



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

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

November 22, 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 – James Oliver
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 November 17, 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. Re-approval of Subdivision Case 21-TOD-FP-016 regarding Northline Blocks C & D Final Plat on three parcels of land approximately 5.3108 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R605059, R517094, and R605057; generally located to the southeast of the intersection of Main Street and East San Gabriel Parkway, Leander, Williamson County, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Zoning Case Z-22-0025 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one parcel of land approximately 21.599 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0025 as described above.

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

REGULAR AGENDA

9. Discuss and consider action regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W Crystal Falls Pkwy, Leander, Williamson County, Texas.

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

10. 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 18 day of November 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
11/22/2022

AGENDA SUBJECT:

Re-approval of Subdivision Case 21-TOD-FP-016 regarding Northline Blocks C & D Final Plat on three parcels of land approximately 5.3108 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R605059, R517094, and R605057; generally located to the southeast of the intersection of Main Street and East San Gabriel Parkway, 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.

This case was approved June 9, 2022. The approval has expired and the applicant is requesting re-approval. Once the subdivision improvements are completed, the applicant will proceed with recording the final plat.

HISTORY/TIMELINE:

05/24/2018 - approval of Northline PUD and Concept Plan.
07/25/2019 - approval of the Preliminary Plat for Northline.
12/21/2021 - Planning and Zoning Commission approval
06/09/2022 - Planning and Zoning Commission re-approval

APPLICANT/AGENT:

WGI, Inc. on behalf of Northline Leander Development Company, LLC (Alex Tynberg).

RECOMMENDATION:

This final plat includes seven mixed use lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

1. Execution of all offsite easements prior to recordation of the final plat
2. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Cory Dale, Planner

Attachments

1. Final Plat
2. Location Exhibit
3. Request Letter

NORTHLINE BLOCK C AND LOTS 1 & 2, BLOCK D FINAL PLAT
City of Leander, Williamson County, Texas

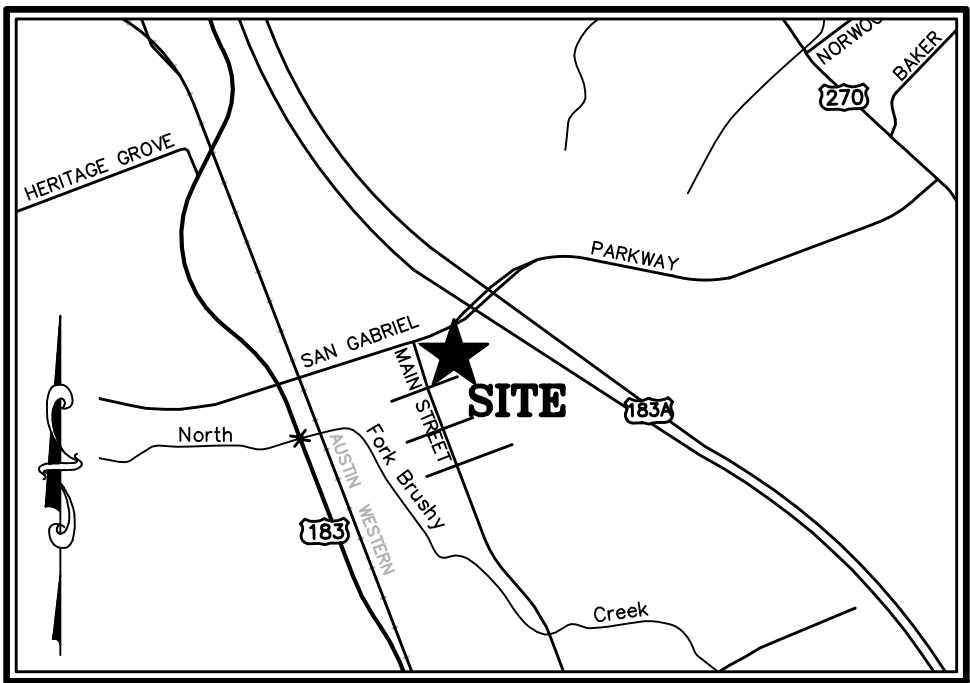
OWNER:
NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC
3305 BOWMAN AVENUE
AUSTIN, TEXAS 78703
512-496-5373

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD, SUITE 2201
AUSTIN, TX 78744
512-537-2384

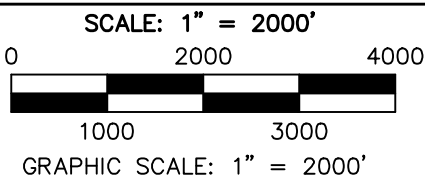
ENGINEER:
WGI INC.
2021 E 5TH SUITE 110
AUSTIN, TX 78702
512-669-5560

SUBMITTAL DATE: MAY 25, 2021

- SHEET INDEX:
- 1. COVER SHEET
 - 2. PLAT
 - 3. PLAT NOTES
 - 4. METES & BOUNDS



VICINITY MAP



LINEAR FEET OF NEW STREETS: 586 L.F.

DOCTOR MILLER STREET - 468 L.F.
NORTHLINE STREET - 118 L.F.

* NEW STREET LINEAR FEET IS MEASURED
FROM CENTERLINE OF R.O.W. INTERSECTIONS.

LOT TABLE:

NUMBER OF BLOCKS: 2

NUMBER OF COMMERCIAL AND/OR MIXED USE LOTS: 9

TOTAL NUMBER OF LOTS: 7

TOTAL ACREAGE: 5.3108

LOT SUMMARY TABLE

LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
LOTS 1-5, BLOCK C	COMMERCIAL AND/OR MIXED USE	2.7483 ACRES	119,720 SQ. FT.
LOTS 1-2, BLOCK D	COMMERCIAL AND/OR MIXED USE	1.8686 ACRES	81,394 SQ. FT.
	RIGHT-OF-WAY	0.6939 ACRES	30,226 SQ. FT.
	TOTAL	5.3108 ACRES	231,340 SQ. FT.

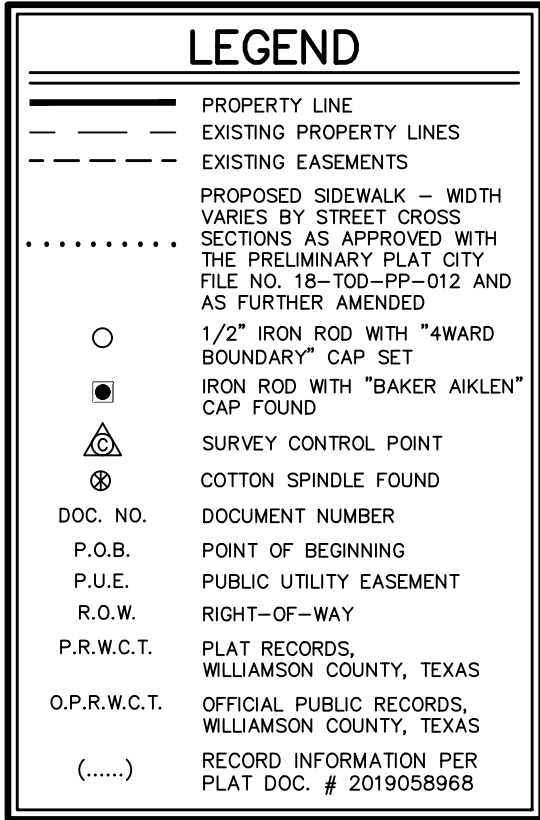


PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/19/2021
Project:	00508
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP/EBD
Field Crew:	TR/BAP
Survey Date:	MAR. 2018
Sheet:	1 OF 3



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S56°05'19"E	90.63'
L2	N74°12'12"W	15.98'
L3	N20°32'34"W	54.48'
L4	N72°05'29"E	96.68'
L5	N74°12'12"W	61.40'
L6	S69°27'26"W	20.00'
L7	N20°32'34"W	80.00'
L8	N48°14'14"E	93.39'
L9	N69°56'34"E	75.05'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L8)	N48°11'55"E	93.35'

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB INLET ON THE SOUTH SIDE OF WEST METRO ROAD, BEING ±8.5' FROM A STORM SEWER MANHOLE ON THE SAME CURB INLET, ALSO BEING ±69' FROM A FIRE HYDRANT ON THE NORTH SIDE OF WEST METRO ROAD.
ELEVATION = 957.11'.

Date:	11/19/2021
Project:	00508
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP/EBD
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	2 OF 3

STATE OF TEXAS {
COUNTY OF _____ {
KNOW ALL MEN BY THESE PRESENTS

THAT NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 5.3108 ACRE (231,340 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 AND THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, SAID 5.3108 ACRES BEING A PORTION OF A CALLED 47.5871 ACRES (DESCRIBED AS EXHIBIT A-1) AND BEING A PORTION OF A CALLED 22.781 ACRES (DESCRIBED AS EXHIBIT A-2), BOTH TRACTS OF LAND RECORDED IN DOCUMENT NO. 2019058968 (O.P.R.W.C.T.), ALSO BEING OWNER OF A CALLED 0.0054 ACRE AND ALL OF A CALLED 0.0232 ACRE PORTION OF RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 2020132508 (O.P.R.W.C.T.), DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHT-OF-WAY, STREETS, EASEMENTS, AND ALL OTHER LANDS 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:

"NORTHLINE BLOCK C AND LOTS 1 & 2, BLOCK D FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

ALEX TYNBERG, PRESIDENT
NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC
3305 BOWMAN AVENUE
AUSTIN, TEXAS 78703

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 ALEX TYNBERG, PRESIDENT, NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC, A DULY AUTHORIZED AGENT WITH ATHORITY TO SIGN SAID DOCUMENT PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT S(HE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC OF _____

PRINTED NAME: _____
MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT, DATED DECEMBER 27, 2019, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT DOCUMENT NO. 2019125629.

LIENHOLDER NAME: VERABANK, N.A.

BY: _____
NAME: JONATHAN VOIGHT
TITLE: SENIOR VICE PRESIDENT

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, JONATHAN VOIGHT, AS SENIOR VICE PRESIDENT OF VERABANK, N.A., ON BEHALF OF SAID VERABANK, N.A., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD, SUITE 2201
AUSTIN, TX 78744
512-537-2384

ENGINEER:
WGI ENGINEERING
2021 E 5TH SUITE 110
AUSTIN, TX 78702
512-669-5560

NORTHLINE BLOCK C AND LOTS 1 & 2, BLOCK D FINAL PLAT

City of Leander, Williamson County, Texas

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF _____ §

THAT I, TODD ERICKSON, 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.

TODD ERICKSON P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 139714, STATE OF TEXAS

SURVEYOR'S CERTIFICATION:

THAT I, STEVEN M. DUARTE, 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 STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT GF NO. 1700600-ILF (EFFECTIVE 2/15/17), FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 201601696 (EFFECTIVE 7/19/16), FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 201800187 (EFFECTIVE 3/8/18), FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 20-0708-CH (EFFECTIVE 4/7/20), WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5940 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.3108 ACRES (231,340 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 AND THE WILLIAM MANSIL SURVEY ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 47.5871 ACRES TRACT AND THE REMAINDER OF A CALLED 22.781 ACRES TRACT CONVEYED TO NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC IN DOCUMENT NO. 2019058968 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 5.3108 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAN GABIREL PARKWAY (C.R. 276, RIGHT-OF-WAY VARIES), BEING IN THE NORTH LINE OF SAID NORTHLINE LEANDER DEVELOPMENT REMAINDER OF 22.781 ACRES TRACT, AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH AN IRON ROD WITH "BAKER-AIKLEN" CAP FOUND FOR A POINT OF TANGENCY IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, BEING THE NORTH LINE OF SAID NORTHLINE LEANDER DEVELOPMENT REMAINDER OF 22.781 ACRES TRACT BEARS, ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 1,113.00 FEET, WHOSE ARC LENGTH IS 86.10 FEET AND WHOSE CHORD BEARS N50°22'40"E, A DISTANCE OF 86.08 FEET;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY, OVER AND ACROSS SAID NORTHLINE LEANDER DEVELOPMENT REMAINDER OF 22.781 ACRES TRACT AND SAID NORTHLINE LEANDER DEVELOPMENT 47.5871 ACRES TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S56°05'19"E, A DISTANCE OF 90.63 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 2) S20°32'34"E, A DISTANCE OF 244.68 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 3) S15°47'42"W, A DISTANCE OF 301.31 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 4) N74°12'12"W, A DISTANCE OF 15.98 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
- 5) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 153.00 FEET, WHOSE ARC LENGTH IS 84.95 FEET AND WHOSE CHORD BEARS S89°53'26"W, A DISTANCE OF 83.86 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING THE SOUTHEAST CORNER OF NORTHLINE STREET (54' RIGHT-OF-WAY);

THENCE, WITH THE EAST AND NORTH RIGHT-OF-WAY LINE OF SAID NORTHLINE STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N20°32'34"W, A DISTANCE OF 54.48 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 2) S69°27'26"W, A DISTANCE OF 273.26 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHWEST CORNER HEREOF, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHLINE STREET AND THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (75' RIGHT-OF-WAY);

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET, N17°52'36"W, A DISTANCE OF 426.10 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE NORTHWEST CORNER HEREOF, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN GABRIEL PARKWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N72°05'29"E, A DISTANCE OF 96.68 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 822.69 FEET, WHOSE ARC LENGTH IS 20.64 FEET AND WHOSE CHORD BEARS N71°27'58"E, A DISTANCE OF 20.64 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 3) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 1113.00 FEET, WHOSE ARC LENGTH IS 358.26 FEET AND WHOSE CHORD BEARS N61°48'56"E, A DISTANCE OF 356.71 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING 5.3108 ACRES (231,340 SQUARE FEET) MORE OR LESS.

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
5. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE LEANDER SMARTCODE, AS MODIFIED BY THE NORTHLINE PUD ORDINANCE AS AMENDED FROM TIME TO TIME.
6. 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.
7. THE SURFACE OF ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF DOCTOR MILLER STREET AND NORTHLINE STREET. 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.
9. THIS PLAT CONFORMS TO THE MINOR REVISED PRELIMINARY PLAT APPROVED JULY 8, 2021 AND THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 25, 2019.
10. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
11. 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.
12. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED UTILITY LINES CONTAINED IN AN EASEMENT.
13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

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 _____ COUNTY.

ATTEST:

RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF 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____, A.D., AT ____ O'CLOCK, ____M. AND DULY RECORDED THIS THE

DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M. IN THE PLAT RECORDS OF SAID COUNTY IN

CABINET _____, SLIDE _____.

