
C14	23°31'51"	765.00'	314.18'	N36°13'54"W	311.97'	159.33'
C15	23°33'22"	735.00'	302.18'	N36°13'08"W	300.06'	153.26'
C16	23°38'09"	655.00'	270.20'	N36°10'45"W	268.29'	137.05'
C17	90°00'00"	10.00'	15.71'	S87°00'11"W	14.14'	10.00'
C18	90°00'00"	10.00'	15.71'	S02°59'49"E	14.14'	10.00'
C19	90°00'00"	10.00'	15.71'	N02°59'49"W	14.14'	10.00'
C20	90°00'00"	10.00'	15.71'	N87°00'11"E	14.14'	10.00'
C21	90°00'00"	25.00'	39.27'	S87°00'11"W	35.36'	25.00'
C22	31°10'29"	825.00'	448.88'	N57°35'25"E	443.37'	230.15'
C23	11°14'19"	475.00'	93.17'	S67°33'30"W	93.02'	46.74'
C24	11°14'19"	525.00'	102.98'	S67°33'30"W	102.82'	51.66'
C25	14°42'25"	525.00'	134.76'	N69°17'33"E	134.39'	67.75'
C26	13°54'44"	475.00'	115.34'	N68°53'42"E	115.05'	57.95'
C27	50°17'59"	25.00'	21.95'	S51°29'45"W	21.25'	11.74'
C28	208°41'13"	60.00'	218.54'	S49°18'38"E	116.26'	234.65'
C29	61°55'39"	25.00'	27.02'	N24°04'09"E	25.72'	15.00'
C30	61°55'39"	25.00'	27.02'	S37°51'30"E	25.72'	15.00'
C31	22°54'22"	60.00'	23.99'	N57°22'09"W	23.83'	12.16'
C32	58°13'58"	25.00'	25.41'	S75°01'57"E	24.33'	13.92'
C33	90°00'00"	20.00'	31.42'	S16°56'20"W	28.28'	20.00'
C34	90°00'00"	20.00'	31.42'	N73°03'40"W	28.28'	20.00'
C35	90°00'00"	20.00'	31.42'	N16°56'20"E	28.28'	20.00'
C36	90°00'00"	20.00'	31.42'	S73°03'40"E	28.28'	20.00'
C37	15°43'33"	325.00'	89.20'	S20°11'53"E	88.92'	44.88'
C38	15°43'33"	275.00'	75.48'	S20°11'53"E	75.24'	37.98'
C39	7°26'18"	275.00'	35.70'	N16°03'15"W	35.68'	17.88'
C40	7°26'18"	325.00'	42.19'	N16°03'15"W	42.16'	21.13'
C41	1°02'00"	1025.00'	18.49'	S19°15'24"E	18.49'	9.24'
C42	10°53'43"	975.00'	185.40'	S14°19'33"E	185.12'	92.98'
C43	11°36'14"	1025.00'	207.59'	S09°05'57"E	207.24'	104.15'
C44	95°30'44"	20.00'	33.34'	S38°52'41"W	29.61'	22.02'
C45	88°23'45"	20.00'	30.86'	N62°56'16"W	27.89'	19.45'
C46	87°45'56"	20.00'	30.64'	N28°58'53"E	27.73'	19.23'
C47	90°00'00"	20.00'	31.42'	S27°51'51"W	28.28'	20.00'
C48	90°00'00"	20.00'	31.42'	S62°08'09"E	28.28'	20.00'
C49	23°30'44"	825.00'	338.55'	N53°45'33"E	336.18'	171.69'
C50	4°47'19"	825.00'	68.95'	N67°54'34"E	68.93'	34.50'
C51	2°52'26"	825.00'	41.38'	N71°44'27"E	41.38'	20.69'
C52	3°22'04"	475.00'	27.92'	S71°29'38"W	27.92'	13.96'
C53	7°52'16"	475.00'	65.25'	S65°52'28"W	65.20'	32.68'
C54	4°53'52"	525.00'	44.88'	S70°43'44"W	44.86'	22.45'
C55	6°20'28"	525.00'	58.10'	S65°06'34"W	58.07'	29.08'
C56	6°34'46"	525.00'	60.29'	N65°13'43"E	60.25'	30.18'
C57	8°07'39"	525.00'	74.47'	N72°34'56"E	74.41'	37.30'
C58	2°56'15"	25.00'	1.28'	S75°10'37"W	1.28'	0.64'
C59	47°21'44"	25.00'	20.67'	S50°01'37"W	20.08'	10.96'
C60	65°46'25"	60.00'	68.88'	N59°13'58"E	65.16'	38.80'
C61	49°13'02"	60.00'	51.54'	S63°16'18"E	49.97'	27.48'
C62	78°20'29"	60.00'	82.04'	S00°30'27"W	75.80'	48.88'
C63	15°21'17"	60.00'	16.08'	S47°21'20"W	16.03'	8.09'
C64	2°13'10"	325.00'	12.59'	S26°57'05"E	12.59'	6.30'
C65	12°37'47"	325.00'	71.64'	S19°31'36"E	71.50'	35.97'
C66	0°52'36"	325.00'	4.97'	S12°46'24"E	4.97'	2.49'
C67	7°03'07"	275.00'	33.85'	S24°32'06"E	33.83'	16.95'
C68	8°40'26"	275.00'	41.63'	S16°40'19"E	41.59'	20.86'
C69	0°01'53"	975.00'	0.53'	S19°45'28"E	0.53'	0.27'
C70	5°48'36"	975.00'	98.87'	S16°50'13"E	98.83'	49.48'
C71	5°03'14"	975.00'	86.00'	S11°24'18"E	85.97'	43.03'
C72	3°27'57"	1025.00'	62.00'	S13°10'06"E	61.99'	31.01'
C73	4°25'34"	1025.00'	79.18'	S09°13'21"E	79.16'	39.61'
C74	3°42'44"	1025.00'	66.41'	S05°09'12"E	66.40'	33.22'
C75	8°37'03"	814.00'	122.43'	N28°48'46"W	122.31'	61.33'
C76	8°28'39"	814.00'	120.44'	N37°21'37"W	120.33'	60.33'
C77	6°23'53"	814.00'	90.90'	N44°47'53"W	90.85'	45.50'
C78	12°24'01"	275.00'	59.52'	S15°38'50"E	59.40'	29.88'
C79	11°25'58"	775.00'	154.64'	N52°16'58"E	154.39'	77.58'
C80	24°18'12"	25.00'	10.60'	N35°50'43"W	10.53'	5.38'
C81	65°41'48"	25.00'	28.67'	N09°09'17"E	27.12'	16.14'
C82	4°33'48"	775.00'	61.73'	N44°17'05"E	61.71'	30.88'

LINE TABLE					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S14°00'16"E	97.17'	L32	S17°08'09"E	35.00'
L2	N61°56'20"E	80.00'	L33	S72°51'51"W	34.94'
L3	S48°26'49"W	87.86'	L34	N17°08'09"W	71.45'
L4	N56°02'08"E	83.58'	L35	N56°52'46"E	71.50'
L5	N17°08'09"W	71.45'	L36	S16°24'01"E	30.00'
L6	S03°17'50"E	28.22'	L37	S83°06'20"W	30.00'
L7	S03°21'57"E	50.00'	L38	S36°55'48"E	25.52'
L8	S07°27'29"E	86.03'	L39	N35°45'09"E	42.21'
L9	N54°41'33"E	45.32'	L40	S63°25'27"W	55.79'
L10	N37°39'33"E	54.75'	L41	S39°49'02"W	46.52'
L11	S55°58'51"E	75.99'	L42	S35°45'09"W	37.88'
L12	N73°10'40"E	31.39'	L43	S12°32'56"E	52.77'
L13	N62°04'38"E	50.02'	L44	N54°53'32"W	69.73'
L14	N47°59'49"W	14.97'	L45	S61°56'20"W	22.52'
L15	S47°59'49"E	24.86'	L46	S78°35'48"W	33.08'
L16	N41°55'58"E	74.43'	L47	S85°48'37"W	27.09'
L17	S33°24'49"E	122.52'	L48	S81°43'25"W	11.08'
L18	S51°53'43"E	80.39'	L49	S81°43'25"W	11.22'
L19	S20°23'52"W	9.12'	L50	S76°55'53"W	48.51'
L20	N89°00'15"W	24.85'	L51	N79°01'32"W	74.69'
L21	S61°56'20"W	11.84'	L52	N39°59'05"W	33.09'
L22	S61°56'20"W	11.84'	L53	N51°47'26"W	23.78'
L23	N28°03'40"W	97.41'	L54	N51°47'26"W	32.85'
L24	N28°03'40"W	97.41'	L55	N83°06'20"E	30.00'
L25	N12°20'06"W	100.66'	L56	N06°53'40"W	31.00'
L26	N12°20'06"W	100.66'	L57	N83°06'20"E	80.32'
L27	N19°46'24"W	90.49'	L58	S06°53'40"E	31.00'
L28	N19°46'24"W	90.49'	L59	N54°53'32"W	26.44'
L29	S17°08'09"E	40.00'	L60	N80°27'04"W	35.83'
L30	S72°51'51"W	30.00'	L61	N47°59'49"W	14.97'
L31	N72°51'51"E	30.00'	L62	N14°00'16"W	97.17'

DESCRIPTION OF 23.820 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840 AND THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 23.820 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE WESTERLY LINE OF TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AT THE NORTHEASTERLY TERMINUS CORNER OF TRAVISSO PARKWAY (R.O.W. VARIES), DEDICATED BY PLAT OF TRAVISSO SECTION ONE, PHASE ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400009, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S64°54'25"W WITH THE NORTHERLY TERMINUS LINE OF SAID TRAVISSO PARKWAY, A DISTANCE OF 194.71 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE LEAVING THE NORTHERLY TERMINUS LINE OF SAID TRAVISSO PARKWAY AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING FIFTY-FIVE (55) COURSES:

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 266.21 FEET AND A CHORD WHICH BEARS N36°10'24"W, A DISTANCE OF 264.32 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
2. N47°59'49"W, A DISTANCE OF 134.98 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET AND A CHORD WHICH BEARS S87°00'11"W, A DISTANCE OF 21.21 FEET AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
4. S42°00'11"W, A DISTANCE OF 98.34 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 343.48 FEET AND A CHORD WHICH BEARS S53°47'15"W, A DISTANCE OF 341.07 FEET AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
6. S19°43'57"E, A DISTANCE OF 132.20 FEET TO AN IRON ROD WITH CAP FOUND;
7. S72°16'42"W, A DISTANCE OF 473.74 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S61°56'20"W, A DISTANCE OF 654.41 FEET TO AN IRON ROD WITH G&R CAP SET;
9. S82°10'56"W, A DISTANCE OF 106.97 FEET TO AN IRON ROD WITH G&R CAP SET;
10. N79°01'32"W, A DISTANCE OF 83.97 FEET TO AN IRON ROD WITH G&R CAP SET;
11. N47°18'09"W, A DISTANCE OF 90.63 FEET TO AN IRON ROD WITH G&R CAP SET;
12. N34°51'26"W, A DISTANCE OF 97.10 FEET TO AN IRON ROD WITH G&R CAP SET;
13. N09°19'44"E, A DISTANCE OF 244.08 FEET TO AN IRON ROD WITH G&R CAP SET;
14. N00°49'11"W, A DISTANCE OF 118.51 FEET TO AN IRON ROD WITH G&R CAP SET;
15. N57°59'15"E, A DISTANCE OF 128.47 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S74°17'58"E, A DISTANCE OF 197.69 FEET TO AN IRON ROD WITH G&R CAP SET;
17. S14°00'16"E, A DISTANCE OF 97.17 FEET TO AN IRON ROD WITH G&R CAP SET;
18. N84°17'16"E, A DISTANCE OF 89.51 FEET TO AN IRON ROD WITH G&R CAP SET;
19. N61°56'20"E, A DISTANCE OF 80.00 FEET TO AN IRON ROD WITH G&R CAP SET;
20. N14°11'07"W, A DISTANCE OF 203.61 FEET TO AN IRON ROD WITH G&R CAP SET;
21. S48°26'49"W, A DISTANCE OF 87.86 FEET TO AN IRON ROD WITH G&R CAP SET;
22. S60°22'57"W, A DISTANCE OF 81.94 FEET TO AN IRON ROD WITH G&R CAP SET;
23. N68°10'12"W, A DISTANCE OF 212.19 FEET TO AN IRON ROD WITH G&R CAP SET;
24. N48°11'35"W, A DISTANCE OF 98.24 FEET TO AN IRON ROD WITH G&R CAP SET;
25. N12°56'24"W, A DISTANCE OF 138.03 FEET TO AN IRON ROD WITH G&R CAP SET;
26. N30°32'18"E, A DISTANCE OF 113.68 FEET TO AN IRON ROD WITH G&R CAP SET;
27. N80°42'16"E, A DISTANCE OF 203.42 FEET TO AN IRON ROD WITH G&R CAP SET;
28. N56°02'08"E, A DISTANCE OF 83.58 FEET TO AN IRON ROD WITH G&R CAP SET;
29. N17°08'09"W, A DISTANCE OF 71.45 FEET TO AN IRON ROD WITH G&R CAP SET;
30. N03°32'49"W, A DISTANCE OF 110.08 FEET TO AN IRON ROD WITH G&R CAP SET;
31. N84°25'31"E, A DISTANCE OF 238.07 FEET TO AN IRON ROD WITH G&R CAP SET;
32. S03°17'50"E, A DISTANCE OF 28.22 FEET TO AN IRON ROD WITH G&R CAP SET;
33. N85°00'13"E, A DISTANCE OF 148.68 FEET TO AN IRON ROD WITH G&R CAP SET;
34. S03°53'35"E, A DISTANCE OF 94.59 FEET TO AN IRON ROD WITH G&R CAP SET;
35. S03°21'57"E, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
36. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 10.98 FEET AND A CHORD WHICH BEARS N87°46'39"E, A DISTANCE OF 10.97 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
37. S07°27'29"E, A DISTANCE OF 86.03 FEET TO AN IRON ROD WITH G&R CAP SET;
38. S27°25'27"E, A DISTANCE OF 246.46 FEET TO AN IRON ROD WITH G&R CAP SET;
39. S43°57'29"E, A DISTANCE OF 118.16 FEET TO AN IRON ROD WITH G&R CAP SET;
40. N54°41'33"E, A DISTANCE OF 45.32 FEET TO AN IRON ROD WITH G&R CAP SET;
41. N37°39'33"E, A DISTANCE OF 54.75 FEET TO AN IRON ROD WITH G&R CAP SET;
42. S55°58'51"E, A DISTANCE OF 75.99 FEET TO AN IRON ROD WITH G&R CAP SET;
43. S28°31'37"E, A DISTANCE OF 134.38 FEET TO AN IRON ROD WITH G&R CAP SET;
44. N73°10'40"E, A DISTANCE OF 31.39 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
45. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 112.86 FEET AND A CHORD WHICH BEARS N69°00'21"E, A DISTANCE OF 112.76 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT;
46. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.90 FEET AND A CHORD WHICH BEARS N17°42'44"E, A DISTANCE OF 29.31 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
47. N62°04'38"E, A DISTANCE OF 50.02 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
48. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.32 FEET AND A CHORD WHICH BEARS S75°42'19"E, A DISTANCE OF 28.92 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT;
49. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 154.64 FEET AND A CHORD WHICH BEARS N52°16'58"E, A DISTANCE OF 154.39 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
50. N47°59'49"W, A DISTANCE OF 14.97 FEET TO AN IRON ROD WITH G&R CAP SET;
51. N42°43'49"E, A DISTANCE OF

