



## **AGENDA**

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

**Thursday ~ May 26, 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: May 12, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the May 19, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

## **Consent Agenda**

7. Subdivision Case 16-PP-001: Consider action on the Valley Vista Preliminary Plat for 51.35 acres more or less; WCAD Parcels R473803, R497583, R497581, and R510101; generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald W Reagan Blvd., Williamson County, Texas. Applicant/Agent: Shawn Graham on behalf of Robert Tesch.
  
8. Subdivision Case 15-FP-004: Consider action on the Borho Ph. 7 Final Plat for 16.437 acres more or less; WCAD Parcel R031532; generally located 100 ft. east from the southeast corner of the intersection of Cherry Bark Dr. & Sycamore Fig Bend; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC.

## **Regular Agenda**

9. Subdivision Case 12-PP-005: Consider action on the extension of the expiration of the Reagan's Overlook Preliminary Plat for 253.07 acres more or less; including Reagan's Overlook Phases 1 & 2 and WCAD Parcels R032354 and R524615; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Adib Khoury on behalf of Century Communities.

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

## **Public Hearing**

10. Subdivision Case 15-CP-010: Hold a public hearing and consider action on the Greatwood South Concept Plan, for 119.93 acres more or less; WCAD Parcels R031730, R473812 generally located at the northwest corner of the future intersection of Lakeline Blvd. and San Gabriel Pkwy. Leander, Williamson County Texas. Applicant: Danny Martin on behalf of J.L. Development Inc. (John Lloyd).

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

11. Comprehensive Plan Amendment Case 16-TOD-CPA-001: Hold a public hearing and consider action on a Comprehensive Plan amendment requesting a change to the Transportation Plan. The applicant is proposing to remove proposed collector roadway C12 from the Transportation Plan. This roadway is located between Broade Street and US 183 to the north of San Gabriel Pkwy; Leander, Williamson County, Texas. Applicant Angelica Andersson on behalf of RSI Maya Vista LLC.

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

12. Zoning Case 16-Z-011: Hold a public hearing and consider action on the rezoning of 1.384 acres more or less out of the William W. Hornsby Survey, located at 14000 Nameless Road, TCAD ID 354061. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Travis County, Texas. Applicant: James & Jody Giddens on behalf of 6J Family Limited Partnership/6J GP, LLC (General Partner).

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

13. Zoning Case 16-Z-009: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and LC-2-A (Local Commercial), Leander, Williamson County, Texas. Applicant: Adam Diskin on behalf of Bliss at Mason Hills, LLC.

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

Meeting Adjourned at

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 19th day of May, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Tom Yantis – Assistant City Manager



## Minutes

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

**Thursday ~ May 12, 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 7:01 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Means.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: April 28, 2016  
**Motion made by Commissioner Hines to approve the minutes, seconded by Vice Chair Allen. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council at the May 5, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at May 5, 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-019: Consider action on the Holloway Addition Short Form Final Plat for 9.603 acres more or less; WCAD Parcels R031343 and R473478; generally located 435 ft to the west of northwest corner of the intersection of Ronald Reagan Blvd and E. Crystal Falls Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Keith Stewart on behalf of James L & Linda Holloway

**Commissioner Anderson moved to approve the consent agenda with staff recommendations. Vice Chair Allen seconded the motion. Motion passed unanimously.**

## Public Hearing

8. Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels generally located at the northwest corner of the future intersection of Lakeline Blvd and San Gabriel Pkwy; for 119.932 acres more or less; legally described as 119.932 acres out of the Charles Cochran Survey Abstract No. 134 Williamson County, Texas, WCAD Parcels R031730 and R473812. Currently, the property is zoned Interim SFR-1-B (Single Family Rural). The applicant is proposing to zone the property SFR-2-A (Single-Family Rural), LC-2-B (Local Commercial), LO-2-B (Local Office) and SFT-2-B (Single-Family Townhouse); Leander, Williamson County, Texas. Applicant: Danny R. Martin on behalf of J.L. Development, Inc.

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the proposed zoning request.**

b) Applicant Presentation

**Gregg Andrulis was present for questions.**

c) Open Public Hearing

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

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Anderson moved to approve the zoning request with staff recommendation of SFR-2-A (Single-Family Rural), SFT-2-B (Single-Family Townhome), LO-2-A (Local Office), and LC-2-A (Local Commercial). Commissioner Schwendemann seconded the motion. Motion passed unanimously.**

9. Zoning Case 16-Z-007: Hold a public hearing and consider action on the rezoning of several parcels of land generally located to the west of the intersection of CR 279 and Live Oak Rd; 76.89 acres more or less; WCAD Parcels R022926, R022924, R473840, R022625, and R473841. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to SFR-2-B (Single-Family Rural), Leander, Williamson County, Texas. Applicant: San Gabriel Whitt Ranch, LLC (Davy Roberts).

a) Staff Presentation

**Robin Griffin, Senior Planner discussed the proposed zoning request.**

b) Applicant Presentation

**Mike Emmons explained the purpose of the zoning request.**

c) Open Public Hearing

**Chair Sokol opened the public hearing  
Jodilinn Robinson spoke for.**

d) Close Public Hearing

**Chair Sokol closed the public hearing.**

e) Discussion

**Discussion took place.**

f) Consider Action

**Commissioner Hines moved to approve the SFR-2-B (Single-Family Rural) for the portion of the property located outside the Mixed Use Corridor. Commissioner Schwendemann seconded the motion. Motion failed with a 2 to 4 vote (Commissioners Cotten, Sokol, Anderson, and Vice Chair Allen opposing). Commissioner Cotten moved to approve the SFR-2-B (Single-Family) district as proposed. Vice Chair Allen seconded the motion. Motion passed with a 4 to 2 vote (Commissioners Schewendenmann and Hines opposing).**

*Commissioner Hines objects to the idea that a low-density residential project within a mixed-use corridor is appropriate zoning per the adopted Comprehensive Plan and Future Land Use Map.*

10. Meeting Adjourned at **7:40 pm**

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Chairman Sokol

ATTEST:

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Ellen Pizalate, Secretary





## EXECUTIVE SUMMARY

MAY 26, 2016

- 
- Agenda Subject:** Subdivision Case 16-PP-001: Consider action on the Valley Vista Preliminary Plat for 51.35 acres more or less; WCAD Parcels R473803, R497583, R497581, and R510101; generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald W Reagan Blvd., Williamson County, Texas.
- Background:** This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Shawn Graham on behalf of Robert Tesch
- Financial Consideration:** None
- Recommendation:** This preliminary plat includes 152 single-family lots, 2 HOA park lots, 1 HOA landscape lot, 1 HOA alley lot, 2 HOA open space lots, and 1 HOA pond lot. This proposal meets all of the requirements of the Subdivision Ordinance and staff recommends approval.
- Motion:** The Planning & Zoning Commission recommends approval of the preliminary plat for the subject property.
- Attachments:** 1. Preliminary Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

05/18/2016

DEVELOPER:

TESCH DEVELOPMENT CO., LLC  
921 W. NEW HOPE DRIVE  
CEDAR PARK, TEXAS 78613

ROBERT E. TESCH  
(512) 970-0530  
bob@teschassociates.com

OWNER:

ROBERT E. TESCH  
18175 RONALD REAGAN BLVD  
GEORGETOWN, TEXAS 78628

ENGINEER/SURVEYOR/PLANNER:



1701 DIRECTORS BLVD, STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

ZONING:

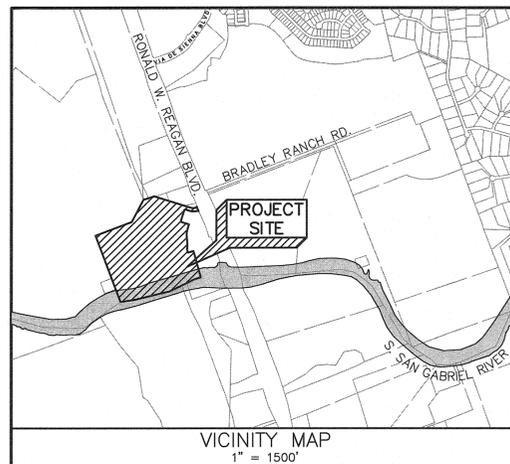
SINGLE FAMILY URBAN (SFU-2-A)  
SINGLE FAMILY COMPACT (SFC-2-A)  
SINGLE FAMILY LIMITED (SFL-2-B)  
SINGLE FAMILY RURAL (SFR-1-B)

# VALLEY VISTA PRELIMINARY PLAT

## CITY OF LEANDER FEBRUARY 2016

### INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	OVERALL PLAN
3.	PRELIMINARY PLAT (1 OF 2)
4.	PRELIMINARY PLAT (2 OF 2)
5.	UTILITY SCHEMATIC (1 OF 2)
6.	UTILITY SCHEMATIC (2 OF 2)
7.	PARKS PLAN
8.	DRAINAGE AREA MAPS
9.	TREE PROTECTION PLAN
10.	TREE LIST



NOTES:

- BASED ON CURRENT LOT YIELD, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 1,455 AVERAGE DAILY TRIPS. AT THE TIME OF FINAL PLAT, A FEE IN LIEU PAYMENT WILL BE PAID FOR THE TIA.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF RONALD REAGAN BLVD. 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 ADJOINING STREET IS CONSTRUCTED.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LANDSCAPE LOT 1, BLOCK A, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE (5) 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 LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE), BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOTS ARE REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE 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.
- 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.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- 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.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK A; LOT 1, BLOCK C; LOT 8, BLOCK D; LOT 1, BLOCK E; LOT 1, BLOCK F; LOT 9, BLOCK J.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS AND WATER QUALITY AREAS.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON FLOOD INSURANCE RATE MAP PANEL #48491C0455E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2006.
- THIS PRELIMINARY PLAT IS CONTINGENT ON OFFSITE WASTEWATER IMPROVEMENTS INSTALLATION BEING COMPLETED.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.  
COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.  
COMBINED SCALE FACTOR IS 1.0001335064 SCALED FROM A POINT WITH NORTHING 10196243.810, EASTING 3085850.885, ELEVATION 877.28

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 150070834, issued October 6, 2015, are shown or depicted hereon.

*[Signature]*

Gary C. Bowes  
Registered Professional Land Surveyor No. 4053  
Date: May 6, 2016



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

*[Signature]*



Joshua W. Miksch, P.E.

5/6/2016  
Date

PHASING TABLE

PHASE	FINAL PLAT	COMMENCE CONSTRUCTION
PHASE 1	2016	2016
PHASE 2	2017	2017

LOT TABLE

RESIDENTIAL (70'x120')	2 LOTS
RESIDENTIAL (65'x120')	4 LOTS
RESIDENTIAL (60'x120')	54 LOTS
RESIDENTIAL (50'x120')	68 LOTS
RESIDENTIAL (42'x130')	9 LOTS
RESIDENTIAL (41'x120')	15 LOTS
PARK	2 LOTS
LANDSCAPE	1 LOT
PRIVATE ALLEY	1 LOT
OPEN SPACE	2 LOTS
POND	1 LOT
<b>TOTAL</b>	<b>159 LOTS</b>

STREET TABLE

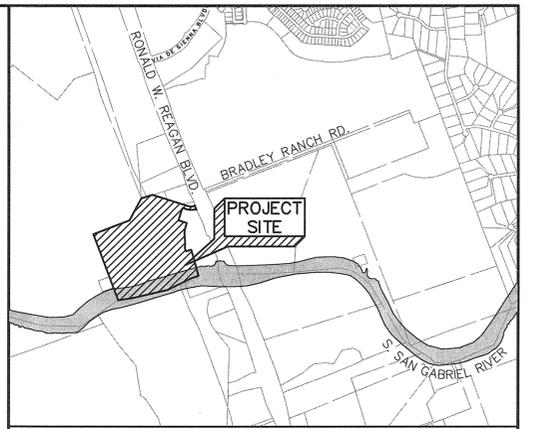
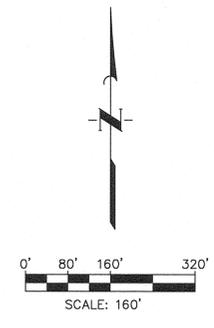
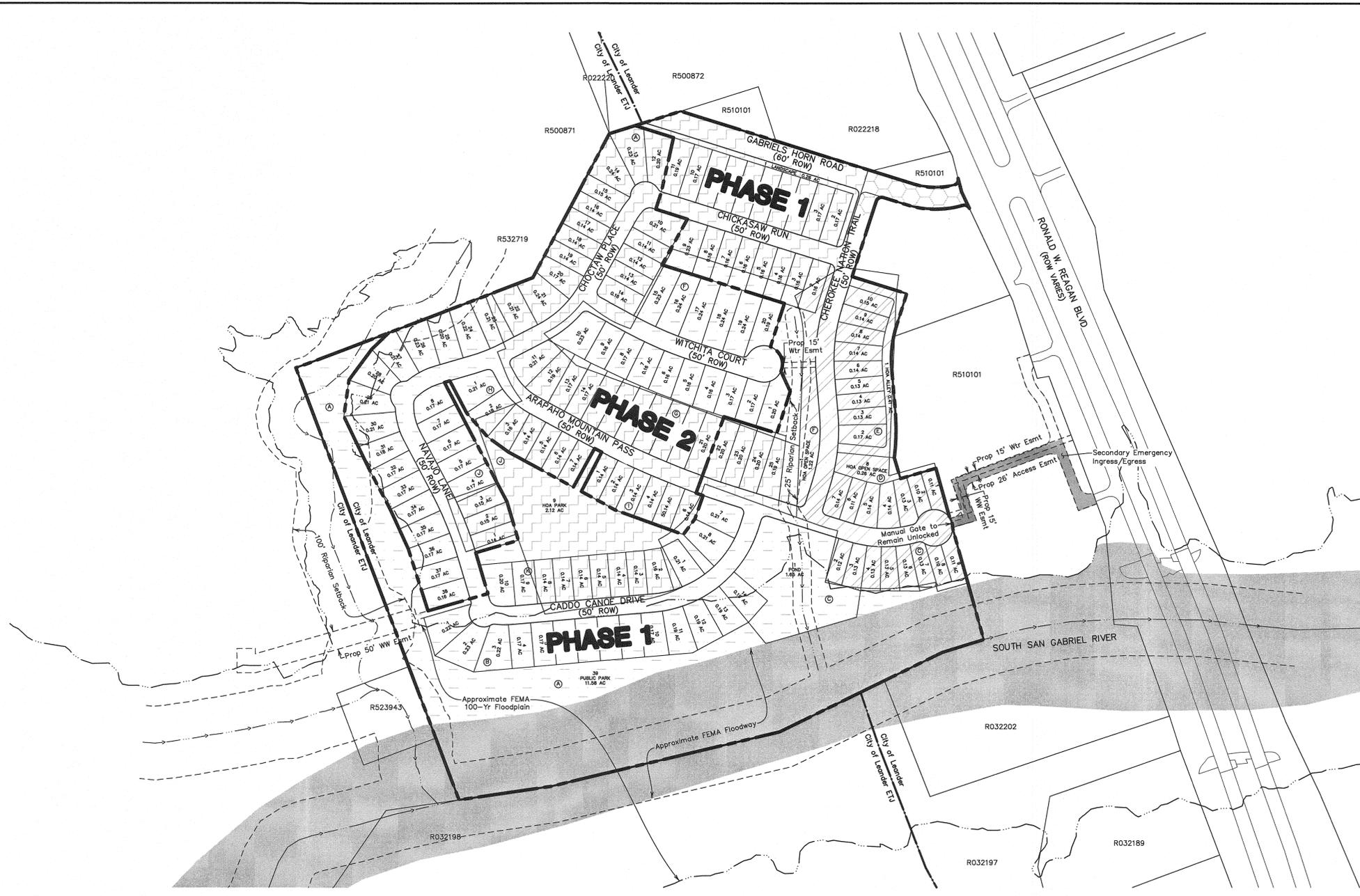
NAME	LENGTH (LF)	SIDEWALK
CHICKASAW RUN	575	4'
GABRIELS HORN ROAD	845	5'
CHOCTAW PLACE	880	4'
CHEROKEE NATION TRAIL	947	4'
NAVAJO LANE	634	4'
WITCHITA COURT	529	4'
CADDO CANOE DRIVE	1332	4'
ARAPAHO MOUNTAIN PASS	878	4'
RONALD W. REAGAN BLVD		10'

L.U.E.'s (All Residential) 152

LAND USE TABLE

SINGLE FAMILY	33.85 AC
PRIVATE ALLEY	0.41 AC
LANDSCAPE	0.26 AC
PARKS/OPEN SPACE	15.18 AC
PONDS	1.65 AC
<b>TOTAL ACRES</b>	<b>51.35 AC</b>

J:\Projects\1726\_Tesch\_Development\001-00\_Valley\_Vista\_Phase\_1\2\_Design\_Phase\CAD\Plan\Preliminary\_Plan\Preliminary\_Plan.dwg



VICINITY MAP  
1" = 1500'

Property Owners within 200 feet of Site Boundaries		
Property ID Instrument	Owner's Name & Address	Site Address
R02218	Equity Secured Capital LP PO Box 160460 Austin, TX 78716-0460	18175 Ronald W. Reagan Blvd. Georgetown, TX 78628
R02220	Wedemeyer, Howard Barkley 5773 Woodway 207 Houston, TX 77057	Ronald W. Reagan Blvd. Georgetown, TX 78628
R532719	Wedemeyer, Howard Barkley 5773 Woodway 207 Houston, TX 77057	1601 County Road 267 Georgetown, TX 78628
R523943	Wedemeyer, Howard Barkley & Scott Kiella & ET AL 5773 Woodway 207 Houston, TX 77057	Ronald W. Reagan Blvd. Georgetown, TX 78628
R500872	Equity Secured Capital LP PO Box 160460 Austin, TX 78716-0460	18175 Ronald W. Reagan Blvd. Georgetown, TX 78628
R032198	Lamb Huie H Jr. 5803 Bullard Dr. Austin, TX 78757-4403	2650 CR 268 Leander, TX 78641
R032189	Texas Spice Company Company Inc PO Box 2815 Cedar Park, TX 78630	17941 Ronald W. Reagan Blvd. Leander, TX 78641
R500871	Equity Secured Capital LP PO Box 160460 Austin, TX 78716-0460	18175 Ronald W. Reagan Blvd. Leander, TX 78641
R032197	Lamb Huie H Jr. 5803 Bullard Dr. Austin, TX 78757-4403	18001 Ronald W. Reagan Blvd. Leander, TX 78641
R510101	Tesch, Robert E. Landowner is Developer	18175 Ronald W. Reagan Blvd. Leander, TX 78641
R032202	Tesch, Robert E. Landowner is Developer	18051 Ronald W. Reagan Blvd. Leander, TX 78641

**DEVELOPER:**  
 TESCH DEVELOPMENT CO., LLC  
 921 W. NEW HOPE DRIVE  
 CEDAR PARK, TEXAS 78613  
  
 ROBERT E. TESCH  
 (512) 970-0530  
 bob@teschassociates.com

**OWNER:**  
 ROBERT E. TESCH  
 18175 RONALD REAGAN BLVD  
 GEORGETOWN, TEXAS 78628

**ENGINEER/SURVEYOR/PLANNER:**  
  
 Texas Board of Professional Engineers Registration No. F-439  
 1701 DIRECTORS BLVD, STE. 400  
 AUSTIN, TEXAS 78744  
 (512) 441-9493 (Phone)  
 (512) 445-2286 (Fax)

**LEGEND**

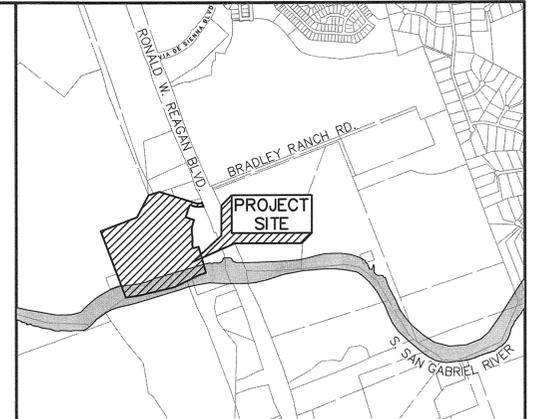
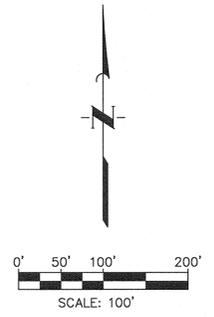
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	SINGLE FAMILY COMPACT (SFC-2-A)
	SINGLE FAMILY LIMITED (SFL-2-B)
	SINGLE FAMILY RURAL (SFR-1-B)

**NOTES:**  
 1. BASED ON CURRENT LOT YIELD, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 1,455 AVERAGE DAILY TRIPS. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA.

# VALLEY VISTA OVERALL PLAN

## CITY OF LEANDER FEBRUARY 2016

\\Projects\7258\_Tesch\_Development\0001-00\_Valley\_Vista\_Phase\_1\2\_Design\_Phase\_CAD\Plans\Preliminary\_Plat\Preliminary\_Plat.dwg



VICINITY MAP  
1" = 1500'

PROPOSED LEGEND

- SIDEWALKS (SEE STREET TABLE FOR WIDTH)
- PHASE LINE
- APPROX FEMA 100-YR FLOODPLAIN
- CITY LIMIT
- STREET CENTERLINE

DEVELOPER: TESCH DEVELOPMENT CO., LLC  
921 W. NEW HOPE DRIVE  
CEDAR PARK, TEXAS 78613

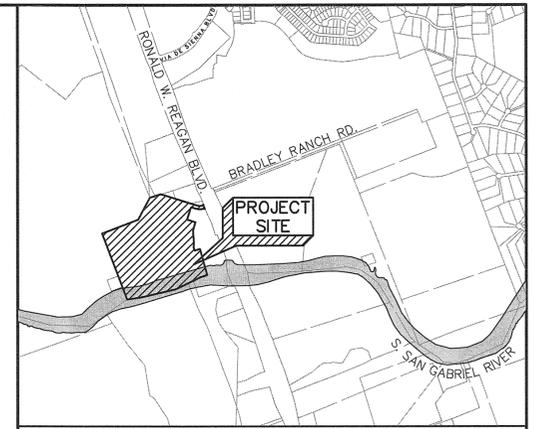
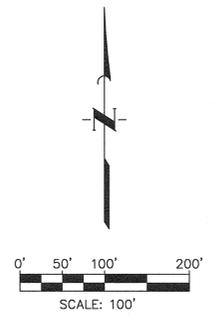
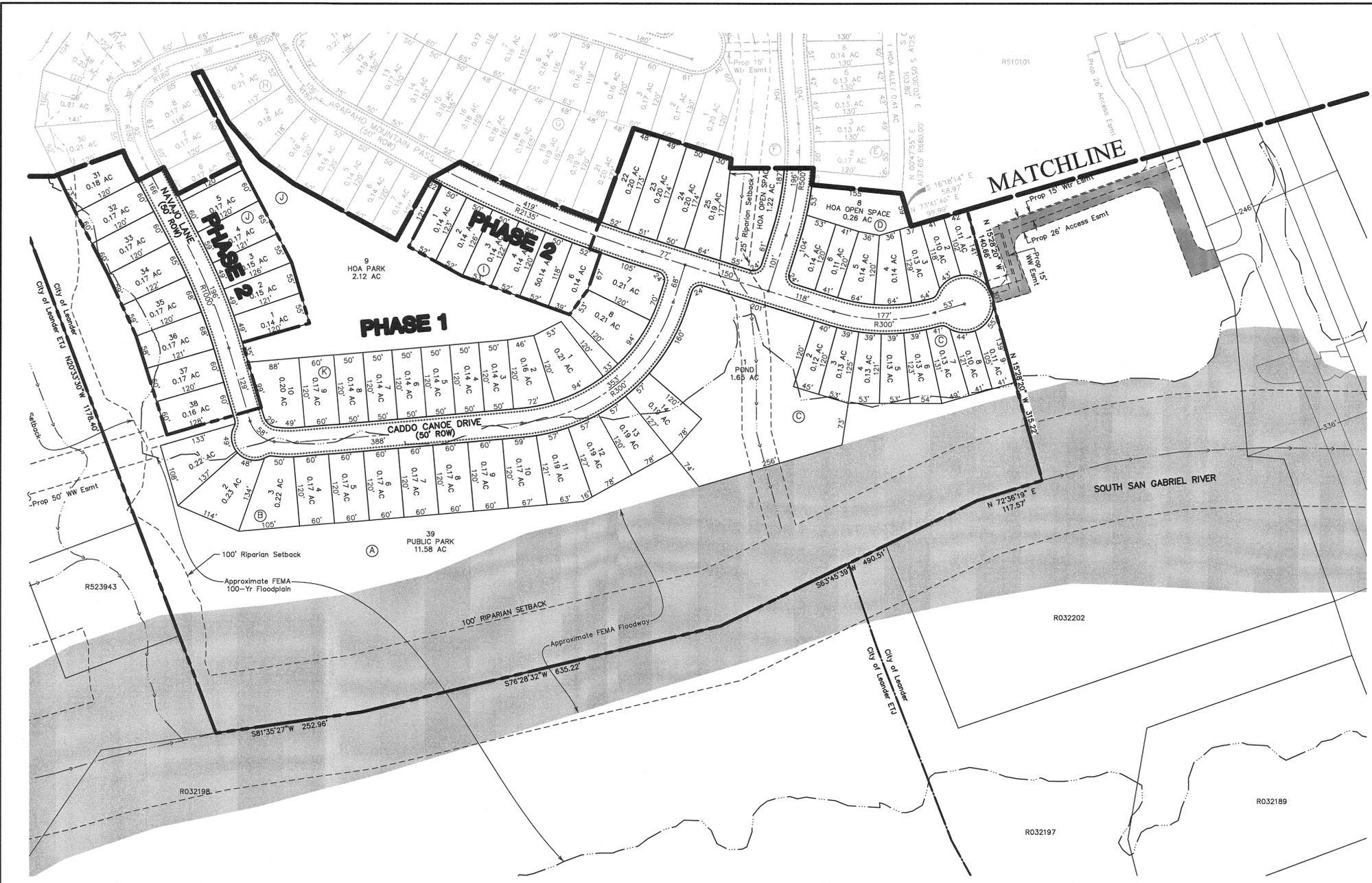
OWNER: ROBERT E. TESCH  
18175 RONALD REAGAN BLVD  
GEORGETOWN, TEXAS 78628