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

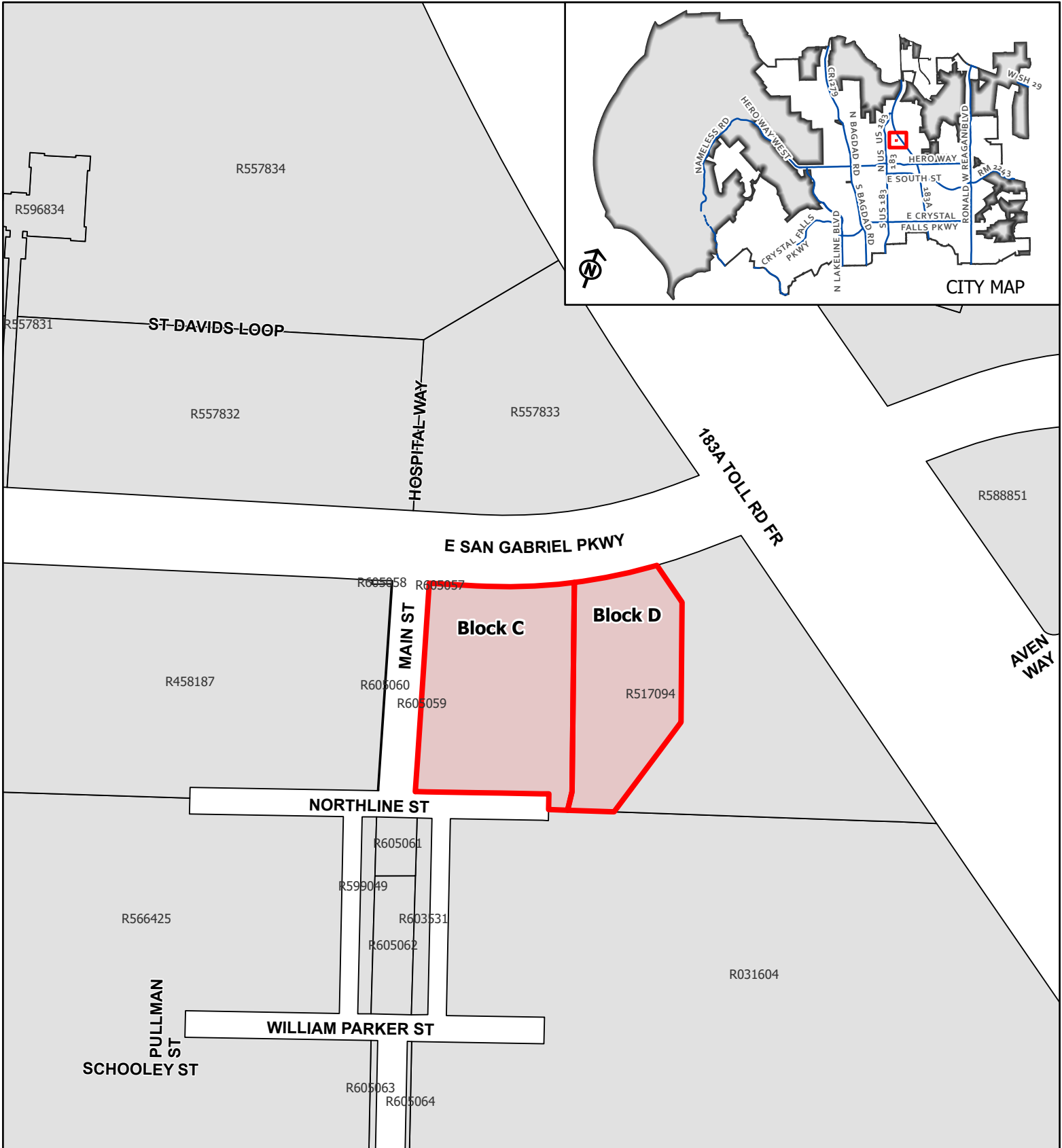


PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/19/2021
Project:	00508
Scale:	1" = 100'
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Survey Date:	MAR. 2018
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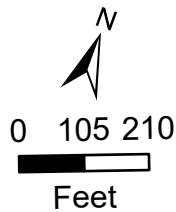
CASE: 21-TOD-FP-016

ATTACHMENT #2

NORTHLINE BLK
C & D FINAL PLAT

Site 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.



- Subject Area
- Leander City Limits
- Leander ETJ



Alex Tynberg, Manager

Northline Leander Development Company, LP
2601 Wooldridge Drive
Austin, Texas 78703
(512) 496-5373
atynberg@tynberg.com

November 9, 2022

Dear City of Leander Planning Commission,

We are requesting a 6-month extension for the Northline Blocks C&D final plat that was approved by the Planning Commission on December 21, 2021 with an initial 6-month extension that was approved on June 9, 2022. Accordingly, the current term for recording of the C&D final plat expires on December 9, 2022.

We are requesting more time to record the C&D final plat because we have been coordinating with a retail anchor user for Block C, which will require a modification of the lot line for Block C, Lot 1. We wanted to finalize that specific lot line location for Block C, Lot 1 prior to recording the plat in order to avoid having to amend the final plat. We anticipate bringing the update of the lot lines for Block C to the Planning Commission within the next 60 days and subsequently recording the C&D final plat.

Thank you in advance,

Alex Tynberg
Northline Leander Development Company, LP



EXECUTIVE SUMMARY
11/22/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

See attached Draft 11-10-2022 P & Z Minutes

RECOMMENDATION:

Approval of the Draft 11-10-2022 P & Z Minutes.

PRESENTER:

Attachments

Draft 11-10-2022 P & Z Minutes



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

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

November 10, 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 present except Commissioner Moss.
3. Swearing of Planning and Zoning Commissioners Ron May and Donnie Mahan.
Mayor Christine DeLisle swore in Commissioner May and Commissioner Mahan.
4. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the November 3, 2022 meeting.
5. Review of meeting protocol.
6. Citizen Comments:
No one wished to speak.

CONSENT AGENDA: ACTION

7. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas.

8. Approval of Subdivision Case 20-FP-017 regarding Palmera Bluff Section 4 Final Plat on three parcels of land approximately 35.76 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R032201, R032200 and R032109; generally located northwest of the terminus of Logan Del Way and Tarvin Elementary School in Palmera Bluff Phase 11 , Leander, Williamson County, Texas.
9. Approval of Subdivision Case 20-FP-027 regarding Palmera Bluff Section 2 Final Plat on one parcel of land approximately 28.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032201; generally located northeast of the intersection of Isaias Drive and Clarissa Lynn Way, and northeast of Tarvin Elementary School in Palmera Bluff Phase 11 , Leander, Williamson County, Texas.
10. Approval of Subdivision Case FP-22-0005 regarding Urbana at Hero Way Final Plat on nine parcels of land approximately 18.12 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R432891, R366161, R032167, R432893, R635406, R432892, R575954, R336502 and R635407; generally located at 13303 Hero Way, Leander, Williamson County, Texas.
11. Approval of Subdivision Case FP-22-0010 regarding Horizon Lake Phase 3 Section 3 Final Plat on one parcel of land approximately 12.870 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031236; generally located west of Horizon Park Blvd. and Leeward Pass, Leander, Williamson County, Texas.
12. Approval of Minutes.
Commissioner Carpenter motioned to approve Consent Agenda items 7-12, seconded by Commissioner May.
6-0 pass

PUBLIC HEARING: ACTION

13. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0019 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured House) to adopt the Horseshoe PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouse) on one parcel of land approximately 2.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036462; and more commonly known as 500 Horseshoe Drive, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-22-0019 as described above.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Laura Lantrip to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Laura Lantrip, Commissioner Ron May, Vice Chair Donnie Mahan

NAY: Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr.

4 - 2 Passed

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 13.871 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0026 as described above.

Approved to be presented on next P & Z meeting (11/22/22). 6-0

Motion: Ron May

Second motion: Richard Carpenter

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to reschedule the P&Z meeting to 11/22/2022 to allow for updates to the PUD.

AYE: Chair John Cosgrove, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0035 to amend the current zoning of LC-2-B (Local Commercial), TF-2-B (Two-Family), SFU-2-B (Single-Family Urban), and Interim SFR-1-B (Single-Family Rural) to GC-3-A (General Commercial) and LC-2-A (Local Commercial) on four parcels of land approximately 14.79 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R491364, R511667, R501146, and R579460; and generally located to the northeast of the intersection of Bagdad Road and W San Gabriel Pkwy, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0035 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Vice Chair Donnie Mahan to approve the zoning case.

AYE: Chair John Cosgrove, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

REGULAR AGENDA

16. Adjournment at 7:37 pm.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
11/22/2022

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-22-0025 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one parcel of land approximately 21.599 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R031560; and more commonly known as 800 CR 177, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0025 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

02/16/2017 – Annexation of parcel and assignment of interim zoning.

06/09/2022 – Applicant withdrew Zoning case 22-Z-017 at P&Z meeting.

APPLICANT/AGENT:

Eli Engineering (Gary Jones) on behalf of Texas Lone Star Landing, LLC (Mallik Gilakattula).

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis - Lone Star Landing
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Summary of Neighborhood Communication



PLANNING ANALYSIS

ZONING CASE Z-22-0025
LONE STAR LANDING

GENERAL INFORMATION

Owner/Agent: Eli Engineering (Gary Jones) on behalf of Texas Lone Star Landing, LLC (Mallik Gilakattula).

Current Zoning: Interim SFR-1-B (Single-Family Rural)
SFS-2-B (Single-Family Suburban)

Proposed Zoning: SFS-2-B (Single-Family Suburban)

Size and Location: The property is located at 800 CR 177, including approximately 21.599 acres.

Staff Contact: Cory Dale
Planner

APPLICANT REQUEST

The applicant has submitted a request to change a 21.599 acre portion of the designated zoning district of their property in order to place single-family homes.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3 & 4*
- ☒ ☐ 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

As this Commission is aware, a resolution was adopted by City Council to limit consideration of zoning request that seek to add residential lots, however this resolution does priorities large lot/low-density residential development such as SFR, SFE and SFS. This proposal of SFS-2-B, to include minimum 70 foot wide lots, is in compliance with the resolution, therefore staff recommends approval of the zoning request.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	ETJ	Undeveloped

EAST	SFR-1-B (Interim)	Undeveloped
SOUTH	SFR-1-B SFS-2-B	Residential Residential
WEST	ETJ SFR-1-B (Interim) SFS-2-B	Residential Undeveloped Storage/Warehouse

SURROUNDING AREA:

This property is located directly north of the intersection of CR 177 and Valley View Drive and directly east of Austin Precision Products storage/warehouse.

PHYSICAL AND NATURAL FEATURES:

This property is undeveloped with a stock/detention pond. The site additionally contains a small portion of floodplain in the southeastern most tip and contains significant tree cover which will be subject to the Leander tree preservation requirements and mitigation at time of development.

PROPERTY HISTORY:

02/16/2017 - Property annexed into the City of Leander.

06/09/2022 – Applicant withdrew Zoning case 22-Z-017 at P&Z meeting.

MAJOR CORRIDORS:

This property has access onto CR 177.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes an arterial segment for the future extension of Crystal Falls Parkway that will head east and tie into CR 177.

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
Crystal Falls Pkwy	Arterial	Urban arterial low traffic	100' ROW 4-lane arterial 10' sidewalk

Driveways along CR 177 will be reviewed by Engineering staff at public improvement stage. The driveway spacing will be dictated by Austin Transportation Criteria Manual. The ultimate buildout of both CR 177 and segment of Crystal Falls Parkway may be determined by Engineering during development process. Additionally, the applicant will submit either a Traffic Impact Analysis (TIA) or fee-in-lieu of TIA as determined by the City Engineer,

EXISTING UTILITIES:

Property has access to extend utilities (water and wastewater) off-site and will work through serving the site as part of a public improvement construction plan submittal.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFS – SINGLE FAMILY SUBURBAN:**

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

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 B:**

Features: Four or more architectural features.

Intent:

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

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

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

This category is compatible with SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF CH, NR and PUD zoning districts.

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 01/24/2022. The following changes were made to the project since the development meeting was held:

- Applicant withdrew proposal for Minor PUD that included higher density zoning and elected to use SFS-2-B (Single-Family Suburban) zoning.
- Withdraw of initial request of a mixture of SFT and SFC.

NOTIFICATION

11/03/2022 - Public Notice on Hill Country News
 11/08/2022 - Mail Notification to Property Owners within 200'
 11/08/2022 - Public Hearing Signage Posted on Property
 11/22/2022 - Planning and Zoning Commission Public Hearing
 12/15/2022 - City Council Public Hearing & First Reading of the Ordinance
 01/05/2023 - City Council Second & Final Reading of the Ordinance