FINAL PLAT OF
TRAVISSO, PHASE 2, SECTION 1F

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 23.820 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840 AND THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 23.820 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO, PHASE 2, SECTION 1F", 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
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
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 NO. 48453C 0095H 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. 8 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF TRAVISSO PARKWAY AND 4 FOOT SIDEWALKS SHALL BE INSTALLED ON ONE SIDE OF ALL REMAINING STREETS, AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 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 HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 83, BLOCK C; LOT 2, BLOCK O; AND LOTS 12, 13, 26, 29, AND 68, BLOCK Q.
- 14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
- 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. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
- 18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 20. 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.
- 21. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 22. SANDORNA COURT, WESTINO WAY AND CASAFINA LANE SHOWN HEREIN AS PRIVATE DRIVE DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT SHALL BE OWNED BY TRAVISSO HOMEOWNER'S ASSOCIATION, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015025981, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
- 23. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 85, BLOCK C, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- 24. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES; AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

STATE OF TEXAS:
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO, PHASE 2, SECTION 1F" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, 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.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS:
COUNTY OF HARRIS:

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

THE _____ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-43515, ISSUED JUNE 18, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 01-18-16
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY _____ DATE _____

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

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

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

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

OF _____, 20___, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY



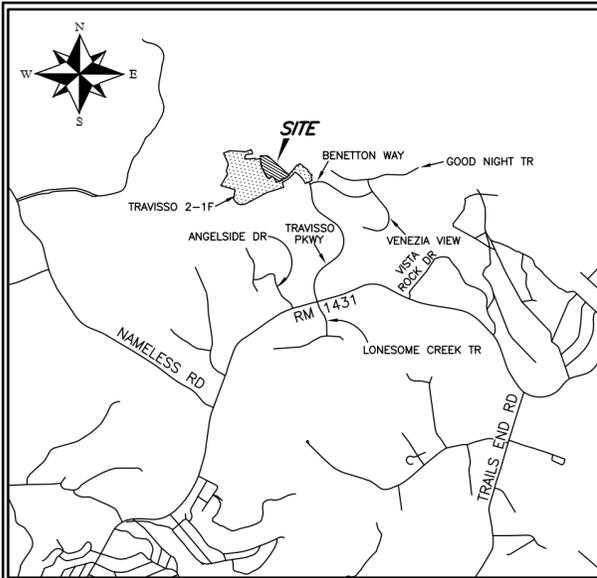
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000



EXECUTIVE SUMMARY

FEBRUARY 11, 2016

-
- Agenda Subject:** Subdivision Case 15-FP-031: Consider action on the Travisso, Phase 2, Section 1G Final Plat for 6.503 acres more or less; TCAD Parcels 844740, 863593, and 353024; generally located to the northwest of the intersection of Sandorna View and Travisso Parkway; 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: Samuel Kiger, P.E. on behalf of Travisso, Ltd.
- Financial Consideration:** None
- Recommendation:** This final plat includes 13 single-family lots and 3 HOA 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. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 02/01/2016



LOCATION MAP

SUBMITTAL DATE: OCTOBER 13, 2015
 TOTAL AREA OF THIS PLAT: 6.503 ACRES
 TOTAL NUMBER OF LOTS: 16
 RESIDENTIAL: 13
 NON-RESIDENTIAL: 3

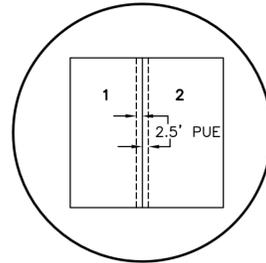
LINEAR FEET OF NEW STREETS
 FOSSETTA VIEW: 739

OWNER AND DEVELOPER:
 TRAVISSO, LTD.
 11200 LAKELINE BOULEVARD, SUITE 150A
 AUSTIN, TEXAS 78717

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

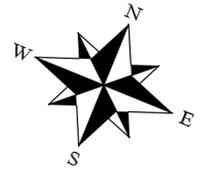
ENGINEER:
 JAY ENGINEERING CO., INC.
 P. O. BOX 1220
 LEANDER, TEXAS 78646

FINAL PLAT OF TRAVISSO, PHASE 2, SECTION 1G



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

- LEGEND:
- = IRON ROD WITH CAP FOUND
 - = IRON ROD WITH G&R CAP SET
 - Ⓚ = BLOCK NAME
 - PUE = PUBLIC UTILITY EASEMENT
 - LSE = LANDSCAPE EASEMENT
 - PAE = PEDESTRIAN ACCESS EASMENT
 - 6549 = LOT AREA IN SQUARE FEET
 - = 4 FOOT SIDEWALK REQUIRED



SCALE: 1"=100'



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

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N55°58'51"W	75.99'
L2	S37°39'33"W	54.75'
L3	S54°41'33"W	45.32'
L4	N07°27'29"W	86.03'
L5	N03°21'57"W	50.00'
L6	S62°04'38"W	50.02'
L7	S73°10'40"W	31.39'
L8	N29°24'35"W	27.22'
L9	N29°24'35"W	28.52'

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 6.503 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.503 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE NORTHERLY LINE OF SANDORNA VIEW (50' R.O.W.), DEDICATED BY PLAT OF TRAVISSO, PHASE 2, SECTION 1F, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE SOUTHEASTERLY CORNER OF LOT 9, BLOCK R OF SAID TRAVISSO, PHASE 2, SECTION 1F, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE NORTHERLY LINE OF SAID SANDORNA VIEW AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE EASTERLY LINE OF SAID TRAVISSO, PHASE 2, SECTION 1F, THE FOLLOWING TEN (10) COURSES:

1. N28°31'37"W, A DISTANCE OF 134.38 FEET TO AN IRON ROD WITH CAP FOUND;
2. N55°58'51"W, A DISTANCE OF 75.99 FEET TO AN IRON ROD WITH CAP FOUND;
3. S37°39'33"W, A DISTANCE OF 54.75 FEET TO AN IRON ROD WITH CAP FOUND;
4. S54°41'33"W, A DISTANCE OF 45.32 FEET TO AN IRON ROD WITH CAP FOUND;
5. N43°57'29"W, A DISTANCE OF 118.16 FEET TO AN IRON ROD WITH CAP FOUND;
6. N27°25'27"W, A DISTANCE OF 246.46 FEET TO AN IRON ROD WITH CAP FOUND;
7. N07°27'29"W, A DISTANCE OF 86.03 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 10.98 FEET AND A CHORD WHICH BEARS S87°46'39"W, A DISTANCE OF 10.97 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
9. N03°21'57"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND;
10. N03°53'35"W, A DISTANCE OF 178.79 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. S88°02'48"E, A DISTANCE OF 199.22 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S47°59'49"E, A DISTANCE OF 766.79 FEET TO AN IRON ROD WITH G&R CAP SET IN THE CURVING NORTHERLY LINE OF SAID SANDORNA VIEW OF A CURVE TO THE RIGHT AT THE SOUTHWESTERLY CORNER OF LOT 68, BLOCK Q OF SAID TRAVISSO, PHASE 2, SECTION 1F, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE NORTHERLY LINE OF SAID SANDORNA VIEW THE FOLLOWING SIX (6) COURSES:

1. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 154.64 FEET AND A CHORD WHICH BEARS S52°16'58"W, A DISTANCE OF 154.39 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.32 FEET AND A CHORD WHICH BEARS N75°42'19"W, A DISTANCE OF 28.92 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
3. S62°04'38"W, A DISTANCE OF 50.02 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.90 FEET AND A CHORD WHICH BEARS S17°42'44"W, A DISTANCE OF 29.31 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT;
5. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 112.86 FEET AND A CHORD WHICH BEARS S69°00'21"W, A DISTANCE OF 112.76 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
6. S73°10'40"W, A DISTANCE OF 31.39 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 6.503 ACRES OF LAND, MORE OR LESS.



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	2°17'12"	275.00'	10.98'	S87°46'39"W	10.97'	5.49'
C2	11°25'58"	775.00'	154.64'	N52°16'58"E	154.39'	77.58'
C3	92°35'28"	20.00'	32.32'	S75°42'19"W	28.92'	20.93'
C4	94°14'37"	20.00'	32.90'	N17°42'44"E	29.31'	21.54'
C5	8°20'37"	775.00'	112.86'	N69°00'21"E	112.76'	56.53'
C6	21°07'18"	275.00'	101.38'	N39°58'13"W	100.80'	51.27'
C7	21°07'18"	325.00'	119.81'	N39°58'13"W	119.13'	60.59'
C8	42°50'05"	275.00'	205.59'	N71°56'55"W	200.84'	107.87'
C9	42°50'05"	325.00'	242.97'	N71°56'55"W	237.35'	127.48'
C10	18°15'12"	275.00'	87.61'	N38°32'10"W	87.24'	44.18'
C11	2°52'06"	275.00'	13.77'	N49°05'49"W	13.77'	6.89'
C12	5°22'02"	325.00'	30.44'	N32°05'36"W	30.43'	15.23'
C13	12°08'25"	325.00'	68.86'	N40°50'49"W	68.74'	34.56'
C14	3°36'51"	325.00'	20.50'	N48°43'27"W	20.50'	10.25'
C15	12°03'05"	275.00'	57.84'	N56°33'25"W	57.74'	29.03'
C16	28°29'48"	275.00'	136.77'	N76°49'51"W	135.37'	69.83'
C17	11°38'23"	325.00'	66.02'	N56°21'04"W	65.91'	33.13'
C18	14°24'34"	325.00'	81.73'	N69°22'32"W	81.52'	41.08'
C19	16°47'08"	325.00'	95.21'	N84°58'23"W	94.87'	47.95'

PORTION OF 2144.875 AC.
 TRAVISSO, LTD.
 DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
 ABS. 2551

NORTH CORNER OF
 JOSE ANTONIO YBARBO SURVEY
 BEARS ± N41°00'E 540'

PORTION OF 2144.875 AC.
 TRAVISSO, LTD.
 DOCUMENT NO. 2013056181

C.S. MASON SURVEY 204,
 ABS. 2551

LOT 1, BLOCK "O"
 TRAVISSO PHASE 2, SECTION 21
 DOC. 201500068

JOSE ANTONIO YBARBO
 SURVEY 421, ABS. 840

TRAVISSO SECTION ONE,
 PHASE ONE
 DOC. 201400009

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

FINAL PLAT OF
TRAVISSO, PHASE 2, SECTION 1G

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 6.503 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 6.503 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "TRAVISSO, PHASE 2, SECTION 1G", 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
TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP
BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
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 NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
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. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON THE NORTHEASTERLY SIDE OF FOSSETTA VIEW AND THE NORTHERLY SIDE OF SANDORNA VIEW, AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 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 HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 60 AND 65, BLOCK Q AND LOT 1, BLOCK R.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
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. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. 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.
21. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047806, 2014090540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. LOT 65, BLOCK Q WILL BE USED FOR A MAIL CENTER. LOT 60, BLOCK Q AND LOT 1, BLOCK R WILL BE USED FOR LANDSCAPING.

STATE OF TEXAS:
COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN SHORT FORM FINAL PLAT OF "TRAVISSO, PHASE 2, SECTION 1G" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, 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.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS:
COUNTY OF HARRIS:

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

THE _____ OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-45924, ISSUED AUGUST 11, 2015, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 12-17-15
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



SURVEYING, LLC

1805 OUIDA DR.

AUSTIN, TEXAS 78728

PHONE: (512) 267-7430

FAX: (512) 836-8385

FIRM NO. 10032000

SHEET 2 OF 2



EXECUTIVE SUMMARY

FEBRUARY 11, 2016

- Agenda Subject:** Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the east of the eastern terminus of E San Gabriel Pkwy at the intersection with CR 270, on east of CR 270; 230 acres more or less; WCAD Parcels R037768, R032201, R051334, R099151, R032200, and R032109. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development) with the following base zoning district of SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban), SFS-2-A (Single-Family Suburban), and MF-2-A (Multi-Family), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant/Agent: Blake Magee on behalf of Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.
- 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. Notification Map
 5. Proposed Zoning Map
 6. Aerial Map
 7. PUD Notes and Conceptual Site Layout & Land Use Plan
 8. Letter of Intent
- Prepared By:** Martin Siwek, AICP, GISP
Planner

01/26/2016



PLANNING ANALYSIS

ZONING CASE 15-Z-018
PALMERA BLUFF PUD

GENERAL INFORMATION

Owner: Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.

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

Proposed Zoning: PUD (Planned Unit Development)

Size and Location: The property is generally located to the east of the eastern terminus of E San Gabriel Pkwy at the intersection with CR 270, on east of CR 270. This property is approximately 230 acres in size.

Staff Contact: Martin Siwek, AICP, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Undeveloped Properties in the ETJ
EAST	OCL	Undeveloped Properties in the ETJ
SOUTH	OCL PUD HC-4-D	Established Single-Family Homes & Undeveloped Properties Palmera Ridge Subdivision (Under Construction) Undeveloped land zoned for heavy commercial
WEST	OCL	Established Single-Family Homes & Undeveloped Properties

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

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 mixed-residential community. This integrated project will include a blend of single-family and condominium regime style residential 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.

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.
- Preserve and reserve open space to support healthy living and natural resource conservation.
- Encourage development that creates a sense of place through architectural design and landscaping.
- The purpose of the Mixed Use Corridor Designation is to allow for areas along arterials to be developed to preserve the integrity of the corridor and maintain mobility. Typical uses include 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 the Palmera Bluff PUD (Planned Unit Development) in order to allow for the development of a mixed residential community. This property was subject to a voluntary annexation and was annexed into the City on January 21, 2016. The proposal includes residential lot widths ranging from as narrow as fifty (50') feet to over seventy (70') feet wide. The applicant has incorporated a mixture of residential districts in a well integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The proposed subdivision is intended to be a continuation of the Palmera Ridge Subdivision located to the south. The applicant is proposing a PUD that mirrors the Palmera Ridge PUD. The PUD proposal includes two categories of land use: Single-Family and Condominium/Cluster. The table below identifies the proposed residential zoning districts, lot

sizes, and allowed percent for the residential portion of this project. The approved development agreement limits the overall density of the residential portion of this project to 555 units.

