



**AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

August 11, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the August 4, 2022 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 22-SFP-004 regarding Hero Way Substation Final Plat on one parcel of land approximately 5.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032155; generally located south side of Hero Way east of Lakeline Blvd., Leander, Williamson County, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Subdivision Case 22-SFP-005 and Variance Case 22-VA-004 to consider the approval of the King Subdivision Short Form Final Plat and associated variances to Article III, Section 45 (b)(10)) and Article IV, Section 61 of the Subdivision Ordinance and Article VI, Section 8 (b)(1) of the Composite Zoning Ordinance on two parcels of land approximately 5.862 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R599426 and R032242; and more commonly known as 1020 and 1030 CR 267, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 22-SFP-005 and 22-VA-004 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
9. Conduct a Public Hearing regarding Subdivision Case 21-CP-019 to adopt the Cypress Meadows Concept Plan on one parcel of land approximately 44.1 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located south of Hernandos Loop and west of US 183, Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case 21-CP-019 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-007 to amend the current zoning of Interim SFR-1-B (Single-Family Rural), Interim SFS-2-B (Single-Family Suburban), LO-1-A (Local Office), and LC-2-C (Local Commercial) to adopt the Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) and GC-2-A (General Commercial) on four parcels of land approximately 19.534 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R559253, R031342, R031345, and R031341; and more commonly known as 10949, 10959, 10965, and 10981 E. Crystal Falls Pkwy, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-007 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing regarding Zoning Case 22-Z-016 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Sauterne Center PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and TF-2-A (Two-Family) on three parcels of land approximately 5.954 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 353977 and Williamson County Central Appraisal District Parcel R514310 and R514309; and generally located to the southwest of the intersection of Sauterne Drive and N Lakeline Blvd on the west side of N Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Zoning Case 22-Z-016 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

12. Discuss and consider action regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalís Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 4.995 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W Broade St and W San Gabriel Pkwy, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
13. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [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 City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 5th day of August 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
08/11/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-SFP-004 regarding Hero Way Substation Final Plat on one parcel of land approximately 5.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032155; generally located south side of Hero Way east of Lakeline Blvd., 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.

HISTORY/TIMELINE:

06/03/2021 Zoning Approved

APPLICANT/AGENT:

Sherwood Surveying & SUE (Heather Steed) on behalf of Pedernales Electric Cooperative Inc. (Cody Moos).

RECOMMENDATION:

This final plat includes 1 commercial substation lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

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.

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit

PROJECT INFORMATION

OWNER/DEVELOPER:
PEDERNALES ELECTRIC COOPERATIVE, INC
PROP TAX DEPT PO BOX 1
JOHNSON CITY, TX 78636
830.868.5166

ENGINEER:
BRADY KOSUB, PE
376 LANDA STREET
NEW BRAUNFELS, TX 78130
830.228.4163

SURVEYOR:
RICHARD A. GOODWIN, RPLS
6477 FM 311
SPRING BRANCH, TX 78070
830.228.4163

AGENT/APPLICANT:
HEATHER L. STEED
6477 FM 311
SPRING BRANCH, TX 78070
830.228.4163

FILING DATE: 5/10/2022

HERO WAY SUBSTATION SUBDIVISION
SHORT FORM FINAL PLAT

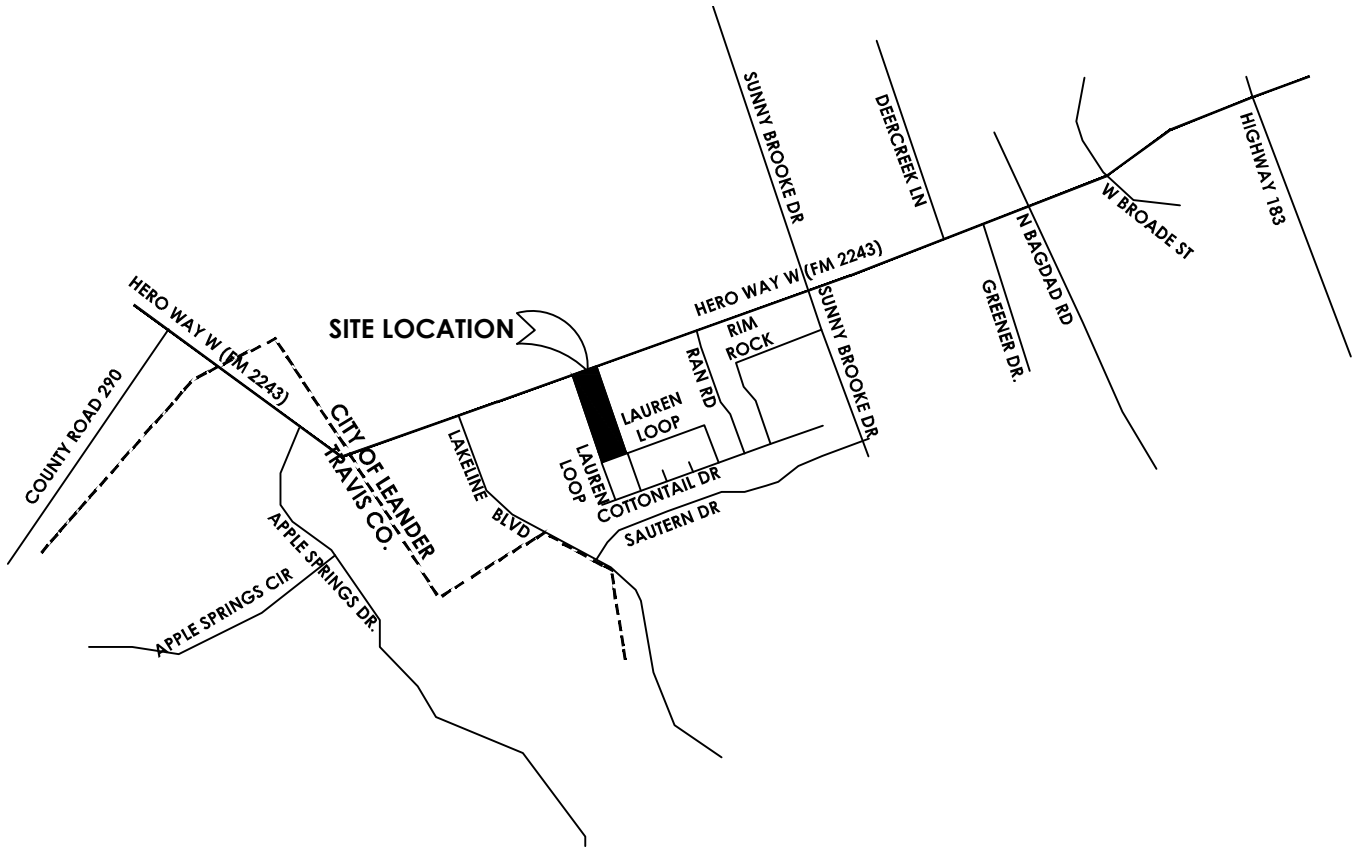
LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED)
ROW RIGHT OF WAY

0 1000 2000 4000
SCALE (1" = 2000')



LOCATION MAP
1" = 2000'



NUMBER OF LOTS: 1
ACREAGE: 5.01
PROPOSED USE: UTILITY
RESERVATIONS: NONE
STREETS: ZERO

PLAT INDEX

PAGE 1 = COVER SHEET
PAGE 2 = EXHIBIT
PAGE 3 = NOTES & SIGNATURES

MAIN OFFICE
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PHONE * (830) 620-2988

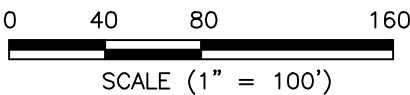
M&S ENGINEERING, L.L.C.
CIVIL ELECTRICAL STRUCTURAL MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1584

SHERWOOD
SURVEYING & S.U.E.

POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446

SHEET INDEX:
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SHEET 1 = COVER PAGE

HERO WAY SUBSTATION SUBDIVISION
SHORT FORM FINAL PLAT



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
ROW	RIGHT OF WAY
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
PRWCT	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
DRWCT	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
▨	RIGHT OF WAY DEDICATION

METES AND BOUNDS

BEING 5.01 ACRES OF LAND OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AND DESCRIBED IN DOCUMENT NUMBER 2020023317 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.01 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

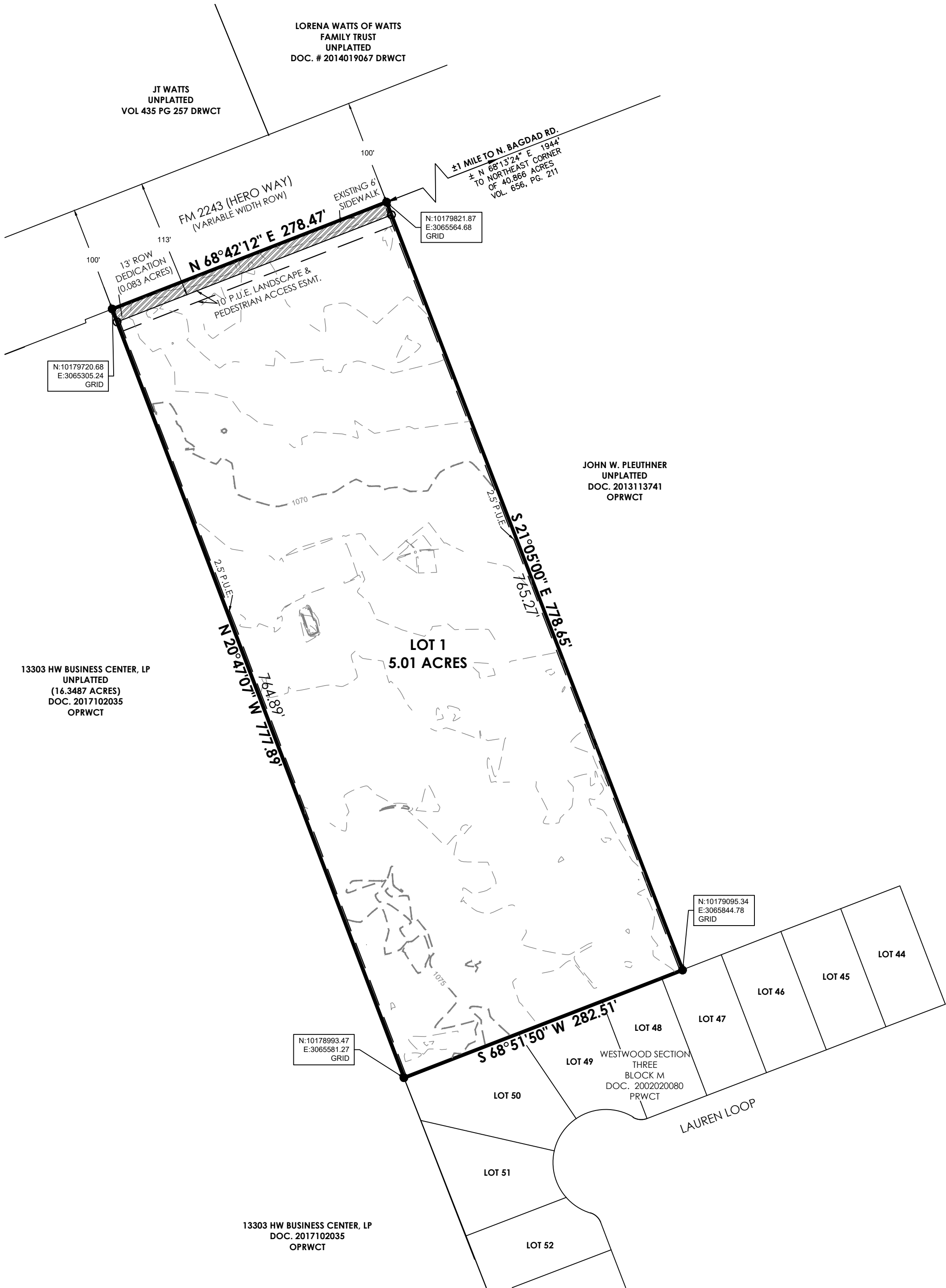
BEGINNING AT A FOUND 1/2" IRON ROD SITUATED IN THE SOUTHERLY RIGHT-OF- WAY LINE OF F.M. 2243 (HERO WAY), MARKING THE NORTHWESTERLY CORNER OF THE REMAINING PORTION OF THAT 5.10 ACRE TRACT CONVEYED TO JOHN W. PLEUTHNER BY DEED RECORDED IN DOCUMENT NUMBER 2013113741 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE NORTHEASTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, S 21° 05' 00" E, ALONG THE WESTERLY LINE OF THE SAID REMAINING PORTION OF A 5.10 ACRE PLEUTHNER TRACT, COMMON WITH THE EASTERLY BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 778.65 FEET TO A FOUND 1/2" IRON ROD SITUATED IN THE NORTHERLY BOUNDARY LINE OF WESTWOOD SUBDIVISION SECTION THREE, RECORDED IN DOCUMENT 2002020080 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID REMAINING PORTION OF THE 5.10 ACRE PLEUTHNER TRACT AND THE SOUTHEASTERLY CORNER OF SAID 5.01 ACRE TRACT AND HEREOF;

THENCE, S 68° 51' 50" W, ALONG THE NORTHERLY LINE OF SAID WESTWOOD SUBDIVISION SECTION THREE, COMMON WITH THE SOUTHERLY BOUNDARY LINE HEREOF, A DISTANCE OF 282.51 FEET TO A FOUND 1/2" IRON ROD SITUATED IN THE EASTERLY LINE OF THAT 16.3487 ACRE TRACT (TRACT 2) CONVEYED TO 13303 HW BUSINESS CENTER, LP BY DEED RECORDED IN DOCUMENT NUMBER 2017102035 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID 5.01 ACRE TRACT AND HEREOF;

THENCE, N 20° 47' 07" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID 16.3487 ACRE TRACT (TRACT 2), COMMON WITH THE WESTERLY BOUNDARY LINE OF SAID 5.01 ACRE TRACT AND HEREOF, A DISTANCE OF 777.89 FEET TO A FOUND 1/2" IRON ROD FOUND WITH CAP "LAND DEV", SITUATED ON THE SOUTHERLY RIGHT-OF- WAY LINE OF F.M. 2243 (HERO WAY), FOR THE NORTHEASTERLY CORNER OF SAID 16.3487 ACRE TRACT (TRACT 2), AND BEING THE NORTHWESTERLY CORNER OF SAID 5.01 AND HEREOF;

THENCE, N 68° 42' 12" E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID 5.01 ACRE TRACT, COMMON WITH THE SOUTHERLY RIGHT-OF- WAY LINE OF F.M. 2243 (HERO WAY), A DISTANCE OF 278.47 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.01 ACRES OF LAND.



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M&S ENGINEERING, L.L.C.
CIVIL/ELECTRICAL/STRUCTURAL/IMP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1394

SHERWOOD
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DATE OF SUBMITTAL: 5/10/2022
JOB #21MS055

SHEET INDEX:
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SHEET 2 = EXHIBIT

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SHERWOOD

SURVEYING & S.U.E.

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- GENERAL PLAT NOTES:
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019.
 - 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.
 - THERE IS AN EXISTING 6' WIDE SIDEWALK ALONG HERO WAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF ITS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
 - ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
 - AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
 - NOTE EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY ISSUED 3-2-2020, AS WELL AS THE NOTHING FURTHER CERTIFICATE PROVIDED BY INDEPENDENCE TITLE COMPANY DATED 4-27-2022.

THE STATE OF TEXAS §
COUNTY OF COMAL §

THAT I, RICHARD A. GOODWIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY ISSUED 3/2/2020, ALONG WITH NOTHING FURTHER CERTIFICATE PROVIDED BY INDEPENDENCE TITLE COMPANY DATED 4/27/2022, HAVE BEEN SHOWN OR NOTED HEREON.

RICHARD A. GOODWIN, RPLS #4069 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR



THE STATE OF TEXAS §
COUNTY OF COMAL §

THAT I, BRADY KOSUB, 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.

BRADY KOSUB, PE #105051 DATE
LICENSED PROFESSIONAL ENGINEER

HERO WAY SUBSTATION SUBDIVISION

SHORT FORM FINAL PLAT

THE STATE OF TEXAS §
COUNTY OF _____§

THAT PEDERNALES ELECTRIC COOPERATIVE INC., a _____, AS THE OWNER OF THAT CERTAIN 5.01 ACRE TRACT OF LAND RECORDED IN VOLUME _____, PAGE _____, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FORECVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION OR WHEN THE SUBDIVIDER HAS MDE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS HERO WAY SUBSTATION SUBDIVISION.

PEDERNALES ELECTRIC COOPERATIVE INC.

CODY MOOS
DIRECTOR, SECURITY, FACILITIES & REAL ESTATE

THE STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE _____ DAY OF _____, 20____, personally appeared, CODY MOOS, AS DIRECTOR, SECURITY, FACILITIES & REAL ESTATE OF PEDERNALES ELECTRIC COOPERATIVE, INC., a _____, ON BEHALF OF SAID COMPANY, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PRUPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC STATE OF _____

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

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.

_____ JOHN COSGROVE, CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS	ATTEST: _____ ELLEN COUFAL, SECRETARY PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS
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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

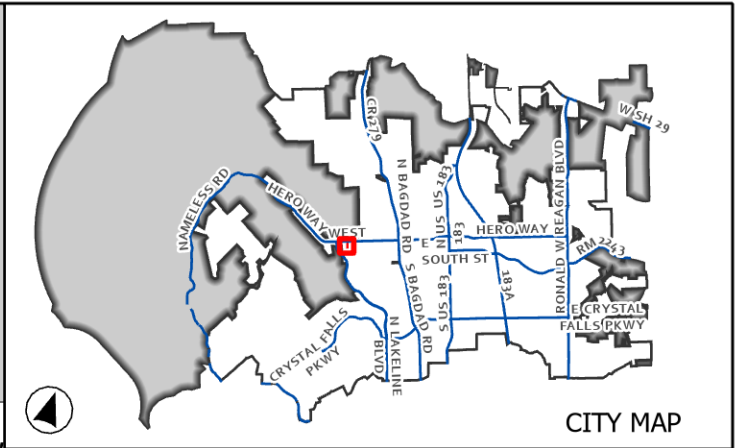
KNOW ALL MEN BY THESE PRESENTS:

I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, AD, AT ____ O'CLOCK, ____M, AND DULY RECORDED THIS THE DAY OF _____, 20____, AD, AT ____ O'CLOCK ____M, IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

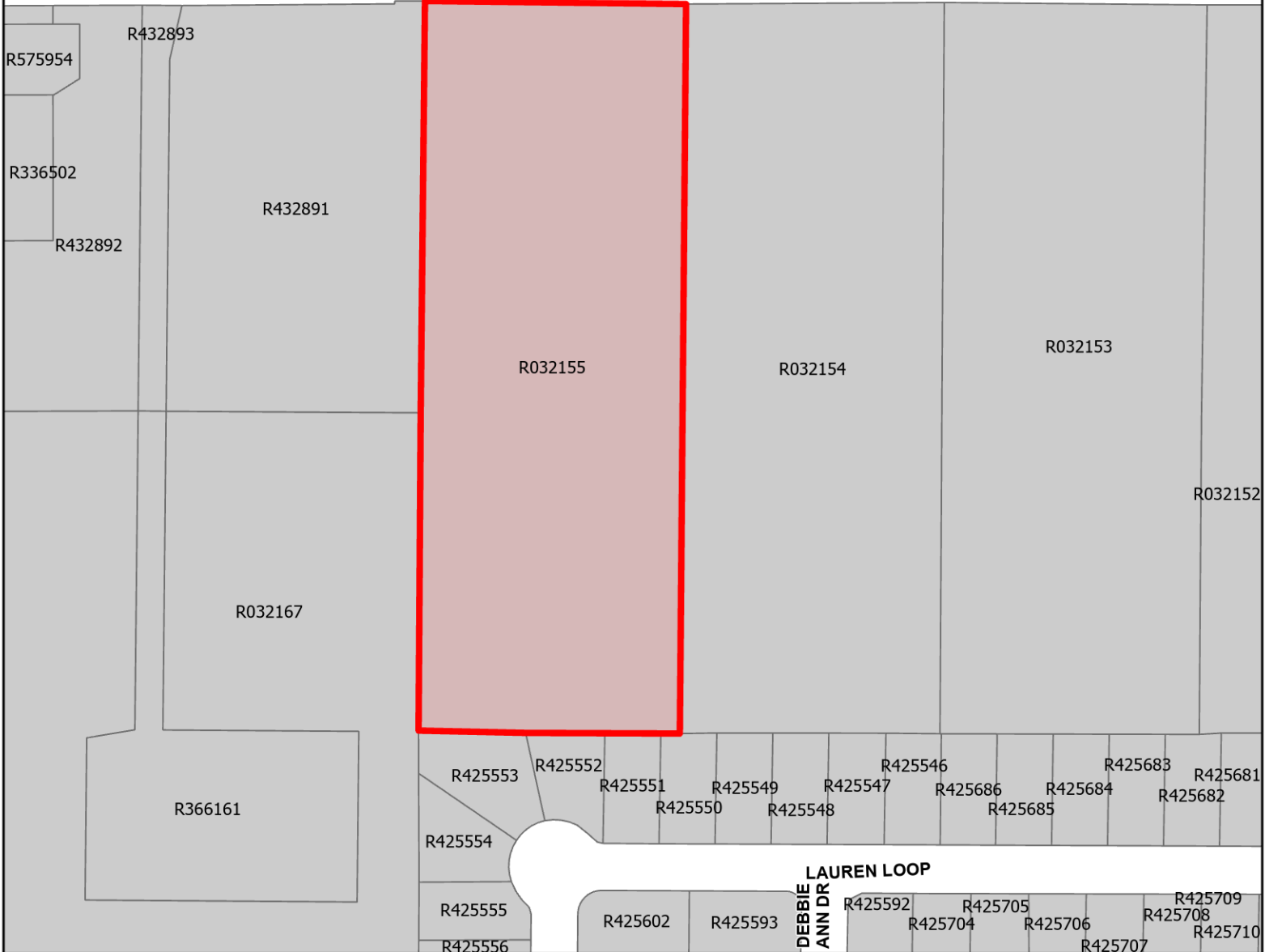
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

SHEET INDEX:
3 OF 3
SHEET 3 = NOTES/SIGNATURES



HERO WAY WEST



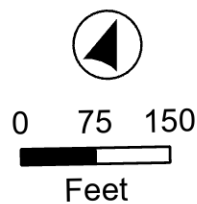
CASE: 22-SFP-004

ATTACHMENT 1

HERO WAY SUBSTATION

Location Map

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



- Leander City Limits
- ETJ
- Site Location



EXECUTIVE SUMMARY
08/11/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Attached Draft 7/28/2022 P & Z Minutes

RECOMMENDATION:

Approval of the 7/28/2022 P & Z Minutes

PRESENTER:

Attachments

Draft 7-28-2022 P & Z minutes



**MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

July 28, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order at 7:00 p.m.
2. Roll Call.
All Commissioners were present except for Chair Cosgrove and Commissioner Carpenter.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 21, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-SFP-015 regarding Valps Subdivision Short Form Final Plat on one parcel of land approximately 7.20 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R054292; generally located northwest of the intersection of Ronald Reagan Blvd. and FM 2243, Leander, Williamson County, Texas.
7. Re-approval of Subdivision Case 20-FP-021 regarding Lively Tract Ph 3 Final Plat on one parcel of land approximately 38.428 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R544675; generally located to the south of the intersection SH 29 and Lively Ranch Road and specifically to the south of River Place Ln and Deer Lake Lane, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda items 6 through 8, seconded by Commissioner Hampton Jr.

4 - 0 Passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 21-CP-016 to adopt the South 40 Major Roadways Concept Plan and Subdivision Case 21-PP-020 to adopt the South 40 Major Roadways Preliminary Plat on two parcels of land approximately 20.20 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031721 and R321825; generally located west of the intersection of US 183 and Heritage Grove Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Cases 21-CP-016 and 21-PP-020 as described above.

Brian Smith had concerns.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Laura Lantrip to approve the concept Plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalis Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 4.995 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W Broade St and W San Gabriel Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-020 as described above.

Frank Stiles spoke for the item but had concerns about the public outreach.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to postpone the zoning case until August 11, 2022 P & Z meeting so the HOA's can be notified.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

5 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case 22-CP-004 to adopt the Gabriel's Horn Development Concept Plan on four parcels of land approximately 17.82 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022218, R500872, R500871, and R473804; generally located at the north west corner of Ronald Reagan Blvd. and Gabriel's Horn Rd., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-004 as described above.

