



AGENDA

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

Thursday ~ September 22, 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: September 8, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 15, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-TOD-FP-035: Consider action on the Village at Leander Station, Phases 1 & 3 Final Plat for 12.86 acres more or less; WCAD Parcel R031324; generally located to the northwest of the intersection of Mel Mathis Avenue and RM 2243; Leander, Williamson County, Texas. Applicant/Agent: David Urban (Peal & Associates) on behalf of Transit Village Investments, LTD.

8. Subdivision Case 16-SFP-008: Consider action on the South Townhomes Short Form Final Plat for 10.136 acres more or less; WCAD Parcel R418623; generally located to the northeast of the intersection of West South Street and Katherine Way on the north side of West South Street; Leander, Williamson County, Texas. Applicant/Agent: Chris Huggins (CivilCorp, LLC) on behalf of Hawkes Investments, LLC (Emmet Hawkes)

9. Subdivision Case 16-FP-005: Consider action on the Mason Ranch Ph. 1 Section 5 Final Plat for 14.382 acres more or less; WCAD Parcel R345684; generally located 241 ft. north from the northeast corner of the intersection of Sonny Dr. and Macfarland St.; Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero)

10. Subdivision Case 16-FP-015: Consider action on the Bluffs at Crystal Falls Section 3 Phase 3J Final Plat for 11.211 acres more or less; TCAD Parcel R877337; generally located at the western terminus and future extension of Osage Dr.; Leander, Travis County, Texas. Applicant/Agent: Samuel Kiger

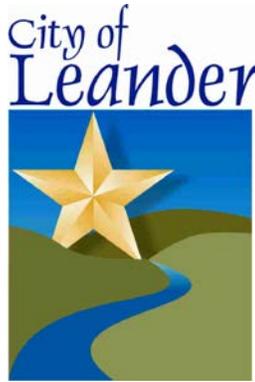
Regular Agenda

11. Planning & Zoning Commission Progress Report for October 2015 to September 2016.

12. 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 16th day of September, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



MINUTES

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

Thursday ~ September 8, 2016 at 7:00 pm

Place 1 Chris Schwendenmann	Place 5 Richard Allen – Vice Chair
Place 2 Morgan Cotten	Place 6 Angela Means
Place 3 Jason Anderson	Place 7 Marshall Hines
Place 4 Sid Sokol - Chair	

1. Call to Order
Meeting called to order at 7:00 pm
2. Roll Call
All Commissioners were present except Commissioner Cotten and Commissioner Means.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 25, 2016
Motion made by Commissioner Hines to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 1, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the September 1, 2016 meeting. He also reminded the Commission that there is a Joint Work Session with City Council scheduled for September 15th at 5:30 p.m.**
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.

PUBLIC HEARING

7. Zoning Case 16-Z-011: Hold a public hearing and consider action on the rezoning of 3.555 acres more or less out of the Henry Grimes Survey, Abstract 269, located at 18175 Ronald W. Reagan Blvd., WCAD Parcel# R510101. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to LC-2-B (Local Commercial), Leander, Williamson County, Texas.
Applicant: Robert E. Tesch

- a) Staff Presentation

Martin Siwek, Planner, discussed the proposed zoning request.

- b) Applicant Presentation

Robert E. Tesch explained the purpose for the zoning request.

- 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 Schwendemann moved to approve the request with staff recommendation of LC-2-A (Local Commercial) Commissioner Hines seconded the motion. Motion passed unanimously.

Regular Agenda

Presentation was postponed.

8. Presentation by Don Gill on proposed storage facilities within the City of Leander.
 - a) Presentation
 - b) Discussion
9. Meeting Adjourned at **7:12 p.m.**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary

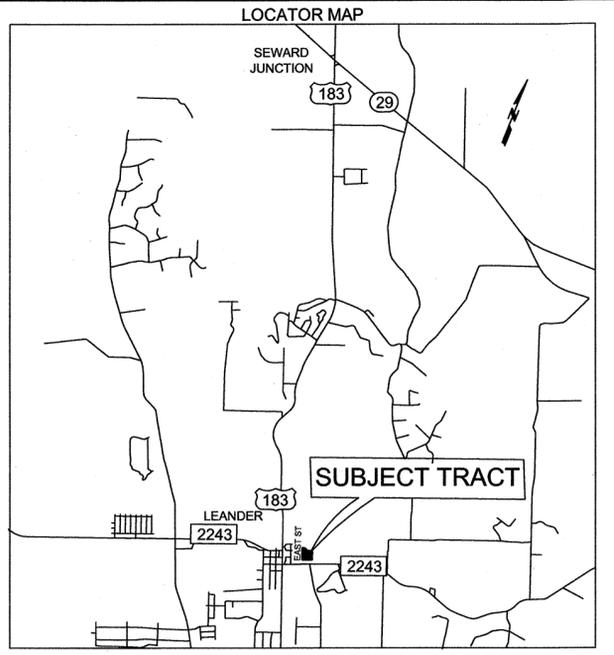
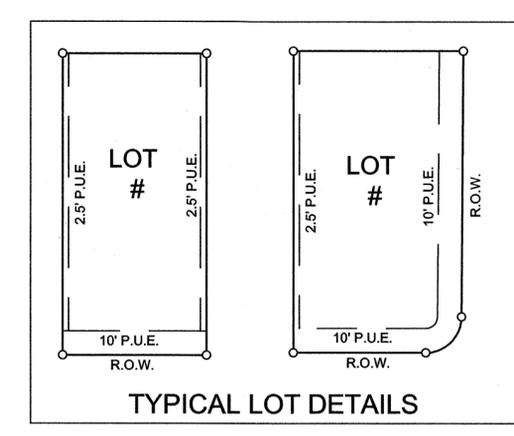
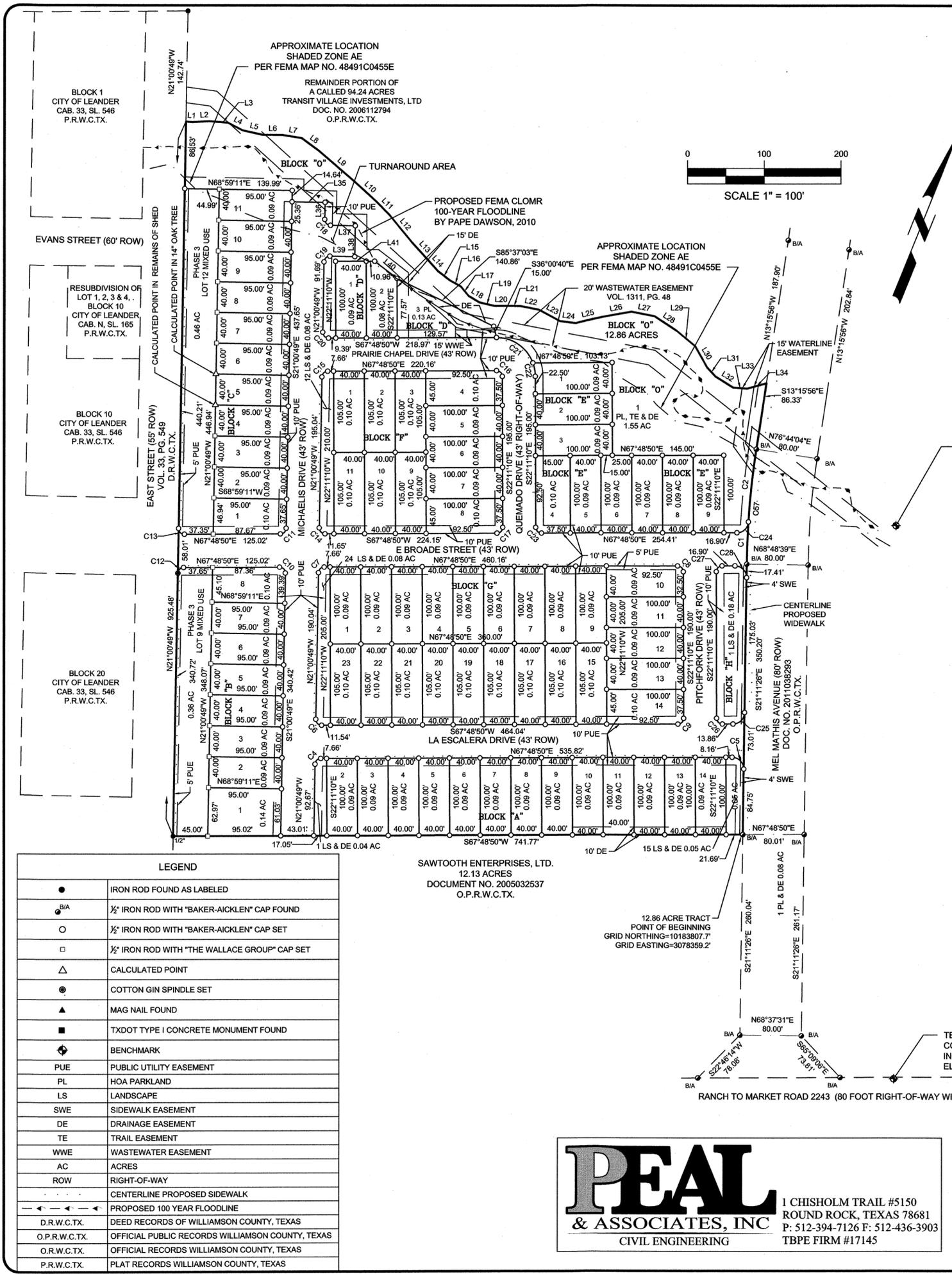


EXECUTIVE SUMMARY

SEPTEMBER 15, 2016

- Agenda Subject:** Subdivision Case 14-TOD-FP-035: Consider action on the Village at Leander Station, Phases 1 & 3 Final Plat for 12.86 acres more or less; WCAD Parcel R031324; generally located to the northwest of the intersection of Mel Mathis Avenue and RM 2243; 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: David Urban (Peal & Associates) on behalf of Transit Village Investments, LTD.
- Financial Consideration:** None
- Recommendation:** This final plat includes 77 single-family lots, 2 mixed use lots, and 7 open space/easement lots. This final plat application has expired, but the Commission has the ability to approve an extension. The applicant has been working with the City to execute a development agreement to negotiate a roadway adequacy fee that will be calculated per lot. This agreement was approved by the City Council and now the applicant is ready to proceed with the final plat. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat with the following conditions:
1. The following fees are required to be paid prior to the recordation of the final plat:
 - a. Roadway Adequacy Fees: \$38,500 (\$500 per lot.)
 - b. Parkland Dedication Fees: \$38,085
 - c. Recreation Improvement Fees: \$30,800
 2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
- Attachments:** 1. Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner

08/02/2016



VILLAGE @ LEANDER STATION PARKLAND DEDICATION WORKSHEET PHASES 1 & 3 15-FP-035

19-Jan-16

Acres	Acres	Floodplain	Acres	Acres	Land Fee	Rec. Imp.
Required	Proposed	Acres	Credited*	Deficit	In-Lieu Value	Fee Required
77	2.695	2.11	0.829	1.4255	1.2695 \$ 38,085.00	\$ 30,800.00

* Acreage credited does not satisfy the parkland requirement and does not meet the 75% acreage minimum land requirement in this phase. Therefore, a surety in the amount of \$30,800 must be paid at plat approval. All or a portion of this surety will be held until such time as the developer satisfies the parkland dedication requirement in a future phase. If adequate parkland is not provided in future phases the surety shall be surrendered to the City.

** This development lies within a priority trail corridor identified in the City Parks, Recreation & Open Space Master Plan. Therefore, the first priority for meeting Parkland Dedication Ordinance requirements is the dedication of public parkland and construction of a 10' wide concrete public trail.