Use	Minimum Lot Width	Minimum Lot Area	Living Area	Total Lots/Units	Allowed Percent
SINGLE-FAMILY					
Single-Family Compact (SFC-2-A)	50'	5500 sqft	1100 sqft	200 lots	31% max
Single-Family Urban (SFU-2-A)	60'	7200 sqft	1200 sqft	150 lots	24% min
Single Family Suburban (SFS-2-A)	70'	9000 sqft	1500 sqft	125 lots	20% min
Condominium/Cluster Development (MF-2-A)				160 units	25% max
				635	

This application includes the following higher standards and waivers.

HIGHER STANDARDS	WAIVERS
COMPOSITE ZONING ORDINANCE	
-	Condominium/Cluster Style Development
-	Flexibility of lot size location
Preservation of a minimum of 40 acres of parkland.	-
Over 1 mile of natural trails.	-
Type A Architectural Component	-
All street facing sides or backs of homes shall be 10% masonry.	-
Decorative street lighting shall be permitted.	Minimum spacing of street lights shall be 300' on collector and public streets.
-	Increased size of subdivision signage.

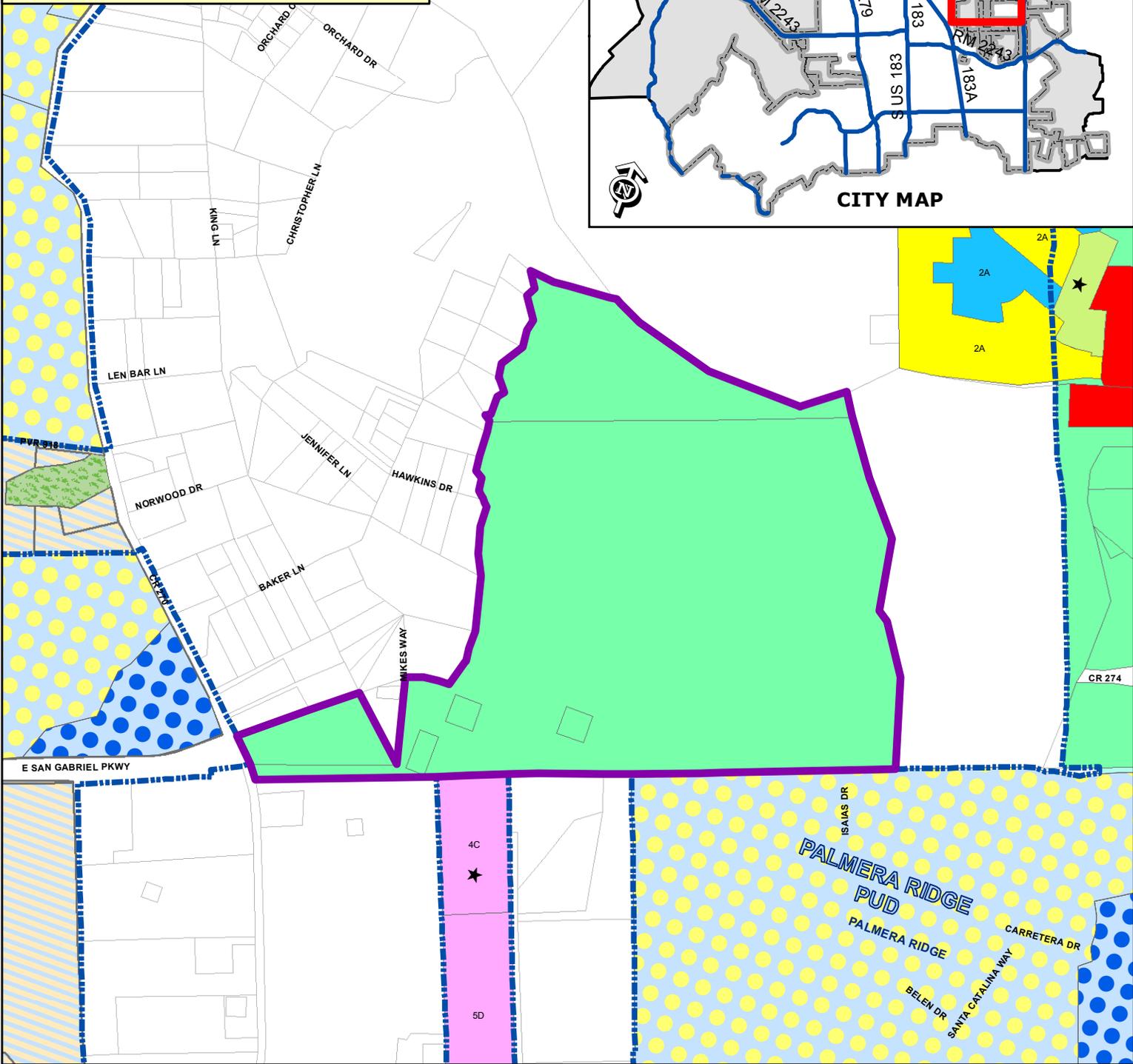
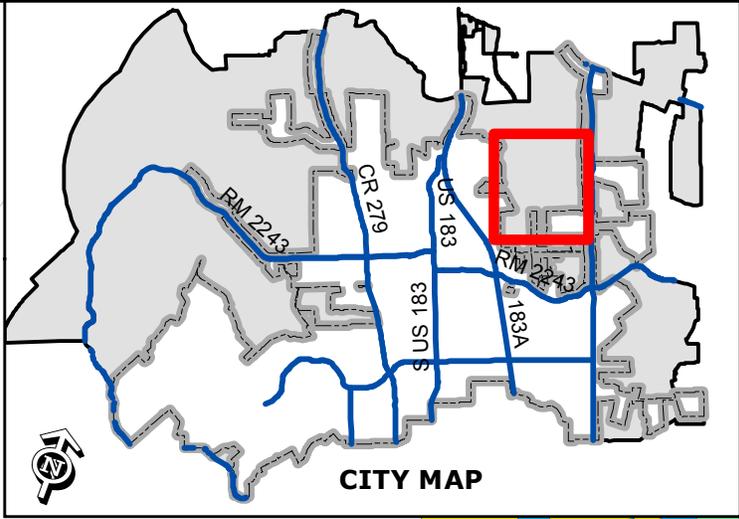
The Development Agreement allows for this subdivision to develop under the previous garage setback requirements. The applicant is proposing to add this language to the PUD for clarification as well as set standards for the measurement of the width of a lot.

The applicant is also requesting to change the minimum spacing for street lights to a minimum spacing of three hundred (300') feet along all collector and public streets. The current street light spacing is one hundred fifty (150') feet along local streets. The spacing for collector roadways is determined by illumination design.

STAFF RECOMMENDATION:

Staff recommends approval of the requested Palmera Bluff PUD. The proposed PUD promotes more flexibility with the location of the single-family districts and incorporates a mixture of lot sizes within the subdivision. This application effectively utilizes composite zoning to incorporate a variety of land uses while maintaining high form standards. The requested PUD amendment meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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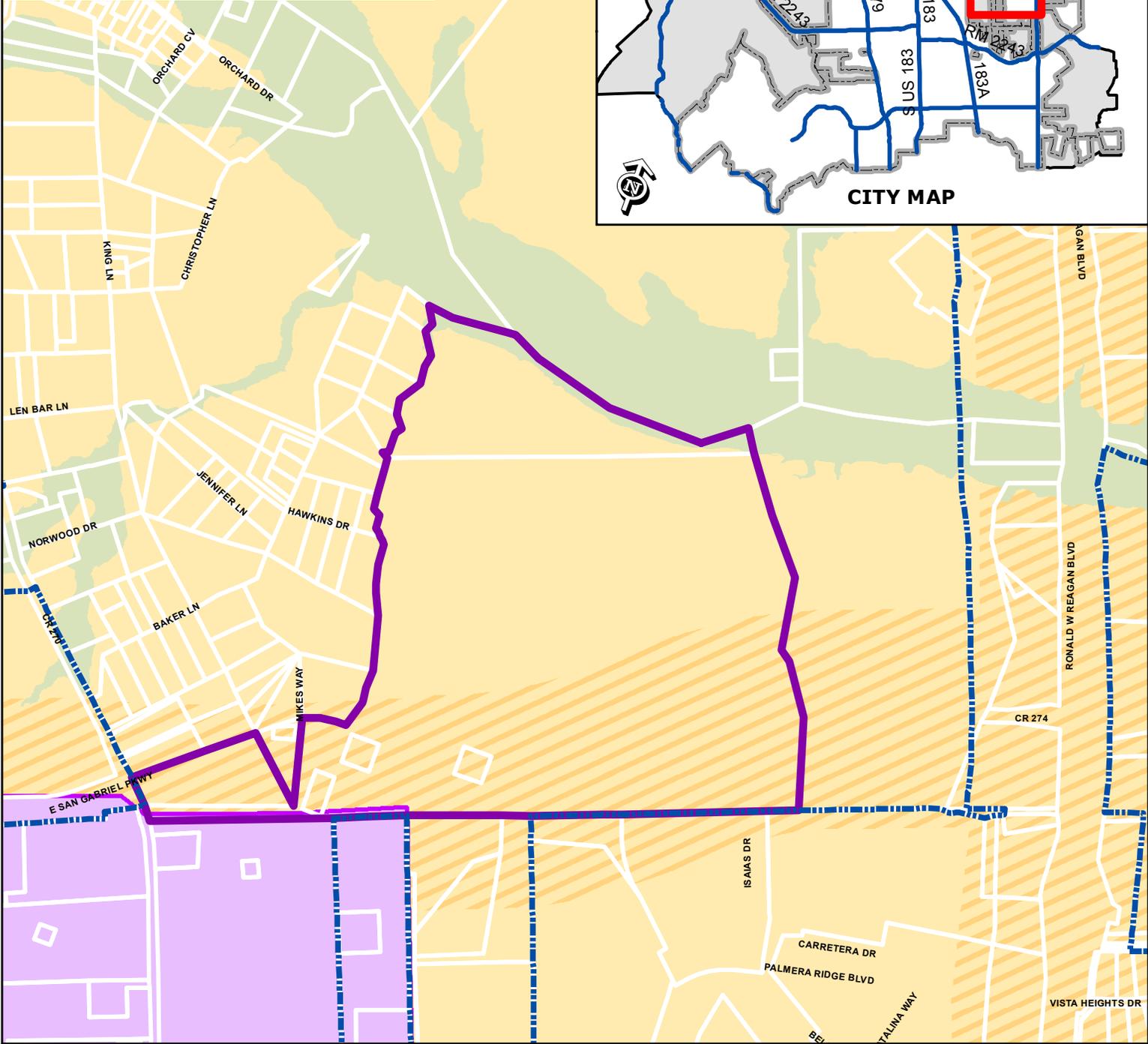
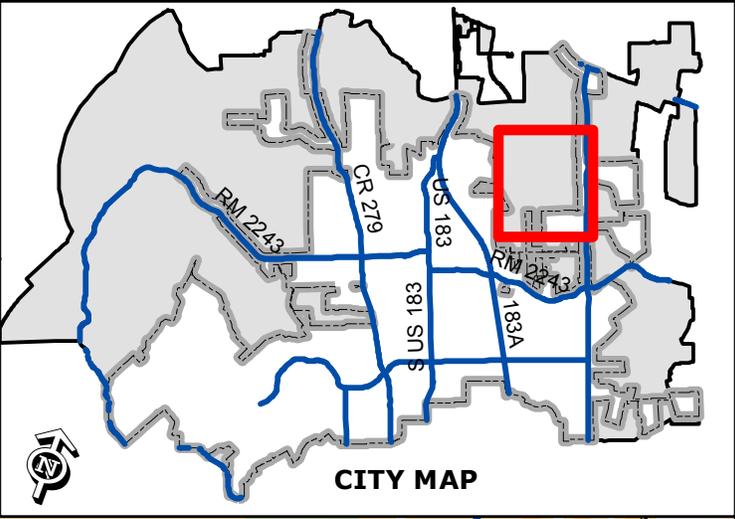
ZONING CASE 15-Z-018 Attachment #2

Current Zoning Map - Palmera Bluff PUD

 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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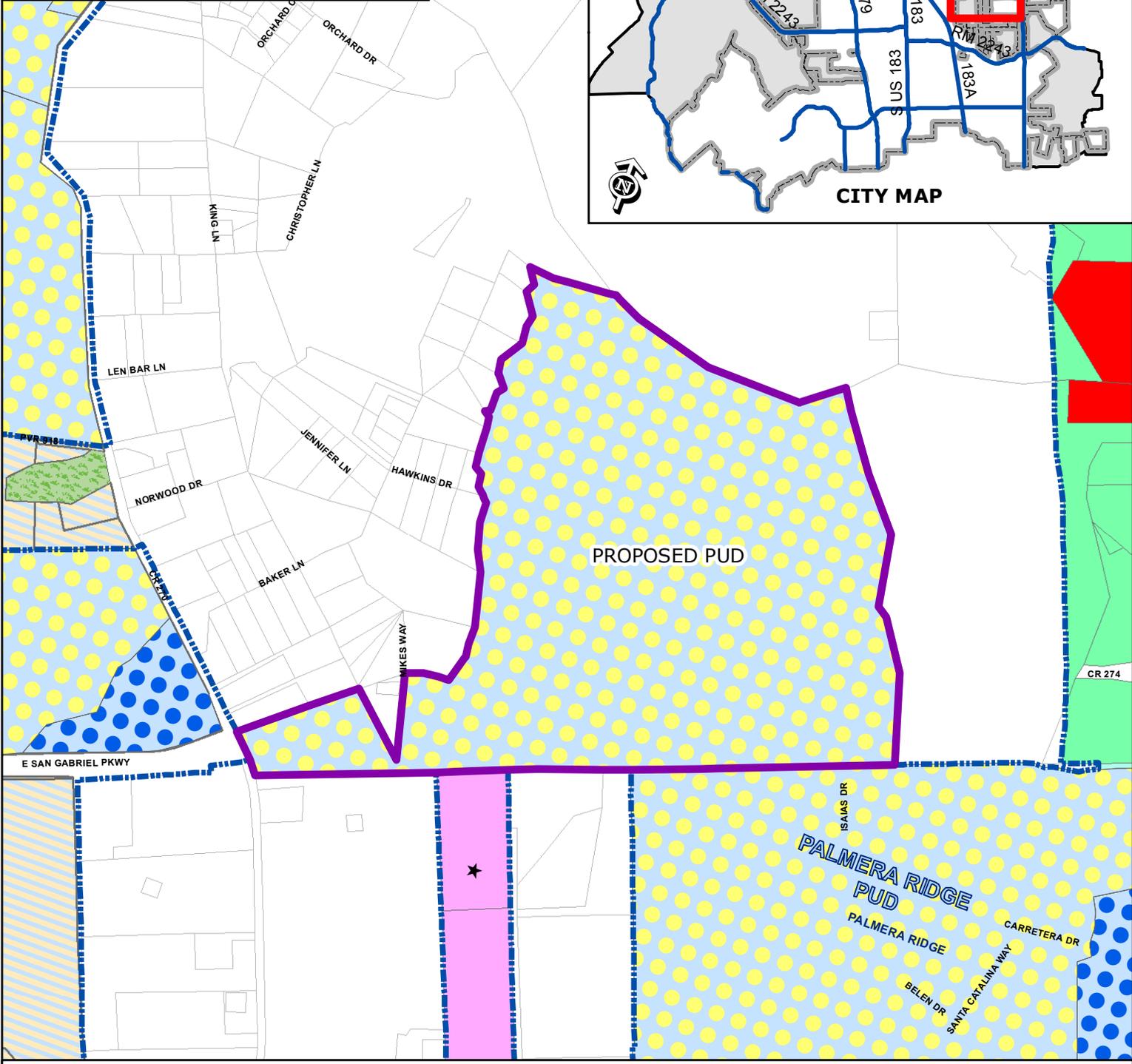
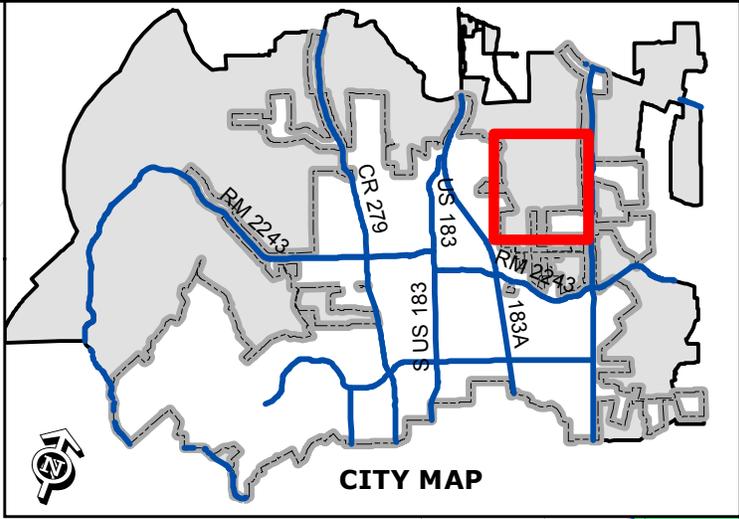


