



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 25, 2024
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 18, 2024, meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-23-0112 regarding Northline Block M, Lots 25 - 29 Final Plat on one (1) parcel of land approximately 0.308 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R566425; generally located northwest of the intersection of Pullman Street and John Webster Street, Leander, Williamson County, Texas.
7. Approval of Minutes

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-23-0024 to adopt the Enclave at Crystal Falls Concept Plan and Preliminary Plat on four (4) parcels of land approximately 19.53 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031345, R031341, R031342, and R559253; generally located on the north side of East Crystal Falls Parkway approximately 1,000 feet west of Ronald W. Reagan Boulevard., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0024 as described above.

- Discuss and consider action regarding the item as described above.

- Staff Presentation
- Applicant Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Consider Action

- Conduct a Public Hearing regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) on six (6) parcels of land approximately 50.31 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0082 as described above.

- Discuss and consider action regarding the item as described above.

- Staff Presentation
- Applicant Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Consider Action

- Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on seven (7) parcels of land approximately 234 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.

- Discuss and consider action regarding Zoning Case Z-23-0102 as described above.

- Discuss and consider action regarding the item as described above.

- Staff Presentation
- Applicant Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Consider Action

REGULAR AGENDA

- Adjournment

CERTIFICATION

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 Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 19 day of January 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script that reads "Ellen Coufal". The signature is written in black ink and is positioned above a horizontal line.

Ellen Coufal, Secretary



EXECUTIVE SUMMARY
1/25/2024

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0112 regarding Northline Block M, Lots 25 - 29 Final Plat on one (1) parcel of land approximately 0.308 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R566425; generally located northwest of the intersection of Pullman Street and John Webster Street, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

06/21/2018 – Zoning approved

APPLICANT/AGENT:

Kimley-Horn and Associates, LLC (Bradley Wilkins) on behalf of Northline Leander Development, LP (Alex Tynberg)

RECOMMENDATION:

This final plat includes five (5) total lots; with breakdown being four (4) residential lots and one (1) private alley/common space lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

Cory Dale, Planner

Attachments:

1. FP-23-0112 Att 1 Northline Block M, Lots 25 - 29 Final Plat
2. FP-23-0112 Att 2 Location Map

NORTHLINE LOTS 25-29, BLOCK M
FINAL PLAT

OWNER:
ALEX TYNBERG, MANAGER
NORTHLINE LEANDER DEVELOPMENT COMPANY, LP
2601 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703
512-496-5373

SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-418-1771

SUBMITTAL DATE:
OCTOBER 24, 2023

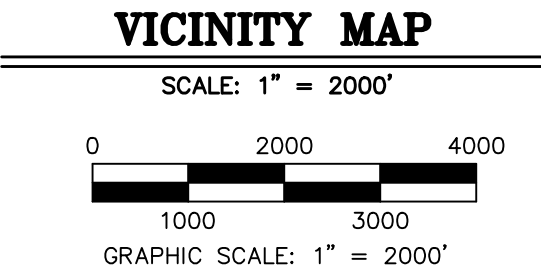
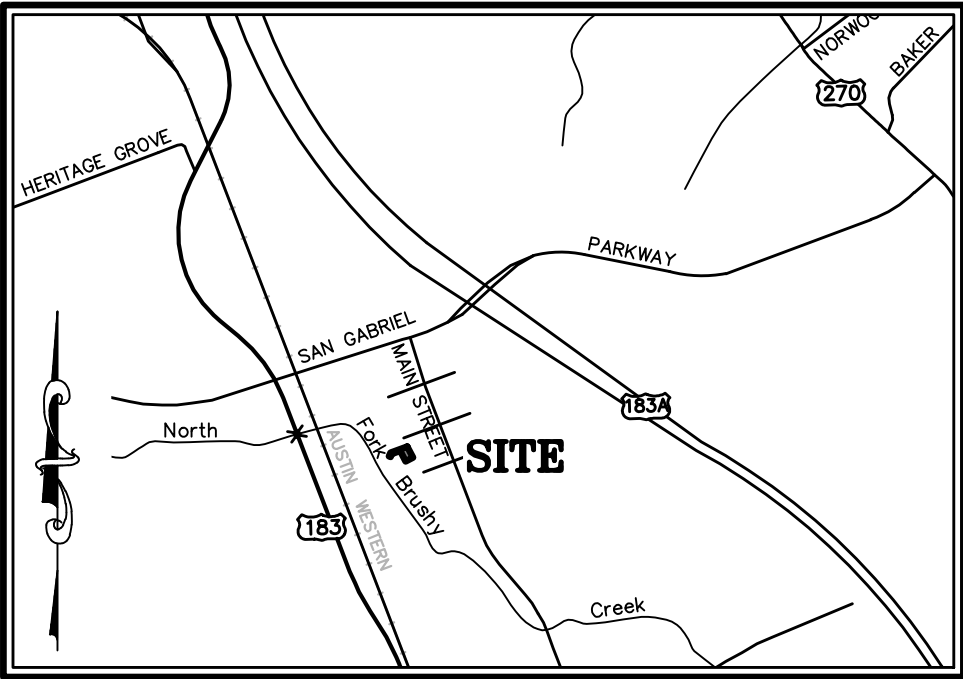
SHEET INDEX:
1. COVER SHEET
2. PLAT
3. NOTES AND SIGNATURES

LOT TABLE:

NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 5

TOTAL ACREAGE: 0.3081



LOT SUMMARY TABLE			
LOTS	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
BLOCK M, LOT 29	PRIVATE ALLEY/Common SPACE	0.1242 ACRES	5,411 SQ. FT.
BLOCK M, LOTS 25-28	RESIDENTIAL	0.1839 ACRES	8,009 SQ. FT.
	TOTAL	0.3081 ACRES	13,420 SQ. FT.

Kimley»Horn

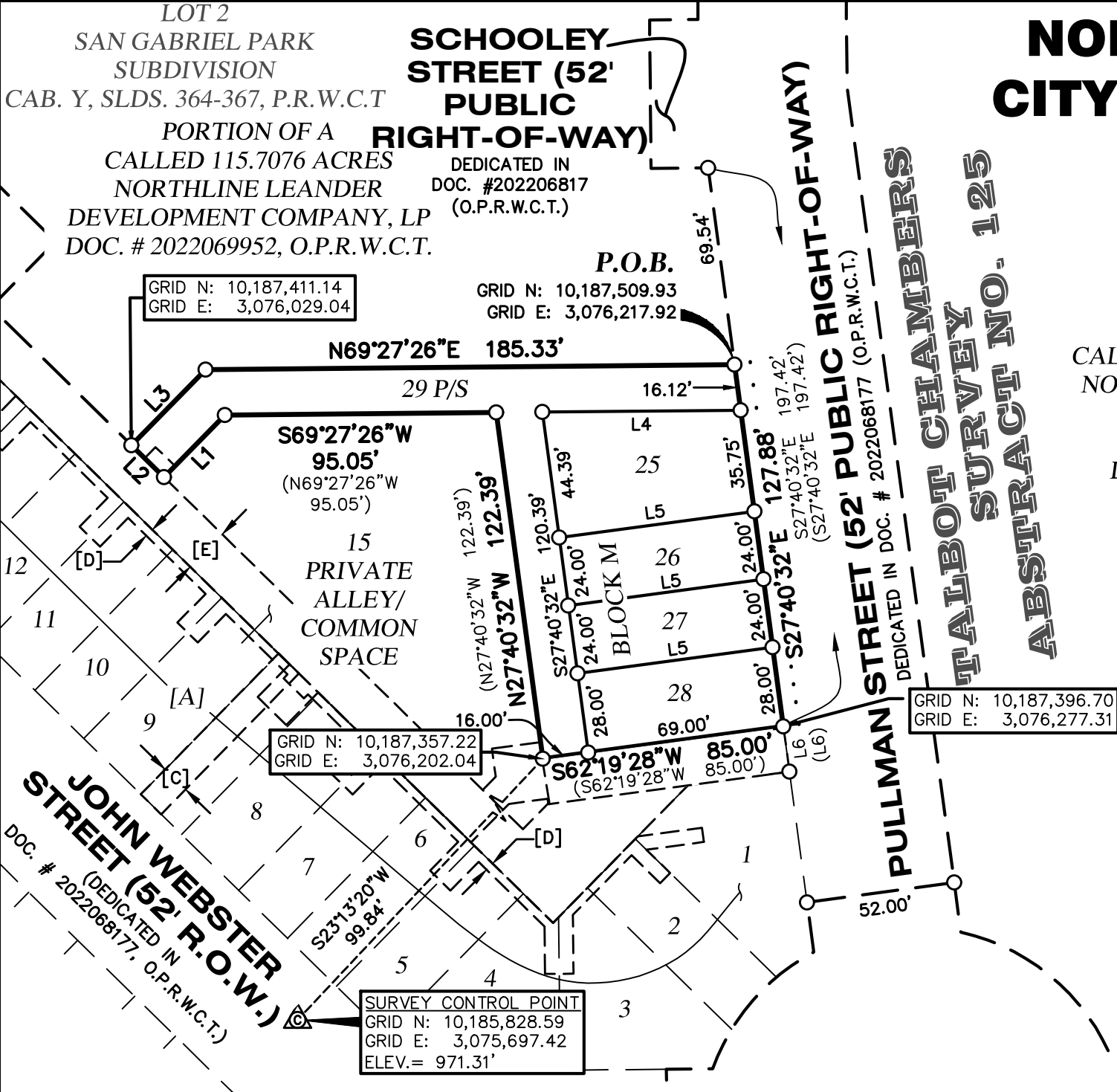
PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012

4WARD
Land Surveying
A Limited Liability Company

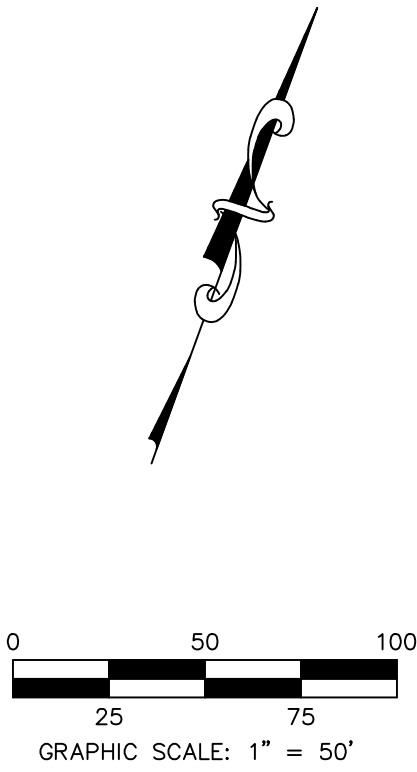
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	12/5/2023
Project:	00508
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	1 OF 3

NORTHLINE LOTS 25-29, BLOCK M FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



PORTION OF A
CALLED 115.7076 ACRES
NORTHLINE LEANDER
DEVELOPMENT
COMPANY, LP
DOC. # 2022069952
O.P.R.W.C.T.



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK PER PRELIMINARY PLAT NO. 18-TOD-PP-012
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
CAB./SLD.	CABINET, SLIDE
P/S	PRIVATE ALLEY/Common SPACE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. # 2022068177

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S24°27'26"W	30.46'
L2	N65°32'34"W	16.00'
L3	N24°27'26"E	37.09'
L4	N69°27'26"E	69.54'
L5	S62°19'28"W	69.00'
L6	S27°40'32"E	16.00'

[A]
NORTHLINE LOTS 1-21, BLOCK L
AND LOTS 1-15 BLOCK M FINAL PLAT
DOC. # 2022068177
O.P.R.W.C.T.

[B]
NORTHLINE LOTS 1-21, BLOCK L
AND LOTS 1-15, BLOCK M FINAL PLAT
DOC. # 2021165347
O.P.R.W.C.T.

[C]
DRAINAGE EASEMENT
DOC. NO. 2022067239
O.P.R.W.C.T.

[D]
UTILITY EASEMENT
DOC. NO. 2022087557
O.P.R.W.C.T.

[E]
UTILITY EASEMENT
DOC. NO. 2022067238
O.P.R.W.C.T.

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L6)	S27°40'32"E	16.00'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138805545.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) (GEOID 18 (CONUS)) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE 06-23-2016, 4WARD CONTROL POINT WAS CHECKED TO LCRA, MON AZ53, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10183259.8400, E 3077908.5950, ELEV. 972.29'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. LINE WORK SHOWN WAS GATHERED FROM THE CAPITAL AREA COUNCIL OF GOVERNMENTS GIS DATA.

BENCHMARK NOTE:

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W., ±50' NORTH FROM A STORM SEWER MANHOLE ON A CURB INLET ON THE SOUTH SIDE OF SAN GABRIEL PARKWAY ROAD, AND ±14' FROM A TRAFFIC SIGNAL POLE ON A CURB ISLAND IN THE SAN GABRIEL PARKWAY R.O.W. GRID NORTHING: 10189097.365, GRID EASTING: 3076865.714, ELEVATION = 981.84'.

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.GRID NORTHING: 10186297.583, GRID EASTING: 3076187.031, ELEVATION = 957.11'.

Kimley»Horn

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:	12/5/2023
Project:	00508
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	2 OF 3

NORTHLINE LOTS 25-29, BLOCK M FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS
THAT NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 0.3081 ACRE (13,420 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, SAID 0.3081 ACRES BEING A PORTION OF A CALLED 115.7076 ACRES RECORDED IN DOCUMENT NO. 2022069952 (O.P.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF LOT 2, SAN GABRIEL PARK SUBDIVISION, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367 OF THE PLAT RECORDS WILLIAMSON COUNTY, TEXAS (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 LOTS 25-29, BLOCK M FINAL PLAT"

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

NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
BY: NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: TYNBERG LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER

BY: _____
ALEX, TYNBERG, MANAGER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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, AS MANAGER OF TYNBERG, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF NLDC GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF NORTHLINE LEANDER DEVELOPMENT COMPANY, LP, 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 THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC OF _____

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 TRAVIS §

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 _____, 20__.

NOTARY PUBLIC-STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRADLEY M. WILKINS, 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.

BRADLEY M. WILKINS P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 141652, STATE OF TEXAS

SURVEYOR:
4WARD LAND SURVEYING
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TX 78744
512-537-2384

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE 200
AUSTIN, TX 78759
512-669-5560

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 FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 2183486 (EFFECTIVE 11/10/2023), WHICH AFFECT THIS SUBDIVISION IS SHOWN.

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

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

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3081 ACRES (13,420 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 115.7076 ACRES TRACT CONVEYED TO NORTHLINE LEANDER DEVELOPMENT COMPANY, LLC IN DOCUMENT NO. 2022069952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF LOT 2, SAN GABRIEL PARK SUBDIVISION, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.3081 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 WEST RIGHT-OF-WAY LINE OF PULLMAN STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2022068177 (O.P.R.W.C.T.), BEING THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLEY STREET (52' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 202206817 (O.P.R.W.C.T.), AND THE WEST RIGHT-OF-WAY LINE OF SAID PULLMAN STREET BEARS, N27°40'32"W, A DISTANCE OF 69.54 FEET;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID PULLMAN STREET, S27°40'32"E, A DISTANCE OF 127.88 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF LOT 15, PRIVATE ALLEY/Common SPACE, NORTHLINE LOTS 1-21, BLOCK L AND LOTS 1-15, BLOCK M FINAL PLAT, A SUBDIVISION RECORDED IN DOCUMENT NO. 202206817 (O.P.R.W.C.T.);

THENCE, ALONG THE NORTH LINE OF SAID LOT 15, PRIVATE ALLEY/Common SPACE, NORTHLINE LOTS 1-21, BLOCK L AND LOTS 1-15, BLOCK M FINAL PLAT, IN PART OVER AND ACROSS SAID NORTHLINE LEANDER DEVELOPMENT COMPANY TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S62°19'28"W, A DISTANCE OF 85.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHWEST CORNER HEREOF,
- 2) N27°40'32"W, A DISTANCE OF 122.39 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN INTERIOR CORNER HEREOF,
- 3) S69°27'26"W, A DISTANCE OF 95.05 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A CORNER HEREOF,
- 4) S24°27'26"W, A DISTANCE OF 30.46 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A CORNER HEREOF, AND BEING IN THE NORTH LINE OF SAID SAID LOT 15, PRIVATE ALLEY/Common SPACE, BEING THE NORTHWEST CORNER HEREOF;

THENCE, WITH NORTH LINE OF SAID LOT 15, N65°32'34"W, A DISTANCE OF 16.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A CORNER HEREOF;

THENCE, LEAVING THE NORTH LINE OF SAID LOT 15, PRIVATE ALLEY/Common SPACE, OVER AND ACROSS SAID PORTION OF A 115.7076 ACRE TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) N24°27'26"E, A DISTANCE OF 37.09 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A CORNER HEREOF, AND
- 2) N69°27'26"E, A DISTANCE OF 185.33 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING 0.3081 ACRES (13,420 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 PULLMAN 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 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.
- 14. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., EFFECTIVE DATE DECEMBER 20, 2019.

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:

LAURA LANTRIP, 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

INSTRUMENT NO. _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

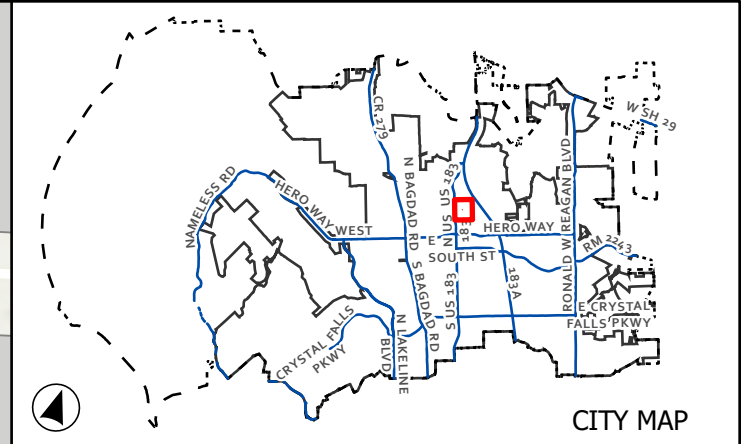
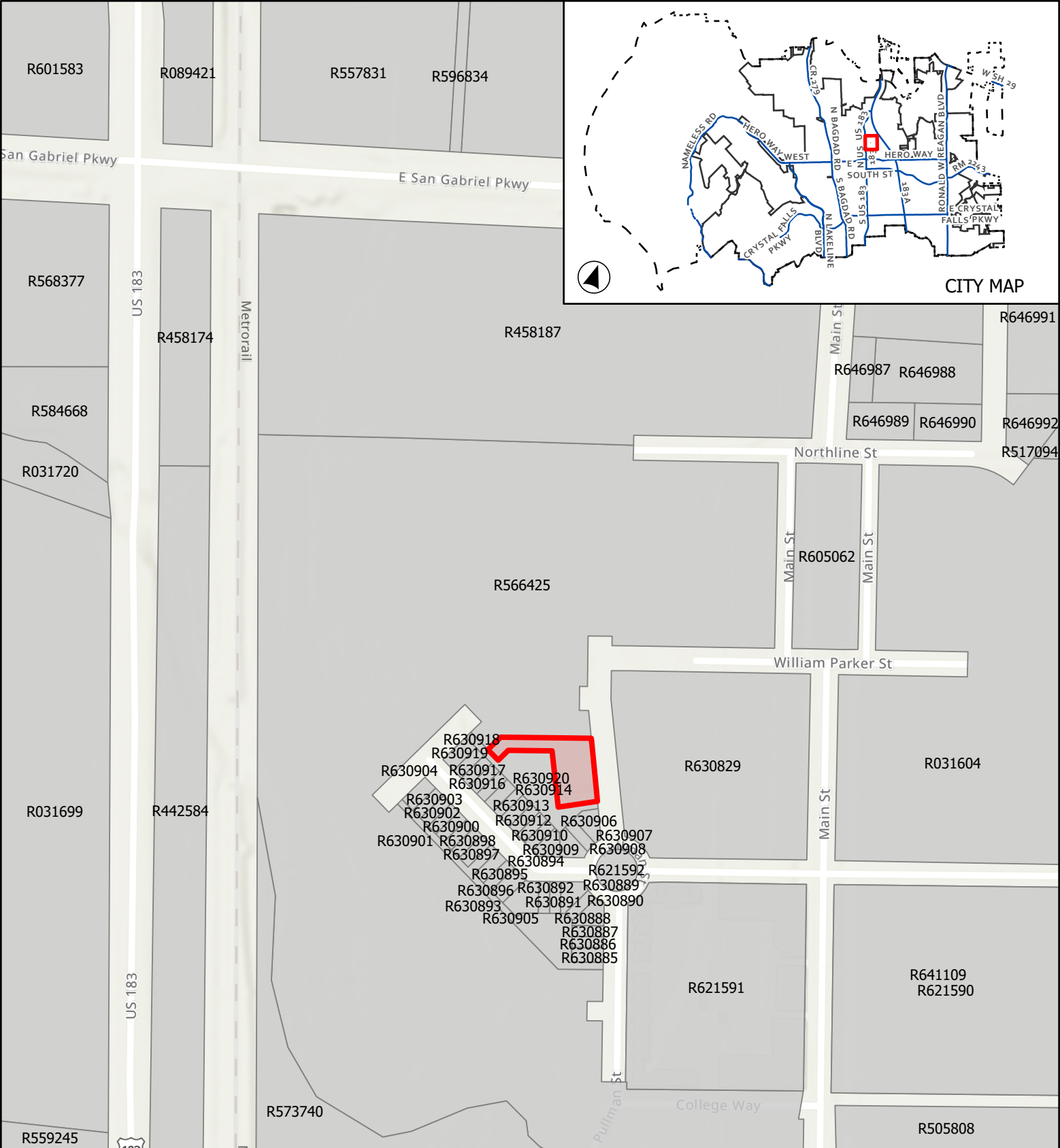


PRELIMINARY PLAT: 18-TOD-PP-012
MINOR REVISION PRELIMINARY PLAT:
20-TOD-PP-012



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

Date:	12/5/2023
Project:	00508
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/BAP
Survey Date:	MAR. 2018
Sheet:	3 OF 3



CASE: FP-23-0112

ATTACHMENT 2

NORTHLINE BLOCK M, LOTS 25-29

Location Map

-  City Limits
-  ETJ Boundary
-  Subject Boundary



0 130 260



Feet

Page 8 of 89

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.



EXECUTIVE SUMMARY
1/25/2024

AGENDA SUBJECT:

Approval of Minutes

BACKGROUND:

Draft 01/11/2024 Planning & Zoning Commission Minutes attached.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Approval of Draft 1/11/2024 P & Z Minutes

PRESENTER:

Attachments:

1. 01/11/2024 Planning & Zoning Commission Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 11, 2024
Regular Meeting at 6:00 PM



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

**Place 5 – James Oliver, Vice Chair
Place 6 – Laura Lantrip, Chair
Place 7 – Scott Calame
Staff Liaison – Robin Griffin**

REGULAR MEETING

1. Call to Order.
The meeting was called to order at 6:00p.m.
2. Roll Call.
All commissioners were present except Commissioner Moss.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the January 4, 2024 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-23-0090 regarding Edgewood Phase 1, Section 2 Final Plat on one (1) parcel of land approximately 21.509 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R648305; generally located approximately 1,500 feet due east of the intersection of CR 175 and Argyle Road and southeast of Edgewood Phase 1, Section 1, Leander, Williamson County, Texas.
7. Approval of Minutes

Motion: Approve Consent Agenda Items 6-7.

By: Ron May

Seconded: Donnie Mahan

Yes: Donnie Mahan, John Cosgrove, Ron May, James Oliver, Laura Lantrip, Scott Calame
No: None
Abstain: None

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Subdivision Case CP-23-0022 to adopt the 183A RE Investments Concept Plan and Preliminary Plat on one (1) parcel of land approximately 9.614 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R461862; generally located 700 feet southeast of the intersection of 183A Toll Road and Aven Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0022 as described above.

No one spoke in favor or opposition of the request.

Motion: Approved Concept Plan CP-23-0022

By: Donnie Mahan

Seconded: Ron May

Yes: Donnie Mahan, John Cosgrove, Ron May, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

9. Conduct a Public Hearing regarding Subdivision Case CP-23-0025 to adopt the Villas at Speaking Rock Concept Plan and Preliminary Plat on one (1) parcel of land approximately 10.756 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 513825; generally located to the southwest of the intersection of Osage Drive and Painted Sky Bend more commonly known as 1601 Speaking Rock, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0025 as described above.

No one spoke in favor or opposition of the request.

Motion: Approve Concept Plan CP-23-0025

By: Scott Calame

Seconded: John Cosgrove

Yes: Donnie Mahan, John Cosgrove, Ron May, James Oliver, Laura Lantrip, Scott Calame

No: None

Abstain: None

REGULAR AGENDA

10. Adjournment
Meeting adjourned at 6:06 p.m.

ATTEST:

APPROVED

PLANNING SECRETARY

CHAIR



EXECUTIVE SUMMARY
1/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Subdivision Case CP-23-0024 to adopt the Enclave at Crystal Falls Concept Plan and Preliminary Plat on four (4) parcels of land approximately 19.53 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031345, R031341, R031342, and R559253; generally located on the north side of East Crystal Falls Parkway approximately 1,000 feet west of Ronald W. Reagan Boulevard., Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case CP-23-0024 as described above.

BACKGROUND:

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

HISTORY/TIMELINE:

09/16/2022 – Zoning Approved

APPLICANT/AGENT:

Good Faith Engineering LLC (Anthony Goode) on behalf of ZHN Investment LLC (Lynn Yuan)

RECOMMENDATION:

The proposal includes two (2) commercial lots and one (1) residential condo regime lot. Staff recommends approval of this request.

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments:

1. CP-23-0024 Att 1 Concept Plan & Preliminary Plat - The Enclave at Crystal Falls
2. CP-23-0024 Att 2 Location Map - The Enclave at Crystal Falls

THE ENCLAVE AT CRYSTAL FALLS

CONCEPT PLAN & PRELIMINARY PLAT PROJECT NUMBER: CP-23-0024

FILING DATE: 07/25/2023

OWNER/DEVELOPER:
ZHN INVESTMENT LLC
11770 JOLLYVILLE RD
AUSTIN, TX 78759
CONTACT: LYNN YUAN
512-298-1899
LYNN@REALINTERNATIONAL.COM

ENGINEER/AGENT:
GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR, SUITE 300
CEDAR PARK, TEXAS 78613
CONTACT: ANTHONY H. GOODE, PE 97263
P: (972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

SURVEYOR:
JPH LAND SURVERYING, INC
1516 E. PALM VALLEY BLVD
SUITE A4
ROUND ROCK, TEXAS 78664
CONTACT: COLE STREVEY, RPLS/PLS
O: (512) 686-1474
C: (817) 933-6585
E: COLE@JPHLS.COM

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	07/25/2023
2ND SUBMITTAL TO CITY	09/26/2023
3RD SUBMITTAL TO CITY	10/24/2023
4TH SUBMITTAL TO CITY	11/14/2023
5TH SUBMITTAL TO CITY	12/12/2023

LAND USE SUMMARY		
SITE DATA:		
LOCATION	10987 TO 10969 CRYSTAL FALLS PKWY	
ZONING	PUD - GC-2-A (GENERAL COMMERCIAL) & TF-2-A (TWO-FAMILY)	
TOTAL ACREAGE	19.53 AC	
TOTAL LOTS	3	
FUTURE LAND USE CATEGORY	MULTI-USE CORRIDOR	
LOT DATA:		
LOT:	PROPOSED USE:	SIZE:
LOT 1 LAND USE	GENERAL COMMERCIAL (OFFICE/WAREHOUSE)	3.91 AC (170,163 SF ±)
LOT 2 LAND USE	TWO-FAMILY	8.40 AC (364,971 SF ±)
LOT 3 LAND USE	GENERAL COMMERCIAL	7.23 AC (314,759 SF ±)

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF CRYSTAL FALLS PKWY.

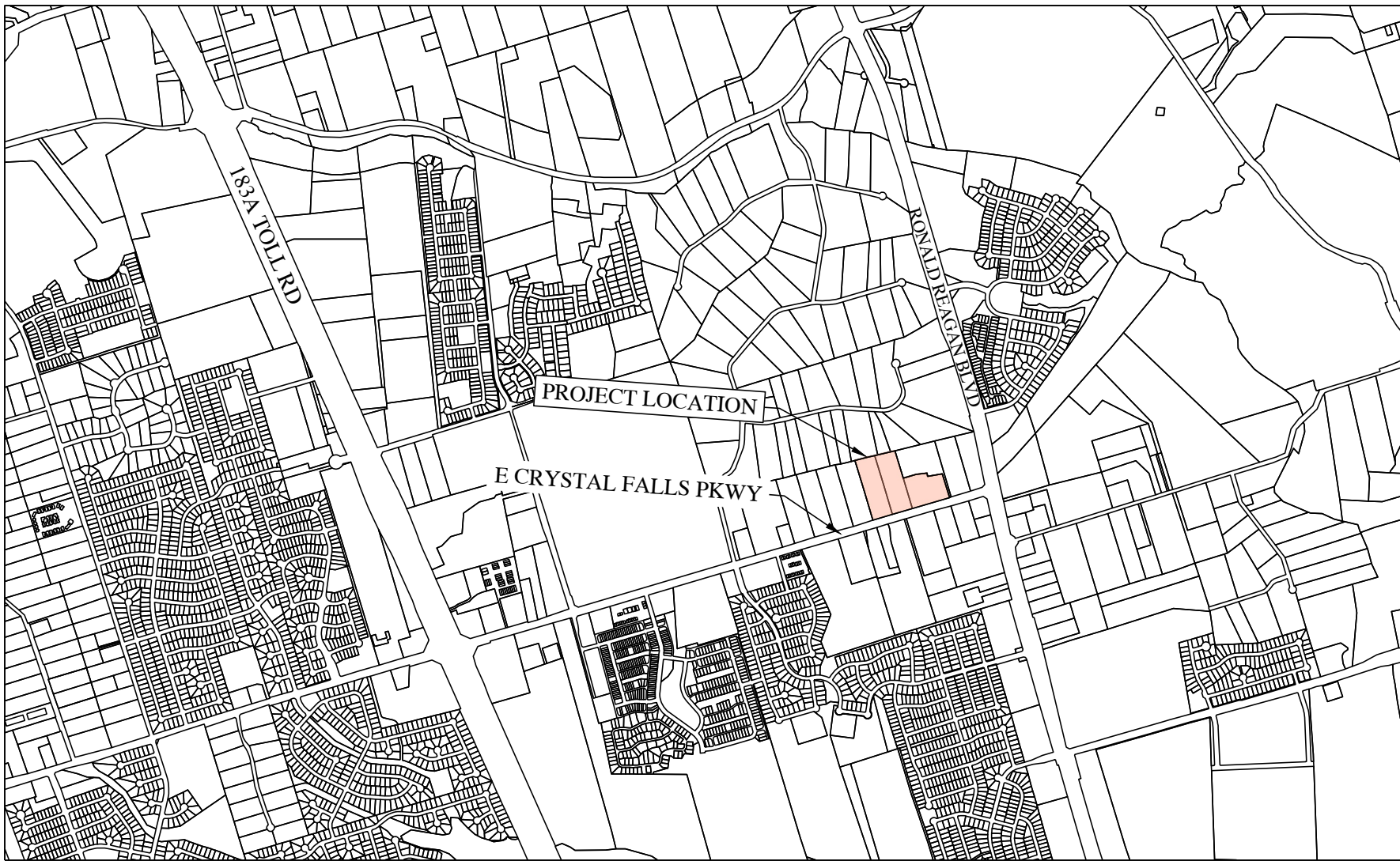
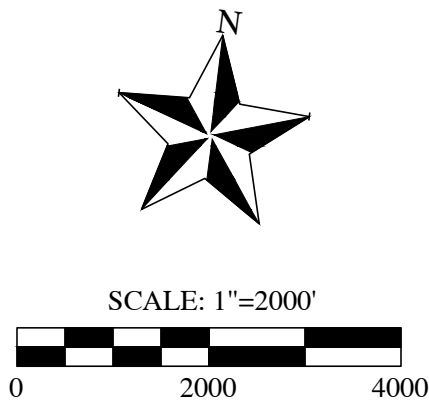
THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS 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.

- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON N/A INSERT APPROVAL DATE.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

NON-RESIDENTIAL & MULTI-FAMILY PLAT NOTES:

- 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.
- TRAFFIC IMPACT ANALYSIS NOTE:
 - AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100'

- OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE CONDO ASSOCIATION SHALL OWN AND MAINTAIN SHARED DRIVES AND FIRE LINES WITH HYDRANTS. *ADDITIONAL CONDO ASSOCIATIONS LIKELY FOR EACH LOT.
- THE CONDO ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
- THE CONDO ASSOCIATION SHALL MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE CONDO ASSOCIATION SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.



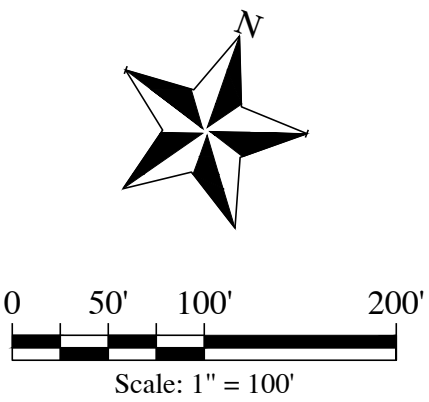
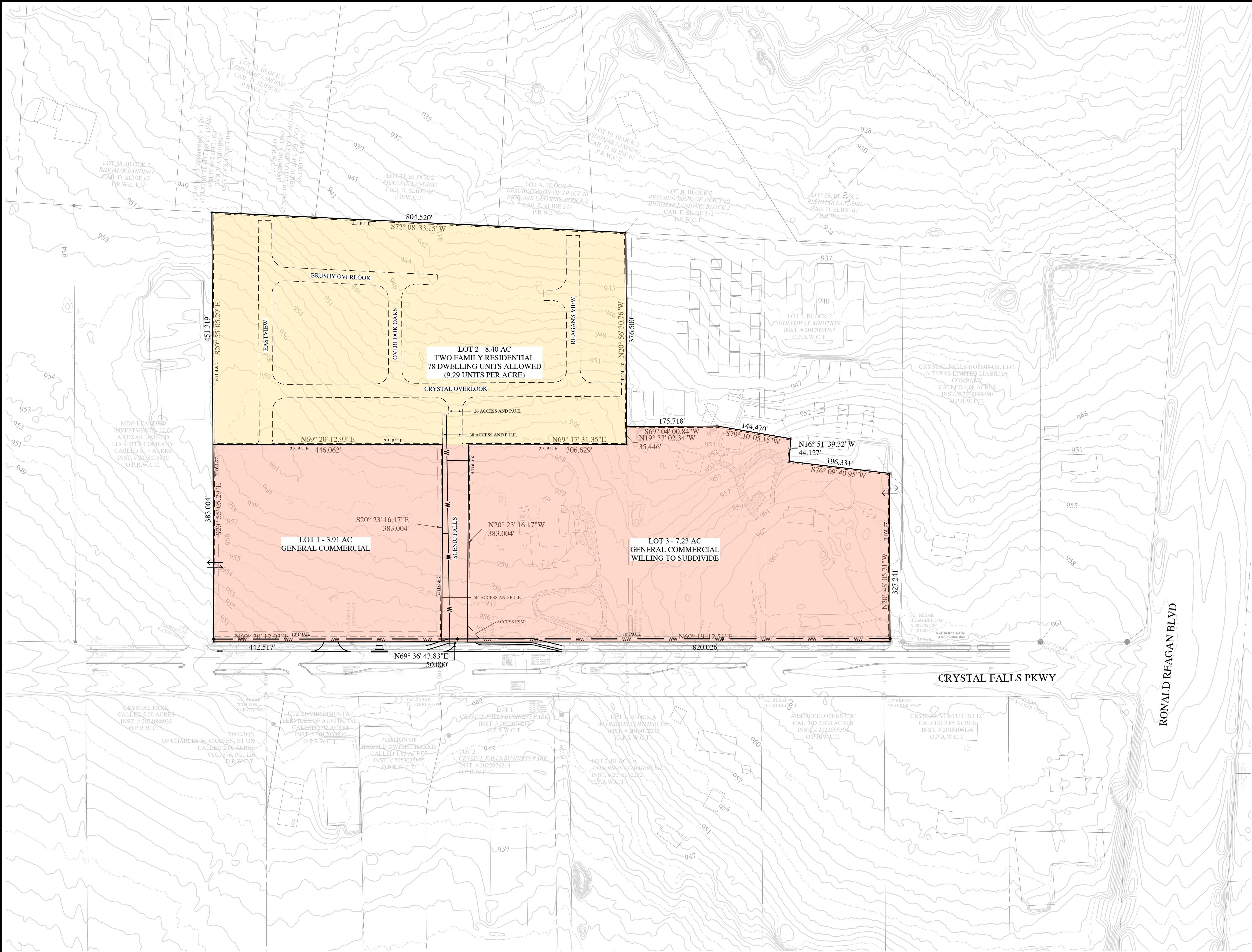
SHEET NUMBER	SHEET TITLE
1	COVER
2	CONCEPT PLAN
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	IMPROVEMENTS & UTILITIES PLAN
6	DRAINAGE AREA MAP
7	WASTEWATER IMPROVEMENTS
8	WATER IMPROVEMENTS
9	TREE PROTECTION PLAN (1 of 3) (TREE SURVEY)
10	TREE PROTECTION PLAN (2 of 3)
11	TREE PROTECTION PLAN (3 of 3) (TREE TABLE)
12	PARKS PLAN



CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664

THE ENCLAVE AT CRYSTAL FALLS

COVER



LEGEND	
	DEVELOPMENT PROPERTY LINE
	SUBDIVISION LOT LINE
	PUBLIC UTILITY EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ZONING: GENERAL COMMERCIAL PROPOSED ZONING: GENERAL COMMERCIAL LAND USE: VACANT / AG
	EXISTING ZONING: TF-2-A RESIDENTIAL PROPOSED ZONING: TF-2-A RESIDENTIAL LAND USE: VACANT / AG

ITE TRIP GENERATION MANUAL (11TH ED.)				
Use	ITE Code	Unit	Expected Units	Average Daily Trips
Duplex	Single Fam Attached - 215	Dw Units	78	544
Office/Warehouse	Warehousing - 150	KSF	20	50
Office	Office Park - 750	KSF	46	721
Retail	Strip Retail Center - 822	KSF	39.5	1897
Services	High Turn Sit Down - 932	KSF	5	536
			Total Trips	3748

PARK PLAN		
TOTAL NUMBER OF DWELLING UNITS		78
REQUIRED PARKLAND AREA	(78 DU)/100 X 3.5AC PER DU =	2.73 AC
PARK IMPROVEMENTS REQUIRED	78 DU X \$400 PER DU =	\$31,200
PARKLAND FEE-IN-LIEU	78 DU X \$1050 PER DU =	\$81,900
		TOTAL \$113,100

NOTES:
1) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0460F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019.
2) 4,000 SF OF COMMERCIAL TO BE COMPLETED PRIOR TO RESIDENTIAL"

NOTE: ADDITIONAL INFORMATION FOR PRIVATE IMPROVEMENT
WILL BE PROVIDED WITH THE SITE PLAN SUBMITTAL.

Utility Cales			
Proposed Building Use	Units	Lue Conversion	LUE
Duplex	39	2 LUE/Unit	78.00
Office (Square Feet of Floor)	46,000	1 LUE/3000 SF	15.33
Office Warehouse (Square Feet of Floor)	20,000	1 LUE/4000 SF	5.00
Retail; Shopping Center (Square Feet of Floor)	39,500	1 LUE/1660 SF	23.80
Restaurant/Cafeteria (Squire Feet of Floor)	5,000	1 LUE/200 SF	25.00
	110,539	Total LUEs	147.13

Wastewater	LUE	Persons	GPD/Person	Total (GPM)
Avg Dry Weather	147.13	412	70.0	20.0
Peak Dry Weather*			280.0	80.1
* Peak Flow Factor per City of Austin Formula:	4.00			
				ACRES
Inflow and Infiltration (I&I) = 750 gal/acre				GPM
Peak Wet Weather = Peak Dry Weather + I&I				21.50
				11.2
				91.3
*1 LUE = 2.8 Persons				

Water Flow	LUE	Persons	Gal/Day/LUE	Flow (GPM)
Avg Day Demand	147.13	495	268.88	27.5
Peak Day Demand			635.9	65.0
Peak Hour Demand			1194.53	122.0
Fire Flow Demand				1500.0

*1 LUE = 3.36 Persons

Per Model From K Friese + Associates			
Minimum Pressure =		67 psi (1,119 HGL)	
Maximum Pressure =		84 psi (1,135 HGL)	
Fire Flow Available =		2,069 gpm at 20 psi residual	



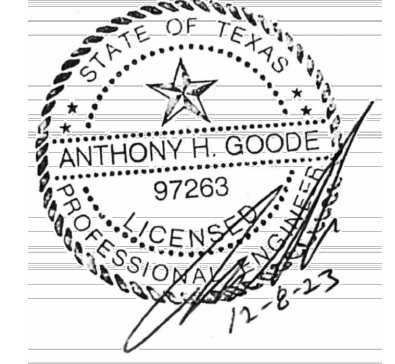
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664

THE ENCLAVE AT CRYSTAL FALLS

CONCEPT PLAN

DATE	12/08/2023
PROJECT NO.	23-007.0
DESIGNED BY	BLB
CHECKED BY	AHG

REVISIONS	DESCRIPTION	APPROVAL				
		NO.	1	2	3	4





NOTES:
1) EXISTING BUILDINGS AND PONDS IN ADJACENT TRACTS ARE FROM AVAILABLE MAP INFORMATION.
2) SUB WATERSHED: SOUTH BRUSHY CREEK-BRUSHY CREEK WATERSHED; TURKEY CREEK-BRUSHY CREEK
3) PLEASE SEE DRAINAGE PLAN (SHEET 6) FOR EXISTING DRAINAGE AREA

- LEGEND
- DEVELOPMENT PROPERTY LINE
 - DEVELOPMENT SUBDIVISION LOT LINE
 - EXISTING PROPERTY LINE
 - PUBLIC UTILITY EASEMENT
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - TREE-MAINTAINED
 - TREE-DEMOLITION

GOODE FAITH

EST. 2021

ENGINEERS

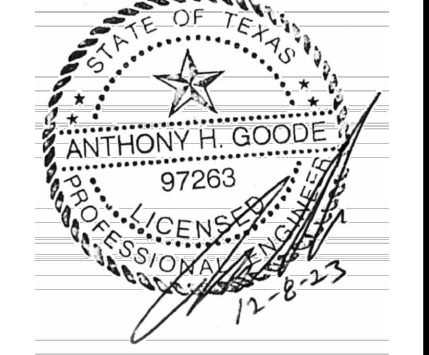
CIVIL ENGINEERING AND PLANNING
(972) 822-1682
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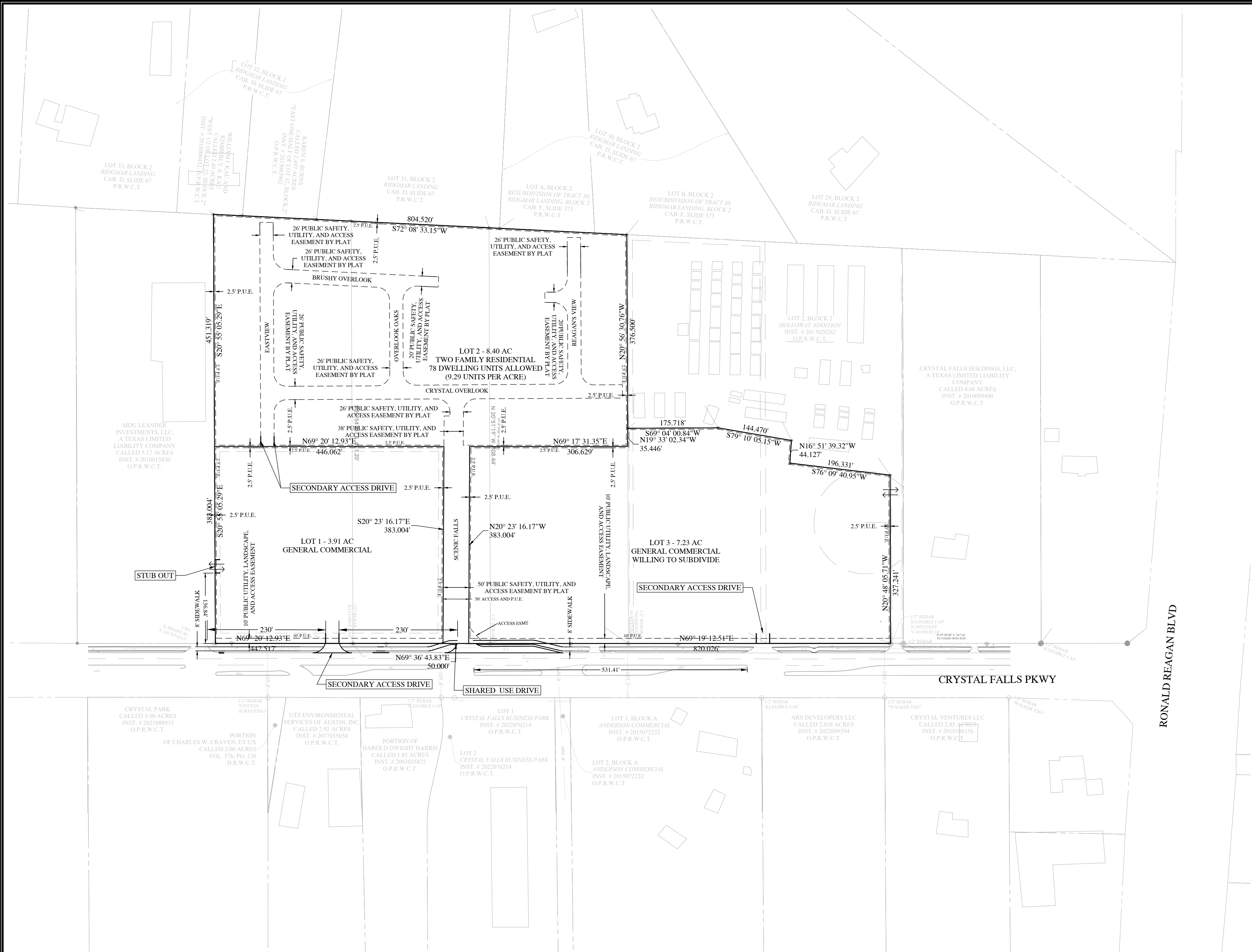
THE ENCLAVE AT CRYSTAL FALLS

EXISTING CONDITIONS

DATE	12/08/2023
PROJECT NO.	23-007.0
DESIGNED BY	BLB
CHECKED BY	AHG

REVISIONS	NO.	DESCRIPTION	DATE
	1.		
	2.		
	3.		
	4.		
	5.		





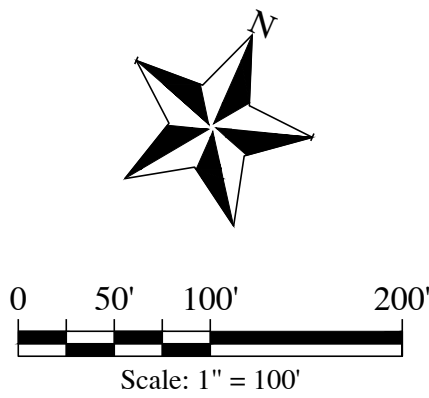
- LEGEND
- DEVELOPMENT PROPERTY LINE
 - SUBDIVISION LOT LINE
 - PUBLIC UTILITY EASEMENT

- NOTES:
- EXISTING BUILDINGS AND PONDS IN ADJACENT TRACTS ARE FROM AVAILABLE MAP INFORMATION.
 - ALL EASEMENTS OF RECORD ARE SHOWN ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.
 - CONDUIT IS NECESSARY TO PROVIDE FIBER TO FACILITIES.
 - HOMES WILL BE SPRINKLED UNLESS A SECONDARY CONNECTION IS PROVIDED TO A COLLECTOR CLASS ROADWAY OR HIGHER.

PARK PLAN		
TOTAL NUMBER OF DWELLING UNITS		78
REQUIRED PARKLAND AREA	(78 DU)/100 X 3.5AC PER DU =	2.73 AC
PARK IMPROVEMENTS REQUIRED	78 DU X \$400 PER DU =	\$31,200
PARKLAND FEE-IN-LIEU	78 DU X \$1050 PER DU =	\$81,900
TOTAL		\$113,100

SURVEYOR STATEMENT:
"EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2241761-BAL ISSUED AUGUST 23, 2022 HAVE BEEN SHOWN OR NOTED HERON"

JPH LAND SURVEYING, INC



CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664

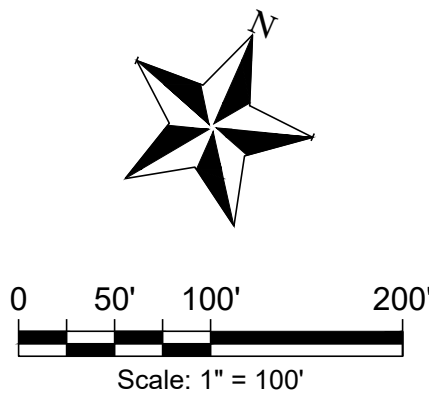
THE ENCLAVE AT CRYSTAL FALLS

PRELIMINARY PLAT

DATE		12/08/2023
PROJECT NO.		23-007.0
DESIGNED BY		BLB
CHECKED BY		AHG
REVISIONS	DESCRIPTION	
	NO	DATE
	1	
	2	
	3	
	4	
	5	
	6	



CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664



- LEGEND
- DEVELOPMENT PROPERTY LINE
 - SUBDIVISION LOT LINE
 - PROPOSED PUBLIC 8" WATER LINE
 - EXISTING PUBLIC 24" WATER LINE
 - PROPOSED PUBLIC WASTE WATER LINE
 - PROPOSED PROPOSED MANHOLE

NOTE:
1) LOTS 1 AND 2 IS PROPOSED DEVELOPMENT. LOT 3 IS FUTURE DEVELOPMENT.
2) CONDUIT IS NECESSARY TO PROVIDE FIBER TO FACILITIES
3) SEE DRAINAGE PLAN (SHEET 6)

THE ENCLAVE AT CRYSTAL FALLS
IMPROVEMENTS & UTILITIES PLAN

DATE
12/08/2023

PROJECT NO.
23-007.0

DESIGNED BY
BLB

CHECKED BY
AHG

REVISIONS	NO.	DESCRIPTION	DATE	BY	CHECKED
	1				
	2				
	3				
	4				
	5				



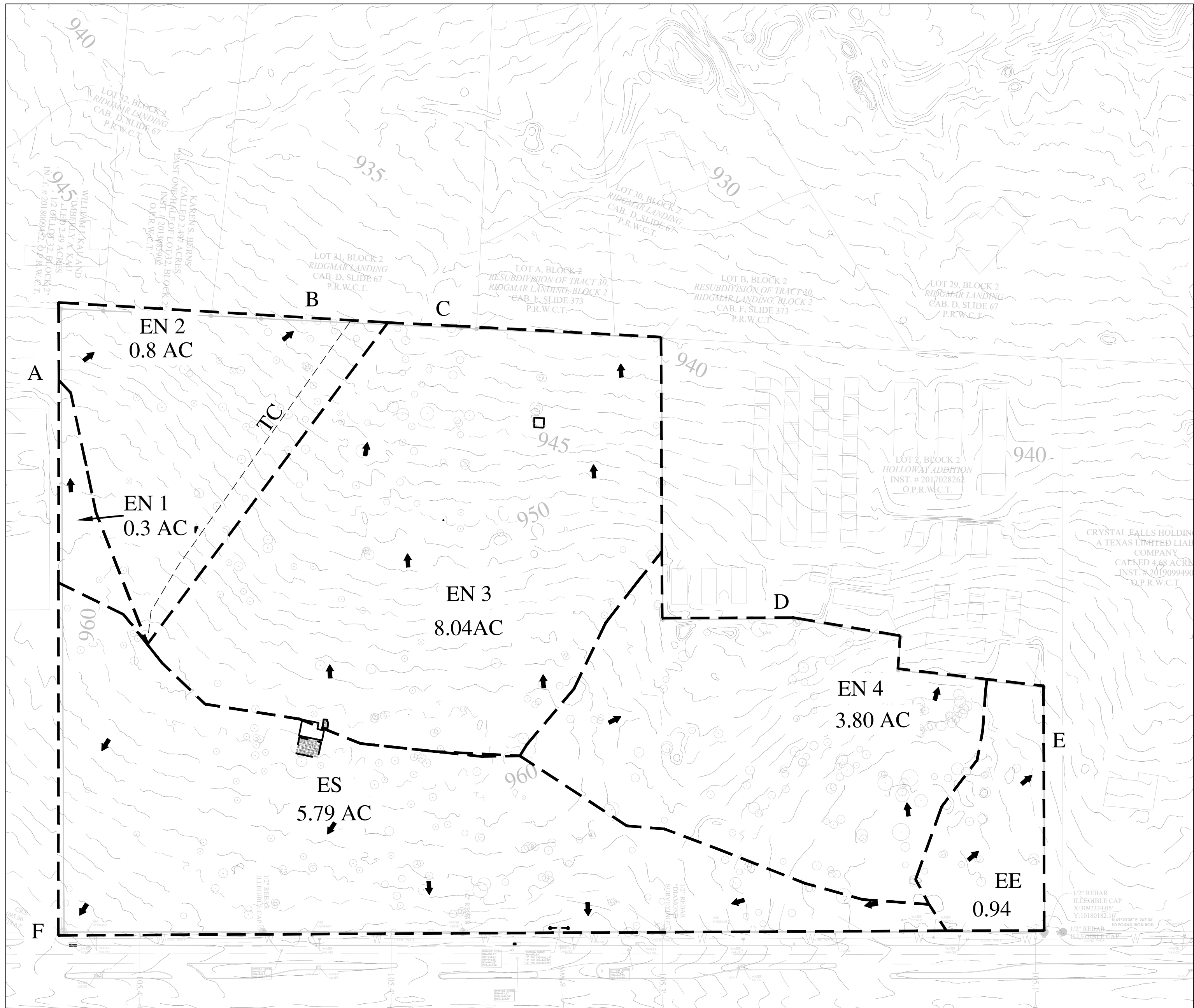
Utility Cales			
Proposed Building Use	Units	Lue Conversion	LUE
Duplex	39	2 LUE/Unit	78.00
Office (Square Feet of Floor)	46,000	1 LUE/3000 SF	15.33
Office Warehouse (Square Feet of Floor)	20,000	1 LUE/4000 SF	5.00
Retail; Shopping Center (Square Feet of Floor)	39,500	1 LUE/1660 SF	23.80
Restaurant/Cafeteria (Squire Feet of Floor)	5,000	1 LUE/200 SF	25.00
	110,539	Total LUEs	147.13

Wastewater	LUE	Persons	GPD/Person	Total (GPM)
Avg Dry Weather	147.13	412	70.0	20.0
Peak Dry Weather*			280.0	80.1
* Peak Flow Factor per City of Austin Formula:	4.00			
			ACRES	GPM
Inflow and Infiltration (I&I) = 750 gal/acre			21.50	11.2
Peak Wet Weather = Peak Dry Weather + I&I				91.3
*1 LUE = 2.8 Persons				

Water Flow	LUE	Persons	Gal/Day/LUE	Flow (GPM)
Avg Day Demand	147.13	495	268.88	27.5
Peak Day Demand			635.9	65.0
Peak Hour Demand			1194.53	122.0
Fire Flow Demand				1500.0

*1 LUE = 3.36 Persons

Per Model From K Friese + Associates		
Minimum Pressure =	67 psi (1,119 HGL)	
Maximum Pressure =	84 psi (1,135 HGL)	
Fire Flow Available =	2,069 gpm at 20 psi residual	



EXISTING DRAINAGE AREA MAP

Existing Drainage Calculations								
	Acres	Tc (min)	Impervious Cover (%)	Curve Number (Type D = 84)	Q - 2 year (cfs)	Q - 10 year (cfs)	Q - 25 year (cfs)	Q - 100 year (cfs)
EN 1 (POA A)	0.33	5.0	0	84	1.3	2.3	3.0	4.2
EN 2 (POA B)	2.43	5.0	0	84	9.6	17.2	22.4	31.3
EN 3 (POA C)	6.43	5.0	0	84	25.4	45.5	59.2	82.6
*EN 4 (POA D)	3.80	5.0	15%	84	16.0	27.7	35.7	49.4
ES (POA F)	5.78	5.0	9%	84	16.3	28.7	37.2	51.7
EE (POA E)	0.94	5.0	24%	84	4.1	7.0	8.9	12.3
Total	19.71							
Proposed Drainage Calculations								
PN 1 (POA A)	0.20	5.0	30%	84	0.9	1.5	1.9	2.6
PN 2 (POA B)	0.80	5.0	34%		3.7	6.1	7.7	10.6
PN 3	7.46		55%		36.4	58.4	73.6	99.6
POND NORTH (POA C)					24.9	40.4	52.3	82.6
WS Elevation					942.6	943.5	944.1	944.8
*PN 4	3.24	5.0	65%	84	16.4	25.8	32.4	43.6
*Pond 4 (POA D)					1.7	2.8	10.2	31.2
WS Elevation					951.2	952.0	952.2	952.6
PS	7.31	5.0	65%		36.9	58.2	72.9	98.2
POND SOUTH (POA F)					16.1	27.9	36.7	51.4
WS Elevation					952.6	953.2	953.6	954.1
PE (POA E)	0.70	5.0	65%	84	3.5	5.6	7.0	9.4
TOTAL	19.71							
*FUTURE DEVELOPMENT								

LEGEND

DEVELOPMENT PROPERTY LINE

SUBDIVISION LOT LINE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING DRAINAGE AREA BOUNDARY

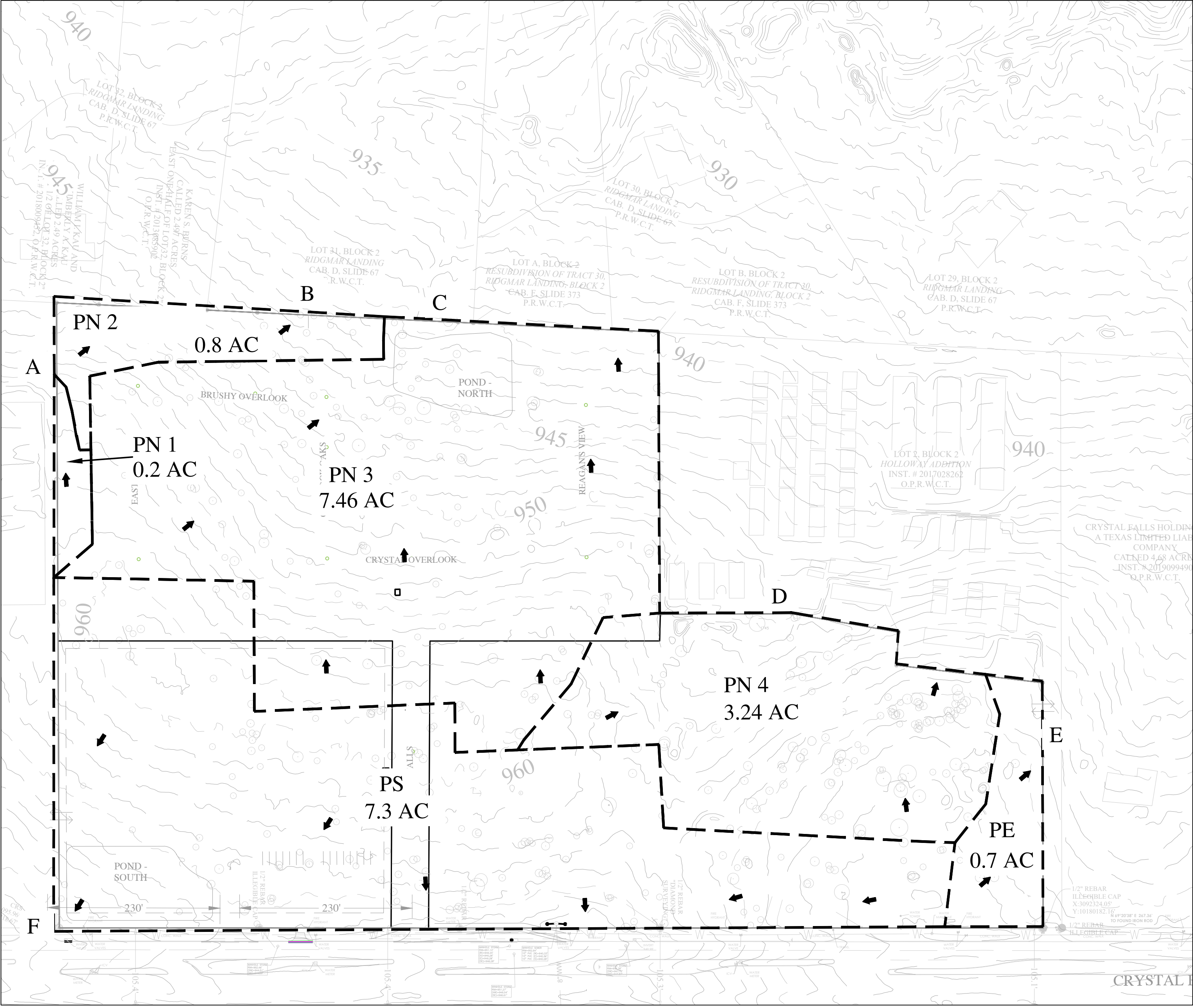
PROPOSED DRAINAGE AREA BOUNDARY

DRAINAGE AREA DESIGNATION

FLOW ARROW

PN 1

NOTE: ADDITIONAL INFORMATION FOR PRIVATE IMPROVEMENT WILL BE PROVIDED WITH THE SITE PLAN SUBMITTAL.