STREET NAME:	LINEAR FOOTAGE:	R.O.W. WIDTH	TOTAL AREA OF SITE:
LA ESCALERA DRIVE	583'	43'	12.86 ACRES
MICHAELIS DRIVE	855'	43'	TOTAL AREA OF STREETS: 2.77 ACRES
E BROADE STREET	739'	43'	TOTAL AREA OF SINGLE FAMILY LOTS: 7.16 ACRES
PRAIRIE CHAPEL DRIVE	272'	43'	TOTAL AREA OF EASEMENT LOTS: 2.11 ACRES
PITCHFORK DRIVE	248'	43'	TOTAL AREA OF MIXED USE LOTS: 0.82 ACRES
QUEMADO DRIVE	241'	43'	TOTAL NUMBER OF BLOCKS: 9
MEL MATHIS AVENUE	EXISTING	80'	TOTAL NUMBER OF RESIDENTIAL LOTS 77
TOTAL	2,938'		TOTAL NUMBER OF EASEMENT/OPEN SPACE LOTS 7
			TOTAL NUMBER OF MIXED USE LOTS: 2
			TOTAL NUMBER OF LOTS 86

LEGEND

●	IRON ROD FOUND AS LABELED
⊙	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
□	1/2" IRON ROD WITH "THE WALLACE GROUP" CAP SET
△	CALCULATED POINT
⊙	COTTON GIN SPINDLE SET
▲	MAG NAIL FOUND
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊕	BENCHMARK
PUE	PUBLIC UTILITY EASEMENT
PL	HOA PARKLAND
LS	LANDSCAPE
SWE	SIDEWALK EASEMENT
DE	DRAINAGE EASEMENT
TE	TRAIL EASEMENT
WWE	WASTEWATER EASEMENT
AC	ACRES
ROW	RIGHT-OF-WAY
— · — · — ·	CENTERLINE PROPOSED SIDEWALK
— · — · — ·	PROPOSED 100 YEAR FLOODLINE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

SAWTOOTH ENTERPRISES, LTD.
12.13 ACRES
DOCUMENT NO. 2005032537
O.P.R.W.C.TX.

12.86 ACRE TRACT
POINT OF BEGINNING
GRID NORTHING=10183807.7
GRID EASTING=3078359.2

BENCHMARK TABLE

NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
A	10183587.9'	3078659.9'	971.66'	COTTON GIN SPINDLE
B	10184253.3'	3078394.2'	948.15'	COTTON GIN SPINDLE
BM-X621	10183765.5'	3079111.6'	971.60'	LCRA ALUMINUM DISC

OWNER: TRANSIT VILLAGE INVESTMENTS, LTD.
CONTACT: JEFF MUSGROVE
ADDRESS: 712 CONGRESS AVENUE, SUITE 200
AUSTIN, TEXAS 78701
PHONE NUMBER: (512) 477-1312

ENGINEER: PEAL & ASSOCIATES, INC.
CONTACT: DAVID O. URBAN, P.E.
ADDRESS: ONE CHISHOLM TRAIL, SUITE 5150
ROUND ROCK, TEXAS 78681
PHONE NUMBER: (512) 244-9620

SURVEYOR: THE WALLACE GROUP, A CP&Y COMPANY
CONTACT: MARGARET A. NOLEN, R.P.L.S.
ADDRESS: ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PHONE NUMBER: (512) 248-0065

PEAL & ASSOCIATES, INC.
CIVIL ENGINEERING
1 CHISHOLM TRAIL #510
ROUND ROCK, TEXAS 78681
P: 512-394-7126 F: 512-436-3903
TBPE FIRM #17145

VILLAGE AT LEANDER STATION,
PHASE 1 & 3 FINAL PLAT

1 OF 3
PROJECT NO. 23717

THE WALLACE GROUP
engineers architects surveyors
A CP&Y COMPANY
One Chisholm Trail, Suite 130 TBPL5 10051701
Round Rock, Texas 78681 (512) 248-0065

DESCRIPTION

A 12.86 ACRE TRACT OF LAND SITUATED IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.24 ACRE TRACT AS DESCRIBED IN THAT DEED TO TRANSIT VILLAGE INVESTMENTS, L.T.D., AND RECORDED IN DOCUMENT NO. 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 12.86 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND ON THE SOUTH LINE OF SAID 94.24 ACRE TRACT, SAME BEING ON THE NORTH LINE OF A CALLED 12.13 ACRE TRACT AS DESCRIBED IN A DEED TO SAWTOOTH ENTERPRISES, L.T.D. AND RECORDED IN DOCUMENT NO. 2005032537 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF MEL MATHIS AVENUE (80 FOOT RIGHT-OF-WAY WIDTH) AS DESCRIBED IN A DEED TO THE CITY OF LEANDER, TEXAS AND RECORDED IN DOCUMENT NO. 2011038293 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID MEL MATHIS AVENUE, WITH THE SOUTH LINE OF SAID 94.24 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 12.13 ACRE TRACT, S 67° 48' 50" W FOR A DISTANCE OF 741.77 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 94.24 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 12.13 ACRE TRACT, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF EAST STREET (55 FOOT RIGHT-OF-WAY WIDTH) AS DEDICATED IN VOLUME 33, PAGE 549 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID 94.24 ACRE TRACT, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID EAST STREET, N 21° 00' 49" W FOR A DISTANCE OF 925.48 FEET TO A CALCULATED POINT IN THE CENTER OF THE SOUTH FORK OF BRUSHY CREEK, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR AN ANGLE POINT ON THE WEST LINE OF SAID 94.24 ACRE TRACT BEARS, N 21° 00' 49" W FOR A DISTANCE OF 142.74 FEET;

THENCE WITH THE APPROXIMATE CENTER OF SAID SOUTH FORK OF BRUSHY CREEK, THROUGH THE INTERIOR OF SAID 94.24 ACRE TRACT, THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES:

- 1) N 72° 20' 38" E FOR A DISTANCE OF 7.98 FEET, FOR AN ANGLE POINT HEREOF,
- 2) N 65° 04' 57" E FOR A DISTANCE OF 22.46 FEET, FOR AN ANGLE POINT HEREOF,
- 3) N 72° 52' 01" E FOR A DISTANCE OF 24.42 FEET, FOR AN ANGLE POINT HEREOF,
- 4) S 85° 04' 55" E FOR A DISTANCE OF 21.48 FEET, FOR AN ANGLE POINT HEREOF,
- 5) N 80° 44' 01" E FOR A DISTANCE OF 26.89 FEET, FOR AN ANGLE POINT HEREOF,
- 6) N 68° 21' 11" E FOR A DISTANCE OF 25.62 FEET, FOR AN ANGLE POINT HEREOF,
- 7) N 77° 05' 57" E FOR A DISTANCE OF 25.27 FEET, FOR AN ANGLE POINT HEREOF,
- 8) S 75° 48' 34" E FOR A DISTANCE OF 28.44 FEET, FOR AN ANGLE POINT HEREOF,
- 9) S 71° 37' 00" E FOR A DISTANCE OF 62.74 FEET, FOR AN ANGLE POINT HEREOF,
- 10) S 69° 34' 58" E FOR A DISTANCE OF 35.37 FEET, FOR AN ANGLE POINT HEREOF,
- 11) S 66° 38' 49" E FOR A DISTANCE OF 24.46 FEET, FOR AN ANGLE POINT HEREOF,
- 12) S 61° 39' 12" E FOR A DISTANCE OF 46.83 FEET, FOR AN ANGLE POINT HEREOF,
- 13) S 64° 09' 27" E FOR A DISTANCE OF 31.28 FEET, FOR AN ANGLE POINT HEREOF,
- 14) S 63° 55' 15" E FOR A DISTANCE OF 19.04 FEET, FOR AN ANGLE POINT HEREOF,
- 15) S 74° 24' 44" E FOR A DISTANCE OF 20.11 FEET, FOR AN ANGLE POINT HEREOF,
- 16) S 83° 02' 12" E FOR A DISTANCE OF 16.05 FEET, FOR AN ANGLE POINT HEREOF,
- 17) S 61° 44' 53" E FOR A DISTANCE OF 15.91 FEET, FOR AN ANGLE POINT HEREOF,
- 18) S 81° 04' 04" E FOR A DISTANCE OF 16.37 FEET, FOR AN ANGLE POINT HEREOF,
- 19) N 81° 04' 38" E FOR A DISTANCE OF 20.36 FEET, FOR AN ANGLE POINT HEREOF,
- 20) N 68° 21' 11" E FOR A DISTANCE OF 16.65 FEET, FOR AN ANGLE POINT HEREOF,

- 21) N 68° 21' 11" E FOR A DISTANCE OF 17.29 FEET, FOR AN ANGLE POINT HEREOF,
- 22) N 79° 03' 58" E FOR A DISTANCE OF 24.12 FEET, FOR AN ANGLE POINT HEREOF,
- 23) S 83° 30' 20" E FOR A DISTANCE OF 31.24 FEET, FOR AN ANGLE POINT HEREOF,
- 24) N 75° 28' 41" E FOR A DISTANCE OF 20.66 FEET, FOR AN ANGLE POINT HEREOF,
- 25) N 55° 03' 16" E FOR A DISTANCE OF 36.20 FEET, FOR AN ANGLE POINT HEREOF,
- 26) N 57° 36' 51" E FOR A DISTANCE OF 37.81 FEET, FOR AN ANGLE POINT HEREOF,
- 27) N 79° 11' 36" E FOR A DISTANCE OF 30.65 FEET, FOR AN ANGLE POINT HEREOF,
- 28) S 78° 50' 51" E FOR A DISTANCE OF 34.29 FEET, FOR AN ANGLE POINT HEREOF,
- 29) S 72° 26' 23" E FOR A DISTANCE OF 31.41 FEET, FOR AN ANGLE POINT HEREOF,
- 30) S 51° 49' 14" E FOR A DISTANCE OF 31.86 FEET, FOR AN ANGLE POINT HEREOF,
- 31) S 65° 00' 38" E FOR A DISTANCE OF 15.86 FEET, FOR AN ANGLE POINT HEREOF,
- 32) S 80° 13' 03" E FOR A DISTANCE OF 27.02 FEET, FOR AN ANGLE POINT HEREOF,
- 33) N 72° 26' 19" E FOR A DISTANCE OF 17.98 FEET, FOR AN ANGLE POINT HEREOF, AND
- 34) N 52° 34' 20" E FOR A DISTANCE OF 26.32 FEET, TO A CALCULATED POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MEL MATHIS AVENUE, FOR THE NORTHEAST CORNER HEREOF;