ZONING CASE 15-Z-036 Attachment #3 Future Land Use Map - Palmera Bluff PUD

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



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ZONING CASE 15-Z-018 Attachment #5

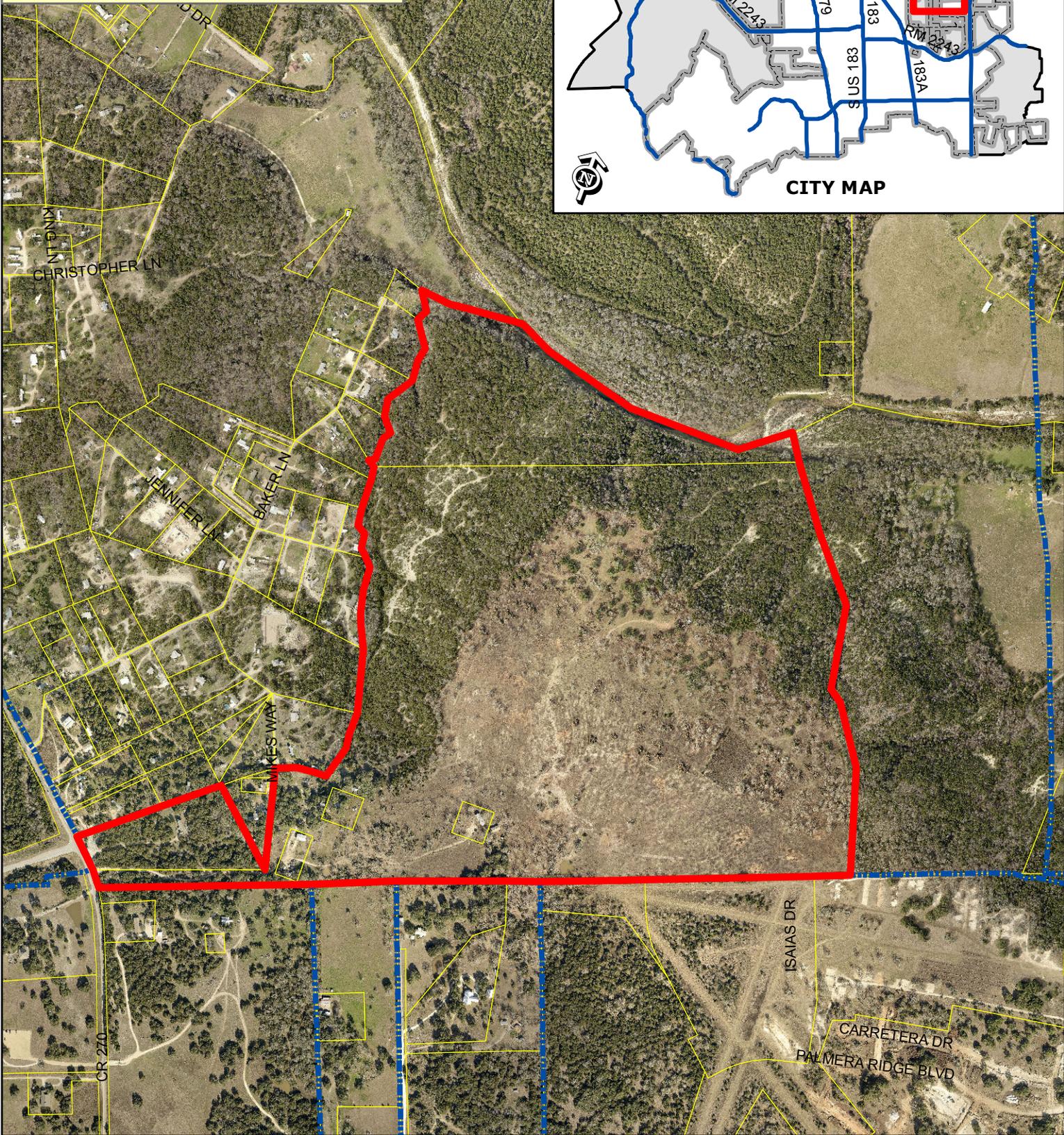
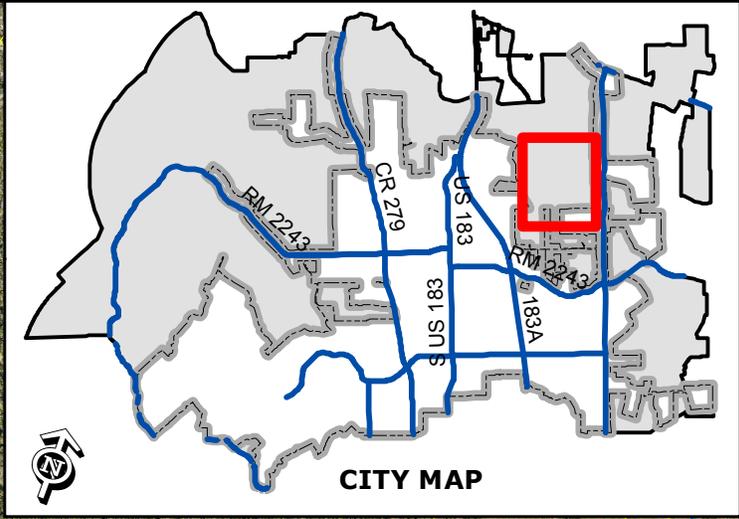
Proposed Zoning Map - Palmera Bluff PUD

 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	



0 200
Feet

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ZONING CASE 15-Z-018 Attachment #6

Aerial Exhibit - Approximate Boundaries
Palmera Bluff PUD



-  Subject Property
-  City Limits

EXHIBIT A PALMERA BLUFF PLANNED UNIT DEVELOPMENT

1. Base zoning districts:
 - A. The base zoning districts for the project and PUD Plan shall be all Zoning Categories listed on Tables A (gathered from the City of Leander Composite Zoning Ordinance).

Table A Single Family and Condominium/Cluster

Zoning Category - City of Leander for Single Family - 230 Acres	Zoning Category	Minimum Lot Width	Minimum Lot Size (sq ft)	Minimum Living Area SF	Total Lots/Units	% of Total
Single Family Compact	SFC-2-A	50'	5500	1100	200 lots	31% max
Single Family Urban	SFU-2-A	60'	7200	1200	150 lots	24% min
Single Family Suburban	SFS-2-A	70'	9000	1500	125 lots	20% min
Condominium/Cluster Development	MF-2-A				160 units	25% max
Total					635	100%

2. PUD Area = 229.22 Acres
3. Single Family Lot width distribution shall be in accordance with Table A.
4. This PUD will be single family residential, condominium/cluster housing development.
5. EXHIBIT B Conceptual Site Plan Layout & Land Use Plan: This plan illustrates the proposed general layout of the project.
6. This Project shall be limited to 635 single-family lots and condominium/cluster units
7. The development will contain a minimum of 40 acres of parkland, amenity center and natural open spaces.
8. A 6' decorative rock wall will be built along the rear or sides of homes backing or siding to all collector and Arterial streets within a 25' landscaped parkway.
9. Over 1 mile of natural trails will be provided within the development. A conceptual layout of the Natural Trails is shown on Exhibit B. Nature Trails will be accessible to the general public and public parking will be provided for access to the trails.
10. All single family homes and the condo/cluster development will be constructed to Type "A" Architectural Standards as defined by the City of Leander Composite Zoning Ordinance.
11. No homes will front on the collector road and all street facing sides of homes backing or siding on the collector road will be 100% masonry.

12. A Single Tier of lots will be allowed along all collector streets identified on the PUD Land Use Plan with a minimum ten foot (10') wide landscape lot between the homes and the collector street.
13. The Amendment No. 1 to Development and Annexation Agreement between the City of Leander and Hanna/Magee, LP #1 regarding the Development applies to this PUD.
14. Garage Placement: For lots less than sixty feet wide (and less than seventy feet on corner lots) and zoned SFC, residential street facing garages shall be located not closer to the street than five feet in front of the dwelling or roof of a covered porch, with such dwelling or porch structure being not less than seven feet wide for all portions of the structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling. The minimum front building setback is 20' from the property line (25' front setback for street facing garages). For purposes of this provision on garage placement, the lot width shall be determined based on the width of the lot at the front building setback of the lot for all lot sizes. Measurement of corner lots shall be ten feet wider to account for a fifteen foot street side setback.

15. Building Setback Table:

Zoning	Interior Lot Width	Corner Lot Width	Side Yard Setback	Rear Yard Setback	Front Garage Setback	Minimum Front Setback	Street Side Building Setback	Street Side Garage
SFC	50	60	5	15	25	20	15	20
SFU	60	70	5	15	25	20	15	20
SFS	70	80	5	15	25	20	15	20

16. A Hill Country Street lighting plan for this PUD will require a minimum spacing of 300' along all collector and public streets. Decorative Street Lighting shall be permitted. All street lighting shall be installed with energy efficient LED light fixtures.
17. Primary subdivision signage will be located at the entry along East San Gabriel Parkway and shall be allowed a maximum of 80 square feet of signage or graphics. Tertiary entrance signs shall be comprised of stone or masonry and shall each be allowed a maximum of 50 square feet with a maximum of 15 square feet of signage or graphics.
18. Site and Architectural components for Condo/Cluster site(s):
 - A. Maximum Number of Detached Units: 160 Units
 - B. Architectural Components: Type A
 - C. Access Drives: Driveway access to Units is prohibited from East San Gabriel Parkway. Internal private drives shall be a minimum of 26 foot wide with curb and gutter measured from face of curb to face of curb.
 - D. Residential Setbacks: Front building setbacks shall be a minimum of 15-feet from back of curb. Side building separation shall be a minimum of 10-feet. When the rear of one unit is immediately adjacent to the side of another unit the minimum setback shall be 10-feet. Rear building separation (defined as the condition when rears of two units are immediately adjacent to one another) shall be a minimum of 20-feet. Patios (covered or uncovered) and decks are not included in the rear

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

- E. Sidewalks: A 4' sidewalk is required along all public streets. No sidewalks are required along the internal private drives.
- F. Units may have single car garages with driveways at least 18 feet long and 9 feet wide. Garages will be setback at least 20' feet from the back of curb. Garages may be flush with the primary façade as long as primary façade is located 20' from the back of curb (porches are considered part of the primary façade as long as they are a minimum of 7 feet wide and 6 feet deep).
- G. Lighting: Street lighting is required along all public streets and is optional in the interior private drives within the project.
- H. Minimum landscape requirements for condo/cluster single family and two-family residential structures shall be two (2) two-inch significant trees such as oak, elm, pecan, walnut, hickory, cherry, cypress, redbud and any rare species measured eighteen inches above finished grade immediately after planting, three (3) one-gallon shrubs, three (3) five-gallon shrubs and turf grass or an alternative material as defined in this section from the front property line to the front two (2) corners of the structure and a minimum coverage area extending 3' from the slab/foundation to protect water runoff from the roof drip line. If lawn grass is not used in this area, then rain gutter systems shall be in place. One three and a half inch caliper tree may be substituted for two (2) two-inch trees if the tree is planted in the front yard. Existing trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements.



Legend:
 NATIVE TRAILS

Exhibit B: Conceptual Site Layout and Land Use Plan

October 29, 2015



Scale: 1" = 200'
 0 200 300 400

PHARIS DESIGN
 PLANNING | LANDSCAPE ARCHITECTURE

This plan is conceptual. The street layout and standards have not been reviewed by staff. The subdivision ordinance and Transportation Criteria Manual regulations apply unless otherwise noted in the development agreement or PUD document.

ATTACHMENT 8

July 14, 2015

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

RE: Palmera Bluff (Toungate Tract) PUD Zoning Application

Dear Ms. Griffin,

Please accept this letter as our "Letter of Intent" for a master planned development on the referenced property and addition to our existing Palmera Ridge Development, as required by the City of Leander's PUD Zoning Application ("PUD"). The project, as described by the In the application, is approximately 220 acres of land, located at future extension of East San Gabriel Parkway and CR 270.

Palmera Bluff encompasses 220.30 acres of land along the San Gabriel River proposed for a maximum of 555 single family lots and condominium/cluster units with more than 40 acres of parkland and natural open spaces. On March 3, 2015, the City Council approved Amendment No. 1 to the Development Agreement and Concept plan for Palmera Bluff as an extension to our existing Palmera Ridge Development.

The PUD zoning will allow Palmera Bluff the flexibility to utilize a combination of single family zoning categories contained within the City of Leander's Composite Zoning Ordinance and consistent with the PUD Zoning for the adjacent related project, Palmera Ridge.

A brief summary of the Palmera Bluff project attributes are as follows:

- A Master Plan comprising four different lot product types and a 9 acre condominium/cluster tract along East San Gabriel Parkway, parkland and natural open spaces.
- Over 40 acre of parkland and natural open spaces along a bluff above the San Gabriel River located and designed to preserve steep slopes and natural areas within the project.
- Over 1 mile of natural trails will be provided within the project to connect the neighborhood to parks, amenity center, open spaces and the bluff along the San Gabriel River.
- The acreage along the San Gabriel River below the bluff will be dedicated to the City of Leander consistent with the City of Leander Trail Master Plan.