ROBERT E. TESCH  
(512) 970-0530  
bob@teschassociates.com

ENGINEER/SURVEYOR/PLANNER:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

# VALLEY VISTA PRELIMINARY PLAT (1 OF 2) CITY OF LEANDER FEBRUARY 2016



**PROPOSED LEGEND**

	SIDEWALKS (SEE STREET TABLE FOR WIDTH)
	PHASE LINE
	APPROX FEMA 100-YR FLOODPLAIN
	CITY LIMIT
	STREET CENTERLINE

**DEVELOPER:**  
 TESCH DEVELOPMENT CO., LLC  
 921 W. NEW HOPE DRIVE  
 CEDAR PARK, TEXAS 78613

**OWNER:**  
 ROBERT E. TESCH  
 18175 RONALD REAGAN BLVD  
 GEORGETOWN, TEXAS 78628

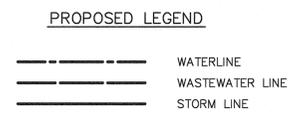
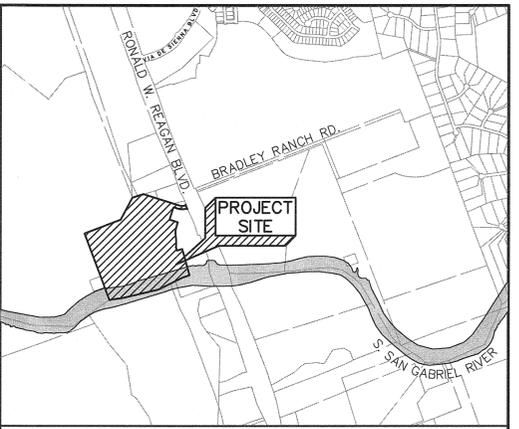
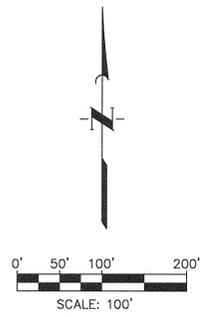
ROBERT E. TESCH  
 (512) 970-0530  
 bob@teschassociates.com

**ENGINEER/SURVEYOR/PLANNER:**  
**JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 1701 DIRECTORS BLVD, STE. 400  
 AUSTIN, TEXAS 78744  
 (512) 441-9493 (Phone)  
 (512) 445-2286 (Fax)

# VALLEY VISTA PRELIMINARY PLAT (2 OF 2) CITY OF LEANDER FEBRUARY 2016

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DEVELOPER: TESCH DEVELOPMENT CO., LLC  
921 W. NEW HOPE DRIVE  
CEDAR PARK, TEXAS 78613

OWNER: ROBERT E. TESCH  
18175 RONALD REAGAN BLVD  
GEORGETOWN, TEXAS 78628

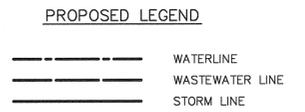
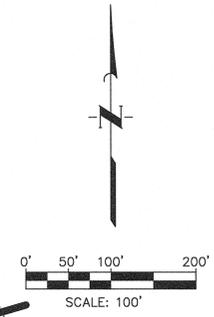
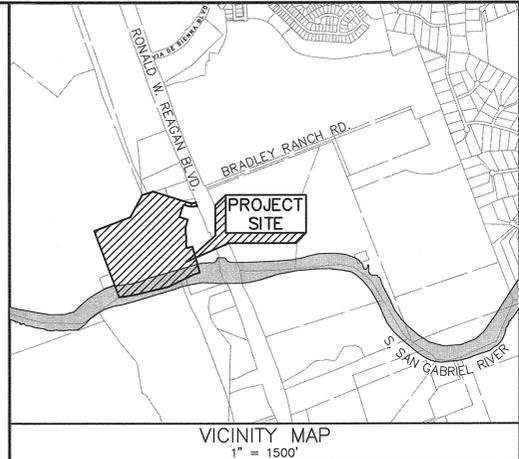
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ENGINEER/SURVEYOR/PLANNER:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439

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(512) 445-2286 (Fax)

# VALLEY VISTA UTILITY PLAN (1 OF 2) CITY OF LEANDER FEBRUARY 2016

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**DEVELOPER:**  
 TESCH DEVELOPMENT CO., LLC  
 921 W. NEW HOPE DRIVE  
 CEDAR PARK, TEXAS 78613

**OWNER:**  
 ROBERT E. TESCH  
 18175 RONALD REAGAN BLVD  
 GEORGETOWN, TEXAS 78628

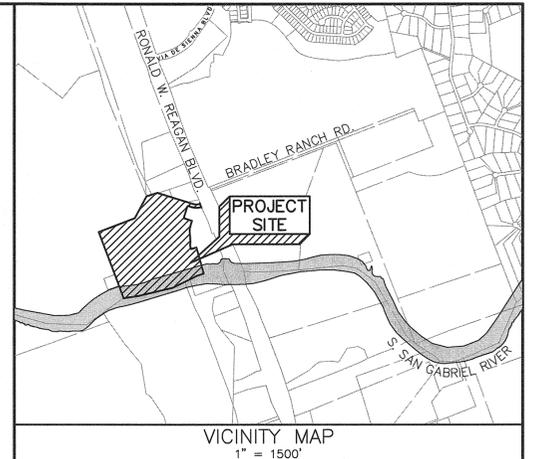
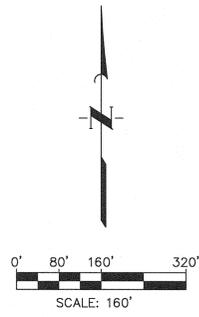
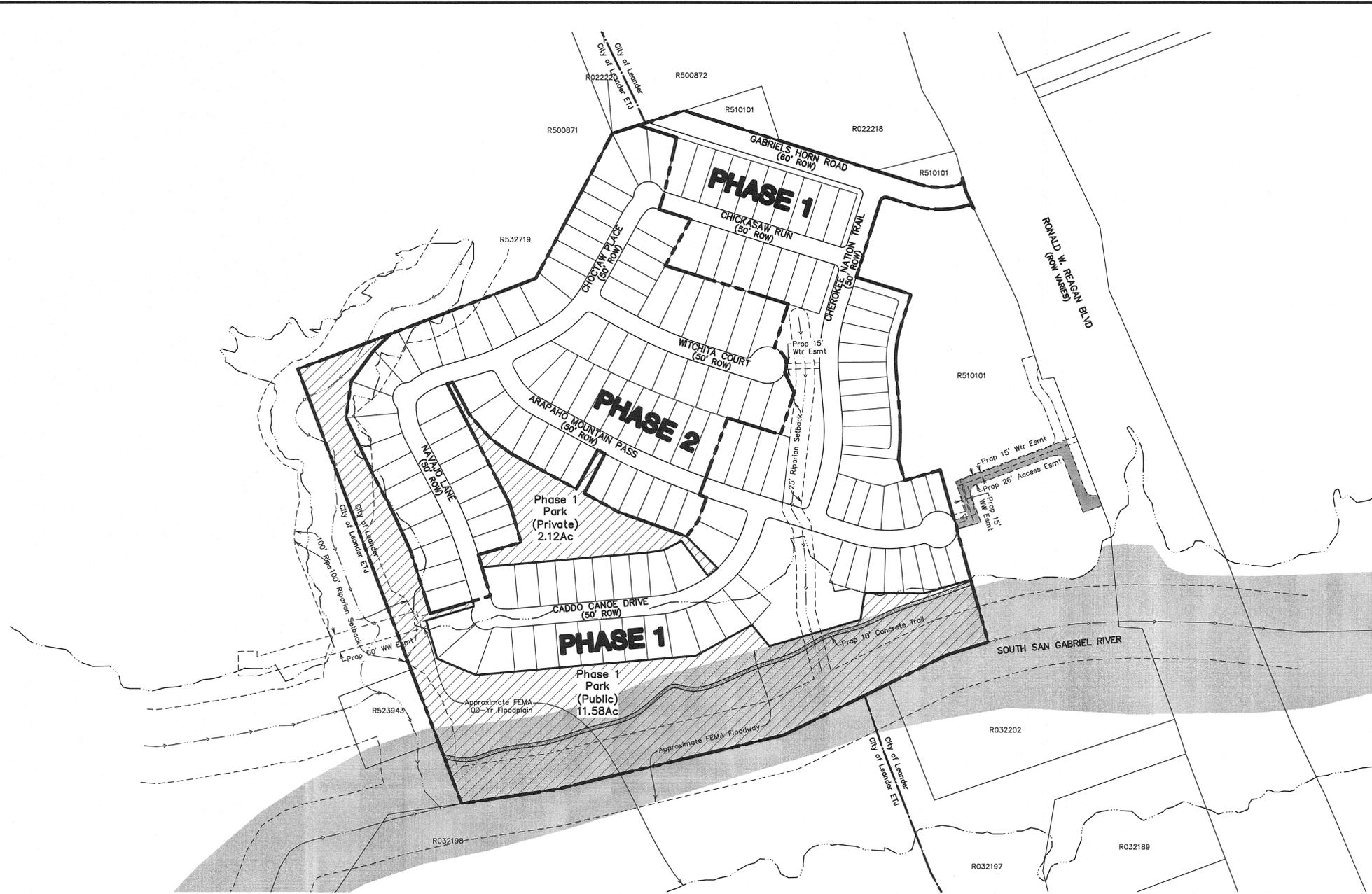
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**ENGINEER/SURVEYOR/PLANNER:**  
**JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439

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# VALLEY VISTA UTILITY PLAN (2 OF 2) CITY OF LEANDER FEBRUARY 2016

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VALLEY VISTA PARKLAND DEDICATION WORKSHEET

5-May-16

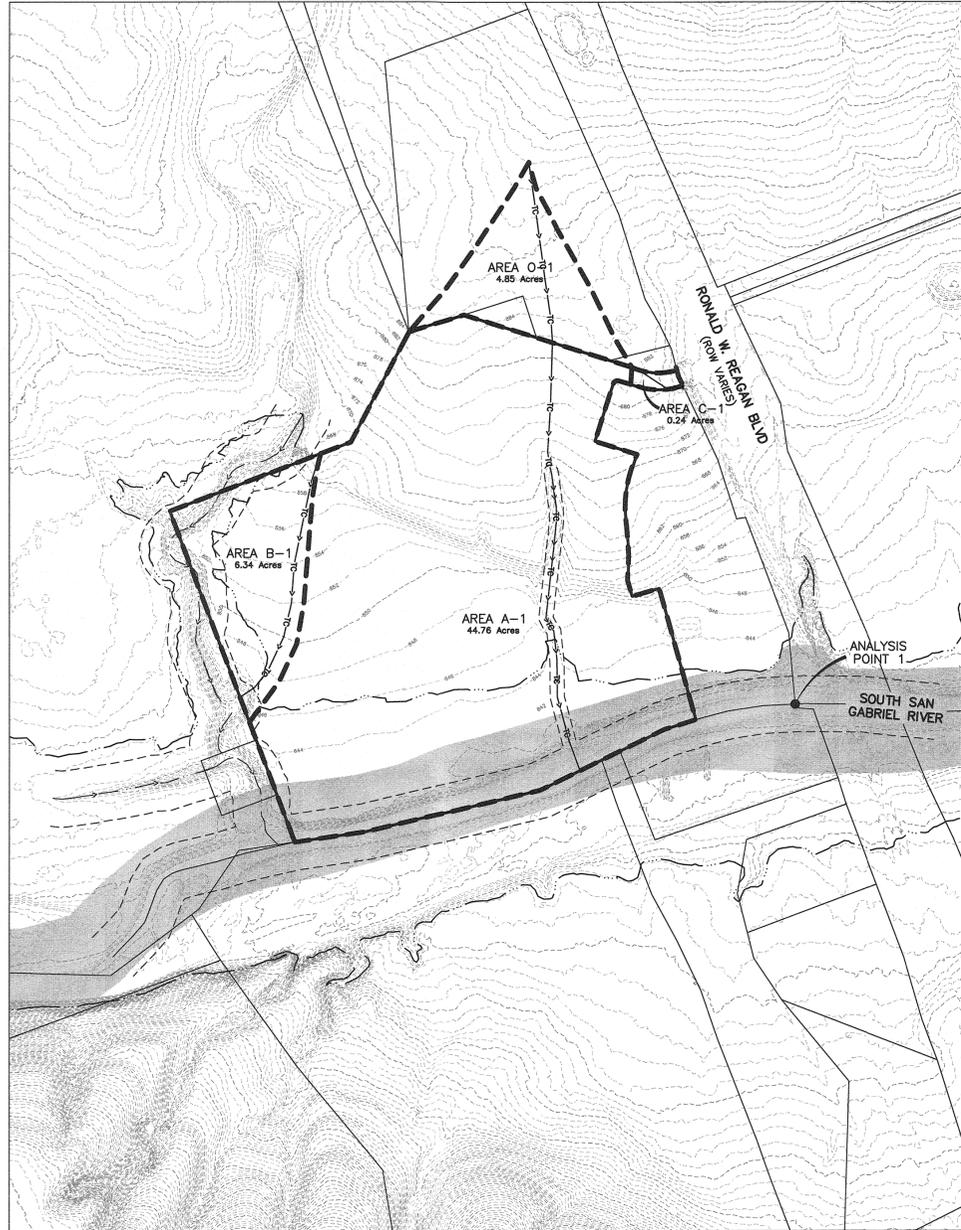
Residential Units	Parkland Required	Parkland Proposed	Floodplain Acres	Parkland Credited	Parkland Deficit	Parkland Fee in-Lieu Value	Rec. Imp. Fee	Proposed Facilities
152	5.32	13.70	11.44	4.92	0.40	\$ 13,200.00	\$60,800.00	10' reinforced concrete public trail and other unknown improvements

- \* The 1st priority for meeting Parkland Dedication Ordinance requirements is the establishment of a public trail corridor along the river.
- \*\* Recreation improvement fees shall be used to construct the public trail and remaining funds may be credited towards private recreation improvements. Verification that the cost of recreation improvements meet or exceed the required fee amount must be received to gain full credit. If less is expended the remainder of the fee shall be paid to the City of Leander.
- \*\*\* A fiscal surety will be required at plat approval for the recreation improvement fee. The surety will be released upon satisfactory completion of all parkland dedication ordinance requirements.
- \*\*\*\* Fee in-lieu for parkland deficit to be paid to the City at plat approval (\$13,200).

# VALLEY VISTA PARKS PLAN

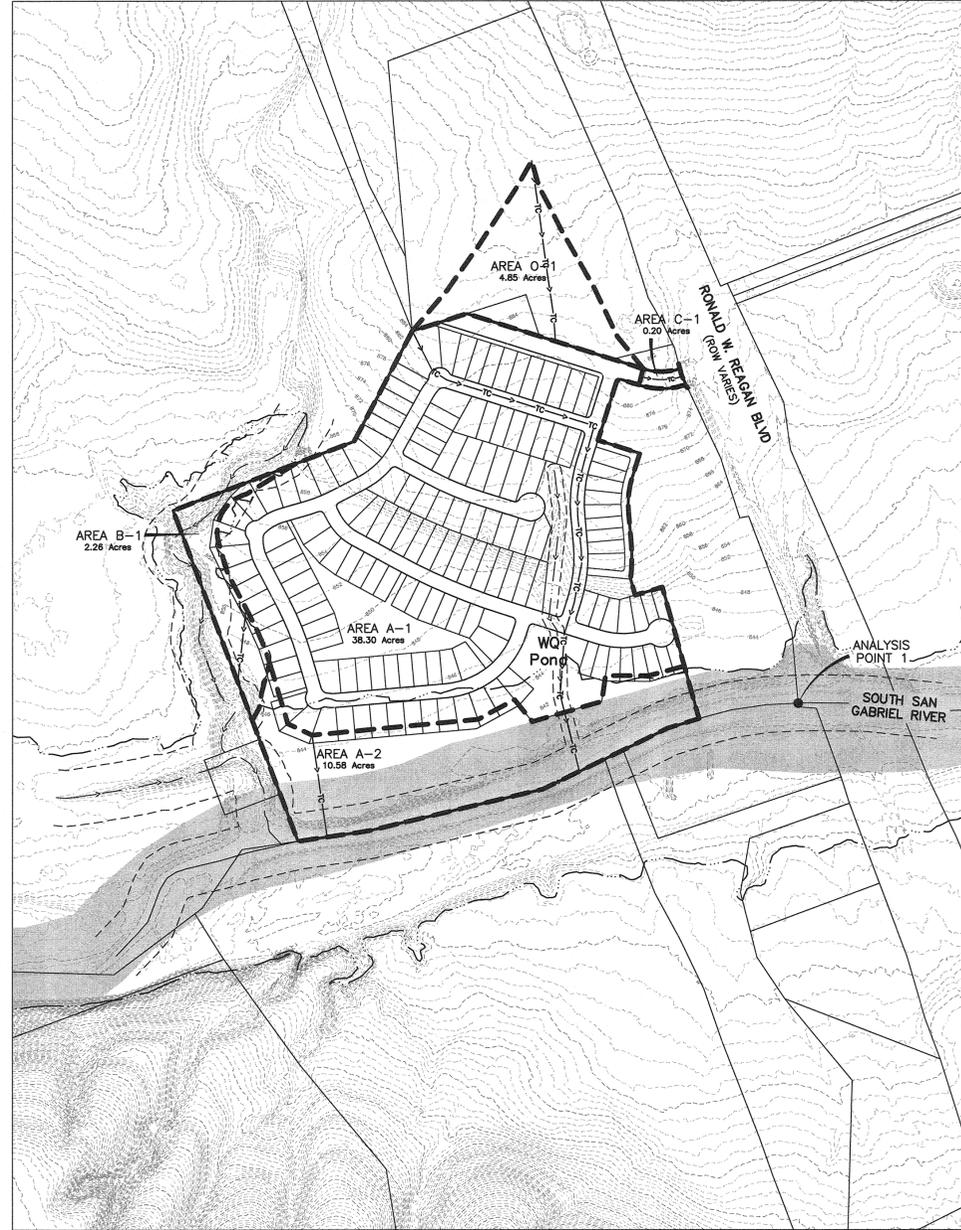
CITY OF LEANDER  
FEBRUARY 2016

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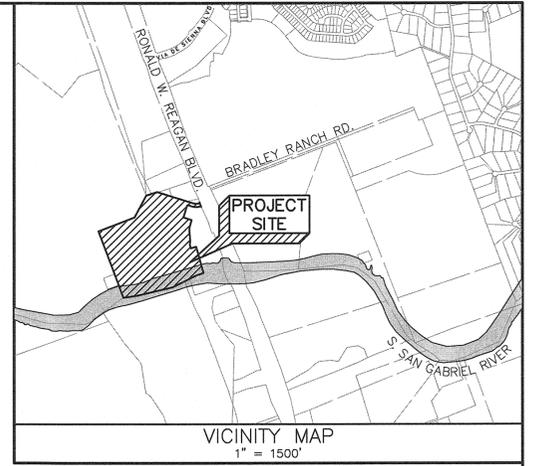
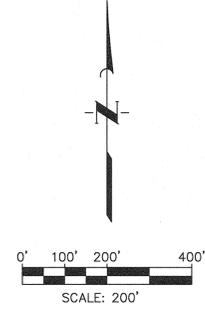
**EXISTING**

Existing Drainage Areas																		
Sub Basin	Area (acres)	Total Reach (ft)	Time of Concentration				Peak Flows											
			Sheet Flow	Shallow Concentrated Flow	Channel Flow	Total Tc	2 yr Q	10 yr Q	25 yr Q	100 yr Q								
			$T_t = 0.007(n) \sqrt{L} (P)^{0.5} (S)^{0.4}$	$T_t = L / (60(16.1345)(S)^{0.5})$	$T_t = L / (60 V)$													
A-1	44.76	1553	100	0.13	3.44	0.005	7.71	338	0.033	1.94	1115	5.00	3.72	13.36	60.5	104.2	137.3	205.3
B-1	6.34	939	100	0.13	3.44	0.070	5.11	839	0.019	6.27	0			11.38	9.2	15.8	20.8	30.9
C-1*	0.24	131	100	0.13	3.44	0.02	8.43	31	0.032	0.18	0			8.61	0.4	0.7	0.9	1.3
O-1	4.85	647	100	0.13	3.44	0.02	8.43	547	0.024	3.67	0			12.09	6.8	11.8	15.5	23.1
*These areas flow to the Ronald Reagan Blvd. ROW														Total	76.9	132.5	174.5	260.6
														Total excl. Offsite	70.1	120.7	159.0	237.5



**PROPOSED**

Proposed Drainage Area																		
Sub Basin	Area (acres)	Total Reach (ft)	Time of Concentration				Peak Flows											
			Sheet Flow	Shallow Concentrated Flow	Storm Sewer System Flow	Total Tc	2 yr Q	10 yr Q	25 yr Q	100 yr Q								
			$T_t = 0.007(n) \sqrt{L} (P)^{0.5} (S)^{0.4}$	$T_t = L / (60(16.1345)(S)^{0.5})$	Unpaved (UP)													
A-1	38.30	2025	100	0.13	3.44	0.015	9.46	205	0.010	1.68 (UP)	1720	10.0	2.87	14.00	78.3	131.9	169.5	245.4
A-3	10.58	308	100	0.13	3.44	0.010	11.12	208	0.010	2.19 (UP)	0			13.31	14.3	24.7	32.5	48.6
B-1	2.26	184	100	0.13	3.44	0.020	8.43	84	0.040	0.43 (UP)	0			8.86	3.5	6.2	8.1	12.6
C-1*	0.20	147	100	0.13	3.44	0.03	7.17	47	0.040	0.19 (UP)	-			7.96	0.6	1.0	1.2	1.7
O-1	4.85	647	100	0.13	3.44	0.020	8.43	547	0.024	3.67 (UP)	0			12.09	6.8	11.8	15.5	23.1
*These areas flow to the Ronald Reagan Blvd. ROW														Total	103.7	175.5	226.8	330.8
														Total excl. Offsite	96.9	163.7	211.3	307.7

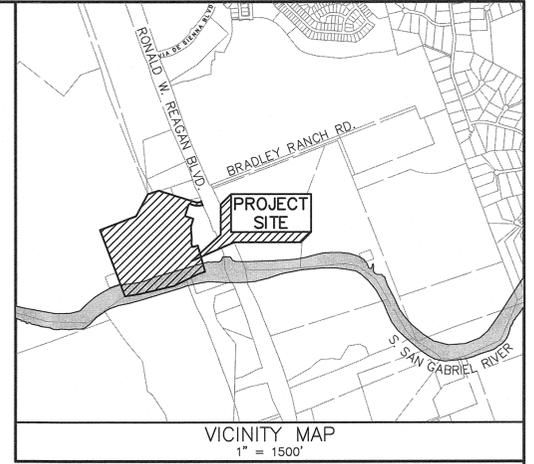
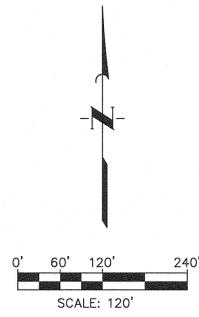


Note:  
 A hydrologic analysis report, dated January 2016, has been submitted for review to the City of Leander. The report shows that the proposed development can be constructed with no onsite detention facilities and not adversely impact adjacent downstream properties.