Bhavani Yella and David Johnson spoke for this item but had concerns.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the concept plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

5 - 0 Passed

REGULAR AGENDA

12. Adjournment at 7:35 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

08/11/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Subdivision Case 22-SFP-005 and Variance Case 22-VA-004 to consider the approval of the King Subdivision Short Form Final Plat and associated variances to Article III, Section 45 (b)(10)) and Article IV, Section 61 of the Subdivision Ordinance and Article VI, Section 8 (b)(1) of the Composite Zoning Ordinance on two parcels of land approximately 5.862 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R599426 and R032242; and more commonly known as 1020 and 1030 CR 267, Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case 22-SFP-005 and 22-VA-004 as described above.

BACKGROUND:

This request is the final step in the subdivision process. The applicant is requesting the following variances be granted by the Commission:

COMPOSITE ZONING ORDINANCE - Article VI - Section 8, that requires a 10 foot landscape lot with a six foot screening wall as well as prohibits residential driveway access to collectors. The request includes the following:

1. Allowing direct driveway access to any single-family lot from a collector class roadway. This request includes a shared driveway for the lots on to the collector.
2. Removing the requirement for a 10 ft. landscape lot adjacent to CR 267. This requirement is used for larger developments with multiple lots backing up to the collector.
3. Removing the requirement for a 6 ft. privacy fence along the common lot line between the landscape lot and the single-family lots adjacent to CR 267.

SUBDIVISION ORDINANCE - Article IV Section 61, which states requirements for parkland dedication and park improvements for any subdivision that adds new residential lots. The request includes the following:

1. Removing the parkland dedication or fee in lieu.
2. Removing park improvement or park improvement fee required.

The goal for requesting these variances is to ensure the ordinance does not create a negative impact on the existing single-family home owners affected by the Short Form Final Plat application. The purpose of the ordinance is to provide for orderly, safe and healthful development to promote the health safety and general welfare of the community. A variance to the provisions of this Ordinance shall be considered an exception to the regulations whenever a tract to be developed is of such unusual size or shape or is surrounded by development of such unusual conditions that the strict application of the requirements contained in this Ordinance would result in substantial hardship or inequity, but so that, at the same time, the public welfare and interests of the City are protected and the general intent and spirit of this Ordinance are preserved.

HISTORY/TIMELINE:

04/21/2016 – Annexation into City limits

07/21/2022 – Transportation Plan Amendment reclassifying CR 267 from arterial to collector

APPLICANT/AGENT:

Phillip and Marcella King and David William and Rebecca Smith.

RECOMMENDATION:

This short form final plat includes three residential lots. Staff recommends approval of the short form final plat and the associated variances. This subdivision includes replatting one lot into three lots. The items subject to the variance are intended for larger developments and do create a hardship for the property owner. If the Commission chooses to approve the variances, they must take action and confirm that the request meets the following findings of fact:

1. The public convenience and welfare will be substantially served;
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
3. The applicant has not created the hardship from which relief is sought;
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;
5. The hardship from which relief is sought is not solely of an economic nature;
6. The variance is not contrary to the public interest;
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship; and
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Final Plat
2. Location Exhibit

KING ADDITION
SHORT FORM FINAL PLAT

PROJECT INFORMATION:

PROPERTY OWNERS:

Phillip R. King, et ux
1030 Co. Rd. No. 267
Georgetown, Texas 78628

David & Rebecca Smith
1020 Co. Rd. No. 267
Georgetown, Texas 78628

DEVELOPER:

Phillip R. King, et ux
1030 Co. Rd. No. 267
Georgetown, Texas 78628

SURVEYOR:

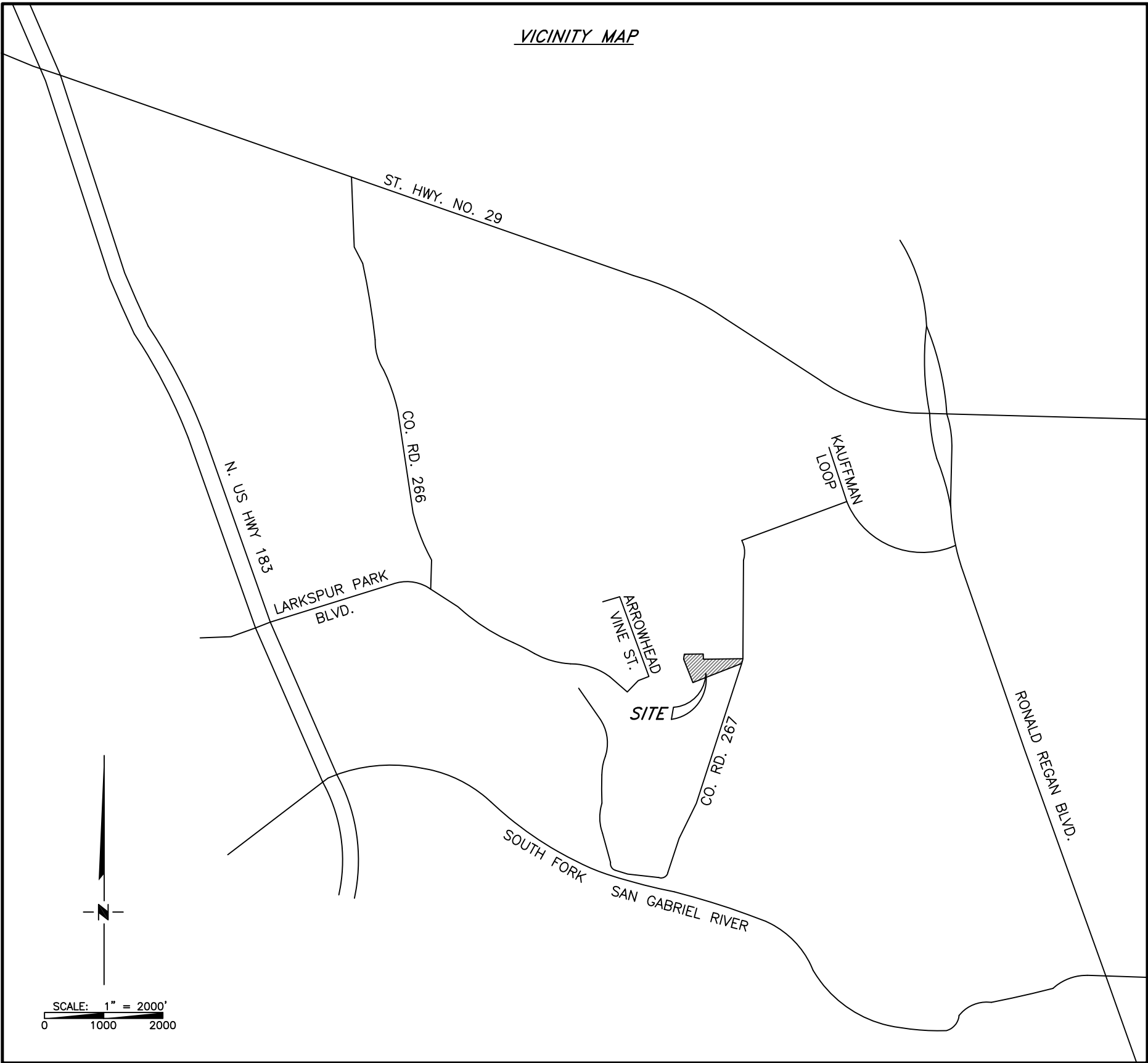
Larry W. Busby RPLS 4967
Delta Land Surveying
14900 Avery Ranch Blvd.
Suite C200 #241
Austin, Texas 78717
(512) 781-9800

AGENT:

Phillip R. King
1030 Co. Rd. No. 267
Georgetown, Texas 78628

FILING DATE:

05/17/2022



INDEX

SHEET	DESCRIPTION
1	Cover Sheet
2	Short Form Final Plat
3	Notes & Signatures
4	Description

LOT SUMMARY		
LOT NO.	AREA	PROPOSED USE
1	2.375 Acres	Residential
2	2.463 Acres	Residential
3	1.000 Acre	Residential
ROW	0.024 Acre	Right-of-way
TOTAL	5.862 Acres	

Street Dedication: 0.024 Acre

VARIANCES:

- Single-family and two-family residential lots adjacent to an arterial street have access on a residential street only and a note is shown on the plat prohibiting access to the other street. (SO Art III, Sec. 45 (b)(10)).
- For lots abutting an arterial roadway, a landscape lot of at least 10' is required between the lot and the specified roadway. (CZO Art. VI, Sec. 8 (b)(1)).

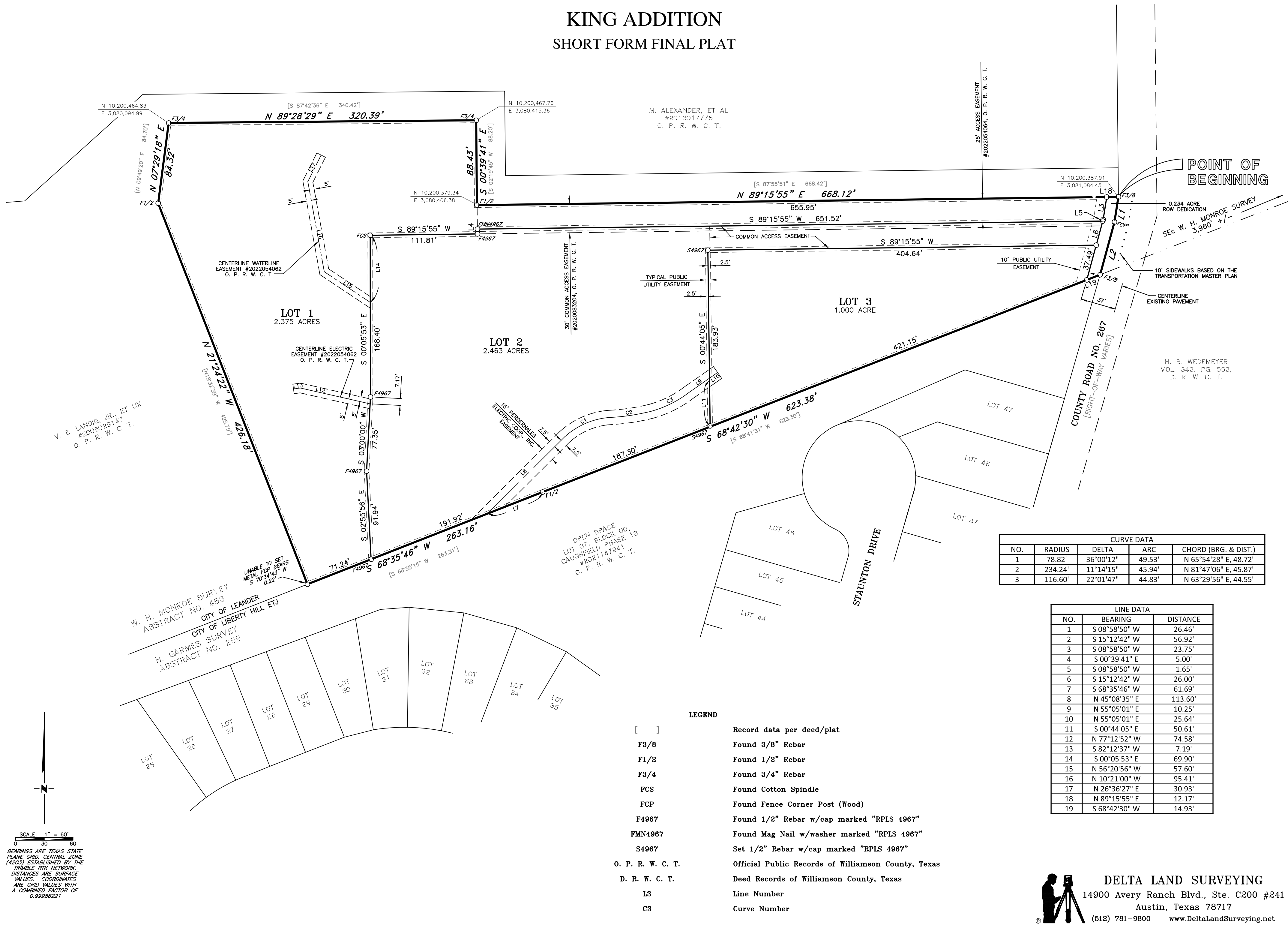


DELTA LAND SURVEYING

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Austin, Texas 78717

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KING ADDITION
SHORT FORM FINAL PLAT



CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BRG. & DIST.)
1	78.82'	36°00'12"	49.53'	N 65°54'28" E, 48.72'
2	234.24'	11°14'15"	45.94'	N 81°47'06" E, 45.87'
3	116.60'	22°01'47"	44.83'	N 63°29'56" E, 44.55'

LINE DATA		
NO.	BEARING	DISTANCE
1	S 08°58'50" W	26.46'
2	S 15°12'42" W	56.92'
3	S 08°58'50" W	23.75'
4	S 00°39'41" E	5.00'
5	S 08°58'50" W	1.65'
6	S 15°12'42" W	26.00'
7	S 68°35'46" W	61.69'
8	N 45°08'35" E	113.60'
9	N 55°05'01" E	10.25'
10	N 55°05'01" E	25.64'
11	S 00°44'05" E	50.61'
12	N 77°12'52" W	74.58'
13	S 82°12'37" W	7.19'
14	S 00°05'53" E	69.90'
15	N 56°20'56" W	57.60'
16	N 10°21'00" W	95.41'
17	N 26°36'27" E	30.93'
18	N 89°15'55" E	12.17'
19	S 68°42'30" W	14.93'



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KING ADDITION
SHORT FORM FINAL PLAT

DESCRIPTION:

A tract of land situated within the William H. Monroe Survey, Abstract Number 453, Williamson County, Texas and being all the remainder of a called 5.865 acre tract of land conveyed to and owned by Phillip R. King and Marcella G. King by a deed filed for record under Document Number 2015004940 of the Official Public Records of Williamson County, Texas together with all of those portions of said King tract conveyed to David and Rebecca Smith by deeds filed for record under Document Number 2021184852 and 2022054063 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at 3/8" rebar found, on the monumented West right-of-way line of County Road Number 267, for the common East corner of the tract of land herein described and a tract of land conveyed to V. E. Landig, Jr., et ux by a deed filed for record under Document Number 2006029147 of the Official Public Records of Williamson County, Texas;

Thence along the aforementioned West right-of-way line:

S 08°58'50" W a distance of **26.46 feet** to a wood fence corner post found for a corner;

S 15°12'42" W a distance of **56.92 feet** to a 3/8" rebar found for the common East corner of the tract of land herein described and Lot 37 in Block OO of Caughfield Phase 13 according to the map or plat thereof filed for record under Document Number 2021147941 of the Official Public Records of Williamson County, Texas;

Thence **S 68°42'30" W**, along the common boundary line of the tract of land herein described and the aforementioned Lot 37, a distance of **623.38 feet** to a 1/2" rebar found for a common corner;

Thence **S 68°35'46" W**, continuing along the common boundary line of the tract of land herein described and the aforementioned Lot 37, a distance of **263.16 feet** to a point (in the concrete footing of a metal fence corner post which bears S 70°34'43" W a distance of 0.22 feet) for the common South corner of the tract of land herein described and the above-mentioned Landig tract;

Thence along the common boundary line of the tract of land herein described and the aforementioned Landig tract:

N 21°24'22" W a distance of **426.18 feet** to a 1/2" rebar found for a common corner;

N 07°29'18" E a distance of **84.32 feet** to a 3/4" rebar found for a common corner;

N 89°28'29" E a distance of **320.39 feet** to a 3/4" rebar found for a common corner;

S 00°39'41" E a distance of **88.43 feet** to a 1/2" rebar found for a common corner;

N 89°15'55" E a distance of **668.12 feet** to the **Point of Beginning**.

GENERAL NOTES:

1. This subdivision is wholly contained within the city limits of the City of Leander, Texas.
2. This subdivision does not lie within the Edwards Aquifer Recharge Zone. However, it does lie within a Contributing Zone to the Edwards Aquifer Recharge Zone.
3. No lot in this subdivision shall be occupied until connected to the City of Leander Water distribution facilities and wastewater shall be provided by OSSF.
4. No lot in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Williamson County On-Site Sewerage Facility Regulations.
5. 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.
6. No building, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works Department.
7. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
8. All easements on private property shall be maintained by the property owner or his or her assigns.
9. No portion of this tract is within a Special Flood Hazard Area as shown on the Flood Insurance Rate Map Panel Number 48491C0275E for Williamson County, Texas with an effective date of September 26, 2008.
10. All utility lines must be located underground.
11. The subdivision shown and described hereon is not subject to easements as filed for record in Volume 879 at Page 202; Volume 1644 at Page 409; Document Number 1998026446 of the Official Records of Williamson County, Texas.
12. The subdivision shown and described hereon may be subject to an easement to Chisholm Trail, WSC, with an undefinable location on the ground, as filed for record in Volume 1047 at Page 72 of the Official Records of Williamson County, Texas.
13. The subdivision shown and described hereon may be subject to an easement to General Telephone Company of the Southwest, with an undefinable location on the ground, as filed for record in Volume 1047 at Page 72 of the Official Records of Williamson County, Texas.
14. Lot 1 and Lot 2 are subject to Agreements filed for record under Document Number 2022054062, 2022054064 and 2022054065 of the Official Public Records of Williamson County, Texas.
15. 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.
16. Sidewalks shall be installed on the subdivision side of County Road No. 267. 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.
17. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.
18. 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 a parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
19. 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).



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(512) 781-9800 www.DeltaLandSurveying.net

KING ADDITION
SHORT FORM FINAL PLAT

DEDICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Phillip R. King and Marcella G. King, husband and wife, as the owners of the remainder of that certain 5.862 acre tract of land recorded under Document Number 2015004940 of the Official Public Records of Williamson County, Texas do hereby dedicate to the public forever use of all additional right-of-way, street, alleys, easements, parks, and all other land intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as the "King Addition".

In witness whereof, Philip R. King and Marcella G. King have caused these presents to be executed this _____ day of _____, 2022, A. D.

Phillip R. King Marcella G. King

ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Phillip R. King known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 2022, A. D.

Notary Public

ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Marcella G. King known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 2022, A. D.

Notary Public

LIENHOLDER DEDICATION:

STATE OF _____ §
COUNTY OF _____ §

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and vaulable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien describnerd in the instrument entitled Deed of Trust, dated 01/13/2021, filed of record in the Official Public Records of Williamson County, Texas under Document Number 2021006483.

Lienholder Name: Gateway Mortgage Group, a division of Gateway First Bank

Name: _____

Title: _____

LIENHOLDER ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 2022, personally appeared, _____, as _____ of Gateway Mortgate Group, a division of Gateway First Bank, on behalf of said Gateway Mortgage Group, a division of Gateway First Bank, a duly authorized agent authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office, this the _____ day of _____, 2022, A. D.

Notary Public

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, David Smith and Rebecca Smith, husband and wife, as the owners of that certain 2.382 acre tract of land recorded under Document Numbers 2021184852 and 2022054063 of the Official Public Records of Williamson County, Texas do hereby dedicate to the public forever use of all additional right-of-way, street, alleys, easements, parks, and all other land intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as the "King Addition".

In witness whereof, David Smith and Rebecca Smith have caused these presents to be executed this _____ day of _____, 2022, A. D.

David Smith Rebecca Smith

ACKNOWLEDGEMENT:

Before me, the undersigned authority, on this day personally appeared David Smith known to me to be the person whose name is subscribed to the foregoing instrument or writhing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 2022, A. D.

Notary Public

ACKNOWLEDGEMENT:

Before me, the undersigned authority, on this day personally appeared Rebecca Smith known to me to be the person whose name is subscribed to the foregoing instrument or writhing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 2022, A. D.

Notary Public

LIENHOLDER DEDICATION:

STATE OF _____ §
COUNTY OF _____ §

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and vaulable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien describnerd in the instrument entitled Deed of Trust, dated 12/06/2021, filed of record in the Official Public Records of Williamson County, Texas under Document Number 2021184853.

Lienholder Name: Nations Reliable Lending, LLC

Name: _____

Title: _____

LIENHOLDER ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 2022, personally appeared, _____, as _____ of Nations Reliable Lending, LLC, on behalf of said Nations Reliable Lending, LLC, a duly authorized agent authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office, this the _____ day of _____, 2022, A. D.

Notary Public

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Larry W. Busby, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the ground survey of the land and that the corner monuments shown thereon were properly placed under my direct personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Austin Title Insurance (Underwriter: Alamo Title Insurance), GF #AUT20018505 with an effective date of December 27, 2020, 8:00 am have been shown or noted hereon.

Larry W. Busby - TX RPLS #4967 Date

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulation for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should no be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

J. Terron Evertson, PE, DR, CFM Date
County Engineer

CITY OF LEANDER APPROVAL:

Approved this the _____ day of _____, 2022, 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.

John Cosgrove, Chair Ellen Pizalate, Secretary
Planning and Zoning Commission Planning and Zoning Commission
City of Leander, Texas City of Leander, Texas

ROAD NAME & 911 ADDRESS APPROVAL:

Road name and address assignments verified this the _____ day of _____, 20____, A. D.

Williamson County Addressing Coordinator

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATE:

State of Texas §
County of Williamson §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, 2022, A. D., at _____ o'clock ____ . M. and duly recorded on the _____ day of _____, 2022, A. D., at _____ o'clock ____ . M. in the Official Public Records of Williamson County, Texas in Instrument Number _____.

TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of Williamson County, Texas, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk, County Court
Williamson County, Texas



DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net



EXECUTIVE SUMMARY

08/11/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case 21-CP-019 to adopt the Cypress Meadows Concept Plan on one parcel of land approximately 44.1 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R403528; generally located south of Hernandos Loop and west of US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-019 as described above.

BACKGROUND:

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

APPLICANT/AGENT:

Kimley-Horn (William Buzzelli, P.E.) on behalf of MMK Ventures, LLC. (Saeed Minhas).