THENCE CONTINUING THROUGH THE INTERIOR OF SAID 94.24 ACRE TRACT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID MEL MATHIS AVENUE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 13° 15' 56" E FOR A DISTANCE OF 86.33 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR A POINT OF CURVATURE HEREOF,
- 2) WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1079.00 FEET, AN ARC LENGTH OF 149.24 FEET, A CENTRAL ANGLE OF 007°55'29", AND A CHORD WHICH BEARS, S 17°13'41" E FOR A DISTANCE OF 149.12 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR A POINT OF TANGENCY HEREOF, AND
- 3) S 21° 11' 26" E FOR A DISTANCE OF 350.20 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 12.86 ACRES OF LAND.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N72°20'38"E	7.98'
L2	N65°04'57"E	22.46'
L3	N72°52'01"E	24.42'
L4	S85°04'55"E	21.48'
L5	N80°44'01"E	26.89'
L6	N68°21'11"E	25.62'
L7	N77°05'57"E	25.27'
L8	S75°48'34"E	28.44'
L9	S71°37'00"E	62.74'
L10	S69°34'58"E	35.37'
L11	S66°38'49"E	24.46'
L12	S61°39'12"E	46.83'
L13	S64°09'27"E	31.28'
L14	S63°55'15"E	19.04'
L15	S74°24'44"E	20.11'
L16	S83°02'12"E	16.05'
L17	S61°44'53"E	15.91'
L18	S81°04'04"E	16.37'
L19	N81°04'38"E	20.36'
L20	N68°21'11"E	16.65'
L21	N68°21'11"E	17.29'
L22	N79°03'58"E	24.12'
L23	S83°30'20"E	31.24'
L24	N75°28'41"E	20.66'
L25	N55°03'16"E	36.20'
L26	N57°36'51"E	37.81'
L27	N79°11'36"E	30.65'
L28	S78°50'51"E	34.29'
L29	S72°26'23"E	31.41'
L30	S51°49'14"E	31.86'
L31	S65°00'38"E	15.86'
L32	S80°13'03"E	27.02'
L33	N72°26'19"E	17.98'
L34	N52°34'20"E	26.32'
L35	S68°59'11"W	43.00'
L36	N21°00'49"W	22.09'
L37	S68°59'11"W	32.50'
L38	N21°00'49"W	40.00'
L39	N68°59'11"E	32.50'
L40	S74°29'59"E	36.69'
L41	N67°48'50"E	50.96'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	1079.00'	54.88'	002°54'52"	N19°44'00"W	54.88'
C2	1079.00'	94.36'	005°00'38"	N15°46'15"W	94.33'
C4	7.50'	11.63'	088°49'40"	N23°24'00"E	10.50'
C5	15.00'	23.82'	090°59'44"	S66°41'18"E	21.40'
C6	7.50'	11.93'	091°10'20"	N66°36'00"W	10.71'
C7	7.50'	11.63'	088°49'40"	N23°24'00"E	10.50'
C8	7.50'	11.78'	090°00'00"	S67°11'10"E	10.61'
C9	7.50'	11.78'	090°00'00"	S22°48'50"W	10.61'
C10	7.50'	11.93'	091°10'20"	N66°36'00"W	10.71'
C11	7.50'	11.63'	088°49'40"	S23°24'00"W	10.50'
C12	7.50'	11.63'	088°49'40"	S23°24'00"W	10.50'
C13	7.50'	11.93'	091°10'20"	N66°36'00"W	10.71'
C14	7.50'	11.93'	091°10'20"	N66°36'00"W	10.71'
C15	7.50'	11.63'	088°49'40"	N23°24'00"E	10.50'
C16	7.50'	11.78'	090°00'00"	S67°11'10"E	10.61'
C17	7.50'	11.78'	090°00'00"	S22°48'50"W	10.61'
C18	7.50'	11.78'	090°00'00"	N66°00'49"W	10.61'
C19	7.50'	11.78'	090°00'00"	N23°59'11"E	10.61'
C20	7.50'	11.93'	091°10'20"	N66°36'00"W	10.71'
C21	50.50'	61.45'	069°43'28"	N77°19'26"W	57.73'
C22	50.50'	17.87'	020°16'32"	N32°19'26"W	17.78'
C23	7.50'	11.78'	090°00'00"	N67°11'10"W	10.61'
C24	15.00'	22.54'	086°05'24"	S24°46'08"W	20.48'
C25	15.00'	23.30'	089°00'16"	N23°18'42"E	21.03'
C26	7.50'	11.78'	090°00'00"	S67°11'10"E	10.61'
C27	7.50'	11.78'	090°00'00"	S22°48'50"W	10.61'
C28	15.00'	23.82'	090°59'44"	N66°41'18"W	21.40'
C57	1079.00'	149.24'	007°55'29"	S17°13'42"E	149.12'

PEAL
 & ASSOCIATES, INC
 CIVIL ENGINEERING
 1 CHISHOLM TRAIL #5150
 ROUND ROCK, TEXAS 78681
 P: 512-394-7126 F: 512-436-3903
 TBPE FIRM #17145

VILLAGE AT LEANDER STATION,
 PHASE 1 & 3 FINAL PLAT

THE WALLACE GROUP
 engineers architects surveyors
 A CP&Y COMPANY
 One Chisholm Trail, Suite 130 Round Rock, Texas 78681 (512) 248-0065
 TBPLS 10051701

- 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 IN ANY LOT IN THIS SUBDIVISION.
- 4) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 5) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 6) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 7) IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED:
 - a. A FIVE (5') PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO EAST STREET RIGHT-OF-WAY.
 - b. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL OTHER RIGHTS-OF-WAY.
 - c. A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 8) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 9) SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF MEL MATHIS AVENUE, EAST STREET AND RM 2243 AND ON ONE SIDE OF LA ESCALERA DRIVE, MICHAELIS DRIVE, E BROADE STREET, PRAIRIE CHAPEL DRIVE, PITCHFORK DRIVE, QUEMADO 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.
- 10) ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 11) 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
- 12) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1, BLOCK O, LOT 3, BLOCK D, LOTS 1 AND 15, BLOCK A, LOT 12, BLOCK F, LOT 1, BLOCK H, AND LOT 24, BLOCK G.
- 13) THE HOA BYLAWS ARE TO BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 14) THE HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 15) THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. WHICH SHOULD BE CONTAINED IN DRAINAGE EASEMENT.
- 16) PHASE 3 IS LOT 12, BLOCK C AND LOT 9, BLOCK B AND MAY NOT BE DEVELOPED UNTIL THEY ARE SUBDIVIDED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT. ALL OTHER LOTS ARE PHASE 1.
- 17) AT THE TIME OF THE REPLAT OF LOT 12, BLOCK C AND LOT 9, BLOCK B, AN ADDITIONAL ELECTRIC EASEMENT WILL BE PROVIDED FOR THE REQUIRED ELECTRICAL EQUIPMENT.
- 18) BENCHMARKS:

TBM-A COTTON GIN SPINDLE SET IN POWER POLE 70 FEET EAST OF THE INTERSECTION OF THE EAST ROW OF MEL MATHIS AVENUE AND THE NORTH ROW OF RANCH ROAD 2243, ELEV. = 971.66 FEET.

TBM-B COTTON GIN SPINDLE SET IN A 20" DIAMETER CEDAR ELM TREE ELEV. = 948.15 FEET.

BM-X621 3" DIA LCRA ALUMINUM DISC IN CONCRETE, 555 FEET EAST OF INTERSECTION OF THE EAST ROW OF MEL MATHIS AVENUE AND THE NORTH ROW OF RANCH ROAD 2243, ELEV. = 971.60 FEET.
- 19) THE MONUMENTS SHOWN ON THIS PLAT WERE SET IN DECEMBER, 2014.

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT LEANDER SF DEVELOPMENT, INC., AS THE OWNER OF THAT CERTAIN 12.86 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016055169, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, ROW, PARKS, AND ALL OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION TO BE KNOWN AS VILLAGE AT LEANDER STATION, PHASE 1 & 3.

LEANDER SF DEVELOPMENT, INC.

BY: _____
JEFF MUSGROVE, PRESIDENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY, JEFF MUSGROVE, AS PRESIDENT OF SAID LEANDER SF DEVELOPMENT, INC

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT PLAINS CAPITAL BANK, AS THE LIEN HOLDER OF THAT CERTAIN 12.86 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016055169, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, ROW, PARKS, AND ALL OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION TO BE KNOWN AS VILLAGE AT LEANDER STATION, PHASE 1 & 3.

PLAINS CAPITAL BANK,

BY: _____
ADAM CHONG, SENIOR VICE PRESIDENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY, ADAM CHONG, SENIOR VICE PRESIDENT, ON BEHALF OF SAID PLAINS CAPITAL BANK,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS {

I DAVID O. URBAN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS VILLAGE AT LEANDER STATION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS ENCRROACHED BY A ZONE AE FLOOD AREA, AND A SHADED ZONE X FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0455E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE LEANDER SUBDIVISION ORDINANCE. A PROPOSED 100 YEAR FLOOD PLAIN AS DETERMINED BY OTHERS IS SHOWN.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS

_____ DAY OF _____, 20____.

DAVID O. URBAN
REGISTERED PROFESSIONAL ENGINEER NO. 82783

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS {

I, MARGARET A. NOLEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE LEANDER SUBDIVISION ORDINANCE, ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED JUNE 11, 2014, CONDUCTED BY NORTH AMERICAN TITLE COMPANY, FOR THIS PROPERTY ARE SHOWN.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS

7TH DAY OF SEPTEMBER, 2016.

MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589



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

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

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

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, NANCY E. RISTER, CLERK OF 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 _____ A.D., 201____, AT _____ O'CLOCK _____ M, AND DULY RECORDED ON THIS THE _____ DAY OF _____, A.D., 201____ AT _____ O'CLOCK _____ M, PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET _____, SLIDES _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

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



VILLAGE AT LEANDER STATION,
PHASE 1 & 3 FINAL PLAT

3 OF 3
PROJECT NO. 23717

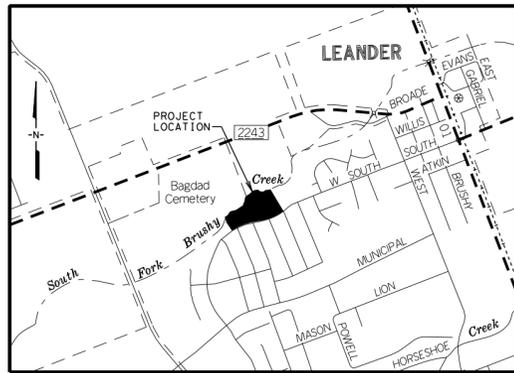




EXECUTIVE SUMMARY

SEPTEMBER 22, 2016

-
- Agenda Subject:** Subdivision Case 16-SFP-008: Consider action on the South Townhomes Short Form Final Plat for 10.136 acres more or less; WCAD Parcel R418623; generally located to the northeast of the intersection of West South Street and Katherine Way on the north side of West South Street; 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 short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Chris Huggins (CivilCorp, LLC) on behalf of Hawkes Investments, LLC (Emmet Hawkes)
- Financial Consideration:** None
- Recommendation:** This final plat includes 1 multi-family lot and 1 parkland lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Robin M. Griffin, AICP
Senior Planner
- 09/13/2016



LOCATION MAP (NOT TO SCALE)

W. SOUTH TOWNHOMES SUBDIVISION FINAL PLAT BEING 10.136 ACRES OUT OF THE ELIJAH HARMON SURVEY, ABSTRACT NO. 6

OWNER: HAWKES INVESTMENT, LLC
315 MEIGS ROAD, SUITE A-398
SANTA BARBARA, CA 93109

DEVELOPER: LONESTAR DEVELOPMENT PARTNERS
1000 SAN MARCOS STREET, STE. 458
AUSTIN, TEXAS 78702

ACREAGE: 10.136 ACRES (441,538 SQ. FT.)

NUMBER OF LOTS: 1 (MULTI-FAMILY) 8.298 ACRES
1 (PARKLAND) 1.838 ACRES

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREET: NONE

SURVEY: ELIJAH D. HAMMOND SURVEY, ABSTRACT 6

SUBMITTAL DATE: MAY 17, 2016

BENCHMARK DATA: ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012A), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

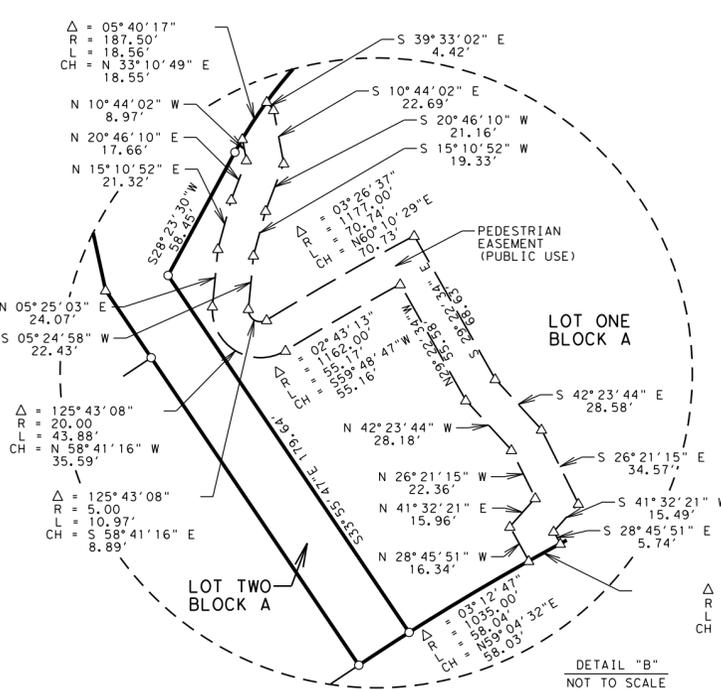
BENCH MARK — COTTON SPINDLE SET IN THE BACK OF CURB ON THE NORTH SIDE OF WEST SOUTH STREET AT THE SOUTHWEST CORNER OF THE EXISTING MAILBOX CLUSTER KIOSK APPROXIMATELY 40 FEET EAST OF THE SOUTHEAST CORNER OF SUBJECT TRACT. ELEVATION = 1001.47 FEET (NAVD88).