# VALLEY VISTA DRAINAGE AREA MAPS

CITY OF LEANDER  
 FEBRUARY 2016

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- LEGEND**
-  TREE TO REMAIN
  -  TREE TO BE REMOVED
  -  HERITAGE TREE (26'+)
  -  PROTECTED TREE (19'-26")

Note:  
Only Trees in ROW are shown to be removed. Trees outside the ROW that require removal will be determined during the construction plan and/or home building permit phase.

# VALLEY VISTA TREE PROTECTION PLAN

CITY OF LEANDER  
FEBRUARY 2016

TREE NO.	DESCRIPTION	TREE NO.	DESCRIPTION	TREE NO.	DESCRIPTION	TREE NO.	DESCRIPTION
3549	9" Live Oak	3913D	10" Live Oak	4149A	11" Live Oak	4297B	12" Live Oak
3550	9" Live Oak	3914	8" Cedar Elm	4149B	10" Live Oak	4297C	12" Live Oak
3551	8" Live Oak	3915	32" Live Oak	4150A	16" Hackberry	4298	15" Spanish Oak
3552	12" Live Oak	3916	20" Live Oak	4150B	14" Hackberry	4299	12" Live Oak
3553	11" Live Oak	3919	25" Live Oak	4151	17" Live Oak	4300	9" Live Oak
3593A	10" Live Oak	3923A	13" Live Oak	4152	14" Live Oak	4301	8" Live Oak
3593B	8" Live Oak	3923B	9" Live Oak	4153	34" Live Oak	4302	10" Live Oak
3594	9" Live Oak	3924A	20" Cedar Elm	4154	19" Hackberry	4303	9" Live Oak
3595	9" Live Oak	3924B	19" Cedar Elm	4155	37" Live Oak	4304	8" Live Oak
3596	9" Live Oak	3925	13" Live Oak	4157	14" Cedar Elm	4305	10" Live Oak
3597	10" Live Oak	3926	12" Live Oak	4158	8" Damaged Cedar Elm	4306	12" Live Oak
3598	9" Live Oak	3927	18" Cedar Elm	4159A	12" Cedar Elm	4307	10" Live Oak
3599	8" Live Oak	3928	22" Live Oak	4159B	11" Cedar Elm	4308	17" Spanish Oak
3600	8" Live Oak	3929	21" Cedar Elm	4160	13" Cedar Elm	4309	10" Live Oak
3602	8" Live Oak	3930	20" Live Oak	4161	11" Live Oak	4310	11" Live Oak
3603	9" Live Oak	3931	21" Sick Cedar Elm	4162A	14" Live Oak	4311	12" Live Oak
3607	8" Live Oak	3932	23" Post Oak	4162B	12" Live Oak	4312	17" Live Oak
3608	9" Live Oak	3933	25" Live Oak	4163A	11" Live Oak	4313	22" Live Oak
3609A	14" Live Oak	3934	22" Hackberry	4163B	10" Live Oak	4314	8" Live Oak
3609B	11" Live Oak	H 3935	34" Live Oak	4164	31" Live Oak	4315	8" Live Oak
3610A	18" Live Oak	P 3936	20" Live Oak	4165	8" Live Oak	4316	8" Live Oak
3610B	8" Live Oak	P 3937	20" Live Oak	4166	8" Live Oak	4317	8" Live Oak
3611	14" Live Oak	3938A	18" Live Oak	4167	8" Hackberry	4318A	11" Live Oak
3612	9" Live Oak	3938B	14" Live Oak	4168	8" Live Oak	4318B	10" Live Oak
3621	13" Live Oak	H 3939	30" Live Oak	4169	10" Live Oak	4319	15" Live Oak
3622	8" Live Oak	H 3940	27" Live Oak	4170	10" Live Oak	4320	10" Live Oak
3623	10" Live Oak	H 3941A	10" Live Oak	4171	12" Live Oak	4321	10" Live Oak
3624	15" Live Oak	H 3941B	10" Live Oak	4172A	13" Live Oak	4322	8" Live Oak
3625	15" Live Oak	H 3941C	9" Live Oak	4172B	11" Live Oak	4323	9" Live Oak
3626A	17" Live Oak	H 3941D	8" Live Oak	4173	8" Live Oak	4324	9" Live Oak
3626B	12" Live Oak	H 3942A	21" Live Oak	4174A	12" Live Oak	4325	8" Live Oak
3626C	8" Live Oak	H 3942B	15" Live Oak	4174B	10" Live Oak	4326	8" Live Oak
3632	10" Live Oak	H 3943	28" Live Oak	4174C	8" Live Oak	4327	9" Live Oak
3633	10" Live Oak	R 3944A	15" Cedar Elm	4174D	8" Live Oak	4328	8" Live Oak
3634	8" Live Oak	R 3944B	15" Cedar Elm	4175	15" Live Oak	4329	9" Live Oak
3635A	9" Live Oak	R 3944C	14" Cedar Elm	4176	14" Live Oak	4330	11" Live Oak
3635B	9" Live Oak	H 3945	38" Live Oak	4177	22" Live Oak	4348	14" Hackberry
3635C	8" Live Oak	R 4065	19" Live Oak	4178	9" Live Oak	4349	9" Hackberry
3636	8" Live Oak	H 4066	18" Live Oak	4179	8" Live Oak	4350	9" Hackberry
3637	8" Live Oak	H 4067	10" Live Oak	4180	11" Live Oak	4351	13" Live Oak
3638	9" Live Oak	H 4068	10" Live Oak	4181	15" Live Oak	4352A	11" Live Oak
3639A	11" Live Oak	H 4069A	9" Live Oak	4182	10" Live Oak	4352B	8" Live Oak
3639B	9" Live Oak	H 4069B	8" Live Oak	4183	8" Live Oak	4353	13" Live Oak
3640	12" Live Oak	P 4070	20" Live Oak	4184	9" Live Oak	4354	10" Live Oak
3641	15" Live Oak	H 4071A	9" Live Oak	4185	11" Live Oak	4355	12" Live Oak
3642	15" Live Oak	H 4071B	9" Live Oak	4186	8" Cedar Elm	4356	10" Live Oak
3643	19" Live Oak	H 4072	11" Live Oak	4187	11" Live Oak	4357	17" Live Oak
3644	9" Live Oak	H 4073A	8" Live Oak	4188A	12" Live Oak	4358	13" Live Oak
3645	12" Live Oak	H 4073B	8" Live Oak	4188B	9" Live Oak	4359	10" Live Oak
3646	13" Live Oak	H 4074	8" Live Oak	4189	10" Live Oak	4360	17" Sick Hackberry
3647	11" Live Oak	H 4077	12" Live Oak	4190	8" Live Oak	4361	8" Live Oak
3648	11" Live Oak	H 4078A	11" Live Oak	4191A	12" Live Oak	4362	11" Live Oak
3649	21" Live Oak	H 4078B	10" Live Oak	4191B	12" Live Oak	4363	9" Live Oak
3650	10" Live Oak	H 4078C	9" Live Oak	4192	9" Live Oak	4364	12" Live Oak
3651	10" Live Oak	H 4079	12" Live Oak	4210	11" Live Oak	4365	12" Live Oak
3652	14" Live Oak	H 4080	8" Live Oak	4223A	11" Live Oak	4366	8" Live Oak
3653	11" Live Oak	H 4081	9" Live Oak	4223B	9" Live Oak	4367	9" Live Oak
3654	14" Live Oak	H 4082	8" Live Oak	4224	15" Live Oak	4368	9" Live Oak
3655	16" Live Oak	H 4083	8" Live Oak	4225	22" Live Oak	4369	8" Live Oak
3656	13" Live Oak	H 4086	9" Live Oak	4227	9" Live Oak	4370	10" Live Oak
3657	11" Live Oak	H 4087	9" Live Oak	4228	9" Live Oak	4371	8" Live Oak
3658	13" Live Oak	H 4088	8" Live Oak	4229	10" Live Oak	4372	21" Hackberry
3659A	10" Live Oak	H 4089	9" Live Oak	4230	12" Live Oak	4381	13" Live Oak
3659B	9" Live Oak	H 4090	14" Hackberry	4231	31" Live Oak	4382	11" Live Oak
3661	8" Live Oak	R 4091	9" Live Oak	4232A	12" Live Oak	4383	12" Live Oak
3662	11" Live Oak	R 4092	10" Live Oak	4232B	9" Live Oak	4384	11" Live Oak
3663	8" Live Oak	R 4093	8" Live Oak	4233	9" Live Oak	4385	9" Live Oak
3664	12" Live Oak	R 4094A	16" Live Oak	4234	12" Live Oak	4386	8" Hackberry
3665	10" Live Oak	R 4094B	15" Live Oak	4235	10" Live Oak	4387	10" Spanish Oak
3666	8" Live Oak	R 4094C	13" Live Oak	4236	11" Live Oak	4388	16" Live Oak
3667	12" Live Oak	R 4094D	13" Live Oak	4237	9" Live Oak	4389	11" Live Oak
3668A	10" Live Oak	R 4094E	12" Live Oak	4238	8" Live Oak	4390	9" Live Oak
3668B	8" Live Oak	R 4095	8" Live Oak	4239	10" Live Oak	4391	18" Cedar Elm
3669	11" Live Oak	R 4096	8" Live Oak	4240	12" Live Oak	4392A	19" Pecan
3670	11" Live Oak	R 4097	9" Live Oak	4241	10" Live Oak	4392B	19" Pecan
3671	8" Live Oak	R 4098A	9" Live Oak	4242	12" Live Oak	4393	8" Pecan
3675A	10" Live Oak	R 4098B	8" Live Oak	4243A	14" Live Oak	4394	15" Hackberry
3675B	8" Live Oak	R 4099	8" Live Oak	4243B	11" Live Oak	4395A	15" Pecan
3676	13" Live Oak	R 4100A	15" Live Oak	4243C	8" Live Oak	4395B	13" Pecan
3677A	11" Live Oak	R 4100B	12" Live Oak	4244	10" Live Oak	4396	13" Hackberry
3677B	11" Live Oak	R 4100C	9" Live Oak	4245	15" Live Oak	4397A	10" Live Oak
3678A	13" Live Oak	H 4106A	12" Live Oak	4246	9" Live Oak	4397B	8" Live Oak
3678B	8" Live Oak	H 4106B	8" Live Oak	4247	8" Live Oak	4398A	11" Live Oak
3678C	8" Live Oak	H 4107A	15" Live Oak	4248	15" Live Oak	4398B	8" Live Oak
3679A	13" Live Oak	H 4107B	12" Live Oak	4249A	9" Live Oak	4411	16" Live Oak
3679B	12" Live Oak	H 4108	11" Live Oak	4249B	9" Live Oak	4418	16" Live Oak
3683	9" Hackberry	H 4114	15" Sick Pecan	4250	10" Live Oak	4419	14" Live Oak
3684	11" Live Oak	P 4115	20" Live Oak	4251A	10" Live Oak	4420	12" Live Oak
3685	11" Spanish Oak	H 4116	32" Live Oak	4251B	10" Live Oak	4421	9" Hackberry
3686	9" Live Oak	H 4117	10" Sick Live Oak	4252	19" Live Oak	4422	12" Live Oak
3687	8" Live Oak	H 4118A	18" Live Oak	4253	9" Live Oak	4423	12" Live Oak
3688	9" Live Oak	H 4118B	18" Live Oak	4254	14" Live Oak	4424	9" Live Oak
3689	9" Live Oak	H 4119	17" Live Oak	4255	8" Live Oak	4425	10" Live Oak
3690	8" Live Oak	H 4120	14" Live Oak	4256A	13" Live Oak	4426	12" Sick Spanish Oak
3692A	11" Live Oak	H 4121	25" Live Oak	4256B	9" Live Oak	4427	10" Live Oak
3692B	11" Live Oak	H 4122	10" Live Oak	4257A	10" Live Oak	4428A	10" Live Oak
3693	10" Live Oak	H 4123	26" Live Oak	4257B	8" Live Oak	4428B	9" Live Oak
3695	11" Live Oak	R 4124A	12" Hackberry	4258	8" Live Oak	4429	11" Live Oak
3697	10" Live Oak	R 4124B	11" Hackberry	4259	11" Live Oak	4430	11" Live Oak
3698A	19" Live Oak	H 4125	41" Live Oak	4260	14" Live Oak	4431	8" Live Oak
3698B	17" Live Oak	H 4127	17" Live Oak	4261	14" Live Oak	4432	16" Spanish Oak
3698C	13" Live Oak	P 4128	19" Live Oak	4262	10" Live Oak	4435	10" Live Oak
3699	11" Live Oak	H 4129	11" Hackberry	4263	10" Live Oak	4437	12" Live Oak
3700	9" Live Oak	H 4130	8" Live Oak	4264	10" Live Oak	4438	11" Live Oak
3701	13" Live Oak	P 4131A	21" Live Oak	4265A	18" Live Oak	4439	9" Live Oak
3702	10" Live Oak	P 4131B	10" Live Oak	4265B	14" Live Oak	4441	22" Post Oak
3703	11" Live Oak	P 4132	20" Live Oak	4266	8" Cedar Elm	H 4443A	30" Pecan
3874	8" Live Oak	H 4133A	17" Live Oak	4267	8" Live Oak	H 4443B	26" Pecan
3886A	17" Live Oak	H 4133B	13" Live Oak	4268A	8" Live Oak		
3886B	15" Live Oak	H 4134	12" Live Oak	4268B	8" Live Oak		
3886C	11" Live Oak	H 4135	8" Live Oak	4269	11" Live Oak		
3887A	12" Live Oak	H 4136A	14" Live Oak	4270A	13" Live Oak		
3887B	11" Live Oak	H 4136B	9" Live Oak	4270B	11" Live Oak		
3888	10" Live Oak	H 4137	10" Live Oak	4271	11" Live Oak		
3889A	11" Live Oak	H 4138A	9" Live Oak	4272	8" Live Oak		
3889B	8" Live Oak	H 4138B	8" Live Oak	4273A	12" Live Oak		
3890	11" Live Oak	H 4140	11" Live Oak	4273B	10" Live Oak		
3891A	14" Live Oak	H 4141	18" Live Oak	4273C	10" Live Oak		
3891B	13" Live Oak	H 4142	8" Live Oak	4274	8" Live Oak		
3892	11" Live Oak	H 4143A	9" Live Oak	4275	9" Live Oak		
3893A	11" Cedar Elm	H 4143B	9" Live Oak	4276	9" Live Oak		
3893B	8" Cedar Elm	H 4143C	8" Live Oak	4277	8" Live Oak		
3894	24" Cedar	H 4143D	8" Live Oak	4278	9" Live Oak		
3910	8" Live Oak	H 4144	11" Live Oak	4293A	13" Spanish Oak		
3911	8" Live Oak	H 4145	10" Spanish Oak	4293B	10" Spanish Oak		
3912	11" Live Oak	H 4146	14" Live Oak	4294	12" Spanish Oak		
3913A	14" Live Oak	H 4147	9" Live Oak	4295	10" Live Oak		
3913B	13" Live Oak	H 4148A	14" Live Oak	4296	15" Live Oak		
3913C	10" Live Oak	H 4148B	10" Live Oak	4297A	15" Live Oak		

R=Remove  
P=Protected  
H=Heritage  
Total Inches: 5965\*  
Removed Inches: 1067\*  
\*Excludes Invasive or diseased trees

# VALLEY VISTA TREE LIST CITY OF LEANDER FEBRUARY 2016



## EXECUTIVE SUMMARY

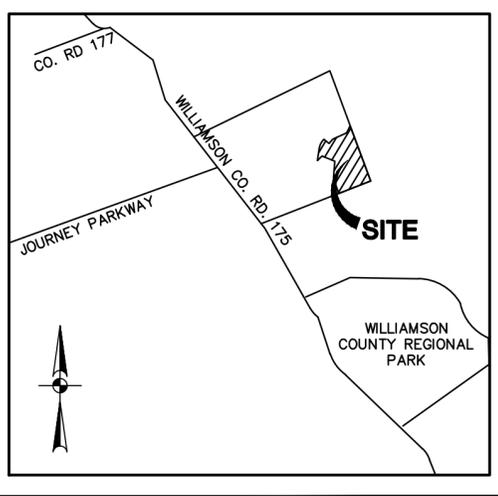
MAY 26, 2016

- Agenda Subject:** Subdivision Case 15-FP-004: Consider action on the Borho Ph. 7 Final Plat for 16.437 acres more or less; WCAD Parcel R031532; generally located 100 ft. east from the southeast corner of the intersection of Cherry Bark Dr. & Sycamore Fig Bend; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: James Huffcut on behalf of Meritage Homes of Texas LLC
- Financial Consideration:** None
- Recommendation:** This final plat includes 31 single-family lots, 2 HOA landscape lots, 1 Water Quality Lot, 1 Nature Preserve Lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. All Traffic Impact Analysis fees due are paid prior to plat recordation.
  2. All parkland dedication and recreation improvement fees are paid prior to plat recordation.
  3. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP  
Planner

05/19/2016

# FINAL PLAT OF BORHO, PHASE 7

A 16.437 ACRE, OR 715,996 SQUARE FEET MORE OR LESS, BEING A PORTION OUT OF A CALLED 105.998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS INC., RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, WILLIAMSON COUNTY, TEXAS.



### LOCATION MAP

NOT-TO-SCALE MAPSCO MAP  
GRID: 344G, K & L

**OWNER/SUBDIVIDER:**  
MERITAGE HOMES OF TEXAS, LLC.  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TX. 78759  
(512) 610-6715 P  
(512) 657-7896 F

**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD. SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711 P  
(512) 459-8867 F

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD. SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711 P  
(512) 459-8867 F

### LOT SUMMARY:

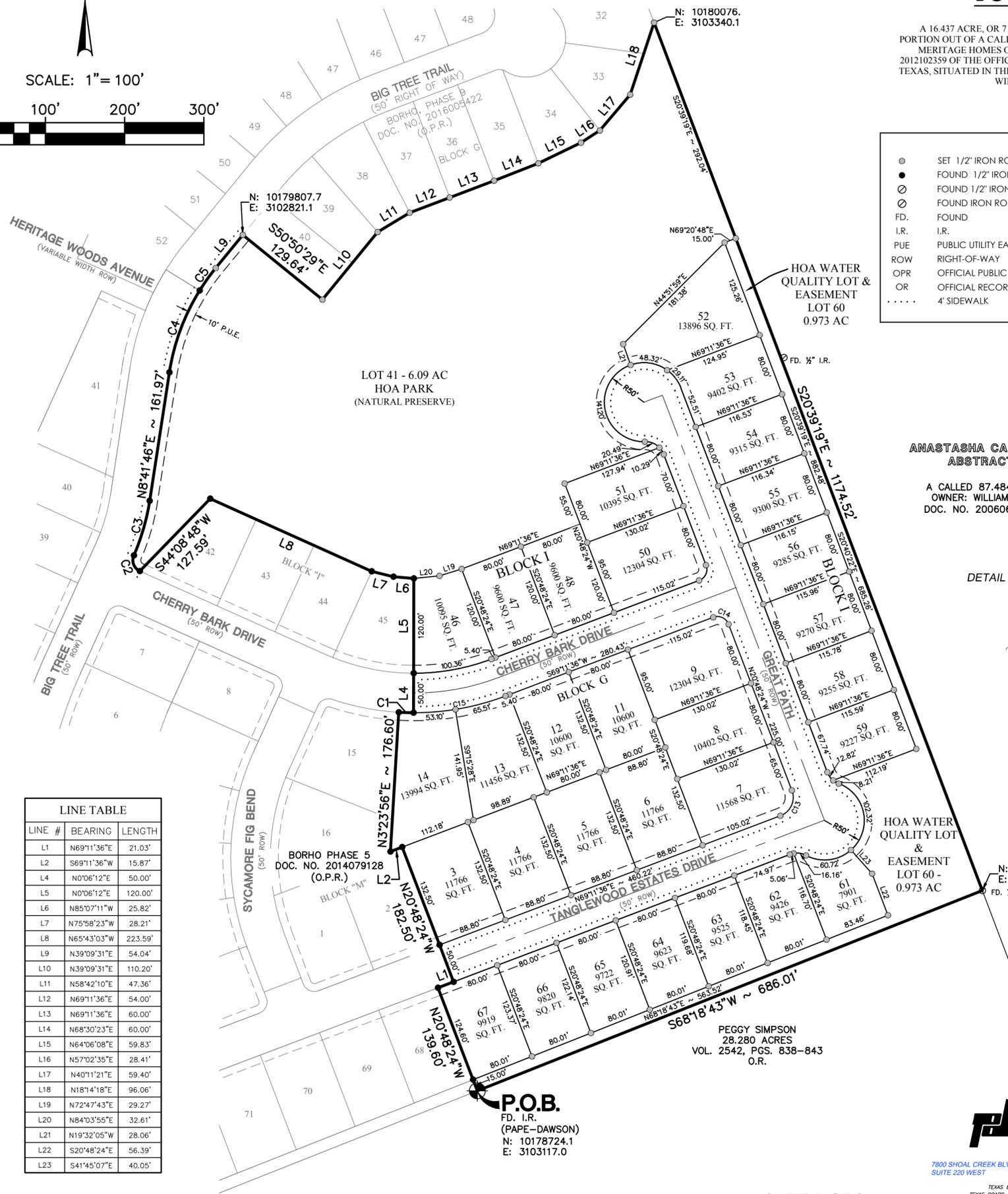
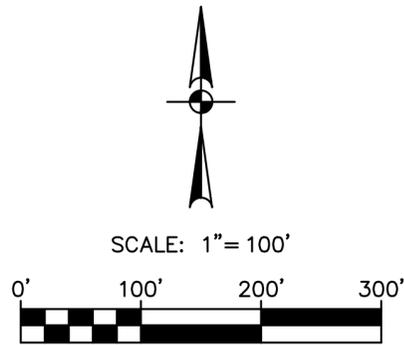
TOTAL SINGLE FAMILY LOTS (31):	7.367 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	1.921 ACRES
TOTAL LANDSCAPE LOTS (2):	0.088 ACRES
TOTAL WATER QUALITY EASEMENT LOTS (1):	0.973 ACRES
TOTAL PARK (NATURE PRESERVE) LOTS (1):	6.088 ACRES
TOTAL SUBDIVISION ACREAGE:	16.437 ACRES

### LINEAR FEET OF NEW STREET:

CHERRY BARK DRIVE:	430 LF
GREAT PATH:	601 LF
TANGLEWOOD ESTATES DRIVE:	510 LF
TOTAL:	1541 LF

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	327.03'	3°16'31"	S88°14'56"E	18.69'	18.69'
C2	15.00'	90°00'00"	N20°43'03"W	21.21'	23.56'
C3	275.88'	15°30'57"	N15°48'27"E	74.48'	74.71'
C4	275.00'	23°09'41"	N20°16'36"E	110.41'	111.17'
C5	275.00'	7°18'05"	N35°30'29"E	35.02'	35.04'
C6	275.00'	20°54'36"	N79°38'54"E	99.80'	100.36'
C7	15.00'	90°00'00"	N24°11'36"E	21.21'	23.56'
C8	25.00'	70°31'47"	N56°04'17"W	28.87'	30.77'
C9	50.00'	250°31'46"	N33°55'46"E	81.65'	218.63'
C10	25.00'	48°11'23"	S44°54'05"E	20.41'	21.03'
C11	50.00'	186°49'27"	S24°24'57"W	99.82'	163.03'
C12	25.00'	48°38'04"	N86°29'22"W	20.59'	21.22'
C13	25.00'	90°00'00"	N24°11'36"E	35.36'	39.27'
C14	15.00'	90°00'00"	N65°48'24"W	21.21'	23.56'
C15	325.00'	20°54'36"	S79°38'54"W	117.95'	118.61'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N69°11'36"E	21.03'
L2	S69°11'36"W	15.87'
L4	N0°06'12"E	50.00'
L5	N0°06'12"E	120.00'
L6	N85°07'11"W	25.82'
L7	N75°58'23"W	28.21'
L8	N65°43'03"W	223.59'
L9	N39°09'31"E	54.04'
L10	N39°09'31"E	110.20'
L11	N58°42'10"E	47.36'
L12	N69°11'36"E	54.00'
L13	N69°11'36"E	60.00'
L14	N68°30'23"E	60.00'
L15	N64°06'08"E	59.83'
L16	N57°02'35"E	28.41'
L17	N40°11'21"E	59.40'
L18	N18°14'18"E	96.06'
L19	N72°47'43"E	29.27'
L20	N84°03'55"E	32.61'
L21	N19°32'05"W	28.06'
L22	S20°48'24"E	56.39'
L23	S41°45'07"E	40.05'



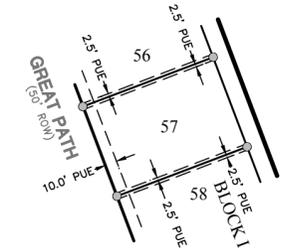
### LEGEND

- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND IRON ROD WITH CAP (SURVEYOR)
- FD. FOUND
- I.R. I.R.
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY
- ..... 4' SIDEWALK

### ANASTASHA CARR SURVEY ABSTRACT 122

A CALLED 87.484 ACRE TRACT  
OWNER: WILLIAMSON COUNTY  
DOC. NO. 2006065107 (O.P.R.)