RECOMMENDATION:

The proposal includes approximately 97 single-family lots, 10 acres of parkland, and 1.6 acres of commercial. Staff recommends approval of this request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky, AICP, Planner

Attachments

1. Concept Plan
2. Location Exhibit

PROPERTY OWNER
MMK VENTURES, LLC.
2207 W. PARMER LN.
AUSTIN, TX 78727
CONTACT: SAEED MINHAS
PHONE: (512) 800-5858

PROJECT ENGINEER
KIMLEY-HORN
5031 SOUTHWEST PARKWAY
UPLANDS 2, SUITE 100
AUSTIN, TX 78735
CONTACT: WILL BUZZELLI, P.E.
PHONE: (737) 241-8107

PROJECT SURVEYOR
EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HWY 183
LEANDER, TEXAS 78641
CONTACT: CHARLES BENSON, R.P.L.S.
PHONE: (512) 528-5308

SUBMITTAL DATE
NOVEMBER 16, 2021

ZONING:
SFU-2-B - SINGLE FAMILY URBAN
GC-3-C - GENERAL COMMERCIAL
SFS-2-B - SINGLE FAMILY SUBURBAN

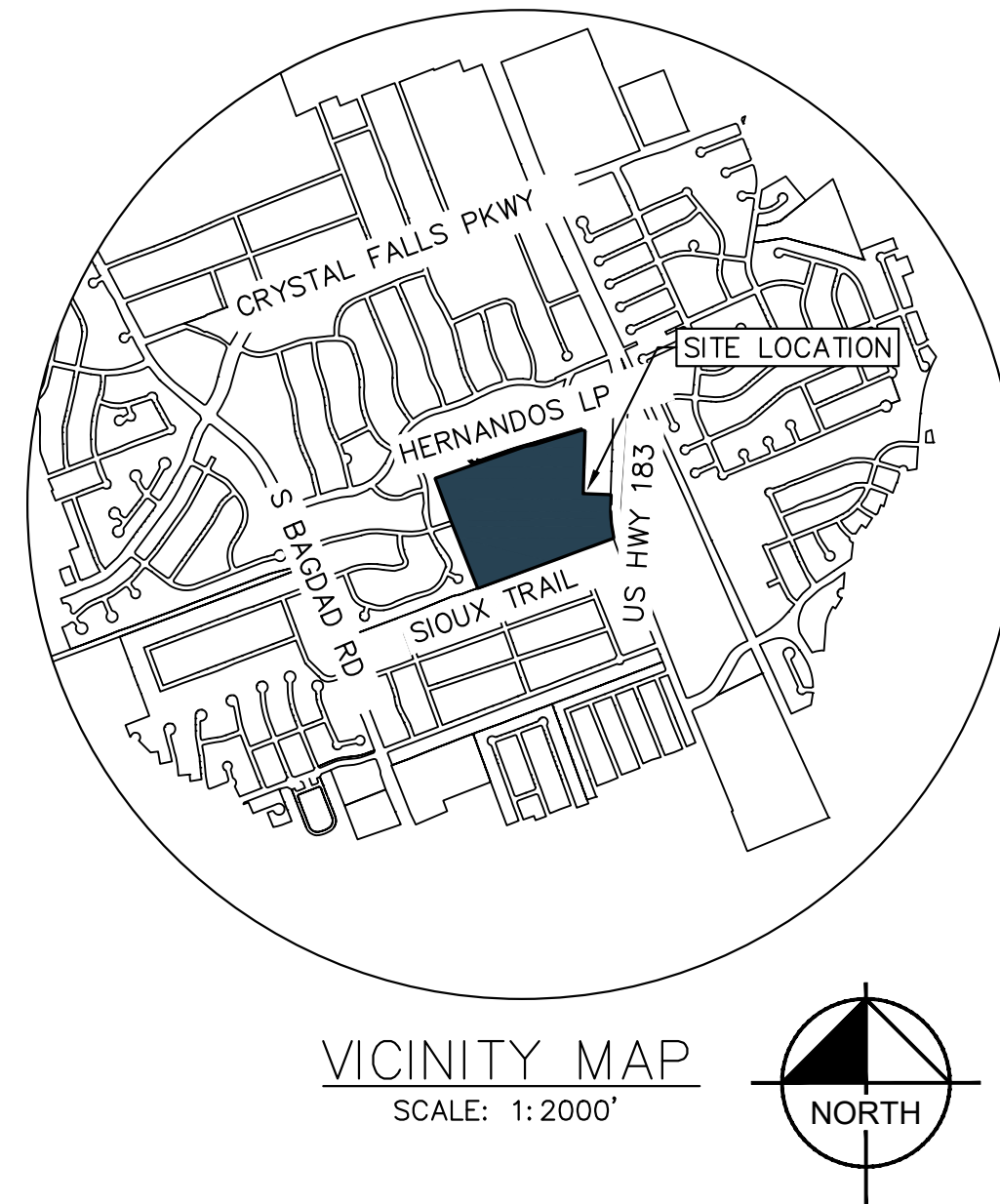
FUTURE LAND USE CATEGORY:
NEIGHBORHOOD RESIDENTIAL
MULTI-USE CORRIDOR – PRIORITY CORRIDOR

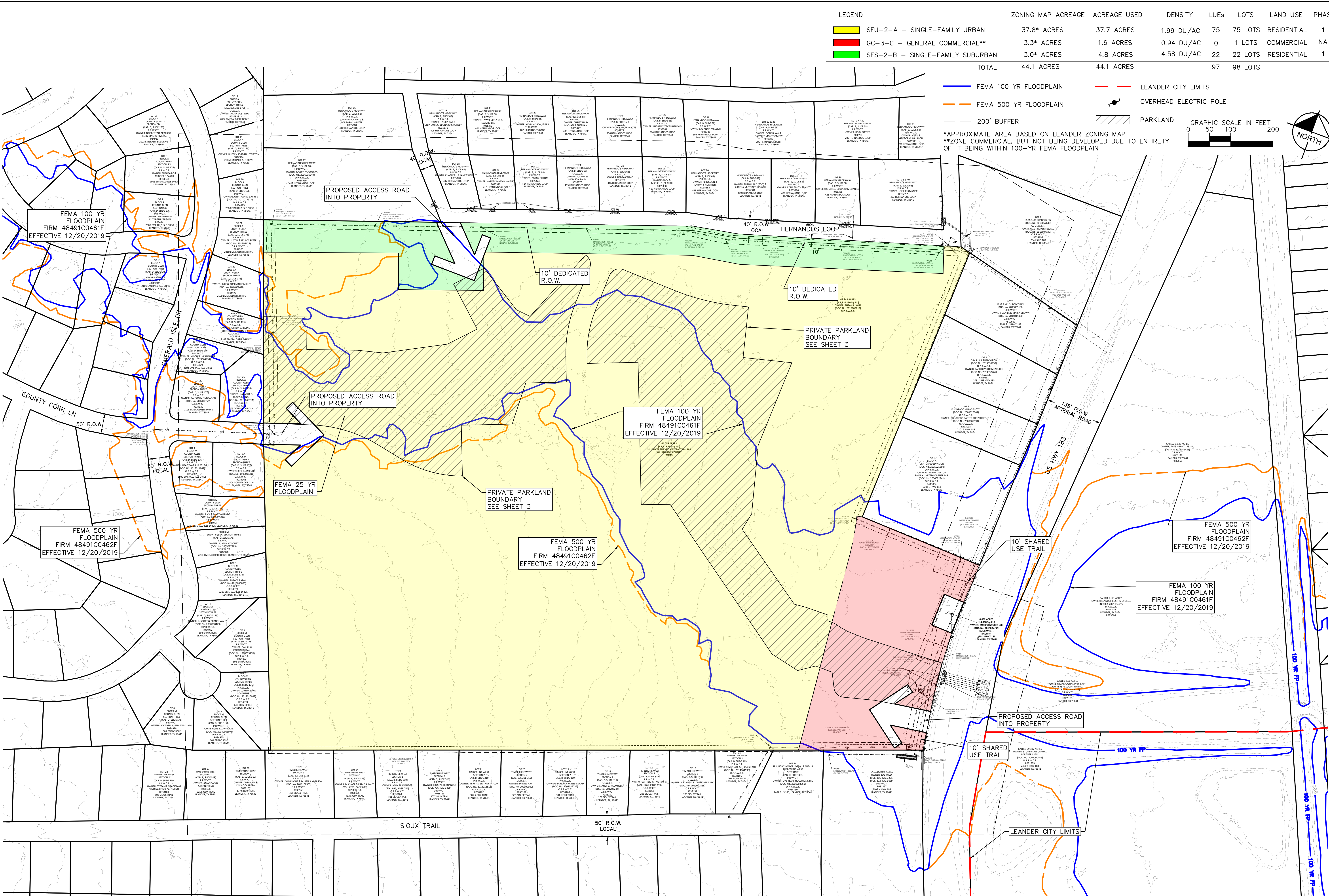
INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER
2	CONCEPT PLAN
3	PARKS PLAN

LEGEND	ZONING MAP	ACREAGE	ACREAGE USED	DENSITY	LOTS	LAND USE	PHASE		
SFU-2-A - SINGLE-FAMILY URBAN	39.4*	ACRES	37.7	ACRES	1.99	DU/AC	75 LOTS	RESIDENTIAL	1
SFS-2-B - SINGLE-FAMILY SUBURBAN	3.0*	ACRES	4.8	ACRES	4.58	DU/AC	22 LOTS	RESIDENTIAL	1
TOTAL	44.1	ACRES	44.1	ACRES			97 LOTS		

*APPROXIMATE AREA BASED ON LEANDER ZONING MAP





LEGEND	ZONING MAP	ACREAGE	ACREAGE USED	DENSITY	LUEs	LOTS	LAND USE	PHASE	
SFU-2-A - SINGLE-FAMILY URBAN	37.8*	ACRES	37.7	ACRES	1.99 DU/AC	75	75 LOTS	RESIDENTIAL	1
GC-3-C - GENERAL COMMERCIAL**	3.3*	ACRES	1.6	ACRES	0.94 DU/AC	0	1 LOTS	COMMERCIAL	NA
SFS-2-B - SINGLE-FAMILY SUBURBAN	3.0*	ACRES	4.8	ACRES	4.58 DU/AC	22	22 LOTS	RESIDENTIAL	1
TOTAL	44.1	ACRES	44.1	ACRES	97	98	LOTS		

LOTS	APRX. LUE'S	APRX. TRIPS**
97	97	981

**DEVELOPER PRODUCES OVER 2,000 AVERAGE DAILY TRIPS. A TIA FEE-IN-LIEU WILL BE PROVIDED IN PLACE OF A TIA.

1. FLOOD HAZARD AREAS PER FEMA FIRM 48491C0461F AND FIRM 48491C0462F.
2. RESIDENTIAL LOT SIZES SHALL BE 60' OR 70' WIDE LOTS CONSISTENT WITH THE PROPERTY ZONING.
3. PROJECT WILL BE COMPLETED IN ONE PHASE.
4. THERE ARE NO AREAS OF COMMON OWNERSHIP.
5. DESIGNED ACCORDING TO LEANDER MASTER TRANSPORTATION PLAN ADOPTED 5-6-2021.
6. EXISTING HERNANDOS LOOP PAVEMENT IS 18' OF PAVEMENT. WE ARE PROPOSING TO ADD 10' OF R.O.W. DEDICATION AND BUILD 10' OF PAVEMENT TOTALING AT 28' OF PAVEMENT. THIS WILL BE SHOWN IN THE CONSTRUCTION DOCUMENTS.

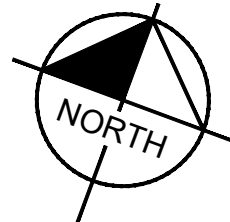
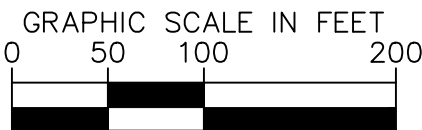
[illegible]

Plotted By: Buzzelli, William Date: August 02, 2022 06:31:37pm File Path: K:\nou_civil\069294900 cypress meadows\Conc\Exhibits\concept plan\Concept Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PARK PLAN
OPTION FOUR,* (3.50 ACRES PER 100 DWELLING UNIT) + PARK IMPROVEMENTS (\$400.00 PER DWELLING UNIT).

97	/100 x 3.5 =	3.4	6.0**
(number of dwelling units)		(required park acreage)	(proposed park acreage)
97	x \$400 =	\$38,800	\$0***
(number of dwelling units)		(\$ required park improvements)	(\$ proposed park improvements)

*PER ARTICLE IV, SECTION 61:(D) PRIVATELY OWNED AND MAINTAINED PARKS.
**INCLUDES 8.0 ACRES OF FLOODPLAIN (100 YR) OF WHICH 50% CAN BE ADDED TO PROPOSED PARK ACREAGE. THE RESULTING 4.0 ACRES ARE ADDED TO THE 2.0 ACRES OF PROPOSED PARKLAND NOT WITHIN THE FEMA FLOODPLAIN TO EQUAL 6.0 ACRES.
***PROPOSING TO PAY FEE IN LIEU OF RATHER THAN INSTALLING IMPROVEMENTS.



LEGEND

- PRIVATE PARKLAND
FEMA 100 YR FLOODPLAIN
FEMA 500 YR FLOODPLAIN

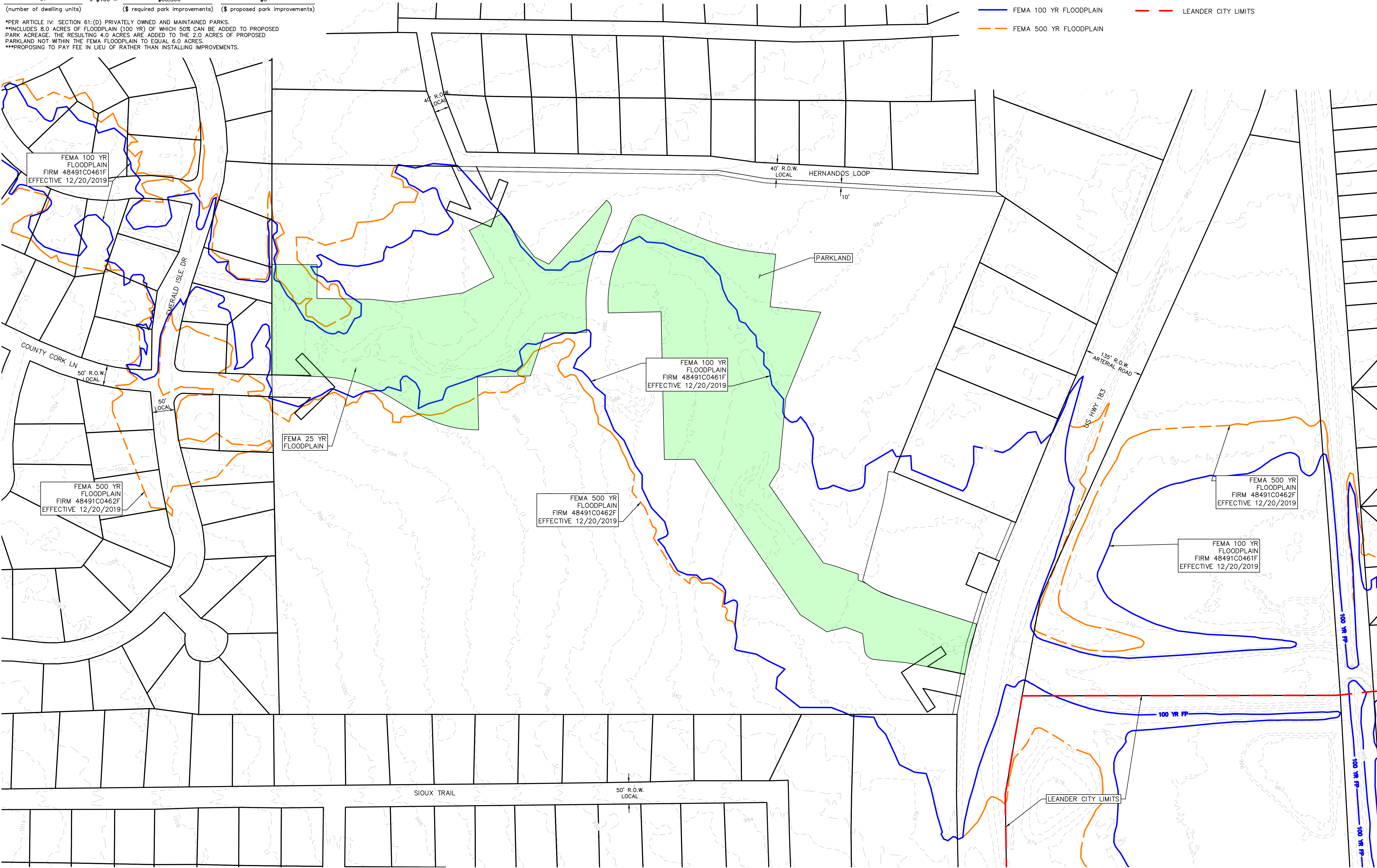
ACREAGE

10.0 ACRES

LAND USE

PARKLAND

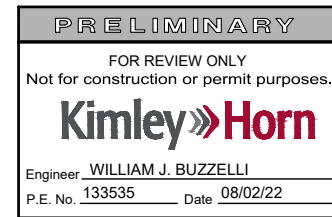
LEANDER CITY LIMITS



- NOTES:
- FLOOD HAZARD AREAS PER FEMA FIRM 48491C0461F AND FIRM 48491C0462F
 - RESIDENTIAL LOT SIZES SHALL BE 60' OR 70' WIDE LOTS CONSISTENT WITH THE PROPERTY ZONING.
 - PROJECT WILL BE COMPLETED IN ONE PHASE.

Kimley»Horn

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5301 SOUTHWEST PARKWAY, UPLANDS 2, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



7/19/2022

KHA PROJECT	069294900	DATE	DECEMBER 7, 2021	SCALE	AS SHOWN	DESIGNED BY:	WB	DRAWN BY:	MH	CHECKED BY:	LC
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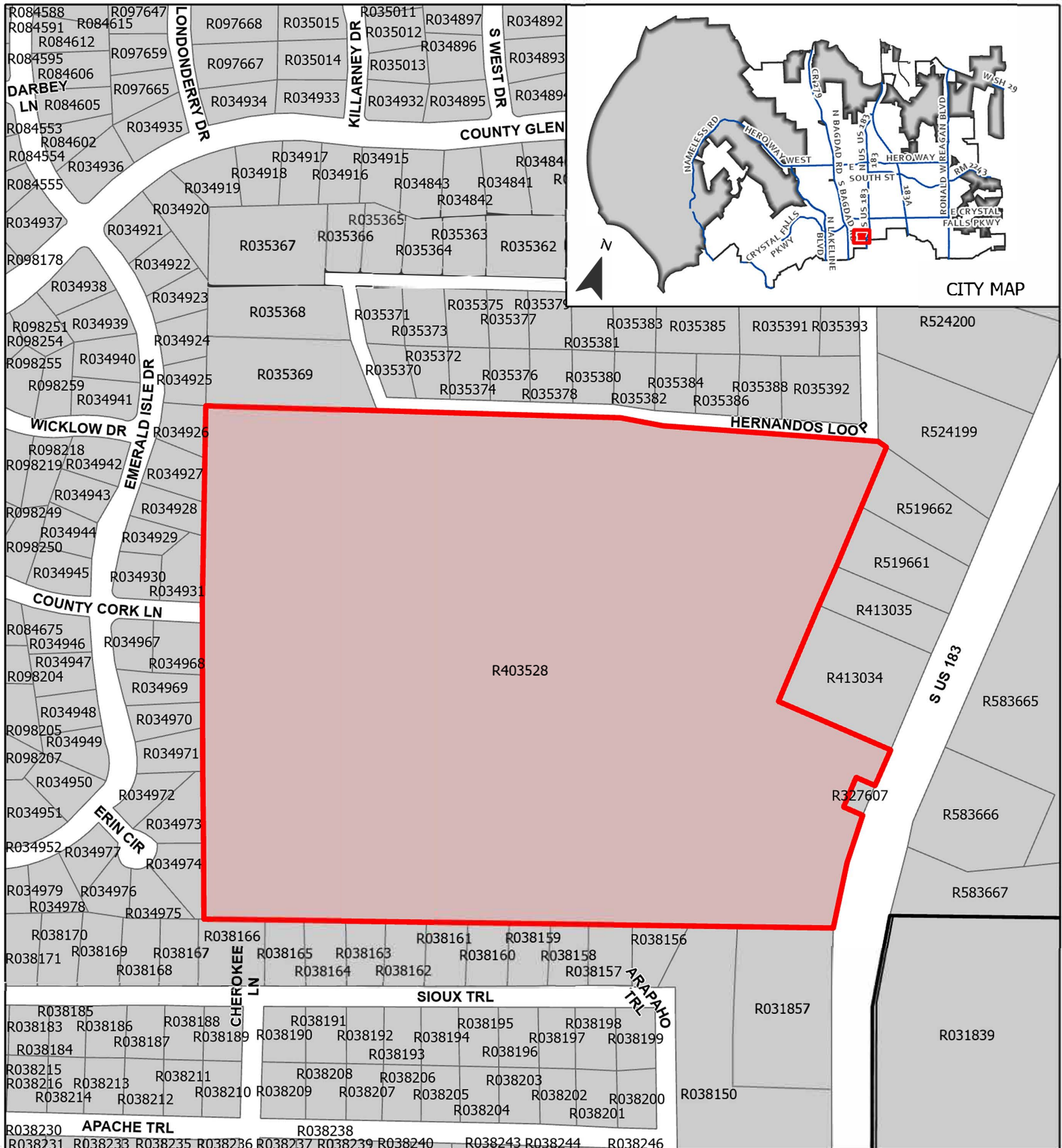
PARK PLAN

CYPRESS MEADOWS
CONCEPT PLAN
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

3 OF 3

BY	DATE
No.	REVISIONS



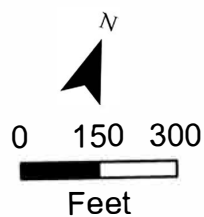
CASE: 21-CP-019

ATTACHMENT 1

CYPRESS MEADOWS

Location Map

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- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
08/11/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-007 to amend the current zoning of Interim SFR-1-B (Single-Family Rural), Interim SFS-2-B (Single-Family Suburban), LO-1-A (Local Office), and LC-2-C (Local Commercial) to adopt the Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) and GC-2-A (General Commercial) on four parcels of land approximately 19.534 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R559253, R031342, R031345, and R031341; and more commonly known as 10949, 10959, 10965, and 10981 E. Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-007 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

02/02/2017 – Approved zoning change request on a portion of the property from Interim SFR-1-B and Interim SFS-2-B to LO-1-A and LC-2-C.

APPLICANT/AGENT:

SUNRhea Design, LLC (Jim Bechtol) on behalf of RCG Enclave at Crystal Falls, LLC (Lynn Yuan).

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-007 ENCLAVE AT CRYSTAL FALLS

GENERAL INFORMATION

Owner/Agent:	SUNRhea Design, LLC (Jim Bechtol) on behalf of RCG Enclave at Crystal Falls, LLC (Lynn Yuan).
Current Zoning:	Interim SFR-1-B (Single-Family Rural) Interim SFS-2-B (Single-Family Suburban) LO-1-A (Local Office) LC-2-C (Local Commercial)
Proposed Zoning:	Enclave at Crystal Falls PUD (Planned Unit Development) with a base zoning district of TF-2-A (Two-Family) GC-2-A (General Commercial)
Size and Location:	The property is located at 10949, 10959, 10965, and 10981 E. Crystal Falls Pkwy, including approximately 19.534 acres.
Staff Contact:	Michael Chenausky, AICP Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop a residential subdivision, with commercial along E. Crystal Falls Pkwy.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

Currently 9.9 acres of the subject property are zoned for local commercial uses while the remainder of the property is zoned for interim residential uses. This change would increase the amount of commercial to 11.7 acres. The proposal does meet the maximum limitation from the Comprehensive Plan for residential uses.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Ridgmar Landing subdivision and storage facility
EAST	Interim SFR-1-B, Interim SFS-2-B	Commercial
SOUTH	GC-3-B, GC-3-C, HC-3-C, GC-3-A, Interim SFS-2-B	Commercial/Heavy Commercial users
WEST	Interim SFR-1-B, Interim SFS-2-B	Commercial

SURROUNDING AREA:

This property is located on the north side of E. Crystal Falls, west of Ronald W. Reagan Blvd. The site is just south of the Ridgmar Landing subdivision. Across E. Crystal Falls to the south is Fire Station #4 and a commercial business park.

PHYSICAL AND NATURAL FEATURES:

This property contains significant tree cover and will be subject to the Leander tree preservation and mitigation requirements.

PROPERTY HISTORY:

The back portion of this subject area was annexed into the City of Leander 05/15/2014. The portion along E. Crystal Falls Pkwy was annexed 03/23/2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for R031341 and R031342.

- 16-Z-032 requested a zone change from Interim SFR-1-B and Interim SFS-2-B to LO-1-A and LC-2-C and was approved on 02/02/2017.
- 21-Z-013 requested a zone change from Interim SFS-2-B, LO-1-A and LC-2-C to PUD TF-2-A and LC-2-A and was denied by Council on 11/04/2021.

MAJOR CORRIDORS:

This property has access onto E. Crystal Falls Pkwy which is an existing four (4) lane Arterial roadway.

TRANSPORTATION PLAN REQUIREMENTS:

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
E. Crystal Falls Pkwy	Arterial	Multi-Use Corridor	100' ROW 8' sidewalk

SUBDIVISIONS:

The following subdivision was previously submitted for the east tract of this site:

- The tract located at 10981 Crystal Falls was platted as the Holloway Additional (lot 1, Block 2) recorded on March of 2017.

EXISTING UTILITIES:

This property has access to a 24" water line within the project side of Crystal Falls ROW. An 8" sewer line and manhole was extended to the site (10965 Crystal Falls) via the Fire Station #4 improvements (16-PICP-023).

CURRENT LAND USES:

This property is has residential buildings on site.

PROPOSED ZONING DISTRICT:**USE COMPONENT****TF – Two-Family:**

Features: 9,000 sq. ft. lot min.; 1,200 sq. ft. for s.f. home, 900 sq. ft. per unit for 2 - family.

Intent: Development of two-family dwelling structures on intermediate sized lots and for other uses that are compatible and complimentary to intermediate sized lots and two-family dwellings. Such components are generally intended to provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses and to create more variety in housing opportunities and in the fabric of the neighborhoods. The goal is to avoid more than ten acres of contiguous land having a two-family component. This component should include or be located within six hundred feet of parkland or other recreational open space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors, and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas.