SURVEYOR/ENGINEER: CIVILCORP, LLC
116 EAST MAIN
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 fax
TBPLS FIRM No. 10194152
TBPE FIRM No. F-10283

29.091 ACRES
TIMJS, LIMITED PARTNERSHIP
TO
BAGDAD CEMETERY ASSOCIATION,
A TEXAS CORPORATION
FILED 1-25-1996
DOCUMENT NO. 9604154
O.P.R.W.C.

65.3 ACRES
WD W/VL- W.A. REYNOLDS, ET UX
TO
FLOYD WALEY AND MARIE WALEY
FILED 7-26-1961
VOLUME 445, PAGE 694
D.R.W.C.

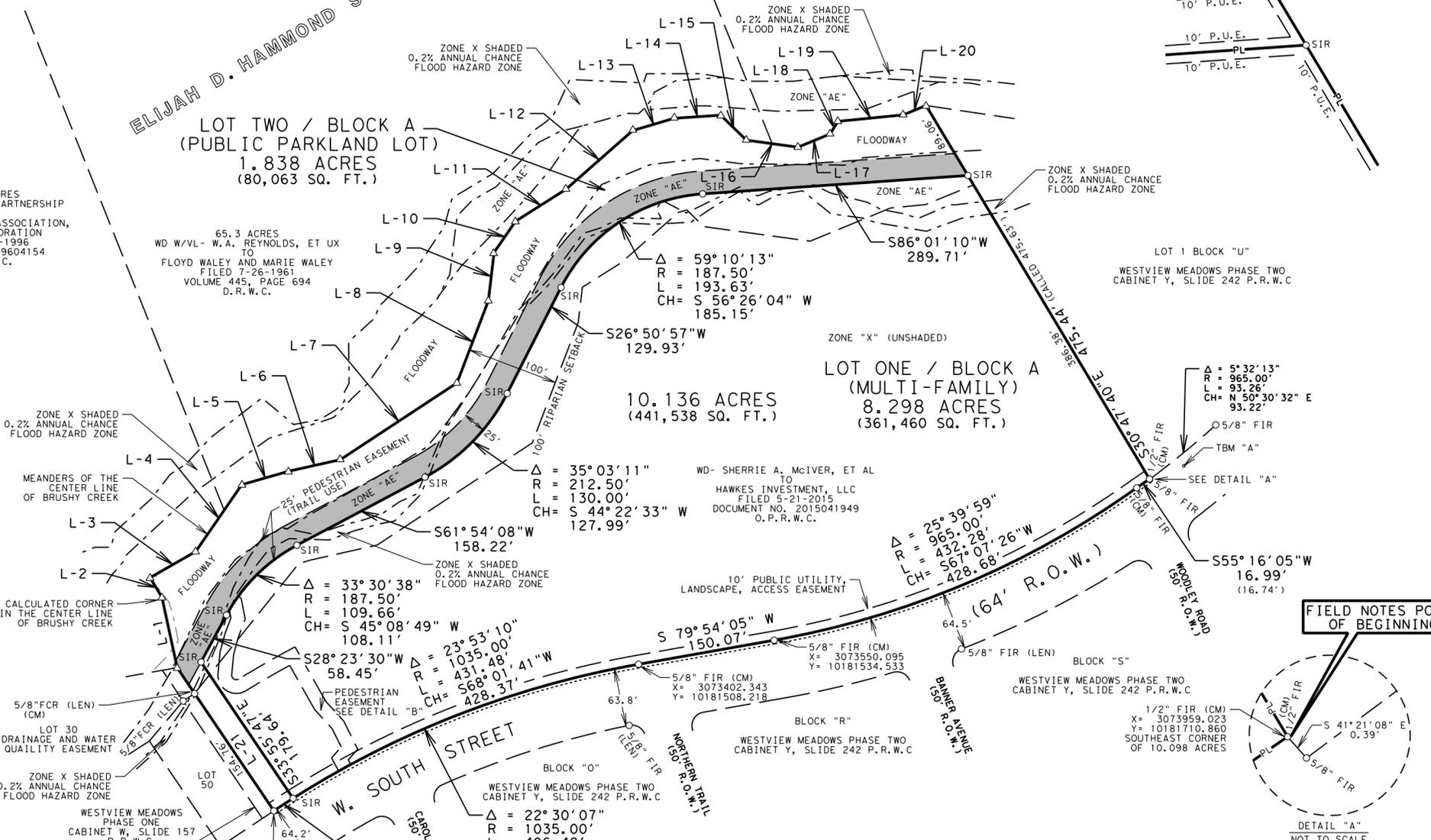
19.38 ACRES
WD- MICHAEL T. HATCH
TO
RAMALINGAM SIVASWAMY AND MARGATHAM SIVASWAMY
FILED 12-30-1999
DOCUMENT NO. 199986715
O.P.R.W.C.



$\Delta = 00^{\circ}38'12''$
 $R = 1350.00'$
 $L = 15.00'$
 $CH = S 61^{\circ}05'50'' W$
 $15.00'$

ELIJAH D. HAMMOND SURVEY, ABSTRACT NO. 6

LOT TWO / BLOCK A
(PUBLIC PARKLAND LOT)
1.838 ACRES
(80,063 SQ. FT.)



LINEAR DATA

L-1	= N12°11'08"W	78.83'
L-2	= N31°03'46"W	24.98'
L-3	= N60°09'32"E	57.35'
L-4	= N34°27'19"E	88.73'
L-5	= N73°57'44"E	52.86'
L-6	= N77°17'40"E	58.10'
L-7	= N56°31'51"E	152.17'
L-8	= N20°49'11"E	96.22'
L-9	= N06°44'53"E	53.12'
L-10	= N34°28'52"E	41.33'
L-11	= N57°32'55"E	65.10'
L-12	= N48°31'44"E	96.95'
L-13	= N73°24'56"E	47.06'
L-14	= N86°08'22"E	50.88'
L-15	= S45°40'46"E	39.11'
L-16	= S82°09'30"E	56.74'
L-17	= N67°28'24"E	37.97'
L-18	= N31°26'03"E	16.10'
L-19	= N84°18'49"E	71.51'
L-20	= N67°39'48"E	26.94'
L-21	= N33°55'47"W	188.71'

LEGEND

CM	= CONTROL MONUMENT
Δ	= CALCULATED CORNER
FIR	= FOUND IRON ROD
FCR	= FOUND CAPPED IRON ROD
SIR	= SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
PL	= PROPERTY LINE
PUE	= PUBLIC UTILITY EASEMENT
TBM	= TEMPORARY BENCHMARK
D.R.W.C.	= DEED RECORDS
O.P.R.W.C.	= WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
P.R.W.C.	= WILLIAMSON COUNTY PLAT RECORDS WILLIAMSON COUNTY
-----	= SIDEWALK 6' WIDE ALONG SOUTH STREET



CivilCorp
ENGINEERS • SURVEYORS
116 E. MAIN STREET, ROUND ROCK, TEXAS 78664
TEL: (512)828-0406 FAX: (512)828-0429
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #10194152



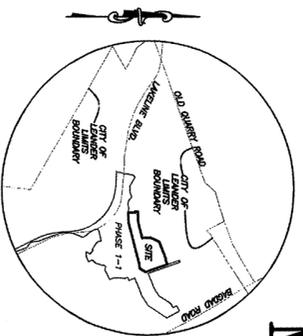
EXECUTIVE SUMMARY

SEPTEMBER 22, 2016

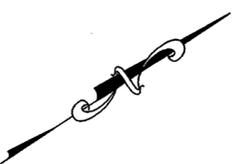
-
- Agenda Subject:** Subdivision Case 16-FP-005: Consider action on the Mason Ranch Ph. 1 Section 5 Final Plat for 14.382 acres more or less; WCAD Parcel R345684; generally located 241 ft. north from the northeast corner of the intersection of Sonny Dr. and Macfarland St.; Leander, Williamson County, 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: Carlson, Brigance & Doering (Geoff Guerrero)
- Financial Consideration:** None
- Recommendation:** This final plat includes 63 single family lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat subject to the following conditions:
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
 2. Pay all related TIA fees prior to the recording of the plat.
- 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

09/14/2016

MASON RANCH PHASE 1, SECTION 5 FINAL PLAT



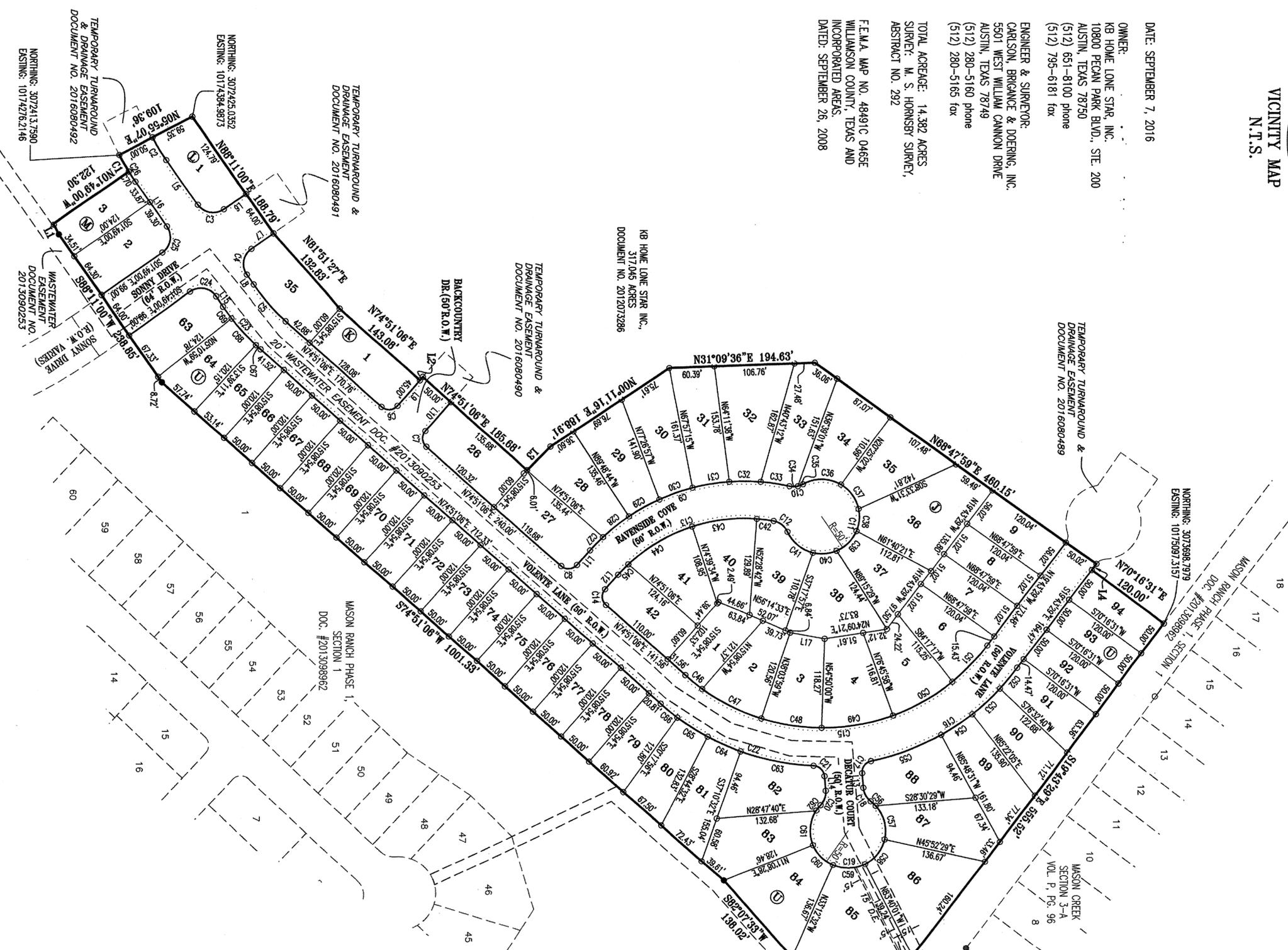
VICINITY MAP
N.T.S.



SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- D.E. DRAINAGE EASEMENT
- 4' SIDEWALK ALL STREETS EXCEPT SONNY DRIVE (6' SIDEWALK)



DATE: SEPTEMBER 7, 2016

OWNER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 14.382 ACRES
SURVEY: M. S. HORNSBY SURVEY,
ABSTRACT NO. 292

F.E.M.A. MAP NO. 48491C 0465E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

KB HOME LONE STAR INC.,
317,045 ACRES
DOCUMENT NO. 2012073286

TEMPORARY TURNAROUND &
DRAINAGE EASEMENT
DOCUMENT NO. 2016080490

TEMPORARY TURNAROUND &
DRAINAGE EASEMENT
DOCUMENT NO. 2016080491

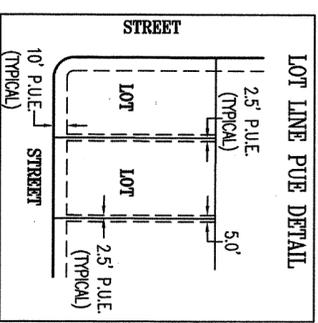
TEMPORARY TURNAROUND
& DRAINAGE EASEMENT
DOCUMENT NO. 2016080492

WASTEWATER
EASEMENT
DOCUMENT NO.
2013090253

TEMPORARY TURNAROUND &
DRAINAGE EASEMENT
DOCUMENT NO. 2016080499

TOTAL OF LOTS: 63

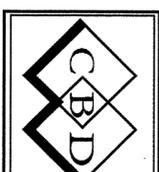
NO. OF SINGLE FAMILY LOTS: 63



RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA
SONNY DRIVE	64' ROW	235'	0.284 ACRES
BACKCOUNTRY DRIVE	60' ROW	91'	0.078 ACRES
VOLANTE LANE	50' ROW	1654'	1.942 ACRES
RAVENSIDE COURT	50' ROW	384'	0.541 ACRES
DECATUR COURT	50' ROW	113'	0.229 ACRES

SHEET NO. 1 OF 4



Carlson, Brigance & Doering, Inc.
FIRM ID #83791

5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160
Fax No. (512) 280-5165

MASON RANCH PHASE 1, SECTION 5

FINAL 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 WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
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, TEXAS PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND 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 # 48491C 0465E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SONNY DRIVE, BACKCOUNTRY DRIVE, VOLLENTE LANE, RAVENSIDE CIRCLE & DECATUR COURT. 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 WITHIN THE SUBDIVISION ARE REQUIRED TO BE 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 BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2014037320.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
16. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED:
 17. A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE:
 - FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT (#) , TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODGRAPE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
18. ONLY ONE (1) DRIVEWAY ACCESS WILL BE PERMITTED PER CORNER LOT.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

LOT SQUARE FOOTAGE LIST		
BLOCK	LOT	SQ.FT.
J	1	6805
J	2	7729
J	3	7740
J	4	8809
J	5	8131
J	6	7916
J	7	6122
J	8	6122
J	9	6722
J	26	8884
J	27	8849
J	28	8484
J	29	8422
J	30	8982
J	31	8584
J	32	11425
J	33	8905
J	34	8543
J	35	8673
J	36	13822
J	37	7618
J	38	9515
J	39	8280
J	40	7663
J	41	8101
J	42	7521
K	1	8536
K	38	8860
L	1	7706
M	2	7839
M	3	6186

LOT SQUARE FOOTAGE LIST		
BLOCK	LOT	SQ.FT.
U	63	7767
U	64	6996
U	65	6188
U	66	6000
U	67	6000
U	68	6000
U	69	6000
U	70	6000
U	71	6000
U	72	6000
U	73	6000
U	74	6000
U	75	6000
U	76	6000
U	77	8000
U	78	6000
U	79	6675
U	80	7235
U	81	8342
U	82	9041
U	83	9110
U	84	10676
U	85	12519
U	86	12520
U	87	9403
U	88	8996
U	89	9075
U	90	7692
U	91	6535
U	92	6000
U	93	6000
U	94	6000

SHEET NO. 3 OF 4



Carlson, Brigrance & Doering, Inc.

FIRM ID #R3791 REG. # 10024900
 Civil Engineering Surveying
 5301 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

MASON RANCH PHASE 1 SECTION 5 FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT K B HOME LONE STAR, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEGER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 317.045 ACRES, TRACT OF LAND, OUT OF AND A PART OF THE M.S. HORNSBY SURVEY, ABSTRACT 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2012073286 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.392 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, TO BE KNOWN AS:

"MASON RANCH PHASE 1, SECTION 5"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.


JOHN ZINSMEGER, VICE PRESIDENT
K B HOME LONE STAR, INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JOHN ZINSMEGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 SEAL OF OFFICE, THIS THE 8th DAY OF September, 2016, A.D.




NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE,

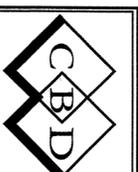
ON THIS THE ___ DAY OF _____, 20___, A.D., AT _____ O'CLOCK ___ M., AND DULY RECORDED THIS THE ___ DAY OF _____, 20___, A.D., AT _____ O'CLOCK ___ M., IN THE PLAT RECORDS, OF SAID COURT IN

DOCUMENT NO. _____.

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

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

SHEET NO. 4 OF 4



Carlson, Brigrance & Doering, Inc.

FIRM ID #83791

REG. # 10024000

Civil Engineering
5501 West Willham Canyon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165



EXECUTIVE SUMMARY

SEPTEMBER 22, 2016

Agenda Subject: Subdivision Case 16-FP-015: Consider action on the Bluffs at Crystal Falls Section 3 Phase 3J Final Plat for 11.211 acres more or less; TCAD Parcel R877337; generally located at the western terminus and future extension of Osage Dr.; Leander, Travis County, Texas.

Background: This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.

Origination: Applicant/Agent: Samuel Kiger

Financial Consideration: None

Recommendation: This final plat includes 27 single family lots, and 3 HOA landscape lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to conditionally approve the final plat subject to the following conditions:

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
2. Pay the TIA fee prior to the recording of the final plat.

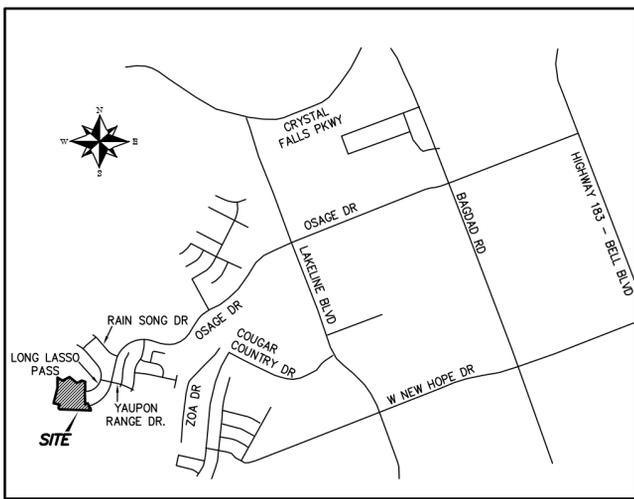
Motion: The Planning & Zoning Commission recommends approval of the final plat for the subject property.

Attachments: 1. Final Plat

Prepared By: Martin Siwek, AICP, GISP
Planner

09/14/2016

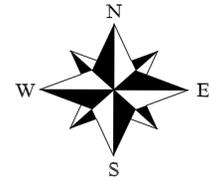
FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3J



LOCATION MAP
(NOT TO SCALE)

LEGEND:

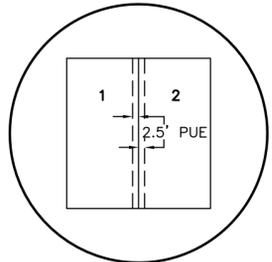
●	= IRON ROD WITH CAP FOUND
○	= 1/2" IRON ROD FOUND
○	= IRON ROD WITH G&R CAP SET
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
LS	= LANDSCAPE
6549	= LOT AREA IN SQUARE FEET
.....	= 5' SIDEWALK REQUIRED ALONG OSAGE DRIVE
.....	= 4' SIDEWALK REQUIRED ALONG ALL OTHER STREETS



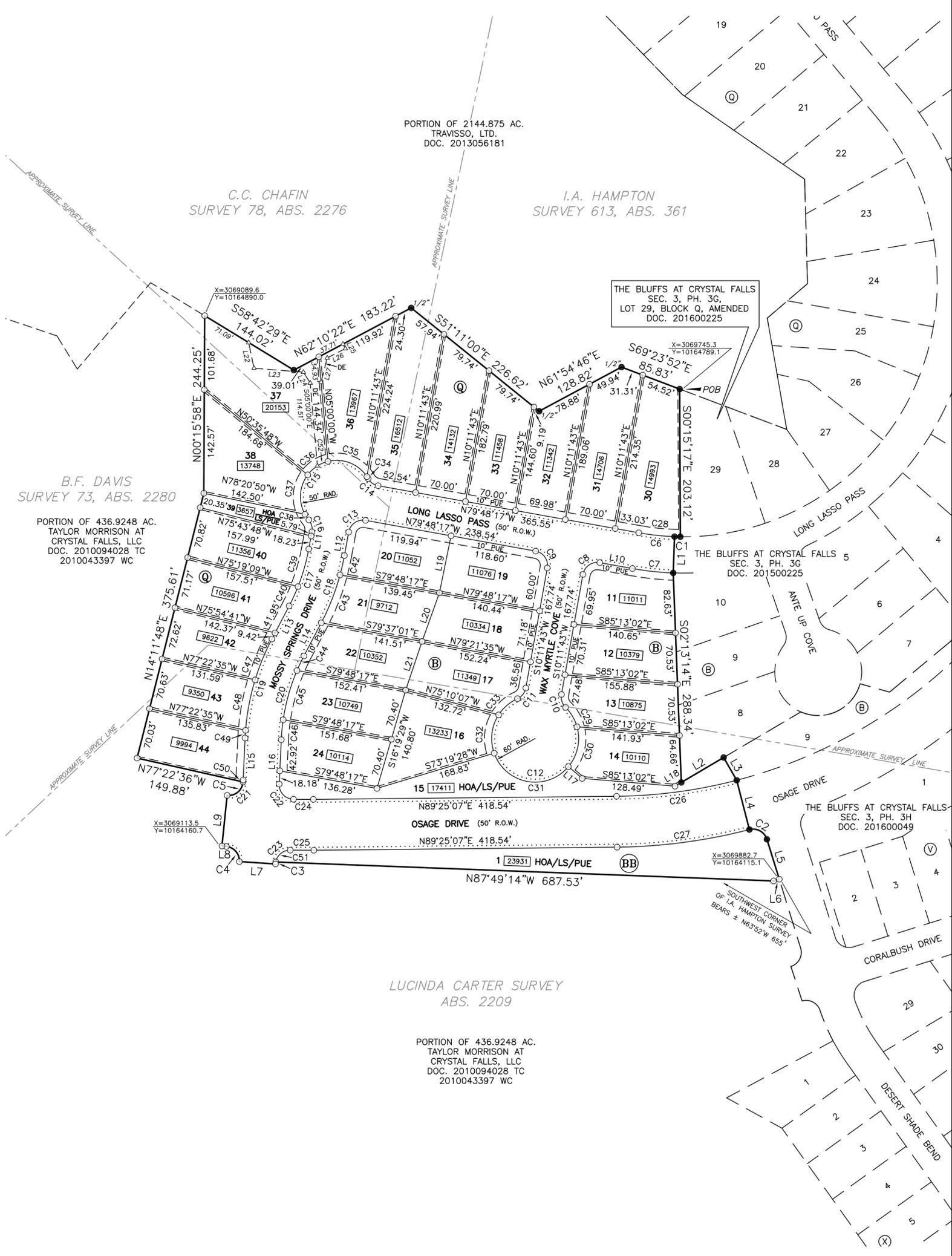
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