PROPOSED DRAINAGE AREA MAP

GOODE FAITH

EST. 2021

ENGINEERING

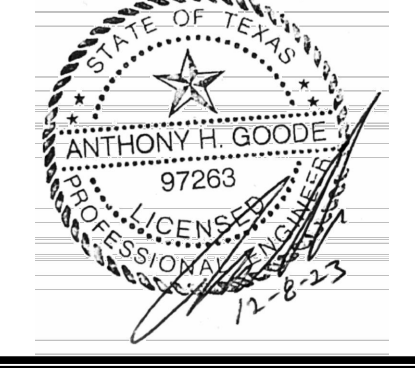
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664

THE ENCLAVE AT CRYSTAL FALLS

DRAINAGE AREA MAP

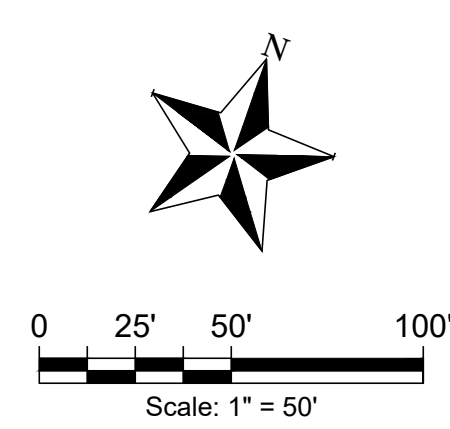
DATE	12/08/2023
PROJECT NO.	23-007.0
DESIGNED BY	BLB
CHECKED BY	AHG

REVISIONS	NO.	DATE	DESCRIPTION
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	3		
	4		
	5		
	6		

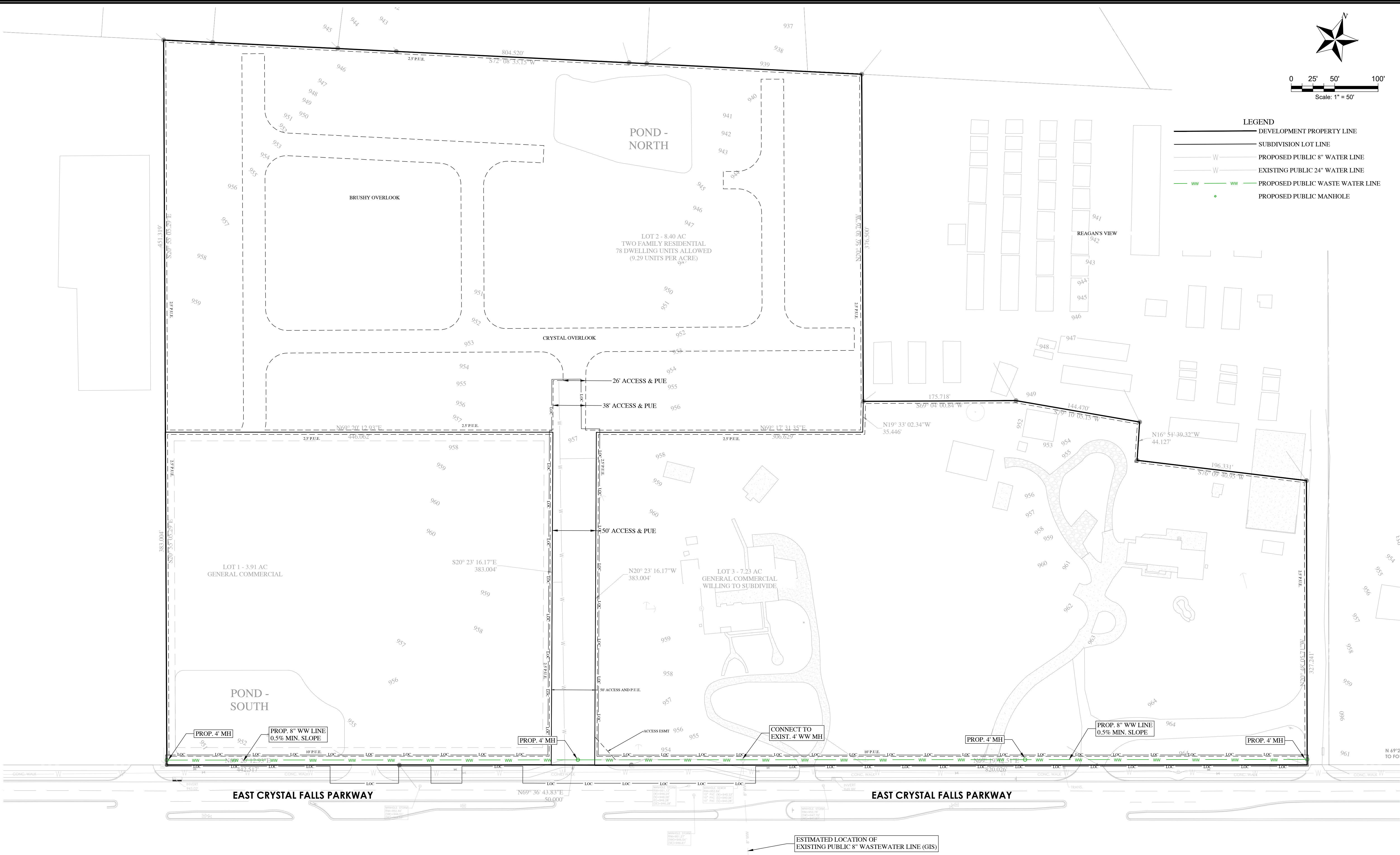




CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664



- LEGEND
- DEVELOPMENT PROPERTY LINE
 - SUBDIVISION LOT LINE
 - PROPOSED PUBLIC 8" WATER LINE
 - EXISTING PUBLIC 24" WATER LINE
 - PROPOSED PUBLIC WASTE WATER LINE
 - PROPOSED PUBLIC MANHOLE



Wastewater	LUE	Persons	GPD/Person	Total (GPM)
Avg Dry Weather	147.13	412	70.0	20.0
Peak Dry Weather*			280.0	80.1
* Peak Flow Factor per City of Austin Formula:	4.00			
			ACRES	GPM
Inflow and Infiltration (I&I) = 750 gal/acre			21.50	11.2
Peak Wet Weather = Peak Dry Weather + I&I				91.3

*1 LUE = 2.8 Persons

THE ENCLAVE AT CRYSTAL FALLS
WASTEWATER IMPROVEMENTS

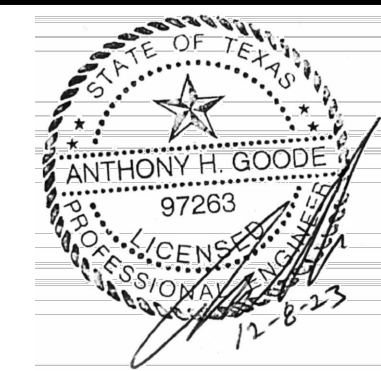
DATE
12/08/2023

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23-007.0

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BLB

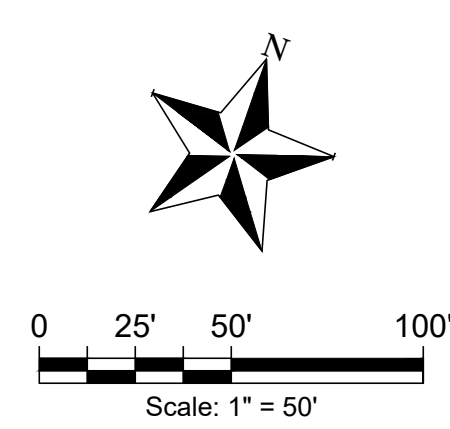
CHECKED BY
AHG

REVISIONS	NO	DATE	DESCRIPTION
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	5		





CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664



- LEGEND
- DEVELOPMENT PROPERTY LINE
 - SUBDIVISION LOT LINE
 - PROPOSED PUBLIC 8" WATER LINE
 - EXISTING PUBLIC 24" WATER LINE
 - PROPOSED PUBLIC WASTE WATER LINE
 - PROPOSED MANHOLE

THE ENCLAVE AT CRYSTAL FALLS

WATER IMPROVEMENTS

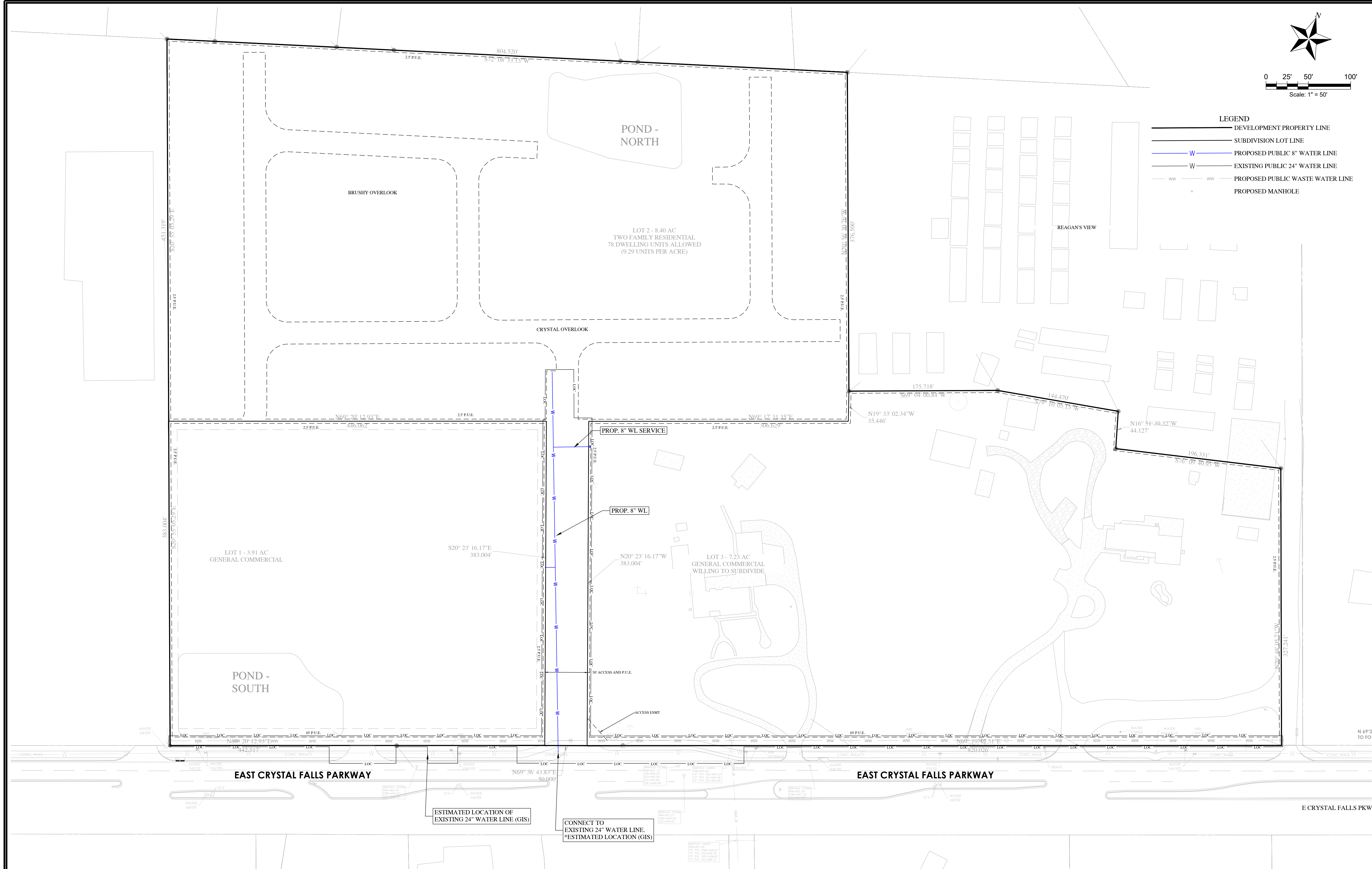
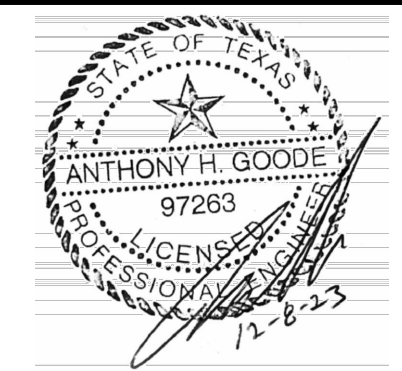
DATE
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PROJECT NO.
23-007.0

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AHG

REVISIONS	NO.	DESCRIPTION	DATE	BY	CHECKED BY
	1				
	2				
	3				
	4				
	5				



Utility Cales			
Proposed Building Use	Units	Lue Conversion	LUE
Duplex	39	2 LUE/Unit	78.00
Office (Square Feet of Floor)	46,000	1 LUE/3000 SF	15.33
Office Warehouse (Square Feet of Floor)	20,000	1 LUE/4000 SF	5.00
Retail: Shopping Center (Square Feet of Floor)	39,500	1 LUE/1660 SF	23.80
Restaurant/Cafeteria (Squire Feet of Floor)	5,000	1 LUE/200 SF	25.00
	110,539	Total LUEs	147.13

Water Flow	LUE	Persons	Ga/Day/LUE	Flow (GPM)
Avg Day Demand	147.13	495	268.88	27.5
Peak Day Demand			635.9	65.0
Peak Hour Demand			1194.53	122.0
Fire Flow Demand				1500.0

*1 LUE = 3.36 Persons

Per Model From K Friesse + Associates		
Minimum Pressure =		67 psi (1,119 HGL)
Maximum Pressure =		84 psi (1,135 HGL)
Fire Flow Available =		2,069 gpm at 20 psi residual

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

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

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

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

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

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

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

WHITTEN, BRYAN & DAN KRUEGER
5.33 ACRES
DOC NO. 1984012618
O.P.R.W.C.T

EMELIE C. MSDANIEL
5.006 ACRES
DOC NO. 2013029598
O.P.R.W.C.T

CELESTIE H. LEAKEY
5.148 ACRES
VOL. 2001 PG. 434
G.P.R.W.C.T

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

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

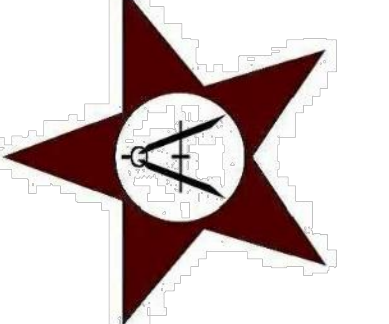
- LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - CONTROLLING MONUMENT
 - BENCHMARK
 - CONTROL POINT
 - ELECTRIC BOX
 - TELEPHONE PEDESTAL
 - WATER METER
 - ELECTRIC METER
 - MANHOLE
 - GUY WIRE
 - POWER POLE
 - SIGN
 - LIGHT POLE
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - WIRE FENCE
 - CLEAN OUT
 - FIRE HYDRANT
 - GAS METER
 - MARKER-UNDERGROUND TELEPHONE
 - MANHOLE-WASTE WATER
 - CONCRETE MONUMENT
 - TREE

19.534 TOTAL ACRES

0 25 50 100
SCALE (FEET)

REVISIONS

SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
8477 FM 311, P.O. BOX 882, TEBELS FIRM#1004200
SPRING BRANCH, TEXAS 76070
PHONE (850) 228-5785 FAX (850) 685-2170

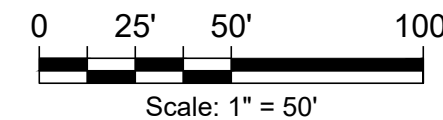
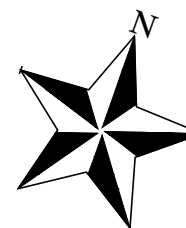


BEING A 19.534 ACRE TRACT OF LAND SITUATED IN THE ELLIAB D. HARMON SURVEY, ABSTRACT NUMBER 6, BEING COMPRISED OF THE FOLLOWING: A 5.33 ACRE TRACT OF LAND, CONVEYED TO BRYAN WHITTEN AND DAN KRUEGER, RECORDED IN DOCUMENT NO. 1984012618, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A 5.006 ACRE TRACT OF LAND CONVEYED TO EMELIE C. MSDANIEL, RECORDED IN DOCUMENT NO. 2013029598 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A 5.148 ACRE TRACT OF LAND CONVEYED TO CELESTIE H. LEAKEY, RECORDED IN VOLUME 2001, PAGE 434, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A 4.511 ACRE TRACT KNOWN AS LOT 1, BLOCK 2, HOLLOWAY ADDITION, RECORDED IN DOCUMENT NO. 2017028262 PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

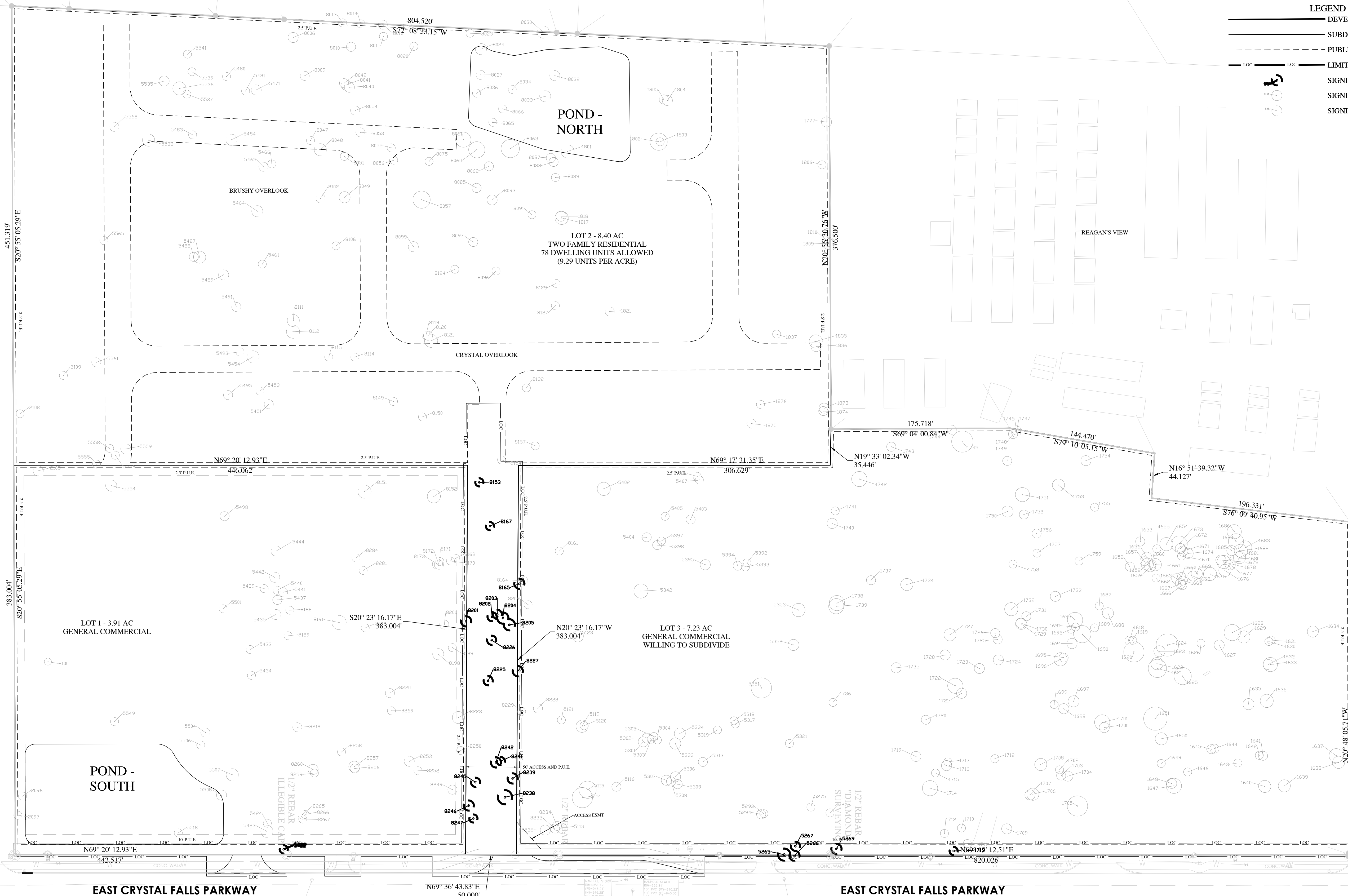
SHEET: 1

OF 1



CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664

- LEGEND
- DEVELOPMENT PROPERTY LINE
 - SUBDIVISION LOT LINE
 - PUBLIC UTILITY EASEMENT
 - LOC LOC LIMITS OF CONSTRUCTION - PUBLIC IMPROV
 - SIGNIFICANT TREE TO BE REMOVED - PUBLIC
 - SIGNIFICANT TREE TO REMAIN - PRIVATE
 - SIGNIFICANT TREE TO REMOVED - PRIVATE



THE ENCLAVE AT CRYSTAL FALLS

TREE PROTECTION PLAN (2 of 3)

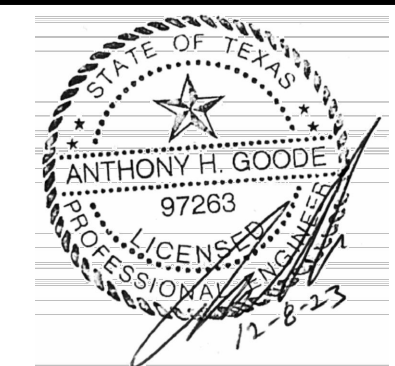
DATE
12/08/2023

PROJECT NO.
23-007.0

DESIGNED BY
BLB

CHECKED BY
AHG

REVISIONS	NO.	DESCRIPTION	DATE	BY	APP.
	1				
	2				
	3				
	4				



TREE PRESERVATION PLAN (PUBLIC IMPROVEMENTS)					
TREE CALIPER INCHES					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	4311	4052	94%	259	6%
>18" TO 26"	146	146	100%	0	0%
SUBTOTAL 8" TO 26"	4457	4198	94%	259	6%
>26" HERITAGE	0	0	N/A	0	N/A
TOTAL	4457	4198	94%	259	6%

TOTAL TREES					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREE %	REMOVED TREES	REMOVED TREES %
8" TO 18"	444	417	94%	27	6%
>18" TO 26"	7	7	100%	0	0%
SUBTOTAL 8" TO 26"	451	424	94%	27	6%
>26" HERITAGE	0	0	N/A	0	N/A
TOTAL	451	424	94%	27	6%

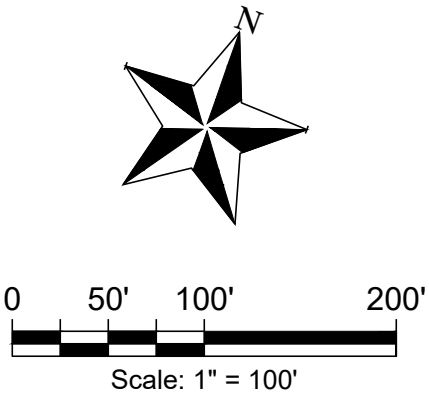
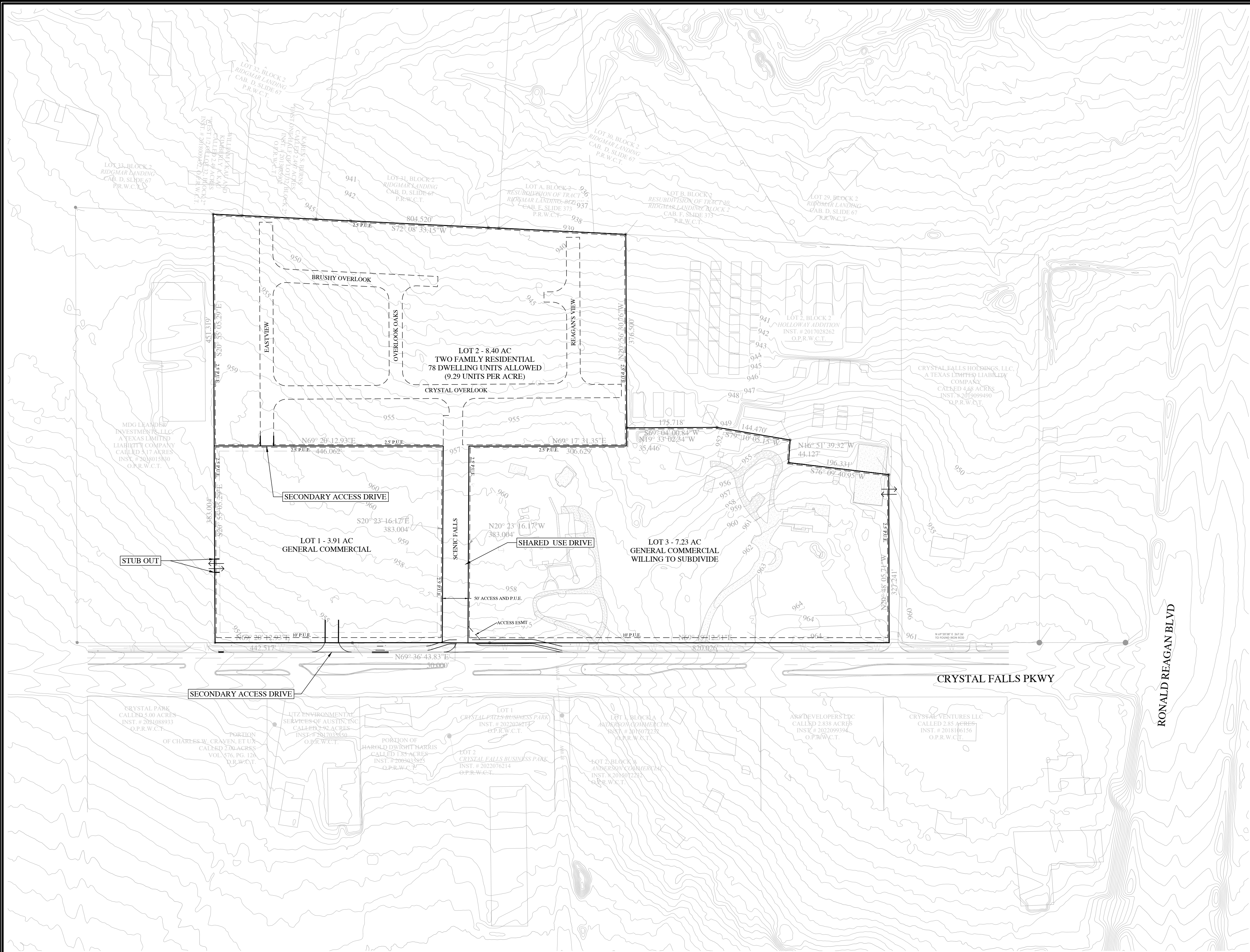
MITIGATION PLAN					
TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" TO 18"	0	0	-	-	-
>18" TO 26"	0	-	-	-	-
>26" HERITAGE	0	-	-	0	\$0
TOTAL	0	0	0	0	\$0
8" TO 18" Removed w/o Mitigation	259	-	-	-	-