### DETAIL FOR 2.5' PUE ON ALL SIDE LOT LINES



**P.O.B.**  
FD. I.R.  
(PAPE-DAWSON)  
N: 10178724.1  
E: 3103117.0

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

SUBDIVISION PLAT OF BORHO, PHASE 7

SURVEY JOB NO. 50751-07

Date: May 16, 2016, 1:24pm User ID: Gbkon  
File: H:\Survey\Civil\50751-07\FP50751-07.dwg

FINAL PLAT  
OF  
**BORHO, PHASE 7**

A 16.437 ACRE, OR 715,996 SQUARE FEET MORE OR LESS, BEING A PORTION OUT OF A CALLED 105.998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS INC., RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 16.437 acre, or 715,996 square feet more or less, out of a called 105.998 acre tract of land recorded in Document No. 2012102359 of the Official Public Records of Williamson County, Texas, situated in the Anastasha Carr Survey, Abstract No. 122, Williamson County, Texas. Said 16.437 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

BEGINNING At a found 1/2" iron rod with yellow cap marked "Pape-Dawson", the southeast corner of Borho, Phase 5 Subdivision recorded in Document No. 2014079128 of the Official Public Records of Williamson County, Texas, a point in the south line of said called 105.998 acre tract and a point in the north line of a called 28.280 acre tract recorded in Volume 2542, Page 838-843 of the Official Records of Williamson County, Texas;

THENCE departing the south line of said called 105.998 acre tract and the north line of said called 28.280 acre tract, with the east line of said Borho, Phase 5 the following eight (8) bearings and distances:

1. N 20°48'24" W, a distance of 139.60 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 69°11'36" E, a distance of 21.03 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 20°48'24" W, a distance of 182.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. S 69°11'36" W, a distance of 15.87 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. N 03°23'56" E, a distance of 176.60 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
6. Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 03°23'56" E, a radius of 325.00 feet, a central angle of 03°16'31", a chord bearing and distance of S 88°14'19" E, 18.58 feet, an arc length of 18.58 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
7. N 00°14'10" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
8. N 00°06'12" E, a distance of 120.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE with a northeast line of said Borho, Phase 5, the following three (3) bearings and distances:

1. N 85°07'11" W, a distance of 25.82 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 75°58'23" W, a distance of 28.21 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 65°43'03" W, a distance of 223.59 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE S 44°08'48" W, with a northwest line of said Borho, Phase 5, a distance of 127.59 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE with an easterly line of said Borho, Phase 5 the following four (4) bearings and distances:

1. Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 24°16'57" E, a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 20°43'03" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 66°26'05" W, a radius of 275.88 feet, a central angle of 15°30'57", a chord bearing and distance of N 15°48'27" E, 74.48 feet, an arc length of 74.71 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. N 08°41'46" E, a distance of 161.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. Northeasterly, along a tangent curve to the right, said curve having radius of 275.00 feet, a central angle of 23°09'41", a chord bearing and distance of N 20°16'36" E, 110.41 feet, an arc length of 111.17 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", the northern most corner of said Borho, Phase 5;

THENCE with the southern line of Borho, Phase 9 recorded in Document No. 2016005422 of the Official Public Records of Williamson County, Texas the following twelve (12) bearings and distances:

1. Northeasterly, along a compound curve to the right, said curve having radius of 275.00 feet, a central angle of 07°18'05", a chord bearing and distance of N 35°30'29" E, 35.02 feet, an arc length of 35.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
2. N 39°09'31" E a distance of 54.04 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";
3. S 50°50'29" E, a distance of 129.64 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
4. N 39°09'31" E, a distance of 110.20 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
5. N 58°42'10" E, a distance of 47.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
6. N 69°11'36" E, a distance of 54.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
7. N 69°11'36" E, a distance of 60.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
8. N 68°30'23" E, a distance of 60.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
9. N 64°06'08" E, a distance of 59.83 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
10. N 57°02'35" E, a distance of 28.41 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
11. N 40°11'21" E, a distance of 59.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";
12. N 18°14'18" E, a distance of 96.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the southeast corner of said Borho, Phase 9 and a point in the west line of a called 87.484 acre tract recorded in Document No. 2006065107 of the Official Public Records of Williamson County, Texas;

THENCE: S 20°39'19" E, with the west line of said called 87.484 acre tract, a distance of 1174.52 feet to a found 1/2" iron rod, a point in the west line of said called 87.484 acre tract, the northeast corner of the aforementioned called 28.280 acre tract and the southeast corner of said called 105.998 acre tract;

THENCE: S 68°18'43" W, with the south line of said called 105.998 acre tract and the north line of said called 28.280 acre tract, a distance of 686.01 feet the POINT OF BEGINNING and containing 16.437 acres in Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a plat map prepared by Pape Dawson Engineers, Inc.

STANDARD 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 EASEMENT SHOWN HERON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460E, FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HERON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF CHERRY BARK DRIVE, GREAT PATH, & TANGLEWOOD ESTATES DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
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: PARK LOT 41, BLOCK I, WATER QUALITY LOT 60, BLOCK I.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2014018105.
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.



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

FINAL PLAT  
OF  
**BORHO, PHASE 7**

A 16.437 ACRE, OR 715,996 SQUARE FEET MORE OR LESS, BEING A PORTION OUT OF A CALLED 105.998 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS INC., RECORDED IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122, WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, L.L.C., BEING THE OWNER OF 105.998 ACRES IN THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012102359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 16.437 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS BORHO PHASE 7

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

WITNESS MY HAND THIS THE 28 DAY OF April, 2016 A.D.

Matthew Scrivener  
MATTHEW SCRIVENER, P.E. VICE PRESIDENT  
MERITAGE HOMES OF TEXAS, L.L.C.  
8920 BUSINESS PARK DRIVE, SUITE 350  
(512) 610-4800

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 29 DAY OF January, 2016 A.D.

Joe M. Corland  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME MY COMMISSION EXPIRES  
June 26, 2017



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

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

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

**SURVEYOR'S CERTIFICATION:**

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY GRACY TITLE, A STEWART COMPANY, AUSTIN, TEXAS, FILE NO. 1203710, EFFECTIVE DATE OF MARCH 21, 2012 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT. TOGETHER WITH ABTRACTOR'S REPORT: AR No. AR1359, FEBRUARY 19, 2014.

Valerie Zurcher 1/29/2016  
VALERIE ZURCHER R.P.L.S. 6222



SURVEYING BY:  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711

**ENGINEER'S CERTIFICATION:**

I, JAMES A. HUFFCUT, JR. P.E., 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.

James A. Huffcut, Jr. 1-29-16  
JAMES A. HUFFCUT, JR., P.E. 55253



ENGINEERING BY:  
PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711  
TBPE FIRM REGISTRATION NO. 470

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, 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 WAS DULY RECORDED ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_

O'CLOCK \_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY:  
NANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00



## EXECUTIVE SUMMARY

MAY 26, 2016

**Agenda Subject:** Subdivision Case 12-PP-005: Consider action on the extension of the expiration of the Reagan's Overlook Preliminary Plat for 253.07 acres more or less; including Reagan's Overlook Phases 1 & 2 and WCAD Parcels R032354 and R524615; generally located near the northeast corner of the intersection of RM 2243 and Ronald Reagan Boulevard; Williamson County, Texas.

**Background:** This preliminary plat was approved by the Planning & Zoning Commission on February 14, 2013. The preliminary plat shall expire two years after the filing date unless corresponding construction plans and/or final plats are filed and if necessary additional construction plans and/or final plats are filed in not greater than two year intervals until all of the land within the preliminary plat has approved construction plans and final plats. These approvals shall be obtained within seven years of the filing date. The preliminary plat was filed on July 03, 2012 and the most recent final plat approval date is December 10, 2015. This final plat has not been recorded and will expire on June 10, 2016.

The applicant is requesting an extension on the preliminary plat for two years in order to prevent the preliminary plat from expiring and to provide more time to allow for the resubmittal of the final plat. The Subdivision Ordinance does allow for an extension to be granted by the Commission as long as the extension does not exceed nine years after the filing date. This extension request needs to include the reasons for needing the extension and demonstrate pursuit of approvals for construction plan and/or final plats.

**Origination:** Applicant/Agent: Adib Khoury on behalf of Century Communities.

**Financial Consideration:** None

**Recommendation:** Staff recommends approval of the request

**Attachments:**

1. Extension Request Letter
2. Final Plat

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

05/20/2016



May 9, 2016

City Planning Commission  
City of Leander, Texas  
Mr. Sid Sokol, Chairman

Re: Reagan's Overlook Preliminary Plan

Dear Chairman Sokol and Commissioners:

Century Communities purchased our model home lot in Phase 1 along with the Phase 2 property (55 lots) and the Phase 3 property (47 lots) from the developer, LBLT Investments, LLC in August of 2014. We completed development of the Phase 2 lots in February of 2015 and we have been actively constructing and selling homes since that time. Phase 3 property is still undeveloped at this time.

Our average home price in Reagans Overlook is approximately \$750,000. These homes are all custom and semi-custom homes that take from 6 to 8 months to construct and obtain Certificates of Occupancy. We began home sales from our model in December of 2014 and closed the first home in June of 2015. Since then we have sold and closed only 6 homes and we have contracts on 10 more homes expected to close on various dates between June, 2016 and December, 2016. The market for this price range home has greatly slowed down in the last 12 to 15 months which is reflective of our sales rate of less than one home per month.

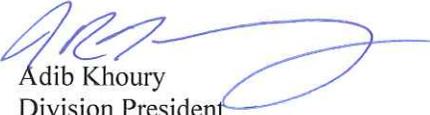
Using a sales rate of one per month our 39 remaining lots will basically last us 39 months. We would like to begin construction of Phase 3 in July of 2017 prior to construction plan expiration. In order to accomplish this we need to have a 2 year extension to the Preliminary Plan, which expires in August of this year and then we would seek re-approval of the final plat in June of 2017.

- Construction would start approximately 14 months from now and our lot inventory at that time is projected to be 25 lots.
- Construction time will be approximately 7 months, our lot inventory at construction completion will be approximately 18 lots.
- Given the average home construction time of 7 months our inventory in Phase 2 when specs are complete in Phase 3 will be approximately 11 lots.

The schedule presented above would create a healthy and economically feasible situation for the City as well Century Communities. We believe that putting another 47 lots on the ground along with streets and other infrastructure would not be in the best interest of the City. The vacant lots would become an eyesore and create a maintenance issue for the City to maintain the streets and infrastructure much sooner than the above schedule without revenue coming in to support the maintenance.

We hereby respectfully request a two year extension to Reagan's Overlook Preliminary Plan so that development can proceed in a manner that would provide orderly growth for the City.

Respectfully yours,

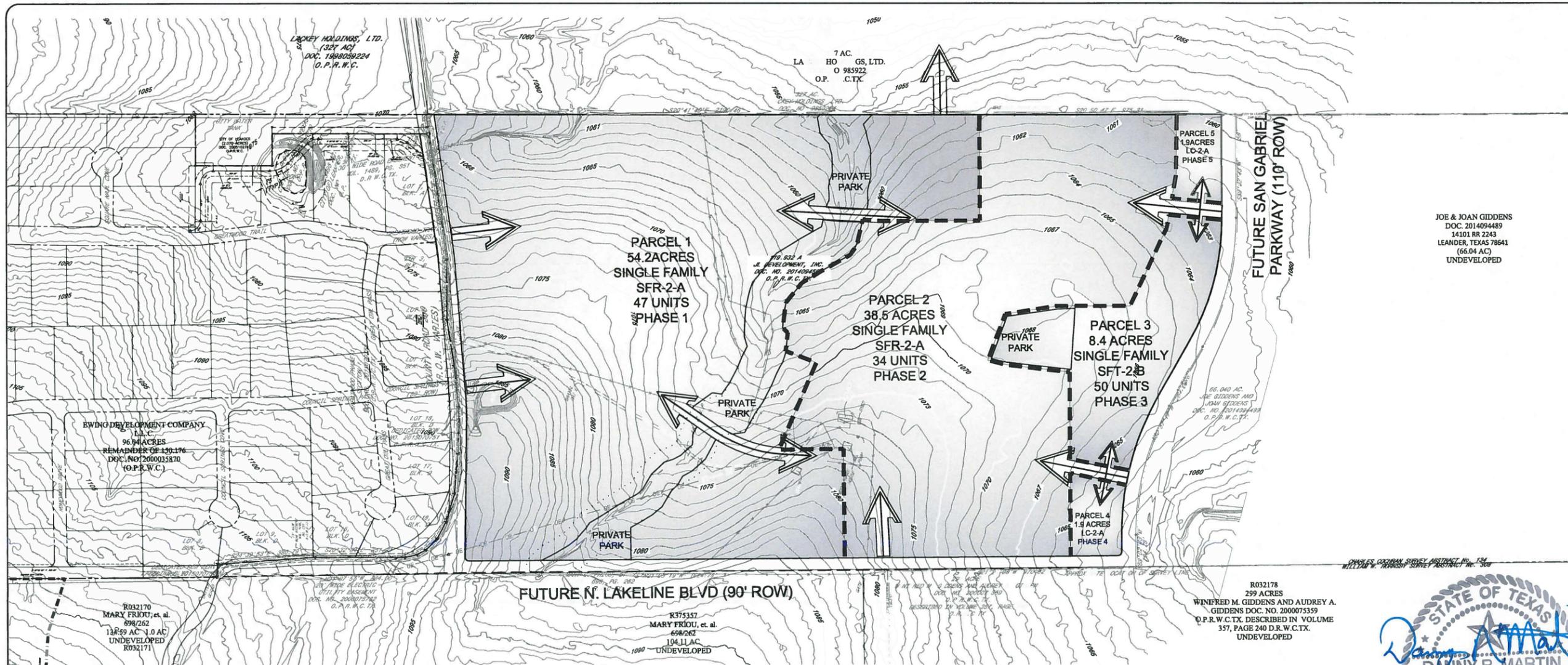
  
Adib Khoury  
Division President  
Century Communities



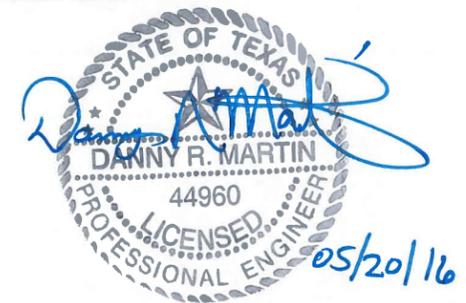
## EXECUTIVE SUMMARY

MAY 26, 2016

- 
- Agenda Subject:** Subdivision Case 15-CP-010: Hold a public hearing and consider action on the Greatwood South Concept Plan, for 119.93 acres more or less; WCAD Parcels R031730, R473812 generally located at the northwest corner of the future intersection of Lakeline Blvd. and San Gabriel Pkwy. Leander, Williamson County Texas.
- Background:** This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant: Danny Martin on behalf of J.L. Development Inc. (John Lloyd)
- Financial Consideration:** None
- Recommendation:** Staff recommends approval of the concept plan. This concept plan includes 131 single family lots and 2 commercial lots. This proposal meets all of the requirements of the Subdivision Ordinance.
- Motion:** The Planning & Zoning Commission recommends approval of the concept plan for the subject property.
- Attachments:** 1. Concept Plan
- Prepared By:** Martin Siwek, AICP, GISP  
Planner
- 05/19/2016

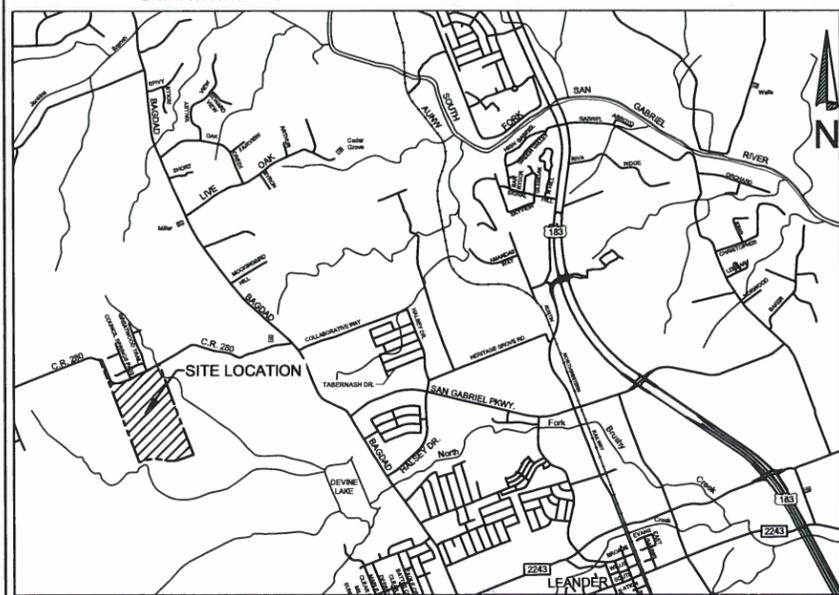


JOE & JOAN GIDDENS  
 DOC. 2014094489  
 14301 RR 2243  
 LEANDER, TEXAS 78641  
 (66.04 AC)  
 UNDEVELOPED



R032178  
 299 ACRES  
 WINIFRED M. GIDDENS AND AUDREY A.  
 GIDDENS DOC. NO. 2000073359  
 O.P.R.W.C.TX. DESCRIBED IN VOLUME  
 357, PAGE 240 D.R.W.C.TX.  
 UNDEVELOPED

- LEGEND**
- PROP. ROW
  - ▬▬▬▬ PROP. PARCEL LINE
  - ▬▬▬▬ CITY LIMIT LINE
  - - - - - EXIST. 10 FOOT CONTOUR LINE
  - - - - - EXIST. 1 FOOT CONTOUR LINE



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

**LAND USE SUMMARY:**

	ACREAGE	DENSITY	L.U.E.'S REQUIRED	TRIPS GENERATED
SINGLE FAMILY (SFR,SFT)	100.4AC.	1.3DU/AC.	131	1,252
LC/LO	3.8AC.		6.4	1,690
MAJOR RIGHT OF WAY	8.2AC.			
OPEN SPACE	8.6AC.			
<b>TOTAL</b>	<b>119.93AC.</b>	<b>1.3DU/AC.</b>	<b>137</b>	<b>2,941</b>

**GREATWOOD SOUTH PARKLAND DEDICATION WORKSHEET** 5-Jan-16

Phase	Units	Parkland Required	Parkland Proposed	Parkland Credited	Recreation Improvement Fee Required		Proposed Improvements
					**	**	
1	47	1.645	3.55	3.55	\$ 18,800.00	None	
2	34	1.19			\$ 13,600.00	None	
3	50	1.75	3.23	3.23	\$ 20,000.00	None	
<b>Totals:</b>	<b>131</b>	<b>4.585</b>	<b>6.78</b>	<b>6.78</b>	<b>\$ 52,400.00</b>		

\* Greenbelt proposed in phase one is to be a private park with public access. Maintenance and operation responsibilities shall be the responsibility of the homeowner association.  
 \*\* No detention/retention/water quality ponds are to be constructed within the park lots.  
 \*\*\* Developer proposes a 2.195 acre more parkland than required. Therefore, the recreation improvement fee will be waived since the value of the surplus parkland exceeds the improvement fee.

- NOTES:**
- THIS SITE IS LOCATED IN THE CITY LIMITS OF LEANDER, WILLIAMSON COUNTY, TEXAS.
  - NO PORTION OF THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 48481C0435E FOR WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
  - ALL INTERNAL LOCAL STREETS HAVE A 50' RIGHT OF WAY.

**DEVELOPER/OWNER**  
 JL DEVELOPMENT, INC.  
 JOHN S. LLOYD, PRESIDENT  
 4720-4 ROCKCLIFF RD.  
 AUSTIN, TEXAS 78746  
 TEL: 512-328-0860  
 FAX: 512-328-1868

**SURVEYOR**  
 DELTA SURVEY GROUP, INC.  
 8213 Brodie Lane  
 Suite 102  
 Austin, TX 78745  
 (T) 512-282-5200  
 (F) 512-282-5230

**TIA NOTES:**  
 AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER RESIDENTIAL UNIT AND AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

**BOUNDARY STREET NOTES:**  
 BOUNDARY STREET IMPROVEMENT FEES FOR COUNTY ROAD 280, LAKELINE BOULEVARD AND SAN GABRIEL PARKWAY WILL BE PAID AT THE TIME OF SITE DEVELOPMENT AND FINAL PLAT.

**GREATWOOD SOUTH SUBDIVISION**  
 119.93 AC.  
 DOC. NO. 2014094507  
 O.P.R.W.C.TX.

COUNTY ROAD 280  
 LEANDER, TEXAS  
**CONCEPT PLAN**  
 PREPARED : OCTOBER, 2015  
 UPDATED : DECEMBER, 2015  
 UPDATED : FEBRUARY, 2016  
 ENGINEER

**MALONE WHEELER**  
 SINCE 1995  
 CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT  
 7500 Riata Blvd, Bldg 1, Suite 240  
 Austin, Texas 78735  
 Phone: (512) 899-0601 Fax: (512) 899-0655  
 Firm Registration No. F-786



## EXECUTIVE SUMMARY

MAY 26, 2016

- 
- Agenda Subject:** Comprehensive Plan Amendment Case 16-TOD-CPA-001: Hold a public hearing and consider action on a Comprehensive Plan amendment requesting a change to the Transportation Plan. The applicant is proposing to remove proposed collector roadway C12 from the Transportation Plan. This roadway is located between Broade Street and US 183 to the north of San Gabriel Pkwy; Leander, Williamson County, Texas.
- Background:** A Comprehensive Plan Amendment is required for the applicant to request a change to the Transportation Plan. This request is the first step in the Comprehensive Plan Amendment process.
- Origination:** Applicant Angelica Andersson on behalf of RSI Maya Vista LLC.
- Financial Consideration:** None
- Recommendation:** See Planning Analysis.
- Motion:** APPROVAL: The Planning & Zoning Commission recommends approval of the amendment to the Comprehensive Plan to remove collector roadway C12 from the Transportation Plan.  
  
DENIAL: The Planning & Zoning Commission recommends denial of the amendment to the Comprehensive Plan to remove collector roadway C12 from the Transportation Plan.
- Attachments:**
1. Planning Analysis
  2. Letter of Intent
  3. Current Transportation Plan
  4. Proposed Transportation Plan
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

05/06/2016



## PLANNING ANALYSIS

### COMPREHENSIVE PLAN AMENDMENT CASE 16-TOD-CPA-001

### TRANSPORTATION PLAN AMENDMENT

#### GENERAL INFORMATION

- Origination:** Applicant: Angelica Andersson on behalf of RSI Maya Vista LLC.
- Proposal:** The applicant is proposing to remove proposed collector roadway C12 from the Transportation Plan. This roadway connects Broade Street to US 183 and is located to the north of San Gabriel Parkway.
- Staff Contact:** Robin M. Griffin, AICP  
Senior Planner

#### COMPREHENSIVE PLAN STATEMENTS:

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

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

#### ANALYSIS:

The Transportation Plan was originally adopted by City Council in 2003 and the latest revision was completed in 2015. The intent of the Transportation Plan is to plan for the future road network for the City of Leander.

As an element of the Comprehensive Plan, the Transportation Plan may be amended following the process stipulated in the City Charter which states in part:

*The council may by ordinance, adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.*

Currently, the Transportation Plan includes the construction of collector roadway C12 that would connect Broade Street and US 183 N. This roadway is located within the Maya Vista Subdivision. The Composite Zoning Ordinance does not permit residential driveways to connect to collector class roadways.

The applicant is requesting to remove the C12 collector from the Transportation Plan as shown in Attachment 4.

The Subdivision Ordinance defines a collector street as “a street which collects traffic from local streets and serves as the most direct route to an arterial street and meeting the standards of the Transportation Criteria Manual.”

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed removal of collector roadway C12. This roadway is not necessary as a collector class roadway at this location. The City Engineering Department has reviewed this request and they are in support of the requested removal. If this request is approved, the roadway will still be constructed, but not at the collector roadway standards as far as ROW and pavement width.



April 27, 2016

Angelica Andersson  
RSI Communities, LLC  
9300 South IH 35, Ste A-500, #201  
Austin, Texas 78748

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

Re: Reduce Tulum Terrace to a Local Road-Letter of Intent

Dear Ms. Griffin:

The purpose of this "Letter of Intent" is to clarify the request being made with the Comprehensive Plan Amendment Application.

