



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Tuesday, November 26, 2024  
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan  
Place 2 – Joseph Morales  
Place 3 – Ron May  
Place 4 – Tara LeDay**

**Place 5 – James Oliver, Chair  
Place 6 – Laura Lantrip  
Place 7 – Scott Calame, Vice-Chair  
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 November 21, 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 the minutes for meeting held on November 14, 2024.

**REGULAR AGENDA**

7. Discuss and consider action regarding Zoning Case Z-24-0118 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the High Gabriel Township PUD (Planned Unit Development) with the base zoning district of SFS-2-B (Single-Family Suburban) on two (2) parcels of land approximately 12.75 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcels R362129 and R032227; and generally located south of High Gabriel East, approximately 1,100 feet east of US 183, Leander, Williamson County, Texas.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Discussion
  - d. Consider Action

8. Discuss and consider action on Tree Removal Case TRP-24-0035 regarding removal of one (1) Heritage Tree and twelve (12) Significant Trees associated with the Chitalpa Commercial Site Development Project (SD-24-0203) generally located south west of the intersection of S. Chitalpa St. and Barrel Cactus Dr., Leander, Williamson County, Texas.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Discussion
  - d. Consider Action
9. 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 22nd day of November 2024 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink, reading "Veronica Tovar". The signature is written in a cursive, flowing style. The first name "Veronica" is written in a larger, more prominent script, and the last name "Tovar" is written in a smaller, more compact script. The signature is positioned above a horizontal line.

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Veronica Tovar, Secretary



**EXECUTIVE SUMMARY**  
**11/26/2024**

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**AGENDA SUBJECT:**

Approval of the minutes for meeting held on November 14, 2024.

**BACKGROUND:**

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

**RECOMMENDATION:**

Staff recommends approval of minutes.

**PRESENTER:**

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**Attachments:**

1. 10-24-2024 P & Z signed minutes



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

Pat Bryson Municipal Hall  
201 North Brushy Street - Leander, Texas  
Thursday, October 24, 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.  
Call the meeting at 6:00 p.m.
2. Roll Call.  
All Commissioners are present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the October 17, 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**

Motion to approve Consent Agenda Items # 6 & 7

6. Approval of the minutes for meeting held on October 10, 2024.
7. Approval of the submittal schedule for Subdivision, Site Development Applications, and Dry Utility Applications pursuant to Article IX, Section 9 (a) (1) b. of the Composite Zoning Ordinance and Article II, Section 20 (e) of the Subdivision Ordinance; Leander, Williamson & Travis Counties, Texas. Motion to approve OR-24-0025

By: Board Member May  
Seconded: Board Member Oliver

Vote: 7 - 0 None

**PUBLIC HEARING: ACTION**

8. Conduct a Public Hearing and consider action regarding Ordinance Case OR-24-0025 to amend the Composite Zoning Ordinance Article V, Section 2(b)(2) to modify the building size requirements, and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-24-0025 as described above.

No one wished to speak

Motion to approve OR-24-0025

By: Board Member May

Seconded: Board Member Moss

Vote: 7 - 0 None

**REGULAR AGENDA**

9. Adjournment  
Meeting adjourned at 6:09 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



**EXECUTIVE SUMMARY**  
**11/26/2024**

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**AGENDA SUBJECT:**

Discuss and consider action regarding Zoning Case Z-24-0118 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the High Gabriel Township PUD (Planned Unit Development) with the base zoning district of SFS-2-B (Single-Family Suburban) on two (2) parcels of land approximately 12.75 acres  $\pm$  in size, more particularly described by Williamson Central Appraisal District Parcels R362129 and R032227; and generally located south of High Gabriel East, approximately 1,100 feet east of US 183, Leander, Williamson County, Texas.

**BACKGROUND:**

This request is the first step in the zoning process. This property is located on High Gabriel East to the north of the Bryson subdivision, approximately 1,100 feet east of US 183. The applicant has submitted a petition for annexation of this tract. This request would rezone the property from the interim zoning applied at annexation. The proposed zoning district of SFS-2-B (Single-Family Suburban) would allow for the development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Neighborhood Residential identified by the Comprehensive Plan. In addition, the proposal is in compliance with Resolution No. 22-031-00 that was adopted by City Council to limit consideration of zoning requests that seek to add residential lots.

The Planning Analysis is provided as Attachment #1 and provides more details about the request and the property.