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Maintain and/or improve affordability and diversity in the housing market.
- Provide new Commercial development opportunity;

Applicable Future Land Use categories**NEIGHBORHOOD CENTER**

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 11/02/2020. The following changes were made to the project since the development meeting was held:

- Originally proposed Single-Family Townhouse development with no commercial.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- 2020 Leander Comprehensive Plan adopted 04/01/2021
- 20-084-00 of the Composite Zoning Ordinance was amended on 11/19/2020 to include requirements for PUD districts intending to develop residential condo regime.

NOTIFICATION

07/21/2022 - Public Notice on Hill Country News

07/27/2022 - Mail Notification to Property Owners within 200'

07/27/2022 - Public Hearing Signage Posted on Property

08/11/2022 - Planning and Zoning Commission Public Hearing

09/01/2022 - City Council Public Hearing & First Reading of the Ordinance

09/15/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

A neighborhood meeting was scheduled for 02/16/2022, no residents/property owners attended the neighborhood meeting (see attachment 9 for more detail). Below is a list of comments/concerns that were discussed during the meeting:

- No issues noted.

The following changes were made to address issues discussed.

- No changes noted.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

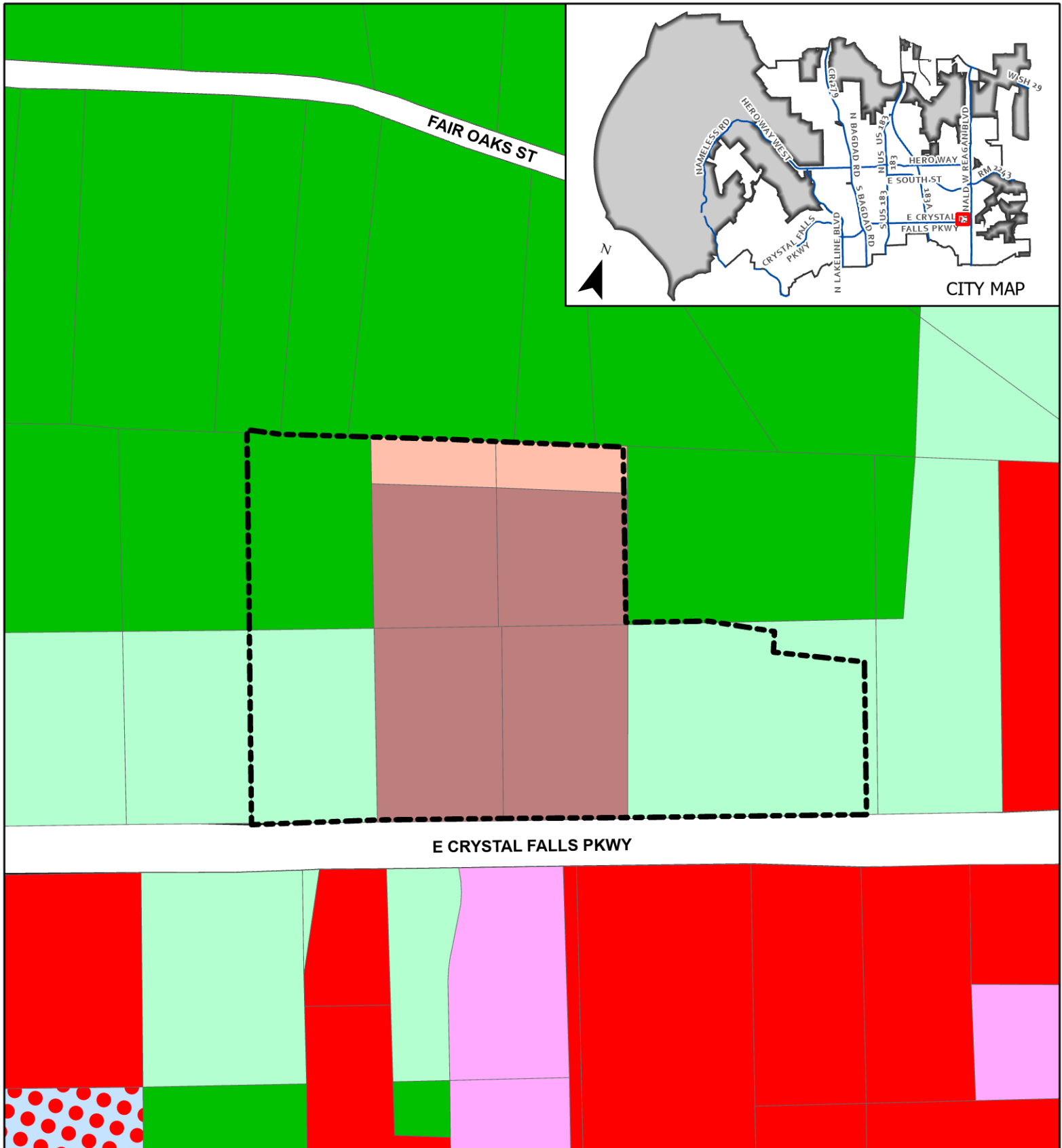
The Comprehensive Plan Future Land Use map designates this area as both Multi-Use Corridor and Priority Neighborhood Center. The Multi-Use Corridor identifies Two-Family zoning as a compatible use when the residential use does not exceed forty (40%) of the project or area and combined with a commercial use.

The PUD is proposing to phase the development, with Phase 1 to include 2,000 sq. ft. of commercial development. The PUD includes the following prohibited uses for the commercial tract.

- Animal boarding
- Bar, Nightclub or private club
- Equipment sales, repair and service
- Farms or truck gardens, limited to the propagation and cultivation of plants.
- Funeral Home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.
- Manufacturing Housing sales and accessory building sales
- Outdoor nursery
- Transportation related facilities including commercial parking lots, passenger terminals, taxi cap and mass transit terminals.
- New vehicle sales, rental or leasing, repair of new and used vehicles, body shop.
- Office Warehouse will be limited to 34% of the General Commercial (GC) area or 3.95 acres. Location will be limited to an area within the western property line to 450 feet easterly at a depth of 383 feet. See Exhibit "C"

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
Prohibited commercial uses, otherwise permitted under General Commercial zoning.	Proposed GC adjacent to residential and included office warehouse uses.
Phase 1 to include 2,000 sq. ft. of commercial.	
Enhanced landscaping for the residential.	
Increased rear setback for the residential by 5'.	Reduced front setback for the residential by 2'.
Additional parking provided for the residential development.	



CASE: 22-Z-007

ATTACHMENT 2

ENCLAVE AT
CRYSTAL FALLS PUD

Current Zoning

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Leander City Limits

ETJ

Subject Area

SFR - Single-Family Rural

SFS - Single-Family Suburban

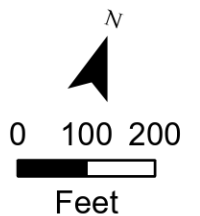
LO - Local Office

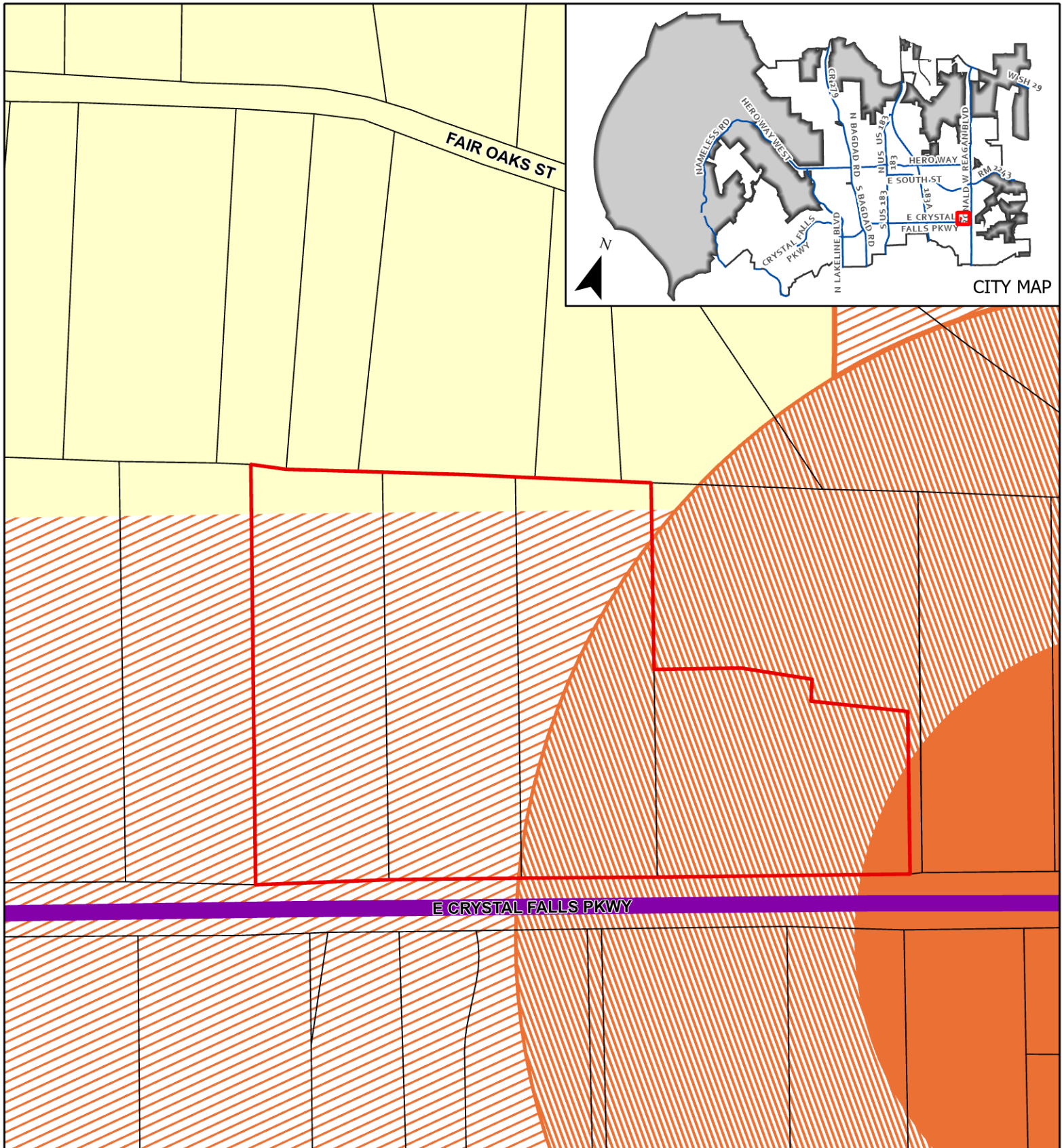
LC - Local Commercial

GC - General Commercial

HC - Heavy Commercial

PUD - General Commercial





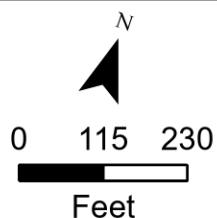
CASE: 22-Z-007

ATTACHMENT 3

ENCLAVE AT
CRYSTAL FALLS PUD

Future Land Use Map

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Leander City Limits

Leander ETJ

Subject Area

Arterial 4 Lane, Existing

Future Land Use

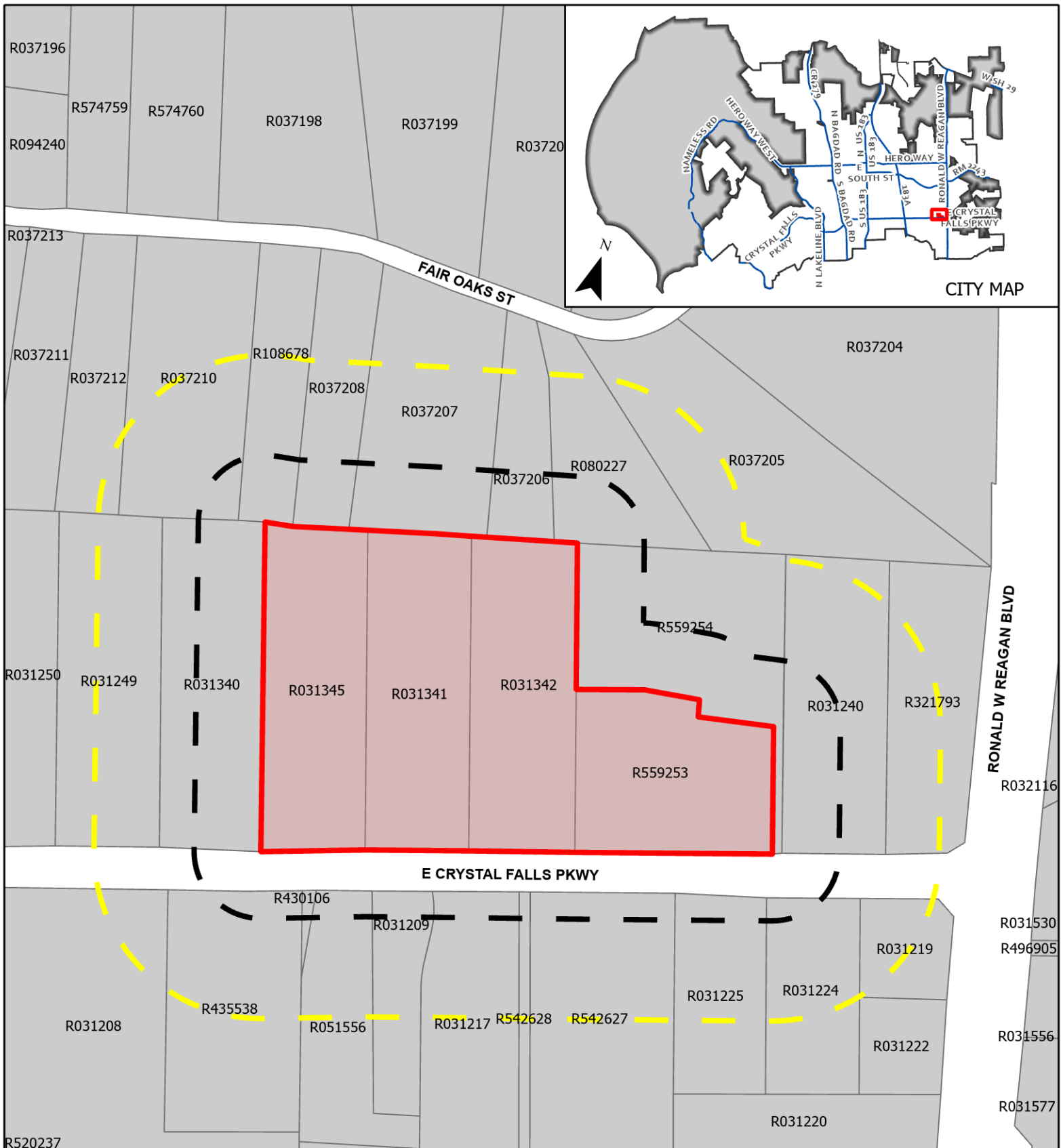
Neighborhood Residential

Neighborhood Center - Solid

Multi-Use Corridor

Multi-Use Corridor - Priority Corridor

Neighborhood Center - Priority Corridor



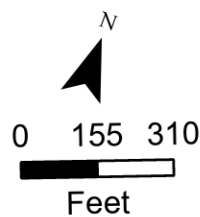
CASE: 22-Z-007

ATTACHMENT 4

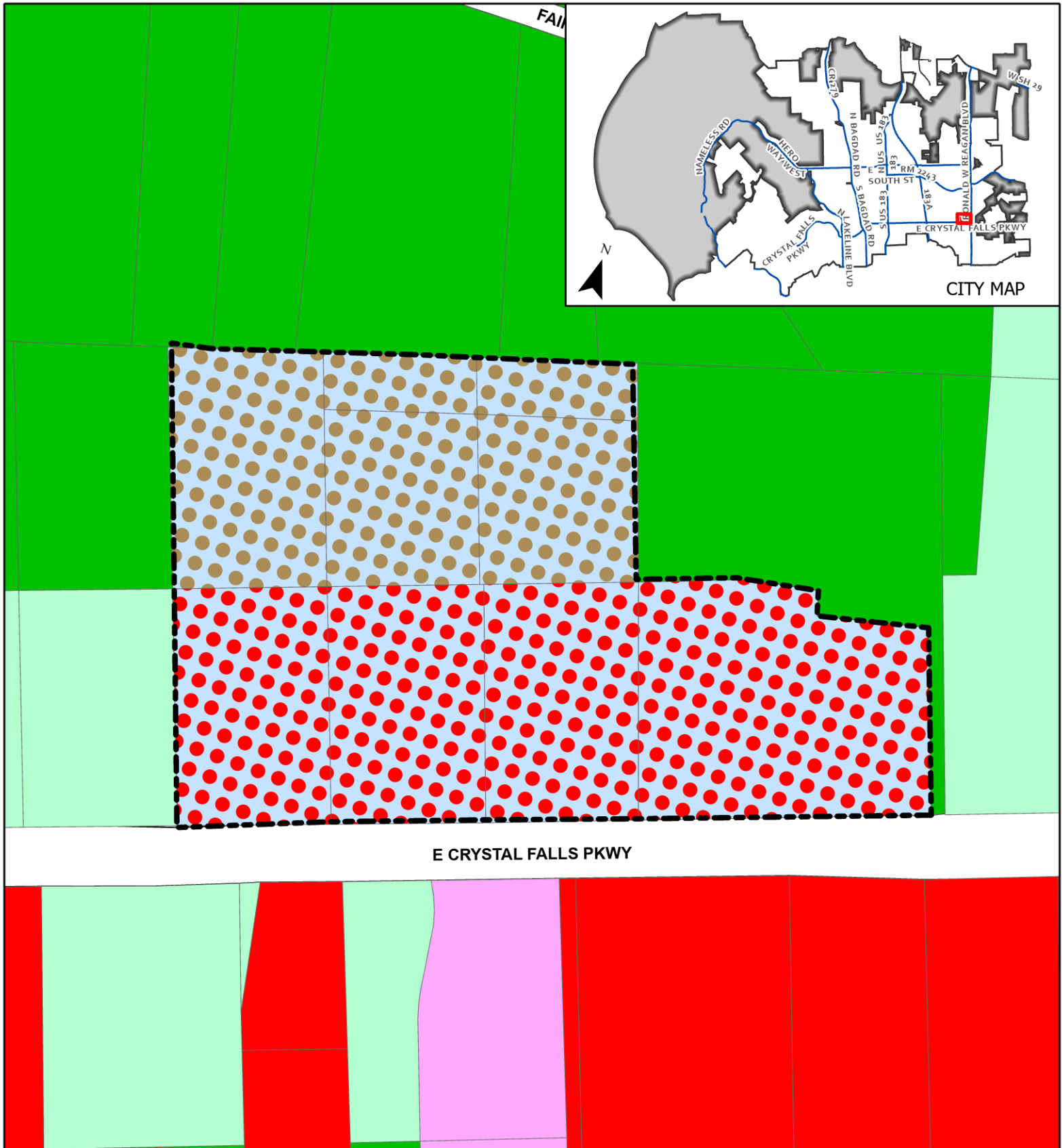
ENCLAVE AT
CRYSTAL FALLS PUD

Public Notification

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- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ



CASE: 22-Z-007

ATTACHMENT 5

ENCLAVE AT
CRYSTAL FALLS PUD

Proposed Zoning

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Leander City Limits

ETJ

Subject Area

SFR - Single-Family Rural

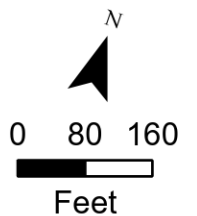
SFS - Single-Family Suburban

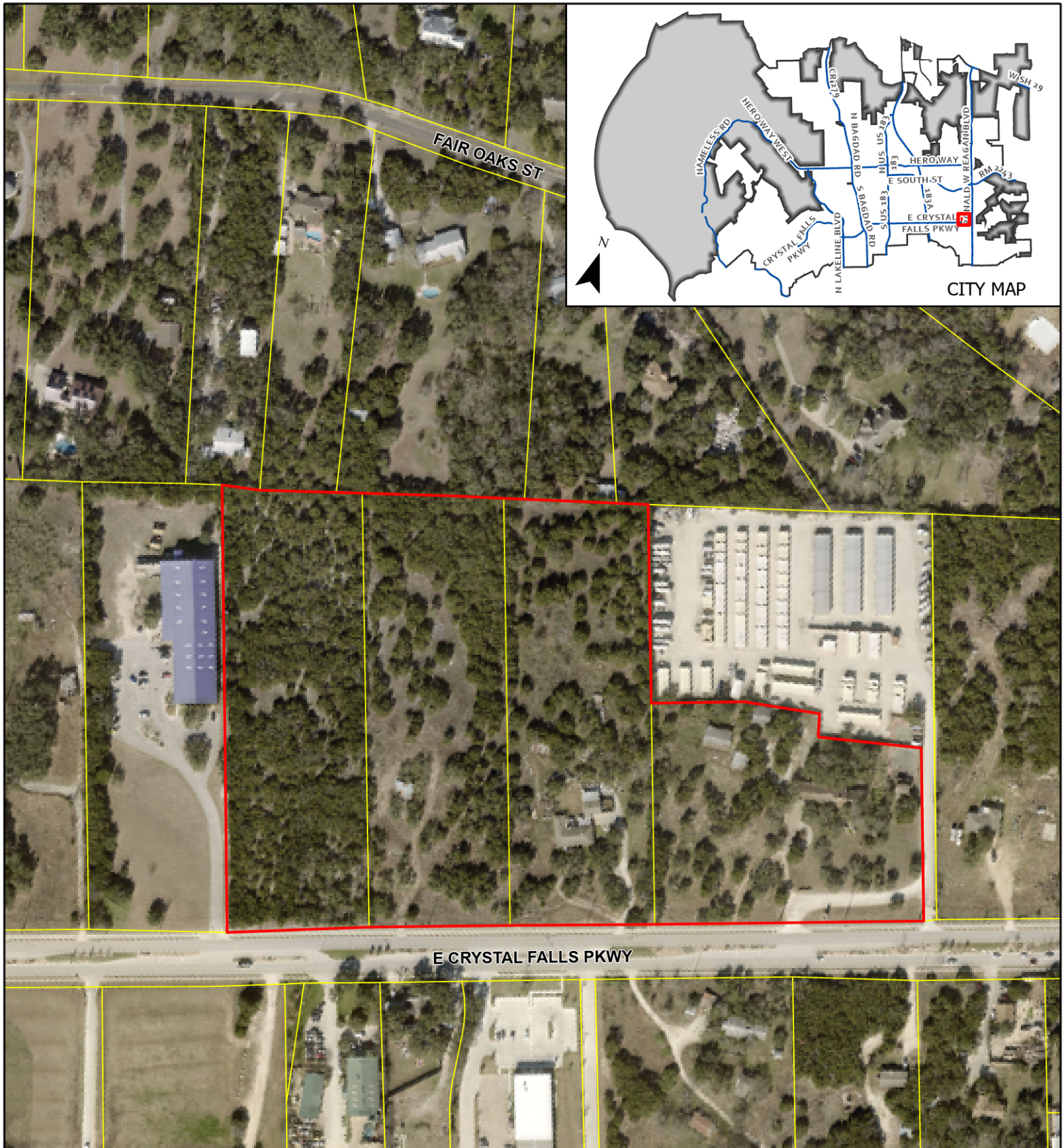
GC - General Commercial

HC - Heavy Commercial

PUD - Multi-Family

PUD - General Commercial





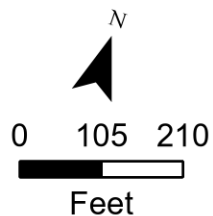
CASE: 22-Z-007

ATTACHMENT #6

ENCLAVE AT
CRYSTAL FALLS PUD

Aerial Map

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-  Leander City Limits
-  Leander ETJ
-  Subject Area

EXHIBIT A

Enclave at Crystal Falls Planned Unit Development

A. Purpose and Intent

1. The Enclave at Crystal Falls PUD is comprised of approximately 19.534 acres, as shown in **Exhibit B**. The development of this property includes both a mixed commercial use center of approximately 11.72 acres and seventy-eight (78) Two-Family residences on the remaining 7.81 acres.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, entitled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.
 - GC-2-A (General Commercial)
 - TF-2-A (Two-Family)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD as **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include general commercial and two-family residential subject to restricted uses in 2 (a) – (j) below.
2. General Commercial (GC) prohibited uses shall include the following;
 - (a) Animal boarding
 - (b) Bar, Nightclub or private club
 - (c) Equipment sales, repair and service
 - (d) Farms or truck gardens, limited to the propagation and cultivation of plants.
 - (e) Funeral Home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.
 - (f) Manufacturing Housing sales and accessory building sales
 - (g) Outdoor nursery
 - (h) Transportation related facilities including commercial parking lots, passenger terminals, taxi cap and mass transit terminals.
 - (i) New vehicle sales, rental or leasing, repair of new and used vehicles, body shop.
 - (j) Office Warehouse will be limited to 34% of the General Commercial (GC) area or 3.95 acres. Location will be limited to an area within the western property line to 450 feet easterly at a depth of 383 feet. See Exhibit “C”

E. Development Standards

1. The residential portion shall comply with the following standards:

Table 1 – Development Standards for Attached Unit Site Plan

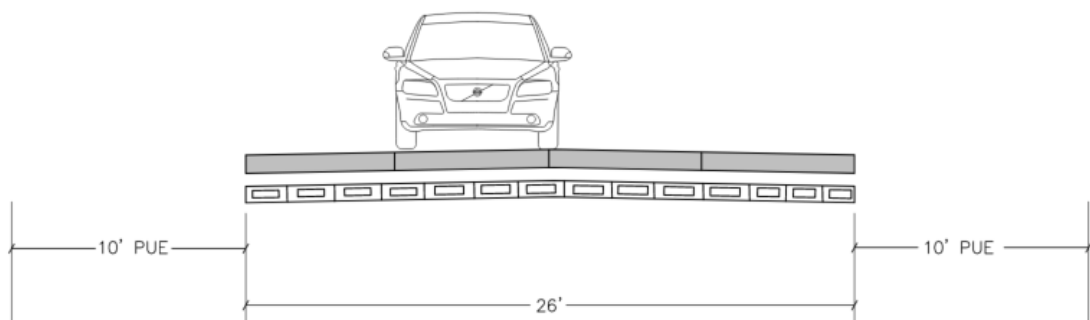
	TF (Two-family)
Front Setback (min from back of curb)	18 ft.
Drive Side Setback (min from back of curb)	10 ft.
Rear Setback (min)	20 ft.
Building Separation (min)	10 ft.*

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

2. General Commercial (GC) development setbacks shall comply with Composite Zoning Ordinance.

F. Transportation

1. The Enclave at Crystal Falls community will incorporate the following driveway standards:
 - a. This project shall utilize private drives instead of public roadways. The pavement width shall be a minimum of 26 feet with 10-foot wide Public Utility Easements (PUE) adjacent to each side of the private drive. The drives will have a 23-foot-wide pavement with 18-inch ribbon curbs, or a 23-foot-wide pavement with 24-inch curb and gutter (which includes mountable curb or stand-up curb). Drives shall constitute streets regarding this application of the ordinance.