SURVEYOR
SHERWOOD SURVEYING & S.U.E.
DATE: 14 FEBRUARY 22
FIELD: 04 MAY 23

TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED	PROTECTED	HERITAGE	REASON FOR RREMOVAL	PUB/PRIV
1713	OAK	8	8	P		PUBLIC UTIL	PUB
5265	OAK	12	12	P		PUBLIC UTIL	PUB
5266	OAK	10	10	P		PUBLIC UTIL	PUB
5267	OAK	9	9	P		PUBLIC UTIL	PUB
5269	CE	10	10	P		PUBLIC UTIL	PUB
5422	CEDAR	8	8	P		PUBLIC UTIL	PUB
5493	CEDAR	8	8	P		PRIVATE UTIL	PRIV
5568	CEDAR	9	9	P		PRIVATE UTIL	PRIV
8114	CEDAR	8	8	P		PRIVATE UTIL	PRIV
8115	CEDAR	8	8	P		PRIVATE UTIL	PRIV
8153	CEDAR	8	8	P		PUBLIC UTIL	PUB
8165	CEDAR	10	10	P		PUBLIC UTIL	PUB
8167	CEDAR	8	8	P		PUBLIC UTIL	PUB
8201	CEDAR	10	10	P		PUBLIC UTIL	PUB
8202	OAK	9	9	P		PUBLIC UTIL	PUB
8203	CEDAR	9	9	P		PUBLIC UTIL	PUB
8204	OAK	11	11	P		PUBLIC UTIL	PUB
8205	OAK	11	11	P		PUBLIC UTIL	PUB
8225	CEDAR	9	9	P		PUBLIC UTIL	PUB
8226	CEDAR	9	9	P		PUBLIC UTIL	PUB
8227	CEDAR	10	10	P		PUBLIC UTIL	PUB
8239	CEDAR	10	10	P		PUBLIC UTIL	PUB
8241	CEDAR	8	8	P		PUBLIC UTIL	PUB
8242	CEDAR	10	10	P		PUBLIC UTIL	PUB
8245	CEDAR	9	9	P		PUBLIC UTIL	PUB
8246	CEDAR	10	10	P		PUBLIC UTIL	PUB
8247	OAK	8	8	P		PUBLIC UTIL	PUB
5454	CEDAR	12	12	P		PRIVATE UTIL	PRIV
8238a	OAK	14	14	P		PUBLIC UTIL	PUB
8238b	OAK	10	10	P		PUBLIC UTIL	PUB
8238c	OAK	10	10	P		PUBLIC UTIL	PUB
8238d	OAK	9	9	P		PUBLIC UTIL	PUB
1619	OAK	8	8	P			PRIV
1620	OAK	20	20	P			PRIV
1621	OAK	18	18	P			PRIV
1622	OAK	12	12	P			PRIV
1623	ELM	11	11	P			PRIV
1624	OAK	22	22	P			PRIV
1626	ELM	8	8	P			PRIV
1627	ELM	10	10	P			PRIV
1629	ELM	12	12	P			PRIV
1630	OAK	8	8	P			PRIV
1631	OAK	8	8	P			PRIV
1635	OAK	11	11	P			PRIV
1636	OAK	13	13	P			PRIV
1637	OAK	14	14	P			PRIV
1638	OAK	12	12	P			PRIV
1640	OAK	12	12	P			PRIV
1641	OAK	9	9	P			PRIV
1642	OAK	8	8	P			PRIV
1643	OAK	8	8	P			PRIV
1809	CEDAR	12	12	P			PRIV
1810	CEDAR	8	8	P			PRIV
2096	CEDAR	8	8	P			PRIV
2097	CEDAR	8	8	P			PRIV
5518	OAK	8	8	P			PRIV
5555	CEDAR	8		P			PRIV
8013	CEDAR	8		P			PRIV
8014	CEDAR	8	8	P			PRIV
8015	CEDAR	9	9	P			PRIV
8017	CEDAR	8	8	P			PRIV
8024	CEDAR	11	11	P			PRIV
8027	CEDAR	9		P			PRIV
8030	CEDAR	12		P			PRIV
8032	CEDAR	10		P			PRIV
8033	CEDAR	11		P			PRIV
8034	OAK	8		P			PRIV
8036	CEDAR	8		P			PRIV
8065	OAK	8		P			PRIV
8066	CEDAR	8		P			PRIV
1744a	CEDAR	9		P			PRIV
1744b	CEDAR	9		P			PRIV
1801a	OAK	13		P			PRIV
1801b	OAK	12		P			PRIV
1801c	OAK	9		P			PRIV
5508a	OAK	10		P			PRIV
5508b	OAK	9		P			PRIV
5508c	OAK	8		P			PRIV
8060a	OAK	16		P			PRIV
8060b	OAK	9		P			PRIV
8060c	OAK	8		P			PRIV

TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED	PROTECTED	HERITAGE	REASON FOR RREMOVAL	PUB/PRIV
1644	OAK	9		P			PRIV
1646	OAK	8		P			PRIV
1647	OAK	15		P			PRIV
1649	OAK	8		P			PRIV
1650	OAK	12		P			PRIV
1651	OAK	23		P			PRIV
1652	OAK	9		P			PRIV
1653	OAK	9		P			PRIV
1654	ELM	13		P			PRIV
1655	OAK	8		P			PRIV
1656	OAK	10		P			PRIV
1657	OAK	9		P			PRIV
1659	OAK	11		P			PRIV
1660	OAK	8		P			PRIV
1661	OAK	12		P			PRIV
1662	OAK	8		P			PRIV
1663	OAK	10		P			PRIV
1664	OAK	8		P			PRIV
1665	OAK	9		P			PRIV
1666	OAK	9		P			PRIV
1667	OAK	10		P			PRIV
1668	OAK	10		P			PRIV
1669	OAK	11		P			PRIV
1670	OAK	8		P			PRIV
1671	OAK	10		P			PRIV
1672	OAK	10		P			PRIV
1674	OAK	10		P			PRIV
1675	OAK	13		P			PRIV
1677	OAK	10		P			PRIV
1678	OAK	13		P			PRIV
1679	OAK	10		P			PRIV
1680	OAK	8		P			PRIV
1681	OAK	12		P			PRIV
1682	OAK	13		P			PRIV
1683	OAK	13		P			PRIV
1684	OAK	15		P			PRIV
1685	OAK	10		P			PRIV
1686	OAK	14		P			PRIV
1687	OAK	8		P			PRIV
1688	OAK	11		P			PRIV
1690	OAK	17		P			PRIV
1691	OAK	8		P			PRIV
1692	OAK	8		P			PRIV
1693	CEDAR	15		P			PRIV
1694	ELM	10		P			PRIV
1695	OAK	9		P			PRIV
1697	OAK	11		P			PRIV
1699	OAK	8		P			PRIV
1702	OAK	8		P			PRIV
1703	OAK	9		P			PRIV
1704	OAK	10		P			PRIV
1705	CEDAR	20		P			PRIV
1706	OAK	12		P			PRIV
1708	OAK	12		P			PRIV
1709	CEDAR	10		P			PRIV
1710	OAK	8		P			PRIV
1711	OAK	8		P			PRIV
1712	OAK	8		P			PRIV
1714	CEDAR	15		P			PRIV
1715	CEDAR	8		P			PRIV
1716	CEDAR	10		P			PRIV
1717	CEDAR	8		P			PRIV
1718	CEDAR	8		P			PRIV
1719	CEDAR	10		P			PRIV
1720	CEDAR	9		P			PRIV
1721	OAK	10		P			PRIV
1722	OAK	15		P			PRIV
1726	CEDAR	9		P			PRIV
1727	OAK	12		P			PRIV
1729	OAK	11		P			PRIV
1730	OAK	10		P			PRIV
1731	CEDAR	9		P			PRIV
1732	CEDAR	13		P			PRIV
1734	OAK	12		P			PRIV
1736	CEDAR	8		P			PRIV
1738	OAK	15		P			PRIV
1739	CEDAR	15		P			PRIV
1740	OAK	10		P			PRIV
1741	CEDAR	8		P			PRIV
1742	CEDAR	15		P			PRIV
1748	CEDAR	9		P			PRIV
1749	CEDAR	9		P			PRIV
1750	CEDAR	11		P			PRIV
1751	OAK	14		P			PRIV
1752	CEDAR	9		P			PRIV
1753	OAK	12		P			PRIV
1754	CEDAR	10		P			PRIV
1755	CEDAR	8		P			PRIV
1756	CEDAR	9		P			PRIV
1757	CEDAR	8		P			PRIV
1758	CEDAR	8		P			PRIV
1759	CEDAR	8		P			PRIV
1802	OAK	17		P			PRIV
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1806	CEDAR	8		P			PRIV
1817	CEDAR	13		P			PRIV
1818	CEDAR	10		P			PRIV
1835	OAK	13		P			PRIV
1836	CEDAR	10		P			PRIV
1837	CEDAR	8		P			PRIV
1873	OAK	10		P			PRIV
1874	OAK	9		P			PRIV
1875	OAK	9	9	P			PRIV
1876	OAK	8	8	P			PRIV
2108	CEDAR	8		P			PRIV
2109	CEDAR	8	8	P			PRIV
5113	OAK	10		P			PRIV
5114	OAK	20		P			PRIV
5119	OAK	12		P			PRIV
5120	OAK	8		P			PRIV
5121	OAK	8		P			PRIV
5123	OAK	11		P			PRIV
5272	OAK	8		P			PRIV
5275	OAK	8		P			PRIV
5293	OAK	8		P			PRIV
5294	OAK	9		P			PRIV
5301	OAK	10		P			PRIV
5303	OAK	8		P			PRIV
5304	OAK	8		P			PRIV
5305	OAK	8		P			PRIV
5306	OAK	10		P			PRIV
5307	OAK	10		P			PRIV
5308	OAK	9		P			PRIV
5309	OAK	9		P			PRIV
5313	OAK	9		P			PRIV

TREE NUMBER	TREE TYPE	CALIPER INCHES	REMOVED	PROTECTED	HERITAGE	REASON FOR RREMOVAL	PUB/PRIV
5317	OAK	8		P			PRIV
5318	OAK	8		P			PRIV
5319	OAK	8		P			PRIV
5321	OAK	8		P			PRIV
5342	OAK	14		P			PRIV
5351	OAK	20		P			PRIV
5392	OAK	8		P			PRIV
5393	OAK	8		P			PRIV
5397	OAK	8		P			PRIV
5398	OAK	9		P			PRIV
5403	OAK	9		P			PRIV
5404	OAK	9		P			PRIV
5405	OAK	8		P			PRIV
5406	OAK	8	8	P			PRIV
5407	OAK	8	8	P			PRIV
5424	CEDAR	8	8	P			PRIV
5433	CEDAR	8	8	P			PRIV
5434	CEDAR	8	8	P			PRIV
5435	CEDAR	10	10	P			PRIV
5437	OAK	9		P			PRIV
5439	OAK	8	8	P			PRIV
5440	OAK	8	8	P			PRIV
5441	OAK	9	9	P			PRIV
5442	CEDAR	10	10	P			PRIV
5444	CEDAR	10	10	P			PRIV
5451	CEDAR	9	9	P			PRIV
5453	CEDAR	8	8	P			PRIV
5461	CEDAR	8		P			PRIV
5465	CEDAR	9	9	P			PRIV
5466	CEDAR	8		P			PRIV
5480	CEDAR	8	8	P			PRIV
5481	CEDAR	8	8	P			PRIV
5483	CEDAR	8	8	P			PRIV
5487	CEDAR	12		P			PRIV
5489	CEDAR	10	10	P			PRIV
5491	CEDAR	9	9	P			PRIV
5495	CEDAR	9	9	P			PRIV
5498	CEDAR	9		P			PRIV
5501	CEDAR	8	8	P			PRIV
5504	CEDAR	9	9	P			PRIV
5506	OAK	8	8	P			PRIV
5507	CEDAR	12	12	P			PRIV
5533	OAK	12	12	P			PRIV
5535	CEDAR	10		P			PRIV
5536	CEDAR	13		P			PRIV
5537	CEDAR	8		P			PRIV
5549	CEDAR	8	8	P			PRIV
5549	CEDAR	8	8	P			PRIV
5554	OAK	11		P			PRIV
5556	OAK	8	8	P			PRIV
5561	OAK	9	9	P			PRIV
5565	CEDAR	8	8	P			PRIV
8006	CEDAR	10		P			PRIV
8009	CEDAR	9	9	P			PRIV
8010	CEDAR	9		P			PRIV
8015	CEDAR	8		P			PRIV
8020	CEDAR	8		P			PRIV
8023	CEDAR	8		P			PRIV
8040	CEDAR	10	10	P			PRIV
8041	OAK	10	10	P			PRIV
8042	OAK	9	9	P			PRIV
8047	CEDAR	8	8	P			PRIV
8048	CEDAR	12	12	P			PRIV
8049	CEDAR	11		P			PRIV
8051	CEDAR	8		P			PRIV
8053	CEDAR	9	9	P			PRIV
8054	CEDAR	9	9	P			PRIV
8055	CEDAR	8	8	P			PRIV
8056	CEDAR	8	8	P			PRIV
8057	CEDAR	17		P			PRIV
8061	CEDAR	15		P			PRIV
8062	CEDAR	9		P			PRIV
8063	OAK	18		P			PRIV
8075	CEDAR	8		P			PRIV
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8097	CEDAR	9		P			PRIV
8099	CEDAR	10	10	P			PRIV
8102	CEDAR	9	9	P			PRIV
8106	CEDAR	8		P			PRIV
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8119	CEDAR	8	8	P			PRIV
8120	CEDAR	9	9	P			PRIV
8121	CEDAR	13	13	P			PRIV
8124	CEDAR	8		P			PRIV
8127	CEDAR	8	8	P			PRIV
8129	CEDAR	8	8	P			PRIV
8132	CEDAR	8		P			PRIV
8149	CEDAR	8	8	P			PRIV
8150	CEDAR	8	8	P			PRIV
8151	CEDAR	13	13	P			PRIV
8152	CEDAR	13		P			PRIV
8154	OAK	8	8	P			PRIV
8157	CEDAR	8		P			PRIV
8161	CEDAR	8		P			PRIV
8164	CEDAR	8	8	P			PRIV
8169	OAK	8	8	P			PRIV
8170	OAK	8	8	P			PRIV
8171	OAK	8	8	P			PRIV
8172	OAK	9	9	P			PRIV
8188	OAK	8	8	P			PRIV
8189	OAK	8	8	P			PRIV
8191	OAK	14	14	P			PRIV
8193	OAK	8	8	P			PRIV
8198	CEDAR	11	11	P			PRIV
8199	CEDAR	8	8	P			PRIV
8200	CEDAR	9	9	P			PRIV
8209	CEDAR	8	8	P			PRIV
8218	CEDAR	9	9	P			PRIV
8220	CEDAR	9	9	P			PRIV
8223	CEDAR	12		P			PRIV
8228	CEDAR	9	9	P			PRIV
8229	CEDAR	8	8	P			PRIV
8234	OAK	9		P			PRIV
8235	OAK	9		P			PRIV
8236	OAK	10		P			PRIV
8249	CEDAR	9		P			PRIV
8250	CEDAR	8	8	P			PRIV
8252	OAK	8	8	P			PRIV
8253	OAK	10	10	P			PRIV



- LEGEND
- DEVELOPMENT PROPERTY LINE
 - SUBDIVISION LOT LINE
 - W — PROPOSED PUBLIC 8" WATER LINE
 - W — EXISTING PUBLIC 24" WATER LINE
 - ww — PROPOSED PUBLIC WASTE WATER LINE
 - PROPOSED PROPOSED MANHOLE

PARK PLAN		
TOTAL NUMBER OF DWELLING UNITS		78
REQUIRED PARKLAND AREA	(78 DU)/100 X 3.5AC PER DU =	2.73 AC
PARK IMPROVEMENTS REQUIRED	78 DU X \$400 PER DU =	\$31,200
PARKLAND FEE-IN-LIEU	78 DU X \$1050 PER DU =	\$81,900
	TOTAL	\$113,100

NOTE:
ANTICIPATE FEE WILL BE PAID IN LIEU OF RECREATION IMPROVEMENT.
TO BE RE-EVALUATED WITH THE RESIDENTIAL SITE PLAN PERMIT APPLICATION AND CREDIT FOR
NEIGHBORHOOD PARK IMPROVEMENTS MAY BE DISCUSSED.



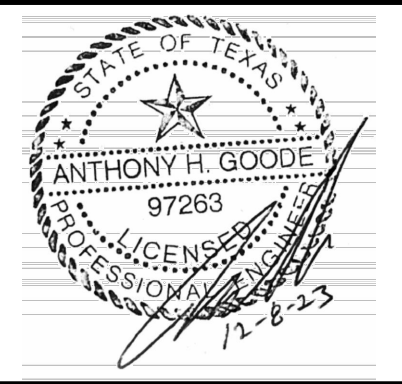
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TYPE FIRM REGISTRATION NO. F-22664

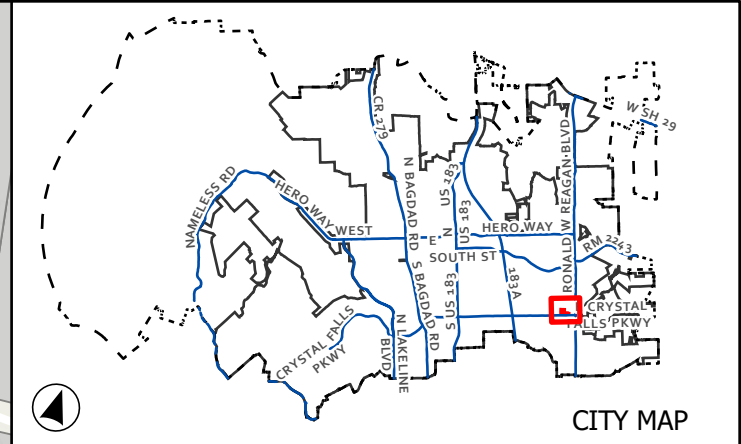
THE ENCLAVE AT CRYSTAL FALLS

PARKS PLAN

DATE	12/08/2023
PROJECT NO.	23-007.0
DESIGNED BY	BLB
CHECKED BY	AHG

REVISIONS	NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
	1					
	2					
	3					
	4					
	5					
	6					





CASE: CP-23-0024 ATTACHMENT 2 THE ENCLAVE AT CRYSTAL FALLS

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.

0 150 300
Feet

- City Limits
- ETJ Boundary
- Subject Boundary

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EXECUTIVE SUMMARY
1/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-23-0082 to amend the current zoning of SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) to Oakmont PUD (Planned Unit Development) with the base zoning districts of SFS-2-A (Single-Family Suburban), LC-2-A (Local Commercial) and GC-3-A (General Commercial) on six (6) parcels of land approximately 50.31 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R473796, R324593, R324592, R412990, R594957, and R594958; and to the east of the intersection of CR 274 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0082 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/05/2006 – Zoning Approved

05/06/2021 – Zoning Approved

APPLICANT/AGENT:

Civil & Environmental Consultants, Inc (Michael Theone) on behalf of Reagan Heights, LLC (Ravi Pulimi)

RECOMMENDATION:

Staff recommends approval of the request with the condition that the Comprehensive Plan Amendment is approved prior to this request.

PRESENTER:

Karina L. Castillo, AICP, Planning Manager

Attachments:

1. Z-23-0082 Att 1 Planning Analysis - Oakmont PUD
2. Z-23-0082 Att 2 Current Zoning - Oakmont PUD
3. Z-23-0082 Att 3 FLU Map - Oakmont PUD
4. Z-23-0082 Att 4 Public Notification - Oakmont PUD
5. Z-23-0082 Att 5 Proposed Zoning - Oakmont PUD
6. Z-23-0082 Att 6 Aerial - Oakmont PUD

7. Z-23-0082 Att 7 PUD Notes and Conceptual Site Layout - Oakmont PUD
8. Z-23-0082 Att 8 Letter of Intent - Oakmont PUD
9. Z-23-0082 Att 9 Neighborhood Outreach - Oakmont PUD



PLANNING ANALYSIS

ZONING CASE Z-23-0082 OAKMONT PUD

GENERAL INFORMATION

Owner/Agent:	Civil & Environmental Consultants, Inc (Michael Theone) on behalf of Reagan Heights, LLC (Ravi Pulimi).
Current Zoning:	SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial)
Proposed Zoning:	Oakmont PUD (Planned Unit Development) with the base zoning districts of: SFS-2-A (Single-Family Suburban) LC-2-A (Local Commercial) GC-3-A (General Commercial)
Size and Location:	The property is located east of the intersection of CR 274 and Ronald W. Reagan Boulevard, including approximately 50.31 acres.
Staff Contact:	Karina L. Castillo, AICP Planning Manager

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop commercial and residential uses with standards that limits the single-family density, prohibits intense and undesired uses, establishes that private streets will be in place, and provides phasing of the development.

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 site is located within the Neighborhood Center that is shown on the Future Land Use Map at the intersection of CR 174 and Ronald W. Reagan Boulevard, where the extension of San Gabriel Parkway will intersect with Ronald W. Reagan Boulevard.

High Lonesome Trail is currently built but there are not any records of the plans. The road is currently located within the Ronald W. Reagan Boulevard right-of-way. If this project proceeds with access off of this road, it will need to be improved to meet the City of Leander standards at the time of development.

The eastern portion of the site is located in rough topography with an estimated difference of 170 feet in elevation.

A Comprehensive Plan Amendment is required to be approved prior to this request being approved in order for the proposed zoning districts to be compatible with the Future Land Use categories.

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

	ZONING	LAND USE
NORTH	Interim SFR-1-B	Vacant
EAST	Interim SFR-1-B / ETJ	Garey Park, Vacant
SOUTH	SFR-2-B	Reagan's Overlook Subdivision (Single-Family)
WEST	PUD-MU, PUD-SF, LC-2-A	Palmera Ridge Subdivision (Single-Family), Vacant

SURROUNDING AREA:

This property is located east of Ronald W. Reagan Boulevard and south of CR 274. Reagan's Overlook Subdivision is located to the south of the site and Palmera Ridge subdivision is located to the west of Ronald W. Reagan Boulevard.

PHYSICAL AND NATURAL FEATURES:

This property contains topographic changes throughout. The San Gabriel River is located north of the site and runs along the eastern boundary line. There are a large number of trees throughout the site that will be reviewed for mitigation at the time of development.

PROPERTY HISTORY:

This property was annexed into the City of Leander on March 23, 2005, April 20, 2016, and May 5, 2021.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 05-Z-0177 requested a zone change from Interim SFS-2-B (Single-Family Suburban) to SFR-2-B (Single-Family Rural) and was approved on January 5, 2006.
- 21-Z-005 requested a zone change from SFR-2-B (Single-Family Rural) and Interim SFR-1-B (Single-Family Rural) to SFR-2-B (Single-Family Rural) and LC-2-B (Local Commercial) and was approved on May 6, 2021.

MAJOR CORRIDORS:

This property has access onto Ronald W. Reagan Boulevard.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes private streets throughout the development that shall comply with the Transportation Master Plan. The project proposes access from High Lonesome Trail and Ronald W. Reagan Boulevard. The proposed accesses have not been formally reviewed and are not approved at this time.

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
Ronald W. Reagan Blvd.	Access Controlled	Commercial	400' ROW 4 lane - divided 10' sidewalk

EXISTING UTILITIES:

This property has access to water along Ronald W. Reagan Boulevard as shown in Figure 1. Wastewater is located approximately 1,200 feet south of the property as shown in Figure 2.

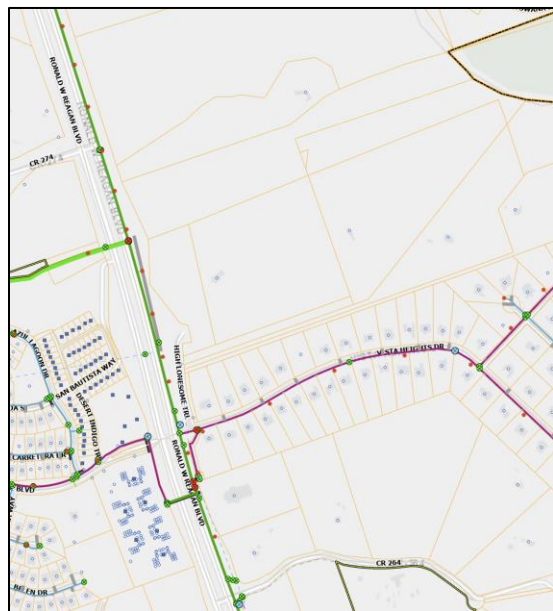


Figure 1 - Water System

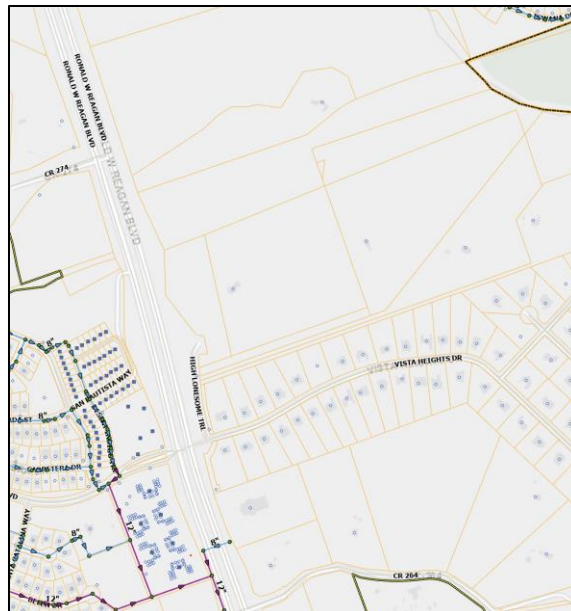


Figure 2 - Wastewater System

CURRENT LAND USES:

This property is currently being used as a single-family house.

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.

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.

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT**TYPE 2:**

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

Intent:

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

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 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.
- Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.
 - Action 2.2.2: Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.
 - Action 2.2.3: Consider the impacts of economic development in all aspects of City decision-making and operations.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

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.

NEIGHBORHOOD CENTER

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

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

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

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

MULTI-USE CORRIDOR

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on February 6, 2023. The following changes were made to the project since the development meeting was held:

- Removal of townhomes and triplexes

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

01/04/2024 - Public Notice on Hill Country News
 01/10/2024 - Mail Notification to Property Owners within 200'
 01/10/2024 - Public Hearing Signage Posted on Property
 01/25/2024 - Planning and Zoning Commission Public Hearing
 02/15/2024 - City Council Public Hearing & First Reading of the Ordinance
 03/07/2024 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood meeting was held at 6:30 pm on August 8, 2023 at 17920 Ronald Reagan Boulevard. A total of 39 residents/property owners attended the neighborhood meeting. Below is a list of comments/concerns that were discussed during the meeting:

- Density of residential portion
- Shared access between the Reagan's Overlook subdivision and the proposed development.

The following changes were made to address issues discussed.

- Added the Local Commercial zoning district

- Extended the list of prohibited uses
- Removed the reduced setbacks

Please see the full report from the applicant attached.

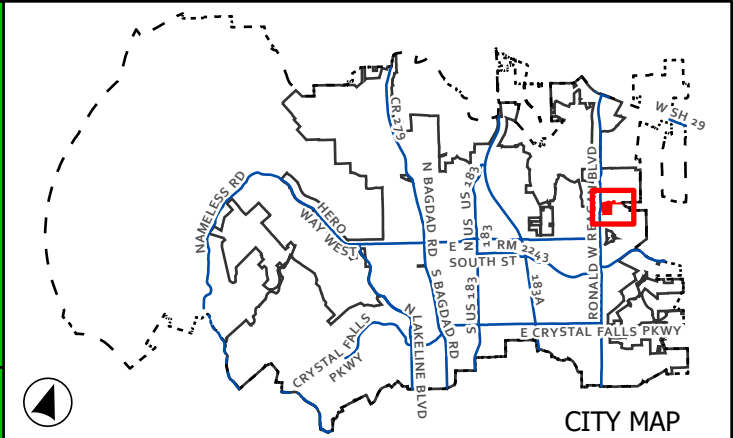
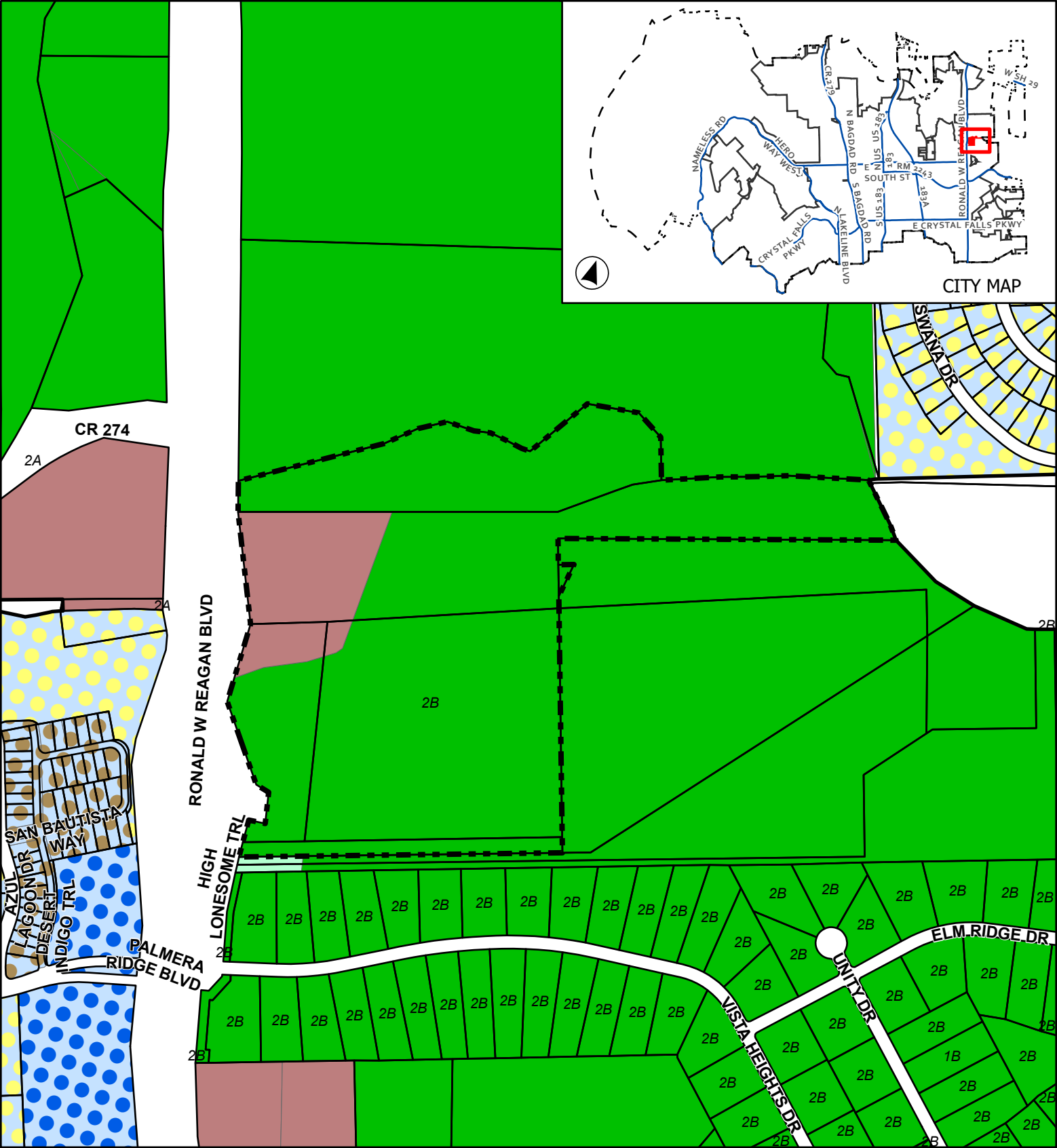
APPROVAL CRITERIA:

This proposal includes a total of 9.58 acres of General Commercial, 19.23 acres of Local Commercial, and 80 Single-Family Suburban lots at a density of 3.72 dwelling units per acre. The site has frontage along the Ronald W. Reagan Boulevard right-of-way. All of the proposed access points will be reviewed and approved at the time of development. This request conforms with Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components SFR, SFE, and SFS.