- A private amenity center and overlook park will be built along the bluff above the San Gabriel River. The Amenity center will include a pool, playscape, pavilion and bathrooms with a budget in excess of \$1,000,000.
- All Single Family homes and condominium/cluster units will be constructed to architectural standards consistent with the City's Type "A" requirements.
- The east extension of San Gabriel Parkway will connect to an internal collector road system with Palmera Ridge and with access to Ronald Reagan Boulevard.
- A rock wall system (similar to our walls in Palmera Ridge) will be constructed within a 25' landscaped parkway along either side of the collector roads. No homes will front on the collector road and all street facing sides of the homes backing or siding on the collector roads will be 100% masonry.

Thank you for your consideration of our PUD zoning request for Palmera Bluff. Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Blake J. Magee". The signature is stylized with loops and a horizontal line across the middle.

Blake J. Magee,



EXECUTIVE SUMMARY

FEBRUARY 11, 2016

-
- Agenda Subject:** Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of two lots generally located 750 feet to the west of the intersection of E Crystal Falls Pkwy and Ronald Reagan Blvd; 9.736 acres more or less; legally described as Lots 1 & 2 Blk A, Anderson Commercial, WCAD Parcels R542627 and R542628. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to GC-3-C (General Commercial), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: City of Leander on behalf of Anderson, Dorothy Jean Stephenson.
- 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. Notification Map
 5. Proposed Zoning Map
 6. Aerial Map
 7. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

01/26/2016



PLANNING ANALYSIS

ZONING CASE 15-Z-036 ANDERSON COMMERCIAL

GENERAL INFORMATION

- Owner:** Anderson, Dorothy Jean Stephenson
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)
Interim SFS-2-B (Single-Family Suburban)
- Proposed Zoning:** GC-3-C (General Commercial)
- Size and Location:** The property is located at 10970, 10980, and 10974 Crystal Falls Pkwy and is approximately 9.736 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	Interim SFS-2-B	Established Single-Family Homes (Ridgmar Landing)
EAST	Interim SFS-2-B Interim SFR-1-B GC-3-C	Established Single-Family Home Undeveloped land zoned for general commercial uses
SOUTH	Interim SFR-1-B	Land owned by the City and proposed fire station location
WEST	Interim SFS-2-B Interim SFR-1-B HC-4 -D	Land owned by the City and proposed fire station location Existing Commercial Development

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

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 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.
- The purpose of the Mixed Use Corridor Designation is to allow for areas along arterials to be developed to preserve the integrity of the corridor and maintain mobility. Typical uses include 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:

This zoning change is a City initiated case to change the zoning from Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial). This property was re-platted into two lots in August of 2015. The City entered into a letter agreement to acquire Lot 2 located to the south of Crystal Falls Parkway for a future fire station location. A condition of this agreement was that the City would initiate a zoning change from the existing zoning to a GC-3-C (General Commercial) district. At the time of this agreement, the previous Future Land Use Map was in place and included a Community Center Node at the intersection of Crystal Falls Parkway and Ronald W. Reagan Blvd. The Community Center Node included a target of thirty (30%) percent Community Commercial/Retail uses. The proposed GC-3-C (General Commercial) was compliant with the Comprehensive Plan.

The GC use component permits the development of small to large scale commercial, retail and commercial service uses located in high traffic areas. Access is to be provided from an arterial street. In this case, access would be provided from Crystal Falls Pkwy.

The Type 3 site component permits outdoor fuel sales, car washes, limited outdoor storage and display, and overhead commercial service doors. The intent of this site component is to be utilities with non-residential use components where is it appropriate to use the outdoor site area for outdoor fuel sales, limited display and storage or accessory buildings.

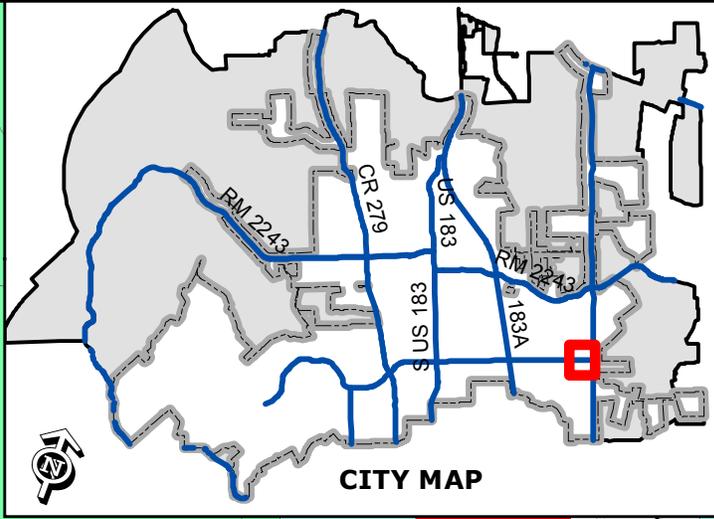
The Type C architectural component requires at least eight-five (35%) of the exterior surface area walls are masonry and that street facing walls are at least sixty (60%) masonry.

This property is located within a Mixed Use Corridor. This corridor designation is located on land that is approximately 500 feet from the outer edge of the right-of-way and is typically one block deep. The typical uses include 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.

STAFF RECOMMENDATION:

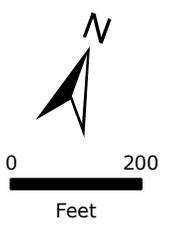
Pursuant to the letter agreement, staff has initiated this zoning case for review by the Planning and Zoning Commission. Staff recommends that if the Planning & Zoning Commission recommends approval of a nonresidential district, that this approval only includes Lot 1 and the flag pole portion of Lot 2. The GC-3-C district is not necessary for the construction of the Fire Station. This use is permitted in residential zoning districts.

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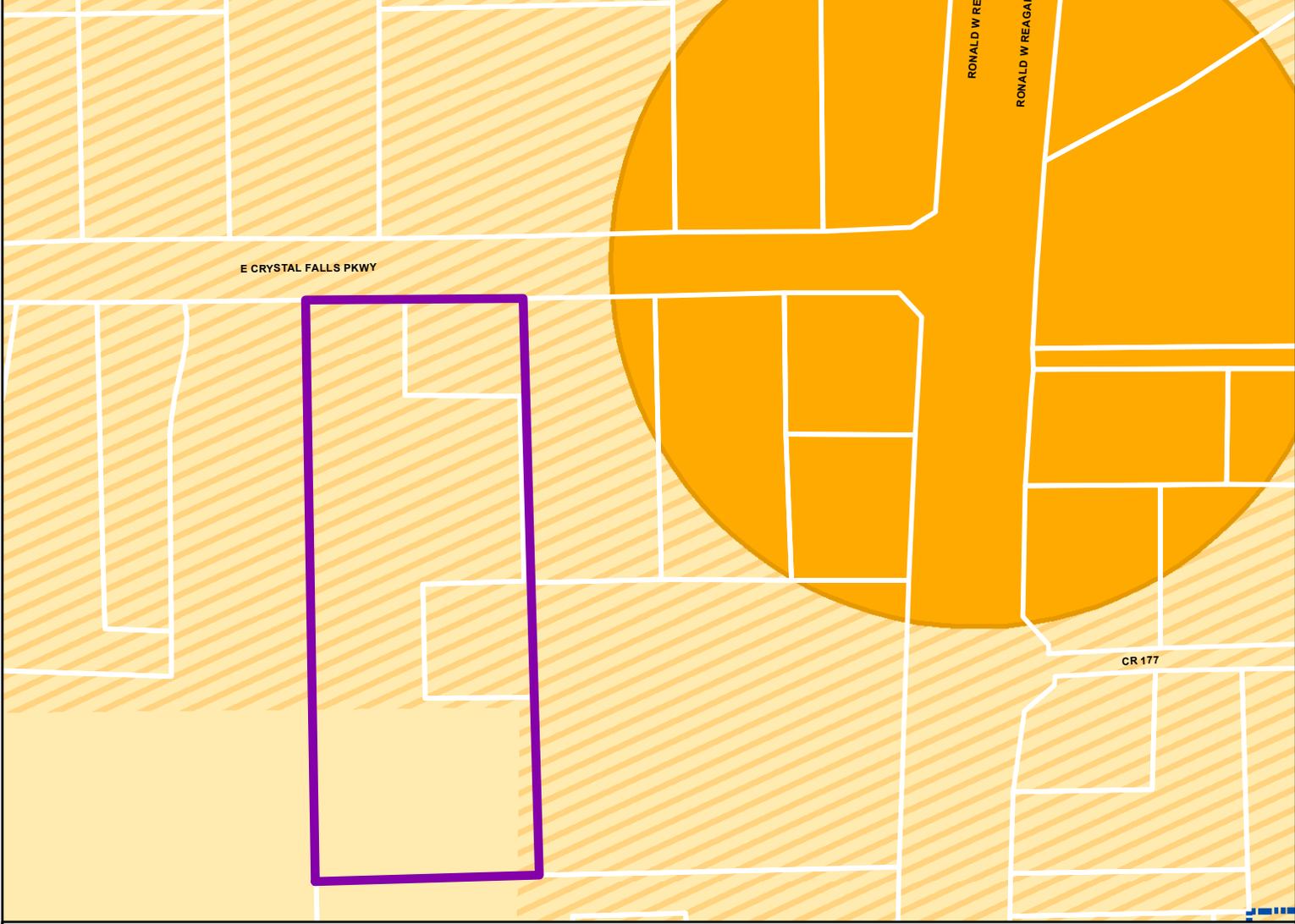
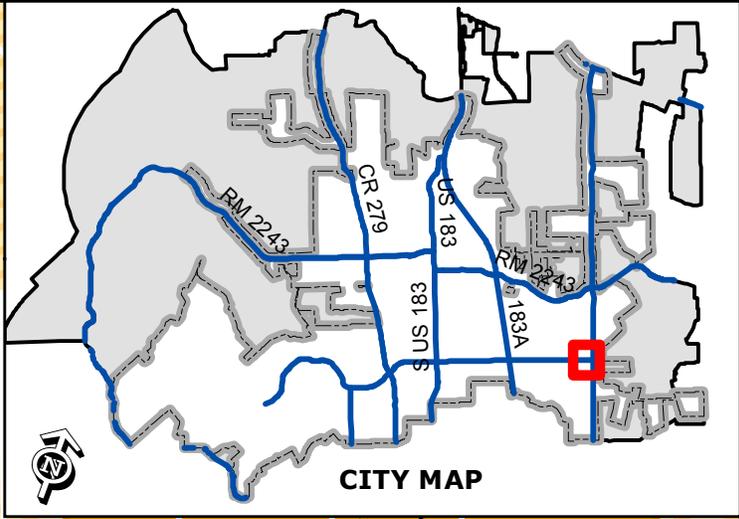


ZONING CASE 15-Z-036 Attachment #2 Current Zoning Map - Anderson Commercial

- | | | | | |
|------------------|-------------------|-----|--------|-----|
| 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-036 Attachment #3 Future Land Use Map - Anderson Commercial

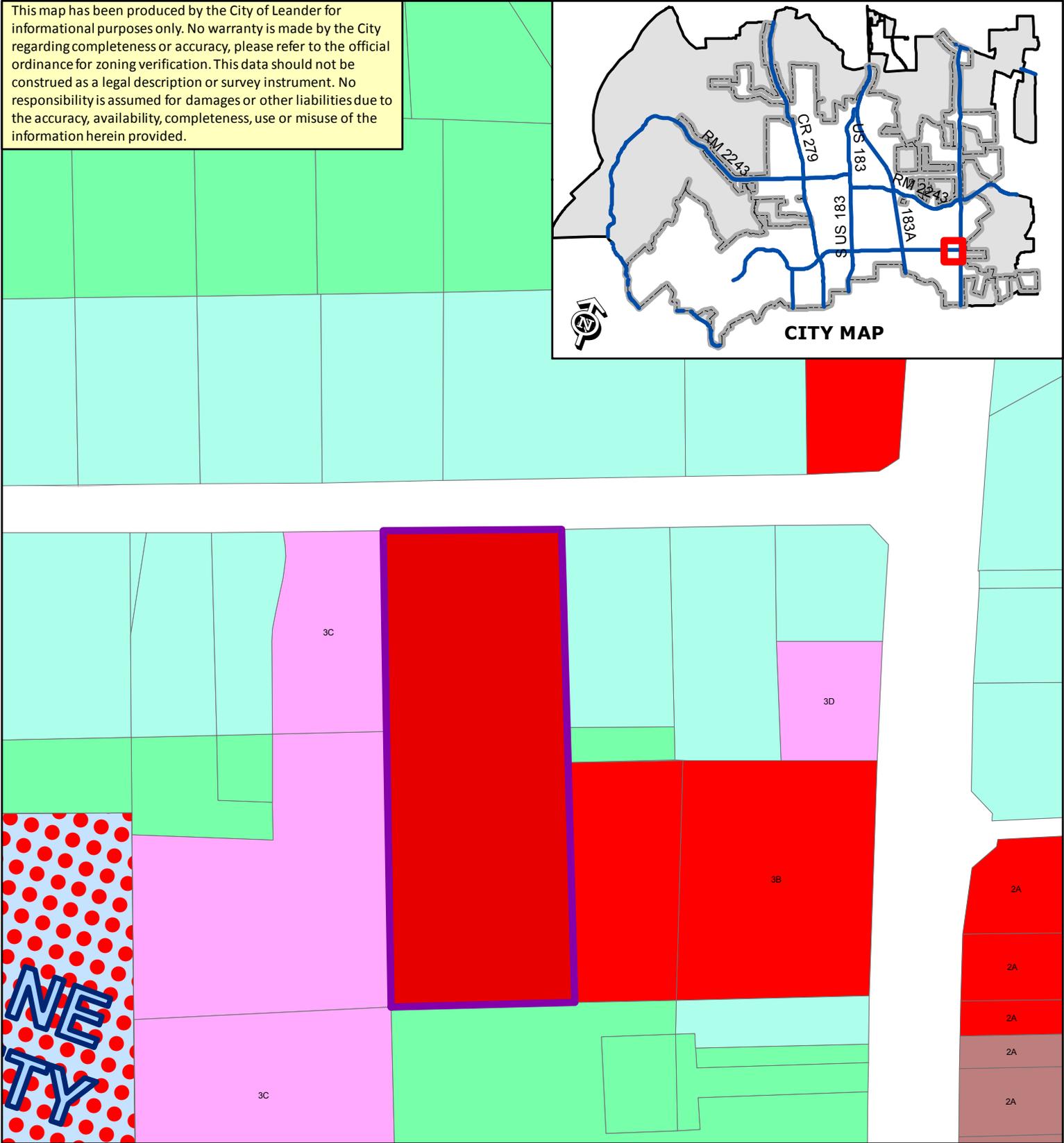
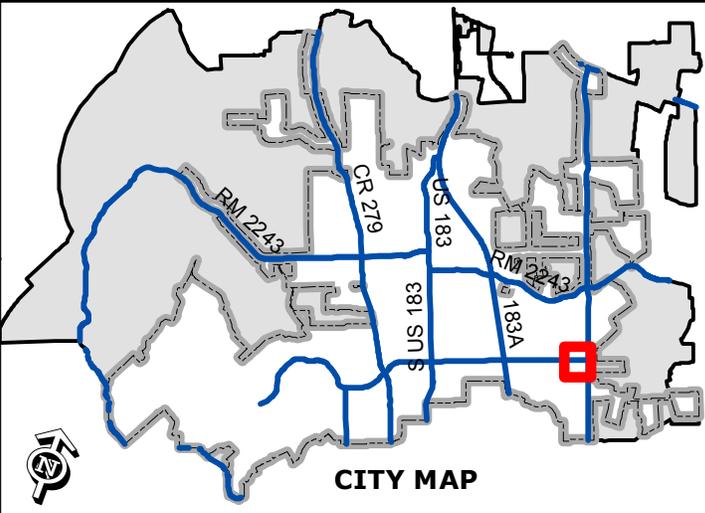
 City Limits	 Commercial Corridor	 Transit Supportive Mixed Use
 Subject Property	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	