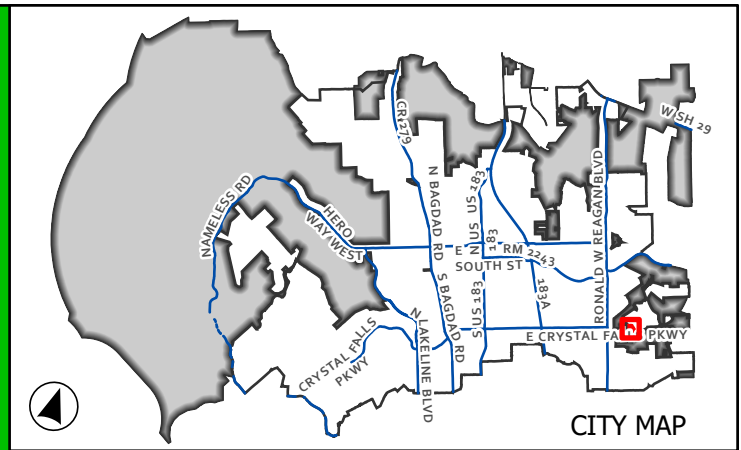
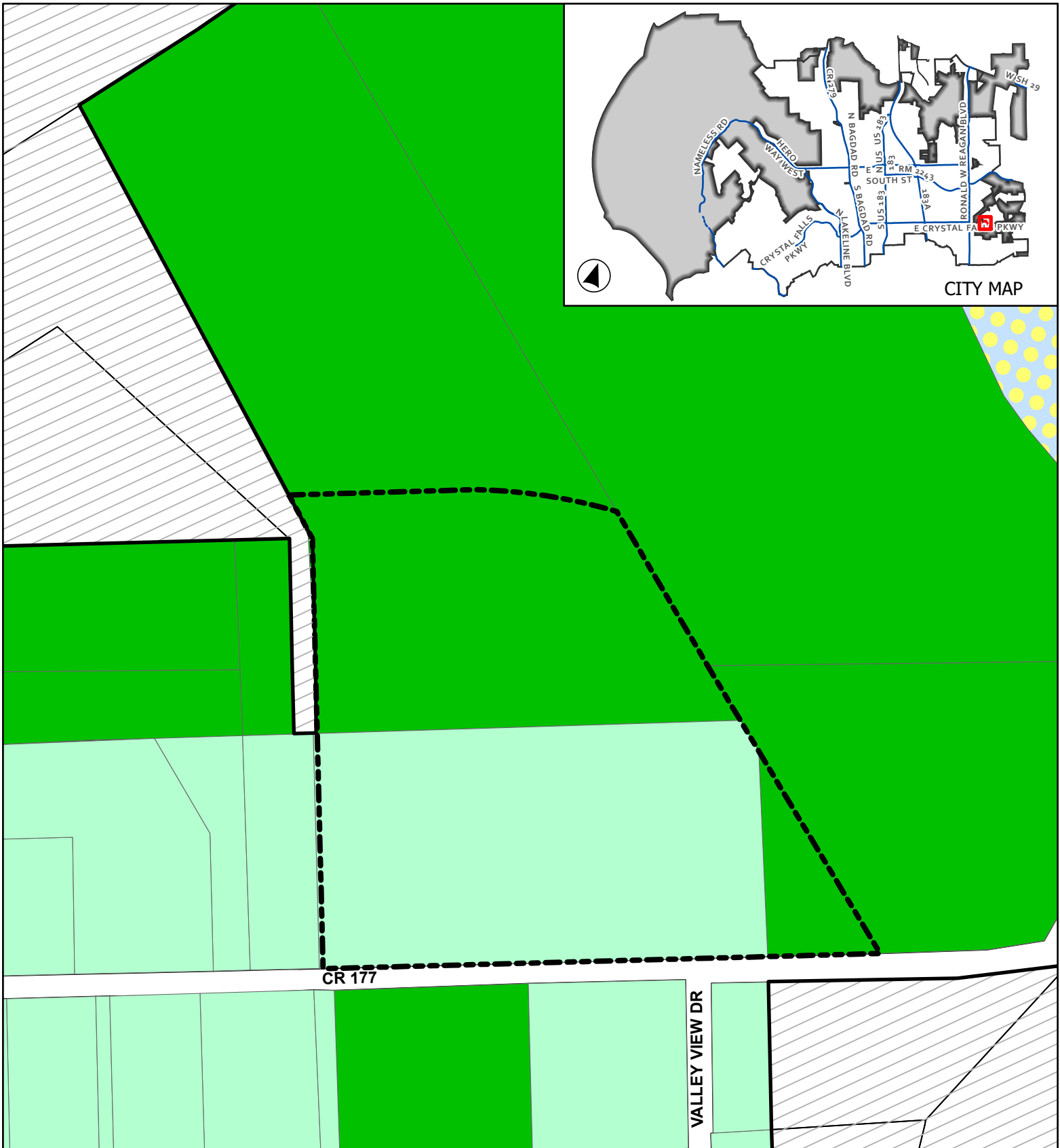
SIGNAGE ON SITE**PUBLIC NOTIFICATION:**

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 outreach letter was mailed out per developer to solicit concerns and inform the property owner of what is proposed. A total of two (2) residents/property owners have contact the developer for additional information and to address any potential concerns. Please see the full report from the applicant as attachment 8.

APPROVAL CRITERIA:

The Comprehensive Plan identifies the subject tract as a Neighborhood Residential future land use category which is intended to be developed primarily as new single-family detached residential with associated amenities. The applicant's request complies with both the Comprehensive Plan and current zoning designations. Additionally, this request is compatible with surround zoning designations and land uses.



CASE: 22-Z-025 ATTACHMENT 2 LONE STAR LANDING

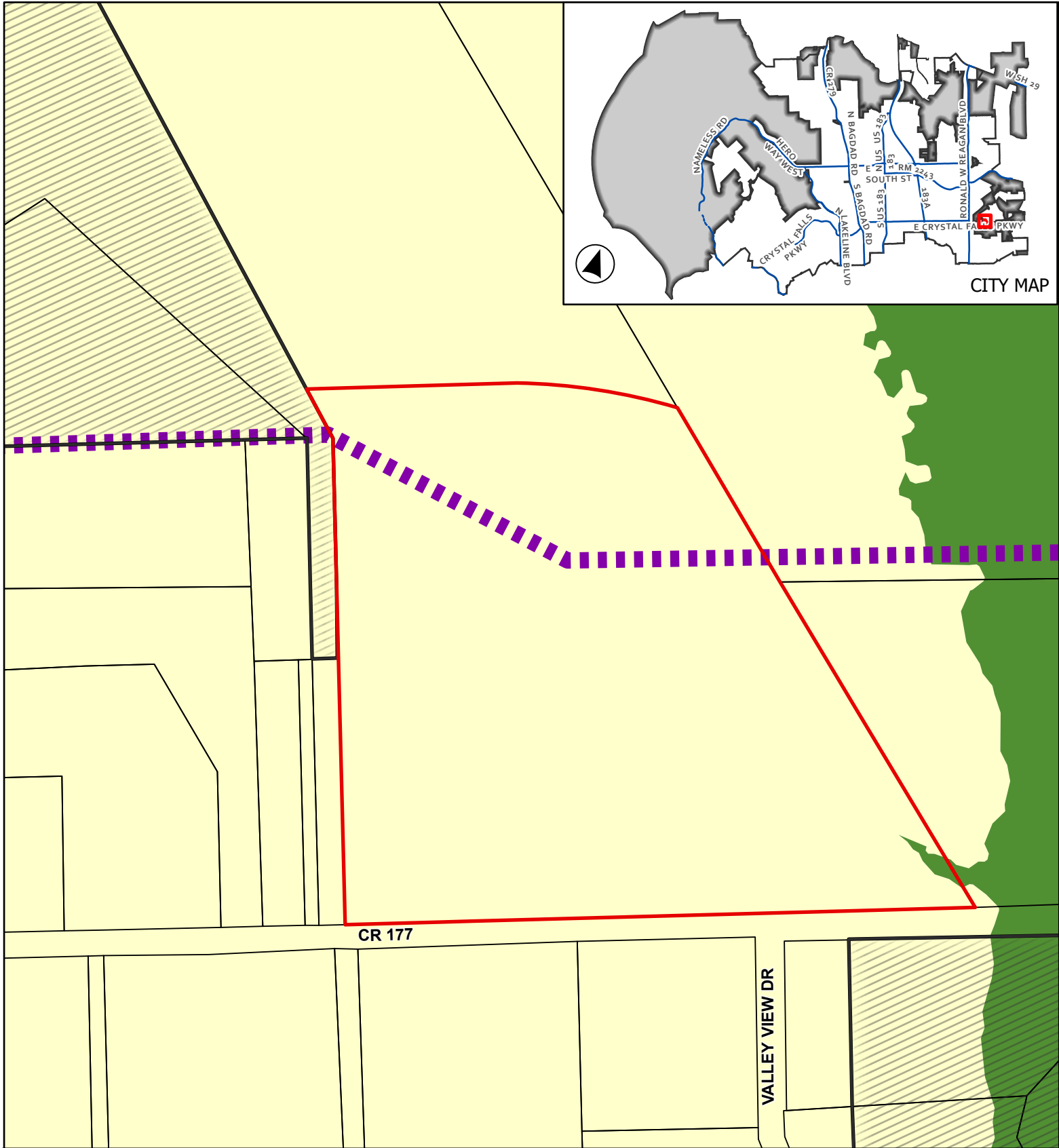
Current Zoning

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
- Proposed ETJ
- Subject Area

- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- PUD - Single-Family

0 100 200 Feet



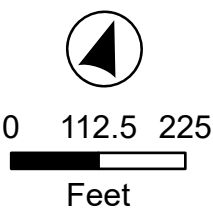
CASE: Z-22-025

ATTACHMENT 3

LONE STAR LANDING

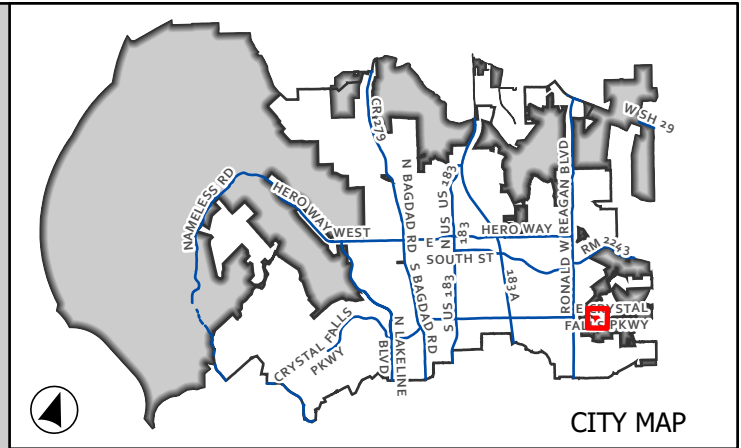
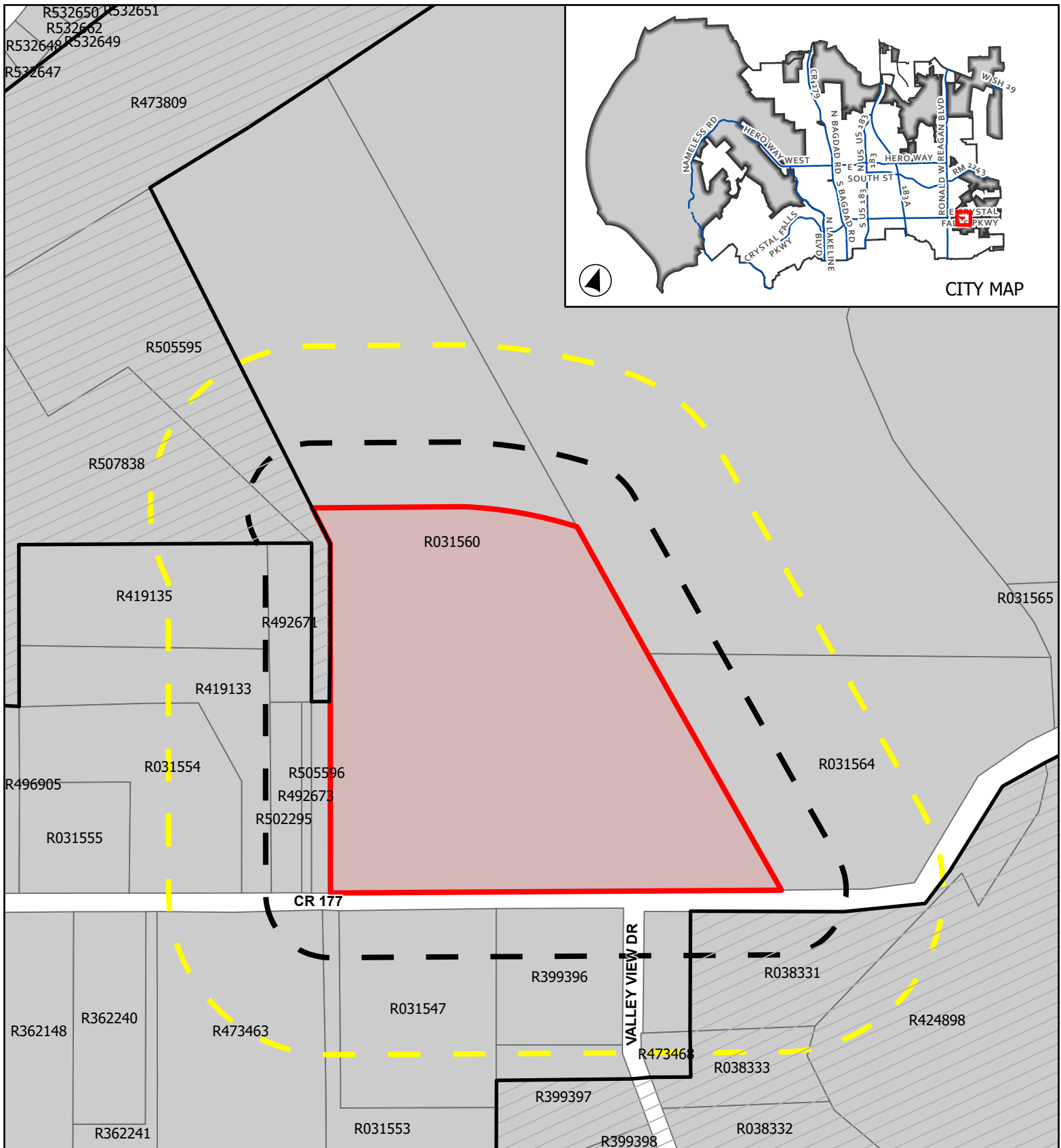
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 4 Lane, Proposed

- ## Future Land Use
- Neighborhood Residential
 - Greenway



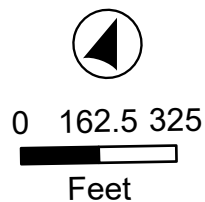
CASE: 22-Z-025

ATTACHMENT 4

LONE STAR LANDING

Public Notification

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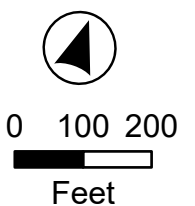