The proposed base district of General Commercial is compatible with the Future Land Use category of Neighborhood Center, located at the intersection of Ronald W. Reagan Boulevard and the future extension of San Gabriel Parkway. The eastern portion of the proposed Local Commercial is located within the Neighborhood Residential category, which is designated for residential uses. The portion of the proposed residential along the Ronald W. Reagan Boulevard right-of-way is located within a Priority Multi-Use Corridor, which is intended to focus on commercial uses, not residential, and facilitate more activated non-residential development.

This Planned Unit Development includes higher standards such as prohibited uses, limited residential density, private streets, and phasing of development.

Staff recommends approval of the request with the condition that the Comprehensive Plan Amendment is approved prior to this request. The applicant is submitting an application for review and staff will work with the applicant to schedule the request as soon as possible.



CASE: Z-23-0082

ATTACHMENT 2

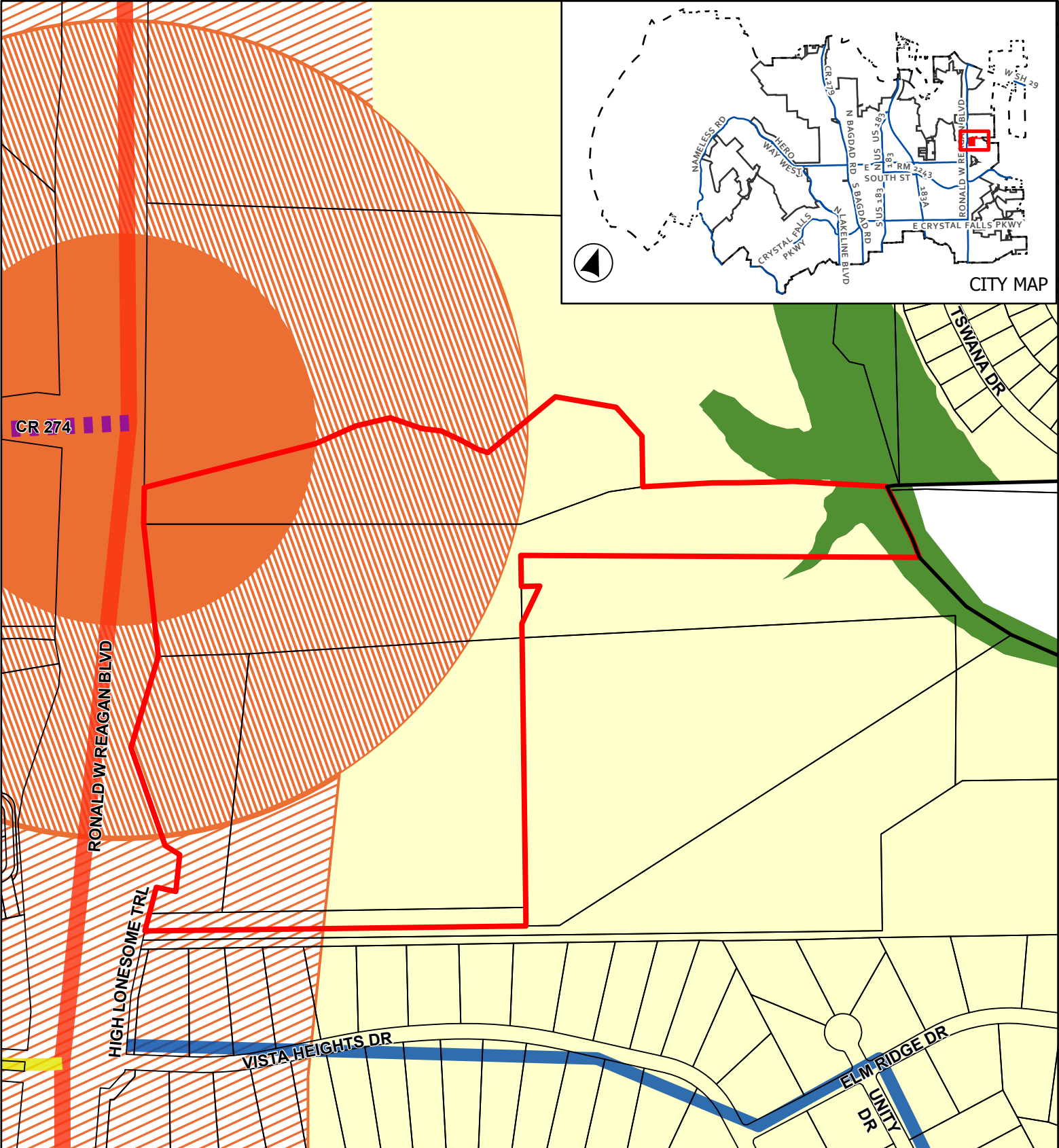
OAKMONT PUD

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
- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- SFC - Single-Family Compact
- LC - Local Commercial
- PUD - Single-Family
- PUD - Multi-Family
- PUD - Mixed Use
- Extra-Territorial Jurisdiction
- Subject Boundary





CASE: Z-23-0082

ATTACHMENT 3

OAKMONT PUD

Future Land Use Map



0 190 380

Feet

Leander City Limits

ETJ Boundary

Subject Boundary

Thoroughfare Plan

Access Controlled, Existing

Collector, Existing

Rural, Existing

Arterial 4 Lane, Proposed

Future Land Use

Greenway

Multi-Use Corridor

Multi-Use Corridor - Priority Corridor

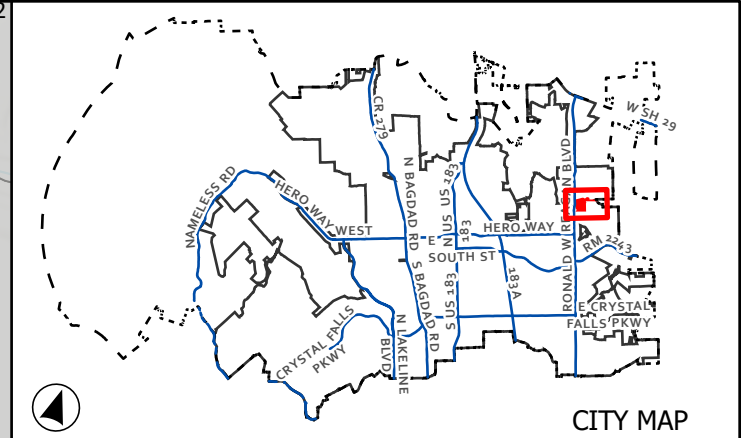
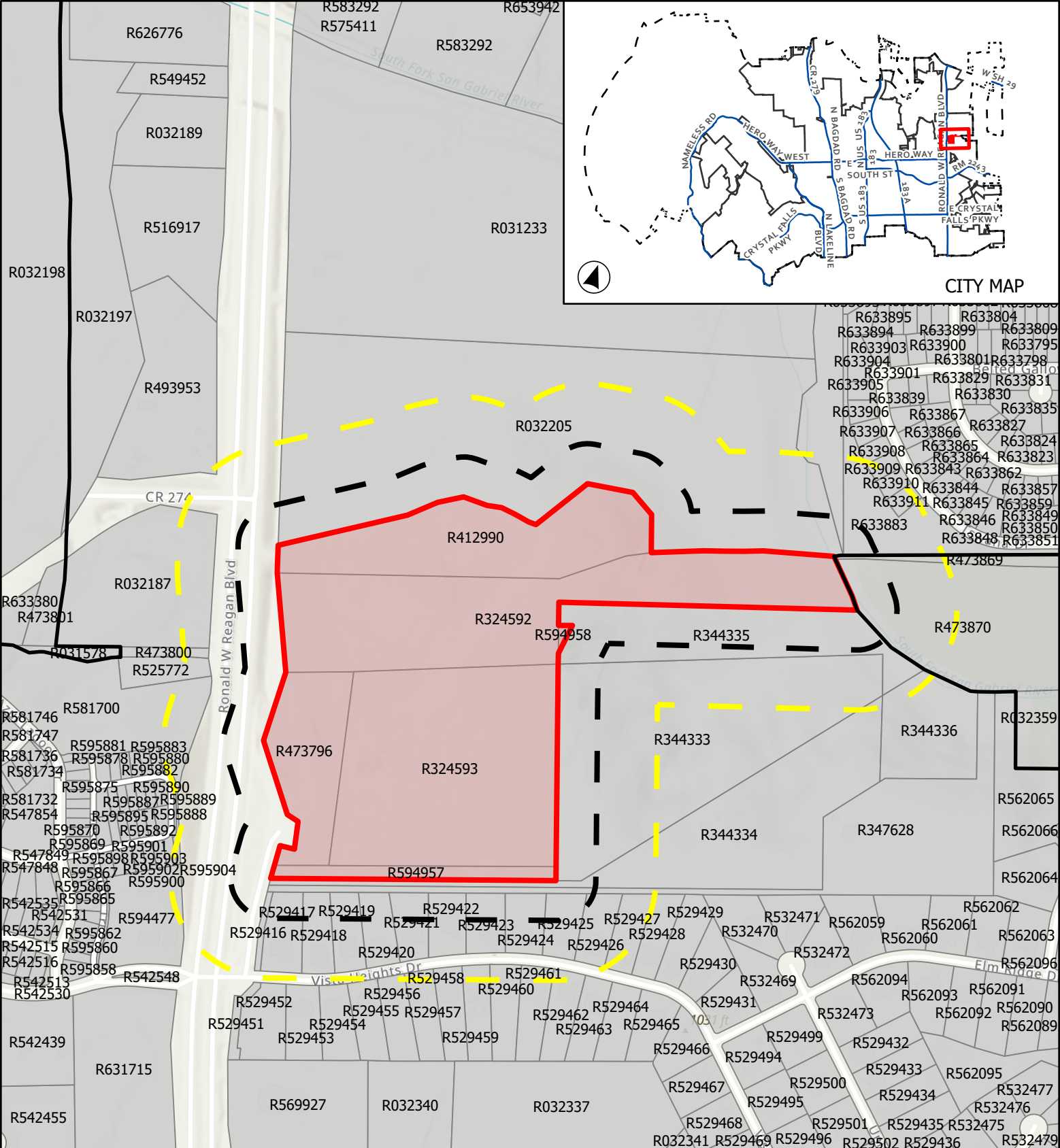
Neighborhood Center - Priority Corridor

Neighborhood Center - Solid

Neighborhood Residential

Page 36 of 89

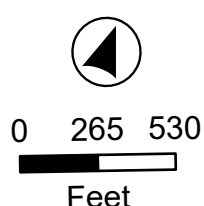
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



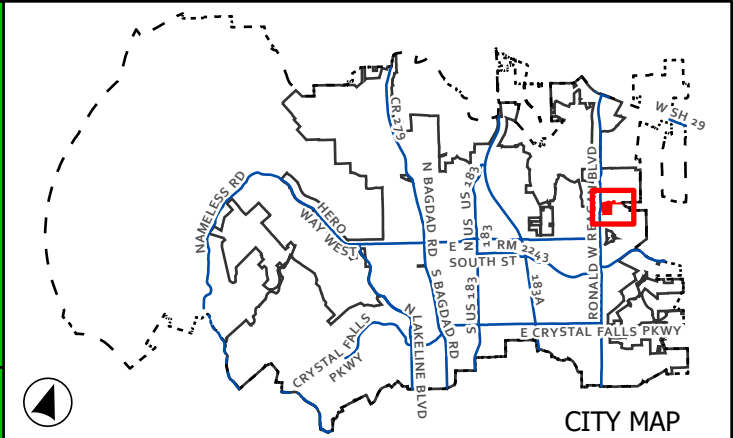
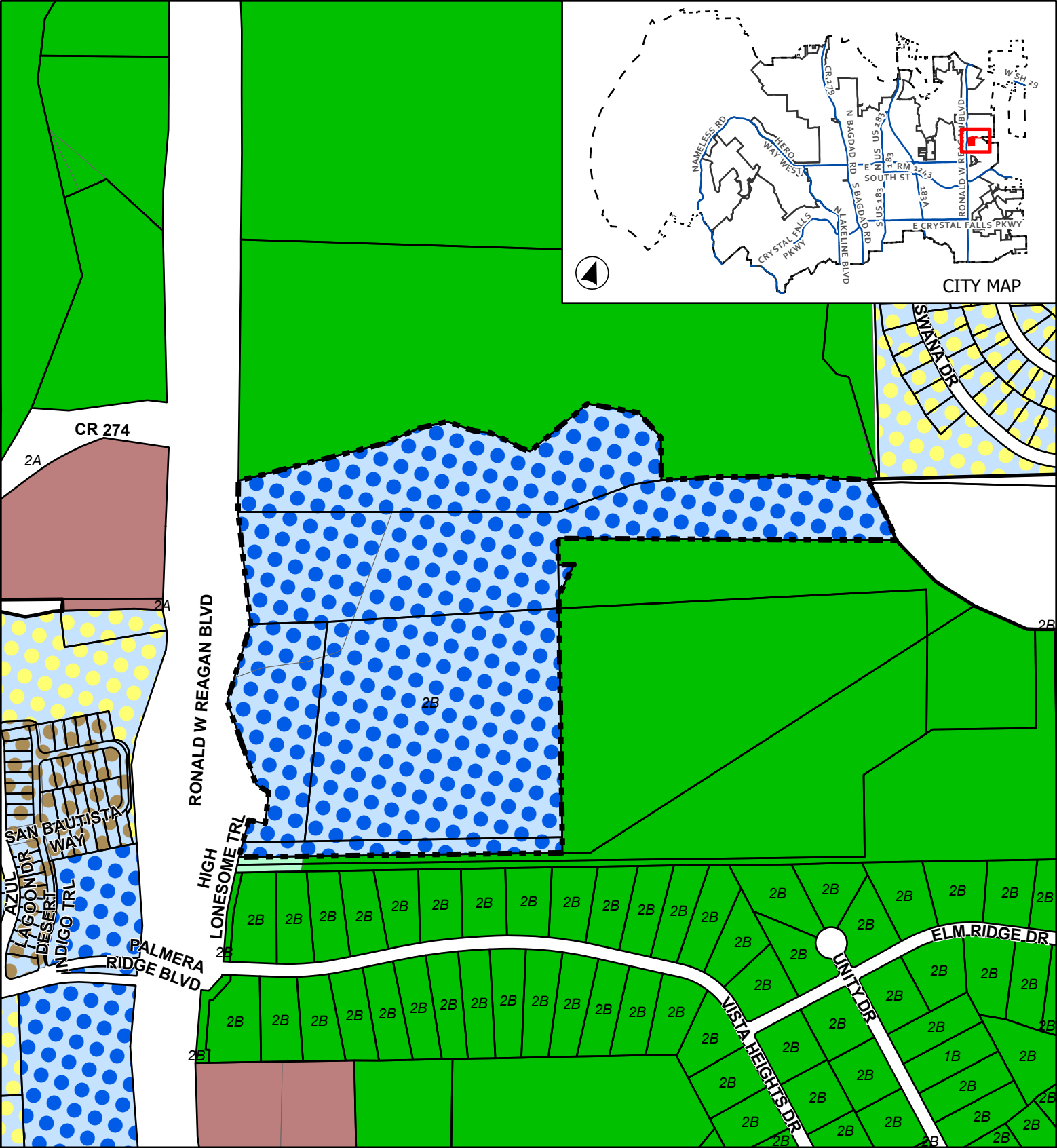
CASE: Z-23-0082 ATTACHMENT 4 OAKMONT PUD

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.



- City Limits
- ETJ Boundary
- Subject Boundary
- Notification Buffer
- 200'
- 500'



CASE: Z-23-0082

ATTACHMENT 5

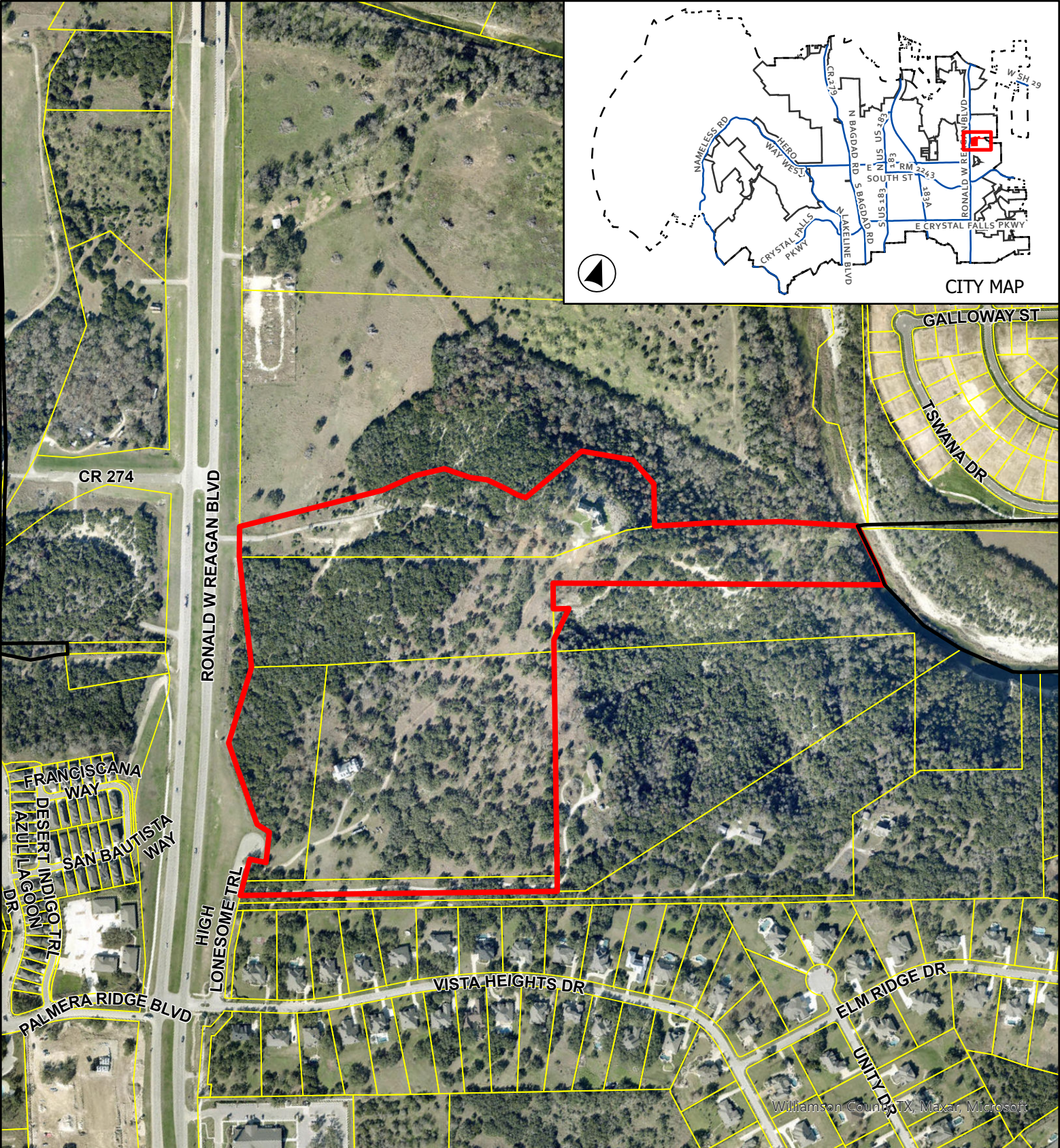
OAKMONT PUD

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 | LC - Local Commercial |
| Extra-Territorial Jurisdiction | PUD - Single-Family |
| SFR - Single-Family Rural | PUD - Multi-Family |
| SFS - Single-Family Suburban | PUD - Mixed Use |
| SFC - Single-Family Compact | Subject Boundary |





CASE: Z-23-0082

ATTACHMENT 6

OAKMONT PUD

Aerial Map



0 215 430



Feet

-  Leander City Limits
-  Subject Boundary

EXHIBIT A

Oakmont Planned Unit Development

A. Purpose and Intent

1. The Oakmont PUD is comprised of approximately 50.31 acres, as shown in **Exhibit C**. The development of this property includes commercial and residential development.

B. Applicability and Base Zoning

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

LC-2-A (Local Commercial)
GC-3-A (General Commercial)
SFS-2-A (Single-Family Suburban)

C. Conceptual Site Layout & Land Use Plan

1. 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 concept, as well as a guide for general geometry and layout. It is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses include all uses authorized pursuant to LC, GC, and SFS use components as identified in **Exhibit C**, except the following as prohibited uses:
 - a) Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery. Any commercial enterprise which includes an outdoor animal yard or any other commercial un-soundproofed animal area containing five or more animals
 - b) Equipment and furniture or other similar good sales, repair and service.
 - c) Farms or truck gardens, limited to the propagation and cultivation of plants.
 - d) Funeral home, including embalming and crematory facilities associated with an on site funeral home or cemetery
 - e) Manufactured housing sales and accessory building sales.

- f) Office/warehouse including painting, plumbing or other similar commercial service
- g) Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
- h) New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop.
- i) Gas stations
- j) Car Washes

- 2. The total number of single-family units shall be limited to 80 single-family units.

E. Development Standards

- 1. This project shall utilize private streets. Private streets will meet the City of Leander Private Street standards and roadway sections.
- 2. The Local Commercial, Office/Condo, and/or the General Commercial, Office/Retail portion of the development (Parcel 2 or 3 – **Exhibit C**) shall be developed prior to or concurrently with the Single-Family Suburban portion of the development (Parcel 1 – **Exhibit C**).

**PARCEL 1
LEGAL DESCRIPTION**

BEING A 21.494 ACRE TRACT OF LAND SITUATED IN THE J.C. THAXTON SURVEY, ABSTRACT NO. 756 AND THE ABNER SMITH SURVEY, ABSTRACT NO. 556, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 41.99 ACRE TRACT OF LAND REFERRED TO BY DEED AS EXHIBIT A, AND ALSO BEING ALL OF A CALLED 1.687 ACRE TRACT OF LAND REFERRED TO BY DEED AS EXHIBIT B, PART 1, AS CONVEYED TO REAGAN HEIGHTS LLC PER DEED RECORDED AS DOCUMENT NO. 2021193330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 21.494 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the westerly common corner of said Reagan Heights LLC tract and of a called 15.79 acre tract conveyed to Kevin A. Kettler and Julie A. Kettler per deed recorded as Document No. 2003122063, O.P.R.W.C.T., and being on the easterly right-of-way line of High Lonesome Trail (right-of-way width varies) for the southwesterly corner hereof;

THENCE, along the common line of the easterly right-of-way line of High Lonesome Trail and of said 1.687 acre tract and then of said 41.99 acre tract, the following five (5) courses and distances:

1. N07°54'17"W, passing at a distance of 61.68 feet a found 1/2-inch iron rod with "DIAMOND SURVEYING" cap for the westerly common corner of said 1.687 acre tract and of said 41.99 acre tract, for a total distance of 148.70 feet to a found 1/2-inch iron rod;
2. N81°29'42"E, a distance of 65.03 feet to a found Mag nail;
3. N16°45'33"W, a distance of 118.89 feet to a found 1/2-inch iron rod with "DIAMOND SURVEYING" cap;
4. N78°13'24"W, a distance of 56.55 feet to a found 1/2-inch iron rod;
5. N41°11'12"W, a distance of 48.09 feet to a calculated point at the beginning of a non-tangent 293.02 foot radius curve to the right;

THENCE, over and across said 41.99 acre tract, the following seven (7) courses and distances:

1. Along the arc of said 293.02 foot radius curve a distance of 423.14 feet through a central angle of 82°44'22", and having a chord bearing N27°31'52"E and distance of 387.32 feet to a calculated point;
2. N69°04'35"E, a distance of 318.06 feet to a calculated point;

3. N20°47'45"W, a distance of 290.02 feet to a calculated point at the beginning of a non-tangent 187.05 foot radius curve to the right;
4. Along the arc of said 187.05 foot radius curve a distance of 276.76 feet through a central angle of 84°46'32", and having a chord bearing N26°23'34"E and distance of 252.20 feet to a calculated point;
5. N69°04'35"E, a distance of 235.03 feet to a calculated point;
6. N17°33'42"E, a distance of 49.82 feet to a calculated point;
7. N69°05'05"E, a distance of 130.00 feet to a calculated point on the westerly line of a called 0.083 acre tract referred to by deed as Exhibit B, Part 2, as conveyed to Reagan Heights LLC per deed recorded as Document No. 2021193330, O.P.R.W.C.T.;

THENCE, along the common line of said 41.99 acre tract and of said called 0.083 acre tract, S20°54'56"E, a distance of 105.11 feet to a 1/2-inch iron rod with "CEC BOUNDARY" cap set at the westerly common corner of said 0.083 acre tract and a called 23.724 acre tract conveyed to TEXAS HILL COUNTRY TREE FOUNDATION per deed recorded as Document No. 2023031049, O.P.R.W.C.T.;

THENCE, along the common line of said 41.99 acre tract and said called 23.724 acre tract, S20°54'56"E, passing at a distance of 480.05 feet a found 1/2-inch iron rod, then passing at an additional distance of 436.98 feet a found Mag nail with "EXACTA 10173900" washer at the easterly common corner of said 41.99 acre tract and of said 1.687 acre tract, for a total distance of 976.87 feet to a 1/2-inch iron rod found at the southerly common corner of said 1.687 acre tract and of said 23.724 acre tract, and being on the northerly line of said 15.79 acre tract;

THENCE, along the common line of said 1.687 acre tract and of said 23.724 acre tract, S69°04'35"W, a distance of 1,231.26 feet to the **POINT OF BEGINNING**, and containing 21.494 acres (936,286 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 9th day of July, 2023.


Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746

Texas Registered Surveying Firm No. 10194419





PROMENADE ON SAN GABRIEL LLC
CALLED 92.694 ACRES
DOC. NO. 2021120051
O.P.R.W.C.T.



REAGAN HEIGHTS, LLC
CALLED 6.553 ACRES
DOC. NO. 2022140978
O.P.R.W.C.T.

BARTHOLEMEW MANLOVE SURVEY, ABSTRACT NO. 420

J.C. THAXTON SURVEY, ABSTRACT NO. 756

J.C. THAXTON SURVEY, ABSTRACT NO. 756

ABNER SMITH SURVEY,
ABSTRACT NO. 556

REAGAN HEIGHTS LLC
CALLED 41.99 ACRES
CALLED EXHIBIT A BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

REAGAN HEIGHTS LLC
CALLED 0.083 ACRES
CALLED EXHIBIT B,
PART 2 BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

TEXAS HILL COUNTRY
TREE FOUNDATION
CALLED 23.724 ACRES
DOC. NO. 2023031049
O.P.R.W.C.T.

PARCEL 1
21.494 ACRES
(936,286 SQUARE FEET)

WITH "DIAMOND
SURVEYING" CAP

NO WASHER

87.01'
WITH
"DIAMOND
SURVEYING"
CAP

61.68'

P.O.B.

REAGAN HEIGHTS LLC
CALLED 1.687 ACRES
CALLED EXHIBIT B, PART 1
BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

KEVIN A. KETTLER AND
JULIE A. KETTLER
CALLED 15.79 ACRES
DOC. NO. 2003122063
O.P.R.W.C.T.



THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS
COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE,
UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING
REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.