Maya Vista is a single-family detached residential subdivision that is guided by the Tylerville PUD. Two roads are currently classified as Collector roads, Broade Street and Tulum Terrace. All homes on Broade will be accessed from the rear in order to comply with the driveway interval restrictions.

Tulum Terrace, C12 on the Leander Transportation Plan, serves 22 residential lots and is a 900 foot long street that connects Broade Street to Highway 183. It has no possibility of ever continuing to the West due to an approved church development on the property adjacent to us to the west. We are requesting that Tulum Terrace be removed from the City's Transportation Plan, in order to be able to provide individual driveways to the homes that are planned for that short street. We would like for Council to consider taking that road from a collector road to a local road.

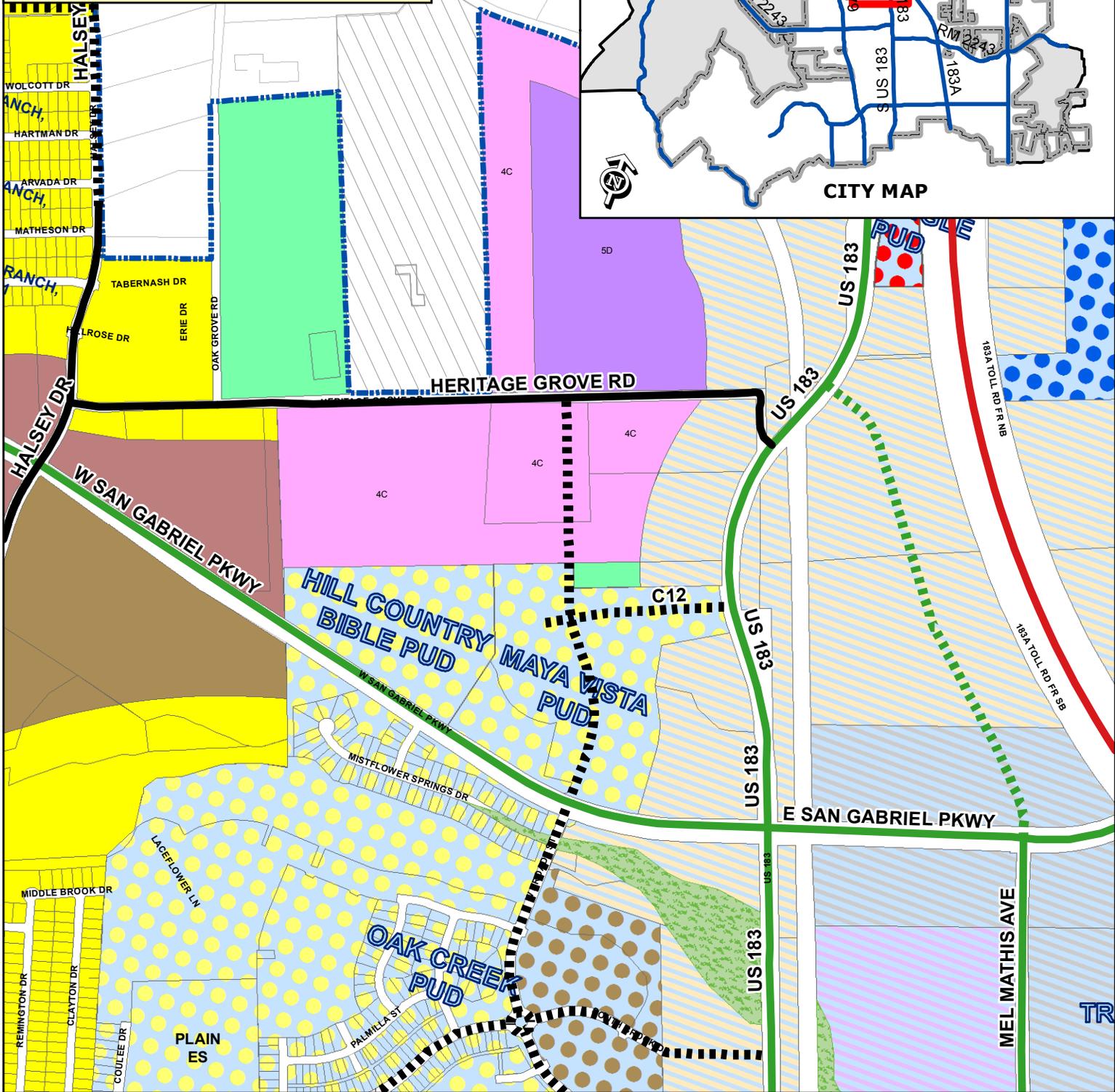
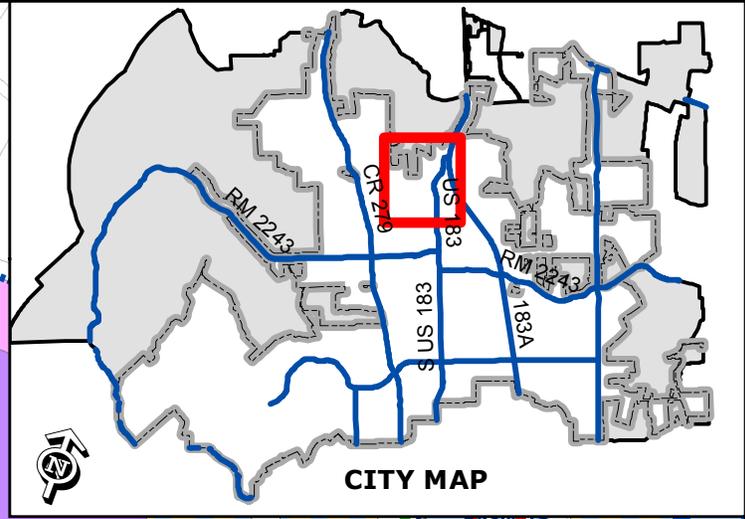
We are very excited about being part of Leander's growth and development. We look forward to working with the City of Leander Staff and City Council on this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Angelica Andersson", is written over the word "Sincerely,".

Angelica Andersson  
Project Manager, Development  
RSI Communities, LLC

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### COMP PLAN 16-TOD-CPA-001

#### Attachment #3

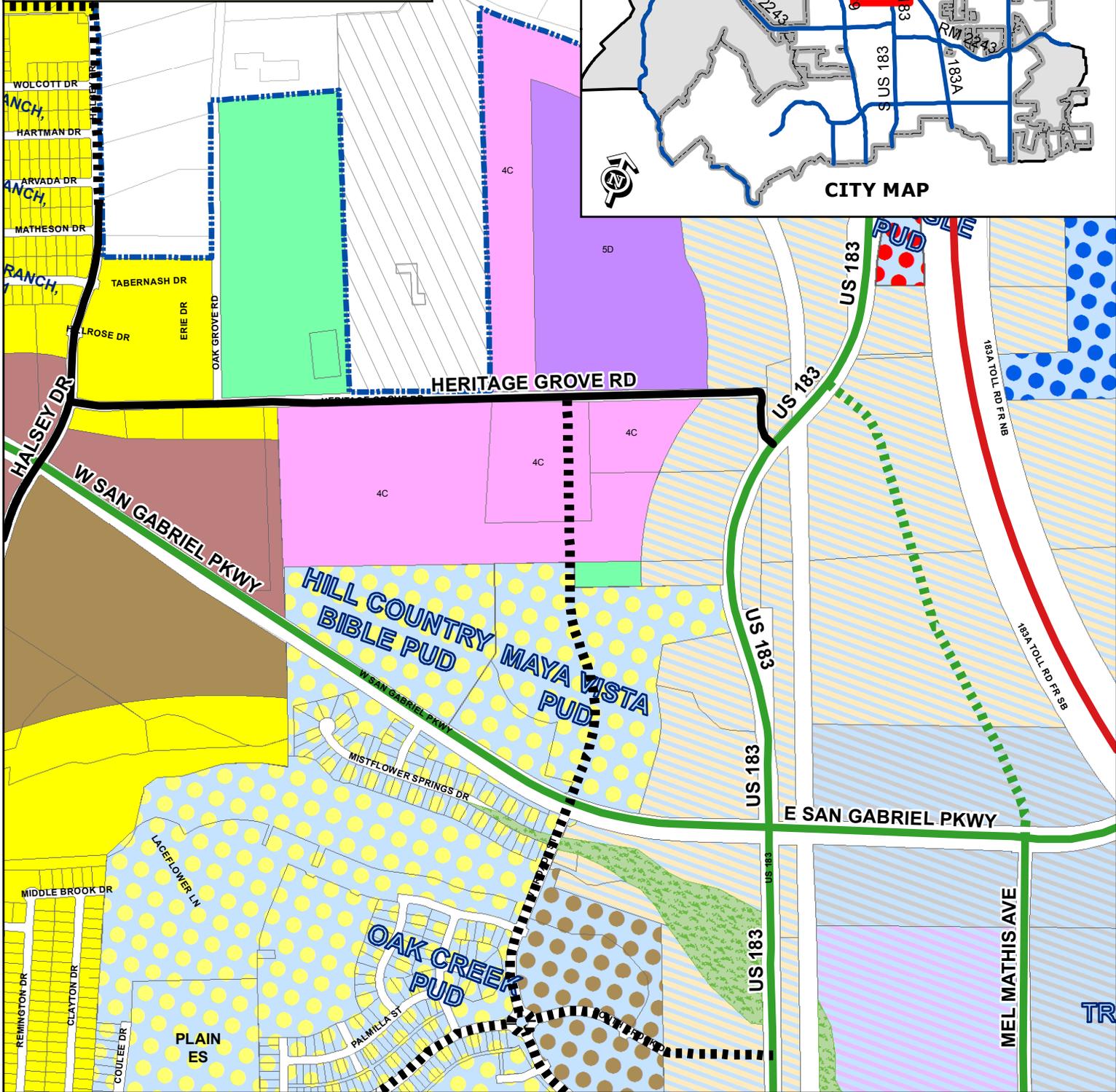
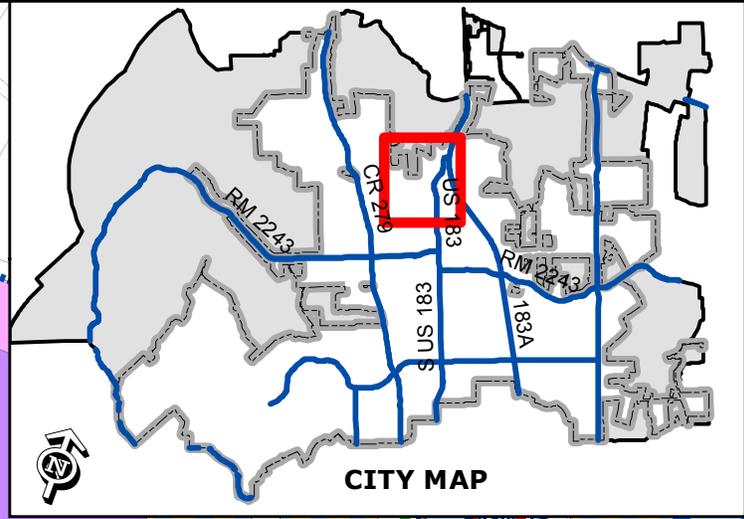
Collector Road C12  
Current Transportation Plan

- | Existing  | Proposed    |
|-----------|-------------|
| Toll Road | Arterial    |
| Arterial  | Collector   |
| Collector | City Limits |



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Feet

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**COMP PLAN 16-TOD-CPA-001**

**Attachment #4**

Collector Road C12  
Proposed Transportation Plan

- | Existing  | Proposed    |
|-----------|-------------|
| Toll Road | Arterial    |
| Arterial  | Collector   |
| Collector | City Limits |



0 200  
Feet



## EXECUTIVE SUMMARY

MAY 26, 2016

---

**Agenda Subject:** Zoning Case 16-Z-011: Hold a public hearing and consider action on the rezoning of 1.384 acres more or less out of the William W. Hornsby Survey, located at 14000 Nameless Road, TCAD ID 354061. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to LO-2-B (Local Office), Leander, Travis County, Texas.

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

**Origination:** Applicant: James & Jody Giddens on behalf of 6J Family Limited Partnership/6J GP, LLC (General Partner).

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

05/06/2016



## PLANNING ANALYSIS

ZONING CASE 16-Z-011

Gidden's Office

### GENERAL INFORMATION

**Owner:** 6J Family LTD Partnership/ 6J GP, LLC

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

**Proposed Zoning:** LO-2-B (Local Office)

**Size and Location:** The property is located at 14000 Nameless Road for 1.384 acres more or less.

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

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Vacant Property
EAST	Interim SFR-1-B	Vacant Property
SOUTH	Interim SFR-1-B	Vacant Property
WEST	Interim SFR-1-B	Established Single Family Home

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

**USE COMPONENTS:****LO – LOCAL OFFICE:**

*Features:* Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.

*Intent:* Development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

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

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

*Intent:*

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

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

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

*Intent:*

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

## COMPREHENSIVE PLAN STATEMENTS:

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

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Consider both the land use pattern and roadway design in the development and redevelopment of corridors.

## LAND USE POLICIES

### CORRIDORS

- MIXED USE CORRIDOR

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility. Typical uses within this corridor 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 from Interim SFR-1-B (Single-Family Rural) to LO-2-B (Local Office). The properties to the north, east, and south are vacant, while the property to the west is an established single family home. This portion of nameless road was annexed into the City in 2006.

The use component of LO permits a variety of professional office and low intensity non-residential uses such as places of worship, community centers, day cares, group homes, libraries, museums, and veterinarian offices. The hours of operation of the LO district are limited to the public from 7:00 a.m. – 11:00 p.m. Sunday thru Thursday, and 7:00 a.m. – 11:00 p.m. Friday and Saturday.

The applicant's proposed Type 2 site component is to be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.

The Type B architectural component requested by the applicant requires 85% masonry on the first story and 50% masonry on each additional story thereafter. The remaining materials of the building may either be comprised of cementitious-fiber planking (not panels) or solid wood planking. This component requires four architectural features for all street facing facades and restricts the building height to 35 ft with a maximum of 45 ft with increased building setbacks.

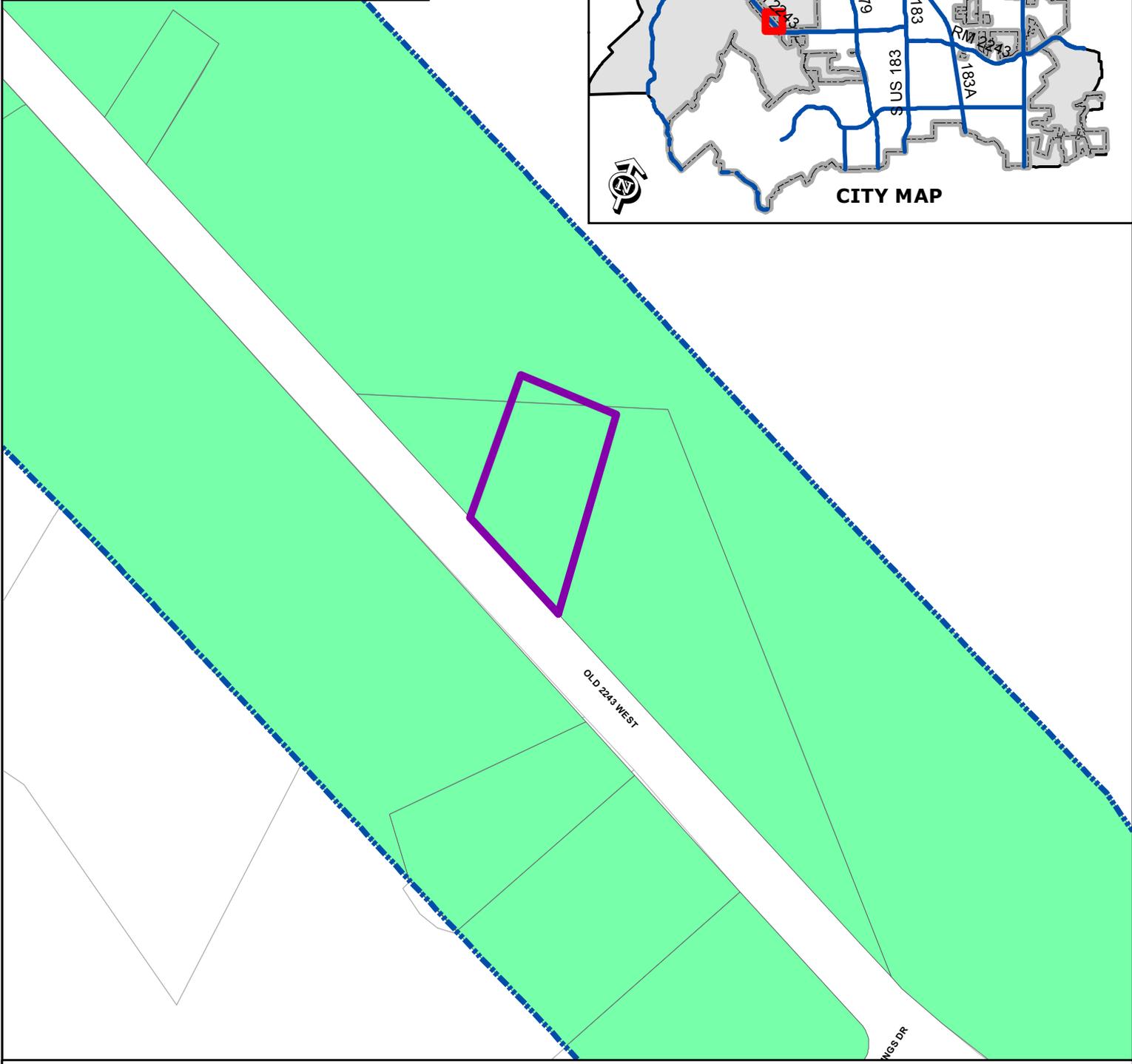
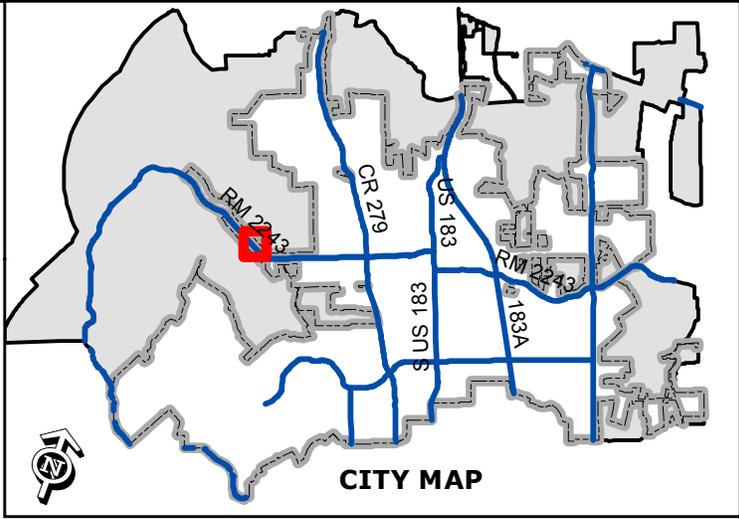
This property is located in the Mixed Use corridor designation on the Future Land Use Plan. Mixed Use Corridors are to provide for a variety of high density residential types and low intensity and compatible non-residential uses such as schools, places of worship, and small

professional offices. This corridor designation permits TF, SFT, SFL, PUD, LO, and LC (at appropriate intersections).

**STAFF RECOMMENDATION:**

Staff recommends approval of the applicant's requested LO-2-B district. The applicant's request to rezone the property from Interim SFR-1-B to LO-2-B is in compliance with the City's Comprehensive Plan and intent statements of the Composite Zoning Ordinance.

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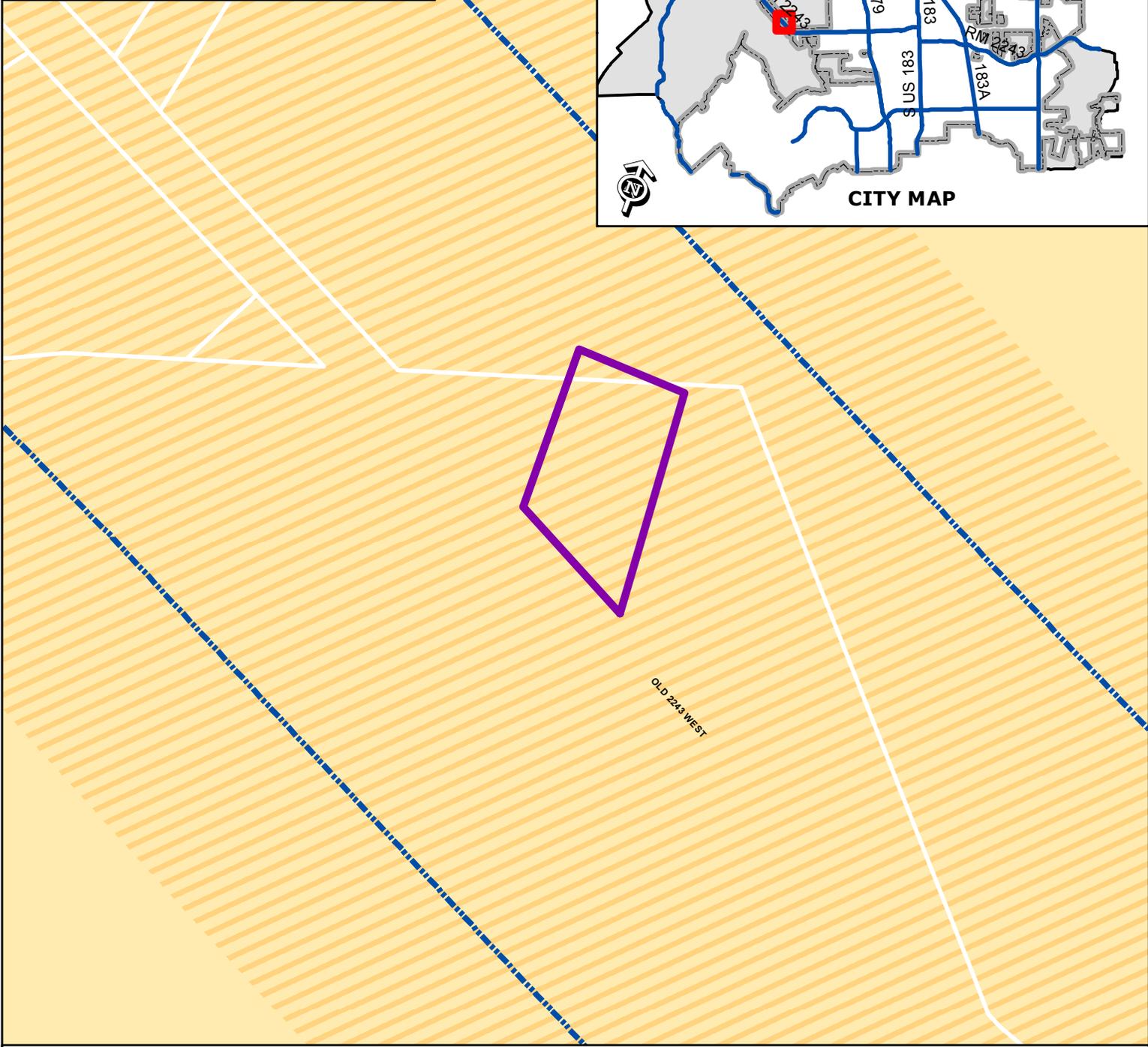
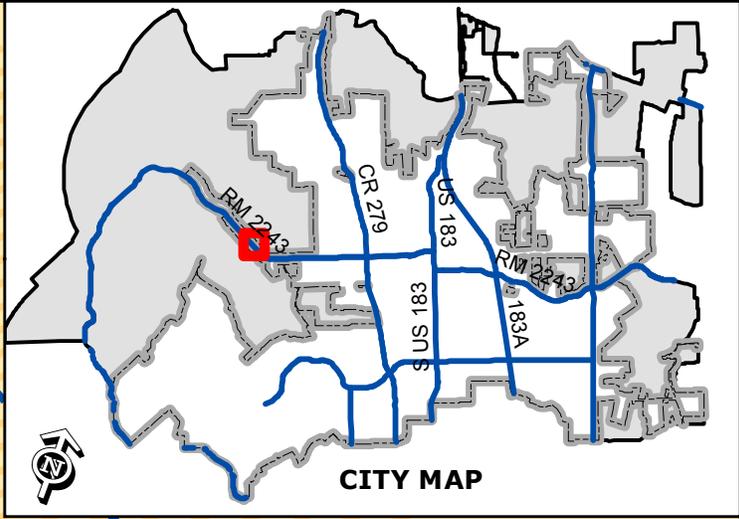
**ZONING CASE 16-Z-011 Attachment #2**