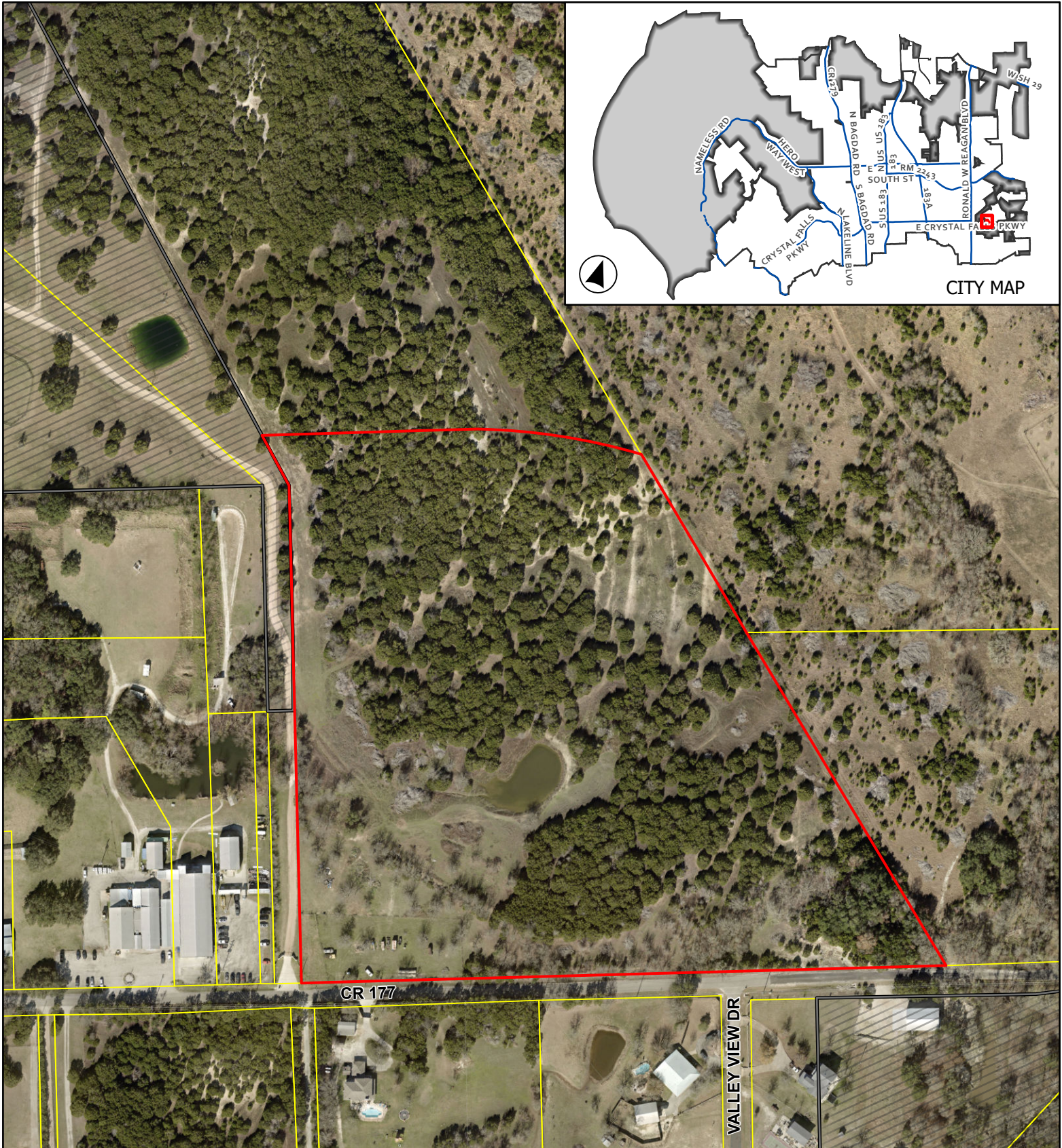
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ
- Site Location



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-  SFR - Single-Family Rural
 SFS - Single-Family Suburban
 PUD - Single-Family





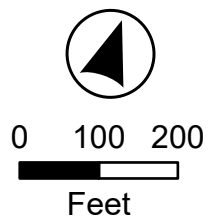
CASE: 22-Z-025

ATTACHMENT 6

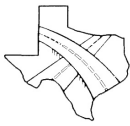
LONE STAR LANDING

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



Firm # 17877

October 24, 2022

Ms. Robin M. Griffin, AICP
Executive Director of Development Services
PO Box 319
Leander, TX 78646

Re: Lone Star Landing – Zoning Application Letter of Intent

Dear Ms. Griffin:

On behalf of Texas Lone Star Landing, LLC, we are revising the application for zoning to include only 21.60 acres of the 37 acre property which includes the property south of and including the future Crystal Falls Parkway. A portion of the property is currently zoned Single Family Rural (SFR) and the remainder Single Family Suburban (SFS). Based on the recently adopted Resolution approved by City Council, we are requesting the entire 21.60 acre property south of and including Crystal Falls be zoned SFS-2-B. The SFR zoning is the original zoning assigned to the property when it was annexed. It seems like the division of the property by the future Crystal Falls ROW makes a natural division for land use. The remaining 15.42 acres will remain unchanged as SFR-1-B for this application.

Since the Owner has withdrawn the original request for SFT and SFC zoning and the request is consistent with Council's resolution, there are no higher standards proposed.

We are requesting full staff support for the zoning and placed for consideration at the November 24th upcoming Planning Commission meeting for consideration.

If you need additional information, please do not hesitate to contact my office.

Best Regards,

Gary Eli Jones, P.E.

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.

Reached out to adjacent property owners by phone. Mailout to property owners within 500-ft to solicit concerns and let them know what is proposed. Met with Mr. & Mrs Jerry Thomas and Mr. LaRue. Other than those two property owners, have not has any other calls on the property other than builders wanting to buy lots.

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.

There are 4 subdivisions identified on the Appraisal Map. I have not found any HOA associated with any of these neighborhoods. The list of neighborhoods and property owners is included with this submittal.

3. What concerns were raised during these communications?

Mr. LaRue has expressed strong desire to keep future Crystal Falls north of this property and claims to have discussed that with adjacent property owners. The Thomas's concerns were with how the future arterial affects their current home.

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

The alignment of future Crystal Falls Parkway will be north of LaRue property.

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

Signature:

Gary Jones

Date

6/30/2022



EXECUTIVE SUMMARY
11/22/2022

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case Z-22-0026 to amend the current zoning of LO-3-B (Local Office) to adopt the Northpoint PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one parcel of land approximately 13.871 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R599180; and more commonly known as 10880 W Crystal Falls Pkwy, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

11/06/2002 - The northern portion of the lot was annexed.
01/03/2007 - The small back west portion was annexed.
01/13/2013 - The southern portion of the lot was annexed.
06/29/2020 - Plat Date
11/10/2022 - 1st Public Hearing, Planning & Zoning Commission

APPLICANT/AGENT:

Headwaters Capital Partners (Rachel Shanks) on behalf of Northpoint Austin (Barry Cox).

ORDER OF EVENTS:

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

PRESENTER:

Justin Hunt, Planner

Attachments

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



PLANNING ANALYSIS

ZONING CASE 22-Z-026 NORTHPOINT PUD

GENERAL INFORMATION

Owner/Agent: Headwaters Capital Partners (Rachel Shanks) on behalf of Northpoint Austin (Barry Cox).

Current Zoning: LO-3-B (Local Office)

Proposed Zoning: Northpoint PUD (Planned Unit Development) with the following base zoning district:
LC-2-A (Local Commercial)

Size and Location: The property is located at 10880 W Crystal Falls Pkwy, including approximately 13.871 acres.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for the additional uses of manufacturing as a secondary use as well as associated warehouse and distribution uses.

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 property is located within a Multi-Use Corridor and is currently limited to office uses. The request to add manufacturing as a secondary use is not allowed by right in the LC (Local Commercial) use component, but can be permitted through the use of a PUD (Planned Unit Development). Manufacturing as a secondary use allows for secondary processing, fabrication, or assembly of semi-finished uses. This type of manufacturing is limited to 40,000 square feet, and must be contained entirely inside the building and an entire building may not be used for manufacturing. The manufacturing use is limited to fifty (50%) of the total building, and manufacturing shall only be permitted on the front portion of the property. The remainder (100 feet from the rear property line) shall be limited to uses permitted in the LC use component. Also, parking and drive aisles associated with distribution shall not be permitted 100 feet from the rear property line, and overhead doors shall be limited to the interior of the project and shall not face adjacent residential properties. The applicant has also entered into a masonry agreement to provide 100% masonry on the buildings.

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

	ZONING	LAND USE
NORTH	Roadway/School	E. Crystal Falls Parkway & Rouse High school
EAST	SFC-2-B	Cold Springs subdivision
SOUTH	PUD-SF	Crystal Springs Subdivision
WEST	PUD-SF	Crystal Springs Subdivision

SURROUNDING AREA:

This property is located west of the Cold Springs subdivision and south of E. Crystal Falls Pkwy. The Crystal Springs subdivision is surrounding the remaining sides of the property. The adjacent properties fronting E. Crystal Falls Parkway are zoned Local Commercial.

PHYSICAL AND NATURAL FEATURES:

This property is undeveloped with half the lot covered in trees.

PROPERTY HISTORY:

The subject area contains three annexations. The north portion of the lot was annexed 11/6/2002, a small back west portion of the property was annexed 1/3/2007, and the south portion was annexed 1/13/2013. This lot was platted with the Northpoint Short Form Final Plat and recorded 6/29/2020.

MAJOR CORRIDORS:

This property has access onto E. Crystal Falls Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

The development of the property has not been evaluated for roadway adequacy/boundary street improvements, turn lanes, deceleration lanes or TIA at this time.

EXISTING UTILITIES:

This property has access to water along E. Crystal Falls Parkway (figure 1) and wastewater along the southern property boundary (figure 2).

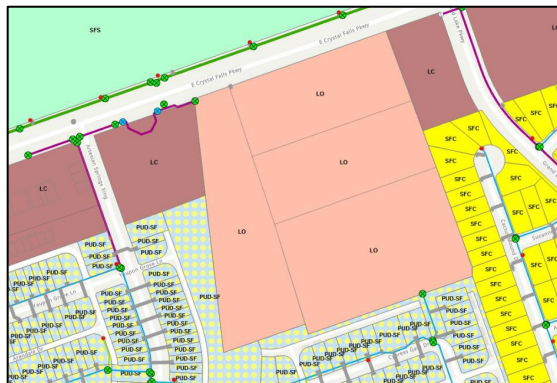


Figure 1 Water

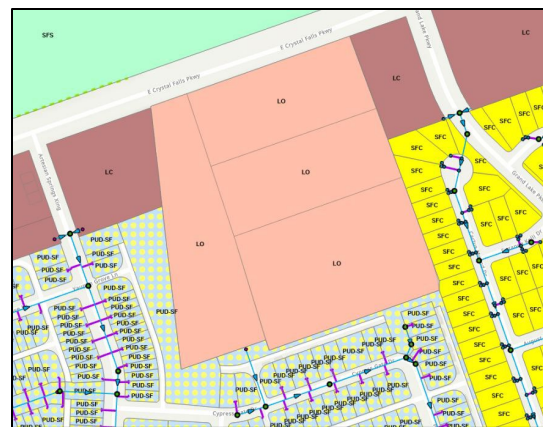


Figure 2 Wastewater

CURRENT LAND USES:

The property is currently undeveloped.

PROPOSED ZONING DISTRICT:

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a commercial development that includes office and commercial uses, as well as manufacturing as a secondary use. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. 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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

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.

NEIGHBORHOOD RESIDENTIAL

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

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 5/2/2022 and no significant changes have accrued from their original proposal.

NOTIFICATION

- 10/20/2022 - Public Notice on Hill Country News
- 10/26/2022 - Mail Notification to Property Owners within 200'
- 10/26/2022 - Public Hearing Signage Posted on Property
- 11/10/2022 - Planning and Zoning Commission Public Hearing
- 12/01/2022 - City Council Public Hearing & First Reading of the Ordinance
- 12/15/2022 - 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. No concerns have been brought up.

A neighborhood outreach letter was mailed out 07/18/2022. Please see the Neighborhood Outreach attachment 9 for more detail.





APPROVAL CRITERIA:

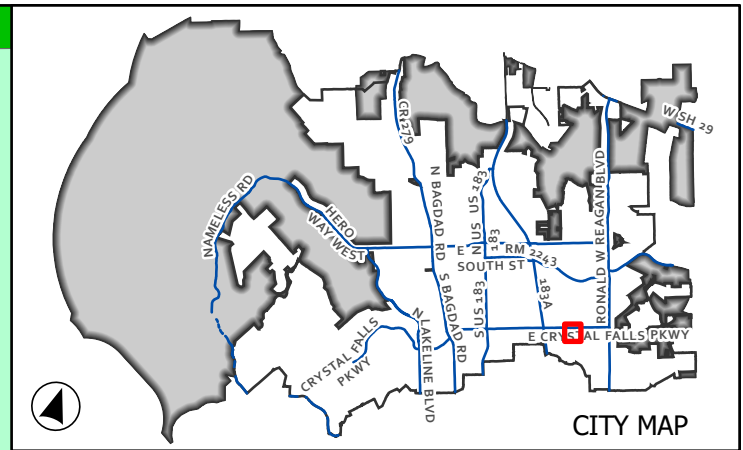
The majority of this property falls under the Multi-Use Corridor. Because of the higher standards of the PUD, the requested PUD with base zoning of LC-2-A (Local Commercial) is a compatible use category in the Future Land Use map.

The applicant is requesting a more intense use than what could be permitted at this location, but with higher standards the more intense use of manufacturing as a secondary use and the associated warehouse, and distribution are limited. The LC base zoning also includes restricted hours of operation which would not be applicable to the property if it were zoned with the HC (Heavy Commercial) use component.

In addition to the higher standards established by the PUD, the Composite Zoning Ordinance requires the developer to provide a 6' masonry screening wall for commercial development adjacent to residential. Furthermore, the ordinance requires a 50' building setback for new buildings adjacent to residentially zoned property.

This Planned Unit Development includes the following allowed/prohibited uses

HIGHER STANDARDS	WAIVERS
	Allowing manufacturing as a secondary use as well as the associated processing and distribution.
	Manufacturing is limited to 40,000 square feet, and must be contained entirely inside the building
	Manufacturing use is limited to fifty (50%) of the total building, and manufacturing shall only be permitted on the front portion of the property.
Parking and drive aisles associated with distribution shall not be permitted 100 feet from the rear property line.	
Overhead doors shall be limited to the interior of the project and shall not face adjacent residential properties.	
100% Masonry on all new buildings.	