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Feet

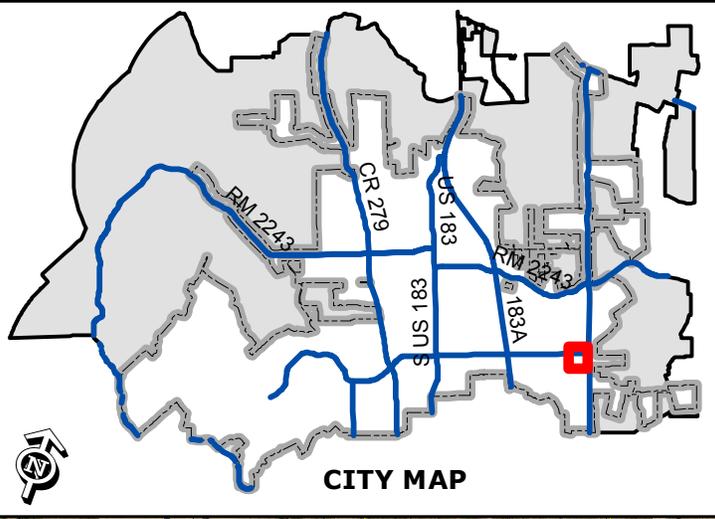
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ZONING CASE 15-Z-036 Attachment #4 Proposed Zoning Map - Anderson Commercial

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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E CRYSTAL FALLS PKWY



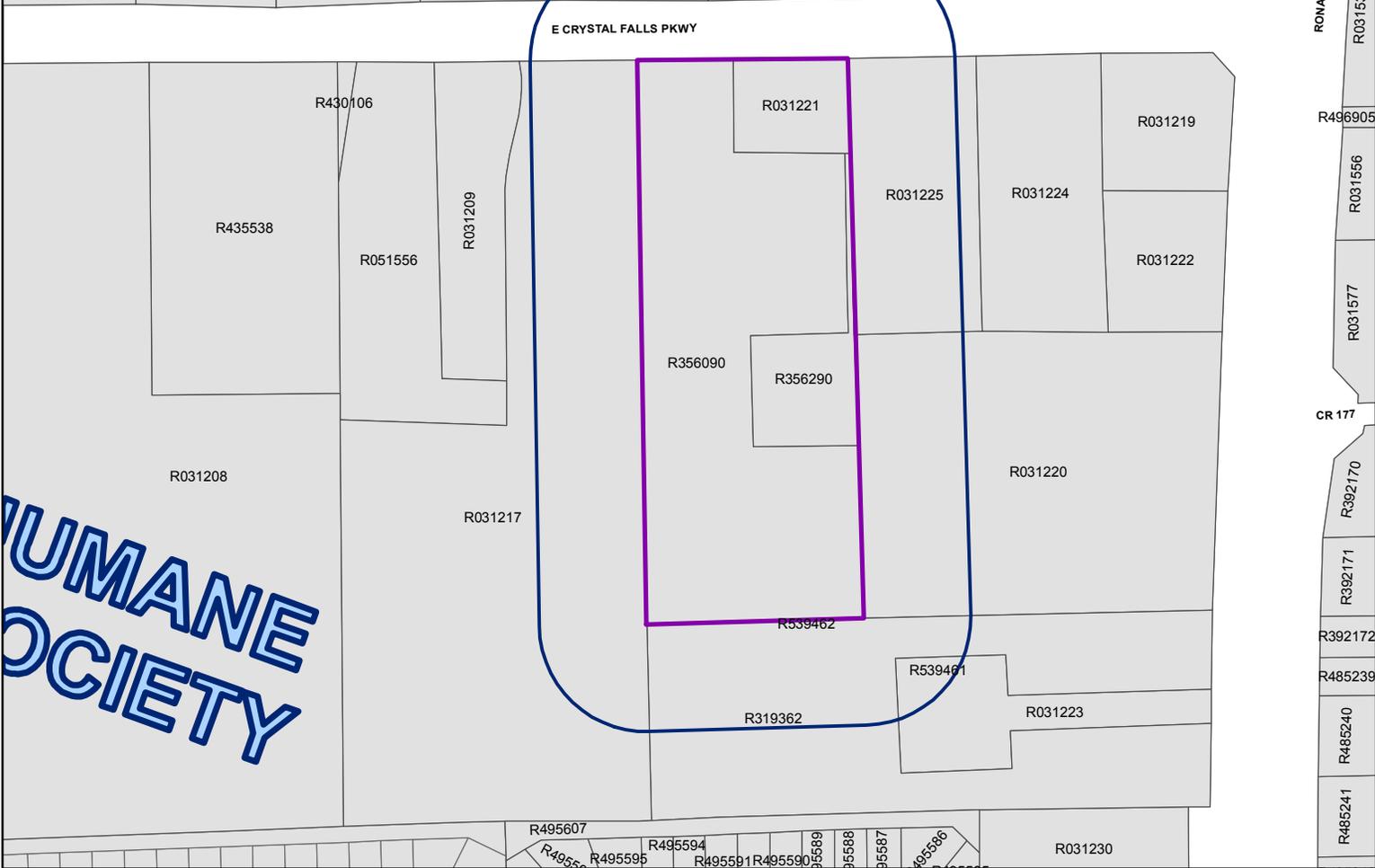
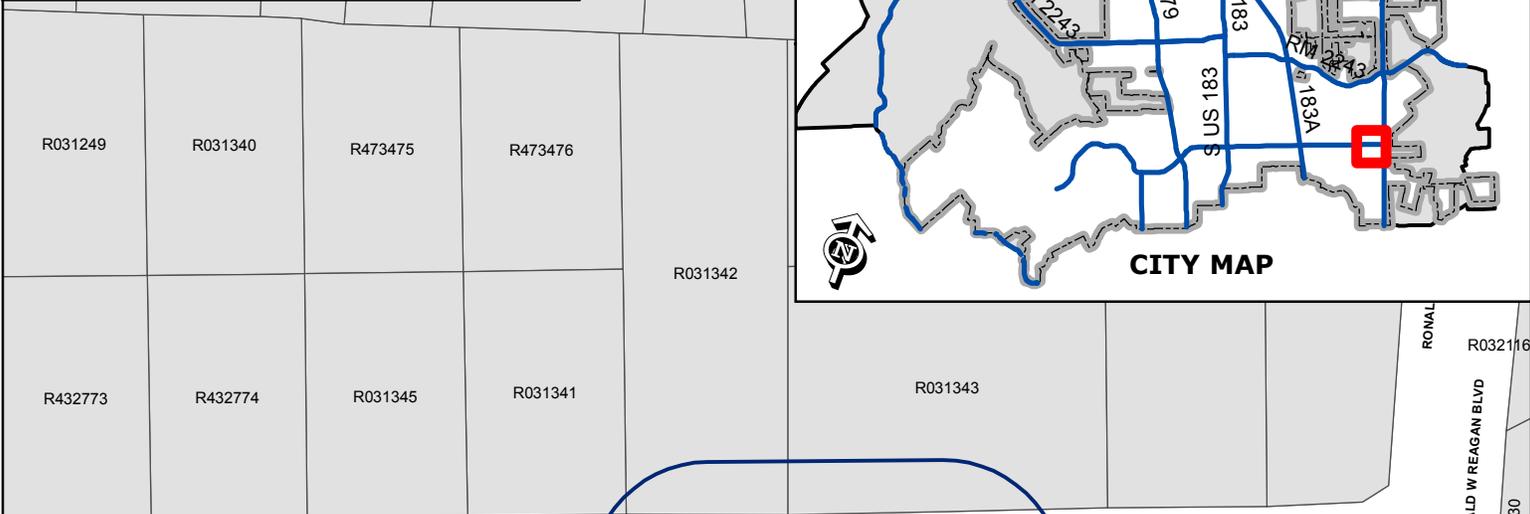
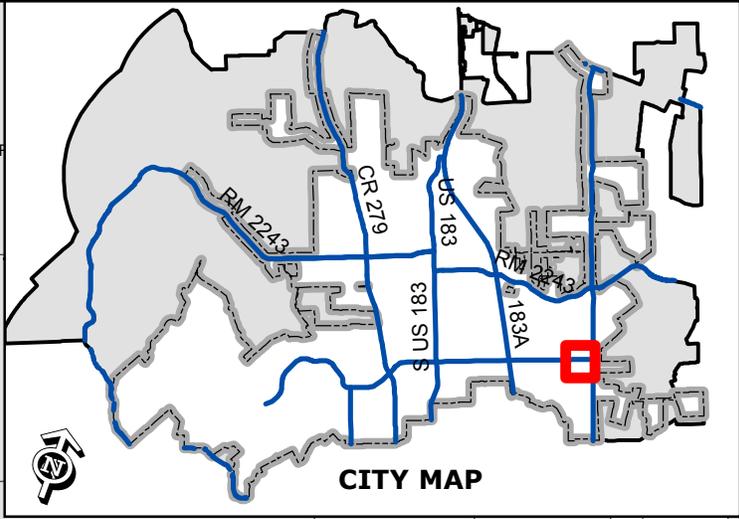
ZONING CASE 15-Z-036 Attachment #5

Aerial Exhibit - Approximate Boundaries
Anderson Commercial



-  Subject Property
-  City Limits

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HUMANANE SOCIETY

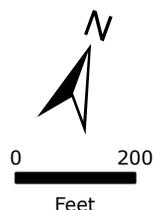
ZONING CASE 15-Z-036

Attachment # 6

Notification Map
Anderson Commercial

-  Public Notification Boundary
-  Subject Property

-  City Limits
-  WCAD Parcels

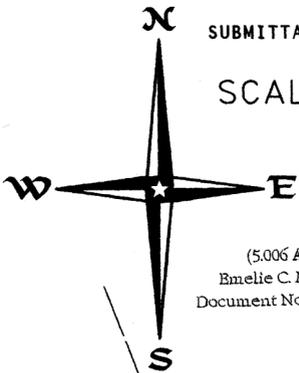


ANDERSON COMMERCIAL

BEING 9.736 ACRES OF LAND OUT OF THE WALTER CAMPBELL SURVEY ABSTRACT No. 3

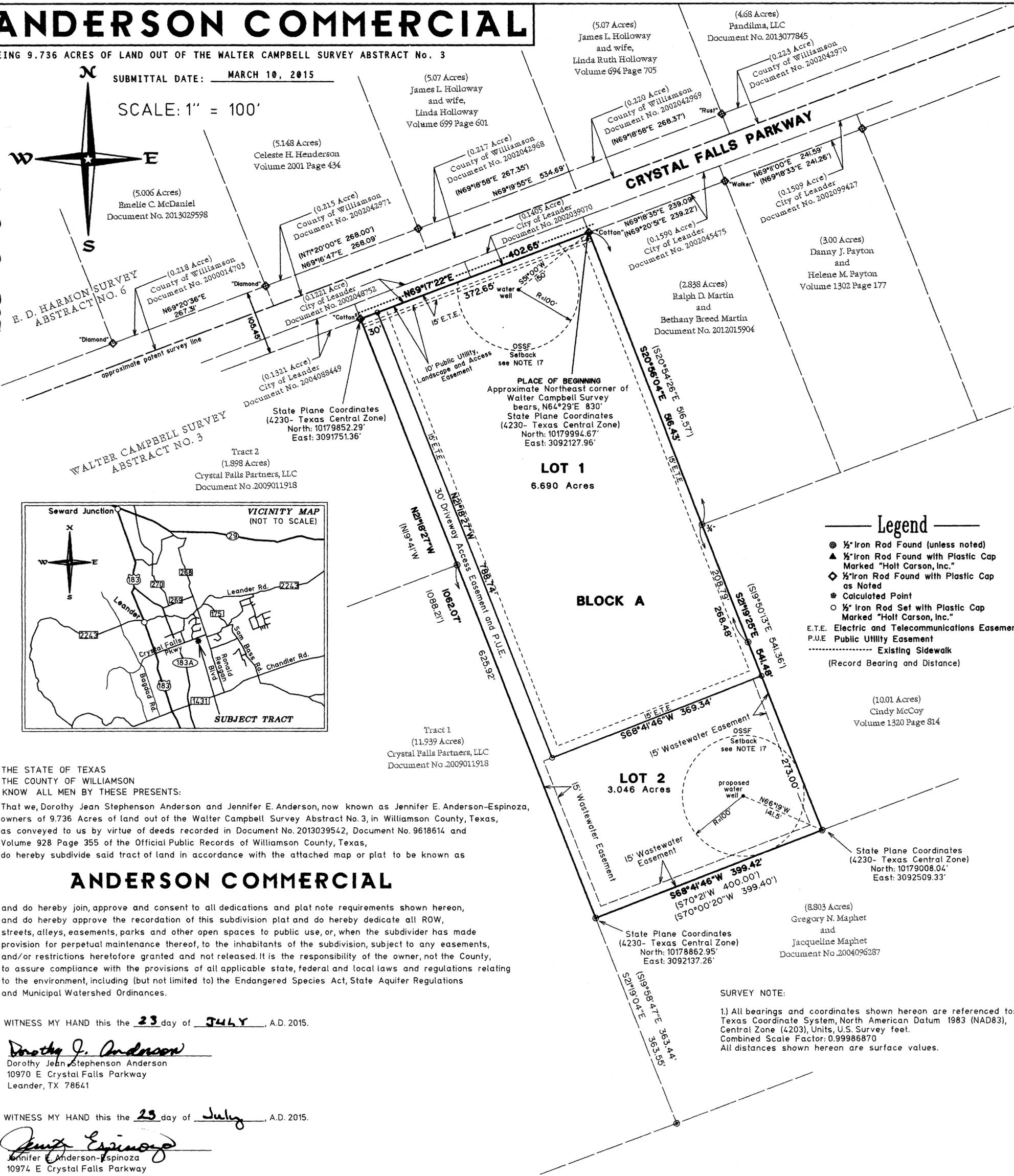
SUBMITTAL DATE: MARCH 10, 2015

SCALE: 1" = 100'

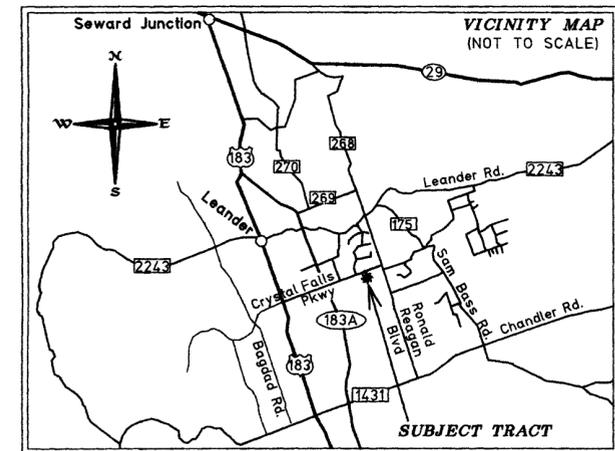


DOC# 2015072322

DOC# 2015072322



WALTER CAMPBELL SURVEY ABSTRACT NO. 3



- Legend**
- 1/2" Iron Rod Found (unless noted)
 - ▲ 1/2" Iron Rod Found with Plastic Cap Marked "Holt Carson, Inc."
 - ◆ 1/2" Iron Rod Found with Plastic Cap as Noted
 - ⊙ Calculated Point
 - 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - E.T.E. Electric and Telecommunications Easement
 - P.U.E. Public Utility Easement
 - Existing Sidewalk
 - (Record Bearing and Distance)

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

That we, Dorothy Jean Stephenson Anderson and Jennifer E. Anderson, now known as Jennifer E. Anderson-Espinoza, owners of 9.736 Acres of land out of the Walter Campbell Survey Abstract No. 3, in Williamson County, Texas, as conveyed to us by virtue of deeds recorded in Document No. 2013039542, Document No. 9618614 and Volume 928 Page 355 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tract of land in accordance with the attached map or plat to be known as

ANDERSON COMMERCIAL

and do hereby join, approve and consent to all dedications and plat note requirements shown hereon, and do hereby approve the recordation of this subdivision plat and do hereby dedicate all 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. 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 Act, State Aquifer Regulations and Municipal Watershed Ordinances.