SCALE: 1"=100'



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



SUBMITTAL DATE: MAY 17, 2016
TOTAL AREA OF THIS PLAT: 11.211 ACRES
TOTAL NUMBER OF LOTS: 30
RESIDENTIAL: 27
GREENBELT: 3

LINEAR FEET OF NEW STREETS:
OSAGE DRIVE: 718
MOSSY SPRINGS DRIVE: 522
LONG LASSO PASS: 472
WAX MYRTLE COVE: 279
TOTAL: 1991

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

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

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

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 3

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

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 11.211 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE B.F. DAVIS SURVEY 73, ABSTRACT NO. 2280, THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 11.211 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE EASTERLY LINE OF A 2144.875 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NO. 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHERLY LINE OF SAID 436.9248 ACRE TRACT, AT THE NORTHWESTERLY CORNER OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, LOT 29, BLOCK Q, AMENDED, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S00°15'17"E, OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY LINE OF SAID LOT 29, A DISTANCE OF 203.12 FEET TO AN IRON ROD WITH CAP FOUND IN THE CURVING NORTHERLY LINE TO THE RIGHT OF LONG LASSO PASS (50' R.O.W.) DEDICATED BY PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE SOUTHWESTERLY CORNER OF SAID LOT 29;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, THE FOLLOWING FOUR (4) COURSES:

1. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 8.04 FEET AND A CHORD WHICH BEARS N88°35'29"W, A DISTANCE OF 8.04 FEET TO AN IRON ROD WITH CAP FOUND;
2. S02°04'01"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND;
3. S02°13'14"E, A DISTANCE OF 288.34 FEET TO AN IRON ROD WITH CAP FOUND;
4. N59°33'26"E, A DISTANCE OF 67.77 FEET TO AN IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF LOT 8, BLOCK B OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, AT THE NORTHWESTERLY CORNER OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600049, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H, THE FOLLOWING FOUR (4) COURSES:

1. S29°54'13"E, A DISTANCE OF 36.18 FEET TO AN IRON ROD WITH CAP FOUND;
2. S14°30'27"E, A DISTANCE OF 70.00 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.44 FEET AND A CHORD WHICH BEARS S60°54'04"E, A DISTANCE OF 27.59 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
4. S17°17'41"E, A DISTANCE OF 57.47 FEET TO AN IRON ROD WITH G&R CAP SET, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H AND CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

1. S72°42'19"W, A DISTANCE OF 8.27 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N87°49'14"W, A DISTANCE OF 687.53 FEET TO AN IRON ROD WITH G&R CAP SET IN THE CURVING EASTERLY LINE OF PROPOSED MOSSY SPRINGS DRIVE (50' R.O.W.) OF A CURVE TO THE LEFT;
3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 2.80 FEET AND A CHORD WHICH BEARS S06°39'44"W, A DISTANCE OF 2.80 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
4. N86°11'26"W, A DISTANCE OF 50.01 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.41 FEET AND A CHORD WHICH BEARS N40°54'45"W, A DISTANCE OF 27.57 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
6. N84°19'19"W, A DISTANCE OF 6.01 FEET TO AN IRON ROD WITH G&R CAP SET;
7. N05°49'47"E, A DISTANCE OF 70.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
8. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.09 FEET AND A CHORD WHICH BEARS N49°51'28"E, A DISTANCE OF 28.76 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
9. N77°22'36"W, A DISTANCE OF 149.88 FEET TO AN IRON ROD WITH G&R CAP SET;
10. N14°11'48"E, A DISTANCE OF 375.61 FEET TO AN IRON ROD WITH G&R CAP SET;
11. N00°15'58"E, A DISTANCE OF 244.25 FEET TO AN IRON ROD WITH G&R CAP SET IN THE EASTERLY LINE OF SAID 2144.875 ACRE TRACT AND THE NORTHERLY LINE OF SAID 436.9248 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERLY LINE OF SAID 2144.875 ACRE TRACT AND THE NORTHERLY LINE OF SAID 436.9248 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. S58°42'29"E, A DISTANCE OF 144.02 FEET TO AN IRON ROD WITH CAP FOUND;
2. N62°10'22"E, A DISTANCE OF 183.22 FEET TO A 1/2" IRON ROD FOUND;
3. S51°11'00"E, A DISTANCE OF 226.62 FEET TO A 1/2" IRON ROD FOUND;
4. N61°54'46"E, A DISTANCE OF 128.82 FEET TO A 1/2" IRON ROD FOUND;
5. S69°23'52"E, A DISTANCE OF 85.83 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 11.211 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°18'59"	350.00'	8.04'	S88°35'29"E	8.04'	4.02'
C2	87°12'46"	20.00'	30.44'	N60°54'04"W	27.59'	19.05'
C3	8°01'39"	20.00'	2.80'	S06°39'44"W	2.80'	1.40'
C4	87°07'19"	20.00'	30.41'	N40°54'45"W	27.57'	19.02'
C5	91°56'39"	20.00'	32.09'	N49°51'28"E	28.76'	20.69'
C6	8°07'42"	350.00'	49.65'	S83°52'08"E	49.61'	24.87'
C7	8°07'42"	400.00'	56.75'	S83°52'08"E	56.70'	28.42'
C8	90°00'00"	20.00'	31.42'	S55°11'43"W	28.28'	20.00'
C9	90°00'00"	20.00'	31.42'	N34°48'17"W	28.28'	20.00'
C10	55°46'16"	20.00'	19.47'	S17°41'25"E	18.71'	10.58'
C11	55°46'16"	20.00'	19.47'	N38°04'51"E	18.71'	10.58'
C12	29°13'32"	60.00'	305.30'	S79°48'17"E	62.50'	40.82'
C13	89°48'03"	20.00'	31.35'	S55°17'42"W	28.24'	19.93'
C14	49°59'41"	20.00'	17.45'	S54°48'26"E	16.90'	9.33'
C15	189°53'00"	50.00'	165.70'	S55°14'55"W	99.63'	578.29'
C16	50°05'15"	20.00'	17.48'	N14°38'57"W	16.93'	9.34'
C17	17°19'38"	275.00'	83.16'	N19°03'29"E	82.85'	41.90'
C18	17°19'38"	325.00'	98.29'	N19°03'29"E	97.91'	49.52'
C19	25°04'23"	325.00'	142.22'	S15°11'06"W	141.09'	72.27'
C20	25°04'23"	275.00'	120.34'	S15°11'06"W	119.38'	61.15'
C21	93°10'52"	20.00'	32.53'	N49°14'21"E	29.06'	21.14'
C22	91°45'19"	20.00'	32.03'	S43°13'45"E	28.71'	20.82'
C23	88°24'43"	20.00'	30.86'	S46°51'16"W	27.89'	19.45'
C24	1°28'29"	1065.00'	27.41'	S89°50'39"E	27.41'	13.71'
C25	1°38'31"	1135.00'	32.53'	S89°45'38"E	32.53'	16.26'
C26	13°55'34"	690.00'	167.71'	N82°27'20"E	167.29'	84.27'
C27	13°55'34"	760.00'	184.72'	N82°27'20"E	184.27'	92.82'
C28	9°26'41"	350.00'	57.69'	S84°31'37"E	57.63'	28.91'
C29	30°01'44"	60.00'	31.45'	N30°33'41"W	31.09'	16.09'
C30	55°39'36"	60.00'	58.29'	N12°17'00"E	56.02'	31.67'
C31	120°17'40"	60.00'	125.97'	S79°44'22"E	104.08'	104.54'
C32	52°29'18"	60.00'	54.97'	S06°39'07"W	53.06'	29.58'
C33	33°04'14"	60.00'	34.63'	S49°25'52"W	34.15'	17.81'
C34	3°40'55"	50.00'	3.21'	N31°39'03"W	3.21'	1.61'
C35	70°29'12"	50.00'	61.51'	N68°44'07"W	57.70'	35.33'
C36	39°09'11"	50.00'	34.17'	S56°26'42"W	33.51'	17.78'
C37	65°42'43"	50.00'	57.34'	S04°00'45"W	54.25'	32.29'
C38	10°50'59"	50.00'	9.47'	S34°16'06"E	9.45'	4.75'
C39	11°13'28"	275.00'	53.87'	N16°00'24"E	53.79'	27.02'
C40	6°06'10"	275.00'	29.29'	N24°40'13"E	29.28'	14.66'
C41	10°58'40"	275.00'	52.69'	N22°13'58"E	52.61'	26.43'
C42	4°48'09"	325.00'	27.24'	N12°47'45"E	27.23'	13.63'
C43	12°31'28"	325.00'	71.04'	N21°27'34"E	70.90'	35.66'
C44	4°38'22"	275.00'	22.27'	S25°24'07"W	22.26'	11.14'
C45	14°41'35"	275.00'	70.52'	S15°44'08"W	70.33'	35.46'
C46	5°44'26"	275.00'	27.55'	S05°31'08"W	27.54'	13.79'
C47	10°43'19"	325.00'	60.82'	S22°21'38"W	60.73'	30.50'
C48	12°28'39"	325.00'	70.78'	S10°45'39"W	70.64'	35.53'
C49	1°52'25"	325.00'	10.63'	S03°35'07"W	10.63'	5.31'
C50	1°14'14"	20.00'	0.43'	N03°16'02"E	0.43'	0.22'
C51	80°23'04"	20.00'	28.06'	S50°52'06"W	25.81'	16.90'
C52	18°09'18"	50.00'	15.84'	S66°56'38"W	15.78'	7.99'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S02°04'01"W	50.00'
L2	N59°33'26"E	67.77'
L3	S29°54'13"E	36.18'
L4	S14°30'27"E	70.00'
L5	S17°17'41"E	57.47'
L6	S72°42'19"W	8.27'
L7	N86°11'26"W	50.01'
L8	N84°19'19"W	6.01'
L9	N05°49'47"E	70.00'
L10	N79°48'17"W	45.70'
L11	S10°23'40"W	24.02'
L12	S10°23'40"W	32.86'
L13	S27°43'18"W	51.37'
L14	S27°43'18"W	51.37'
L15	S02°38'55"W	59.98'
L16	S02°38'55"W	61.10'
L17	S49°53'12"E	25.00'
L18	N59°33'26"E	10.10'
L19	S11°30'57"W	80.02'
L20	S19°45'13"W	70.99'
L21	S18°39'17"W	70.77'
L22	S11°45'31"E	36.05'
L23	S85°26'21"E	68.44'
L24	S32°11'29"E	17.52'
L25	S27°49'38"E	7.06'
L26	S62°43'29"W	28.22'
L27	S14°22'50"W	34.30'



1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 2 OF 3

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 11.211 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE B.F. DAVIS SURVEY 73, ABSTRACT NO. 2280, THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 11.211 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3J AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20__ A.D.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF MOSSY SPRINGS DRIVE, LONG LASSO PASS AND WAX MYRTLE COVE. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF OSAGE 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: LOT 15, BLOCK B, LOT 1, BLOCK BB AND LOT 39, BLOCK Q.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
18. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE FOLLOWING LANDSCAPE LOTS: LOT 15, BLOCK B AND LOT 1, BLOCK BB, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, GF NO. 01247-56534, ISSUED APRIL 21, 2016, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 09-07-16
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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

OFFICE ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK ____ M., AND
DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK
____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

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

OF _____, 20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 3 OF 3



EXECUTIVE SUMMARY

SEPTEMBER 22, 2016

-
- Agenda Subject:** Planning & Zoning Commission Progress Report for October 2015 to September 2016.
- Background:** The Planning & Zoning Commission Progress Report is required to be submitted to the City Council on an annual basis.
- Origination:** City of Leander Planning and Zoning Commission
- Financial Consideration:** None
- Recommendation:** Approval
- Attachments:** 1. Annual Progress Report
- Prepared By:** Tom Yantis, AICP
Assistant City Manager
- 09/12/2016



PLANNING & ZONING COMMISSION ANNUAL PROGRESS REPORT

OCTOBER 2015 – SEPTEMBER 2016

GENERAL INFORMATION

The Planning and Zoning Commission is assigned the duties and powers by Section 14.108, Article 10 of the Leander City Code to “*Submit each September a progress report to the City Council summarizing its activities, major accomplishments for the past year and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of commission officers.*”

SPECIAL PROJECTS / TRAINING

Special Projects

Comprehensive Plan update - the Commission recommended approval of the Comprehensive Plan update which was adopted by City Council on October 15, 2015.