Current Zoning Map - Giddens Office

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


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**ZONING CASE 16-Z-011 Attachment #3**

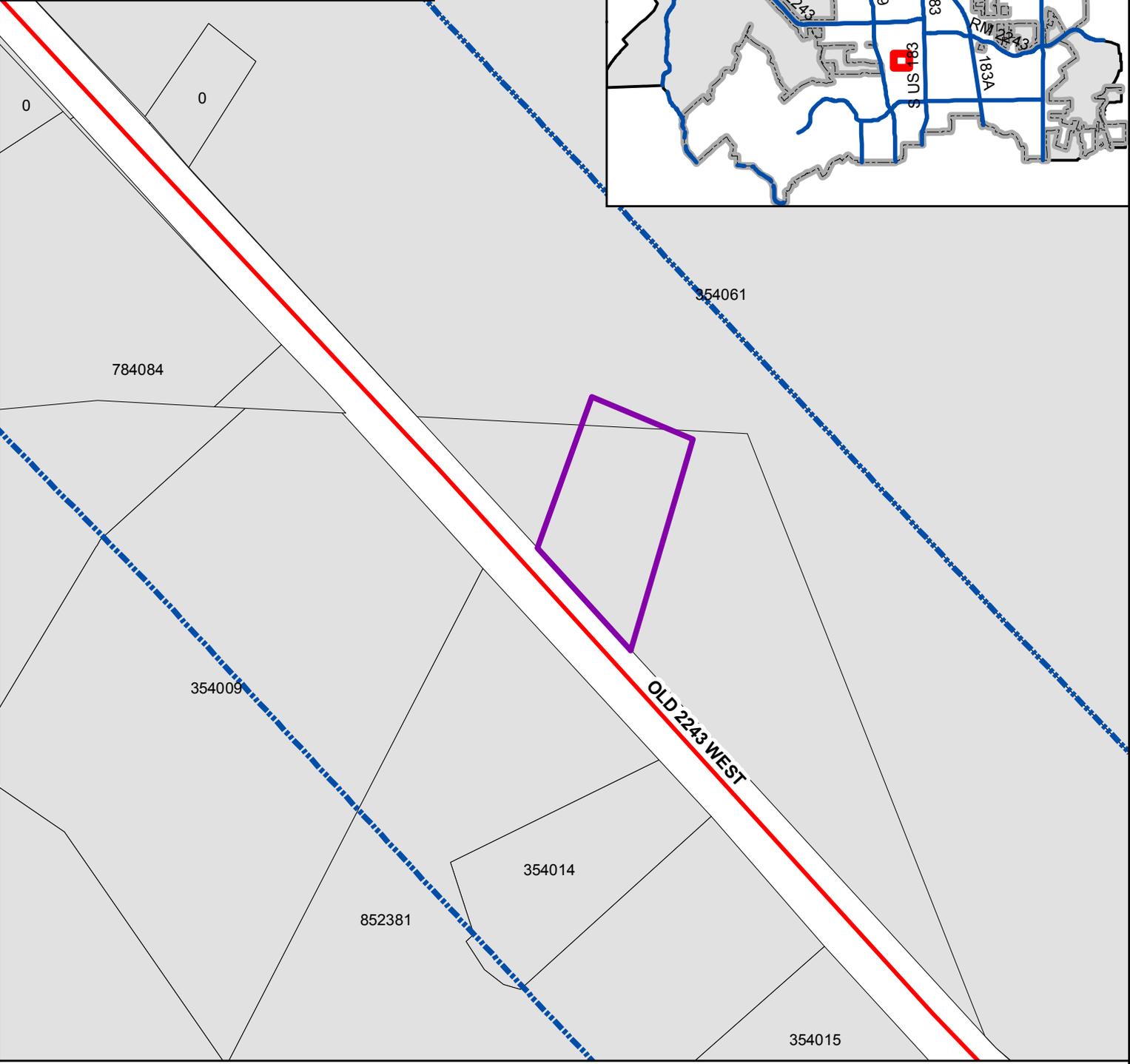
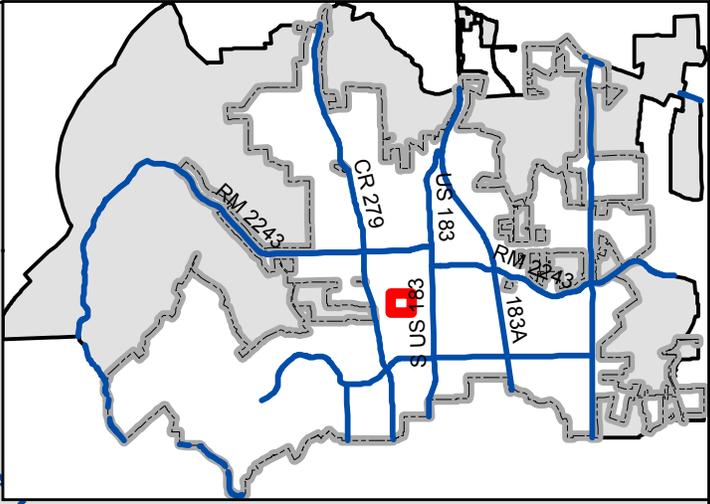
Future Land Use Map - Giddens Office

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


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Feet

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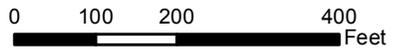


# ZONING CASE 16-Z-011

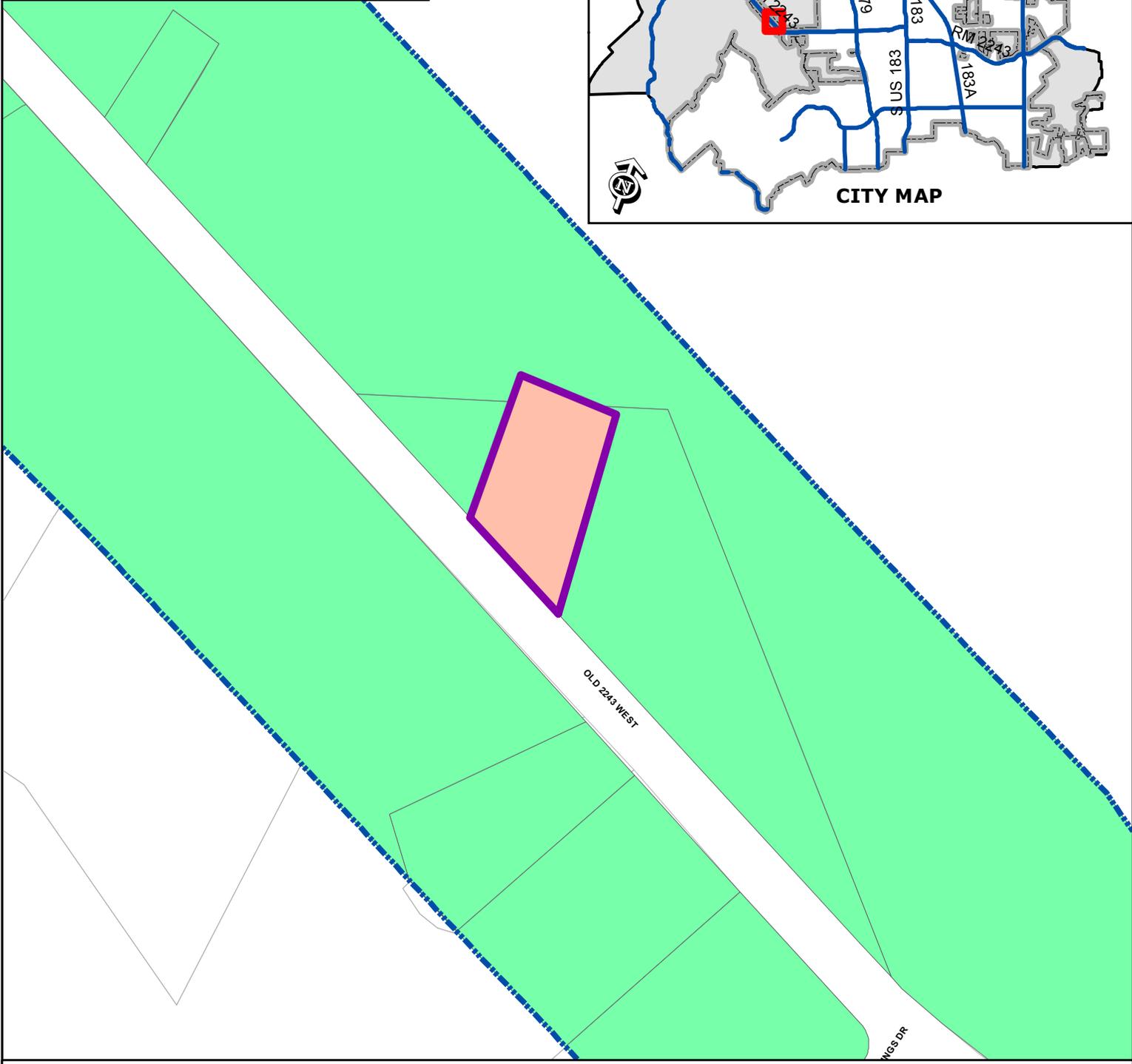
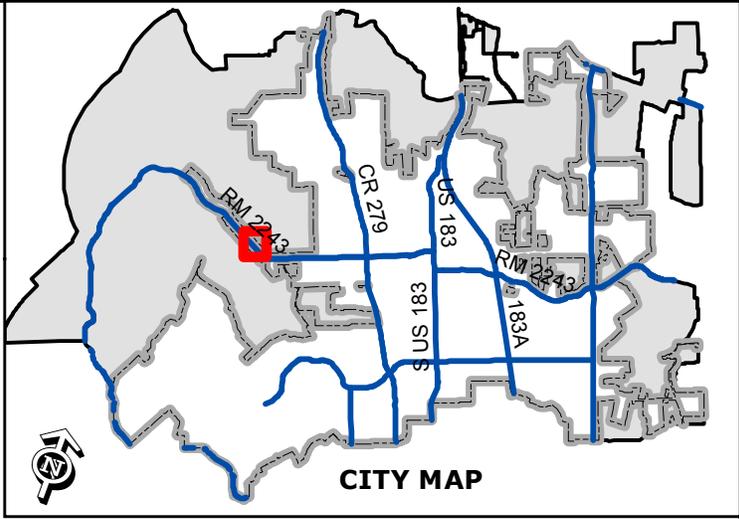
## Attachment #4

Notification Map  
Giddens Office

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



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**ZONING CASE 16-Z-011 Attachment #5**

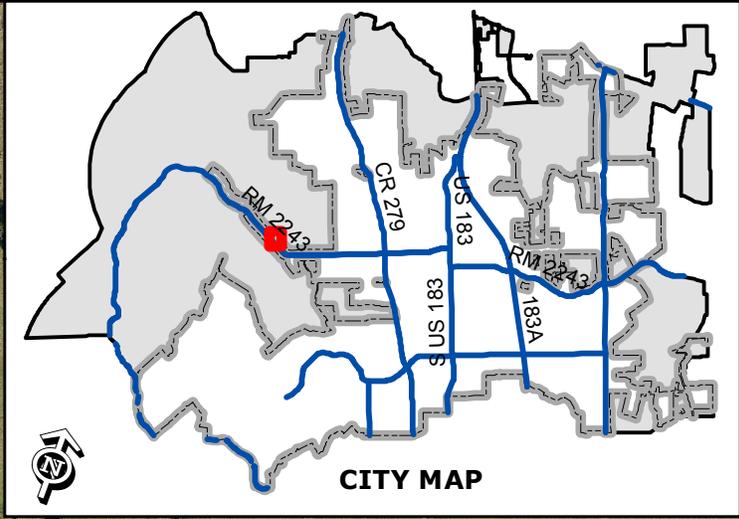
Proposed Zoning Map - Giddens Office

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


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### ZONING CASE 16-Z-011 Attachment #6

Aerial Exhibit - Approximate Boundaries  
Giddens Office



-  Subject Property
-  City Limits

LETTER OF INTENT

ZONING CHANGE REQUEST

GIDDENS OFFICE BUILDING

JAMES GIDDENS IS PROPOSING TO BUILD AN OFFICE BUILDING ON THE PROPERTY. WE ARE PLANNING ON STARTING THE BUILDING THIS SUMMER AND FINISHING IT AS SOON AS POSSIBLE.



## EXECUTIVE SUMMARY

MAY 26, 2016

- Agenda Subject:** Zoning Case 16-Z-009: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and LC-2-A (Local Commercial), Leander, Williamson County, Texas.
- Background:** This request is the first step in the rezoning process.
- Origination:** Applicant: Adam Diskin on behalf of Bliss at Mason Hills, 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. PUD Notes and Conceptual Site Layout & Land Use Plan
  8. Letter of Intent
- Prepared By:** Robin M. Griffin, AICP  
Senior Planner

05/06/2016



# PLANNING ANALYSIS

## ZONING CASE 16-Z-009

### BLISS AT MASON HILLS PUD

**GENERAL INFORMATION**

- Owner:** Bliss at Mason Hills, LLC.
- Current Zoning:** GC-3-B (General Commercial)
- Proposed Zoning:** PUD (Planned Unit Development) with the following base zoning districts  
 MF-2-A (Multi-Family)  
 LC-2-A (Local Commercial)
- Size and Location:** The property is located at northwest corner of Crystal Falls Pkwy and Lakeline Blvd and is approximately 10.922 acres in size.
- Staff Contact:** Robin M. Griffin, AICP  
 Senior Planner

**ABUTTING ZONING AND LAND USE:**

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFU-2-B	Residential Under Construction (Mason Ranch Subdivision)
EAST	SFU/MH-2-B	Proposed & Existing Residential (Mason Ranch & The Boulders at Crystal Falls Subdivisions)
SOUTH	GC-3-C	Assisted Living Facility & Water Quality Pond
WEST	SFU-2-B GC-3-A	Fire Station Undeveloped Land Zoned for Commercial

## 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 mixture of duplexes, triplexes and fourplexes. 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.
- Community Centers provide the same uses and services offered by a Neighborhood Center. Additionally, Community Centers include uses that are demanded less frequently than daily, and are typically anchored by grocery stores. Community Centers should have an internal network of streets and promote walkability within the Center.
- 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 the PUD (Planned Unit Development) district in order to allow for the development of duplexes, triplexes and fourplexes at this location. The properties to the north and east are part of the Mason Ranch Subdivision that is currently under construction. The property to the south is developed as an assisted living facility and the property to the west includes the Fire Station and undeveloped land zoned for commercial uses.

This request was heard by the Planning & Zoning Commission at the September 10, 2015 meeting. The original request included a PUD that would allow for apartments and duplexes. During the meeting, the applicant proposed to change the request to eliminate the apartments and only propose the duplexes. The Planning & Zoning Commission recommended approval of this request with conditions that included the following:

1. A reduction in the density from 186 units to 84 units
2. All dwellings will be single-story

The City Council denied the request at the September 17, 2015 meeting.

A portion of this property was annexed as part of the Mason Ranch Subdivision in 2001 and the remainder was annexed in 2007. The portion of the property closest to the intersection of Lakeline Blvd and Crystal Falls Pkwy was zoned C-2 in 2004 and this district later converted to the current GC-3-B district with the adoption of the Composite Zoning Ordinance. The remainder of the tract was rezoned to GC-3-B in 2008 as part of the Mason Ranch Subdivision zoning case.

A PUD district can be an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for a mixture of duplexes, triplexes, fourplexes as well as commercial uses while limiting the overall density and providing higher design standards..

The applicant is proposing the MF-2-A (Multi-Family) and LC-2-A (Local Commercial) base zoning districts to accommodate the proposed development. The proposal includes a total of 84 units, comprised of 17 duplexes, 2 triplexes, and 9 fourplexes, and local commercial uses closest to the intersection. The current zoning district would permit a range of commercial uses including office, retail, and service. There are no hours of operation limitations.

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

The current Type 3 site component does permit outdoor storage or display, outdoor entertainment, or outdoor fueling. The change to a Type 2 site component would prohibit these outdoor uses. The table below demonstrates the differences between the two site components.

<b>SITE STANDARDS</b>	<b>TYPE 2</b>	<b>TYPE 3</b>
Outdoor Display and Storage	Not Permitted	30% of gross floor area of primary structure
Use of Overhead Commercial Service Doors	Not Permitted	Permitted
Outdoor Fueling	Not Permitted	Permitted
Outdoor Container Storage	Not Permitted	20% of gross floor area of primary structure

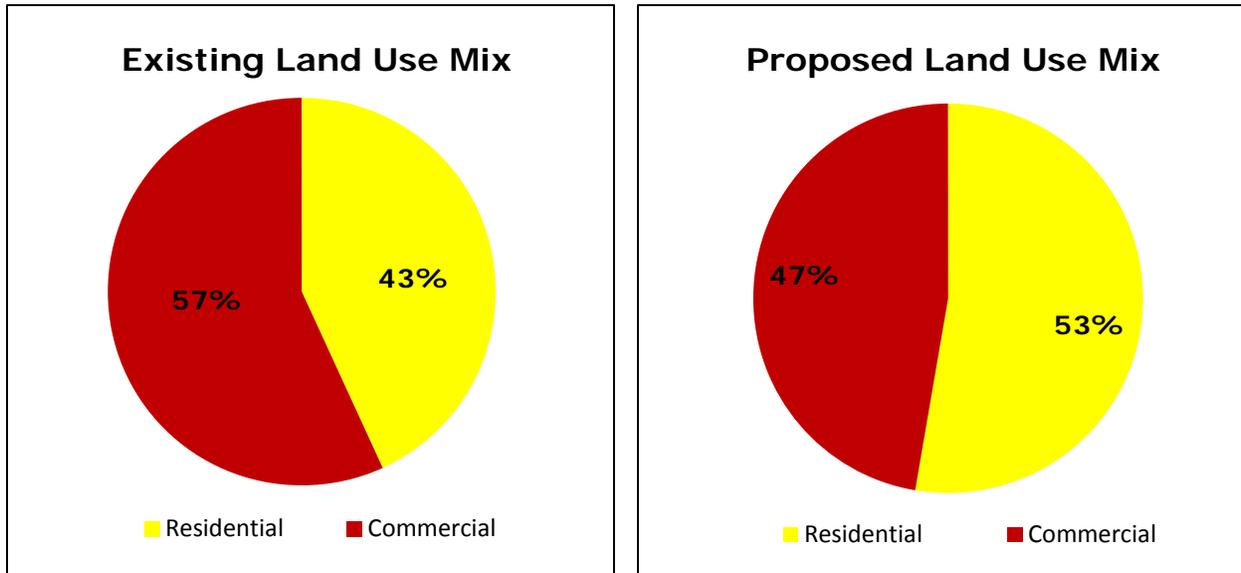
This application includes the following higher standards and waivers.

HIGHER STANDARDS	WAIVERS
<b>COMPOSITE ZONING ORDINANCE</b>	
Type A Architectural Component	-
Limitations on the amount of stucco	-
Increased Setbacks	-
Limitations on the retail building size	-
Building height restrictions	-
Masonry wall along Lakeline Blvd	-
Public Trail	-
Increase in the number of garages	-
-	Permitting multi-family uses
-	Parking reduction

The northern portion of 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.

The southern portion of this property is also located within a Community Center as identified by the Future Land Use Map. Community Centers are intended to provide the same types of uses as services as a Neighborhood Center as well as uses that are demanded less frequently than daily and are typically anchored by grocery stores. These centers have a service area of up to one mile and can include up to 125,000 square feet of commercial space. Compatible uses include community-serving uses (grocery stores, restaurants and services); small professional offices; small-lot single-family, townhomes, duplexes, quadplexes; parks and public spaces. Development within these centers should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods. All centers designated by the Future Land Use Plan seek to have the most intense development closest to the center of the center, and to have reduction in intensity of development as it moves out from the center of those nodes. The target mix of land uses within the Community Center are 50% residential and 50% non-residential.

The existing land use mix does not meet the target mix shown in the Comprehensive Plan. Currently, the predominant land use is community commercial / retail. The land use mixes are shown in the graphs below.



The proposed zoning change brings the land use mix closer to compliance with the Comprehensive Plan regarding the percentage of community commercial / retail and residential uses.

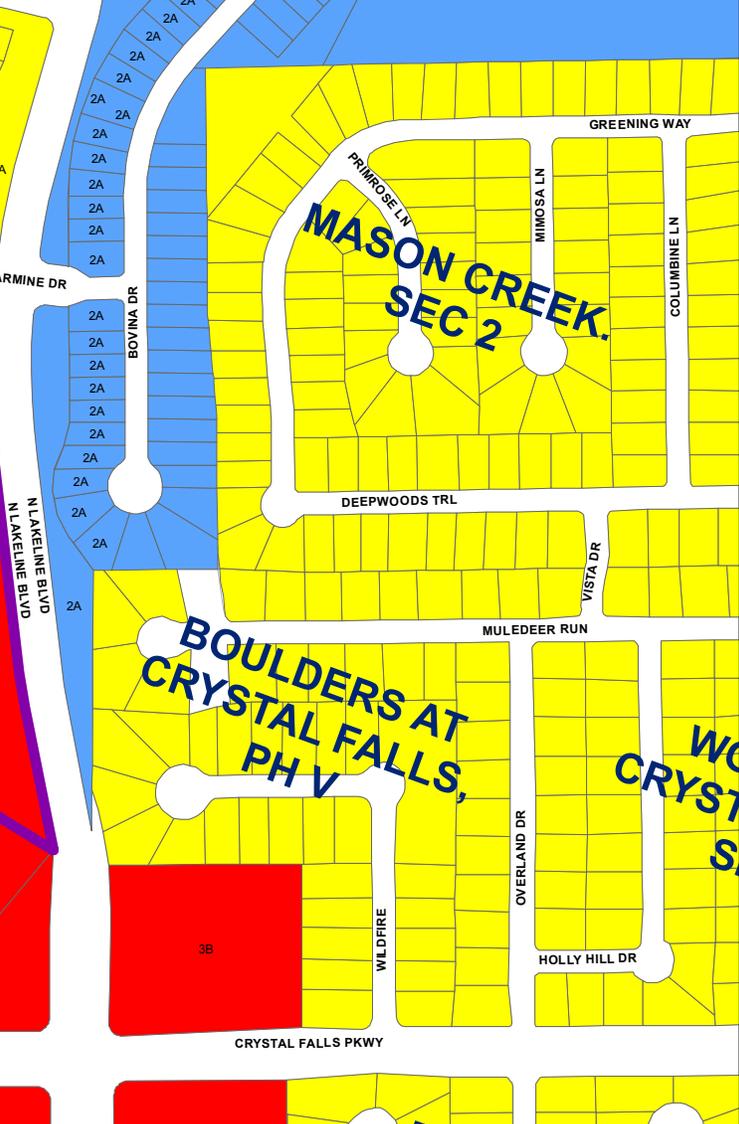
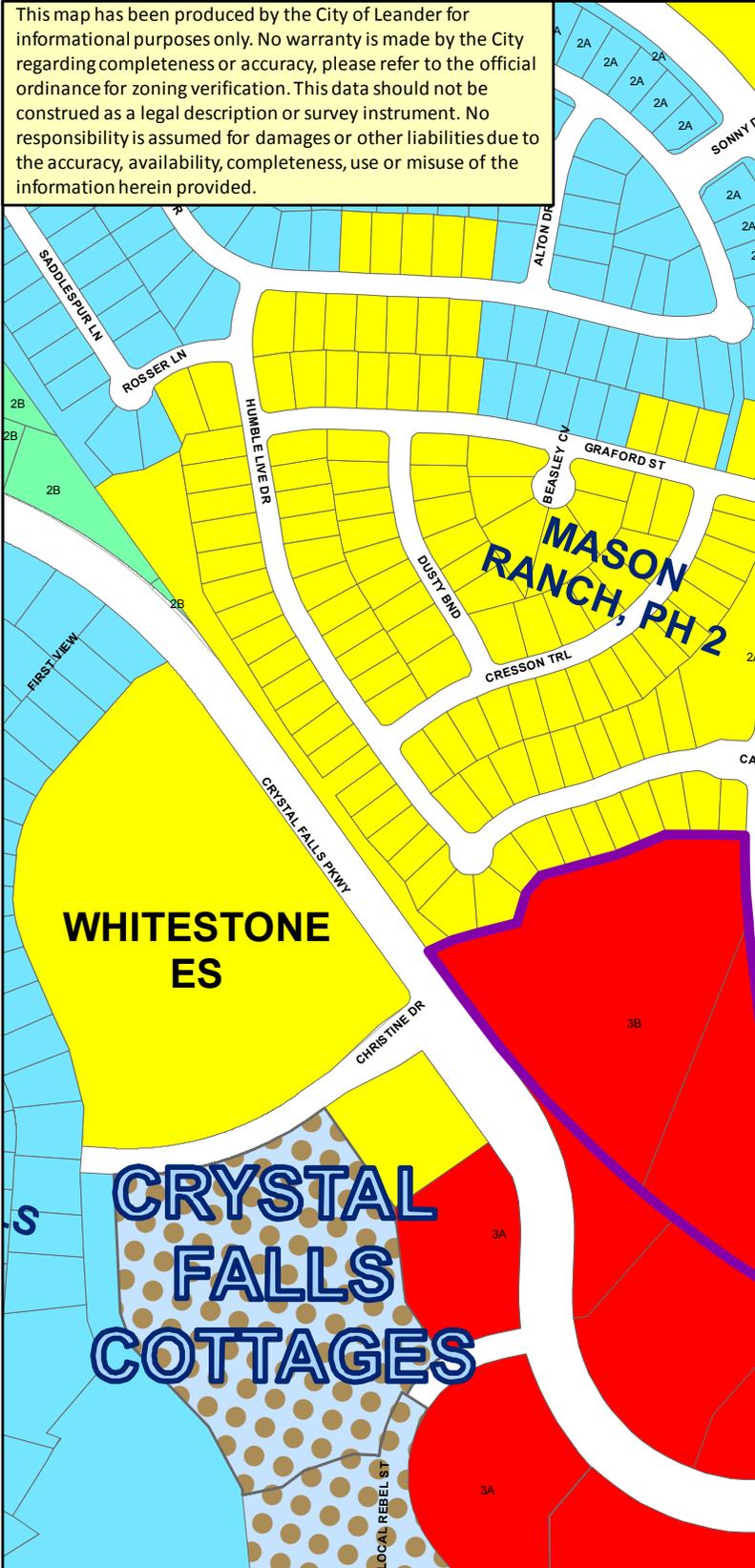
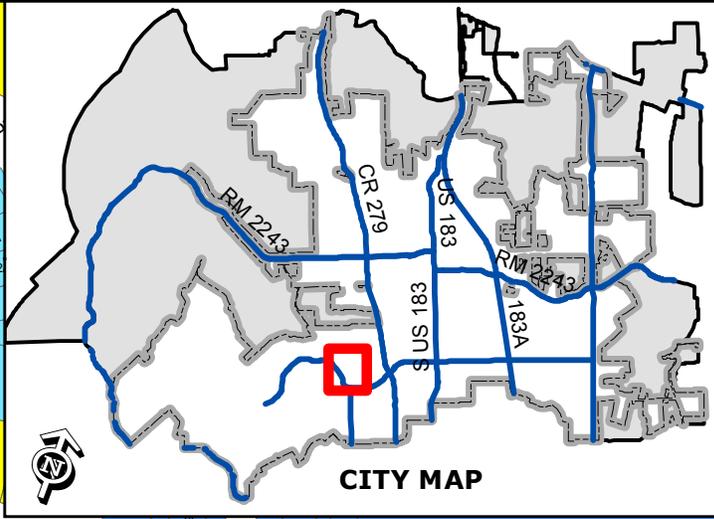
#### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed Bliss at Mason Hills PUD with the following conditions:

1. Garages associated with all homes shall comply with the Architectural Standards section of the Composite Zoning Ordinance. This section of the ordinance includes limits on the percentage of the ground floor street facing wall that can be comprised of garage doors.
2. Update the masonry requirements for the residential buildings to include a limit of 35% stucco.