WITNESS MY HAND this the 23 day of JULY, A.D. 2015.

Dorothy J. Anderson
Dorothy Jean Stephenson Anderson
10970 E Crystal Falls Parkway
Leander, TX 78641

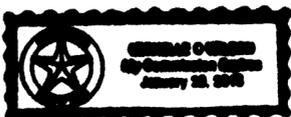
WITNESS MY HAND this the 23 day of July, A.D. 2015.

Jennifer E. Anderson-Espinoza
Jennifer E. Anderson-Espinoza
10974 E Crystal Falls Parkway
Leander, TX 78641

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the 23 day of July, A.D., 2015, did personally appear Dorothy Jean Stephenson Anderson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Michelle O. Wilson
Printed Name Michelle O. Wilson
Commission Expires January 30 2016



THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the 23 day of July, A.D., 2015, did personally appear Jennifer E. Anderson-Espinoza, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Michelle O. Wilson
Printed Name Michelle O. Wilson
Commission Expires January 30 2016





EXECUTIVE SUMMARY

FEBRUARY 11, 2016

Agenda Subject: Zoning Case 16-Z-001: Hold a public hearing and consider action on the rezoning of one lot located at 1109 Leander Drive; 3.526 acres more or less; legally described as Lot 14A, Blk A of the Leander Heights Section 3 Replat, WCAD Parcel R351048. Currently, the property is zoned HC-4-D (Heavy Commercial). The applicant proposing to zone the property to HC-5-D (Heavy Commercial), Leander, Williamson County, Texas.

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

Origination: Applicant: Ron Jordan on behalf of Dennis Industries, 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. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent

Prepared By: Robin M. Griffin, AICP
Senior Planner

01/26/2016



PLANNING ANALYSIS

ZONING CASE 16-Z-001
1109 LEANDER DRIVE

GENERAL INFORMATION

Owner: Dennis Industries, LLC.

Current Zoning: HC-4-D (Heavy Commercial)

Proposed Zoning: HC-5-D (Heavy Commercial)

Size and Location: The property is located at 1109 Leander Drive is approximately 3.526 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	HC-4-D	Established Industrial Use (Dennis Steel)
EAST	HC-4-D HC-5-D	Established Industrial Uses
SOUTH	HC-4-D	Established School
WEST	GC-3-C PUD	Established Commercial Uses

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

HC – HEAVY COMMERCIAL:

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

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

SITE COMPONENT:

TYPE 5 (non-residential only):

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.

ARCHITECTURAL COMPONENT:

TYPE D (non-residential only):

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

Intent:

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

COMPREHENSIVE PLAN STATEMENTS:

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

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Position Leander as a destination for employers.
- Direct job-generating uses to the Employment Mixed Use and Industrial areas.
- The Industrial District land use category is intended to be located in close proximity to major transportation systems, including highways, tollways, railroads, etc. These areas are intended for industrial and employment land uses that may generate traffic and noise. These uses are important for the city's economic development, and should be protected to avoid encroachment by incompatible use issues while aiding existing businesses expansion. Industrial uses should be developed with attention to aesthetics through the provision of landscaping along street frontages, screening of outdoor storage and assembly areas, and high-quality design and materials where buildings are visible from roadways or adjacent residential development areas.

ANALYSIS:

The applicant is requesting to change the zoning of the property from HC-4-D (Heavy Commercial) to HC-5-D in order to allow for unlimited outdoor storage. This property is located in the existing industrial area of the City along Leander Drive. The properties to the north and south are zoned HC-4-D. The property to the east is zoned HC-5-D. The surrounding uses to the north and east are currently developed industrial sites and there is a school located to the south. The property to the west is part of the Gateway Shopping Center and is currently developed as a commercial/retail site.

This zoning change request would change the site component from Type 4 to Type 5. The table below demonstrates the differences in the two site components.

SITE STANDARD	TYPE 4	TYPE 5
Drive-through service lanes	Permitted	Permitted
Outdoor Display	Unlimited	Unlimited
Outdoor Storage	Limited to 60% of the gross square footage of the primary structure	Unlimited
Accessory Buildings /Structures	Limited to 60% of the gross square footage of the primary structure	Unlimited
Outdoor Fueling & Washing of Vehicles	Permitted	Permitted
Outdoor Animal Boarding	Permitted	Permitted
Outdoor Entertainment	Permitted	Permitted
Overhead Commercial Service Doors	Permitted	Permitted
Accessory Dwellings	Permitted	Permitted

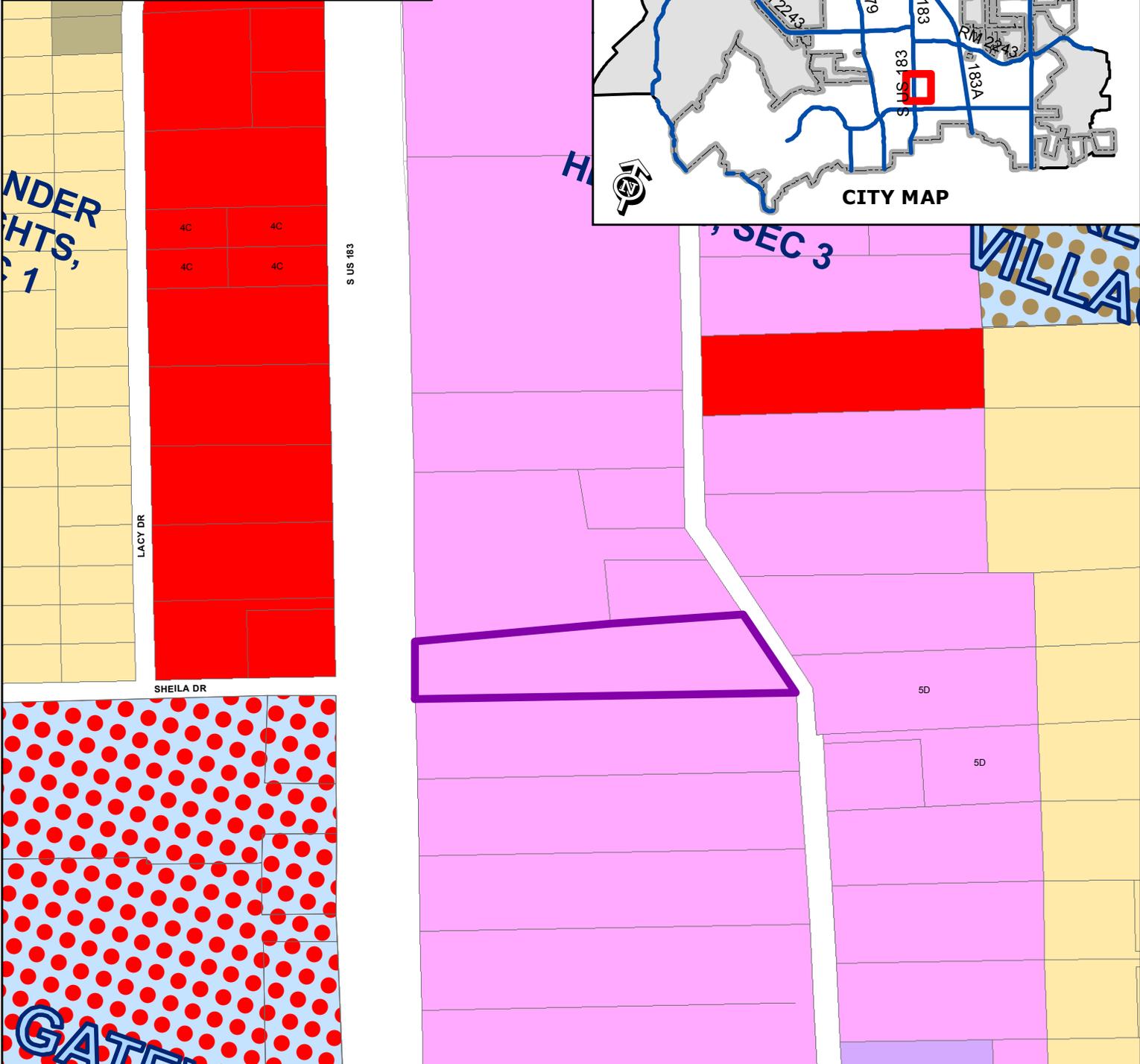
The primary difference between the Type 4 and Type 5 site component is that outdoor storage and accessory buildings are unlimited. The Composite Zoning Ordinance includes screening requirements for outdoor storage. Outdoor storage areas are required to be screened from view of the street by 60%. This screening includes fencing and landscaping.

This property is located within an Industrial Area as designated by the Future Land Use Plan. This use category is designated in close proximity to major transportation facilities such as highways and are intended for industrial and employment land uses. Industrial areas are important for economic development and should be placed in areas that are compatible with the adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested HC-5-D (Heavy Commercial) district. This proposal is compliant with the Future Land Use Plan. The property is located within an established industrial area and the Type 5 site component is appropriate. The Type 5 site component is intended to be combined with the HC use component and used for development with intense outdoor site requirements. The requested zoning change meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

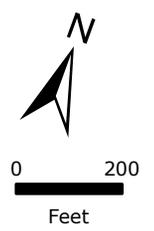
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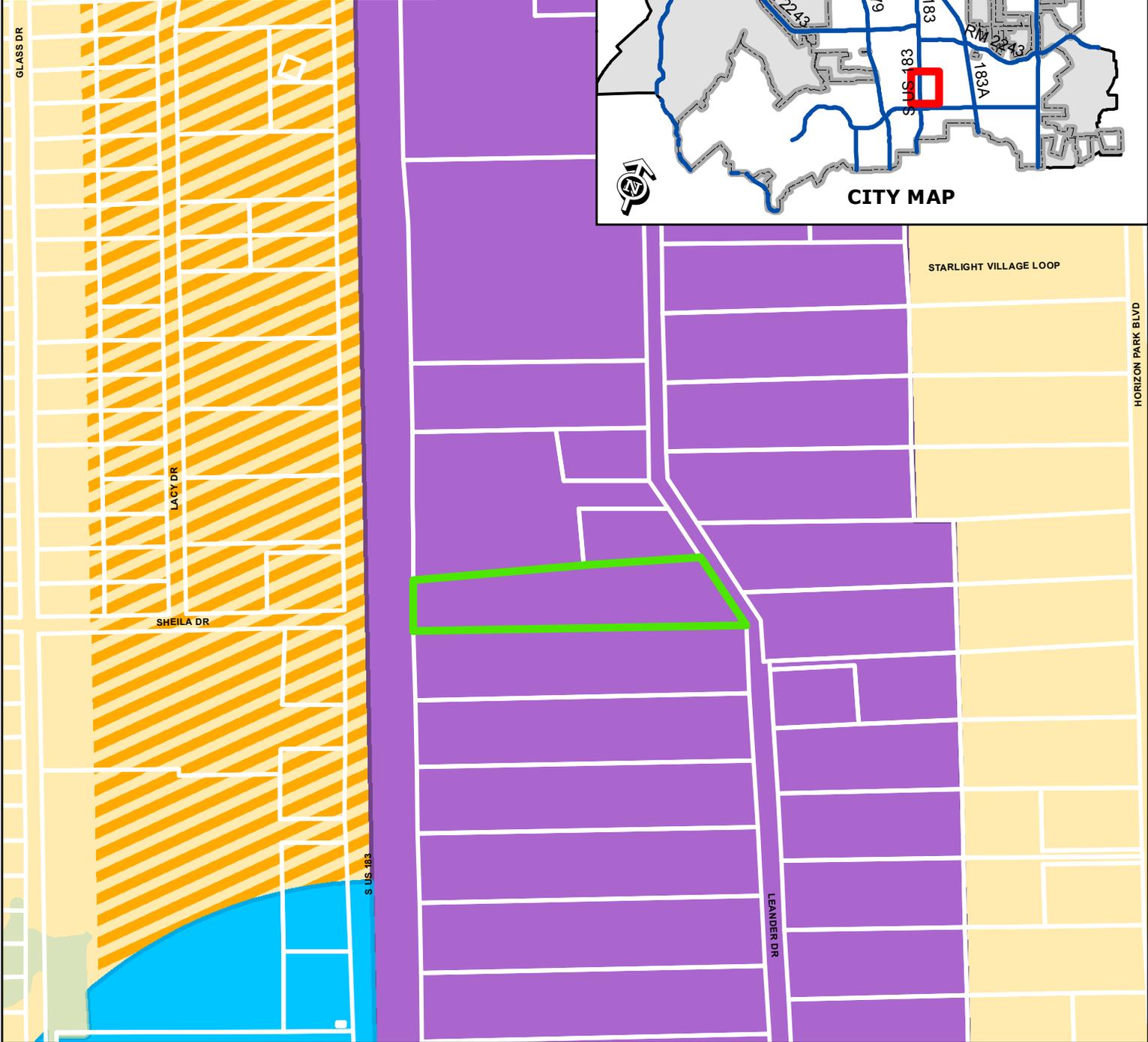
ZONING CASE 16-Z-001 Attachment #2