E CRYSTAL FALLS PKWY

ARTESIAN SPRINGS XING

YAUPON GROVE LN

CYPRESS GATE DR

GRAND LAKE PKWY

CACTUS MOUND DR

SUZANNE KELLI DR

CASE: Z-22-0026

ATTACHMENT 2

NORTHPOINT MINOR PUD

Current Zoning

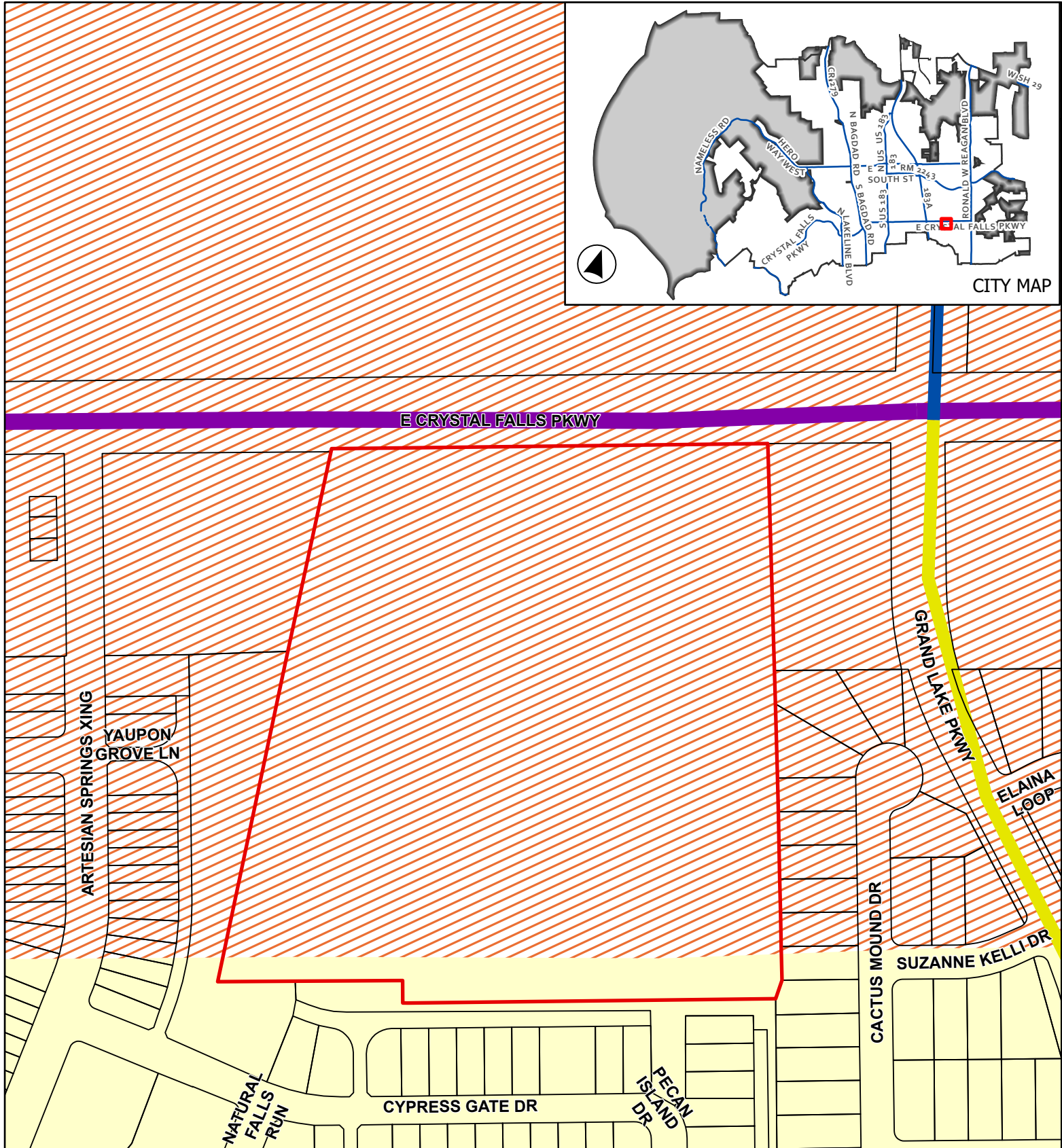
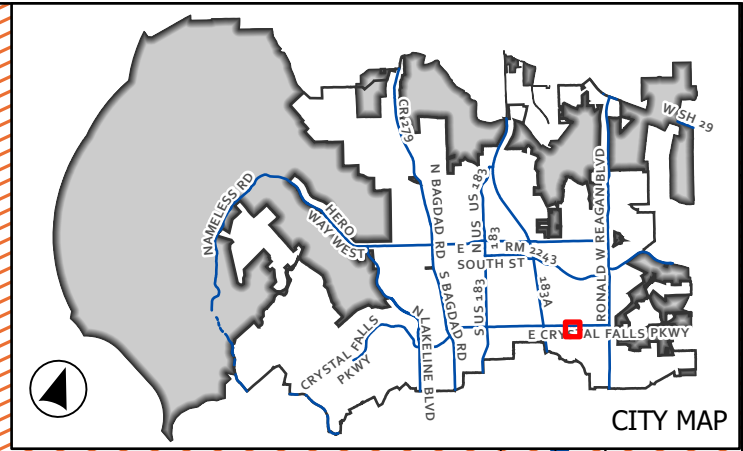
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

-  Leander City Limits
-  Proposed ETJ
-  Subject Area
-  SFR - Single-Family Rural
-  SFS - Single-Family Suburban

-  SFC - Single-Family Compact
-  LO - Local Office
-  LC - Local Commercial
-  PUD - Single-Family



0 60 120
Feet



CASE: 22-Z-0026 ATTACHMENT 3 NORTHPOINT MINOR PUD

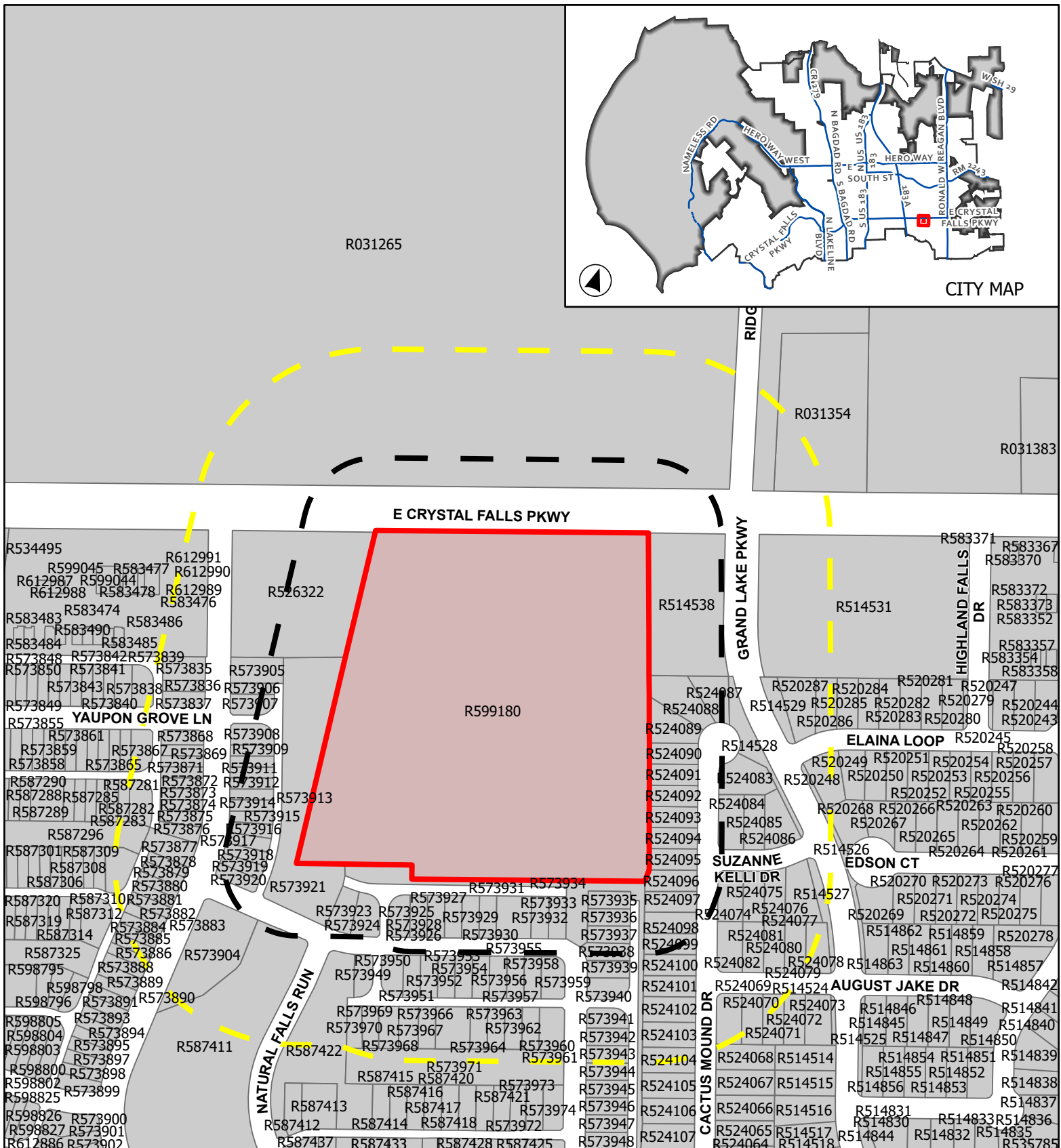
Future Land Use Map

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.

0175

Feet

 Leander City Limits Leander ETJ Subject Area Arterial 4 Lane, Existing Collector, Existing	Future Land Use Rural, Existing Neighborhood Residential Multi-Use Corridor
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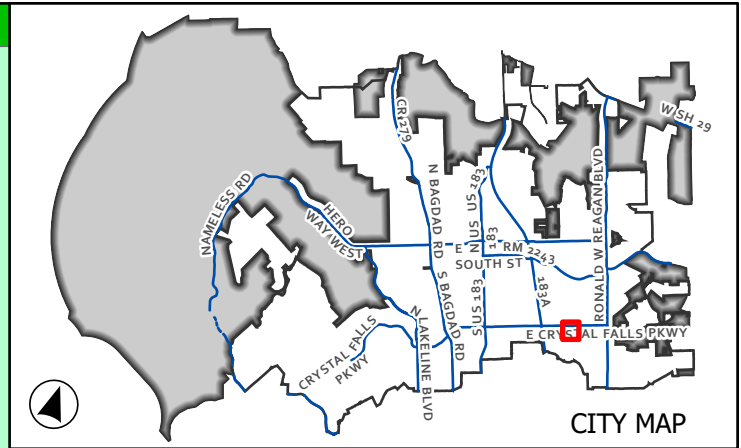
CASE: Z-22-0026 ATTACHMENT 4 NORTHPOINT MINOR PUD

PUBLIC NOTIFICATION

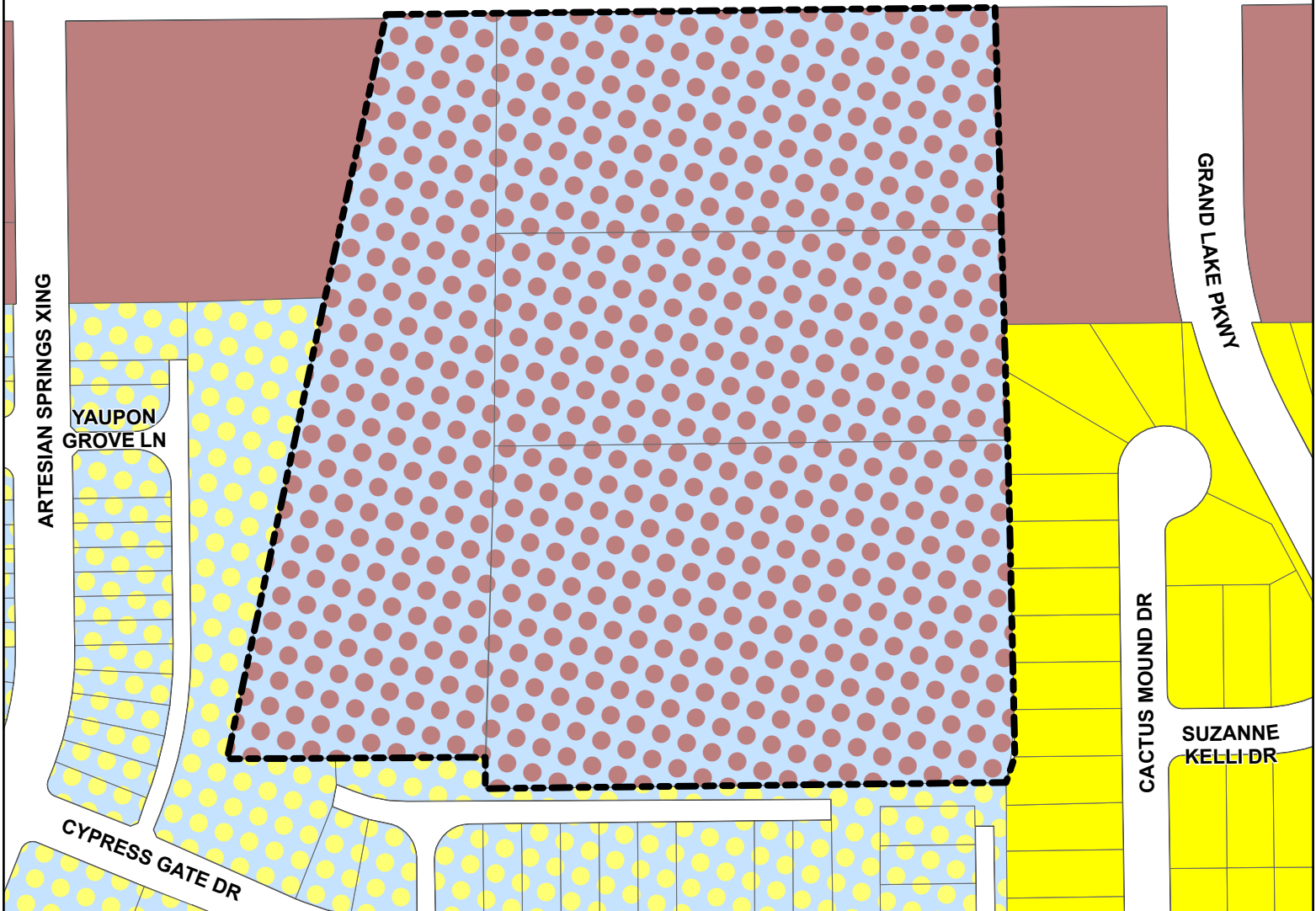
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0 145 290
Feet

- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ
- Site Location



E CRYSTAL FALLS PKWY



CASE: Z-22-0026

ATTACHMENT 5

NORTHPOINT
MINOR PUD

Proposed Zoning

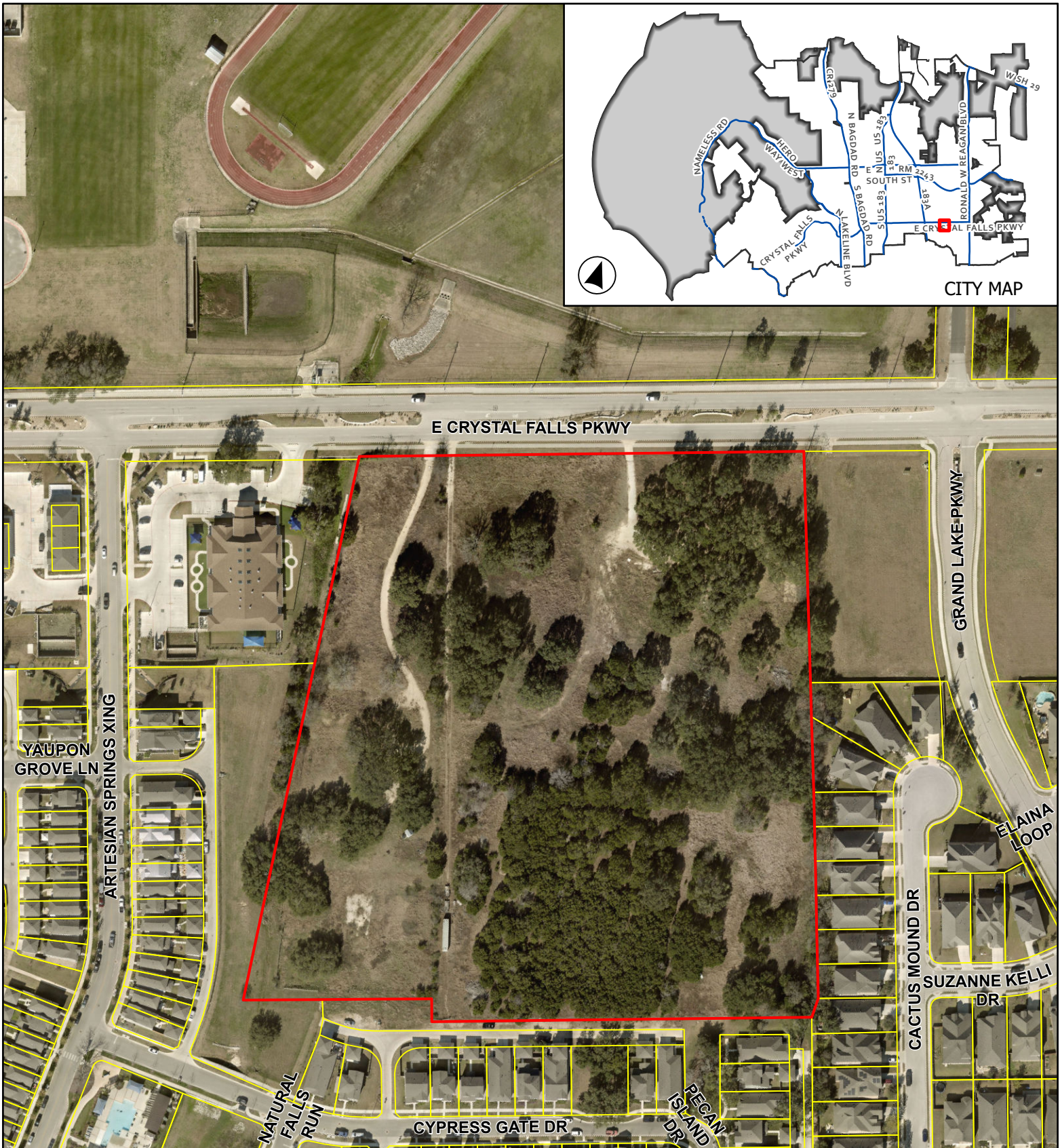
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

- Leander City Limits
- Proposed ETJ
- Subject Area
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

- SFC - Single-Family Compact
- LC - Local Commercial
- PUD - Single-Family
- PUD - Local Commercial



0 60 120
Feet



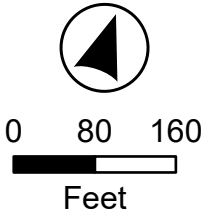
CASE: Z-22-0026

ATTACHMENT 3

NORTHPOINT
MINOR PUD

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

Northpoint PUD Minor Planned Unit Development

A. Purpose and Intent

1. The Northpoint PUD is comprised of approximately 13.781 acres (the “Subject Property”), as shown in Exhibit B. The development of this property includes several office buildings and a church, as shown in Exhibit C.

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, 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. The allowable uses shall include those permitted items within LC-2-A Local Commercial District and additional uses as listed below.
 - a. Manufacturing as a secondary use – Establishments engaged in the manufacture of products for final use or consumption. This usually involves the secondary processing, fabrication, or assembly of semi-finished uses. This type of manufacturing is limited to 40,000 square feet located on the Subject Property. Manufacturing, must be contained entirely inside the building and an entire building may not be used for manufacturing. The manufacturing is limited to fifty (50%) of the total building. Warehouse storage and distribution of the manufactured goods is permitted as an accessory use.
2. The prohibited uses shall include manufacturing as a primary use and outdoor manufacturing.

D. Development Standards

1. The manufacturing uses listed in Section C shall only be permitted on the front portion of the property. The remainder (100 feet from the rear property line) shall be limited to uses permitted in the LC use component.
2. Parking and drive aisles associated with distribution shall not be permitted 100 feet from the rear property line.
3. Overhead doors shall be limited to the interior of the project and shall not face adjacent residential properties.
4. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Saturday. Hours of operations do not apply to church events located inside the church building such as lock-ins.

EXHIBIT B LEGAL DESCRIPTION:

DESCRIPTION OF A 10.221 ACRE TRACT OF LAND LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 10.59 ACRE TRACT DESCRIBED IN VOLUME 1827, PAGE 950, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THAT SAME 10.59 ACRES CONVEYED TO CATHY LYNNE BROUN BY INDEPENDENT EXECUTOR'S DISTRIBUTION DEED OF RECORD IN DOCUMENT NUMBER 2015035808, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CALLED 0.3631 ACRE TRACT CONVEYED TO THE CITY OF LEANDER BY SPECIAL CASH WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2003044998, SAID OFFICIAL PUBLIC RECORDS, SAID 10.221 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found, in the south right-of-way line of County Road 272, more commonly known as East Crystal Falls Parkway, a variable width roadway, of which no dedication was found to date, for the southeast corner of said 0.3631 acre City of Leander tract, being the southwest corner of a called 0.3069 acre tract conveyed to the City of Leander by Special Cash Warranty Deed of record in Document No. 2002053535, said Official Public Records, being the northwest corner of COLD SPRINGS, SECTION TWO, a subdivision of record in Document No. 2012008535, said Official Public Records, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "G&R SURVEYING" found, bears North 70°00'01" East, with said south right-of-way of East Crystal Falls Parkway, a distance of 180.10 feet;

THENCE, with the east line of said 10.59 acres, being the east line of the herein described tract, the following two(2) courses and distances:

1. South 21°10'32" East, with the west line of said COLD SPRINGS, SECTION TWO, and COLD SPRINGS, SECTION FIVE, a subdivision of record in Document No. 2013089271, said Official Public Records, a distance of 489.78 feet, to a 1/2-inch iron rod found;

2. South 20°45'40" East, continuing with the west line of said COLD SPRINGS, SECTION FIVE, a distance of 329.86 feet, to a 1/2-inch iron rod with cap stamped "STEGER BIZZELL" set, for a northeast corner of a tract called 128.40 acres conveyed to Century Land Holdings II, LLC, by Special Warranty Deed of record in Document No. 2017090246, said Official Public Records, for the southeast corner of said 10.59 acres, and for the southeast corner of the herein described tract;

THENCE, South 69°36'47" West, with the north line of said 128.40 acre tract, being the south line of said 10.59 acre tract, and being the south line of this tract, being the same line described in a Boundary Line Agreement of record in Document No. 2013067006, said Official Public Records, a distance of 556.89 feet, to a 1/2-inch iron rod with illegible cap found for an interior ell corner of said 128.40 acre tract, being the southwest corner of said 10.59 acre tract and being the southwest corner of the herein described tract;

(Continued)

THENCE, with the west line of said 10.59 acre tract and being the west line of the herein described tract, the following two(2) courses and distances:

1. North 19°04'13" West, with an east line of said 128.40 acre tract and the east line of a remainder tract called 8.07 acres conveyed to David O. Brown, and spouse, Mary J. Brown in a General Warranty Deed with Vendor's Lien of record in Document No. 2005045871, said Official Public Records, a distance of 328.85 feet, to a 1/2-inch iron rod found;

2. North 19°12'22" West, continuing with said 8.07 acre remainder tract, a distance of 488.26 feet, to a 1/2-inch iron rod with cap stamped "COTTON SURVEYING" found in the said south right-of-way of East Crystal Falls Parkway, for the northeast corner of said 8.07 acre remainder tract, being the southeast corner of a called 0.0845 acre tract conveyed to the City of Leander by Special Cash Warranty Deed of record in Document No. 2002066206, said Official Public Records, being the southwest corner of said 0.3631 acre tract, for the northwest corner of the herein described tract, from which an "X" cut in concrete found, bears South 69°21'12" West, a distance of 116.77 feet;

THENCE, North 69°19'29" East, with the said south right-of-way line of East Crystal Falls Parkway, a distance of 530.38 feet, to the POINT OF BEGINNING, and containing 10.221 acres of land, more or less, within these metes and bounds.

BEING A 3.56 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED 8.07 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO DAVID O. BROWN AND SPOUSE, MARY J. BROWN, IN DOCUMENT NUMBER 20050405871, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE CALLED 0.0845 OF AN ACRE TRACT, AS DESCRIBED IN A DEED TO THE CITY OF LEANDER IN DOCUMENT NUMBER 2002066206, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAVE AND EXCEPT THE CALLED 4.42 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO CS LEANDER I, LTD., A TEXAS LIMITED PARTNERSHIP, IN DOCUMENT NUMBER 2013050833, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at a found 1/2" iron rod, on the east right-of-way line of East Crystal Falls Parkway (a variable width right-of-way; a.k.a County Road 272), at the northwest corner of Lot 6, Block R, Cold Springs, Section Two, a subdivision as recorded in Doc. No. 2012008535, Official Public Records, Williamson County, Texas, same being a point on the east line of a called 10.59 acre tract as described in a deed (now or formerly) to Waurane Jones Cluck in Volume 1827, Page 950, Deed Records, Williamson County, Texas, also being the southeast corner of a called 0.3631 acre tract of land, as described in a deed to the City of Leander, in Doc. No. 2003044998, Official Public Records, Williamson County, Texas.

THENCE, S 69°20'08" W along said east r.o.w., same being the south line of said 0.3631 acre tract, and traversing through said Cluck tract, for a distance of 530.35 feet, to a found 1/2" iron rod with cap stamped "Cotton Surveying", at the southwest corner of said 0.3631 acre tract, same being the southeast corner of said 0.0845 acre, and being a point on the east line of said 8.07 acre tract, for the northeast corner of herein described tract and the POINT OF BEGINNING;

THENCE, along the west line of said Cluck tract, same being the east line of said 8.07 acre tract, the following two (2) courses and distances:

1. S 19°12'38" E (S 16°34'20" E), 488.40 feet to a found 1/2" iron rod for an angle point hereof;
2. S 19°05'20" E (S 16°28'46" E), 302.33 feet to a found "A" iron rod with cap stamped "Baker", for a point on the west line of said Cluck tract, same being a point on the east line of said 8.07 acre tract, and being the northeast corner of a said 4.42 acre tract, and being a point on a northerly line of a called 128.40 acre tract of land as described in a deed to Century Land Holdings II, DBA Century LH II, LLC, in Doc. No. 2017090246, Official Public Records, Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, S 69°37'38" W (S 69°33'22" W) along the north line of said 4.42 acre tract, same being a northerly line of said Century tract, and being the south line of herein described tract, for a distance of 274.40 (274.89) feet, to a found 1/2" iron rod with cap stamped "Pape Dawson" (called to be a cap stamped "Baker" on the subdivision plat of Crystal Springs, as recorded in Doc. No. 2014003978, Official Public Records, Williamson County, Texas, as surveyed by Pape Dawson), at the northwest corner of said 4.42 acre tract, same being an angle point on the east line of Lot 3, Block A, in said Crystal Springs, and being a point on the west line of said 8.07 acre tract, for the southwest corner of the herein described tract;

THENCE, N 08°00'13" W (N 05°21'27" W) along the east line of said Lot 3, same being the west line of said 8.07 acre tract, for a distance of 501.10 (501.65 per said Crystal Springs plat) feet, to a found 1/2" iron rod with cap stamped "Baker", at the common easterly corner of said Lot 3 and Lot 4, in said Block A, same being an angle point on the west line of said 8.07 acre tract, for an angle point on the west line of the herein described tract,

THENCE, N 07°50'04" W (N 05°11'21" W) along the east line of said Lot 4, same being the west line of said 8.07 acre tract, at a distance of 14.47 feet, passing a found fence post (appears to be the called original angle corner of

(Continued)

said 8.07 acre tract), and continuing for a total distance of 307.84 (307.81 per said Crystal Springs plat) feet, to a found "X" on concrete, on the east r.o.w. of said East Crystal Falls Parkway, same being a point on the west line of said 8.07 acre tract, also being at the northeast corner of said Lot 4, and being the southwest corner of said 0.0845 acre tract. for the northwest corner of herein described tract;

THENCE, N 69°20'08" E (N 69°18'33" E) along the south line of said 0.0845 acre tract, same being north line of herein described tract, for a distance of 116.91 (116.71 feet), to the POINT of BEGINNING, containing 3.56 acres more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