This PUD provides a transition between the neighborhood to the north and the intersection of two major thoroughfares. The proposed PUD includes higher standards of development such as the Type A architectural component, adding additional setbacks, public trail system, and a masonry wall along Lakeline Blvd. The requested zoning district meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

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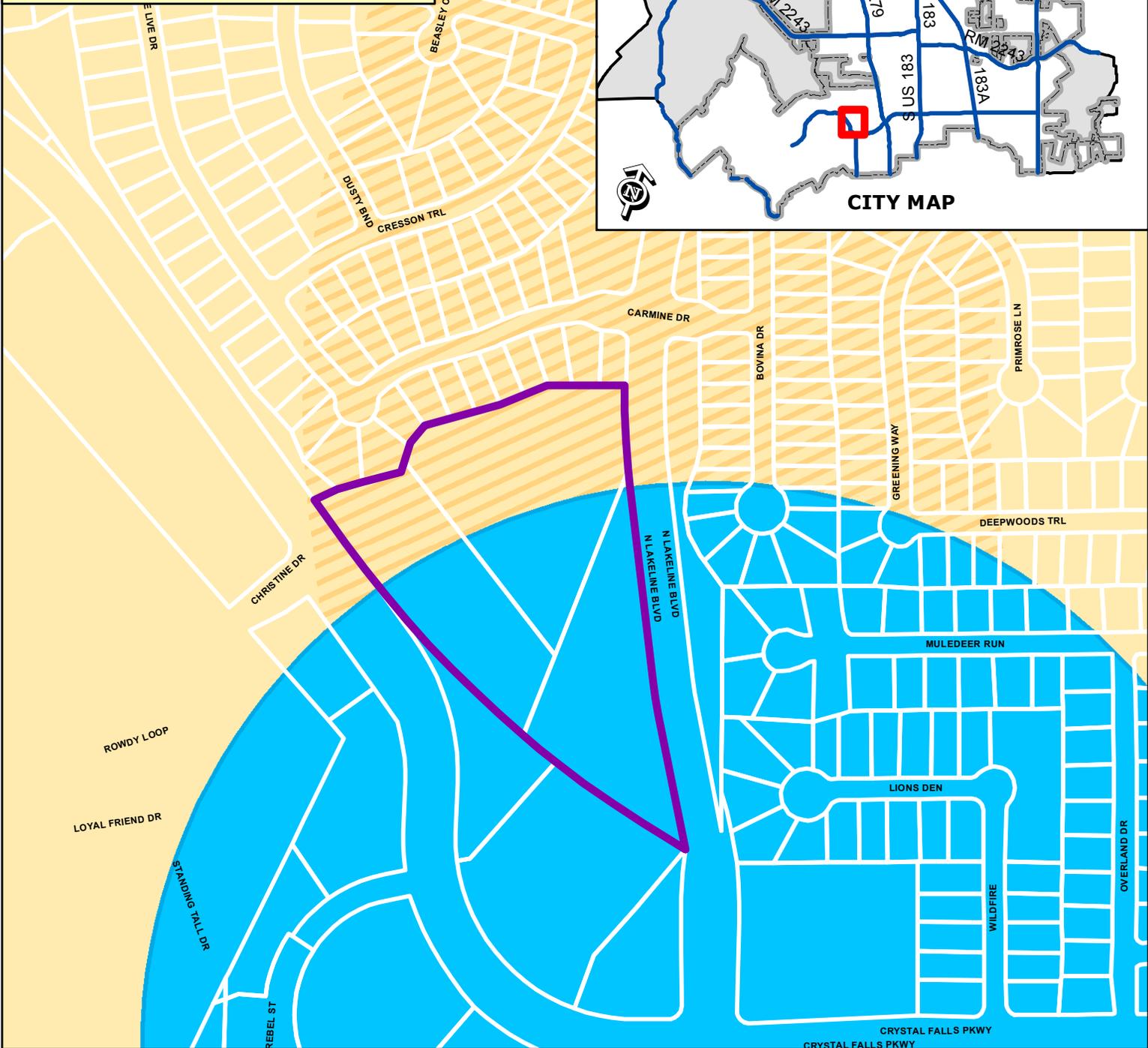
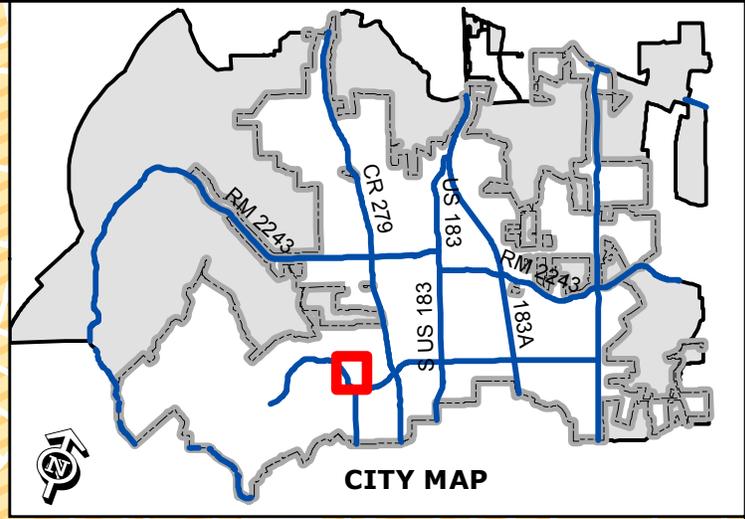
**ZONING CASE 16-Z-009 Attachment #2** Current Zoning Map - Bliss at Mason Hills PUD

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



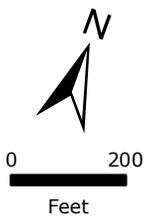
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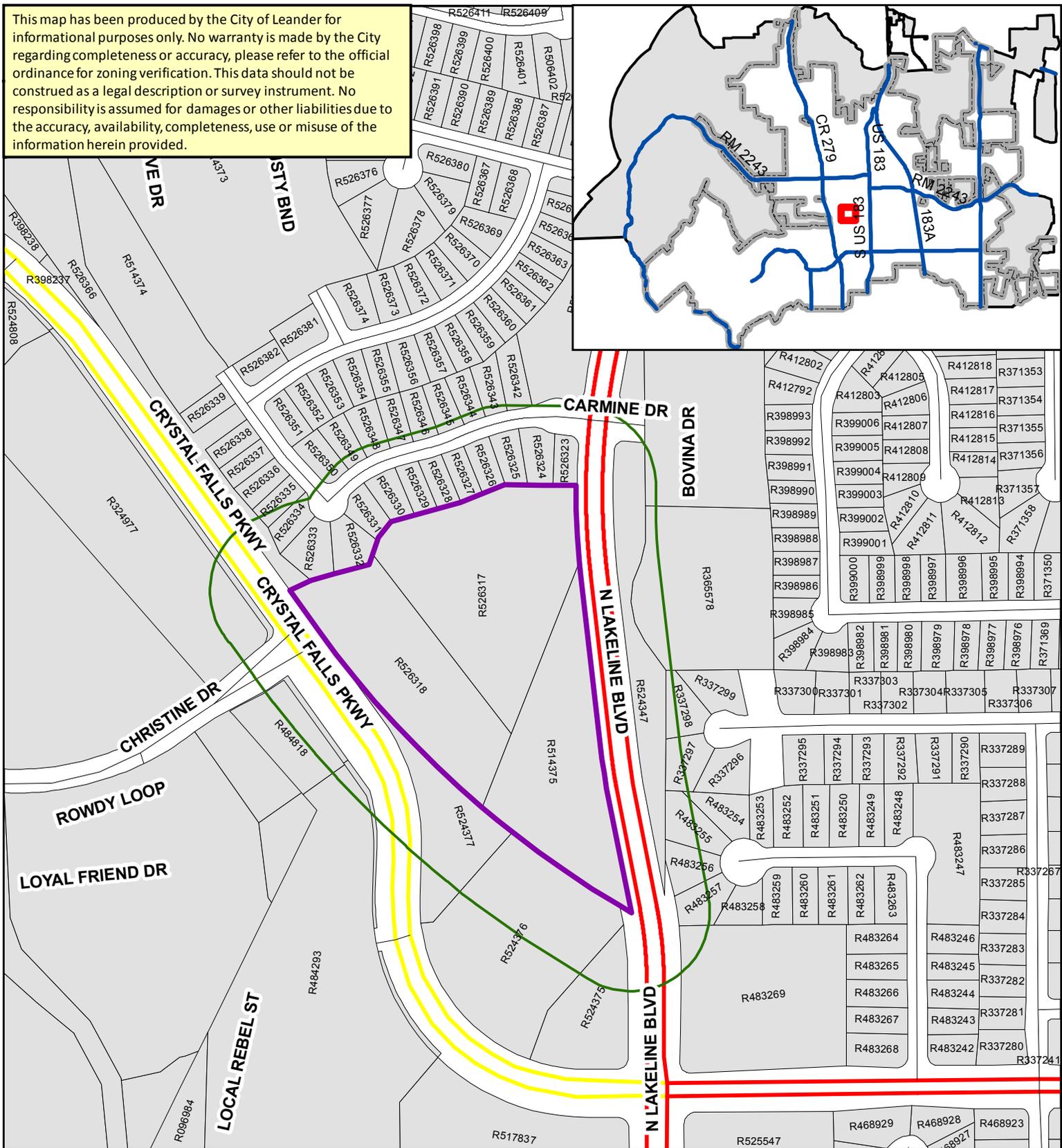


**ZONING CASE 16-Z-009 Attachment #3** Future Land Use Map - Bliss at Mason Hills PUD

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



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## ZONING CASE 16-Z-009

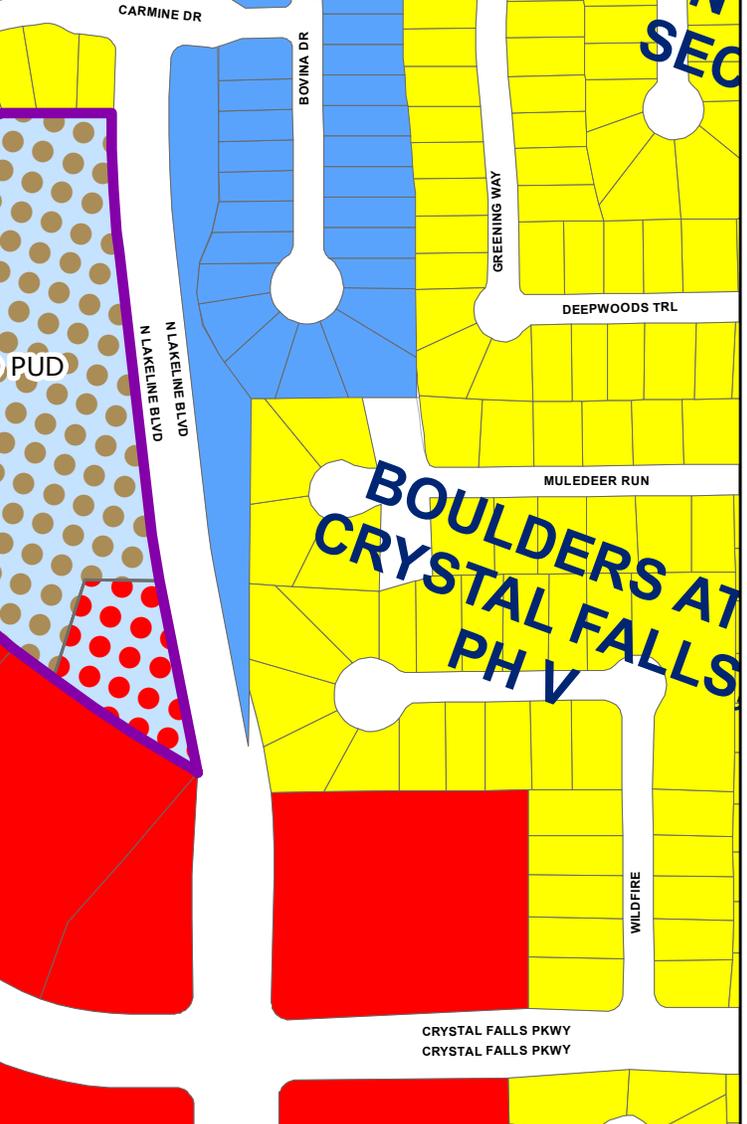
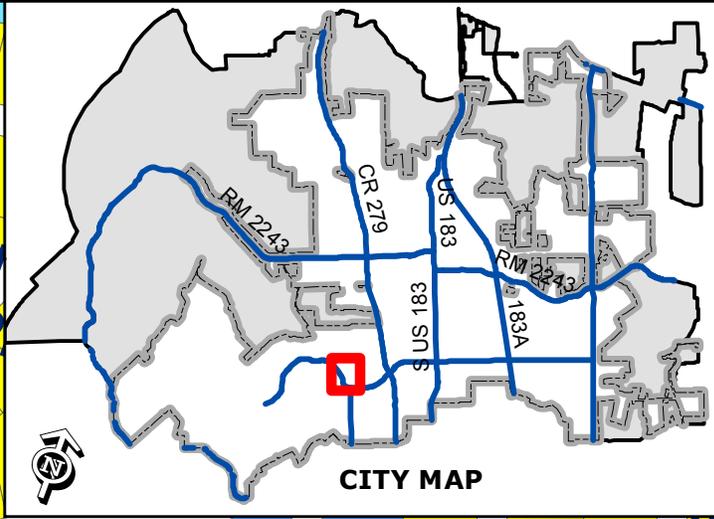
### Attachment #4

Notification Map  
Bliss at Mason Hills PUD

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

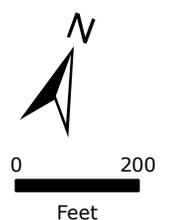


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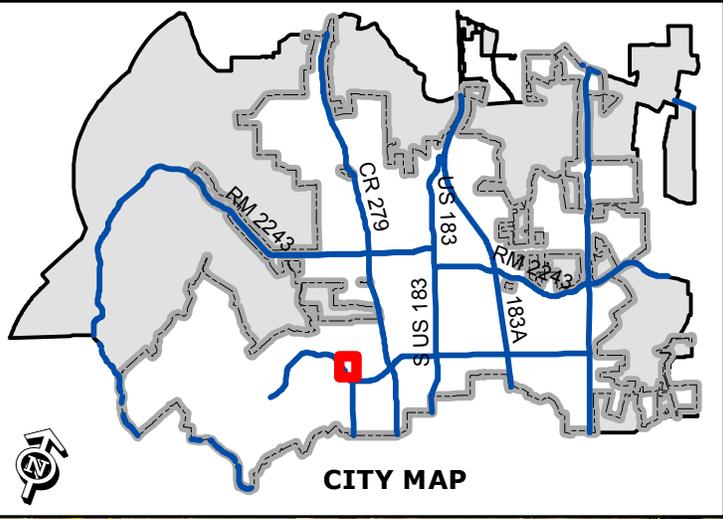


**ZONING CASE 16-Z-009 Attachment #5** Proposed Zoning Map - Bliss at Mason Hills PUD

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



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CITY MAP

### ZONING CASE 16-Z-009 Attachment #6

Aerial Exhibit - Approximate Boundaries  
Bliss at Mason Hills PUD



-  Subject Property
-  City Limits

## **Exhibit A**

### **Bliss Resort Living at Mason Hills Planned Unit Development**

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

The property consists of 10.922 acres, as described in Exhibit B (Field Notes), located near the Northwest corner of the intersection of Lakeline Boulevard and Crystal Falls Boulevard, Leander, Texas. Bliss Resort Living at Mason Hills will be the premier multi-family community in Central Texas consisting of up to 84 units specifically designed with amenities comparable to higher-end luxury resorts. Scaling and massing of the buildings reflects the adjacent neighborhood and will be surrounded by tranquil gardens.

The contents of this PUD further explain and illustrate the overall appearance and function desired for this neighborhood. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general neighborhood vision and design concept and is not intended to serve as a final site plan.

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

All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

For the purpose of establishing development standards for the PUD, a base zoning district has been selected from the Leander Composite Zoning Ordinance.

- *Base Districts: MF-2-A (Multi-Family) and LC-2-A (Local Commercial)*

The neighborhood within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Leander Composite Zoning Ordinance shall apply. In the event of a conflict between this PUD and the base zoning district found in the Leander Composite Zoning Ordinance, this PUD shall control.

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

Exhibit C attached is a conceptual development plan intended to visually convey the design intent for the Bliss Resort Living at Mason Hills project. The design of the community is not final, and is subject to refinement during the platting and site planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

Bliss Resort Living at Mason Hills project is comprised of a gated multi-family rental and commercial development, which will consist of:

1. ATTACHED UNITS: at least 17 duplex style, 2 triplex style, and 9 four-plex style, single story buildings, with an average size of 1,165 square feet and one or two car garages or adjacent parking areas (“Attached Units”).
2. MULTI-FAMILY CLUBHOUSE: Up to a 5,000 square foot clubhouse overlooking resort style pool and separate exercise and health facility that will be up to 2,000 square feet, for use by the multi-family residents (multi-family residents consists of the occupants of the Attached Units, their guests, potential residents, and guests invited by Bliss at Mason Hills management.
3. COMMERCIAL: The Commercial portion of the project is to be +/- 6,900 square feet of local commercial, retail, office, or restaurant space that would be suitable as affiliated uses to the project. This area is not part of the gated community.

**D. Allowable Use**

The use shall be single story Attached Homes in a multi-family residential development; as well as a mixed retail commercial building approximately 6,900 square feet in size. The maximum number of Attached Homes is 84.

**E. Lot Design Standards**

All building setbacks shall be twenty-five (25’) feet from the property line. All other setbacks shall comply with the Composite Zoning Ordinance.

**F. Drive Design**

The Bliss Senior Living at Mason Hills community will incorporate the following drive standards.

1. This project shall consist of private drives instead of public roadways. The pavement width shall be a minimum of 26 feet in width-face of curb to face of curb.
2. The access drive alignment, building pads and on street parking along the drives may vary to minimize disturbance to significant trees and natural topographic features. Private drives will be maintained by the community association.
3. The Attached Homes will be privately gated.
4. Drive lighting is required at the intersections between the internal drives and public streets. “Dark Sky” lighting will be provided throughout the development in accordance with the Texas section of the International Dark-Sky Association.
5. Sidewalks will be provided, and are already installed, along the property lines that are adjacent to N. Lakeline Blvd and Crystal Falls Pkwy.
6. A walking path will be provided along the northern property line and adjacent to the single family zoned property to the north. This walking path will connect N. Lakeline Boulevard and Crystal Falls Parkway.

**G. Architectural Criteria**

The site will comply with the Type A Architectural Component and Type 2 Site Component of the Composite Zoning Ordinance. The project will utilize the highest architectural standards defined by Type A. The project shall substantially comply with the renderings included as Exhibit D (Renderings) and shall utilize the following architectural standards.

**Attached Units**

Design Features:	5 different design features including: <ol style="list-style-type: none"> <li>1. Horizontal offsets – interior spaces are expressed as horizontal projections and varying roof plate heights.</li> <li>2. Recessed entry – primary entrance is set in from building facade</li> <li>3. Porches – each unit is provided with a covered porch.</li> <li>4. Awnings – each unit features one decorative awning with a standing seam roof and architecturally expressed brackets.</li> <li>5. Wing Wall – a low, stone wall ties into a wood gate and screen between the street and the courtyard adjacent to the unit entry.</li> </ol>
Exterior Materials:	Exterior surface area of walls will consist of 100% masonry, and only areas of the exterior surface area of walls that can't support the weight of stone or brick shall consist of painted or tinted stucco. <ul style="list-style-type: none"> <li>▪ Stone: native limestone in white and colors found in surrounding neighborhoods.</li> </ul> The roof will be a premium composition shingle at 4:12 slope, and standing seam metal roofing will be used on decorative awnings.
Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	Buildings shall not exceed a height of 35 feet.

**Commercial**

Design Features:	5 different design features including: <ol style="list-style-type: none"> <li>1. Breezeway – four of the storefront entrances on the front of the building are within a covered exterior space featuring tapered stone columns and expressed timber construction.</li> <li>2. Porches – a deep, wide covered porch is provided on the south end of the building for a potential outdoor dining space.</li> <li>3. Awnings – decorative awnings shade the storefront entrances on each side of the tower element.</li> <li>4. Varied roof heights – the breezeway and tower element roofs have different roof heights than the main roof.</li> <li>5. Premium roofing materials – all roofs and awnings will be standing seam metal.</li> </ol>
Exterior Materials:	At least 85% of the exterior surface area of walls will consist of masonry and no more than 50% of the exterior surface area of walls shall consist of painted or tinted stucco. The remaining exterior wall surface will be comprised of cementitious-fiber plank siding.

	<ul style="list-style-type: none"> <li>▪ Stone: native limestone in white and colors found in surrounding neighborhoods.</li> <li>▪ Stucco: to be determined, likely in a palette of browns, golds, grays and greens to reference the colors used in the duplexes.</li> <li>▪ Siding: used as an accent in a color to be determined, likely in a rich brown for a wood feel.</li> <li>▪ The roof will be standing seam metal at 4:12 slope.</li> </ul>
Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	Building shall not exceed a height of 35 feet.