1221 South MoPac Expressway · Suite 350 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered
Surveying Firm 10194419

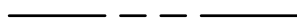
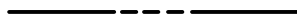
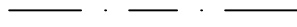
www.cecinc.com

Texas Registered
Engineering Firm F-38

REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	AJH	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	JULY 9, 2023	DWG SCALE:	1"=250'	PROJECT NO:	327-421	1 OF 2

LEGEND:

	SUBJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	APPROXIMATE LOCATION OF SURVEY LINE
	1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2-INCH IRON ROD SET WITH "CEC BOUNDARY" CAP
	MAG NAIL FOUND WITH "EXACTA 10173900" WASHER
	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING

CURVE TABLE

CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	293.02'	423.14'	82°44'22"	N27°31'52"E	387.32'
C2	187.05'	276.76'	84°46'32"	N26°23'34"E	252.20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N07°54'17"W	148.70'
L2	N81°29'42"E	65.03'
L3	N16°45'33"W	118.89'
L4	N78°13'24"W	56.55'
L5	N41°11'12"W	48.09'
L6	N69°04'35"E	318.06'
L7	N20°47'45"W	290.02'
L8	N69°04'35"E	235.03'
L9	N17°33'42"E	49.82'
L10	N69°05'05"E	130.00'

**Civil & Environmental Consultants, Inc.**

1221 South MoPac Expressway · Suite 350 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered
Surveying Firm 10194419

www.cecinc.com

Texas Registered
Engineering Firm F-38

REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	AJH	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	JULY 8, 2023	DWG SCALE:	1"=250'	PROJECT NO:	327-421	2 OF 2

PARCEL 2
LEGAL DESCRIPTION

BEING A 19.236 ACRE TRACT OF LAND SITUATED IN THE BARTHOLEMEW MANLOVE SURVEY, ABSTRACT NO. 420, THE J.C. THAXTON SURVEY, ABSTRACT NO. 756 AND THE ABNER SMITH SURVEY, ABSTRACT NO. 556, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 41.99 ACRE TRACT OF LAND REFERRED TO BY DEED AS TRACT 1 AND BEING ALL OF A CALLED 0.083 ACRE TRACT OF LAND REFERRED TO BY DEED AS A PORTION OF TRACT 2, BOTH AS CONVEYED TO REAGAN HEIGHTS LLC PER DEED RECORDED AS DOCUMENT NO. 2021193330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALSO BEING A PORTION OF A CALLED 6.553 ACRE TRACT CONVEYED TO REAGAN HEIGHTS, LLC PER DEED RECORDED AS DOCUMENT NO. 2022140978, O.P.R.W.C.T.; SAID 19.236 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the transition point of the easterly right-of-way line of High Lonesome Trail (right-of-way width varies) and of the easterly right-of-way line of Ronald Reagan Boulevard (right-of-way width varies), and being a point on the westerly line of said 41.99 acre tract, for the **POINT OF BEGINNING** hereof;

THENCE, along the common line of the easterly right-of-way line of Ronald Reagan Boulevard and of said 41.99 acre tract, N14°35'28"W, a distance of 33.11 feet to a calculated point;

THENCE, over and across said 41.99 acre tract and then of said 6.553 acre tract, the following eight (8) courses and distances:

1. N50°49'59"E, a distance of 460.75 feet to a calculated point;
2. N30°49'59"E, a distance of 124.27 feet to a calculated point;
3. N09°38'37"W, a distance of 304.14 feet to a calculated point;
4. N80°21'23"E, a distance of 111.47 feet to a calculated point;
5. N09°38'37"W, a distance of 175.02 feet to a calculated point;
6. N34°26'16"W, a distance of 92.59 feet to a calculated point;
7. N80°15'53"W, a distance of 142.79 feet to a calculated point;
8. N38°19'55"W, a distance of 29.56 feet to a calculated point on the common line of said 6.553 acre tract and of a called 92.694 acre tract conveyed to Promenade on San Gabriel LLC per deed recorded as Document No. 2021120051, O.P.R.W.C.T.;

THENCE, along the common line of said 6.553 acre tract and said 92.694 acre tract, the following twenty (20) courses and distances:

1. N51°40'05"E, a distance of 93.98 feet to a found 1/2-inch iron rod;
2. N60°51'16"E, a distance of 111.99 feet to a found 1/2-inch iron rod;
3. N87°35'15"E, a distance of 106.64 feet to a found 1/2-inch iron rod;
4. N78°14'33"E, a distance of 63.45 feet to a found 1/2-inch iron rod;
5. S86°44'10"E, a distance of 63.37 feet to a found 1/2-inch iron rod;
6. S84°35'28"E, a distance of 65.72 feet to a found 1/2-inch iron rod;
7. N88°06'51"E, a distance of 33.49 feet to a found 1/2-inch iron rod;
8. N33°42'24"E, a distance of 272.77 feet to a found 1/2-inch iron rod;;
9. N77°35'39"E, a distance of 198.11 feet to a found 1/2-inch iron rod;;
10. S63°10'54"E, a distance of 119.82 feet to a found 1/2-inch iron rod;
11. S19°34'26"E, a distance of 157.92 feet to a found 1/2-inch iron rod;
12. N64°42'12"E, a distance of 234.53 feet to a found 1/2-inch iron rod;
13. N66°37'24"E, a distance of 160.69 feet to a found 1/2-inch iron rod;
14. N63°30'31"E, a distance of 108.40 feet to a found 1/2-inch iron rod;
15. N64°17'44"E, a distance of 48.57 feet to a set 1/2-inch iron rod with "CEC BOUNDARY" cap;
16. N59°40'04"E, a distance of 26.07 feet to a set 1/2-inch iron rod with "CEC BOUNDARY" cap;
17. N55°54'50"E, a distance of 44.76 feet to a found 1/2-inch iron rod;
18. N64°32'27"E, a distance of 22.27 feet to a found 1/2-inch iron rod;
19. N72°24'52"E, a distance of 37.15 feet to a found 1/2-inch iron rod;

20. N64°35'21"E, a distance of 94.07 feet to a calculated point on the centerline of the South San Gabriel River (non-navigable in fact by means of being a perineal stream defined by the Texas General Land Office), being the westerly line of a called 206.57 acre tract conveyed to the City of Georgetown, Texas per deed recorded as Document No. 2016088265, O.P.R.W.C.T.;

THENCE, along the common line of the meanders of the centerline of the South San Gabriel River, and of said 41.99 acre tract and of said 206.57 acre tract, the following three (3) courses and distances:

1. S42°58'03"E, a distance of 126.25 feet to a calculated point;
2. S52°07'18"E, a distance of 159.91 feet to a calculated point;
3. S65°10'18"E, a distance of 37.26 feet to a calculated point at the easterly common corner of said 41.99 acre tract and of a called 25.50 acre tract conveyed to TEXAS HILL COUNTRY TREE FOUNDATION per deed recorded as Document No. 2023031049, O.P.R.W.C.T.;

THENCE, along the common line of said 41.99 acre tract and of said 25.50 acre tract, S69°05'02"W, a distance of 1,268.03 feet to a 1/2-inch iron rod with "CEC BOUNDARY" cap set on the northerly common corner of said 25.50 acre tract and of said 0.083 acre tract;

THENCE, along the common line of said 0.083 acre tract and of said 25.50 acre tract, S05°38'59"W, a distance of 134.16 feet to a 1/2-inch iron rod with "CEC BOUNDARY" cap set at the southerly common corner of said 41.99 acre tract and of said 0.083 acre tract;

THENCE, along the westerly common line of said 0.083 acre tract and of said 41.99 acre tract, N20°54'55"W, a distance of 105.11 feet to a calculated point;

THENCE, over and across said 41.99 acre tract, the following seven (7) courses and distances:

1. S69°05'05"W, a distance of 130.00 feet to a calculated point;
2. S17°33'42"W, a distance of 49.82 feet to a calculated point;
3. S69°04'35"W, a distance of 235.03 feet to a calculated point at the beginning of a non-tangent 187.05 foot radius curve to the left;
4. Along the arc of said 187.05 foot radius curve a distance of 276.76 feet through a central angle of 84°46'32", and having a chord bearing S26°23'34"W and distance of 252.20 feet to a calculated point;
5. S20°47'45"E, a distance of 290.02 feet to a calculated point;

19.236 ACRES

CITY OF LEANDER, TX

327-421 BOUNDARY EXHIBIT 2

PROJECT NO.: 327-421

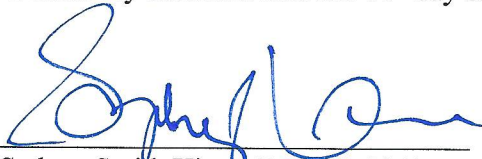
OCTOBER 11, 2023

6. S69°04'35"W, a distance of 318.06 feet to a calculated point at the beginning of a non-tangent 293.02 foot radius curve to the left;
7. Along the arc of said 293.02 foot radius curve a distance of 423.14 feet through a central angle of 82°44'22", and having a chord bearing S27°31'52"W and distance of 387.32 feet to a calculated point on the common line of the easterly right-of-way line of High Lonesome Trail and of said 41.99 acre tract;

THENCE, along the common line of the easterly right-of-way line of High Lonesome Trail and of said 41.99 acre tract, N41°11'12"W, a distance of 292.68 feet to the **POINT OF BEGINNING**, and containing 19.236 acres (837,934 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 11th day of October, 2023.



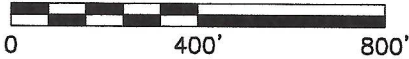
Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





NORTH

SCALE IN FEET



PROMENADE ON SAN GABRIEL
LLC
CALLED 92.694 ACRES
DOC. NO. 2021120051
O.P.R.W.C.T.

CITY OF GEORGETOWN,
TEXAS
CALLED 206.57 ACRES
DOC. NO. 2016088265
O.P.R.W.C.T.

REAGAN HEIGHTS, LLC
CALLED 6.553 ACRES
DOC. NO. 2022140978
O.P.R.W.C.T.

BARTHOLOMEW MANLOVE
SURVEY ABSTRACT NO. 420
J.C. THAXTON SURVEY
ABSTRACT NO. 756

PARCEL 2
19.236 ACRES
(837,934 SQUARE FEET)

J.C. THAXTON SURVEY ABSTRACT NO. 756
ABNER SMITH SURVEY, ABSTRACT NO. 556

REAGAN HEIGHTS LLC
CALLED 0.083 ACRES
CALLED EXHIBIT B, PART 2
BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

APPROXIMATE
CENTERLINE
SOUTH FORK
SAN GABRIEL
RIVER

REAGAN HEIGHTS LLC
CALLED 41.99
ACRES
CALLED EXHIBIT
A BY DEED
DOC. NO.
2021193330
O.P.R.W.C.T.

REAGAN HEIGHTS LLC
CALLED 1.687 ACRES
CALLED EXHIBIT B, PART 1 BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

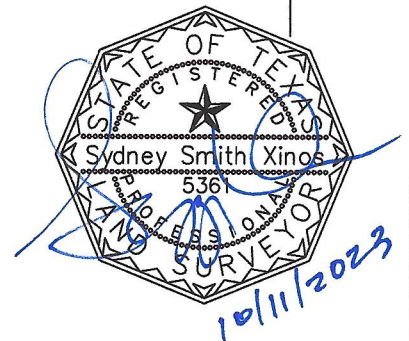
TEXAS HILL COUNTRY
TREE FOUNDATION
CALLED 25.50 ACRES
DOC. NO. 2023031049
O.P.R.W.C.T.

RONALD REAGAN BLVD.
(RIGHT-OF-WAY WIDTH VARIES)

HIGH LONESOME TRAIL
(RIGHT-OF-WAY WIDTH VARIES)

BEARING BASIS:

TEXAS COORDINATE SYSTEM, NSRS 2011 (2012A), CENTRAL
ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING
REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.

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Texas Registered
Surveying Firm 10194419

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered
Engineering Firm F-38

REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	APV	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=400'	PROJECT NO:	327-421	1 OF 5

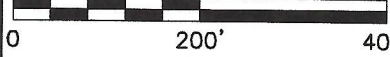
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NORTH

SCALE IN FEET



BARTHOLEMEW MANLOVE
SURVEY, ABSTRACT NO. 420

J.C. THAXTON SURVEY,
ABSTRACT NO. 756

REAGAN HEIGHTS, LLC
CALLED 6.553 ACRES
DOC. NO. 2022140978 O.P.R.W.C.T.

J.C. THAXTON SURVEY,
ABSTRACT NO. 756

ABNER SMITH SURVEY,
ABSTRACT NO. 556

REAGAN HEIGHTS LLC
CALLED 41.99 ACRES
CALLED EXHIBIT A BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

PARCEL 2
19.236 ACRES
(837,934 SQUARE FEET)

REAGAN HEIGHTS LLC
CALLED 41.99 ACRES
CALLED EXHIBIT A BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

RONALD REAGAN BLVD.
(RIGHT-OF-WAY WIDTH VARIES)

HIGH LONESOME TRAIL
(RIGHT-OF-WAY WIDTH VARIES)

MATCHLINE SEE SHEET 3

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- APPROXIMATE LOCATION OF SURVEY LINE
- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD SET WITH "CEC BOUNDARY" CAP
- CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING



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REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	APV	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=200'	PROJECT NO:	327-421	2 OF 5



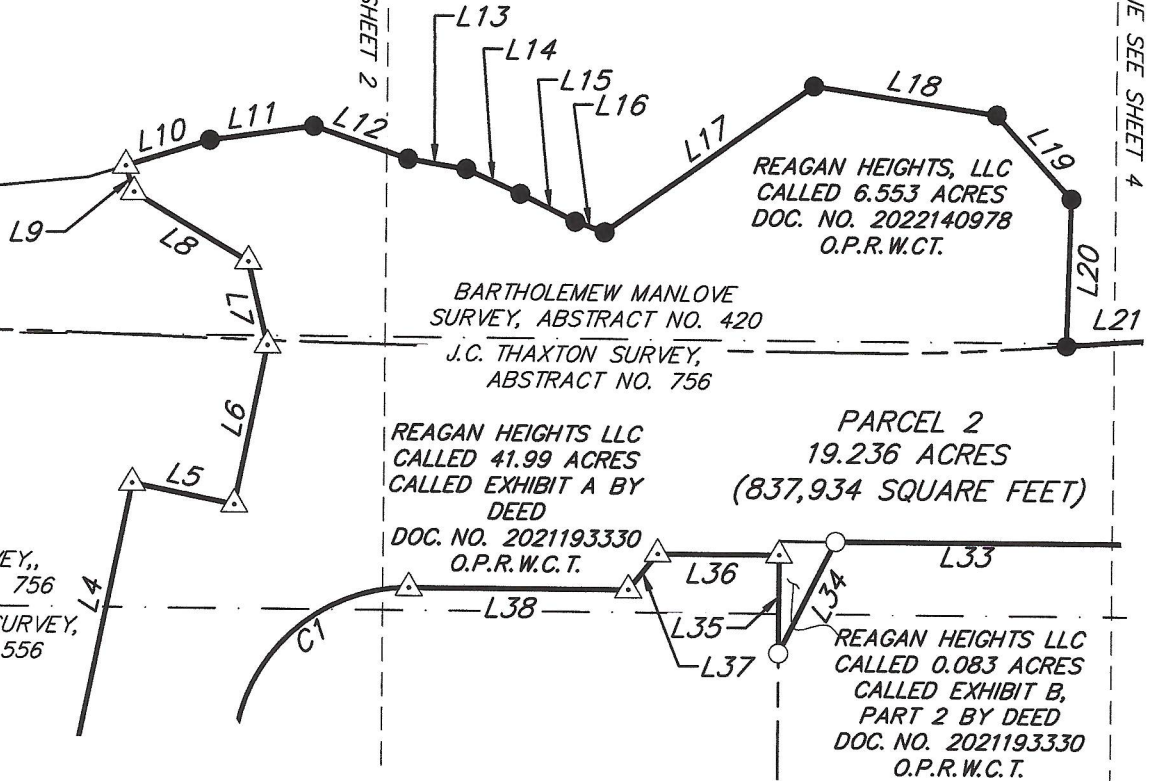
NORTH
SCALE IN FEET



PROMENADE ON SAN GABRIEL
LLC
CALLED 92.694 ACRES
DOC. NO. 2021120051
O.P.R.W.C.T.

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- APPROXIMATE LOCATION OF SURVEY LINE
- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD SET WITH "CEC BOUNDARY" CAP
- CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING



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REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

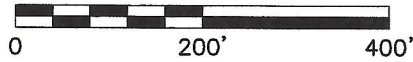
DRAWN BY:	APV	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=200'	PROJECT NO:	327-421	3 OF 5

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NORTH

SCALE IN FEET



CITY OF GEORGETOWN,
TEXAS
CALLED 206.57 ACRES
DOC. NO. 2016088265
O.P.R.W.C.T.

PROMENADE ON SAN GABRIEL
LLC
CALLED 92.694 ACRES
DOC. NO. 2021120051
O.P.R.W.C.T.

REAGAN HEIGHTS, LLC
CALLED 6.553 ACRES
DOC. NO. 2022140978
O.P.R.W.C.T.

PARCEL 2
19.236 ACRES
(837,934 SQUARE FEET)

REAGAN HEIGHTS LLC
CALLED 41.99 ACRES
DOC. NO. 2021193330
O.P.R.W.C.T.

APPROXIMATE CENTERLINE
SOUTH FORK SAN GABRIEL
RIVER

REAGAN HEIGHTS LLC
CALLED 0.083 ACRES
CALLED EXHIBIT B,
PART 2 BY DEED
DOC. NO. 2021193330
O.P.R.W.C.T.

L33
J.C. THAXTON SURVEY, ABSTRACT NO. 756
ABNER SMITH SURVEY, ABSTRACT NO. 556

TEXAS HILL COUNTRY TREE FOUNDATION
CALLED 25.50 ACRES
DOC. NO. 2023031049
O.P.R.W.C.T.

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	APPROXIMATE LOCATION OF SURVEY LINE
	1/2 INCH IRON ROD FOUND
	1/2 INCH IRON ROD SET WITH "CEC BOUNDARY" CAP
	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING



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REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	APV	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=200'	PROJECT NO:	327-421	4 OF 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°35'28"W	33.11'
L2	N50°49'59"E	460.75'
L3	N30°49'59"E	124.27'
L4	N09°38'37"W	304.14'
L5	N80°21'23"E	111.47'
L6	N09°38'37"W	175.02'
L7	N34°26'16"W	92.59'
L8	N80°15'53"W	142.79'
L9	N38°19'55"W	29.56'
L10	N51°40'05"E	93.98'
L11	N60°51'16"E	111.99'
L12	N87°35'15"E	106.64'
L13	N78°14'33"E	63.45'
L14	S86°44'10"E	63.37'
L15	S84°35'28"E	65.72'
L16	N88°06'51"E	33.49'
L17	N33°42'24"E	272.77'
L18	N77°35'39"E	198.11'
L19	S63°10'54"E	119.82'
L20	S19°34'26"E	157.92'
L21	N64°42'12"E	234.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	N66°37'24"E	160.69'
L23	N63°30'31"E	108.40'
L24	N64°17'44"E	48.57'
L25	N59°40'04"E	26.07'
L26	N55°54'50"E	44.76'
L27	N64°32'27"E	22.27'
L28	N72°24'52"E	37.15'
L29	N64°35'21"E	94.07'
L30	S42°58'03"E	126.25'
L31	S52°07'18"E	159.91'
L32	S65°10'18"E	37.26'
L33	S69°05'02"W	1268.03'
L34	S05°38'59"W	134.16'
L35	N20°54'55"W	105.11'
L36	S69°05'05"W	130.00'
L37	S17°33'42"W	49.82'
L38	S69°04'35"W	235.03'
L39	S20°47'45"E	290.02'
L40	S69°04'35"W	318.06'
L41	N41°11'12"W	292.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	187.05'	84°46'32"	276.76'	S26°23'34"W	252.20'
C2	293.02'	82°44'22"	423.14'	S27°31'52"W	387.32'



Civil & Environmental Consultants, Inc.

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Texas Registered
Surveying Firm 10194419

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Engineering Firm F-38

REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	APV	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=200'	PROJECT NO:	327-421	5 OF 5

**PARCEL 3
LEGAL DESCRIPTION**

BEING A 9.581 ACRE TRACT OF LAND SITUATED IN THE BARTHOLEMEW MANLOVE SURVEY, ABSTRACT NO. 420, THE J.C. THAXTON SURVEY, ABSTRACT NO. 756 AND THE ABNER SMITH SURVEY, ABSTRACT NO. 556, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 41.99 ACRE TRACT OF LAND REFERRED TO BY DEED AS TRACT 1, AS CONVEYED TO REAGAN HEIGHTS LLC PER DEED RECORDED AS DOCUMENT NO. 2021193330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALSO BEING A PORTION OF A CALLED 6.553 ACRE TRACT CONVEYED TO REAGAN HEIGHTS, LLC PER DEED RECORDED AS DOCUMENT NO. 2022140978, O.P.R.W.C.T.; SAID 9.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "CEC BOUNDARY" cap set on the easterly right-of-way line of Ronald Reagan Boulevard (right-of-way width varies) at the westerly common corner of said 6.553 acre tract and of a called 92.694 acre tract conveyed to Promenade on San Gabriel LLC per deed recorded as Document No. 2021120051, O.P.R.W.C.T., for the **POINT OF BEGINNING** hereof;;

THENCE, along the common line of said 6.553 acre tract and of said 92.694 acre tract, the following two (2) courses and distances:

1. N63°07'15"E, a distance of 464.74 feet to a found ½-inch iron rod;
2. N51°40'05"E, a distance of 41.92 feet to a calculated point;

THENCE, over and across said 6.553 acre tract and then of said 41.99 acre tract, the following eight (8) courses and distances:

1. S38°19'55"E, a distance of 29.56 feet to a calculated point;
2. S80°15'53"E, a distance of 142.79 feet to a calculated point;
3. S34°26'16"E, a distance of 92.59 feet to a calculated point;
4. S09°38'37"E, a distance of 175.02 feet to a calculated point;
5. S80°21'23"W, a distance of 111.47 feet to a calculated point;
6. S09°38'37"E, a distance of 304.14 feet to a calculated point;
7. S30°49'59"W, a distance of 124.27 feet to a calculated point;

9.581 ACRES

CITY OF LEANDER, TX

327-421 BOUNDARY EXHIBIT 3

PROJECT NO.: 327-421

OCTOBER 11, 2023

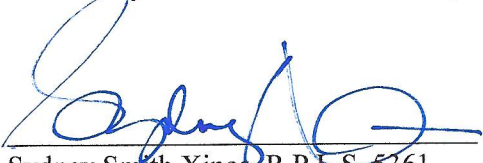
8. S50°49'59"W, a distance of 460.75 feet to a calculated point on the common line of the easterly right-of-way line of Ronald Reagan Boulevard and of said 41.99 acre tract;

THENCE, along the common line of the easterly right-of-way line of Ronald Reagan Boulevard and of said 41.99 acre tract, the following three (3) courses and distances:

1. N14°35'28"W, a distance of 268.88 feet to a set 1/2-inch iron rod with "CEC BOUNDARY" cap;
2. N12°08'30"W, a distance of 242.27 feet to a found 1/2-inch iron rod with "DIAMOND SURVEYING" cap;
3. N17°47'21"W, passing at a distance of 181.12 feet a 1/2-inch iron rod found at the common westerly corner of said 41.99 acre tract and of said 6.553 acre tract, for a total distance of 293.32 feet to the **POINT OF BEGINNING**, and containing 9.581 acres (417,331 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

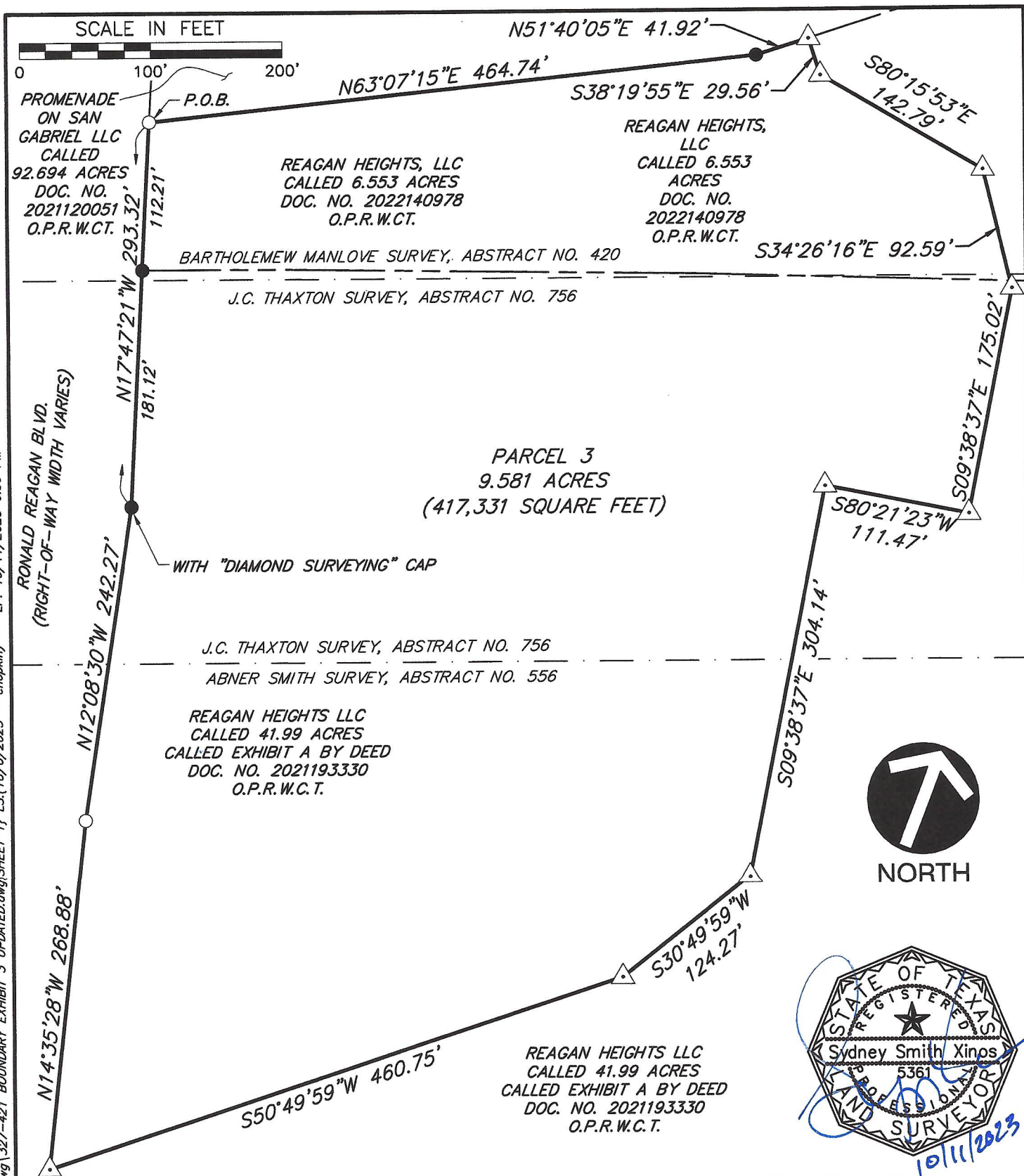
Witness my hand and seal this 11th day of October, 2023.



Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
1221 S. MoPac Expressway, Suite 350
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



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Civil & Environmental Consultants, Inc.

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Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered
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Engineering Firm F-38

REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	AJH	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=100'	PROJECT NO:	327-421	1 OF 2

P:\320-000\327-421\Survey\Draw\327-421 BOUNDARY EXHIBIT 3 UPDATED.dwg[SHEET 2] LS:10/6/2023 - ehopkin) -- LP: 10/11/2023 6:41 PM

LEGEND:

	SUBJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	APPROXIMATE LOCATION OF SURVEY LINE
	1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	SET 1/2-INCH IRON ROD WITH "CEC BOUNDARY" CAP
	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.

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Ph: 512.439.0400 · Fax: 512.329.0096

Texas Registered
Surveying Firm 10194419

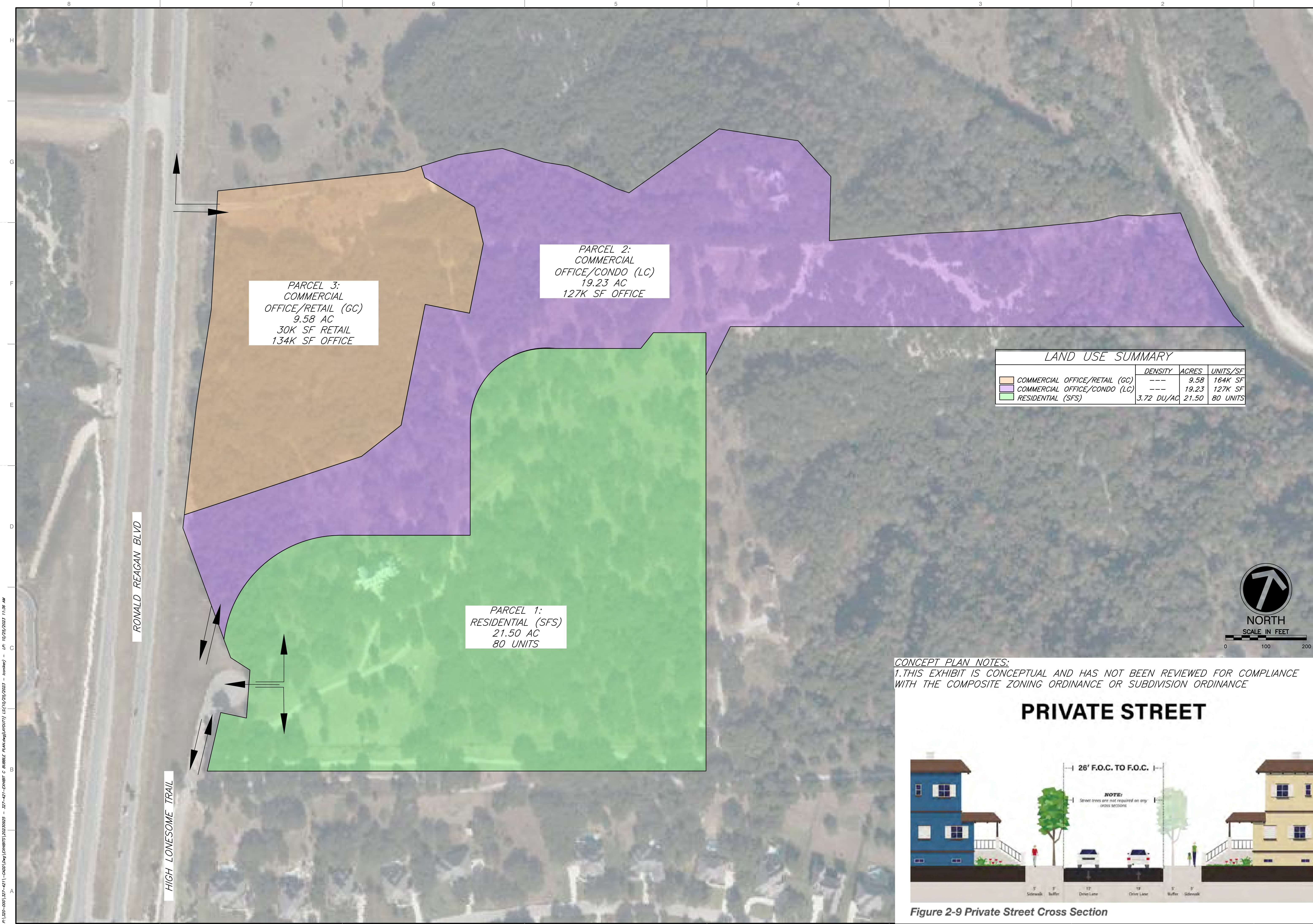
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Texas Registered
Engineering Firm F-38

REAGAN HEIGHTS, LLC
17920 RONALD REAGAN BLVD.
LEANDER, TEXAS
WILLIAMSON COUNTY
BOUNDARY EXHIBIT

DRAWN BY:	AJH	CHECKED BY:	ESH	APPROVED BY:	SSX	SHEET NO.:
DATE:	OCTOBER 11, 2023	DWG SCALE:	1"=100'	PROJECT NO:	327-421	2 OF 2

A:\20-000\201-421-000\DWG\EXHIBIT C BUBBLE PLAN.dwg(1/10/2023 11:36 AM) - LP: 10/25/2023 11:36 AM



CONCEPT PLAN NOTES:
1.THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE



Figure 2-9 Private Street Cross Section

REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Surveying Firm (0184419) - Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway Building 1, Suite 550 Austin, TX 78746
Ph: 512.439.0400 Fax: 512.329.0086
www.cecinc.com

REAGAN HEIGHTS LLC
901 HIGH LONESOME TRAIL
LEANDER, TEXAS
WILLIAMSON COUNTY

EXHIBIT C -
CONCEPTUAL SITE LAYOUT &
LAND USE PLAN

DATE:	October 23	DRAWN BY:	CEC
DWG SCALE:	1" = 100'	CHECKED BY:	327-421
PROJECT NO:			
APPROVED BY:			

DRAWING NO.:
EXHIBIT

SHEET 1 OF 1

City of Leander Planning Department
201 North Brushy
Street PO Box 319
Leander, Texas 78646-0319

1/18/2024

Re: Approximately 50 acres located at 901 High Lonesome Trail
(the “Property”) the Oakmont Planned Unit Development (PUD)
Rezoning Application
Letter of Intent – Oakmont PUD

Please accept this Letter of Intent for the submittal of the PUD Rezoning Application for approximately 50 acres located at 901 High Lonesome Trail known as the Oakmont PUD.