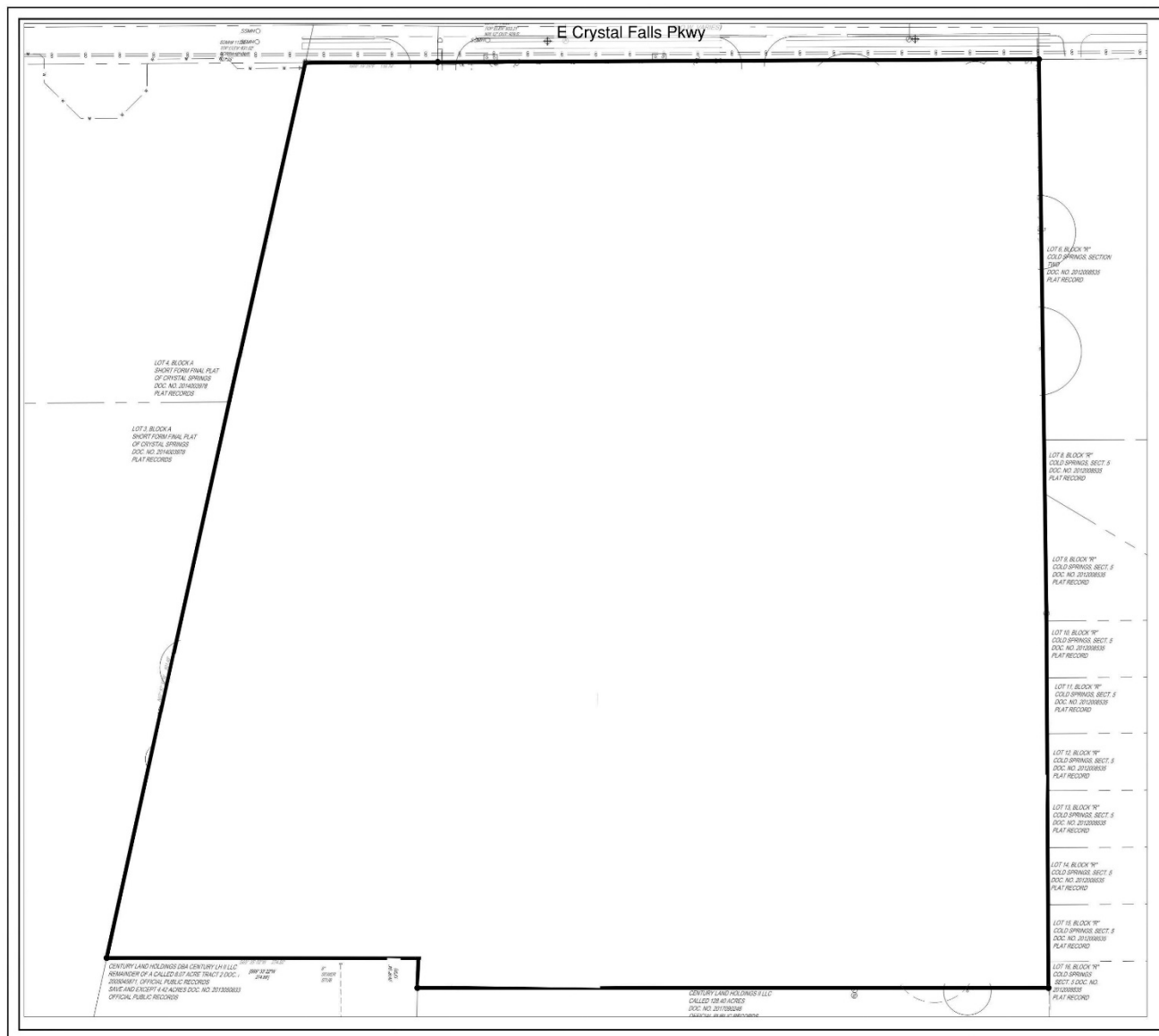
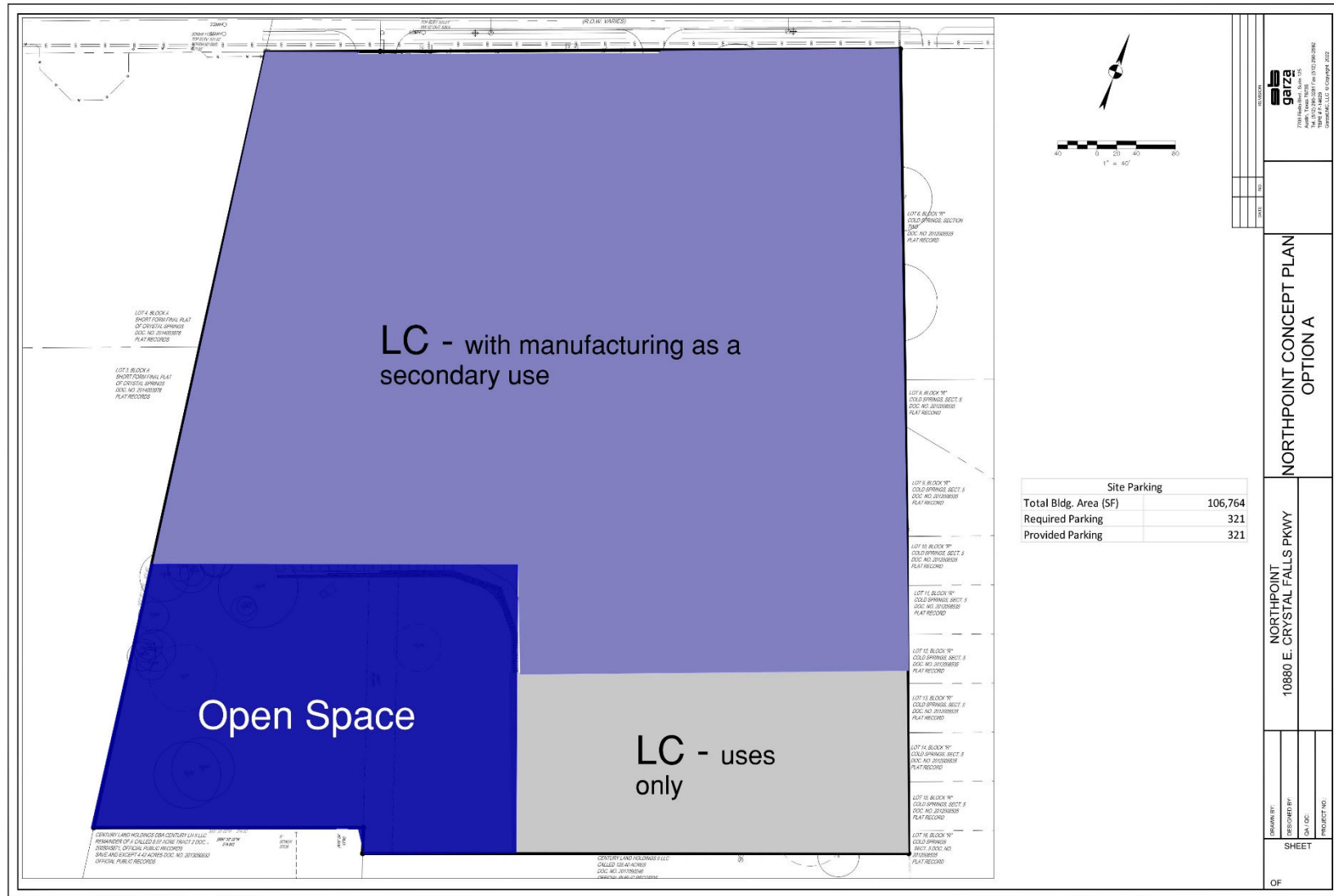


EXHIBIT C CONCEPT PLAN:





June 28, 2022

City of Leander
Planning Dep
P.O. Box 319
Leander, Texas 78646

Re: Northpoint Minor PUD
10880 E Crystal Falls Pkwy, Leander, Texas 78641

To Whom It May Concern:

On behalf of the owner, Northpoint Austin, Headwaters Capital Partners is submitting this application as intent to rezone and create a Minor PUD the following property, R599180 (13.781 acres). The intent of this application and its supporting documents is to create a Minor PUD with the base zoning designation of LC-2-C (Local Commercial).

The property in question is located along E Crystal Falls Pkwy, in between 183 A and Ronald Reagan Blvd. The nature of the existing property is primarily undeveloped with several existing trees. The site is currently zoned Local Office (LO-3-B). The site is bordered by properties zoned local commercial on the west and east boundaries, Crystal Springs PUD on the southern boundary, and Cold Springs neighborhood on the south-eastern boundary.

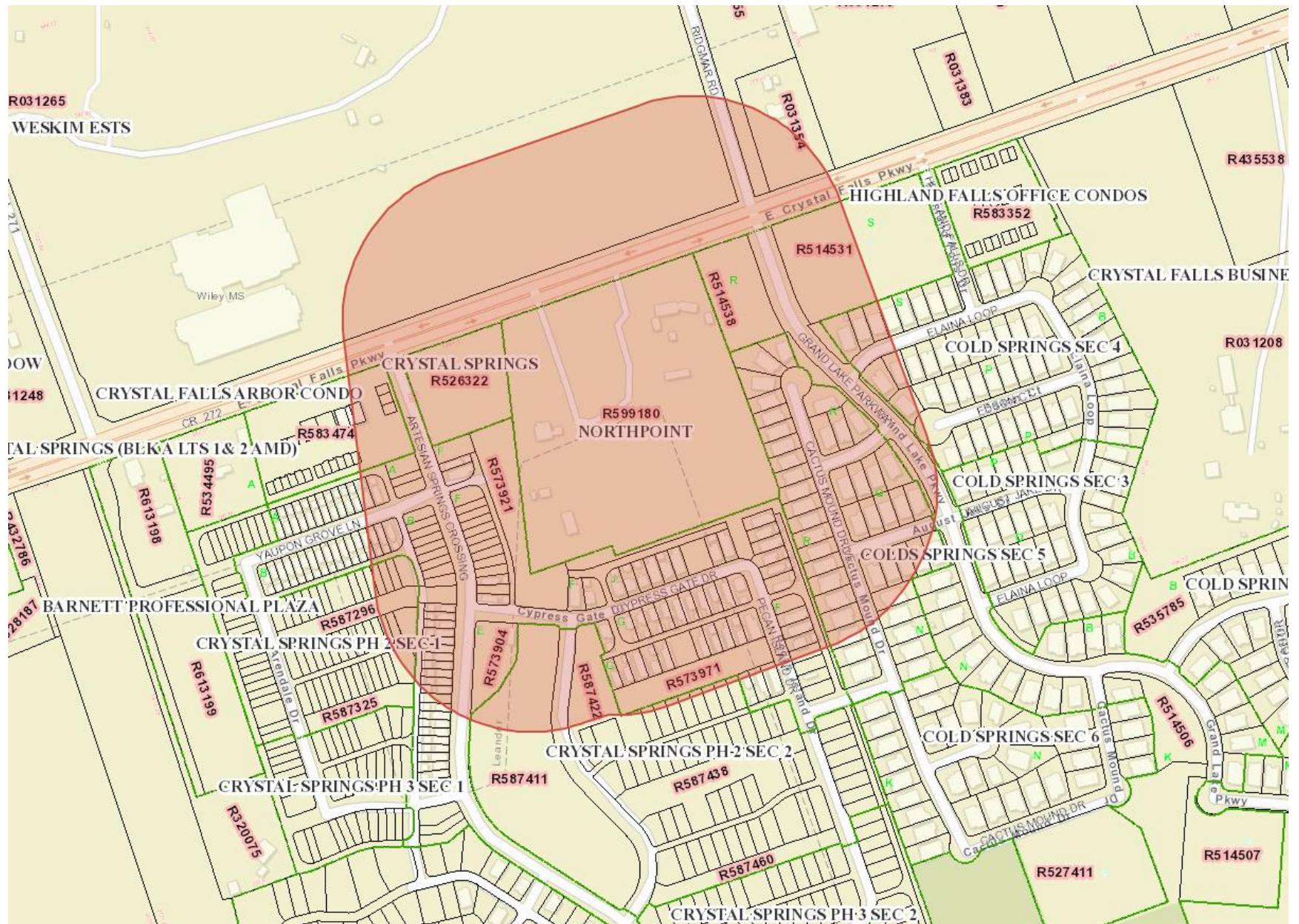
The Minor PUD proposal with a base zoning designation of LC-2-C would allow for this tract of land to have the same base zoning of the adjacent commercial tracts.

The proposed Minor PUD is also requesting for a waiver to add additional uses from Heavy Commercial zoning. The requested uses are Light Manufacturing, and Warehouse & Distribution. These additional uses will be limited to 55,000 SF building space within the project. Similar properties that have these requested uses are Crystal Falls Commerce Center LLC and Crystal Falls Business Park LLC, both zoned Heavy Commercial. These sites are approximately 600 feet and .3 miles away from the property.

If you have any questions or need any additional information, please reach out to me at your convenience.

Sincerely,
Rachel Shanks

Headwater Capital Partners
P.O. Box 1399
Georgetown, TX 78627
O: 512.763.4444
HW-Companies.com



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 mailed out notices to the HOAs and property owners that had different mailing address to the site addresses on July 18, 2022. We went door to door on October 21st for property owners that lived near the development. Jarrett Dooley, VP at Headwater, handled any emailed correspondence. Rachel Shanks, with Headwater, handled door to door questions.

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.

Every property owner and HOA within 500 ft was notified. Please see attached.

3. What concerns were raised during these communications?

No concerns were raised. Everyone seemed curious and supportive of the development.

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 concerns.

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

Signature: Rachel Shanks Date 10/24/2022



July 18, 2022

Headwaters Capital Partners & Northpoint Church

P.O. Box 1399

Georgetown, TX 78627

RE: Notice of an application for a zoning change

Dear Property Owner,

We are in the process of submitting to the City of Leander a Minor PUD application for the property located at 10880 E Crystal Falls Pkwy, Leander, Texas 78641 in order to change the Local Office to a base zoning of Local Commercial.

For information about this zoning category, please visit:

<https://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=leanderset>

If you have any questions regarding the enclosed items or need any additional information, please reach out at your convenience.

Sincerely,

Jarrett Dooley

Jarrett@HW-Companies.com

512-557-0420

Headwater Capital Partners

P.O. Box 1399

Georgetown, TX 78627

O: 512.763.4444

HW-Companies.com

An aerial photograph of a suburban neighborhood. A large, rectangular area in the center is shaded in a semi-transparent blue color, highlighting a specific property. This highlighted area is situated between a residential street on the left and a larger open field on the right. The surrounding area includes numerous houses with dark roofs, several streets with names like 'CR 272', 'HIGHLAND FAIRVIEW', 'GRAND LAKE PARKWAY', and 'MOUND DR', and a large open field with some trees. In the upper left, there are two baseball fields with red tracks. The overall scene is a typical suburban development.