Transportation Plan update - the Commission provided feedback and direction regarding proposed amendments to the Transportation Plan as recommended in the Comprehensive Plan update

Special Meetings

3/3/2016 - Joint work session with City Council to review City Council retreat items and the P&Z Annual Work Plan

7/28/2016 - The Commission held a workshop on the proposed amendments to the Transportation Plan

9/15/2016 - Joint work session with City Council to discuss the Transportation Plan Update, FY 2016-17 ordinance amendments related to Comprehensive Plan implementation, and the ACC campus master plan

Training

1/14/2016 - The Commission attended a staff presented training session on the following topics:

- Review of P&Z duties and responsibilities
- Overview of the municipal planning process
 - Comprehensive Plan
 - Annexation
 - Zoning
 - Subdivision

- Review P&Z progress report for fiscal year 2014-15 and discuss work plan for 2015-16
- Review statutorily required training on Open Meetings Act and Public Information Act
- Technology training/questions

Commissioners Schwendenmann and Hines attended the 2015 State of Texas Planning Conference hosted by the American Planning Association in Galveston, Texas

Commissioners Cotten and Means completed their open government training.

ORDINANCE AMENDMENTS

- Composite Zoning Ordinance:
 1. Clarify the number of children permitted in an in home daycare
 2. Add temporary parking to the list of permitted uses
 3. Add Gaming Room Facility to the HC use component
 4. Update the PUD section to include examples of higher standards
 5. Increase the setback between commercial fueling and residential uses
 6. Modify the screening requirements
 7. Update the disturbance zone
 8. Change “Tree Protection” to “Tree Preservation” to be consistent throughout the ordinance
 9. Update the parking requirements
 10. Revise the setback requirements
 11. Revise the drainage and detention facility requirements
 12. Update the outdoor lighting requirements
 13. Modify the fencing requirements
 14. Clarify the masonry requirements
 15. Update the brush removal requirements
- Subdivision Ordinance:
 1. Update the riparian corridor definitions
 2. Change “Tree Protection” to “Tree Preservation” to be consistent throughout the ordinance
 3. Add provisions for construction plan permits
 4. Add provisions for private, gated streets
 5. Modify riparian corridor requirements
 6. Clarify parkland dedication requirements in the ETJ

RECEIVED ACTIVITY - OCTOBER 2015 THROUGH SEPTEMBER 2016
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The Planning and Zoning Commission reviewed the following:

Concept Plans:	12	Preliminary Plats:	16
Final Plats:	34	Short Form Plats:	20
Amended Final Plats	7	Special Use Permits:	0
TOD Zoning Cases:	6	Zoning Cases:	23
Ordinance Amendments:	2	Street Vacate:	0
Plat Vacate:	1	Comprehensive Plan Amendment:	1

CASES WHERE CITY COUNCIL ACTION DIFFERED FROM P&Z
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1. Comprehensive Plan Amendment Case: 15-CPA-007:

- *Request:* Consider action on the adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation.
Applicant: City of Leander.

- *P&Z action:* **Commissioner Hines moved to approve the Comprehensive Plan Update with the following changes:**
 1. **Add language to page 45 regarding the City making an effort to have complete functional sections of sidewalks for pedestrians.**
 2. **Correct the percentages regarding the rate of growth of the City.**

Motion passed unanimously.

- *City Council action:* **Motion made by Council Member Navarrette to approve with P&Z recommendations minus the Economic Development Citizen Task Force and with the corrections as discussed by Tom Yantis.**
- **Second by Council Member Seiler. Motion passes, 6 to 1 with Council Member Hill voting against**

2. Zoning Case: 14-Z-029

- *Zoning Request:* Hold a public hearing and consider action on the rezoning of two tracts of land, for 53.985 acres more or less, located at 10744 E. Crystal Falls Parkway, WCAD Parcels R031201 & R080605. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property GC-2-A (General Commercial), Leander, Williamson County, Texas. Applicant: Bowman Consulting (W.L. Gabler) on behalf of Premas Global Leander, LLC.

- ***P&Z Action:* Commissioner Hines moved to approve with staff recommendation of
GC-2-A (General Commercial) – 29.73 acres
LC-2-A (Local Commercial) – 4.92 acres
LO-2-A (Local Office) – 5.11 acres
SFT-2-A (Single-Family Townhome) – 13.3 acres**

Commissioner Schwendenmann seconded the motion. Motion passed unanimously.

- ***City Council Action:* No action taken**

3. Zoning Case: 15-Z-010

- ***Zoning Request:* Hold a public hearing and consider action on the rezoning of two parcels of land located at 1208 S. Bagdad Road for 51.84 acres more or less; WCAD Parcels R031330 and R031331. Currently, the property is zoned MF-2-B (Multi-Family) and GC-3-C (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: Anthony Goode on behalf of AHV-RS Trails at Leander, LLC.**
- ***P&Z Action:* Commissioner Hines moved to approve an alternate recommendation of the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:**
 1. **Install a painted crosswalk and appropriate signage (as determined by the Parks & Recreation and Public Works Departments) for the trail crossing at Bagdad Road.**
 2. **The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 50%.**
 3. **The landscaping requirements shall be increased to 150%.**
 4. **Architectural renderings shall be submitted with at least seven visually distinct elevations.**
 5. **The leasing office shall be moved to front on Bagdad Road and the parking shall be placed behind the building.**
 6. **Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal.**
 7. **Provide a definition of soil.**
 8. **Provide a landscape plan per single family home for a minimum of two homes.**
 9. **City Council defers the final decision until the Commission can review the renderings and the landscape plans.**

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

- **City Council Action: Motion made by Council Member Stephenson to approve the PUD with the following conditions:**
 1. **The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%**
 2. **The landscaping requirements shall be increased to 150%**
 3. **Architectural renderings shall be submitted with at least seven visually distinct elevations**
 4. **Limit the fencing adjacent to the riparian corridor to wrought iron or decorative tubular metal**
 5. **Provide a landscape plan per single family home for a minimum of two homes**
 6. **Staggered setbacks of the houses on the streetscape**
 7. **Include elevations to staff in the PUD for review**

Second by Council Member Hill. Motion passes, 6 to 1 with Council Member Abruzzese voting against.

4. Zoning Case: 15-Z-020

- **Zoning Request:** Hold a public hearing and consider action on the rezoning of a parcel of land generally located to the southeast of the intersection of San Gabriel Parkway and Bagdad Road/CR 279; 1.508 acres more or less; WCAD Parcel R476367. Currently, the property is zoned LC-2-B (Local Commercial). The applicant is proposing to zone the property to LC-3-A, Leander, Williamson County, Texas. Applicant: Danny Martin on behalf of JSL Commercial Investments, LLC.
- **P&Z Action: Vice Chair Allen moved to approve the zoning request of LC-3-A (Local Commercial). Commissioner Cotten seconded the motion. Motion passed 4 to 2 with Commissioner Schwendenmann and Commissioner Hines opposing.**

Commissioner Schwendenmann opposed the request because there was no change in the request from the first submittal.

Commissioner Hines opposed the request because fuel pumps were too close to the residential development.

- **Council Action: Motion made by Council Member Stephenson to approve with a masonry buffer wall along the two adjacent residential properties. Second by Council Member Seiler. Motion passes, all voting “aye”**

5. Zoning Case: 15-Z-023

- **Zoning Request:** Hold a public hearing and consider action on the rezoning of a lot located at 600 Municipal Drive; legally described as Lot 4, Block A, Leander Heights Section 2 Subdivision; 2.62 acres more or

less; WCAD Parcel R036439. Currently, the property is zoned SFU/MH-2-B (Single-Family Urban / Manufactured Home). The applicant is proposing to zone the property to Planned Unit Development (PUD) with a base zoning district of MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant: David Smith on behalf of Municipal Texas Investment Group, LLC.

- ***P&Z Action:* Commissioner Schwendenmann moved to approve the PUD (Planned Unit Development) with a base zoning district of MF-2-A (Multi-Family) with the following conditions:**
 1. **Lighting shall be provided in common areas.**
 2. **A six (6') foot wide concrete sidewalk shall be constructed connecting Lion Drive and Municipal Drive.**
 3. **The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%.**

Commissioner Cotten seconded the motion. Motion passed unanimously.

- ***City Council Action:* Motion made by Council Member Shepherd to approve with the following P&Z recommendations:**
 1. **Lighting shall be provided in common areas.**
 2. **A six (6') foot wide concrete sidewalk shall be constructed connecting Lion Drive and Municipal Drive.**
 3. **The Type A Architectural Component is modified to limit the amount of stucco that qualifies as masonry to 35%.**
 4. **HOA to be established for the development.**

Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"

6. Zoning Case: 15-Z-024

- ***Zoning Request:* Hold a public hearing and consider action on the rezoning of several parcels of land located at 18175 Ronald W. Reagan Blvd. 51.84 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and GC-3-C (General Commercial (GC-3-C)). The applicant is proposing to zone the property to SFU-2-A (Single-Family Urban) and SFC-2-A (Single-Family Compact), Leander, Williamson County, Texas Applicant: Shawn Graham with Jones & Carter, Inc. on behalf of Robert E. Tesch**
- ***P&Z Action:* Commissioner Schwendenmann moved to approve the SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban) and SFL-2-B (Single-Family Limited). Commissioner Anderson seconded the motion. Motion passed with a 5 to 1 vote with Commissioner Hines opposed.**

Commissioner Hines opposed the request because he felt that Comprehensive Plan encourages increased density in the mixed use corridors.

- **City Council Action: Motion made by Council Member Seiler to approve SFU-2-A, SFC-2-A and SFL 2-B with staff recommendation of lot width maximum of 45' for interior lots and 55' for corner lots and alley loaded garages for lots backing up to GC (General Commercial) zoning. Second by Mayor Pro Tem Navarrette. Motion passes, all voting "aye"**

7. Zoning Case: 16-TOD-Z-005

- *Zoning Request:* Hold a public hearing and consider action on the rezoning of several tracts of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 151.2 acres more or less; legally described as: Oak Creek, Phase 1, Sections 1 & 2; Oak Creek, Phase 2, Sections 1-3; Oak Creek, Phase 5 and WCAD Parcels R540162, R529009; R529004, R529007, R524552, R529010, and R542832. Currently, the property is zoned PUD (Planned Unit Development) with the base zoning districts of SFU-2-B (Single-Family Urban), SFC-2-B (Single-Family Compact), SFL-2-B (Single-Family Limited), SFT-2-B (Single-Family Townhouse), and MF-2-B (Multi-Family) and the applicant is proposing an amendment to the PUD to increase the residential density allowed within the properties located on the east side of West Broade Street, Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sentinel Cotter Leander LLC, Castlerock Communities L.P., Megatel Homes Inc, or its Affiliates, and Pacesetter Homes, LLC (Tom Lynch, President).
- *P&Z Action:* **Commissioner Schwendenmann moved to deny the zoning request to amend the PUD (Planned Unit Development) to increase the residential density allowed within the properties located on the east side of West Broade Street. Commissioner Cotten seconded the motion. Motion passed 5 to 2 with Commissioners Hines and Anderson opposing.**
- *City Council Action:* **Motion made by Council Member Abruzzese to approve with the rendering to be part of the PUD. Second by Council Member Shepherd. Motion passes, 5 to 2 with Council Members Hill and Stephenson voting against.**

8. Zoning Case: 16-Z-009

- *Zoning Request:* 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.