Zoning and Comprehensive Plan:

The Property is currently zoned as Local Commercial (“LC-2-B”) and Single-Family Rural (“SFR-2-B”). The Oakmont PUD Application proposes a combination of General Commercial (“GC-3-A”), Local Commercial (“LC-2-A”) and Single-Family Suburban (“SFS-2-A”) base zoning district designation for the Property.

The Property is designated as (Neighborhood Residential, Neighborhood Center – Solid, Neighborhood Center – Priority Corridor, Multi-Use Corridor - Priority Corridor, and Greenway) on the Future Land Use Map Effective April 8, 2022.

The Property:

The Property consists of approximately 50 acres, located adjacent to Ronald W Reagan Blvd and High Lonesome Trail.

Project Summary:

The proposed development includes a variety of commercial and residential developments adjacent to Ronald W Reagan Blvd: general commercial pad sites, local commercial office buildings, and 80 Single family suburban units. The proposed development is authorized pursuant to the proposed GC, LC and SFS base zoning district pursuant to the Oakmont PUD. We request the following alternatives to certain standards of the Leander Composite Zoning Ordinance:

1. The PUD modifies the limitations of Article VI, Section 7 (b) (5) of the City’s Composite Zoning Ordinance regarding the use of structural stabilization for the perimeter of non- residential and multi-family drainage facilities being limited to ninety (90%) percent of the pond perimeter excluding outlet structures.
2. This project shall utilize private streets. Private streets will meet city of Leander Private Street standards and sections.
3. Sidewalks are required throughout the interior of the project and connecting Ronald Reagan Blvd. These sidewalks shall be a minimum of four (4’) feet wide and constructed of concrete.
4. Guest Parking will be provided at a ratio ten (10%) percent of the required spaces.
5. Turf grass in the narrow strips adjacent to street curbs between sidewalk and street pavement shall be prohibited. Materials such as river rock crushed granite, or similar product shall be used in this location.
6. The Local Commercial, Office/Condo, and/or the General Commercial, Office/Retail portion of the development (Parcel 2 or 3 – Exhibit C) shall be developed prior to or

concurrently with the Single Family Suburban portion of the development (Parcel 1 – Exhibit C)

Thank you for your time and consideration of this Oakmont PUD.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Theone".

Michael Theone, P.E. Civil Environmental Consultants (Agent for Reagan Heights LLC)

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

Please reference the attached Neighborhood Summary Letter and supporting exhibits.

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

Please reference the attached Neighborhood Summary Letter and supporting exhibits.

3. What concerns were raised during these communications?

Please reference the attached Neighborhood Summary Letter and supporting exhibits.

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

Please reference the attached Neighborhood Summary Letter and supporting exhibits.

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

Signature: M. Theone Date 12/20/2023

December 20, 2023

Robin Griffin, Executive Director of Development Services
City of Leander
PO Box 319
Leander, TX 78641

Dear Development Services:

Subject: Oakmont PUD Zoning (Z-23-0082) Neighborhood Outreach Summary
CEC Project 327-421

On or about July 12, 2023, the developer representative, Marc Frease, visited the Regans Overlook neighborhood going door-to-door to speak with homeowners and present details of the proposed project.

Mr. Frease had direct face-to-face communication with the following homeowners:

- Ammons, Steven P. & Delores A. Gremillion of 2009 Vista Heights Dr, Leander, TX 78641
- Brzezinski, Cary & Jamie Klassen of 2908 Vista Heights Dr, Leander, TX 78641
- Crabbe, William, Christopher & Kendra l of 2913 Vista Heights Dr, Leander, TX 78641
- Judy Gaslin & John Sullivan of 2912 Vista Heights Dr, Leander, TX 78641
- Malnar, Jason, Michael (Tod) & Amy Michele (Tod) of 2905 Vista Heights Dr, Leander, TX 78641
- Sengupta, Ratul & Anuradha of 3101 Vista Heights Dr, Leander, TX 78641
- Smith, Jeffrey Todd & Sarah Elizabeth of 2909 Vista Heights Dr, Leander, TX 78641

The homeowners above did not cite any major concerns or objections to the proposed project. However, Mrs. Delores Gremillion did have questions regarding project density and shared access between the proposed project and Reagans Overlook neighborhood.

During Mr. Frease's neighborhood visit, Mrs. Amy Malanar provided the contact information for Reagan's Overlook HOA Board Member Mrs. Sheri Wood.

On July 15, 2023, Mr. Frease and Mrs. Wood met at Red Hord Café located at 13010 W. Parmer Ln, #800, Cedar Park, TX 78613. The two discussed details of the proposed project and set forth a time for a joint meeting between the developer and Reagans Overlook Homeowners.

On August 8, 2023, a meeting was held by the developer located at 17920 Ronald Reagan Blvd. Leander, TX 78641. The meeting was held at 6:30 PM and lasted roughly one and a half hours. Reagans Overlook homeowners present at that meeting are included in the sign-in sheet attached as **Exhibit A**. Collateral provided by the developer is attached as **Exhibit B** to this Neighborhood Outreach Summary.

The meeting and conversation with the homeowners was productive and many questions were raised by the homeowners. The questions and topics of concern were overall project density for the residential portion and shared access between the proposed project and Reagans Overlook neighborhood.

It is the developers understanding that Mrs. Sheri Wood and the other Reagans Overlook HOA Board Members will be providing the city a list of questions during the upcoming P&Z Hearing.

If you have any questions or comments, please contact me directly at mtheone@cecinc.com or at 512-439-0400.

Sincerely,



Michael Theone, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Oakmont PUD - Neighborhood Outreach - Exhibit A

Property Owner Name

Street Number

Street Name

HOA / Subdivision

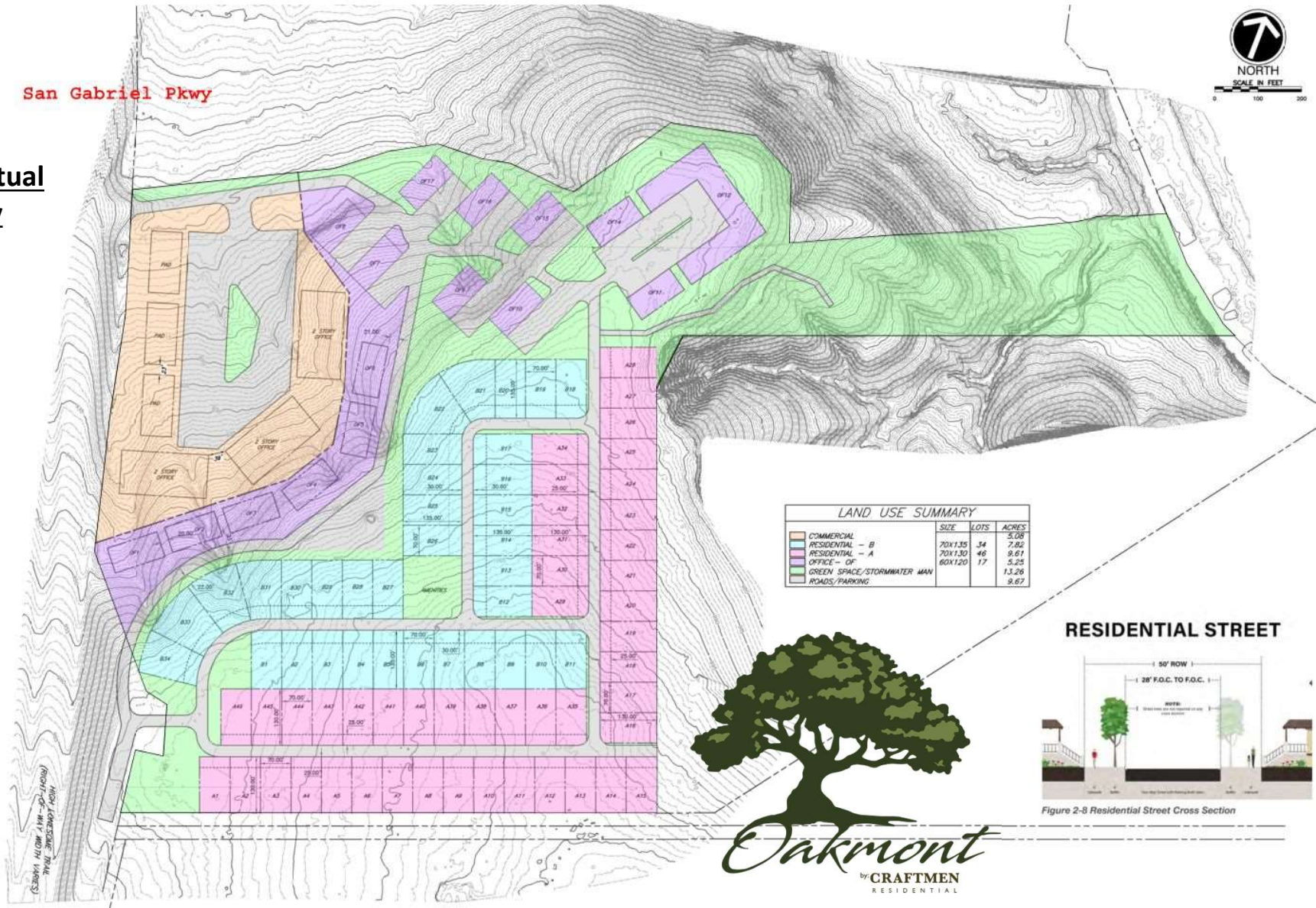
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
LYNN & LAURA LANTRIP	705	UNITY	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
DANNY & SANDY ADAMS	3608	ELM RIDGE DR.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
TODD & SARAH SMITH	2909	VH	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Amy Malnar	2905	Vista Heights Dr.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Jamie & Camy Berezinski	2908	Vista Heights	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Sara Sumari	2808	Vista Heights	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Dustin Kiker	3305	Elm Ridge Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
PATRICK BINGHAM	3301	ELM RIDGE DRIVE	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Tony & Beth Bernardo	2805	Vista Heights Dr.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Kim & Gary Teich	2809	Vista Heights Dr.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Steve & Dot Ammons	3009	Vista Heights Dr.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Jim & Florence Spiller	2721	Vista Heights Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
John Jones	3312	ELM RIDGE DR	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
JOE HANNOY	3209	ELM RIDGE	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Ric & Brigitte McKinney	604	Unity Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Danell Whetzel	3400	Prairie Heights	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Sara & David Waldo	3408	Elm Ridge Dr.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193

Oakmont PUD - Neighborhood Outreach - Exhibit A

Property Owner Name	Street Number	Street Name	HOA / Subdivision
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
John Lux	3413	Branch Holw	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Yous Yaw	3112	Vista Hts Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Ben c / Pitty Maese	3012	Vista Heights Dr.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Roberts - Virginia + Greg	2900	Vista Height Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
ZEHRA A SAL	3013	Vista Height Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Adrian Galy	2801	Vista Heights Drive	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
John + Julie Potts	3413	PRAIRIE HEIGHTS DR.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
JAGS JAY	2716	VISTA HEIGHTS DR.	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
Deb Mohanly	2720	Vista heights Dr	Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
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			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193
			Reagans Overlook HOA: PO Box 93447 Las Vegas, NV 89193

Oakmont PUD - Neighborhood Outreach - Exhibit B

**Conceptual
Only**



Oakmont PUD - Neighborhood Outreach - Exhibit B

Conceptual Only



Oakmont PUD - Neighborhood Outreach - Exhibit B

Conceptual Only





EXECUTIVE SUMMARY
1/25/2024

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0009 to amend the Comprehensive Plan land use category from Multi-Use Corridor to Neighborhood Residential and consider action regarding Zoning Case Z-23-0102 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFR-2-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on seven (7) parcels of land approximately 234 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R485247, R485248, R031575, R392187, R392188, R031534, and R031533; and more commonly known as 14750 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0009 as described above.
- Discuss and consider action regarding Zoning Case Z-23-0102 as described above.

BACKGROUND:

This request is the first step in the comprehensive plan amendment process and the first step in the zoning process.

HISTORY/TIMELINE:

10/04/2006 – Annexed - 06-039-00

05/02/2018 – Annexed - 18-026-00

APPLICANT/AGENT:

LJA Engineers, Inc (T. Walter Hoysa) on behalf of Burleson Ranches, LTD (Mary Frances Roberts).

RECOMMENDATION:

Staff recommends approval of the comprehensive plan case and zoning request.

PRESENTER:

Justin Hunt, Planner

Attachments:

1. CPA-23-0009 & Z-23-0102 Att 1 Planning Analysis
2. CPA-23-0009 & Z-23-0102 Att 2 Current FLUM - Burleson Roberts Tract
3. CPA-23-0009 & Z-23-0102 Att 3 Proposed FLUM - Burleson Roberts Tract
4. CPA-23-0009 & Z-23-0102 Att 4 Current Zoning - Burleson Roberts Tract
5. CPA-23-0009 & Z-23-0102 Att 5 Proposed Zoning - Burleson Roberts Tract

6. CPA-23-0009 & Z-23-0102 Att 6 Aerial Map - Burleson Roberts Tract
7. CPA-23-0009 & Z-23-0102 Att 7 Public Notification - Burleson Roberts Tract
8. CPA-23-0009 & Z-23-0102 Att 8 Burleson Letter of Intent
9. CPA-23-0009 & Z-23-0102 Att 9 Neighborhood Outreach 01.19.2024



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE CPA-23-0009 ZONING CASE Z-23-0102 BURLESON ROBERTS TRACT

GENERAL INFORMATION

Owner/Agent:	LJA Engineers, Inc (T. Walter Hoysa) on behalf of Burleson Ranches, LTD (Mary Frances Roberts).
Current Zoning:	Interim SFR-1-B (Single-Family Rural) Interim SFR-2-B (Single-Family Rural)
Proposed Zoning:	SFS-2-B (Single-Family Suburban)
Current Future Land Use Category:	Multi- Use Corridor
Proposed Future Land Use Category:	Neighborhood Residential
Size and Location:	The property is located at 14750 Ronald W. Reagan Boulevard, including approximately 234 acres.
Staff Contact:	Justin Hunt, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated Future Land Use category and zoning district of their property in order to develop a single-family neighborhood.

STAFF CONCLUSIONS

- | | | |
|-------------------------------------|--------------------------|--|
| Y | N | |
| ☒ | ☐ | Does the proposal comply with the intent statements of the Composite Zoning Ordinance? <i>see page 3</i> |
| ☒ | ☐ | Does the proposal comply with the goal statements of the Comprehensive Plan? <i>see page 4</i> |
| ☒ | ☐ | Does the proposal warrant any other special considerations? <i>see below</i> |

SPECIAL CONSIDERATIONS

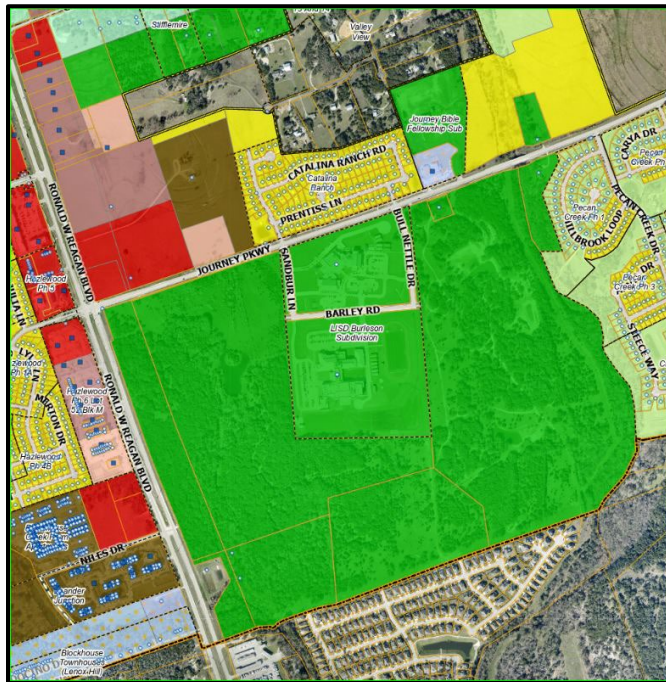
The zoning change request requires that the Comprehensive Plan Amendment be approved before the approval of the rezoning. A development proposal review was held during the November 16, 2023 City Council Regular Meeting. During the meeting, the Council confirmed that they were not against the applicant submitting a request for review to change the Comprehensive Plan. This item will require two actions to be taken. If the Commission and Council wish to approve the zoning request, they will first need to approve the Comprehensive Plan amendment.

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

	ZONING	LAND USE
NORTH	SFR-1-B, SFC-2-A, Journey Bible PUD GC-LO-MF	Elementary School Single-Family Residential Church/Daycare Undeveloped
EAST	SFU-2-A, SFC-2-A	Single-Family Residential
SOUTH	Outside of City Limits	Single-Family Residential
WEST	GC-LC-LO MF-2-B SFT-2-A	Commercial Multi-Family Single-Family Residential

SURROUNDING AREA:

This property is located south of an undeveloped commercial corner at the northeast quadrant of Ronald Reagan Boulevard and Journey Parkway. There is a church and daycare north of Journey Parkway. The Catalina Ranch and Barksdale subdivisions are also located north of the subject property. The Pecan Creek subdivision is located east of the property. Ronald Reagan commercial mixed use is located west of the property across Ronald W Reagan Boulevard along with Leander Junction apartments, and the Lennox Hill townhouse development. The City of Leander city limits are along the south side of the property, with adjacent residential subdivisions outside of our jurisdiction.



PHYSICAL AND NATURAL FEATURES:

A portion of the floodplain extends into the subject area boundary along the east side and a smaller portion at the southwest corner. Development around the floodplain will be evaluated in detail with subsequent construction applications.

The entire site contains significant tree cover and will be subject to the City's tree preservation and mitigation requirements.

PROPERTY HISTORY:

The parcels adjacent to Ronald W. Reagan Boulevard were annexed into the City of Leander on May 2nd, 2006, with the remaining parcels being annexed on October 4th, 2018.

PREVIOUS ZONING CASES:

There have been no previous zoning cases for this property.

MAJOR CORRIDORS:

This property has access to Ronald W. Reagan Boulevard and Journey Parkway.

TRANSPORTATION PLAN REQUIREMENTS:

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Ronald W Reagan Blvd	Existing Arterial (Access Controlled)	Commercial Corridor	400' ROW 10' sidewalk
Journey Pkwy	Existing Arterial	Commercial Corridor	74' ROW Existing 6' sidewalk

Future secondary trails are shown to be on our Parks Master Trail Plan and will be reviewed upon submittal of construction plans.

SUBDIVISIONS:

No subdivision cases have been submitted for this property:

EXISTING UTILITIES:

This property has access to water and wastewater as shown in Figure 1 and Figure 2.

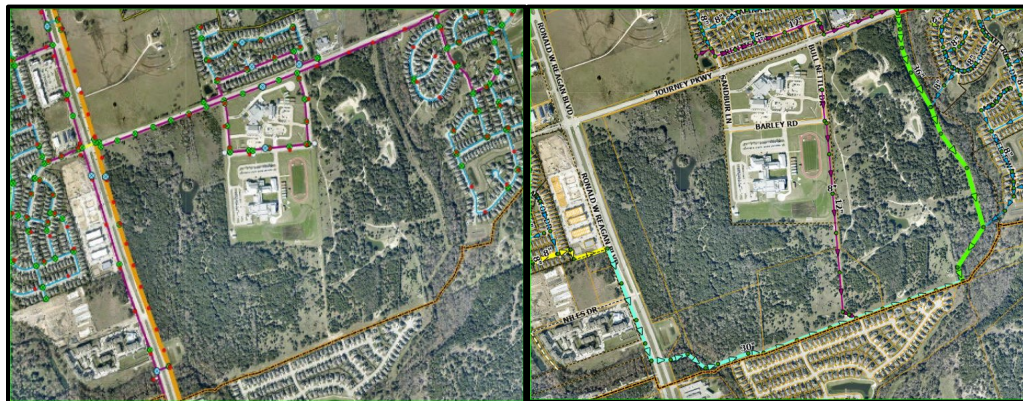


Figure 1 Water line

Figure 2 Wastewater

CURRENT LAND USES:

This property is currently being used as a large residential lot and undeveloped land.

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: 4 or more architectural features.

Intent:

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

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

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.1: Maintain and/or improve affordability and diversity in the housing market.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

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 buffer yards are required to ensure compatibility with adjacent Neighborhood Residential. Residential may not exceed 40% of the project.

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

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.

SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, CH, NR, PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander.

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with Staff on 08/07/2023. The following changes were made to the project since the development meeting was held:

- The development meeting proposal included 40' to 70' lots, but now only 70' lots are being proposed.
- The Comprehensive Plan Amendment is accompanied with the zoning request.

No ordinance changes occurred following the development meeting which may have impacted this project.

NOTIFICATION

There was a public hearing scheduled for 02/15/2024 which was published in The Hill Country News on 12/28/2023. This was rescheduled for 03/07/2024, and will be renotified.

12/28/2023 - Public Notice on Hill Country News
 01/10/2024 - Mail Notification to Property Owners within 200'
 01/10/2024 - Public Hearing Signage Posted on Property
 01/25/2024 - Planning and Zoning Commission Public Hearing
 03/07/2024 - City Council Public Hearing & First Reading of the Ordinance
 03/21/2027 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

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

A neighborhood meeting was held at 6pm on November 27th at Stiles Middle School. Below is a list of comments/concerns that were discussed during the meeting:

- Interest in connections to Ronald W. Reagan Boulevard and new stop lights.
- Alleviate cut-through traffic through existing neighborhoods.
- Concerns about future capacity levels to Stiles Middle School.
- Buffers between existing neighborhoods.
- Increased traffic issues along New Hope due to this development and future development including Perfect Game.
- Drainage concerns in the existing neighborhoods and the impact.
- The single-family residents to the north are in support of a less intense use than commercial development.

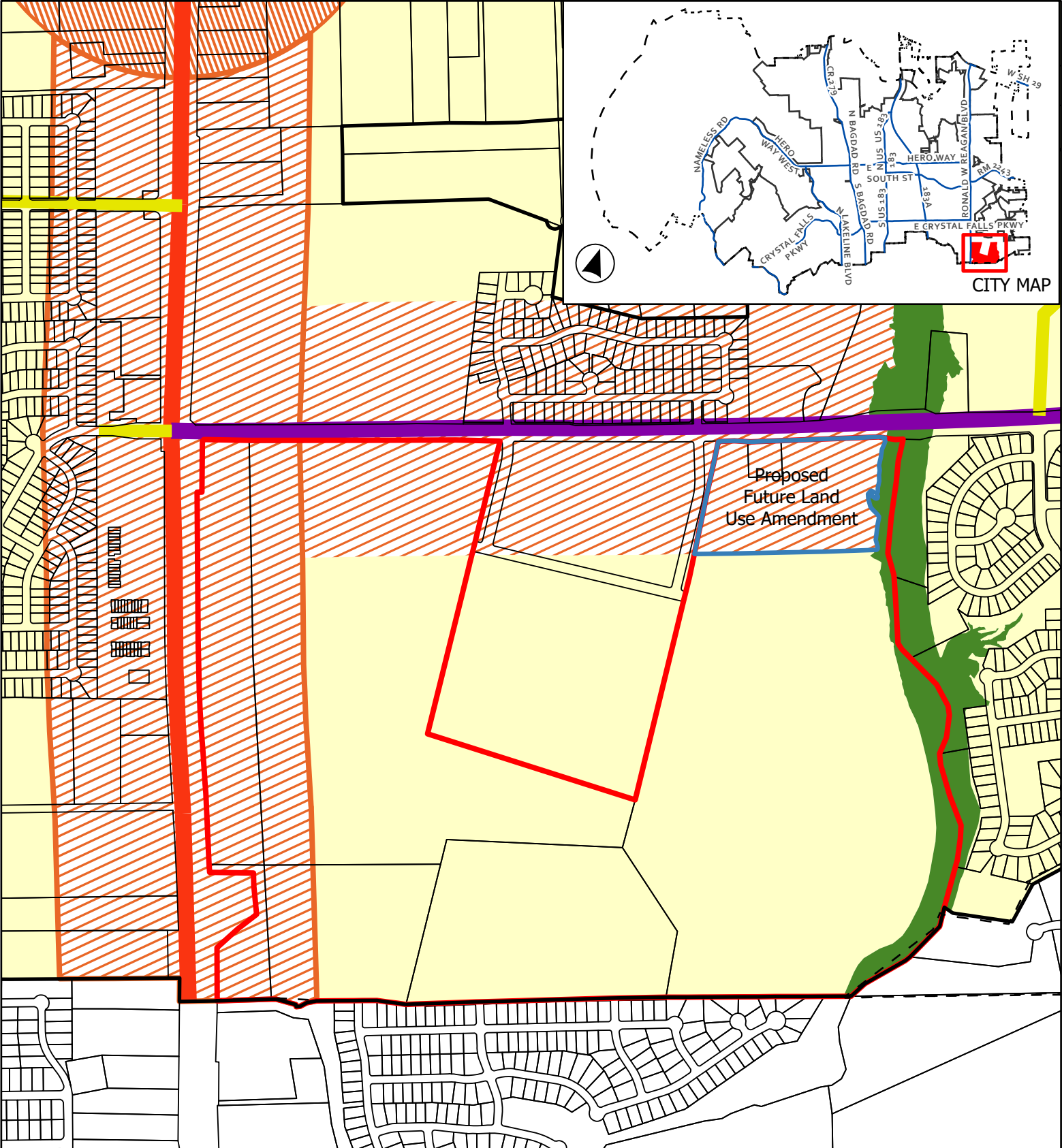
The following changes were made to address issues discussed.

- No changes have been made to the request, but the developer will demonstrate how many of their concerns would be mitigated.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

Staff supports the request based on the adjacent land uses of residential and the school towards the east on Journey Parkway and topography limitations for commercial development on the site. Staff has recognized that commercial development is trending more towards the Ronald W. Reagan Boulevard and residential as you move east on Journey Parkway. In addition, the proposal of 70' lots is consistent with Ordinance 22-031-00 Water Resolution, which prioritizes low density uses components SFR, SFE, and SFS. Staff recommends approval of the case.