- b. The access drive alignment, building pads and on-site parking along the drives may vary to minimize disturbance to significant trees and natural topographic features.
- c. Drive lighting is required at the intersections between the drives and public streets. Drive lighting is optional within the interior of the project.
- d. Sidewalks are required throughout the interior of the project and connecting to East Crystal Falls Pkwy. These sidewalks shall be a minimum of four (4') feet

wide and constructed of concrete.

G. Architectural Standards & Parking Requirements

1. All residential product within this project shall comply with the applicable standards of the Type A Architectural Components and the Architectural Standards for single-family districts, as listed in Article VII and Article VIII of the Composite Zoning Ordinance, unless modified herein.
 - a. No more than two units may be connected in a single building.
 - b. All structures are required to be earth tone colors.
 - c. Each unit shall have a minimum of nine hundred (900) square feet of living area.
 - d. Parking Requirements
 - i. Single Car Garage Units: Each single car garage two-family unit shall provide one garage enclosed parking space plus 2 additional off-street parking spaces per unit. (Driveway may be counted toward provision of off-street parking).
 - ii. Two Car Garage Units: Each two-car garage two-family unit shall provide a minimum of two garage enclosed parking spaces plus 2 additional off-street parking spaces. (Driveway may be counted toward provision of off-street parking). Guest Parking will be provided at a ratio ten (10%) percent of the required spaces

H. Walls, Fencing and Landscaping

1. The Enclave at Crystal Falls development shall utilize wrought iron or decorative tubular metal fencing when interior fencing is proposed.
2. Minimum landscape requirements per unit shall be two (2) two-inch significant trees, five (5) one-gallon shrubs, and five (5) five-gallon shrubs.
3. Williamson County Tract # R559254, a 5.092-acre commercial tract adjacent to this site, will require a six-foot-tall masonry wall to be constructed by this development. The wall will not be required along the access road.

I. Phasing

1. Phase 1 of this project shall include two thousand (2,000) square feet of commercial development. Certificates of occupancy for the residential uses may not be issued until the certificate occupancy for the first phase of the commercial development is issued.

EXHIBIT B

KAU, WILLIAM I & KIMBERLY A
RIDGMAR LANDING, BLOCK 2, LOT 32
DOC# 2018009452

BURNS, KAREN S
RIDGMAR LANDING,
BLOCK 2, LOT 32 E 1/2,
DOC# 2013085902

ROWLAND, JOHN L & LENAE A
RIDGMAR LANDING, BLOCK 2, LOT 31
DOC# 19/9952944

SHUFF, MARGARET A
LOT 30A BLOCK 2
RIDGMAR LANDING RESUB
CABINET F, SLIDE 373
P.R.W.C.T

SHUFF, KEVIN BRENT & ANNETTE MARIE
LOT 30B BLOCK 2
RIDGMAR LANDING RESUB
CABINET F, SLIDE 373
P.R.W.C.T

TODD, TERRY & CYNTHIA
LOT 29 BLOCK 2
RIDGMAR LANDING
CABINET D. SLIDE 67
P.R.W.C.T

MDG LEANDER INVESTMENTS
5.17 ACRES
DOC NO. 2018015830
O.P.R.W.C.T

WHITTEN, BRYAN & DAN KRUEGER
5.33 ACRES
DOC NO. 1984012618
OPRWCT

EMELIE C. MCDANIEL
5.005 ACRES
DOC NO. 2013029598
O.P.R.W.C.T.

CELESTE H. LEAKEY
5.148 ACRES
VOL. 2001 PG. 434
O.P.R.W.C.T

LOT 2 BLOCK 2
5.092 ACRES
DOC NO. 2017028262
P.R.W.C.T

TAL FALLS HOLDINGS LLC
4.68 ACRES
DOC NO. 2019099490
O.P.R.W.C.T

19.534 TOTAL ACRES

LOT 1 BLOCK 2
4.511 ACRES
HOLLOWAY ADDITION
DOC NO. 2017028262 P.R.W.C.T.

	DESIGNED BY: -
	CHECKED BY: R. GOODWIN
	DRAWN BY: J. FITZGIBBONS
	JOB: 21VA002
	DATE: 2-14-22
CERTIFICATE	SCALE: 1"=50'

SHEET: 1

 CC BY-SA

	REVISION
--	----------

SHERWOOD
SURVEYING & S.U.E.
UTILITIES / RESIDENTIAL / COMMERCIAL / INDUSTRIAL

TRACTING A 19.534 ACRE TRACT OF LAND SITUATED IN THE BILLYARD, HARMON SURVEY, ABSTRACT NUMBER 8, BEING COMPRISED OF THE FOLLOWING: A 5.33 ACRE TRACT OF LAND, CONVEYED TO BRIAN WHITTEN AND DAN FRUEHGES, RECORDED IN DOCUMENT NO. 17840012618, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A 5.004 ACRE TRACT OF LAND CONVEYED TO EMILIE C. MCDANIEL, RECORDED IN DOCUMENT NO. 2013028598 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A 5.148 ACRE TRACT OF LAND CONVEYED TO CHERYL E. LEANEY, RECORDED IN VOLUME 2001, PAGE 42, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DESIGNED BY: -
CHECKED BY: R. GOODWIN
DRAWN BY: J. FITZGIBBONS
JOB: 21VA002
DATE: 2-14-22
SCALE: 1"=50'

SHEET: 1

 CC BY-SA

The Enclave at Crystal Falls - PUD Concept Plan - Exhibit "C"



The Enclave at Crystal Falls PUD

Land Use Summary

TF-2-A Duplex Residential
7.81 acres (40%)
78 units

GC-2-A
General Commercial
11.724 acres (60%)

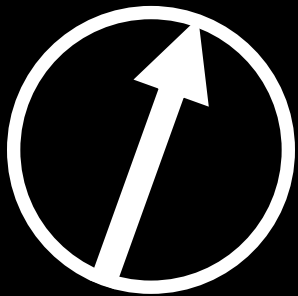
Total Site
19.543 acres

OWNER: RCG Enclave at Crystal Falls, LLC
11770 Jollyville Road
Austin, Texas 78759

REALTOR: David Cavalier
Cavalier Real Estate
7000 N Mopac
Austin, Texas

ENGINEER: Vickery and Associates
Eddie Bogard, P.E.
3600 W Parmer Lane, Suite 175
Austin, Texas 78727

PLANNER: SUNRhea DESIGN, LLC
400 W Broade Way
Leander, Texas 78641



SCALE 1"=50'

0 25 50 100

JUNE 2022

SUNRhea DESIGN, LLC

To: City of Leander Planning Department

From: Jim Bechtol

Subject: The Enclave at Crystal Falls Minor PUD

PUD Intent Statement

The Enclave at Crystal Falls is a 19.534 acre tract located in the 10900 Block of Crystal Falls Parkway. The property is gently rolling with a mix of tree cover consisting mostly of Cedar with some Live Oaks located throughout. The site is bordered on the north by Ridgemar Landing, the east and west by Interim SFS zoning and on the south by General Commercial and Heavy Commercial Districts.

The current city Land Use Map designates this property mostly as a Multi-Use Corridor with a small portion of the eastern side of the tract touching the Neighborhood Center node.

It is the intent of the Owners to zone the subject property in compliance with the Comprehensive Master Plan with the frontage along Crystal Falls Parkway being Commercial uses and the back portion Two Family Duplex in a PUD District. The mix of Non-Residential and Residential will meet the spirit of the Comprehensive Plan by allocating approximately 60% of the project dedicated to Non- Residential Commercial uses and the remaining 40% as Residential.

The location of the site has approximately 1700 feet of frontage on Crystal Falls Parkway with several median breaks to provide excellent ingress and egress from both the east and the west. The current Conceptual Site Plan as proposed, will allow for approximately 60,000 sq ft of General Office, 20,000 sq ft of Retail, a Bank with drive- through services, 2 sit down Restaurants and 96 Two Family units.

The Enclave at Crystal Falls is designed to meet the goals of the city's Comprehensive Master Plan and to provide a mix of uses compatible with surrounding area. The location provides for excellent access from both Reagan Boulevard and Highway 183 A. Great access and superior site conditions provide ample opportunity for a quality development with a mix of marketable uses within a master planned environment. The PUD will allow for flexibility in land use and development densities to meet the needs of the owner and comply with the city of Leander Comprehensive Plan expectation's.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS***This summary is only required for a PUD or a Minor PUD.***

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

We sent letters to the property owners within 500' of the 19.5 acres. We sent them on Cavalier Real Estate letterhead. Attached are copies of the letters and the site plan that was also mailed to adjacent property owners. We scheduled a meeting with the neighbors for Wednesday, February 16th at 3 PM.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide the contact information used.

We notified the surrounding property owners via mail.

3. What concerns were raised during these communications?

No property owners attended the meeting on February 16th. We did receive phone calls from several neighbors asking about the status of the re-zoning application. All neighbors who contacted us were in favor of the re-zoning.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

There were no requests for any changes from the neighbors.

The above information is deemed to be true to the best of my knowledge.

DocuSigned by:

David Cavalier

Signature: _____

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Date 7/1/2022



EXECUTIVE SUMMARY
08/11/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case 22-Z-016 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Sauterne Center PUD (Planned Unit Development) with the base zoning of LC-2-A (Local Commercial) and TF-2-A (Two-Family) on three parcels of land approximately 5.954 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353977 and Williamson County Central Appraisal District Parcel R514310 and R514309; and generally located to the southwest of the intersection of Sauterne Drive and N Lakeline Blvd on the west side of N Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-016 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

03/01/2012 – Approved zoning change from SFU-2-B to LC-2-B

APPLICANT/AGENT:

SUNRhea Design (Jim Bechtol) on behalf of Trinity Texas Builders (Sijo Vadakkan).

ORDER OF EVENTS:

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

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-016 SAUTERNE CENTER PUD

GENERAL INFORMATION

Owner/Agent: SUNRhea Design (Jim Bechtol) on behalf of Trinity Texas Builders (Sijo Vadakkan).

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

Proposed Zoning: PUD (Planned Unit Development) with below base zoning:
LC-2-A (Local Commercial)
TF-2-A (Two Family)

Size and Location: The property is generally located to the southwest of the intersection of Lakeline Blvd and Sauterne Drive on the west side of N Lakeline Blvd, including approximately 5.954 acres.

Staff Contact: Merrily Van Leuven, Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop a mixed use two family condominium regime and local commercial along N Lakeline Blvd.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

This request includes a portion of this property changing from commercial to residential. The commercial use is approximately 4.079 acres and the residential use is approximately 1.875 acres. This property is to be developed in two phases. Phase one will be the commercial development and phase two will be the residential development.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	LC-2-B	Carneros Ranch Amenity Center
EAST	LC-2-A (LDS Leander PUD)	Commercially zoned undeveloped land.
SOUTH	ETJ	Undeveloped
WEST	ETJ	Undeveloped

SURROUNDING AREA:

This property is located southwest of the intersection of Lakeline Blvd and Sauterne Dr.

PHYSICAL AND NATURAL FEATURES:

This property contains significant tree cover which will be subject to the Leander Tree preservation requirements.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 7/30/2001.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 12-Z-002 requested a zone change from SFU-2-B to LC-2-B and was approved on 3/1/2012.

MAJOR CORRIDORS:

This property has access onto Lakeline Blvd.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes roadway adequacy fees as mentioned during their development meeting on 4/27/2020. These requirements would be reviewed by the Engineering department.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Lakeline Blvd	Arterial	Residential corridor	100' ROW 4 Lane 10' sidewalk

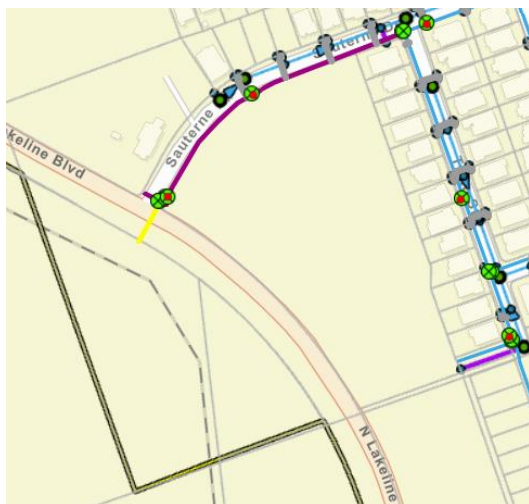
SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

Water and wastewater will need to be extended to accommodate development.



CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****LC – LOCAL COMMERCIAL:**

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

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

TF – TWO-FAMILY:

Features: 9,000 sq. ft. lot min.; 1,200 sq. ft. for s.f. home, 900 sq. ft. per unit for 2 - family.

Intent: Development of two-family dwelling structures on intermediate sized lots and for other uses that are compatible and complimentary to intermediate sized lots and two-family dwellings. Such components are generally intended to provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses and to create more variety in housing opportunities and in the fabric of the neighborhoods. The goal is to avoid more than ten acres of contiguous land having a two-family component. This component should include or be located within six hundred feet of parkland or other recreational open space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors, and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Maintain and/or improve affordability and diversity in the housing market.
- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**Activity Center**

Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination. In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center. The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

DESIRED MIX: 70-100% Non-Residential, 0-30% Residential

SFT, MF, LO, LC, GC (Secondary Use), PUD

Multi-Use Corridor

The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses. Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors. These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to

maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential. Residential may not exceed 40% of the project. DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

SFT, TF, CH LO, LC, GC (Along Priority Corridors & Road Intersections with Arterials*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 4/27/2020. The following changes were made to the project since the development meeting was held:

- The original proposal was a 60 unit condo project and no commercial. The current project includes commercial and two family homes.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No changes

NOTIFICATION

07/21/2022 - Public Notice on Hill Country News

07/27/2022 - Mail Notification to Property Owners within 200'

07/27/2022 - Public Hearing Signage Posted on Property

08/11/2022 - Planning and Zoning Commission Public Hearing

09/01/2022 - City Council Public Hearing & First Reading of the Ordinance

09/15/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

A neighborhood meeting was arranged by Goodwin Management. There were no major concerns for the project. Please see the full report from the applicant included as Attachment 9.

APPROVAL CRITERIA:

The zoning request is compatible with the Comprehensive Plan Future Land Use Map. This is designated as both Activity Center and Multi-Use Corridor. The Multi-Use Corridor allows Two-Family. Both land uses allow the non-residential component.

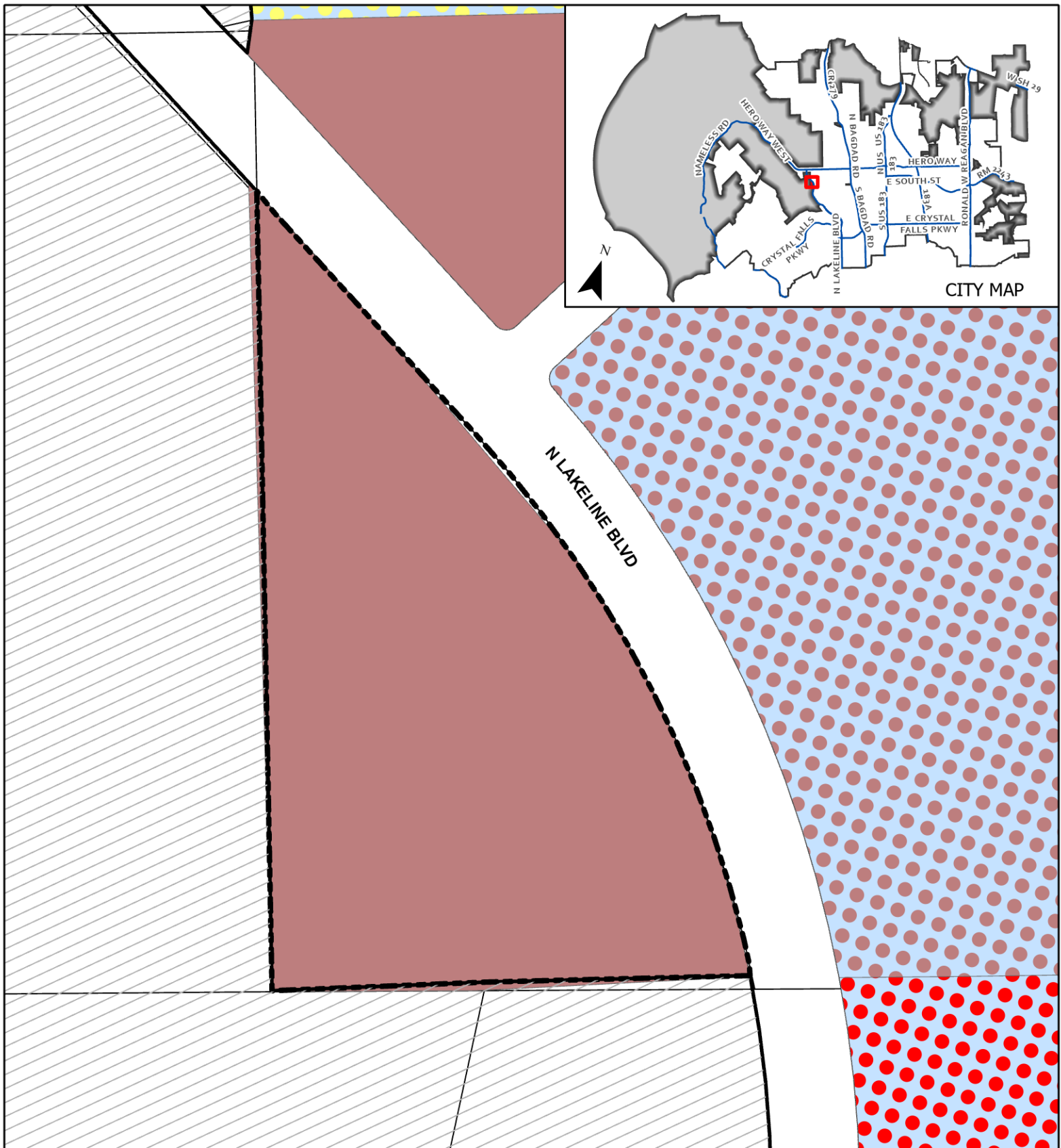
This Planned Unit Development includes the following higher standards:

- Two-phase development.
- Residential rear setback is more restrictive at twenty (20') feet.
- Enhanced landscaping, guest parking, and earth tone building colors.