**Multi-Family Clubhouse**

Design Features:	<p>6 different design features including:</p> <ol style="list-style-type: none"> <li>1. Porte-cochere – grand entrance at the front of the building where residents and visitors can meet their transportation out of the elements via a covered driveway drop-off area. The porte-cochere will feature tapered stone columns and expressed timber construction.</li> <li>2. Porches – a deep, wide covered porch is provided on the rear of the building for a potential outdoor living dining space.</li> <li>3. Recessed entry – the main entry is tucked into the building façade and connects to the porte-cochere.</li> <li>4. Architectural Details – decorative metal brackets and deep rooflines will be used on the roof elements.</li> <li>5. Varied roof heights – the porte-cochere has a different roof height than the main roof. All roofs and awnings will be standing seam metal.</li> </ol>
Exterior Materials:	<p>At least 85% of the exterior surface area of walls will consist of masonry and no more than 50% of the exterior surface area of walls shall consist of painted or tinted stucco. The remaining exterior wall surface will be comprised of cementitious-fiber plank siding.</p> <ul style="list-style-type: none"> <li>▪ Stone: native limestone in white and colors found in surrounding neighborhoods.</li> <li>▪ Stucco: to be determined, likely in a palette of browns, golds, grays and greens to reference the colors used in the duplexes.</li> <li>▪ Siding: used as an accent in a color to be determined, likely in a rich brown for a wood feel.</li> <li>▪ The roof will be standing seam metal at 4:12 slope.</li> </ul>

Window and Door Openings:	A minimum of 15% of the front primary building façade will consist of window or door openings. Glazing shall have a maximum exterior reflectivity of 20%.
Building Height:	Building shall not exceed a height of 35 feet.

## Parking Requirements

### 1. Attached Units

- Each duplex shall include one single car garage and one two-car garage.
- Each triplex and fourplex shall include one single car garage and one two-car garage. Parking for the 1-bedroom units of the triplex and fourplex buildings shall have at least 1.25 spaces per unit.
- Garage parking will be provided for at least 60% of the Attached Units, exceeding the ordinance requirement of 35% of the Attached Units having garage parking.
- As long as the units are rented to a head of household or spouse that is at least fifty-five (55) years of age, the off-street parking may be reduced as listed above. Should the property no longer be used for a senior project, then the off street parking requirements shall comply with the Composite Zoning Ordinance. An alternative parking plan shall be provided as part of the site development permit demonstrating that the parking requirements can be met should the use change. The owner of the property shall contact the City and notify the City of the property's change of use from a senior project.

### 2. Commercial

- The commercial space will have a parking ratio of 1 space per every 200 square feet.

### 3. Multi-family Clubhouse

- The multi-family clubhouse is only for the use of residents, their guests, potential residents and invited guests of the Bliss at Mason Hills management. While the use does not require any additional parking, 4 visitor/potential resident spaces will be provided.

## **H. Walls, Fencing and Landscaping**

1. Bliss Resort Living at Mason Hills will utilize a masonry wall that matches the existing walls already installed in the Mason Hills development along Lakeline Boulevard as described in Exhibit E (Lakeline Masonry Wall), and may utilize a combination of wrought iron or decorative tubular metal fencing, masonry posts and wrought iron or decorative tubular fencing, and landscape screening around the remaining multi-family portion of the site and where views into adjacent open space and buffers are desired. Full screening will be provided where the remaining multi-family portion of the site is adjacent to Crystal Falls Parkway, and the masonry wall along Lakeline Boulevard also provides full landscape screening.
2. Bliss Resort Living at Mason Hills shall comply with the applicable landscape standards for multi-family and local commercial districts as listed in Article VI of the Composite Zoning Ordinance.

**Exhibit B**

**Field Notes**

**Exhibit C**

**Conceptual Site Layout**

**Exhibit D**

**Sample Renderings**

## Exhibit E

### Lakeline Masonry Wall

#### Single Width Limestone Screenwall Construction Details

Screenwall Design Details:

Limestone Screenwalls to match pattern and design already in Mason Hills. Limestone to be a blend of white, cream, tan, and caverock. Stone to be sawn at top and bottom. Stone pattern to consist of 4" and 8" tall stone placed in a random ashlar pattern. Stone at wall face to be placed flush vertically. Stone at back of wall to vary vertically with thickness of wall. No formal cap to be placed at top of wall. Mortar joints to range between minimum 3/8" to maximum 5/8". Mortar to be raked back approximately 1/4" to 1/2" from face of stone. Total wall height to average 6' tall above grade.

Screenwall Installation Details:

Concrete footing to include #5 rebar reinforcing with #3 stirrups at 18" on center. Drilled piers to be placed in footing as required by site conditions. If solid rock is encountered the footing will be doweled into rock with #5 rebar.

Post tension system

Post Tension System to be placed at 4' on center. System to be composed of a 5/8" x 18" J-Bolt, a 5/8" coupler, a 5/8" galvanized rod, and a galvanized steel washer with nut.





**ZONING DESCRIPTION**

BEING A 9.84 ACRE PARCEL OF LAND LOCATED IN THE M.S. HORNSBY SURVEY, ABSTRACT NO. 292, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 317.045 ACRE PARCEL OF LAND CONVEYED TO KB HOME LONE STAR INC., IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012073286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, in the northeast right-of-way line of Crystal Falls Parkway and southwest line of said 317.045 acre parcel, at the southeast corner of Mason Ranch Phase 2, Section 1, a subdivision of record in Document No. 2014003615 of said Official Public Records;

**THENCE**, with the south line of said Mason Ranch Phase 2, Section 1, the following seven (7) courses and distances:

1. North 44°37'49" East, a distance of 59.35 feet;
2. North 54°44'22" East, a distance of 153.94 feet;
3. North 01°38'02" West, a distance of 71.74 feet;
4. North 19°17'40" East, a distance of 51.44 feet;
5. North 54°47'48" East, a distance of 181.42 feet;
6. North 47°37'21" East, a distance of 120.00 feet;
7. North 70°35'26" East, a distance of 181.47 feet to the west right-of-way line of Lakeline Boulevard of record in Document No. 2012034293, of said Official Public Records;

**THENCE**, with said west right-of-way line the following three (3) courses and distances:

1. with said non-tangent curve to the left, having a radius of 1795.00 feet, an arc length of 228.23 feet, a delta angle of 07°17'07", and a chord which bears South 23°01'24" East a distance of 228.08 feet;
2. South 26°39'57" East, a distance of 466.02 feet;
3. with said curve to the left, having a radius of 1045.00 feet, an arc length of 60.42 feet, a delta angle of 03°18'46", and a chord which bears South 28°19'21" East a distance of 60.41 feet;

**THENCE**, crossing said 317.045 acre parcel the following four (4) courses and distances:

1. South 59°20'03" West, a distance of 147.02 feet;
2. South 30°53'43" East, a distance of 35.56 feet;

3. with said non-tangent curve to the left, having a radius of 39.00 feet, an arc length of 27.89 feet, a delta angle of  $40^{\circ}58'22''$ , and a chord which bears South  $38^{\circ}37'06''$  West a distance of 27.30 feet;
4. South  $18^{\circ}07'55''$  West, a distance of 85.76 feet to the curving southwest line of said 317.045 acre parcel;

**THENCE**, with said southwest line and northeast right-of-way line of Crystal Falls Parkway the following two (2) courses and distances:

1. with a non-tangent curve to the right, having a radius of 2519.11 feet, an arc length of 740.04 feet, a delta angle of  $16^{\circ}49'55''$ , and a chord which bears North  $64^{\circ}09'31''$  West a distance of 737.38 feet to northeast right-of-way line of said Crystal Falls Parkway;
2. North  $55^{\circ}44'58''$  West, a distance of 123.18 feet to the POINT OF BEGINNING containing 9.84 acres of land within these metes and bounds.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearing Basis: Mason Ranch Phase 2, Section 1, Subdivision Plat, Document No. 2014003615; 317.045 Acre Parcel recorded in Document No. 2012073286; Lakeline Boulevard recorded in Document No. 2012034293, all of the Official Public Records of Williamson County, Texas.

# ZONING EXHIBIT

MASON RANCH PHASE 2 SECTION 1  
DOC. NO. 2014003615  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

**9.84 ACRES**

A REMAINDER OF 317.045 AC.  
DOC. NO. 2012073286  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

LAKELINE BOULEVARD

CRYSTAL FALLS PARKWAY

LAKELINE NORTHWEST COMMERCIAL  
DOC. NO. 2013077737  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS



Drawing Path: S:\6200101\_Blis at Manor Hills\_Drawings\6200101\_ZONING PARCEL.dwg Plotted By: Tom Watkins Date: 5/12/2015 10:45:59 AM Layout: 8x11 Portrait



**Cunningham|Allen**

Engineers • Surveyors

FIRM REG: TBPE F-284; TBPLS 10000900

3103 Bee Cave Road  
Suite 202

Austin, Texas 78746

Tel.: (512) 327-2946

Fax: (512) 327-2973



### ZONING DESCRIPTION

BEING A 1.083 ACRE PARCEL OF LAND LOCATED IN THE M.S. HORNSBY SURVEY, ABSTRACT NO. 292, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 317.045 ACRE PARCEL OF LAND CONVEYED TO KB HOME LONE STAR INC., IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012073286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, in the northeast right-of-way line of Crystal Falls Parkway and southwest line of said 317.045 acre parcel, at the southeast corner of Mason Ranch Phase 2, Section 1, a subdivision of record in Document No. 2014003615 of said Official Public Records;

**THENCE**, with the south line of said Mason Ranch Phase 2, Section 1, the following seven (7) courses and distances:

1. North 44°37'49" East, a distance of 59.35 feet;
2. North 54°44'22" East, a distance of 153.94 feet;
3. North 01°38'02" West, a distance of 71.74 feet;
4. North 19°17'40" East, a distance of 51.44 feet;
5. North 54°47'48" East, a distance of 181.42 feet;
6. North 47°37'21" East, a distance of 120.00 feet;
7. North 70°35'26" East, a distance of 181.47 feet to the west right-of-way line of Lakeline Boulevard of record in Document No. 2012034293, of said Official Public Records;

**THENCE**, with said west right-of-way line the following three (3) courses and distances:

1. with said curve to the left, having a radius of 1795.00 feet, an arc length of 228.23 feet, a delta angle of 07°17'07", and a chord which bears South 23°01'24" East a distance of 228.08 feet;
2. South 26°39'57" East, a distance of 466.02 feet to a point of curvature;
3. with said curve to the left, having a radius of 1045.00 feet, an arc length of 60.42 feet, a delta angle of 03°18'46", and a chord which bears South 28°19'21" East a distance of 60.41 feet to the **POINT OF BEGINNING** of the herein described tract.

**THENCE**, continuing with said west right-of-way line the following three (3) courses and distances:

1. with said curve to the left, having a radius of 1045.00 feet, an arc length of 16.39 feet, a delta angle of  $00^{\circ}53'55''$ , and a chord which bears South  $30^{\circ}25'41''$  East a distance of 16.39 feet;
2. South  $30^{\circ}52'38''$  East, a distance of 313.03 feet to a point of curvature;
3. with said curve to the left, having a radius of 955.00 feet, an arc length of 4.63 feet, a delta angle of  $00^{\circ}16'40''$ , and a chord which bears South  $30^{\circ}44'18''$  East a distance of 4.63 feet to north line of Crystal Falls Parkway and Christine Drive Street Dedication of record in Cabinet J, page 317 of the Plat Records of Williamson County, Texas.

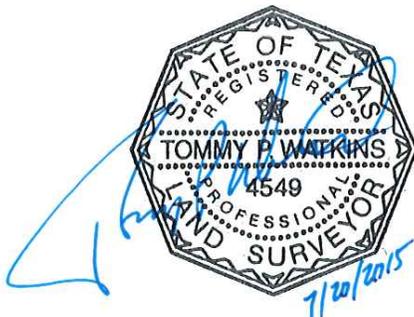
**THENCE**, with the north line of said Crystal Falls Parkway and Christine Drive Street Dedication, with a curve to the right, having a radius of 2519.11 feet; an arc length of 332.87 feet, a delta angle of  $07^{\circ}34'15''$ , and a chord which bears North  $76^{\circ}21'36''$  West a distance of 332.63 feet;

**THENCE**, crossing said 317.045 acre parcel the following four (4) courses and distances:

1. North  $18^{\circ}07'55''$  East, a distance of 85.76 feet to a point of curvature to the right;
4. With said curve to the right, having a radius of 39.00 feet, an arc length of 27.89 feet, a delta angle of  $40^{\circ}58'22''$ , and a chord which bears North  $38^{\circ}37'06''$  East a distance of 27.30 feet;
2. North  $30^{\circ}53'43''$  West, a distance of 35.56 feet;
3. North  $59^{\circ}20'03''$  East, a distance of 147.02 feet to the **POINT OF BEGINNING** containing 1.083 acres of land within these metes and bounds.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearing Basis: Mason Ranch Phase 2, Section 1, Subdivision Plat, Document No. 2014003615; 317.045 Acre Parcel recorded in Document No. 2012073286; Lakeline Boulevard recorded in Document No. 2012034293, all of the Official Public Records of Williamson County, Texas.



# ZONING EXHIBIT

MASON RANCH PHASE 2 SECTION 1  
DOC. NO. 2014003815  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

9.84 ACRES

A REMAINDER OF 317.045 AC.  
DOC. NO. 2012073286  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

LAKELINE BOULEVARD

CRYSTAL FALLS PARKWAY

1.083 ACRES

LAKELINE NORTHWEST COMMERCIAL  
DOC. NO. 2013077737  
OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS



Drawing Path: S:\6200101\_Bliss at Manor-Hills\_Drawings\6200101\_ZONING PARCEL.dwg Plotted By: Jason Johnson Date: 7/21/2015 3:33:51 PM Layout: Bx11 Portrait



Cunningham|Allen

Engineers • Surveyors

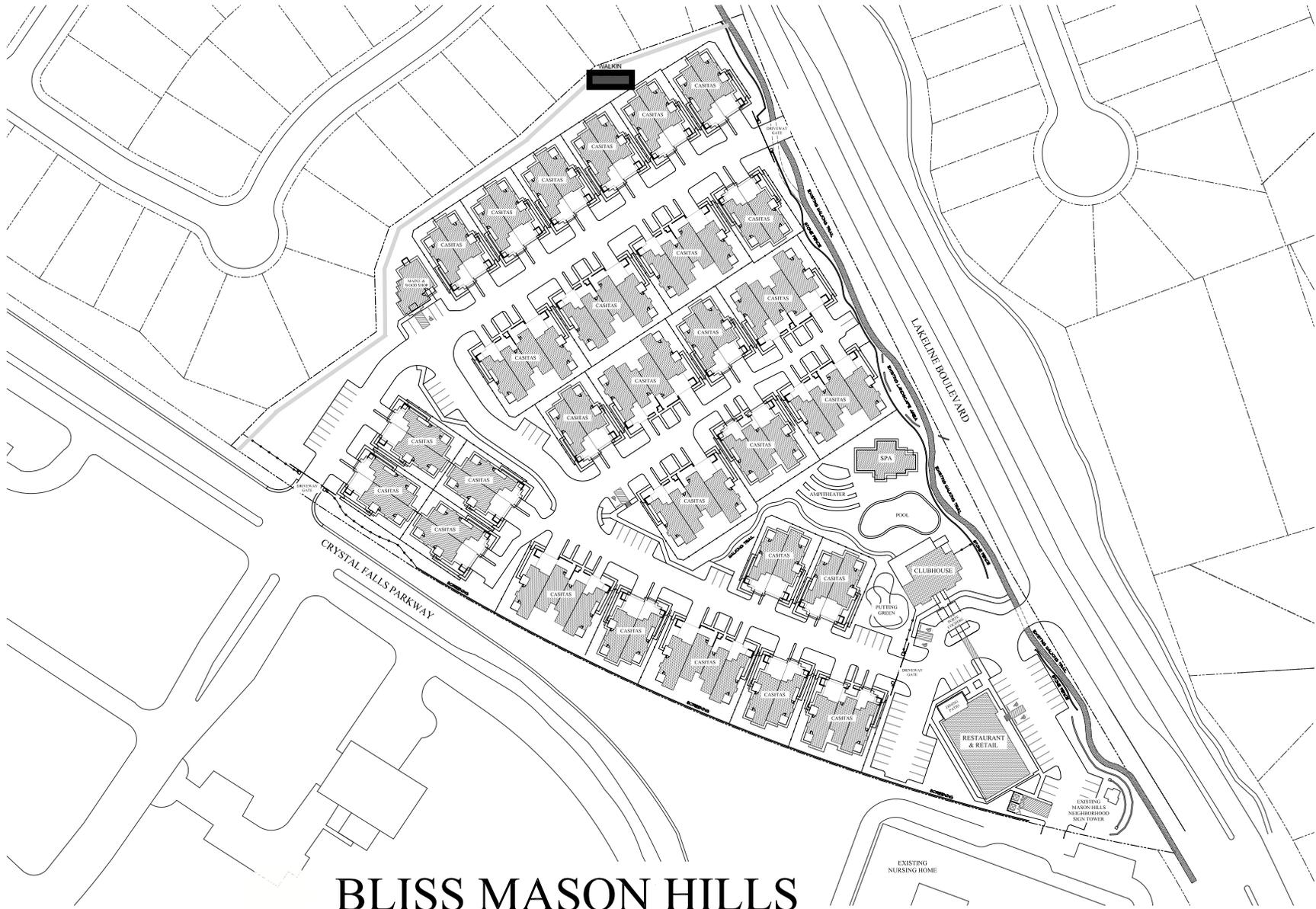
FIRM REG: TBPE F-284; TBPLS 10000900

3103 Bee Cave Road  
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Austin, Texas 78746

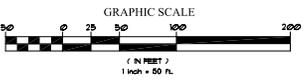
Tel.: (512) 327-2946

Fax: (512) 327-2973



# BLISS MASON HILLS

SCHEMATIC SITE PLAN 07 MARCH 2016



**cornerstone architects**  
 7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 (512) 329.0007 WWW.CORNERSTONEARCHITECTSLP.COM

**CA**

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**NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION**

THIS DOCUMENT IS RELEASED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORITY OF ARCHITECT CORNERSTONE ARCHITECTS LLP.

SCHEMATIC SITE DESIGN  
 BLISS MASON HILLS

**A100**

PROJECT NO. 15131  
 DRAWN BY: JFC  
 DATE: 03/07/16  
 CHECKED BY: JFC  
 PROJECT MGR: JFC

## EXHIBIT C: CONCEPTUAL SITE LAYOUT & LAND USE PLAN

This document is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance, Subdivision Ordinance, or site development standards





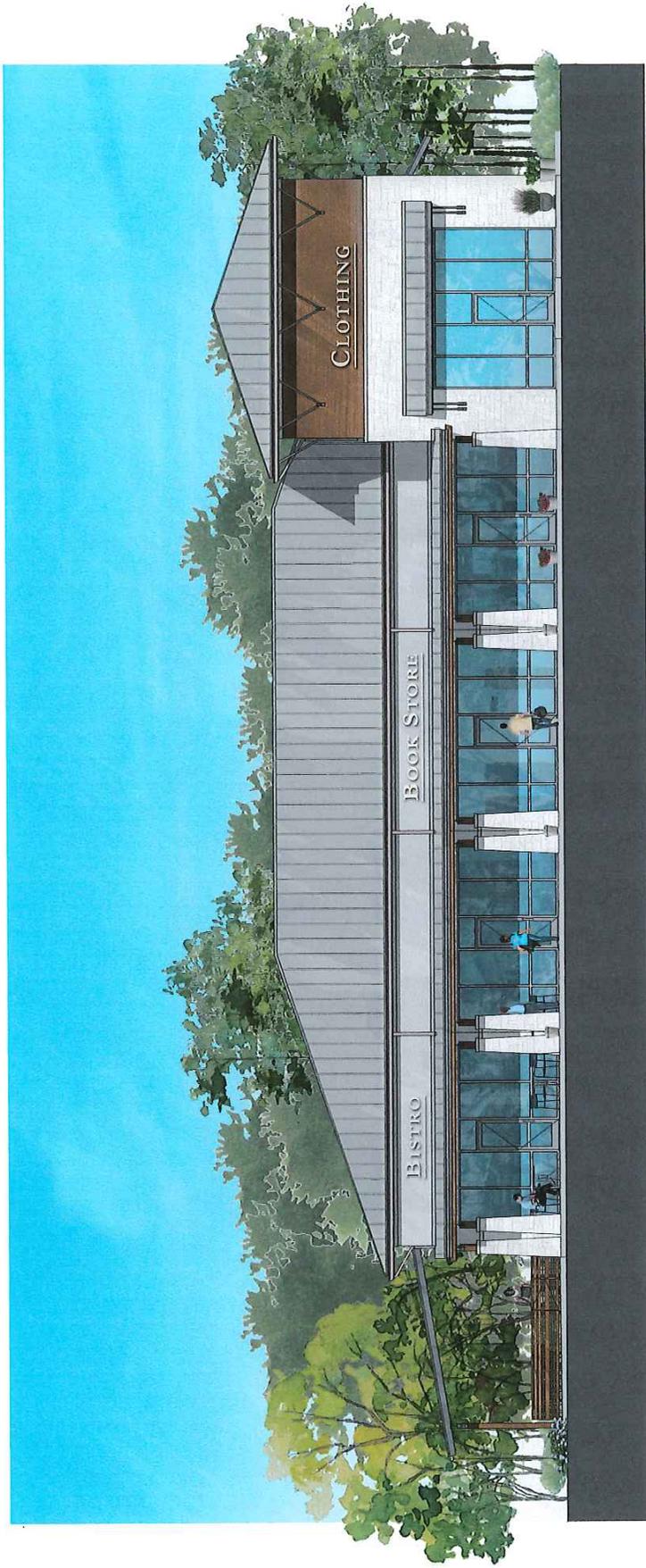
THE CASITAS AT BLISS MASON HILLS  
STREET ELEVATION

cornerstone  
architects



# BLISS MASON HILLS CLUBHOUSE

cornerstone  
architects



RETAIL CENTER AT BLISS MASON HILLS  
STREET ELEVATION



March 10, 2016

Ms. Robin Griffin, AICP  
Senior Planner  
City of Leander  
114 N. Brushy Street  
Leander, Texas 78641

RE: Bliss at Mason Hills Resort Living  
PUD Zoning Letter of Intent

Dear Ms. Griffin:

Please accept the following "Letter of Intent" to propose a Multi-family Senior Living Community development with adjustments to the Composite Zoning Ordinance, as required by the City of Leander's PUD zoning application.

The property consists of 10.88 acres located at the Northwest corner of the intersection of Lakeline Boulevard and Crystal Falls Boulevard, Leander, Texas. Bliss Resort Living at Mason Hills promises to be the premier age-restricted multifamily community in Central Texas consisting of up to 84 attached homes specifically designed for active single-household residents age 55 and better with amenities comparable to higher-end luxury resorts.

The gated multi-family portion of the site will consist of:

- At least 28 duplex, triplex, and fourplex single story casita buildings consisting of at least 18 one-bedroom units and 58 two-bedroom units averaging 1,165 square feet with one or two-car garages, spacious open-floor plans, personal outdoor living space, central heating and air conditioning, full sized washer and dryer hook-ups, and luxury finishes such as stainless steel appliances, granite and concrete countertops, wood grain and tile floors and home automation systems.
- Up to a 5,000 square foot clubhouse overlooking resort style pool and separate exercise and health facility. The grand entrance serves as the focal point for the property and provides a strong sense of community.

The commercial portion of the project is to be +/-6,900 square feet of local commercial, office, or restaurant space that would be suitable as affiliated uses to the project. This area is not part of the gated multi-family community.

The general configuration, as shown in the enclosed illustrations will meet or exceed existing ordinances for the requested base zoning. The following list outlines some of the ways the proposed PUD is unique and enhances the multi-family living environment within the proposed district.

Ms. Robin Griffin, AICP

March 10, 2016

Page 2 of 2

- Downgrading from current zoning of GC-3-B to primarily MF-2-A with complimentary GC-2-A on the south side of the property. The site plan purposely provides large areas of transition from North to South: from adjacent single family properties to the north, to single story duplexes, to more dense multi-family to single story local commercial, which will be adjacent to the Seton Healthcare facility under development to the South of the property.
- Enhanced Type "A" architecture standards beyond the City's Type "B" requirements typical for this type of development.
- Hill Country architecture that matches the existing architecture of both the Mason Hills and Crystal Falls communities, and includes extensive stone siding, stone columns and metal roofs on the prominent portions of the buildings.

Rock masonry wall along the property line that is adjacent to Lakeline Blvd.

- Site Plan development with the intent to preserve as many existing trees as possible.
- Enhanced safety within the community by providing a security controlled gated community.
- Private drives will be maintained by the community association.
- Programming to allow the senior residents to partner with the local elementary school on mentoring activities and other plans that will enhance the Crystal Falls and Mason Hills neighborhoods.
- Enhanced landscaping and screening will be provided along Crystal Falls Parkway.
- Garage or off-street parking for 100% of the single story "casitas."
- "Dark Sky" lighting throughout development in accordance with the Texas section of the International Dark-Sky Association.

We respectfully request staff support for the proposed change of zoning from GC-3-B to PUD. Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

**BLISS AT MASON HILLS LLC**



Adam Diskin  
Managing Member