Current Zoning Map - 1109 Leander Dr

- | | | | | |
|------------------|-------------------|-----|--------|-----|
| 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 16-Z-001 Attachment #3 Future Land Use Map - 1109 Leander Dr

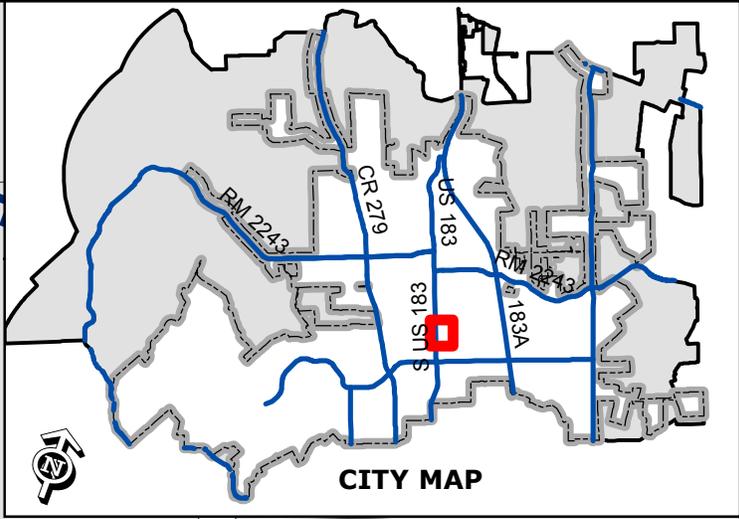
 Subject Property	 Commercial Corridor	 Transit Supportive Mixed Use
 City Limits	 Neighborhood Center	 Station Area Mixed Use
 Open Space	 Community Center	 Old Town Mixed Use
 Mixed Use Corridor	 Activity Center	 Employment Mixed Use
	 Industrial District	
	 Neighborhood Residential	





0 200
Feet

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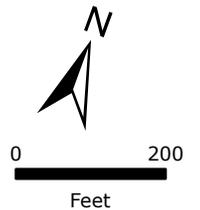
ZONING CASE 16-Z-001

Attachment # 4

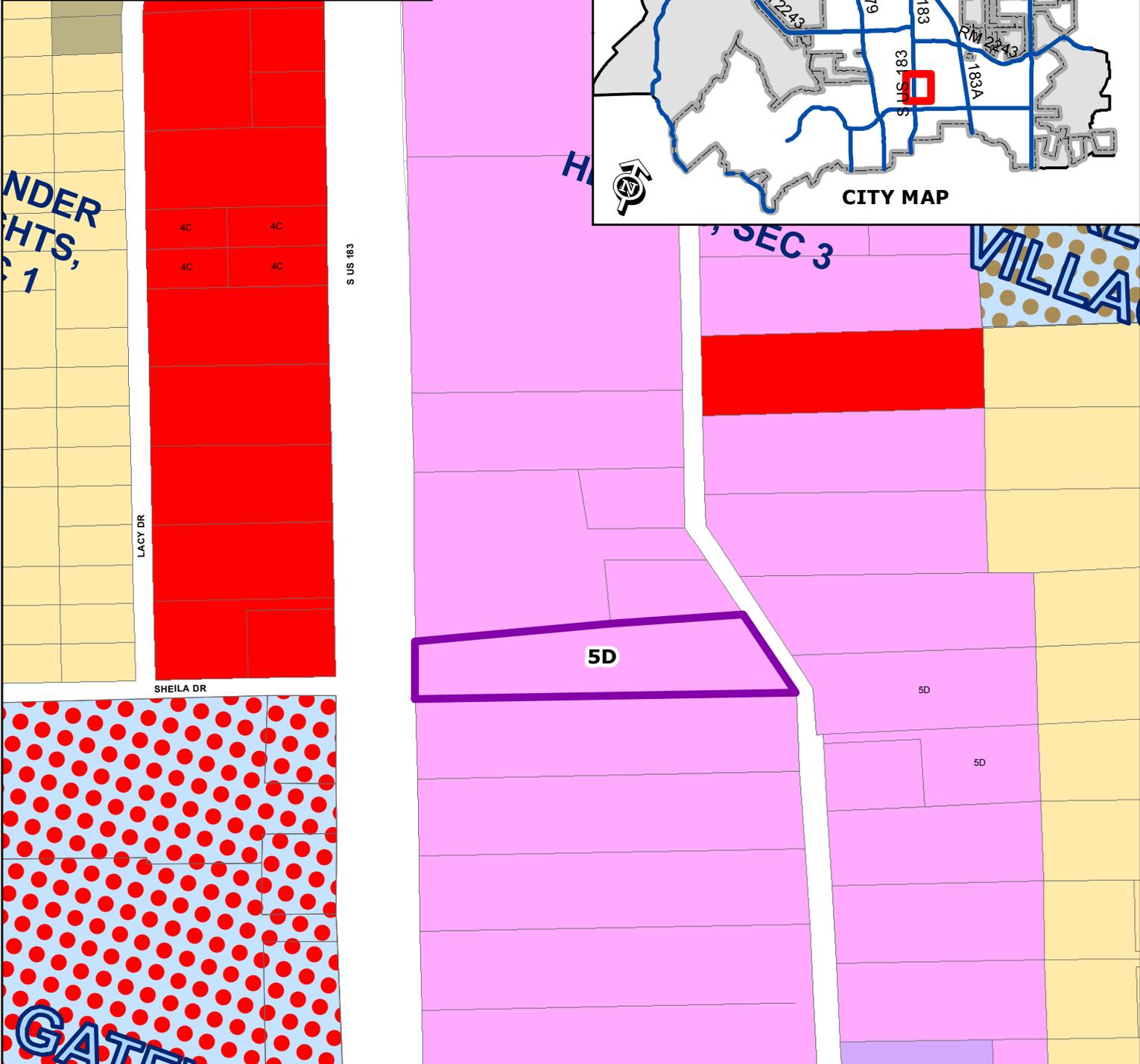
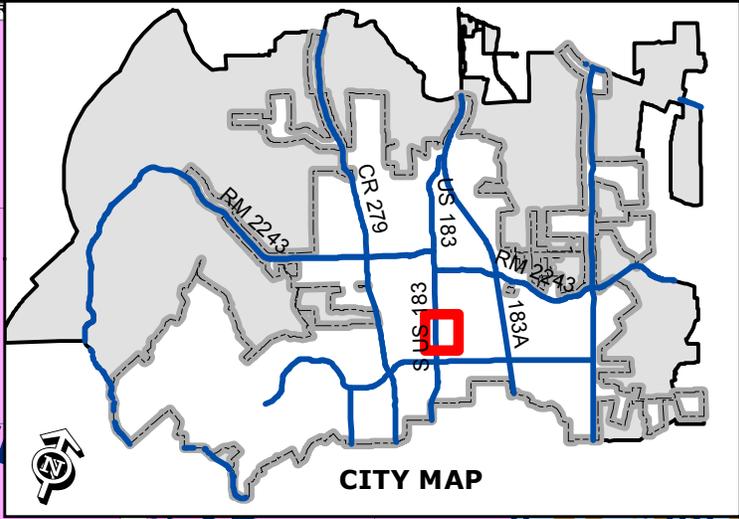
Notification Map
Leander Dr

-  Public Notification Boundary
-  Subject Property

-  City Limits
-  WCAD Parcels



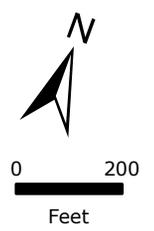
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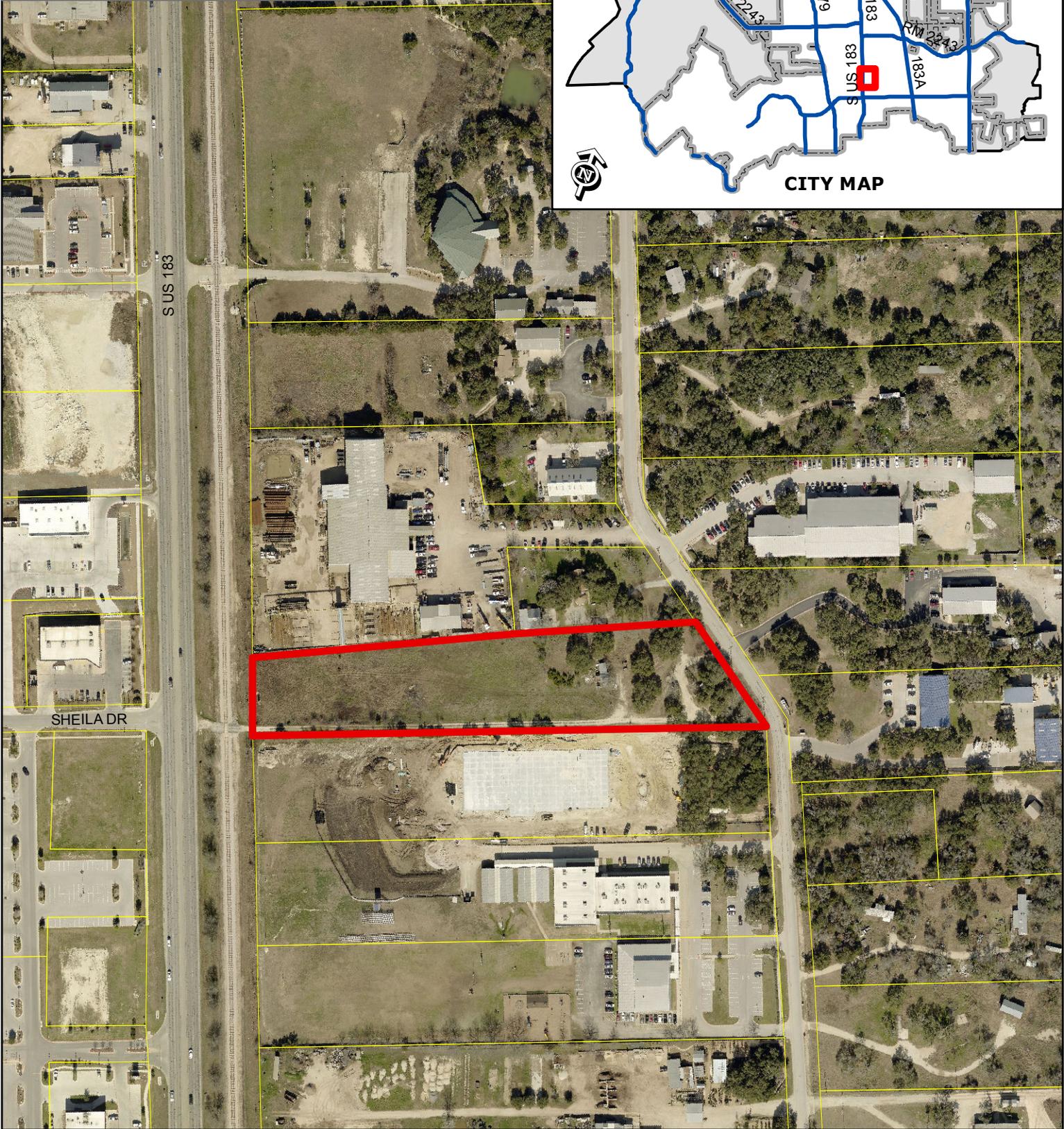
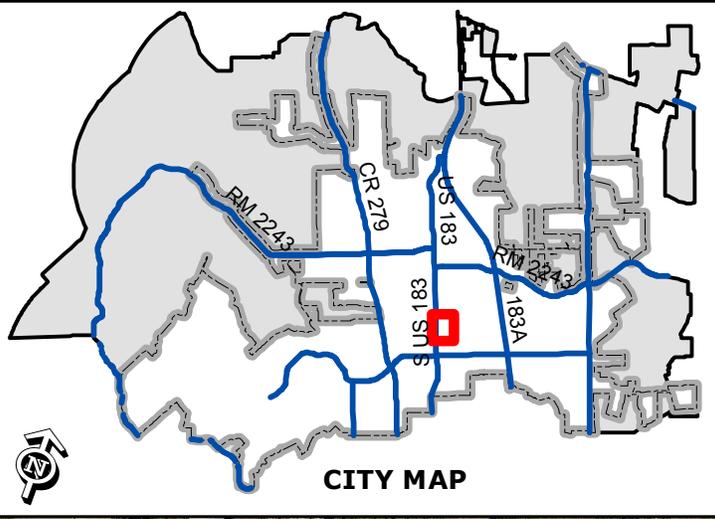
ZONING CASE 16-Z-001 Attachment #5

Proposed Zoning Map - 1109 Leander Dr

- | | | | | |
|------------------|-------------------|-----|--------|-----|
| 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 16-Z-001 Attachment #6

Aerial Exhibit - Approximate Boundaries
1109 Leander Dr



-  Subject Property
-  City Limits



DENNIS STEEL, INC.

1105 Leander Drive
Leander, TX 78641
512.259.4001
Fax: 512.259.1070
Sales Fax: 512.259.5397
<http://www.dennissteel.com>

ATTACHMENT 7

LETTER OF INTENT

Change of Zoning for 1109 Leander Drive

December 21, 2015

It is the intent of this application process to implement a change of zoning for 1109 Leander Drive from HC-4-D to HC-5-D.

1109 Leander Drive is adjacent to 1105 Leander Drive. 1105 is the site of the Dennis Steel, Inc. structural steel fabrication plant. Currently, receiving and fabrication of raw steel, and the loading for delivery of finished steel take place at 1105. 1109 was purchased to allow us to relocate the receiving area and the gantry crane; and expand the fabrication shop by 4900 square feet. We have a design team under contract at this time. Our goal is to submit a Site Plan Development Permit application on March 1, 2016 for the improvements to 1109 and 1105.

The work at 1109 will provide for a new compacted base receiving area; a concrete support structure for roller tables; the relocation of the gantry crane, with the associated nine concrete piers; a paved driveway with entrance from Leander Drive; new and reconfigured fencing; and, the associated landscape and storm water components that are required by code. No occupied buildings or permanent structures will be designed or proposed for 1109.

The Site Uses and Features for HC-4-D provides for outdoor storage and container storage based on a percentage of gross floor area of the primary building on a property. With no buildings proposed for 1109, the outdoor storage area cannot be calculated.

To optimize the use of 1109 we want to be able to store mobile cranes, some storage containers, and miscellaneous steel erection equipment in the area east of and adjacent to the proposed receiving area/gantry crane footprint. This location will have a visual barrier from Leander Drive provided by the existing, large Heritage Oaks that are located on the east end of the property. The visual barrier for Highway 183 on the west side will be included in the Site Plan Development drawings now underway.

While Type 5 site component "is discouraged along major thoroughfares and is intended to be utilized within industrial park developments" the change requested for this site is appropriate given the existing conditions of the Dennis Steel fabrication shop adjacent to 1109. The requested storage area will be from 400 to 500 feet from the west property line, with the railroad tracks between the property line and Highway 183.

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