- ***P&Z Action:* Commissioner Schwendenmann moved to approve the zoning request of PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and LC-2-A (Local Commercial), with the following conditions:**
 1. **The sidewalk connecting Lakeline Blvd and Crystal Falls Pkwy shall be constructed of concrete and match the Lakeline Blvd sidewalk width. The intersections of the new sidewalk with the sidewalks on Lakeline and Crystal Falls shall be designed as “y” intersections instead of “t” intersections if feasible.**
 2. **Update the masonry requirements for the residential buildings to include a limit of 35% stucco.**
- **Commissioner Hines seconded the motion. Motion passed 5 to 1 with Commissioner Means opposing.**
- ***City Council Action:* The City Council approved this request with the following conditions at the June 2, 2016 meeting:**
 1. **The sidewalk connecting Lakeline Blvd and Crystal Falls Pkwy shall be constructed of concrete and match the Lakeline Blvd sidewalk width. The intersections of the new sidewalk with the sidewalks on Lakeline and Crystal Falls shall be designed as “y” intersections instead of “t” intersections if feasible.**
 2. **Update the masonry requirements for the residential buildings to include a limit of 35% stucco.**
 3. **The developer shall work with the City to coordinate driveway access to the commercial portion of the site at an existing or new median break in N. Lakeline Blvd prior to the issuance of the site development permit.**

9. Zoning Case: 16-Z-013:

- ***Zoning Request:* Hold a public hearing and consider action on the rezoning of 65.25 acres more or less out of the Walter Campbell Survey; generally located to the southwest of the intersection of Crystal Falls Pkwy and 183A Toll; WCAD ID R031201, R080605, R432787, R031200, R328187, and R432786. Currently, the property is zoned GC-2-A (General Commercial), LC-2-A (Local Commercial), LO-2-A (Local Office), and SFT-2-A (Single-Family Townhome). The applicant is proposing to zone the property to PUD (Planned Unit Development) with a base zoning district of GC-2-A (General Commercial), MF-2-A (Multi-Family), or any other more restrictive district; Leander, Williamson County, Texas. Applicant: City of Leander on behalf of Premas Global Leander, LLC.**

- ***P&Z Action:*** Commissioner Hines moved to deny the zoning request of PUD (Planned Unit Development) with a base zoning district of GC-2-A (General Commercial), MF-2-A (Multi-Family), or any other more restrictive district. Commissioner Cotten seconded the motion. Motion passed 4 to 2 with Commissioner Schwendenmann and Commissioner Allen opposing.

Commissioner Schwendenmann made an alternate motion to approve the zoning request with the current landscape ordinance requirements and the Multi-Family use component. The motion failed due to the lack of a second.

- ***City Council Action:*** Motion made by Council Member Navarrette to approve with modifications. Second by Council Member Shepherd. Motion passes, 6 to 1 with Mayor Fielder voting against

10. Zoning Case: 16-Z-006

P&Z Action: Commissioner Hines moved to deny the zoning request of PUD (Planned Unit Development) with base zoning district of MF-2-A (Multi-Family). The Commission requested that the applicant works with staff to address the following issues:

1. Prohibit lighting from the interior of the project
2. Increase the minimum building size to 1,800 square feet
3. Propose an alternative to the masonry wall along Crystal Falls Pkwy such as berms, landscaping, and wrought iron.

Commissioner Cotten seconded the motion. Motion passed unanimously.

- ***City Council Action:*** Motion made by Council Member Navarrette to approve with revisions as presented in the PUD, to add the restriction of earth tones to the color schemes, changes to the base zoning of MF-2-A to SF-2-A, and schedule the second reading of this Ordinance to October 20. Second by Council Member Shepherd. Motion passes, all voting “aye”

11. Zoning Case: 15-TOD-Z-030

- ***Zoning Request:*** 15-TOD-Z-030 & Subdivision Case 15-TOD-CP-009: Hold a public hearing and consider action on the rezoning and approval of the Tylerville Commercial Concept Plan and PUD zoning of a tract of land generally located to the southwest of the intersection of San Gabriel Pkwy & US 183; 11.221 acres more or less; WCAD Parcel R395875. Currently, the property is zoned PUD (Planned Unit Development) and the applicant is proposing an amendment to the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial); Leander, Williamson County, Texas. Applicant/Agent: Kristiana Alfsen on behalf of Waterstone Tylerville, LP.

- ***P&Z Action:*** Commissioner Means moved to approve the zoning request to amend the PUD to include the base zoning districts of GC-3-A (General Commercial), GC-2-A (General Commercial), and LC-2-A (Local Commercial) with staff recommendation; Vice Chair Allen seconded the motion. Motion passed 5 to 1 with Commissioner Anderson opposing.

- ***City Council Action:*** Motion made by Mayor Pro Tem Abruzzese to approve with conditions 1 through 5 as approved by P&Z. Second by Mayor Fielder. The conditions are as follows:
 1. Update the PUD to meet the intent of the ordinance with regard to continuous building frontage along US 183. An example could include relocating the pumps to allow for another building between US 183 and the pumps.
 2. Add a requirement that the continuous building frontage will not be required for Parcel 2 as long as the buildings are oriented towards the creek corridor instead of San Gabriel Pkwy. The creek shall be treated as the street with regard to the masonry requirements. The creek shall include an active edge with a trail system, pedestrian amenities, outdoor seating, landscaping, etc.
 3. Add a note to Exhibit E stating that the site plan is conceptual and has not been reviewed by City Staff. A formal review will be conducted at the site development stage of the process.
 4. Update Exhibit F to demonstrate the averaging the riparian corridor setbacks. Currently, the exhibit only shows the removal.
 5. Provide a trail along the creek.

Motion passes, all voting “aye”

12. Ordinance Case: 16-OR-001

- ***Ordinance Request:*** Hold a public hearing and consider action on amending sections of the Composite Zoning Ordinance, to add definitions, update the use components, to modify setbacks for commercial fueling, to update requirements for screening, to update the parking requirements table, to modify residential setbacks, to clarify requirements for drainage and detention facilities, to modify outdoor lighting requirements, to update the architectural standards, to update the site development standards. Applicant: City of Leander.

- ***P&Z Action:*** Commissioner Hines moved to approve the amendments to the Composite Zoning Ordinance with staff recommendation with the following changes:
 1. Remove the restrictions regarding the limitations on stucco
 2. Reword the language regarding the drainage structures to clarify the permitted wall materials

Commissioner Anderson seconded the motion. Motion passed unanimously.

- ***City Council Action:* Motion made by Council Member Seiler to approve with P & Z recommendations and with the recommendation from the HBA for the verbiage on stamped concrete and to table the section on stucco on the exterior walls until a future meeting and to remove stucco from Section 14. Second by Council Member Stephenson. Motion passes, all voting “aye”**

13. Zoning Case: 16-Z-008 & Subdivision Case: 16-CP-001

- ***Zoning Request:* Hold a public hearing and consider action on the rezoning and approval of the Bluffview Concept Plan and PUD zoning of several parcels of land located at 500 Bradley Ranch Road; 182.84 acres more or less; WCAD Parcels R419667, R419674, R310769, R489944, R031231, R339021, and R403529. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural). The applicant is proposing to change the zoning to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact); Leander, Williamson County, Texas. Applicant/Agent: Carlson, Brigance & Doering (Geoff Guerrero) on behalf of Development Solutions Bradley, LLC.**
- ***P&Z Action:* Commissioner Hines moved to approve the zoning request to PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), and SFC-2-A (Single-Family Compact) with the following conditions:**
 1. **The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.**
 2. **The road along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to the attached exhibit (Attachment 10) which exhibit shall be incorporated into the PUD document. The homes on the north side of the road adjacent to Garey Park shall be alley loaded.**
 3. **The parkland adjacent to Garey Park shall be a minimum of 25 feet deep in order to allow for the trail corridor and landscaping on both sides.**
 4. **Residential lots adjacent to the Gabriel's Overlook Subdivision on the east side of the subdivision are limited to SFS-2-A.**

Commissioner Cotten seconded the motion. Motion passed 5 to 1 with Vice Chair Allen opposing. Vice Chair Allen opposed because of the neighborhood response to the request and drainage/flooding concerns.

- ***City Council Action:* Motion made by Council Member Shepherd to approve with staff and P&Z recommendations that there be 70 foot lots that back up to Gabriel's Overlook and 40 foot setbacks and there be privacy fences. Second by Council Member Seiler.**

Mayor Fielder amended the motion to add the placement of the trees to be between the sidewalk and the street and staff will bring back garage entry guidelines before the second reading of the ordinance. Council Member Shepherd agreed with the addition to the motion. Second by Council Member Seiler. Motion passes, 6 to 1 with Council Member Hill voting against.

The Planning and Zoning recommendations are:

- 5. The proposed combination landscape fence wall located along the collector is solid masonry where homes back up to the roadway on the northside. The combination landscape fence wall is permitted adjacent to the linear park on the south side.**
- 6. The road along the south side of the subdivision adjacent to Garey Park shall be designed substantially similar to the attached exhibit (Attachment 10) which exhibit shall be incorporated into the PUD document. The homes on the north side of the road adjacent to Garey Park shall be alley loaded. The parkland adjacent to Garey Park shall be a minimum of 25 feet deep in order to allow for the trail corridor and landscaping on both sides.**
- 7. Residential lots adjacent to the Gabriel's Overlook Subdivision on the east side of the subdivision are limited to SFS-2-A.**

The additional City Council recommendations are:

- 1. A 40' setback shall be provided along the eastern property line adjacent to the Gabriel's Overlook Subdivision.**
- 2. Street trees shall be provided through the subdivision.**
- 3. A 6' privacy fence shall be provided on the residential lots adjacent to Gabriel's Overlook.**
- 4. The applicant shall work with staff to develop a mixture of garage placement options throughout the subdivision.**

PROPOSED WORK PROGRAM

The proposed work program for 2016-17 includes implementation of the updated comprehensive plan including adoption of an updated Transportation Plan and necessary amendments to the City's development ordinances. In addition, P&Z will oversee an annual update to the zoning, subdivision and sign ordinances to address issues identified by staff, applicants and citizens during the normal course of applying the ordinances.

The Commission will also continue to hold joint work sessions with City Council at least twice annually. Commissioners Means, Sokol and Hines will attend the 2016 State of Texas Planning Conference hosted by the American Planning Association in San Antonio, Texas.

Staff will also work with the Commission to schedule a additional training in the 2016-17 fiscal year.

ATTENDANCE RECORD

Total absences from October 2015 through September 2016 were as follows:

Name/Position	Number of Absences	Absence Percentage
Christiane Schwendenmann, Place 1: (current term began May 2015 - expires Oct. 2016)	0	0
Morgan Cotten, Place 2: (current term began Oct. 2015 - expires Oct. 2018)	10	38%
Jason Anderson, Place 3: (current term began Oct. 2013 - expires Oct. 2016)	4	16%
Sid Sokol, Chairman, Place 4: (current term began Oct. 2015 - expires Oct. 2018)	3	12%
Richard Allen, Vice Chairman, Place 5: (current term began Oct. 2013 - expires Oct. 2016)	3	12%
Angela Means, Place 6: (current term began Oct. 2015 - expires Oct. 2018)	6	23%
Marshall Hines, Place 7: (current term began Oct. 2015 - expires Oct. 2018)	0	0

Total regular and special meetings for the year – 26

Regular 23

Special 3