R573918	MULLAPUDI, KALPANA & RAM M KANDIMALLA	1748 ARTESIAN SPRINGS XING
R573885	TARTE, MADHURI & VENKATA SANTHOSH KIRAN DINAVAH	1805 ARTESIAN SPRINGS XING
R520268	PENG, YUNXI	2101 EDSON CT
R526322	LEANDER SCHOOL PROPERTY LLC	10836 E CRYSTAL FALLS PKWY
R031354	SIMPSON, KENNETH L	10907 E CRYSTAL FALLS PKWY
R573913	ROESE, STEPHEN ROBERT & JACQUELINE ANNE	1728 ARTESIAN SPRINGS XING
R587281	GARDUNO, EDGAR CANIZALES	1868 ARENDALE DR
R587416	PATIL, NARENDRA K & SANDHYA N & MIHIR N	2129 PECAN ISLAND DR
R573873	1729 ARTESIAN LLC	1729 ARTESIAN SPRINGS XING
R573912	CHEN, TSUNG-CHE & I-CHUN	1724 ARTESIAN SPRINGS XING
R573952	CHEN, FENG & DAN WANG	1912 CYPRESS GATE DR
R524084	CHEN, TAIPING & CUIJU QIAN	2001 SUZANNE KELLI DR
R573910	WEN, TSANG-BIN & YI-JING TSAI	1716 ARTESIAN SPRINGS XING
R573924	YEUNG KWOK & MONICA TRUSTEES OF THE YEUNG FAMILY REVOCABLE LIVING TRUST	1853 CYPRESS GATE DR
R573955	SHAH, AVNI & SARIN	1924 CYPRESS GATE DR
R583476	MINER FAMILY HOLDINGS LLC SERIES 1	CRYSTAL FALLS PKWY #301
R573936	MITCHELL, BRANDT VILLAR & ELIZABETH ANNE	1808 PECAN ISLAND DR
R573939	LUTZ, JEAN-PIERRE & SARA	1820 PECAN ISLAND DR
R573880	SCHNEIDER, HANS R & VALENTYNA	1765 ARTESIAN SPRINGS XING
R573908	NEEL K KAMIDI & CHANDRIKA KASI TR OF THE NEEL K KAMIDI & CHANDRIKA KASI TRUST	1708 ARTESIAN SPRINGS XING
R573884	SUBRAMANIAN, NADHIYA	1801 ARTESIAN SPRINGS XING
R573940	TU, QIANG	1824 PECAN ISLAND DR
R524091	NGUYEN, NHATANH LUONG & STEVEN TRAN	1717 CACTUS MOUND DR
R573928	GCG INVESTMENTS LLC	1917 CYPRESS GATE DR
R573932	NAGAREDA, BRADLEY ERIC & CHRISTINA	1937 CYPRESS GATE DR
R587284	RUPPERT, JESSICA LYNN	1856 ARENDALE DR
R587309	KOLLURU, SUDHEER KUMAR	2053 ARENDALE DR
R587312	KIM, JU K & ENJUNG	2056 ARENDALE DR
R573837	MORAN, GUILLERMO ALEJANDRO & KARLA YOLANDA PEREZ ZUBIETA	1661 ARTESIAN SPRINGS XING
R573868	SANTOMARCO, GINA RENEE	1709 ARTESIAN SPRINGS XING
R573869	MORACCO, DANIELLA NICOLE	1713 ARTESIAN SPRINGS XING
R573911	JACKSON, LAUREN RAE	1720 ARTESIAN SPRINGS XING
R573872	SADLER, DANIEL MARK	1725 ARTESIAN SPRINGS XING
R573914	BRITTON, BRENDA	1732 ARTESIAN SPRINGS XING

R573875 HAYO, AMANDA JANE
R573916 SUCHON, SARAH RENEE
R573876 GUTIERRE, OWEN GARY & SARAH
R573878 PFEIFFER, EMILY J & CHRISTIAN VELOZ
R573879 YOURIEVA, SESSIL BENKOVA
R573881 SCOTT, MICHELLE LYN
R573882 GRANDA, LUIS DANIEL
R573887 SEAY, KEITH M & MARY B
R573888 ST JAMES, CARLOS
R573890 FERRING, RUSSELL SHEA & MONICA DIANE OROZCO
R573963 WHITE, SASHA LASHAYLA & JUSTIN MARQUE
R524069 JIMENEZ, JUAN JR & CARMEN I
R524082 BUSIGIN, ILLYA & ROUDELIN REGISTRE-BUSIGIN
R524070 PAILA, SREEPATHI & NEELIMA GUNITI
R524081 ATAL, VIJAY
R524071 CASTELLANOS, CHRISTOPHER LUIS & MARYELISE COLINE
R524080 SINGH, KAMALDEEP & JASPREET KAUR
R524079 KIM, PAUL J & CHRISTINE S
R524073 ENSOR, JACQUELINE
R524078 TUTTLE, PATRICIA & MORGAN A
R524087 COLON, MARIA EUGENIA & LUIS GUILLERMO GARCIA RIVADENEYRA
R524088 DANIEL, GLENN R & MEGHAN M
R524089 MENDELSON, KATHRYN & ROBERT PERKINS
R524090 VALDEZ, STACEY & ALEJANDRO
R524083 ALI, MIRZA TAHIR & SANA KHAN
R524092 ZHANG, LIJIE & HONGWEI TIAN
R524095 MYERS, SHAWN L & CRYSTAL M
R524096 MADDEN, LESLIE E & CHRISTOPHER M
R524097 CHUNG, HE U & JEE HYE JUNG
R524098 ENOCHS, BRETT A & MELISSA M
R524100 NIGHTINGALE, THOMAS & CONSTANCE
R524101 MANICKAM, YUVARAJ
R524102 SPARSCHU, ANGELIQUE & BRIAN G
R524103 SHERRILL, ALAN R & CLAUDIA K

1737 ARTESIAN SPRINGS XING
1740 ARTESIAN SPRINGS XING
1745 ARTESIAN SPRINGS XING
1757 ARTESIAN SPRINGS XING
1761 ARTESIAN SPRINGS XING
1769 ARTESIAN SPRINGS XING
1773 ARTESIAN SPRINGS XING
1813 ARTESIAN SPRINGS XING
1817 ARTESIAN SPRINGS XING
1825 ARTESIAN SPRINGS XING
1909 PECAN ISLAND DR
2000 AUGUST JAKE DR
2001 AUGUST JAKE DR
2004 AUGUST JAKE DR
2005 AUGUST JAKE DR
2008 AUGUST JAKE DR
2009 AUGUST JAKE DR
2013 AUGUST JAKE DR
2016 AUGUST JAKE DR
2017 AUGUST JAKE DR
1701 CACTUS MOUND DR
1705 CACTUS MOUND DR
1709 CACTUS MOUND DR
1713 CACTUS MOUND DR
1716 CACTUS MOUND DR
1721 CACTUS MOUND DR
1733 CACTUS MOUND DR
1737 CACTUS MOUND DR
1741 CACTUS MOUND DR
1745 CACTUS MOUND DR
1753 CACTUS MOUND DR
1801 CACTUS MOUND DR
1805 CACTUS MOUND DR
1809 CACTUS MOUND DR

R524068	WYCOFF, JEAN K & GARRET	1812 CACTUS MOUND DR
R524104	GRANDE, EDMUNDO A JR & CAROLINA	1813 CACTUS MOUND DR
R524067	STOCKTON, JONATHAN D & SHANNON L	1816 CACTUS MOUND DR
R524105	KASER, LYDIA & KEITH S	1817 CACTUS MOUND DR
R573923	ROCHE, EMILIA MARGARITA	1849 CYPRESS GATE DR
R573949	BEAN, IAN	1852 CYPRESS GATE DR
R573950	PAXTON, CHARLES STACEY & TERI & EMMA NICOLE	1904 CYPRESS GATE DR
R587310	LIU, ZHENHUA	2057 ARENDALE DR
R573839	ARELLANO, JOSE FRANCISCO A & TANIA MARIA J MENDOZA	1769 YAUPON GROVE LN
R573951	RIESTER, MECHILLE VAUGHAN	1908 CYPRESS GATE DR
R573927	SULLIVAN, LAURA	1913 CYPRESS GATE DR
R573954	BEAN, IAN	1920 CYPRESS GATE DR
R573871	KYRA HOLDINGS LLC	1721 ARTESIAN SPRINGS XING
R573929	XU, DUOHUI	1921 CYPRESS GATE DR
R573930	EQUITY TRUST COMPANY FBO JEFF WARNING IRA & FBO KANDI S WARNING IRA	1925 CYPRESS GATE DR
R573958	BROOKS, MICHAEL & JENNIFER	1936 CYPRESS GATE DR
R573959	RUSO, MATTHEW & BETH WARNING	1940 CYPRESS GATE DR
R520269	JANG, HYUNGSHIK & SUNJA KO	2104 EDSON CT
R520286	Current Owner	1704 ELAINA LOOP
R520248	CHANGSU CHOE & MINJUNG CHOE & KIL H CHOE	1705 ELAINA LOOP
R520285	SCHNUR, GARY D & LINDA J	1708 ELAINA LOOP
R520249	DOSSEY, TOMMY LEE (TOD) & BARBARA GAIL (TOD)	1709 ELAINA LOOP
R520284	MANI, SHRUTHI ARAVIND & YASHWANT DIVAKAR	1712 ELAINA LOOP
R514514	LAN, MARY & YU	2108 GRAND LAKE PKWY
R573935	HORN, ROBIN VAN	1804 PECAN ISLAND DR
R573937	MCNEEL, JOHN WORTH	1812 PECAN ISLAND DR
R573938	STEELE, CAITLIN GROOMS & GRAHAM WILLIAM	1816 PECAN ISLAND DR
R573960	RODRIGUES, THARSIO TEIXEIRA & MELISSA	1903 PECAN ISLAND DR
R587285	BOLENBAUGH, TY	1852 ARENDALE DR
R573969	DORSEY, CRAIG ALLEN & AMANDA WILSON	1923 PECAN ISLAND DR
R573970	NAUMOV, ALEKSEI ANATOLYEVICH & ANNA	1925 PECAN ISLAND DR
R573943	BRAU, TAMISON (TOD)	2012 PECAN ISLAND DR
R573944	JOSE MONTEZ & MELISSA NYGREN-MONTEZ, KIP & MARILYN NYGREN OF NYGREN FAMILY	2016 PECAN ISLAND DR
R573973	JEMISON, ANNE M	2105 PECAN ISLAND DR

R573972	ROMERO, JOSE L TORRES	2107 PECAN ISLAND DR
R587418	MIERA, MONICA MARIE	2121 PECAN ISLAND DR
R573909	SINGH, PRABJOT & JASPREET ARORA	1712 ARTESIAN SPRINGS XING
R587415	ARETY, VENU VINOD	2133 PECAN ISLAND DR
R587414	EDWA, BONNIE L	2137 PECAN ISLAND DR
R524074	ZHU, ANDY D & LIAN SHAN	2000 SUZANNE KELLI DR
R524075	DANIELS, GARY D (TOD) & JUDY	2004 SUZANNE KELLI DR
R573920	TREJO, LUIS A	1756 ARTESIAN SPRINGS XING
R524085	HALAMA, CHRISTOPHER J & MARIA GABRIELA	2005 SUZANNE KELLI DR
R524086	DYER, JIMMY & KATHRYN	2009 SUZANNE KELLI DR
R524077	MURTAZA, SYED ARSHAD & ATIYA FATIMA	2012 SUZANNE KELLI DR
R573864	GALVAN, LUIS ORLANDO	1764 YAUPON GROVE LN
R573865	SUENRAM, SASHA & JOHN GILLARD & SUSAN GILLARD	1768 YAUPON GROVE LN
R573838	GROSS, SUZANNE ELIZABETH	1773 YAUPON GROVE LN
R573867	RAGHURAMAN, KEERTHANA	1776 YAUPON GROVE LN
R573945	TRIANGLE CAPITAL INVESTMENT LLC	2020 PECAN ISLAND DR
R573919	PAREKH, EKTA K & KAUSHAL M	1752 ARTESIAN SPRINGS XING
R587417	VITHALANI, HIREN R	2125 PECAN ISLAND DR
R573953	HARPER, MATTHEW KYLE & MARIA ARAYA GONZALEZ	1916 CYPRESS GATE DR
R573956	ZHOU, ZHENZHEN	1928 CYPRESS GATE DR
R573866	DRIVER, WILLIAM & STACEY	1772 YAUPON GROVE LN
R573964	SANKOLLI-AKERAR REVOCABLE LIVING TRUST	1911 PECAN ISLAND DR
R524076	HOCK, JOHN & SOYEAN C	2008 SUZANNE KELLI DR
R524094	AHUJA, VIVEK	1729 CACTUS MOUND DR
R587283	FANG YANG AND ZHANG SHUHUI TRUSTEES OF THE FANG AND ZHANG FAMILY TRUST	1860 ARENDALE DR
R573906	CHEUNG, JOJO YATFU & PAULA	1656 ARTESIAN SPRINGS XING
R573933	KARMA PROPERTIES LLC	1941 CYPRESS GATE DR
R524093	NASIR PROPERTIES LLC	1725 CACTUS MOUND DR
R583485	THOMASVILLE NATIONAL BANK CB KEITH STEWART CUSTODY IRA	CRYSTAL FALLS PKWY #501
R587420	NIMMAKAYALA, VENKATESWARA PRASAD	2113 PECAN ISLAND DR
R514531	VSPRINGS PROPERTIES LLC	E CRYSTAL FALLS PKWY
R573966	RATHI, NITIN	1917 PECAN ISLAND DR
R573957	BANDAPALLI, KIRAN K & KASI P ANNABATHULA	1932 CYPRESS GATE DR
R612990	SRIDAH PROPERTIES LLC	CRYSTAL FALLS PKWY

R573836 LIN, LEO & HSIN CHIA WANG
R587421 JONNALAGADDA, SUMANTH
R573886 JHAVERI, ANKIT & ROBIN
R573917 BELLA VITA MANAGEMENT LLC-1744 ARTESIAN SERIES
R587419 GUTTIKONDA JAGADISH KUMAR & MOHINI SANTOSHVANI KAVATHAVARAPU
R573941 JITTA, NEELIMA NAIDU
R583474 CWS 272 LTD
R573942 MEARS, TRENT & CYNTHIA
R573974 MANDALA, NITHYA & KRISHNA
R573870 KANDIMALLA, RAM M & KALPANA MULLAPUDI
R573883 PROPERTIZ MANAGER LLC
R573926 CHENG, YUFAN
R573905 CENTURY LAND HOLDINGS dba CENTURY LH II LLC
R573925 CHOI, JONATHAN & JEONG Y
R573907 WGR GROUP LLC
R587311 LEE, HSIANG YUN & MICHAEL CHEN
R524072 RUSLI, VIVI SUHARTI & DEWI RUSLI CHANTANA
R573874 BIAN, YANHUI & BAOLIN LI
R587282 1864 ARENDALE LLC
R520287 LUEN, YUEN SANG & LAI KUEN LUEN WONG
R573962 YENSHAU, JESSICA MUCHANG & JENG-JYE SHAU
R573961 LAMA REALTY LLC
R573968 BANDARU VIJAYA & SUDHA GHANTASALA
R573967 PERUMALIL, SMITHA & HARDIK PATHAK
R514528 COLD SPRINGS HOMEOWNERS ASSOCIATION INC
R524099 LANDEROS ALFONSO LOPEZ SALGADO & FLORENCIA CARRILLO ZERMENO
R031265 LEANDER ISD TRUSTEE
R514538 MATTHEW P CARLTON & MYLINDA M CARLTON DALRYMPLE

1657 ARTESIAN SPRINGS XING
2109 PECAN ISLAND DR
1809 ARTESIAN SPRINGS XING
1744 ARTESIAN SPRINGS XING
2117 PECAN ISLAND DR
2004 PECAN ISLAND DR
CRYSTAL FALLS PKWY
2008 PECAN ISLAND DR
2103 PECAN ISLAND DR
1717 ARTESIAN SPRINGS XING
1777 ARTESIAN SPRINGS XING
1909 CYPRESS GATE DR
1652 ARTESIAN SPRINGS XING
1905 CYPRESS GATE DR
1660 ARTESIAN SPRINGS XING
2061 ARENDALE DR
2012 AUGUST JAKE DR
1733 ARTESIAN SPRINGS XING
1864 ARENDALE DR
1700 ELAINA LOOP
1907 PECAN ISLAND DR
1905 PECAN ISLAND DR
1921 PECAN ISLAND DR
1919 PECAN ISLAND DR
GRAND LAKE PKWY
1749 CACTUS MOUND DR
1222 RAIDER WAY
E CRYSTAL FALLS PKWY