This Planned Unit Development includes the following waivers:

- All two-family units will be located within a single tract as a condominium regime development as oppose to individual lots. (CZO Article III, Section 9 (c) Lot Size Minimum)
- Residential front setback is less restrictive at eighteen (18') feet. (CZO Article VI, Section 6 Setbacks)
- Density: The development shall not exceed ten (10) units per acre and shall maintain similar lot size to the base zoning district. (CZO Article III, Section 19 (b)Mixed Use Development (3)(ii))

HIGHER STANDARDS	WAIVERS
Phase 1 to include 2,000 sq ft of commercial	Single tract condominium regime for two-family.
Increased residential rear setback by 5 ft.	Reduced residential front setback by 2 ft.
Enhanced landscaping, guest parking, and earth tone building colors.	12 units per acre



CASE: 22-Z-016

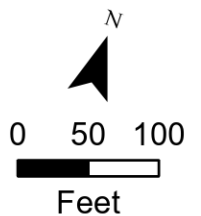
ATTACHMENT 2

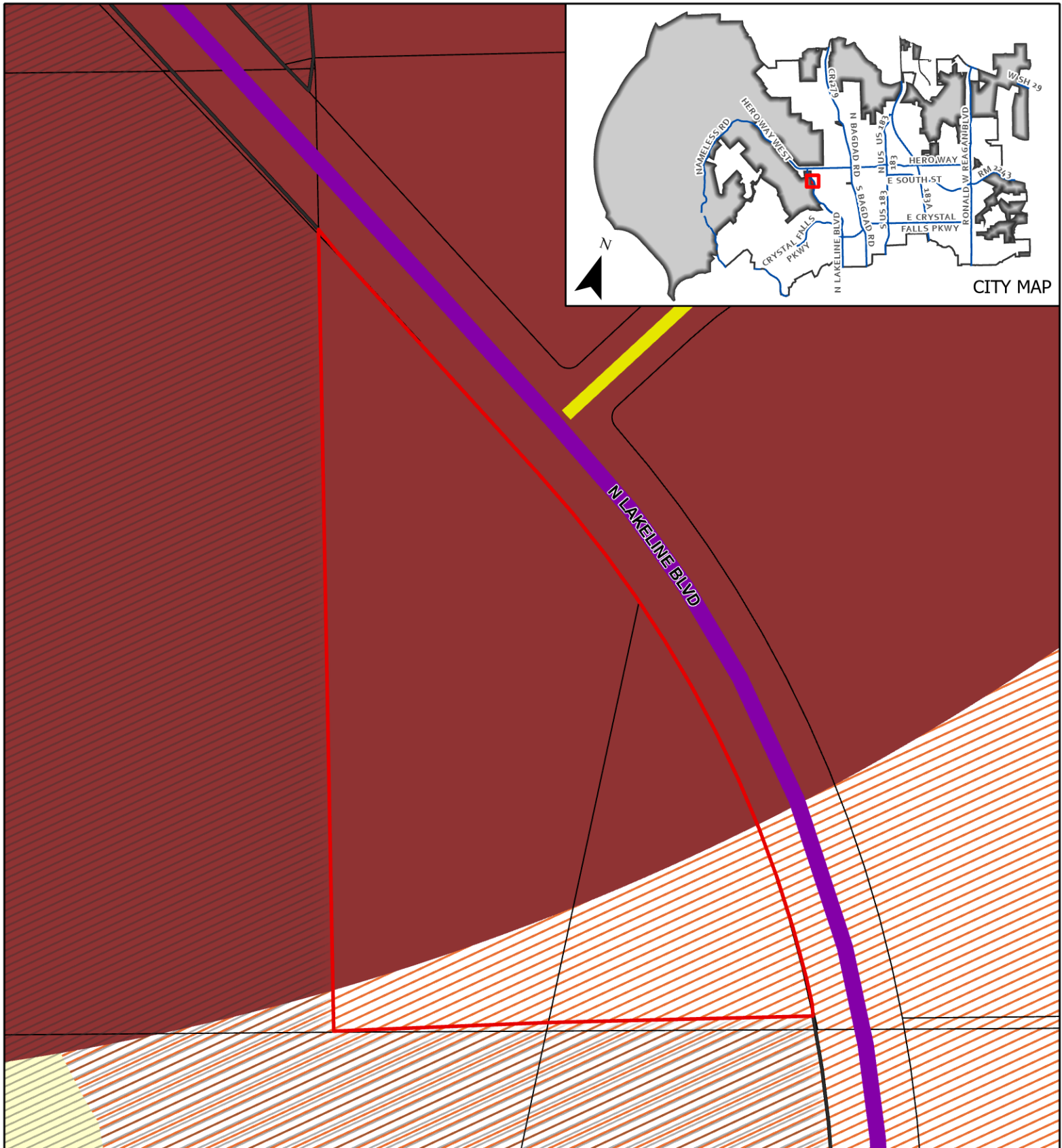
SAUTERNE CENTER PUD

Current Zoning

- | | |
|---------------------------|--------------------------|
| Leander City Limits | LC - Local Commercial |
| ETJ | PUD - Single-Family |
| Subject Area | PUD - Local Commercial |
| SFU - Single-Family Urban | PUD - General Commercial |

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





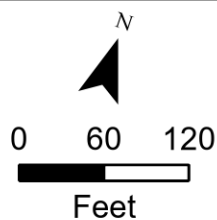
CASE: 22-Z-016

ATTACHMENT 3

SAUTERNE CENTER PUD

Future Land Use Map

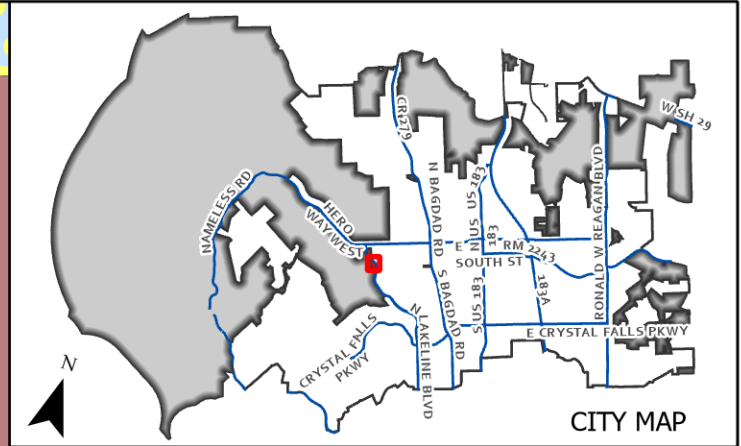
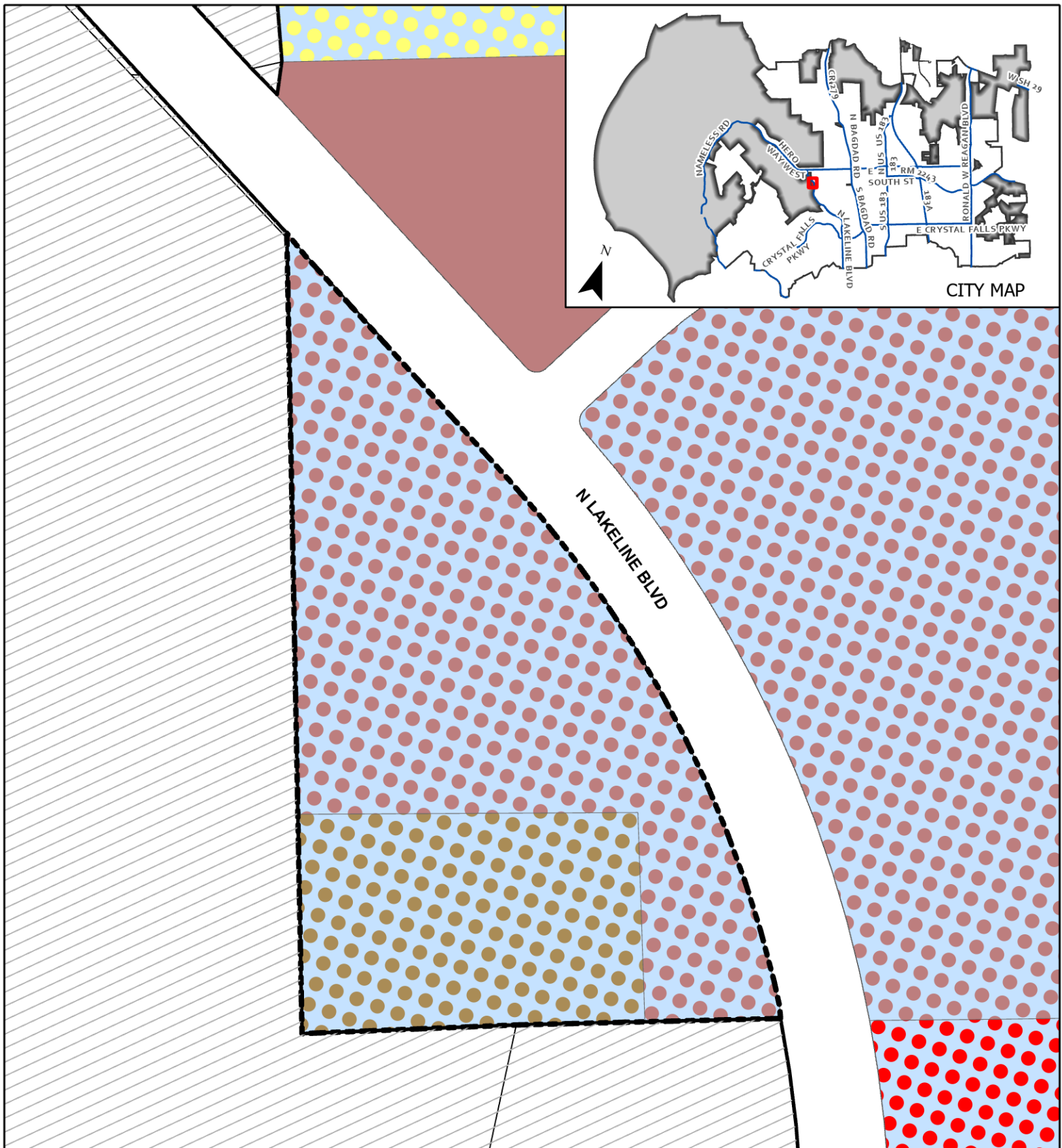
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- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 4 Lane, Existing
- Collector, Existing

Future Land Use

- Neighborhood Residential
- Multi-Use Corridor
- Activity Center



CASE: 22-Z-016

ATTACHMENT 5

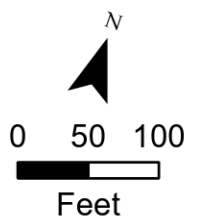
SAUTERNE CENTER PUD

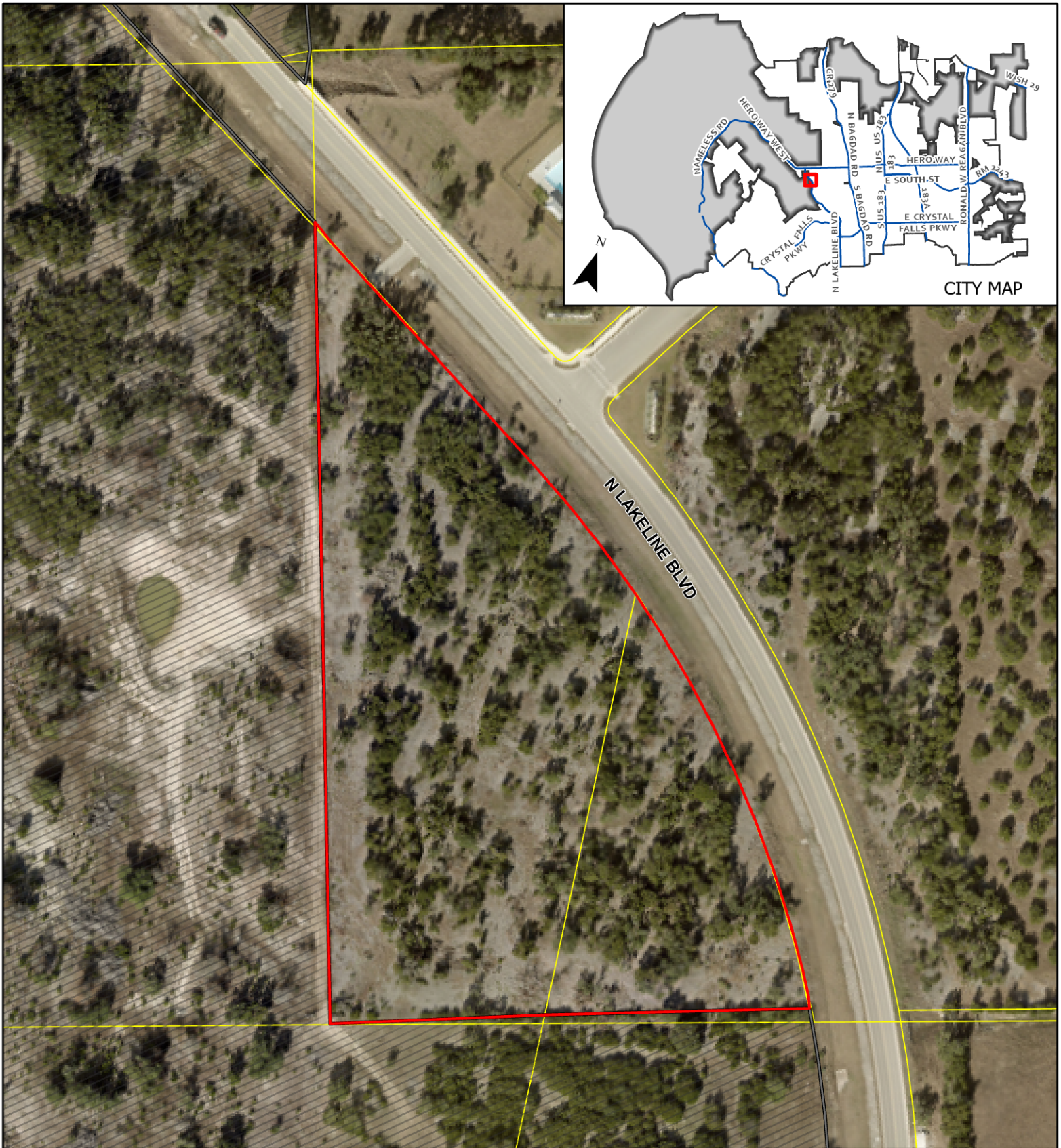
Proposed Zoning

-  Leander City Limits
-  ETJ
-  Subject Area
-  SFU - Single-Family Urban
-  LC-2-A - Local Commercial

-  PUD - Single-Family
-  PUD - Multi-Family
-  PUD - Local Commercial
-  PUD - General Commercial

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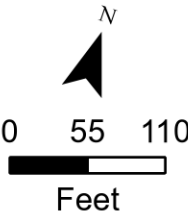
CASE: 22-Z-016

ATTACHMENT #6

SAUTERNE CENTER PUD

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

EXHIBIT A

Sauterne Center - Planned Unit Development

A. Purpose and Intent

1. The Sauterne Center PUD is comprised of approximately 5.954 acres, as shown in Exhibit B. The development of this property includes both a local commercial use of approximately 4.079 acres and twenty four (24) two-family residences on the remaining 1.875 acres.

B. Applicability and Base Zoning

1. All aspects regarding the development of this Minor PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, entitled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.
LC-2-A (Local Commercial)
TF-2-A (Two-Family)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD as Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include two-family residential development. For the commercial portion, uses allowed in Local Commercial.
2. The maximum residential unit count shall be twenty-four (24) units.
3. All two-family units will be located within a single tract as a condominium regime development.

E. Development Standards

1. The residential portion shall comply with the following standards:

Table 1 – Development Standards for Attached Unit Site Plan

	TF (Two-family)
Unit Width (min unit width)	20 ft.
Front Setback (min from back of curb)	18 ft.
Drive Side Setback (min from back of curb)	10 ft.

Rear Setback (min)	20 ft.
Building Separation (min)	10 ft.*

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

2. Local Commercial (LC) development setbacks shall comply with Composite Zoning Ordinance.
4. Turf grass in the narrow strips adjacent to street curbs between sidewalk and street pavement shall be prohibited. Materials such as river rock crushed granite, or similar product shall be used in this location.
5. All HOA Landscape Lots shall be limited to fifty (50%) percent turf grass coverage.

F. Transportation

- i. The Sauterne Center community will incorporate the following driveway standards in the Two Family district:
 - a. This project shall utilize private drives instead of public roadways. Private drives will meet city of Leander Private Drive standards. The access drive alignment, building pads and on-site parking along the drives may vary to minimize disturbance to significant trees and natural topographic features.
 - b. Drive lighting is required at the intersections between the drives and public streets. Drive lighting is optional within the interior of the project.
 - c. Sidewalks are required throughout the interior of the project and connecting to East Lakeline Blvd.. These sidewalks shall be a minimum of four (4') feet wide and constructed of concrete.
 - d. Guest Parking will be provided at ten (10%) percent of overall requirement.

G. Architectural Standards

1. All residential product within this project shall comply with the applicable standards of the Type B Architectural Components and the Architectural Standards for two family districts, as listed in Article VII and Article VIII of the Composite Zoning Ordinance, unless modified herein.
 - a. No more than two units may be connected in a single building.
 - b. All structures are required to be earth tone colors.
 - c. Parking Requirements
 - i. Single Car Garage Units: Each single car garage two-family unit shall provide one (1) garage enclosed parking space plus two (2) additional off-street parking spaces per unit. (Driveway may be counted toward provision of off-street parking).
 - ii. Two Car Garage Units: Each two (2) car garage two-family unit shall provide a minimum of two (2) garage enclosed parking spaces plus two (2) additional off-street parking spaces. (Driveway may be counted toward provision of off-street parking).
 - d. Each unit shall have a minimum of nine hundred (900) square feet of living area.
 - e. Guest Parking shall be provided at ten (10%) percent of required spaces.

H. Walls, Fencing and Landscaping

1. Minimum landscape requirements per residential building shall be two (2) two-inch significant trees, five (5) one-gallon shrubs, and five (5) five-gallon shrubs.

I. Phasing

1. Phase One shall include two thousand (2,000) square feet of commercial development. Site plans for both commercial and residential shall be submitted concurrently for review. The site development for residential development may not be approved for construction until the commercial development is approved. Certificates of occupancy for the residential uses may not be issued until the certificate of occupancy for the first phase of the commercial is issued.

EXHIBIT B
METES AND BOUNDS
5.954 ACRE TRACT

BEING 5.954 ACRES OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT 292 IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT No. 2710 IN TRAVIS COUNTY, TEXAS, SAME BEING 5.954 ACRES OUT OF A CALLED 134.367 ACRES TRACT, CONVEYED TO KENNEY PROPERTIES OF TEXAS, L.P., RECORDED IN DOCUMENT No. 2002016690, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.954 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED LOT 1, BLOCK C, CARNEROS RANCH SECTION THREE, AMENDED FINAL PLAT, RECORDED IN DOCUMENT No. 2017009385, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S21°20'10"E, ALONG THE WEST LINE OF THE SAID LOT 1, BLOCK C, SAME BEING ACROSS LAKELINE BOULEVARD, A DISTANCE OF 170.11 FEET TO AN IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF LAKELINE BOULEVARD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE S62°34'06"E, ALONG THE WEST RIGHT-OF-WAY OF LAKELINE BOULEVARD, A DISTANCE OF 340.86 FEET TO AN IRON ROD WITH PINK CAP SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG THE WEST RIGHT-OF-WAY OF LAKELINE BOULEVARD, SAME BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1205.00 FEET, AN ARC LENGTH OF 656.11 FEET, DELTA ANGLE 31°11'48", A CHORD BEARING OF S46°54'06"E, A DISTANCE OF 648.03 FEET TO A CAPPED IRON ROD FOUND (MARKED BAKER AIKLEN), ON THE NORTH LINE OF A CALLED 100 ACRES "FIRST TRACT", CONVEYED TO NANCY GILPIN, ET. AL., RECORDED IN VOLUME 298, PAGE 521, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S69°27'11"W, ALONG THE NORTH LINE OF THE SAID CALLED 100.00 ACRES, SAME BEING THE SOUTH LINE OF THE KENNEDY TRACT, A DISTANCE OF 504.37 FEET TO AN IRON ROD FOUND, THE SOUTHEAST CORNER OF A CALLED 19.98 ACRE TRACT, CONVEYED TO JOHN GILPIN AND WIFE NANCY GILPIN, RECORDED IN DOCUMENT No. 9854461, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N21°20'10"W, ALONG THE EAST LINE OF THE SAID CALLED 19.98 ACRES TRACT, A DISTANCE OF 833.98 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 5.954 ACRE OF LAND, MORE OR LESS.

A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THESE METES AND BOUNDS DESCRIPTION


MANUEL CARRIZALES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
FIRM NO. 10194417
512-470-1489
fnfcad@gmail.com

5-1-2021
DATE:



**EXHIBIT B-1
METES AND BOUNDS
1.875 ACRE TRACT**

BEING 1.875 ACRES OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT 292 IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT No. 2710 IN TRAVIS COUNTY, TEXAS, SAME BEING 1.875 ACRES OUT OF A CALLED 5.954 ACRES TRACT, CONVEYED TO TRINITY TEXAS BUILDERS LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT No. 2021135413, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.875 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED LOT 1, BLOCK C, CARNEROS RANCH SECTION THREE, AMENDED FINAL PLAT, RECORDED IN DOCUMENT No. 2017009385, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S21°20'10"E, ALONG THE WEST LINE OF THE SAID LOT 1, BLOCK C, SAME BEING ACROSS LAKELINE BOULEVARD, A DISTANCE OF 774.07 FEET TO AN IRON ROD WITH PINK CAP SET ON THE EAST LINE OF A CALLED 19.98 ACRE TRACT, CONVEYED TO JOHN GILPIN AND WIFE NANCY GILPIN, RECORDED IN DOCUMENT No. 9854461, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE N69°27'11"E, ACROSS THE SAID 5.954 ACRE TRACT, A DISTANCE OF 355.03 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S21°20'10"E, ACROSS THE SAID 5.954 ACRE TRACT, A DISTANCE OF 230.02 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP SET ON THE NORTH LINE OF A CALLED 100 ACRES "FIRST TRACT", CONVEYED TO NANCY GILPIN, ET. AL., RECORDED IN VOLUME 298, PAGE 521, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S69°27'11"W, ALONG THE NORTH LINE OF THE SAID CALLED 100.00 ACRES, SAME BEING THE SOUTH LINE OF THE SAID 5.954 ACRE TRACT, A DISTANCE OF 355.03 FEET TO AN 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 19.98 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID 5.954 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N21°20'10"W, ALONG THE EAST LINE OF THE SAID 19.98 ACRES TRACT, SAME BEING ALONG THE WEST LINE OF THE SAID 5.954 ACRE TRACT, A DISTANCE OF 230.02 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.875 ACRE OF LAND, MORE OR LESS.

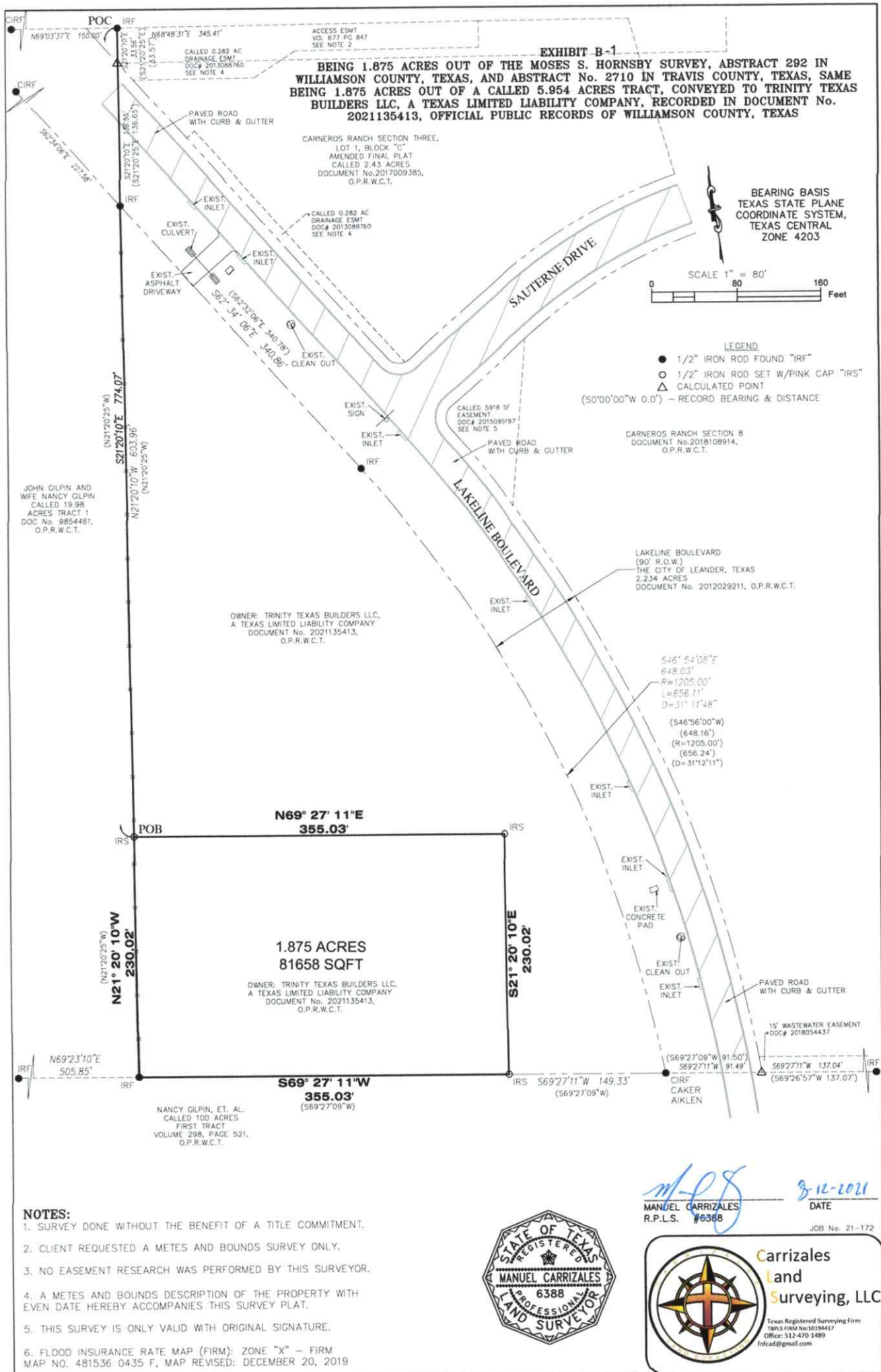
A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THESE METES AND BOUNDS DESCRIPTION


MANUEL CARRIZALES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
FIRM NO. 10194417
512-470-1489
fnfcad@gmail.com

8-12-2021
DATE:



JOB No. 21-172



Sauterne Center PUD

Land Use Summary

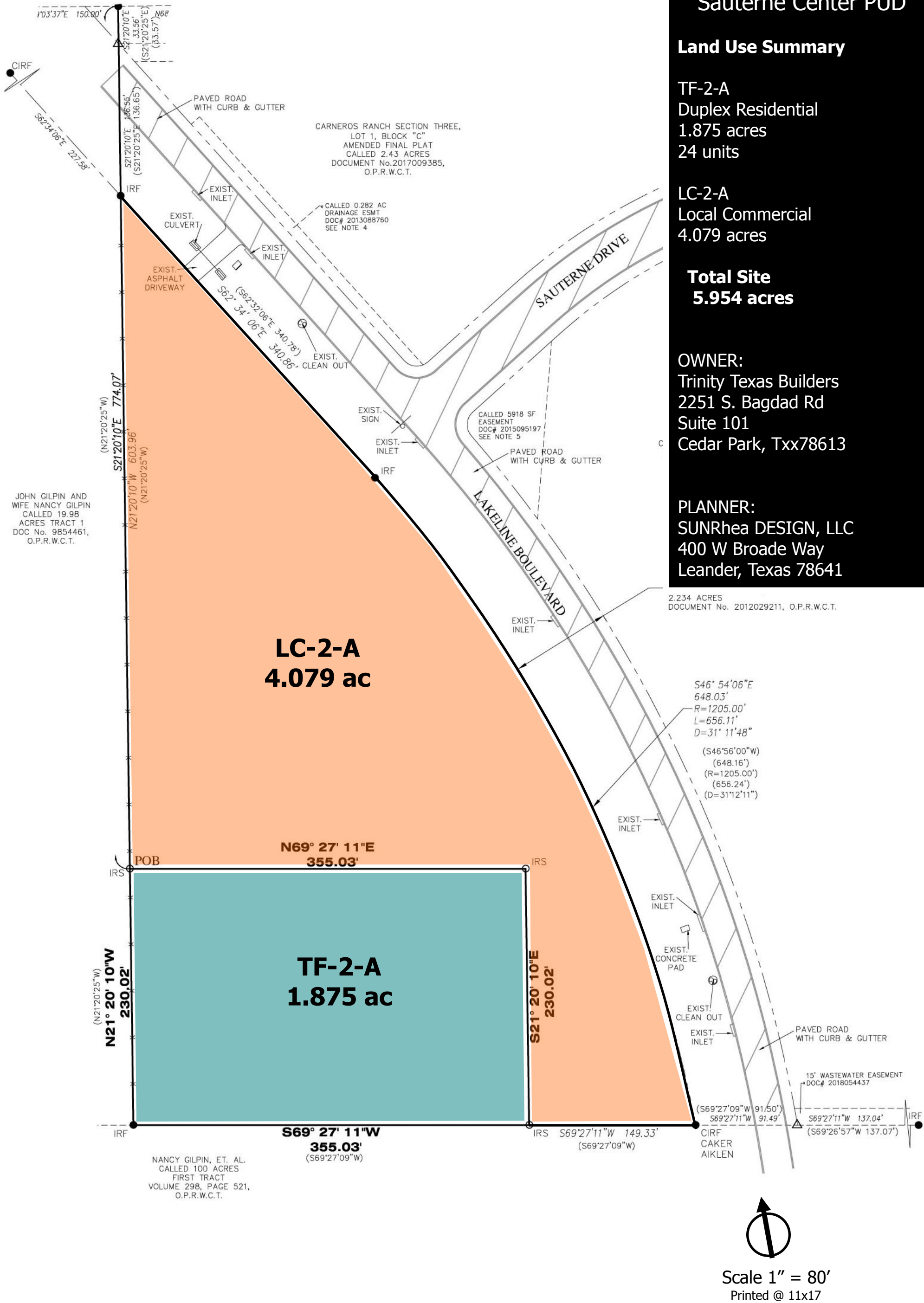
TF-2-A
Duplex Residential
1.875 acres
24 units

LC-2-A
Local Commercial
4.079 acres

Total Site
5.954 acres

OWNER:
Trinity Texas Builders
2251 S. Bagdad Rd
Suite 101
Cedar Park, Txx78613

PLANNER:
SUNRhea DESIGN, LLC
400 W Broade Way
Leander, Texas 78641



This Exhibit has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance

SUNRhea DESIGN, LLC

Date: April 3, 2022

To: City of Leander Planning Department

From: Jim Bechtol

Subject: Sauterne Center –PUD

PUD Intent Statement

Sauterne Center is a 5.954 acre tract located in the 5000 Block of N. Lakeline Blvd. The property is gently rolling with a mix of tree cover consisting mostly of Cedar with some Live Oaks located throughout. The site is bordered on the north, south and west by vacant, undeveloped land and the east by Carneros Ranch Amenity Center and Commercially zoned vacant land.

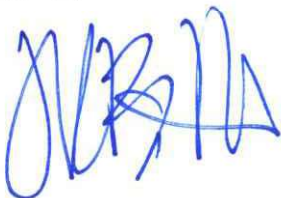
The current city Land Use Map designates this property as a Multi-Use Corridor.

It is the intent of the Owners to zone the subject property in compliance with the Comprehensive Master Plan with the frontage along N. Lakeline Blvd to remain Local Commercial and a 1.875 acre portion to the back of the property as Two Family Residential in a PUD District. The mix of Non-Residential and Residential will meet the Multi-Use Corridor mix requirement by allocating 60% of the project dedicated to Non- Residential, Local Commercial uses and the remaining 40% as Two Family Residential in a condominium regime.

The location of the site has approximately 1200 feet of frontage on N. Lakeline Blvd. The current Conceptual Site Plan as proposed, will allow for approximately 33,000 sq ft of Local Commercial/Office and 24 Two Family units.

Sauterne Center is designed to meet the goals of the city's Comprehensive Master Plan and to provide a mix of uses compatible with the surrounding area. The location provides for excellent access from both Hero Way and Crystal Falls Parkway. The frontage provides ample office development, the two family residential portion of the property is located on the less visible, back part of the property with views into the hill country.

Regards,



Jim Bechtol, President

SUNRhea DESIGN, LLC

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Notification was sent by mail 3 weeks prior to requested meeting. Attached are letters sent. The owner and landplanner provided communication.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

The HOA was notified along with property owners within 500 feet. Goodwin Management arranged space for the meeting.

3. What concerns were raised during these communications?

Concerns were focused on Lakeline and timing for expansion. No major concerns for the project. Liked the mix of uses.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

None

The above information is deemed to be true to the best of my knowledge.

Signature: SIJO VADAKKAN

Date 07/13/22



EXECUTIVE SUMMARY
08/11/2022

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case 22-Z-020 to amend the Tylerville Tract PUD (Planned Unit Development) by adopting the Sodalís Minor PUD with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 4.995 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R539851; and generally located to the northwest of the intersection of W Broade St and W San Gabriel Pkwy, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

07/28/2022 Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

RSG Engineering (Hind Saad) on behalf of EC Ventures, LTD (Ernest Cunningham).

RECOMMENDATION:

The Planning & Zoning Commission conducted a public hearing during the July 28, 2022 meeting. The Commission postponed action on the case due to notification concerns. A neighbor stated that the applicant sent a substandard notice that only provided two maps that lacked context. The Commission requested that the applicant reach out to the adjacent Homeowners' Association (HOA) and confirm that they are aware of the request. Staff emailed the neighborhood outreach information to the Oak Creek HOA. Unfortunately, staff could not find an email address for the Enclave at Maya Vista HOA. The applicant sent an updated outreach letter to this HOA. Staff did confirm that the concerned neighbor was not located within 500 feet and was not mailed a notice. The applicant has provided the materials that were sent to the property owners within 500 feet.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Planning Analysis - Sodalís Minor PUD
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes & Conceptual Site Layout and Land Use Plan

8. Letter of Intent

9. Summary of Neighborhood Communication



PLANNING ANALYSIS

ZONING CASE 22-Z-020 SODALIS MINOR PUD

GENERAL INFORMATION

Owner/Agent: RSG Engineering (Hind Saad) on behalf of EC Ventures, LTD (Ernest Cunningham).

Current Zoning: Tylerville Planned Unit Development
Base zoning of SFC-2-A (Single-Family Compact)

Proposed Zoning: Sodalís Minor PUD
Base zoning of LC-2-A (Local Commercial) with assisted living facility as the permitted use.

Size and Location: The property is located northwest of the intersection of San Gabriel and Broade Street, including approximately 5.0 acres.

Staff Contact: Cory Dale
Planner

APPLICANT REQUEST

The applicant has submitted a request to remove the tract from the Tylerville PUD and establish a stand-alone Minor PUD with above base zoning in order to operate an assisted living center with associated parking and amenities.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☐ ☒ Does the proposal warrant any other special considerations?

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD-SF	Tylerville PUD (Single-Family Compact)
EAST	PUD-SF	Tylerville PUD (Single-Family Compact)
SOUTH	PUD-SF	Oak Creek PUD (Single-Family Compact)
WEST	PUD-SF	Hill Country PUD

SURROUNDING AREA:

This property is located along W San Gabriel Parkway just east of the intersection of San Gabriel and Broade Street. The property is bound to the north and east by The Enclave at Maya Vista subdivision. To the south (across San Gabriel) is the Oak Creek Phase 5 subdivision and to the west is the Hill Country Bible Church

PHYSICAL AND NATURAL FEATURES:

This property is currently undeveloped with minimal to no tree cover. The site contains a cul-de-sac from Akumal Street and is outside of the floodplain. The site will be evaluated for drainage criteria later in the development process.

PREVIOUS ZONING CASES:

The following zone case(s) were previously submitted for this property:

- Tylerville PUD Ordinance 14-074-00 was approved by City Council on 12/04/2014.

MAJOR CORRIDORS:

This property has access onto West San Gabriel Parkway and Akumal Street

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along West San Gabriel Parkway will be reviewed by Engineering staff at site development stage. The driveway spacing along West San Gabriel Parkway will be dictated by the Austin Transportation Criteria Manual. The ultimate build out of West San Gabriel Parkway may be determined by the Engineering Department during the development process.

SUBDIVISIONS:

Property is currently unplatted.

EXISTING UTILITIES:

This property has access to both water and sewer from the surrounding subdivisions.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

MINOR PUD – MINOR PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Minor Planned Unit Development (PUD) district is to allow for minor deviations from the permitted uses allowed in the Composite Zoning Ordinance. The intent of this zoning request is to allow for an assisted living center. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

USE COMPONENT

LC – LOCAL COMMERCIAL:

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

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

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

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

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Support senior living communities near neighborhoods and infill locations.

Applicable Future Land Use categories**MULTI-USE CORRIDOR**

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 03/07/2021. The following changes were made to the project since the development meeting was held:

- No significant changes.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No applicable changes.

NOTIFICATION

07/07/2022 - Public Notice on Hill Country News
 07/13/2022 - Mail Notification to Property Owners within 200'
 07/13/2022 - Public Hearing Signage Posted on Property
 07/28/2022 - Planning and Zoning Commission Public Hearing
 08/18/2022 - City Council Public Hearing & First Reading of the Ordinance
 09/01/2022 - City Council Second & Final Reading of the Ordinance

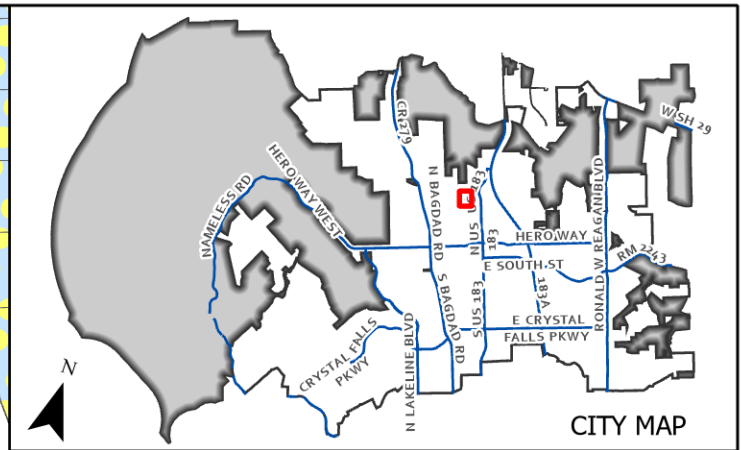
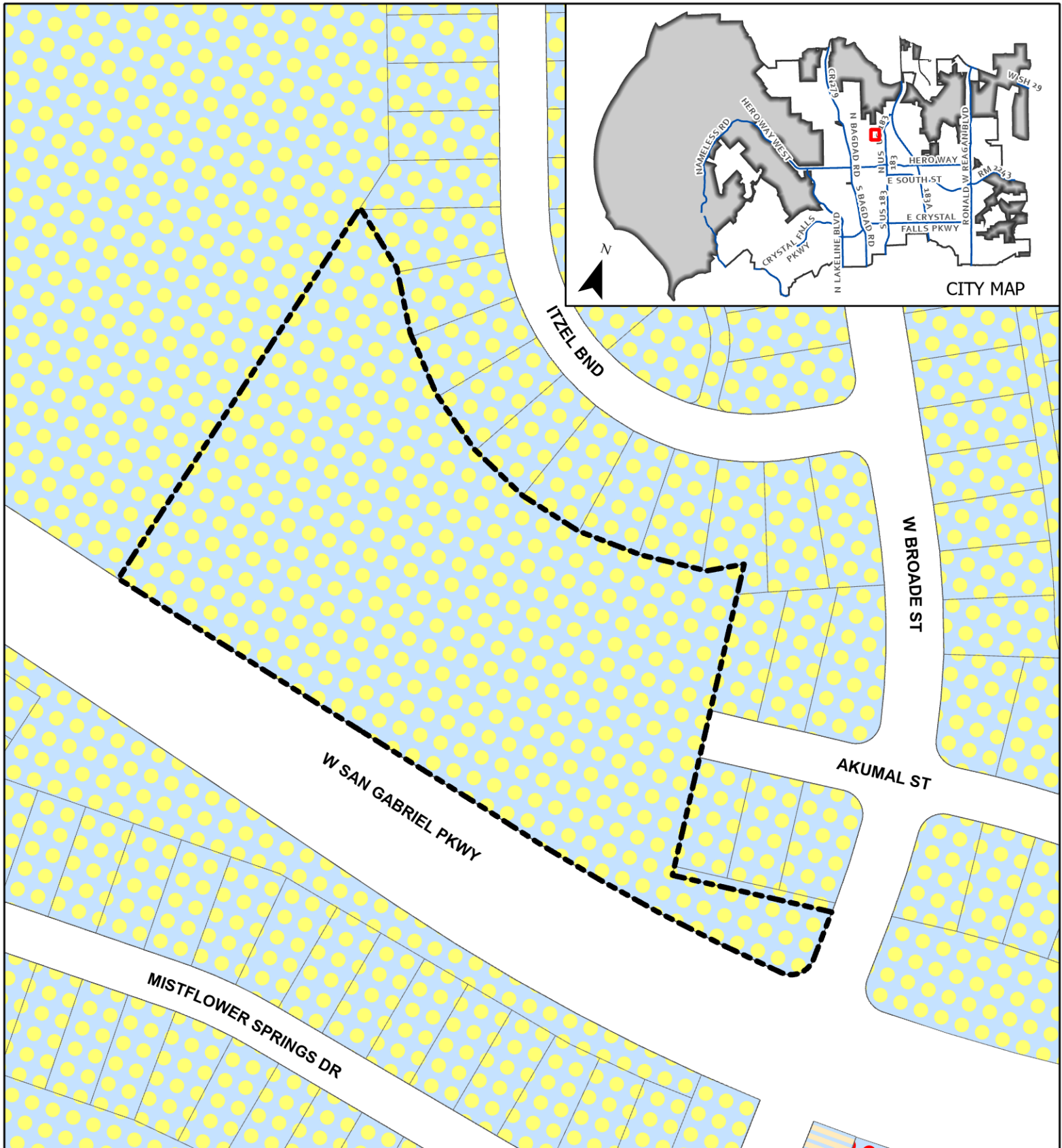
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

See attachment 9 in the agenda packet for the Neighborhood Outreach summary of communications, example letter and mailing labels.

APPROVAL CRITERIA:

This request is proposing a Minor PUD in order to allow for the development of an assisted living center with the base zoning of LC-2-A (Local Commercial). This would be the only allowable use allowed per the Minor PUD. This site has frontage along both San Gabriel Pkwy with a secondary ingress/egress off Akumal Street. This Minor PUD includes a waiver to allow an assisted living facility that would normally require the GC (General Commercial) use component.



CASE: 22-Z-020

ATTACHMENT 2

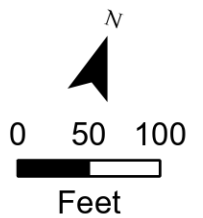
SODALIS LEANDER

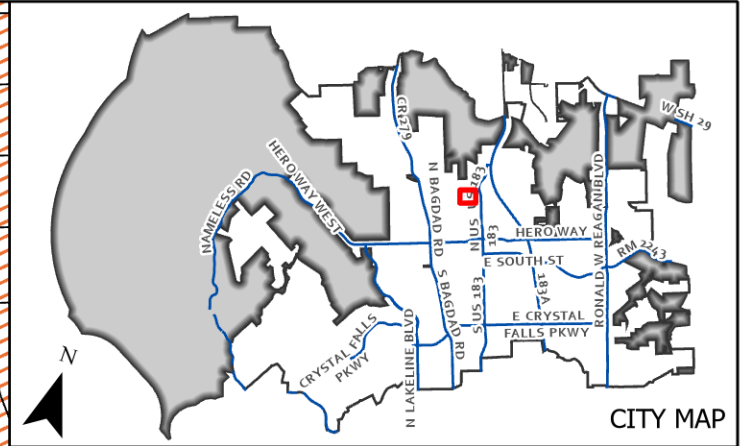
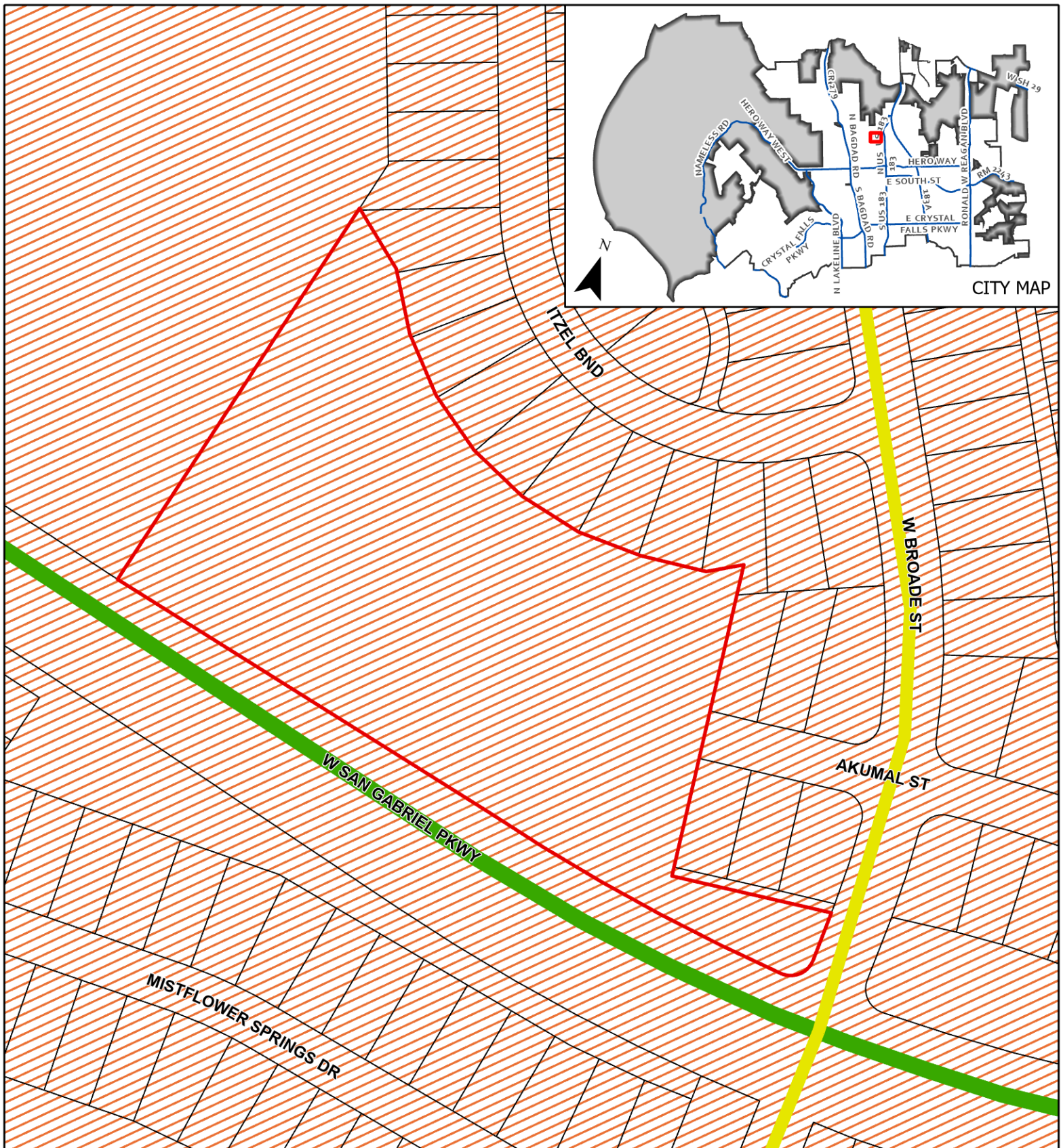
Current Zoning

-  Leander City Limits
-  ETJ
-  Subject Area

-  PUD - Single-Family
-  PUD - General Commercial
-  CD - Conventional Sector

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





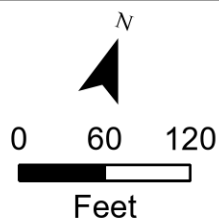
CASE: 22-Z-020

ATTACHMENT 3

SODALIS LEANDER

Future Land Use Map

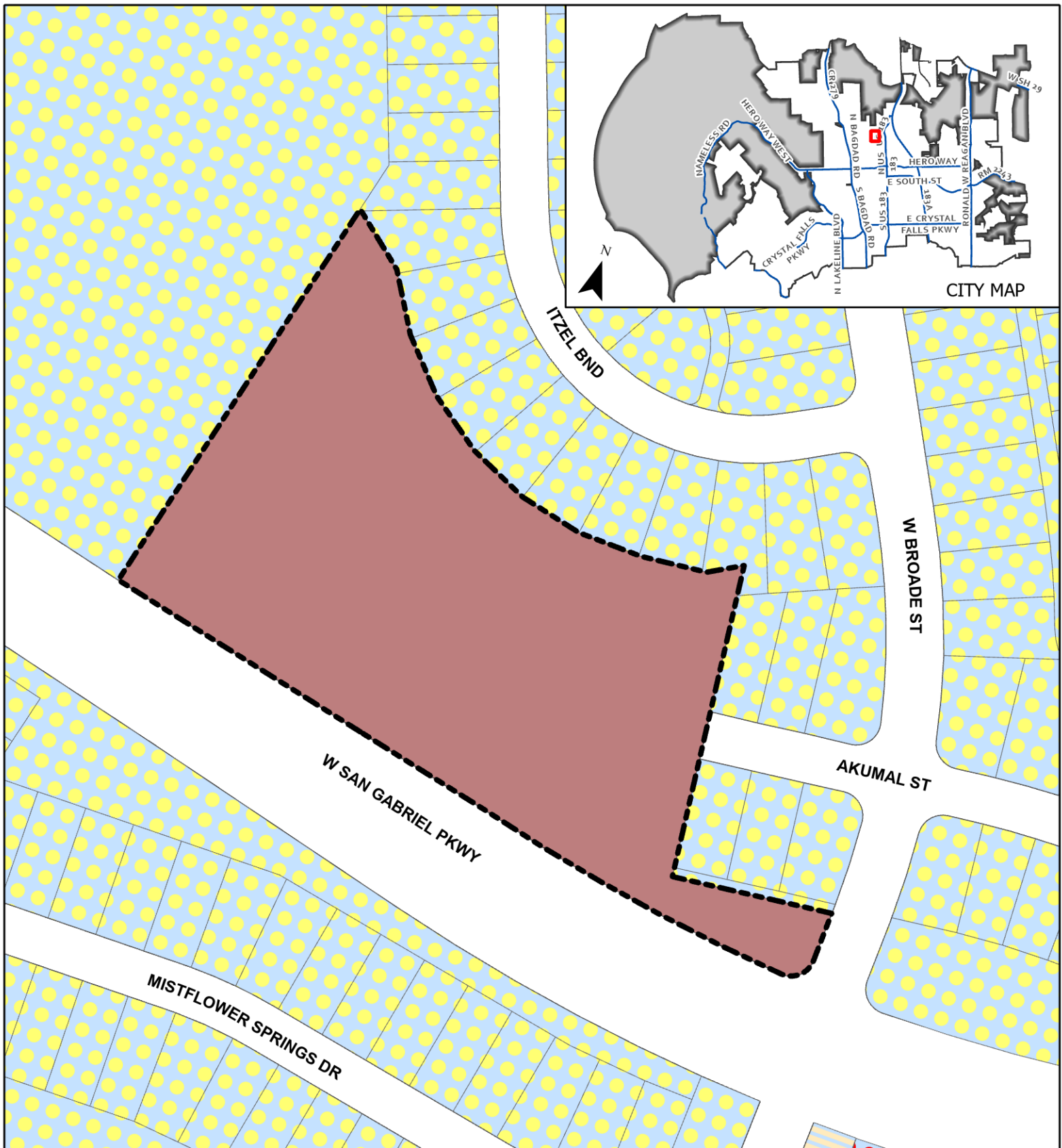
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- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing
- Collector, Existing