CASE: CPA-23-0009
& Z-23-0102

ATTACHMENT 2

BURLESON-ROBERTS TRACT

Future Land Use Map



0 365 730
Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary
- CPA Amendment

Future Land Use

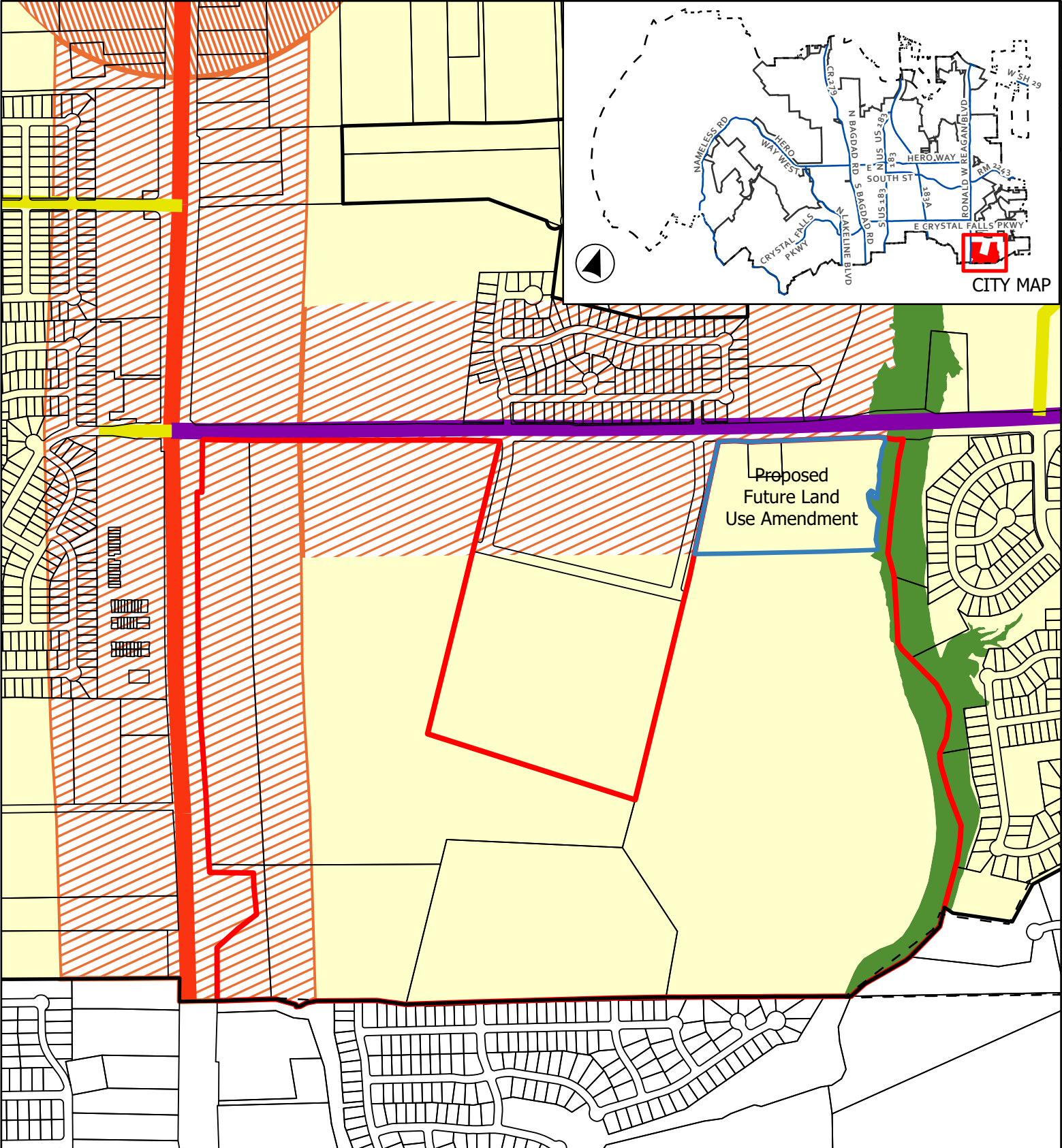
- Neighborhood Residential
- Multi-Use Corridor

- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Greenway

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Existing

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



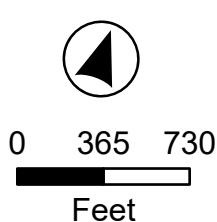
CASE: CPA-23-0009
& Z-23-0102

ATTACHMENT 3

BURLESON-ROBERTS TRACT

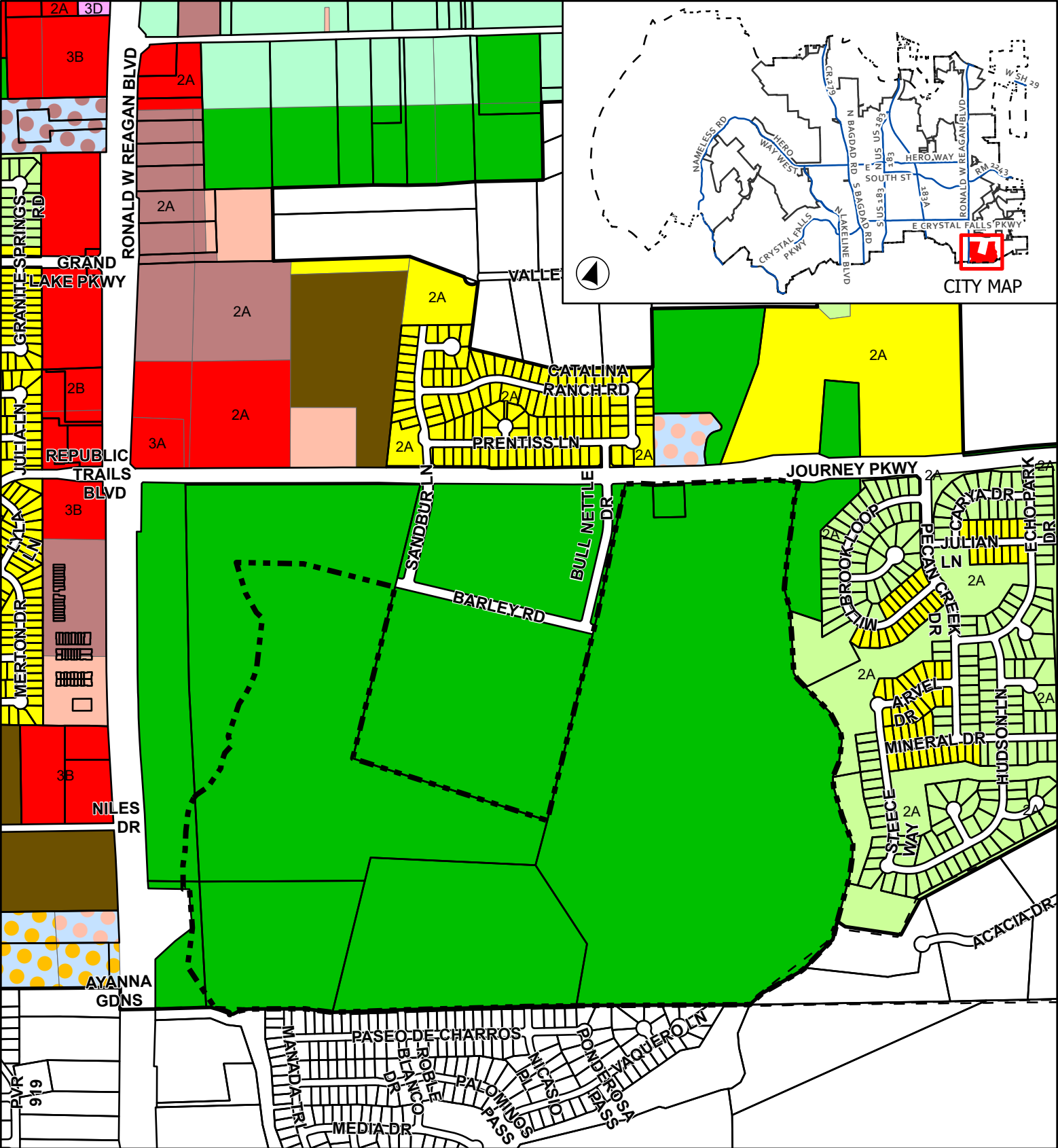
Proposed Future Land Use Map

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- Leander City Limits
- ETJ Boundary
- Subject Boundary
- CPA Amendment
- Future Land Use
- Greenway
- Multi-Use Corridor

- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Neighborhood Residential
- Thoroughfare Plan
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Collector, Existing



CASE: CP-23-0024
& Z-23-0102

ATTACHMENT 4

BURLESON ROBERTS TRACT

Current Zoning

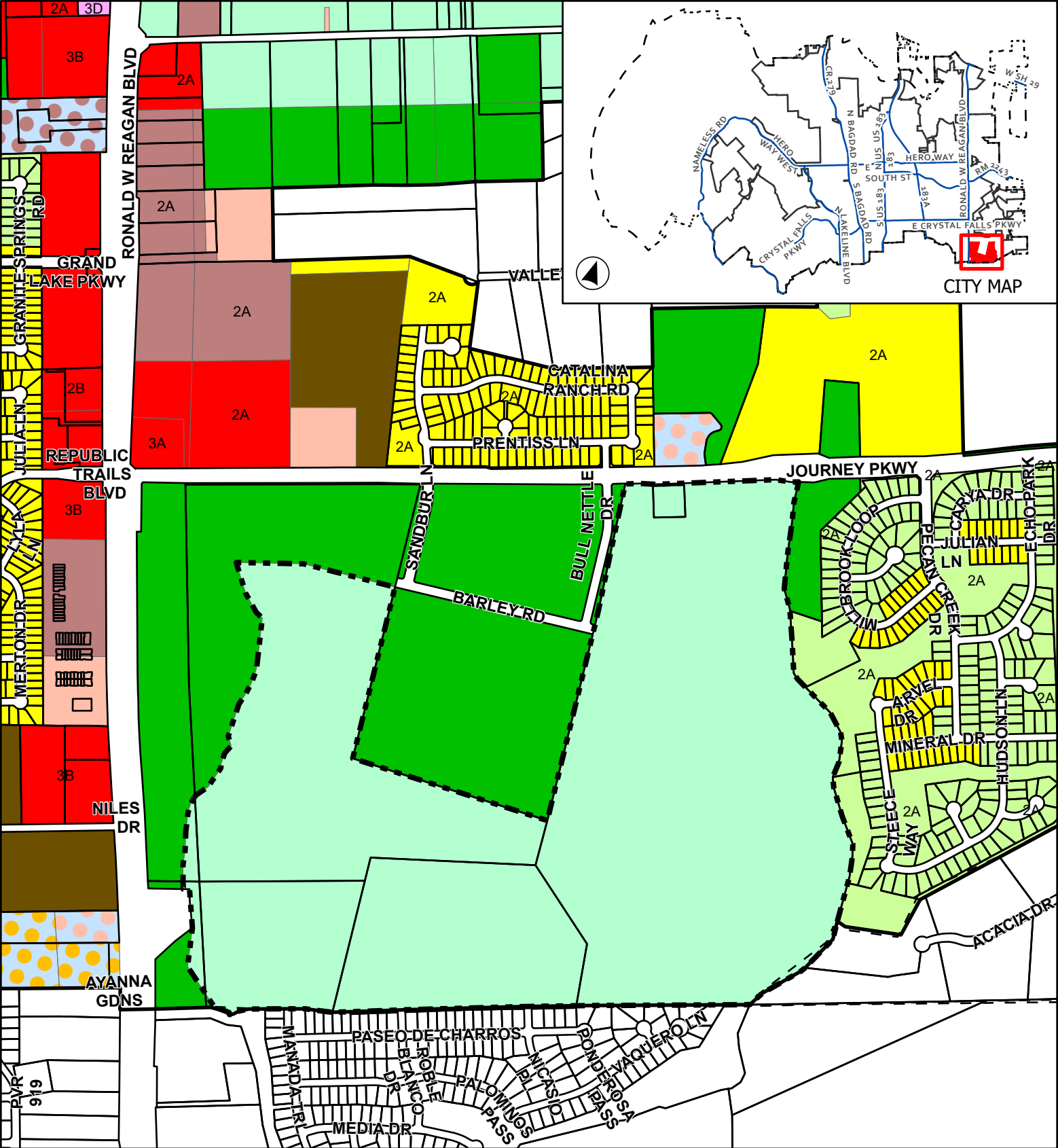
Leander City Limits	SFU - Single-Family Urban	GC - General Commercial
Extra-Territorial Jurisdiction	SFC - Single-Family Compact	HC - Heavy Commercial
Subject Boundary	MF - Multi-Family	PUD - Townhomes
SFR - Single-Family Rural	LO - Local Office	PUD - Local Office
SFS - Single-Family Suburban	LC - Local Commercial	PUD - Local Commercial



0 310 620

Page 89 of 89

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CASE: CP-23-0024
& Z-23-0102

ATTACHMENT 5

BURLESON ROBERTS TRACT

Proposed Zoning

Leander City Limits

Extra-Territorial Jurisdiction

Subject Boundary

SFR - Single-Family Rural

SFS - Single-Family Suburban

SFC - Single-Family Compact

MF - Multi-Family

LO - Local Office

LC - Local Commercial

GC - General Commercial

HC - Heavy Commercial

PUD - Townhomes

PUD - Local Office

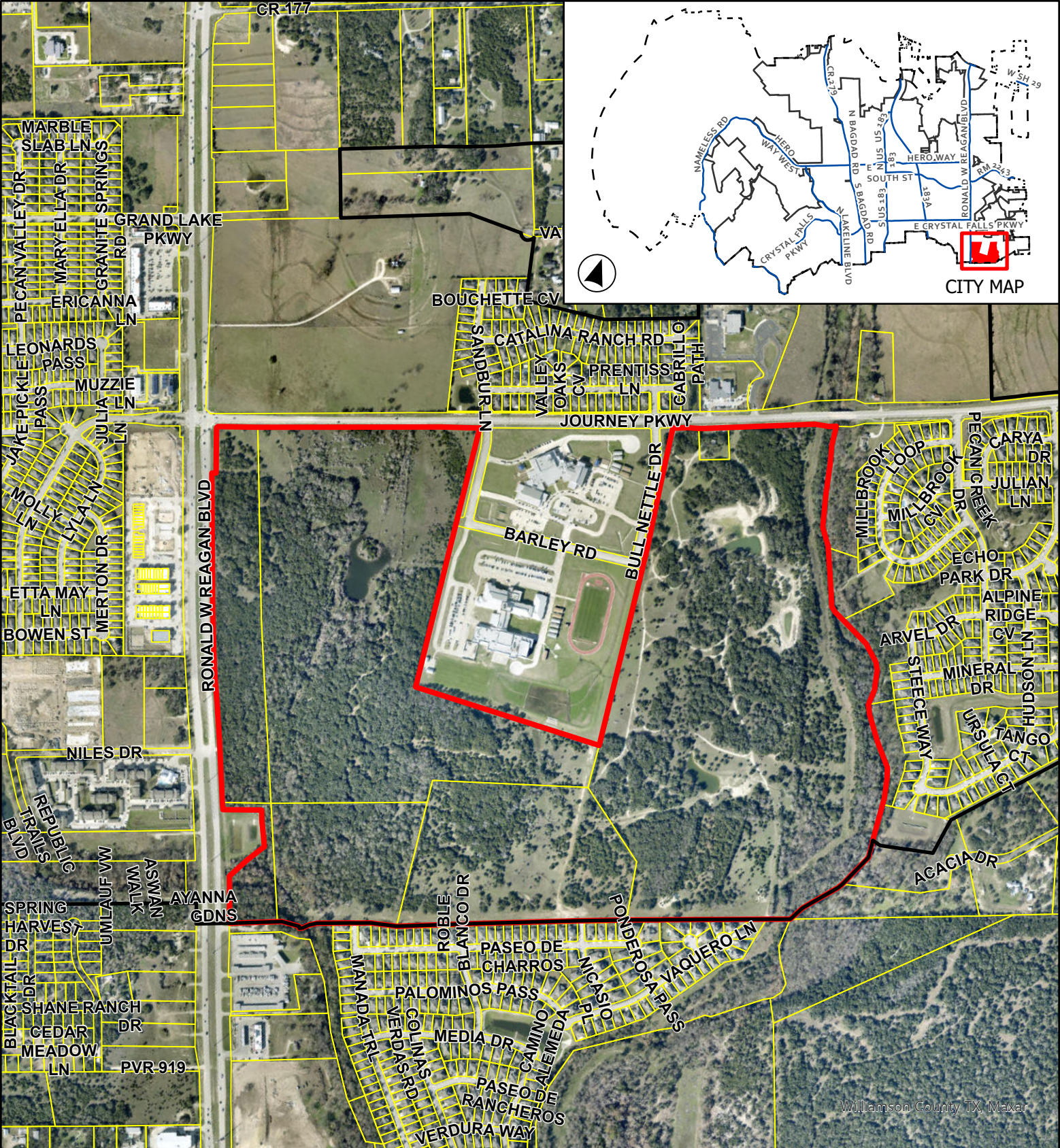
PUD - Local Commercial



0 310 620

Page 84 of 89
Feet

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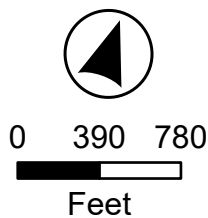
CASE: CP-23-0009
& Z-23-0102

ATTACHMENT 6

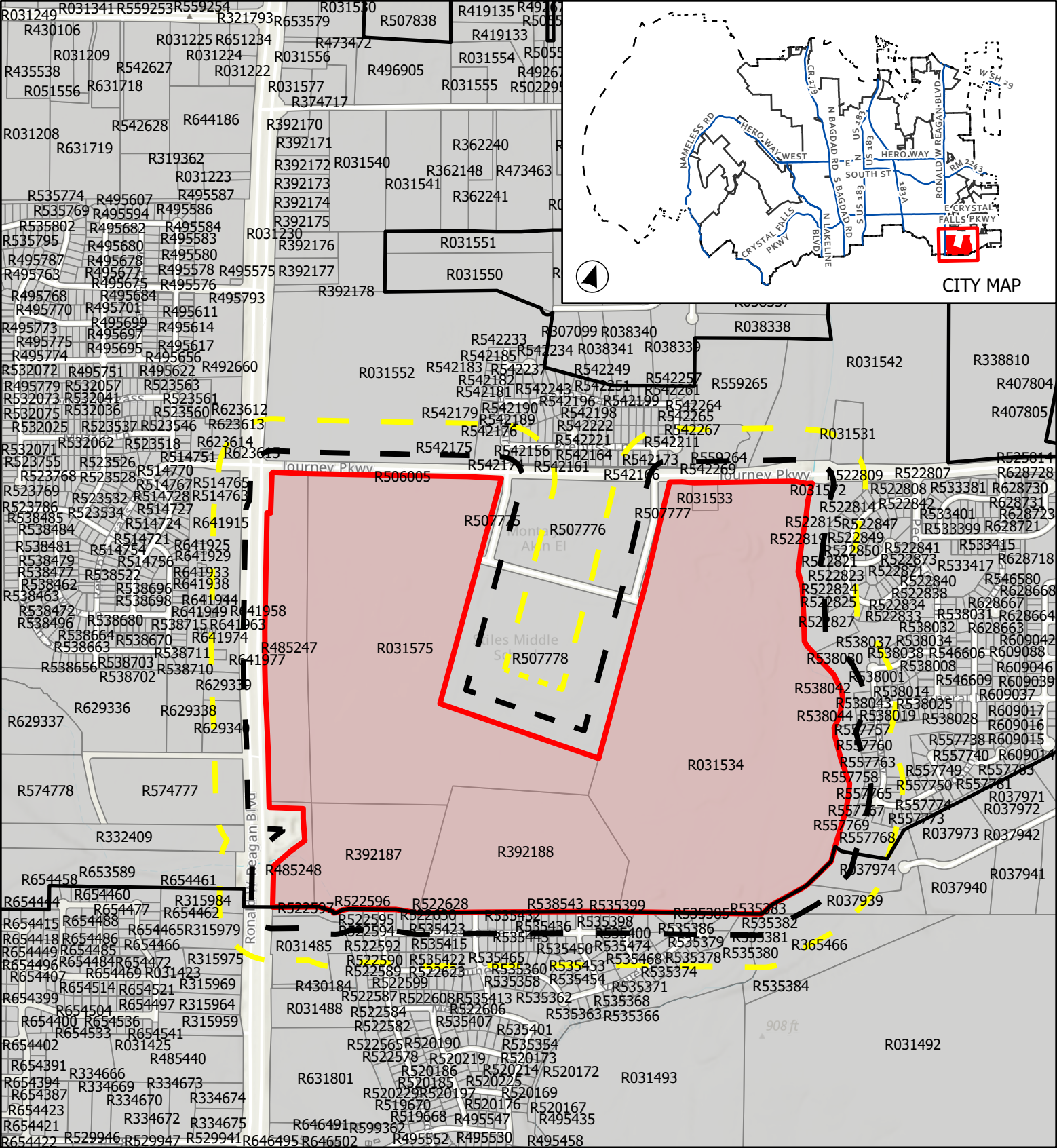
BURLESON ROBERTS TRACT

Aerial Map

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- Leander City Limits
- Subject Boundary



CASE: CP-23-0022 & Z-23-0102 ATTACHMENT 7 BURLESON ROBERTS TRACT

Public Notification

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0 495 990

Feet

- City Limits
- ETJ Boundary
- Subject Boundary

Notification Buffer

- 200'
- 500'

Page 83 of 89

January 8, 2024

Robin Griffin - Executive Director of Development Services
City of Leander
Development Services Department
201 N Brushy Street
Leander, Texas 78641

RE: Burleson Roberts Tract – Zoning Change
Letter of Intent
LJA Project #A140-0417

Dear Robin:

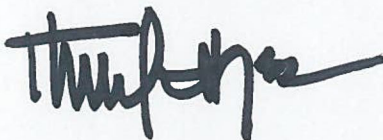
The Burleson Roberts tract is located on approximately 290 acres at the southeast corner of Journey Parkway and Ronald Reagan Boulevard within the city limits of the City of Leander. A Development Proposal was recently completed and the Leander City Council expressed a willingness to allow removal of approximately 16 acres of Multi-Use corridor from the Future Land Use Map along the frontage of Journey Parkway at the east end of the property. A FLUM change request has been submitted under separate cover.

The property is currently zoned Single Family Rural (SFR-1-B). The zoning change request proposes to change approximately 234 acres from SFR-1-B to Single Family Suburban – SFS 2-B.

The area to be rezoned is the approximately 234 acres excluding the area shown on the proposed FLUM plan change to remain as Multi-use Corridor. This proposed zoning change includes the approximately 16 acres located east of the LISD school sites along Journey Parkway.

Please find maps, executed applications, and fee estimates attached for further City review of this proposed Zoning change. Please let us know if you have any questions or require additional information. Thank you.

Very Truly Yours,
LJA ENGINEERING, INC.



T. Walter Hoysa, P.E.
Vice President



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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.

On November 10th, 2023, letters were hand-delivered to all residential property owners within 500 ft. of the property by the developer.

Attached is a map illustrating the parcels that were notified, along with the letter that was distributed.

We held a neighborhood meeting held at 6 pm on November 27th at Stiles MS

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

The HOAs to the East and the North of the Property were notified via email, (Pecan Creek and Catalina Ranch) and all residential property owners within 500 ft.

were notified via hand-delivered notices. Attached is a list including the names and addresses of the individuals notified.

3. What concerns were raised during these communications?

•Potential for an (delete significant) increase in cut-through traffic for Cedar Park residents located to the south in Caballo Ranch; however, residents located in communities along Journey Parkway were excited about the development in regards to the school connectivity and how it will

•Interest in connections to Ronald Reagan (and stoplights) that would alleviate cut-through traffic in Caballo Ranch.

•Caballo Ranch homeowners wish to see a buffer between their homes and the future development. Please note that they are not aware of a 30' to 57' setback that will be in place due to a WW easement, which we believe is more than enough of an adequate buffer.

•Concerns around the future capacity of the Elementary and Middle School with the new development. We cannot comment on behalf of LISD, but please note that the less dense zoning of SFS compared to the nearby SFC zoning will mitigate the impact to the schools. Additionally,

•Perfect Game's development and increased potential for traffic issues along New Hope Dr., and Construction noise and traffic during the development

•Concerns about how drainage could impact Caballo Ranch. We communicated to them that a full drainage study would be completed and the project would be Engineered appropriately to not increase any drainage onto their property

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

No specific modifications were made to the zoning request, but the developer highlighted how further design and study would demonstrate how

many of their concerns would be mitigated. Overall the neighbors did not have any concerns around the actual zoning we are requesting, but the primary concern was made from the southern property owners in regards to cut through traffic to the school.

However, the neighbors to the north were in support of the future roads from Ronald Reagan to the schools as it would mitigate traffic on Journey. Lastly, the neighbors recognized that the proposed less intense residential zoning category substantially dampens the the overall effect of the concerns they raised and the positive impact that larger lot sizes would have on their property values.

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

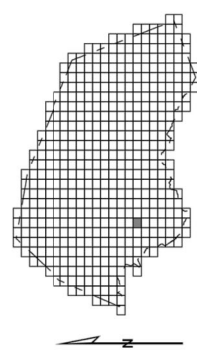
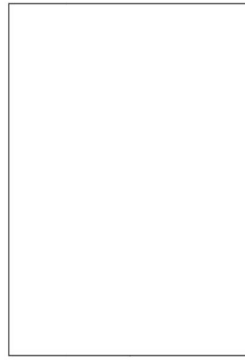
Signature: _____

Date: _____



11/28/2023

Williamson Central Appraisal District



Legend

- - - ABSTRACT BOUNDARY
- - - CITY LIMIT
- - - COUNTY LINE
- - - DEFINED AREA BOUNDARY
- - - E.S.D. BOUNDARY
- - - I.S.D. BOUNDARY
- - - LIMITED DISTRICT BOUNDARY
- - - LOT LINE
- - - M.U.D. BOUNDARY
- - - PARCEL BOUNDARY
- - - P.I.D. BOUNDARY
- - - RAILROAD CENTERLINE
- - - ROAD DISTRICT BOUNDARY
- - - ROAD ROW
- - - SUBDIVISION BOUNDARY
- - - TIF BOUNDARY
- - - WATERSHED BOUNDARY
- - - W.C. & I.D. BOUNDARY
- - - W.S.I.D. BOUNDARY

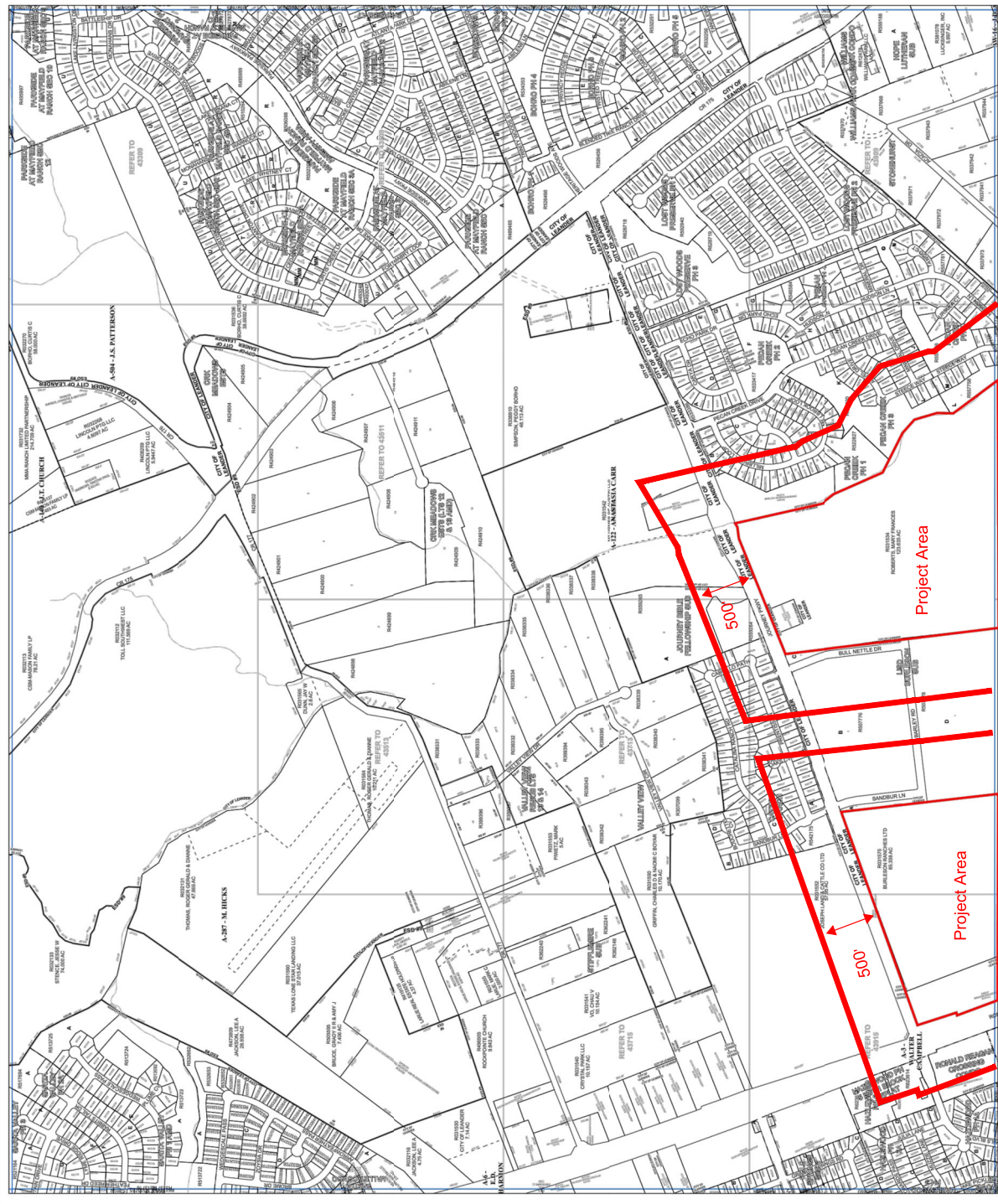
42628	42618	42608
43628	43618	43608
44228	44218	44208

LEANDER I.S.D.



43618

This map has been prepared according to Section 18.0202 of the Texas Property Tax Code. It is subject to the rules of the State Board of Tax Assessor-Comptroller.

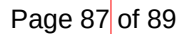




43628	43618	43608
44228	44218	44208
45028	45018	45008

- - - - - ABSTRACT BOUNDARY
 _____ CITY LIMIT
 _____ COUNTY LINE
 _____ DEFINED AREA BOUNDARY
 - - - - - E.S.D. BOUNDARY
 - - - - - I.S.D. BOUNDARY
 - - - - - LIMITED DISTRICT BOUNDARY
 - - - - - LOT LINE
 - - - - - M.U.D. BOUNDARY
 _____ PARCEL BOUNDARY
 - - - - - P.L.D. BOUNDARY
 - - - - - RAILROAD CENTERLINE
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 - - - - - ROAD ROW
 - - - - - SUBDIVISION BOUNDARY
 _____ TIF BOUNDARY
 _____ WATERSHED BOUNDARY
 _____ WC & I.D. BOUNDARY
 - - - - - W.S.I.D. BOUNDARY

This map has been prepared according to Section 19.3002 Tax Maps, Texas Property Tax Laws. Accuracy is limited to the validity of available data. Print date: 4/3/2023





November 10th, 2023

Re: Application for Rezoning and Future Land Use Map Revision; approximately 289.05 acres located at 14750 Ronald Reagan Blvd. and 3400 Journey Pkwy. ("The Property")

Dear Neighbor,

You are receiving this letter because you are within 500 feet of the Property to be rezoned and have the future land use map changed to accommodate a residential development. The Property is located at the intersection of Ronald Reagan Blvd and Journey Parkway. (see Location Map on the back of this page). The Property is currently zoned Single-Family Rural (SFR), and we are pursuing a zoning change to Single-Family Suburban. (SFS) The purpose of the rezoning is to allow for the development of a high-quality single-family community on the Property.

An application to change the future land use map and to rezone the property will be submitted in the coming weeks. We would like to meet with our nearby neighbors to discuss the project and address any questions at Stiles Middle School cafeteria on November 27th, 2023 at 6pm. In the meantime, please reach out at your convenience.

Respectfully,

Hamilton Thomas Homes and Riverside Resources

512-534-9265

bholcomb@riversideresources.com

jmb@hamiltonthomashomes.com