Future Land Use

- Neighborhood Residential
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor



CASE: 22-Z-020

ATTACHMENT 5

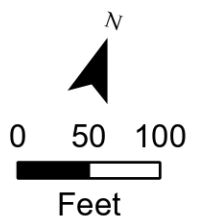
SODALIS LEANDER

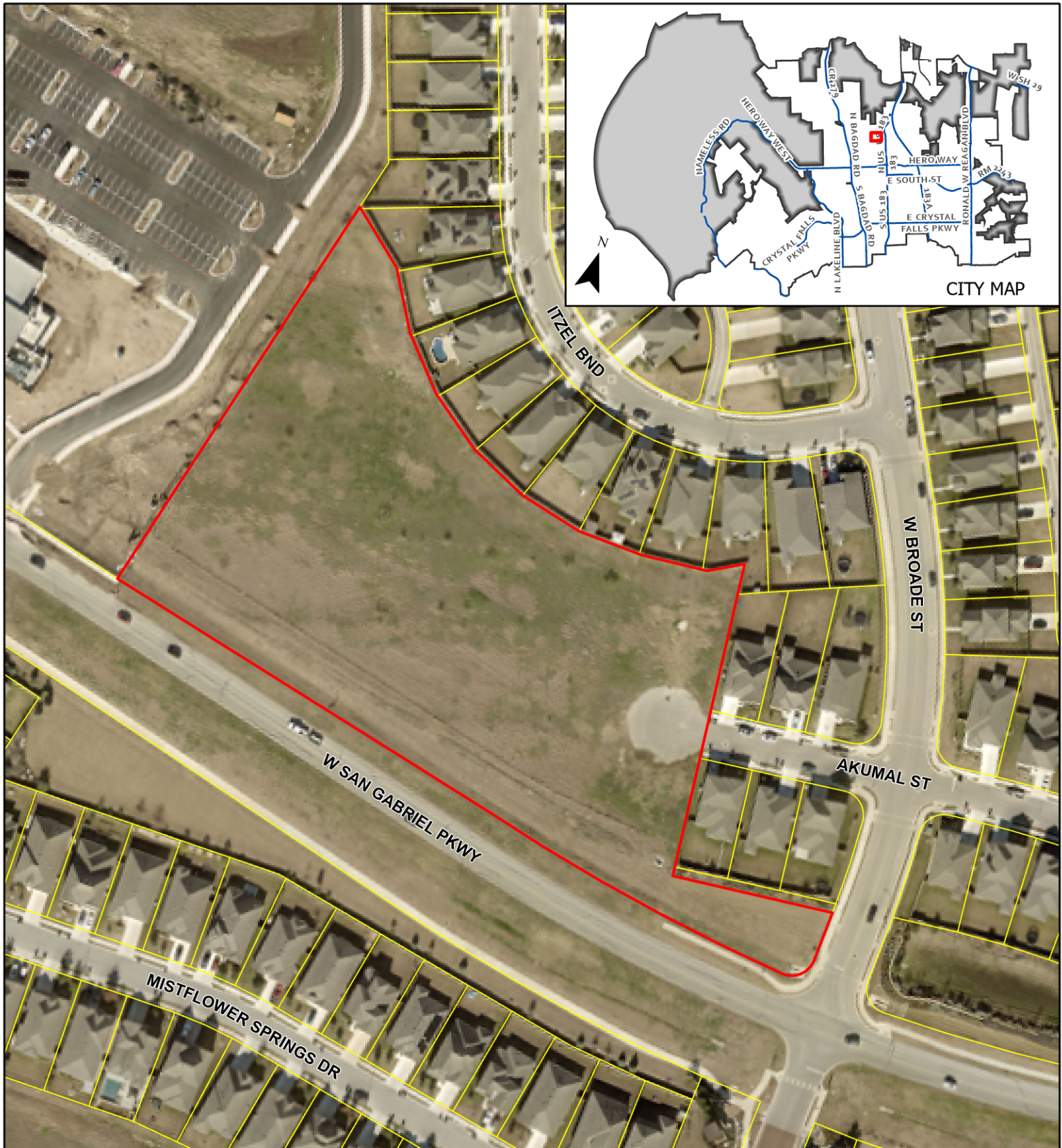
Proposed Zoning

-  Leander City Limits
-  ETJ
-  Subject Area
-  LC - Local Commercial

-  PUD - Single-Family
-  PUD - General Commercial
-  CD - Conventional Sector

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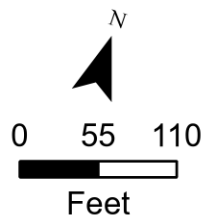
CASE: 22-Z-020

ATTACHMENT #6

SODALIS LEANDER

Aerial Map

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



-  Leander City Limits
-  Leander ETJ
-  Subject Area

EXHIBIT A

SODALIS LEANDER MINOR PLANNED UNIT DEVELOPMENT

Amendment to the Tylerville PUD (Ordinance 14-074-00)

A. Purpose and Intent

1. The Sodalís Leander Minor PUD is comprised of approximately 5 acres with is the remainder of 107.228 acres as shown in **Exhibit B**. The development of this property includes local commercial uses as well as an assisted living facility.

B. Applicability and Base Zoning

1. All aspects regarding the development of the PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance:

LC-2-A (Local Commercial)

C. Allowable / Prohibited Uses

1. Allowable Uses:
 - a. The allowable uses shall be limited to an assisted living center



**FIELD NOTES
FOR
A 4.995 ACRE TRACT**

A 4.995 acre tract of land, out of the Charles Cochran Survey, Abstract No. 134, Williamson County, Texas, being a remaining portion of called 107.928 acre tract, conveyed to Waterstone Tylerville, L.P., of record in Doc. No. 2004063370, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a cap stamped "CUNNINGHAM" in the northeast line of West San Gabriel Parkway, a variable width right-of-way, being also the northeast line of a called 9.602 acre tract, conveyed to the County of Williamson, of record in Doc. No. 2005011119, of the Official Public Records of Williamson County, Texas, for the southeast corner of a called 19.00 acre tract, conveyed to Hill Country Bible Church Leander, of record in Doc. No. 2013018966, of the Official Public Records of Williamson County, Texas, the southwest corner tract described herein, from which a found Scribed "X" in concrete bears N $76^{\circ}59'32''$ W, along and with the northeast line of West San Gabriel Parkway and the 9.602 acre tract, the southwest line of the 19.00 acre tract, a distance of 1159.57 feet for a point in the west line of the 107.928 acre tract, the west corner of the 19.00 acre tract, the northwest corner of the 9.602 acre tract;

THENCE: N $13^{\circ}07'24''$ E, leaving the northeast line of West San Gabriel Parkway and the 9.602 acre tract, along and with the east line of the 19.00 acre tract, the west line of the tract described herein, a distance of **458.14 feet** to a set $\frac{1}{2}$ " iron rod with a blue cap stamped "KFW SURVEYING" for the most westerly southwest corner of Lot 8, of the Enclave at Maya Vista Subdivision, of record in Doc. No. 2017036058, of the Official Public Records of Williamson County, Texas, the north corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears N $13^{\circ}07'24''$ E, a distance of 54.44 feet for the east corner of the 19.00 acre tract and an angle point of Lot 8;

THENCE: leaving the east line of the 19.00 acre tract, along and with the southwest line of the Enclave at Maya Vista Subdivision, the northeast line of the tract described herein the following nine (9) courses:

1. **S $51^{\circ}16'49''$ E**, a distance of **73.12 feet** to a found $\frac{1}{2}$ " iron rod for an angle point,
2. **S $31^{\circ}41'00''$ E**, a distance of **69.04 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "RPLS 4046" for an angle point,
3. **S $43^{\circ}14'24''$ E**, a distance of **69.05 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "BRIGHTON" for an angle point,
4. **S $54^{\circ}38'42''$ E**, a distance of **68.94 feet** to a set $\frac{1}{2}$ " iron rod with a blue cap stamped "KFW SURVEYING" for an angle point,
5. **S $66^{\circ}07'16''$ E**, a distance of **69.04 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "BRIGHTON" for an angle point,
6. **S $77^{\circ}36'03''$ E**, a distance of **68.88 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "RPLS 4046" for an angle point,
7. **S $89^{\circ}07'20''$ E**, a distance of **69.20 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "RPLS 4046" for an angle point,
8. **N $83^{\circ}32'49''$ E**, a distance of **69.67 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "RPLS 4046" for an angle point, and

9. N 59°44'56" E, a distance of 39.61 feet to a found ½" iron rod with a cap stamped "BRIGHTON" for an interior corner of Lot 17 of the Enclave at Maya Vista Subdivision, the northeast corner of the tract described herein;

THENCE: S 06°58'47" E, along and with a west line of the Enclave at Maya Vista Subdivision, the east line of the tract described herein, a distance of 330.51 feet to a found ½" iron rod with a cap stamped "BRIGHTON" for the southwest corner of Lot 4, an HOA Landscape Lot, of the Enclave at Maya Vista Subdivision, and an interior corner of the tract described herein;

THENCE: N 83°02'07" E, along and with the southeast line of Lot 4, the northwest line of the tract described herein, a distance of 169.38 feet to a found PK Nail in the west line of West Broade Street, a 60.00 foot right-of-way, for the southeast corner of Lot 4, and an exterior of the tract described herein;

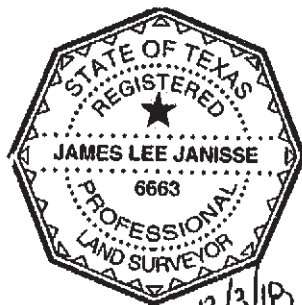
THENCE: S 01°05'42" W, along and with the west line of West Broade Street, the east line of the tract described herein, a distance of 52.28 feet to a found ½" iron rod with a cap stamped "BRIGHTON" for a point of curvature to the right;

THENCE: continuing along and with the west line of West Broade Street, the east line of the tract described herein, with the curve to the right having a radius of 25.00 feet, an arc length of 39.77 feet, a delta angle of 091°08'40" and a chord bears S 46°56'18" W, a distance of 35.71 feet to a found ½" iron rod with a cap stamped "BRIGHTON" in the northeast line of West San Gabriel Parkway and the 9.602 acre tract, for an exterior corner of the Enclave at Maya Vista Subdivision, and a point of compound curvature to the right of the tract described herein;

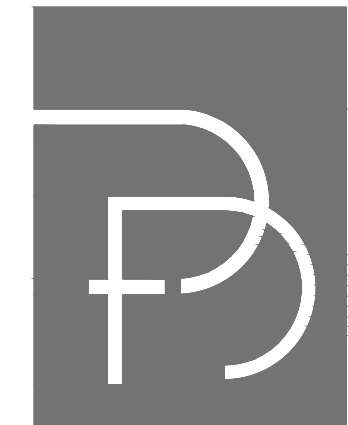
THENCE: leaving the west line of West Broade Street, along and with the northeast line of West San Gabriel Parkway and the 9.602 acre tract, the southwest line of the tract described herein, with the curve to the right having a radius of 1980.00 feet, an arc length of 348.09 feet, a delta angle of 010°04'22" and a chord bears N 82°14'49" W, a distance of 347.64 feet to a set ½" iron rod with a blue cap stamped "KFW SURVEYING" for the end of curve;

THENCE: N 76°59'32" W, continuing along and with the northeast line of West San Gabriel Parkway and the 9.602 acre tract, the southwest line of the tract described herein, a distance of 452.24 feet to the **POINT OF BEGINNING** and containing 4.995 acres, more or less, situated in Williamson County, Texas. Bearings are based on NAD83 (2011) Texas State Plane Central Zone, 4204.

Job No.: 18-131
Prepared by: KFW Surveying
Date: December 3, 2018
File: S:\Draw 2018\18-131 W San Gabriel Pkwy\DOCS\FN - 4.995AC.doc



James Janisse



DFD ARCHITECTS INC
305 WEST WILLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DFDARCH.COM

**SODALIS AT
LEANDER
ASSISTED LIVING**

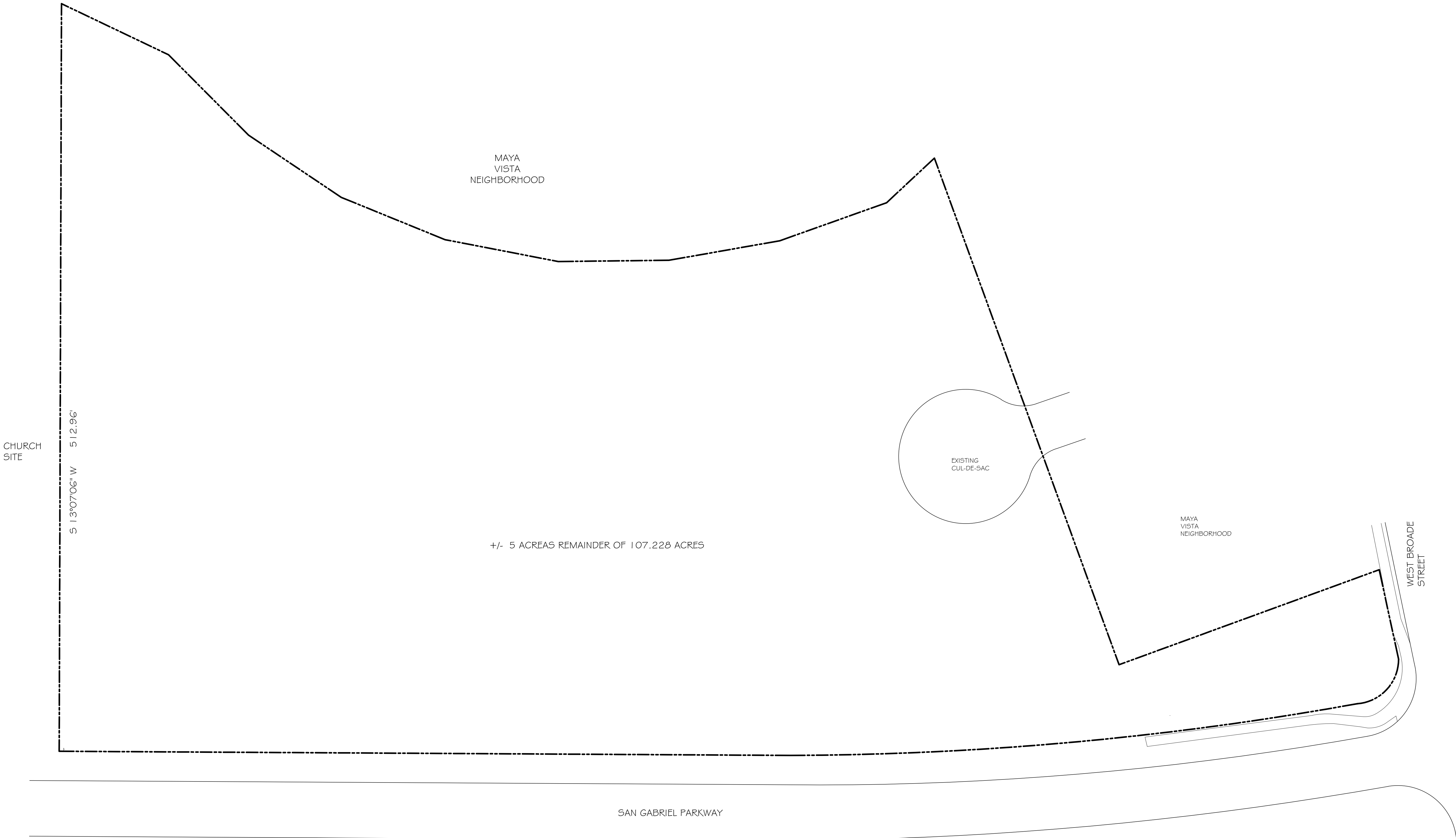
PROJECT LOCATION:

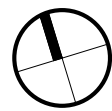
SAN GABRIEL PKWY
LEANDER, TX
78641

OWNER:
SODALIS
SENIOR LIVING

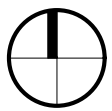
EXISTING
SITE PLAN

AS100

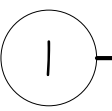




TRUE
NORTH



PLAN
NORTH



SITE PLAN
SCALE: 1"=30'-0"



City of Leander Planning
Re: Request for Zone Change

Dear Board Members,

The project is located northwest of the intersection of San Gabriel Parkway and Broade Street (PID # R539851). The tract is approximately 4.995 acres in size and is currently unplatted. Currently the tract is largely undeveloped with a cul-de-sac from Akumal Street, contains no significant trees and is out of the floodplain.

Current zoning of the tract is per the Tylerville PUD with a base zoning of SFC-2-A. This request is to remove the tract from the Tylerville PUD and establish a stand-alone Minor PUD with a base zoning of LC-2-A in order to operate an assisted living center with associated parking and amenities. No waivers are requested for the development of this tract and the allowable/prohibited uses shall be limited to an assisted living center.

We ask that the Commission review our proposed site plan and provide any pre-development guidance.

Thank you for your consideration of this matter.

Hind Saad
RSG Engineering

04.18.2022

A handwritten signature in black ink, appearing to read "Hind Saad", is written over the date.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD.

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

A letter describing the process and what the service being provided will entail a long with general information about the company and the building. This information was mailed via United States Postal Service. March 21, 2022.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Please see attached list of all addresses that the information was forwarded.

3. What concerns were raised during these communications?

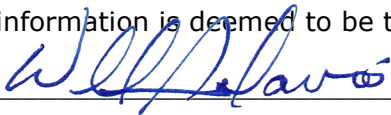
We have received no responses to date.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Please see item 3 above.

The above information is deemed to be true to the best of my knowledge.

Signature:



Date

March 21, 2022



March 18, 2022

Re: Sodalis Leander Assisted Living

Dear Property Owner:

My client, Sodalis Leander, is in the process of developing their property on San Gabriel Parkway. You are receiving this letter because your property is within 500 feet of the property location.

Sodalis Senior Living is a senior living provider throughout the State of Texas. As Texas grows so has the need for senior care. Leander certainly has experienced the growth and now shows a significant need for these services. As a result, we are in the process of amending the PUD with the City of Leander.

The building will be a two-story assisted living that includes 94 units and the associated dining, living and activity spaces. Included with this letter is additional information to give you some idea of the new building that will be coming.

If you have any questions or would like to discuss this project further please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William A. Davies', is written over a light blue horizontal line.

William A. Davies, AIA
President

NEPALLI, VISHALDEEP
3705 CARYA DR
LEANDER, TX 78641

KWONG, WING CHEUNG & SHUI
YUNG PHOEBE WONG
2628 ARION CIR
AUSTIN, TX 78730

BONHAM, LOUIS A II & QIANA T
1405 ITZEL BND
LEANDER, TX 78641

MOHAN, RICHARD A & WILAILUCK
1401 ITZEL BND
LEANDER, TX 78641

TITUS, MOTHY LEO & LATHA
1341 ITZEL BND,
LEANDER, TX 78641

CERVANTES, JOSE EDUARDO &
GARCIA, CLAUDIA
1337 ITZEL BND,
LEANDER, TX 78641

EICHENAUER, JASON DEAN & ERIN
1333 ITZEL BND,
LEANDER, TX 78641

VERMA, JAY
2228 LOOKOUT KNOLL DR
LEANDER, TX 78641-4952

VEGA, JOSE & WHITNEY JONES
1325 ITZEL BND,
LEANDER, TX 78641

AKERELE, BOSEDE
1321 ITZEL BND,
LEANDER, TX 78641

FINDLAY, FRANKIE L & BETTY W &
ALEXANDER L DONALDSON &
KAITLYN M DONALDSON
1317 ITZEL BND,
LEANDER, TX 78641

HURLEY, BRIAN KRISTOPHER &
KRISTINE MARIE
1313 ITZEL BND,
LEANDER, TX 78641

EDWARDS, GAYLON O &
DAVID E CARMODY
1309 ITZEL BND,
LEANDER, TX 78641

ESTRADA, MERCY
1305 ITZEL BND,
LEANDER, TX 78641

MATTHEWS, CHRISTOPHER &
TAYLOR
1301 ITZEL BND,
LEANDER, TX 78641

DUTCH INVESTMENTS LLC
108 RED MULBERRY WAY
LEANDER, TX 78641-4030

TANVIR, FARHAN & NAZIA SHABBIR
& TANVIR AHMED & ABIDA SHAMIM
333 AKUMAL ST,
LEANDER, TX 78641

HECKLER, JOHN JACOB & ANDREA
337 AKUMAL ST,
LEANDER, TX 78641

SERVA GIANNINO & ANA MARIA
OVIEDO CABELLO
328 AKUMAL ST,
LEANDER, TX 78641

BRITTON, CHRISTOPHER
332 AKUMAL ST,
LEANDER, TX 78641

NERIO CLARRISSIA &
KNIVES MONROE
336 AKUMAL ST,
LEANDER, TX 78641

WATERSTONE TYLerville LP
Attn: POHL BROWN & ASSOCIATES INC
10800 PECAN PARK BLVD #STE 125
AUSTIN, TX 78750-1224

MISTFLOWER LLC
623 ACADIA BND
CEDAR PARK, TX 78613-2195

HOLMES, LAUREN & JUSTIN
409 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

RANJBAR, MOJTABA
417 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

PARKER, LAURA
1807 SAM BASS RD
ROUND ROCK, TX 78681-1901

KERREY, WILLIAM S & KATY L
425 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

CONNOR, SHAE
429 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

BILIGIRI, SURESH &
VYJAYANTHI
433 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

YANG, GINA JIE (TOD) & STEVEN
ZENGXIANG YU (TOD)
PO BOX 3156
PFLUGERVILLE, TX 78691

MANZO, MARIA GIAMFORTONE
441 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

PAYTON, DERRICK
149 S BAGDAD RD APT 18204
LEANDER, TX 78641-4070

SINGH, AAMANDEEP &
KIRANDEEP SIDANA
449 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

COTA, SHERYL B
501 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

HEATH, MYA EVELYN &
VICKI MARIE
505 MISTFLOWER SPRINGS DR,
LEANDER, TX 78641

MARILYN ADEN TRUSTEE OF THE
MARILYN ADEN LIVING TRUST
176 LANDA ST APT 410
NEW BRAUNFELS, TX 78130

OAK CREEK COMMUNITY HOA INC
c/o GOODWIN & COMPANY
PO BOX 203310
AUSTIN, TX 78720-3310

MOHRMANN, NICOLE & KELLEN
WHEELER CRAMER
2801 LAKELINE BLVD #UNIT 8104
CEDAR PARK, TX 78613

RICHARD, HUBERT DALE
1312 MUSTANG BROOK LN,
LEANDER, TX 78641

KC, TARA & LILA
1317 MUSTANG BROOK LN,
LEANDER, TX 78641

LINDSAY, MONICA & RYAN
1313 MUSTANG BROOK LN,
LEANDER, TX 78641

MASTERSON, CHRIS & SHANNON
1340 ITZEL BND,
LEANDER, TX 78641

MURPHY, JOHNNY & HEIDI DENO
1332 ITZEL BND,
LEANDER, TX 78641

ROBERTS, JAN & STEVEN HILLS
1320 ITZEL BND,
LEANDER, TX 78641

ROZANSKI, LOGAN W
1629 W BROADE ST,
LEANDER, TX 78641

MORAN, ROBERT ENRIQUE
BRACHO & MARIA VIRGINIA
CEDENO PAZOS
320 AKUMAL ST,
LEANDER, TX 78641

CORDERO, ABRAHAM CORONA &
YESIREE A FUENMAYOR
FUENMAYOR
316 AKUMAL ST,
LEANDER, TX 78641

COWAN, MAURICE & TEGAN
312 AKUMAL ST,
LEANDER, TX 78641

THE ENCLAVE OF MAYA VISTA
RESIDENTIAL COMMUNITY INC
c/o FIRSTSERVICE RESIDENTIAL 5316 W
US HWY 290 SERVICE RD STE 100
AUSTIN, TX 78735