The Planning & Zoning Commission heard this item during the November 14, 2024 meeting and recommended to postpone action until the November 26, 2024 meeting to allow the applicant additional time to meet with the Property Owners Association (POA) located outside of the city limits and address the concerns of the residents. The applicant was not able to meet with the POA due to their schedules. The request has been shared with their representative via email. The updated outreach summary is provided as Attachment #9. No changes were made to the request.

**HISTORY/TIMELINE:**

11/14/2024 – Planning & Zoning, Public Hearing

**APPLICANT/AGENT:**

Kirkman Engineering (Sandy Brantley) on behalf of United AP Investments of Texas, LLC. (Ashok Parmar).

**RECOMMENDATION:**

Staff recommends approval.

**PRESENTER:**

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**Attachments:**

1. Z-24-0118 Att 1 Planning Analysis - High Gabriel PUD
2. Z-24-0118 Att 2 Current Zoning - High Gabriel PUD
3. Z-24-0118 Att 3 FLU Map - High Gabriel PUD
4. Z-24-0118 Att 4 Public Notification - High Gabriel PUD
5. Z-24-0118 Att 5 Proposed Zoning - High Gabriel PUD
6. Z-24-0118 Att 6 Aerial Map - High Gabriel PUD
7. Z-24-0118 Att 7 PUD Notes - High Gabriel PUD
8. Z-24-0118 Att 8 Letter of Intent- High Gabriel PUD
9. Z-24-0118 Att 9 Outreach Summary - High Gabriel PUD
10. Z-24-0118 Att 10 Applicant Update - High Gabriel PUD



## PLANNING ANALYSIS

### ZONING CASE Z-24-0118 HIGH GABRIEL TOWNSHIP PUD

#### GENERAL INFORMATION

|                           |                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Agent:</b>       | Kirkman Engineering (Sandy Brantley) on behalf of United AP Investments of Texas, LLC. (Ashok Parmar).                            |
| <b>Current Zoning:</b>    | Interim SFR-1-B (Single-Family Rural)                                                                                             |
| <b>Proposed Zoning:</b>   | High Gabriel Township PUD (Planned Unit Development) with the base zoning district SFS-2-B (Single-Family Suburban)               |
| <b>Size and Location:</b> | The property is located south of High Gabriel East, approximately 1,100 feet east of US 183, including approximately 12.75 acres. |
| <b>Staff Contact:</b>     | Karina Castillo, AICP<br>Planning Manager                                                                                         |

#### APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to allow for single-family lots with an adjusted lot depth on certain lots that would not be meeting the minimum requirements due to the configuration of the tract.

#### STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

#### SPECIAL CONSIDERATIONS

The applicant is requesting alternative standards for lot dimensions on lots where the lot depth cannot be met. On lots that require this alternative, the overall lot area will still need to be met by adjusting the lot width. The changes to the lot dimension require the establishment of a Planned Unit Development (PUD).

The annexation case A-24-0011 must be approved before this zoning request may be approved by the City Council. The two cases are scheduled for a public hearing with City Council on December 5, 2024 and a final reading on December 19, 2024.

As this Commission is aware, Resolution No. 22-031-00 was adopted by City Council in October of 2022 to limit consideration of zoning requests that seek to add residential lots. However this resolution does prioritize large lot/low-density residential development such as SFR, SFE and SFS.

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

|       | <b>ZONING</b> | <b>LAND USE</b>    |
|-------|---------------|--------------------|
| NORTH | ETJ           | Residential        |
| EAST  | SFR-1-B       | Residential        |
| SOUTH | PUD-SF        | Bryson Subdivision |
| WEST  | LC-2-A        | Undeveloped        |

**SURROUNDING AREA:**

This property is located north of the Bryson Subdivision, just east of US 183 and High Gabriel East.

**PHYSICAL AND NATURAL FEATURES:**

This property contains trees that will be held to the mitigation standards provided in the Composite Zoning Ordinance.

**PROPERTY HISTORY:**

This property is proposed to be annexed prior to the approval of this zoning case.

**PREVIOUS ZONING CASES:**

No zone cases have been previously submitted for this property:

**MAJOR CORRIDORS:**

This property has access onto High Gabriel East.

**TRANSPORTATION PLAN REQUIREMENTS:**

This property includes proposed streets that will be reviewed during the subdivision of the site.

**SUBDIVISIONS:**

No subdivision cases have been previously submitted for this property:

**EXISTING UTILITIES:**

This property has access to water from the Bryson Subdivision on the south. Wastewater will need to be extended to the property.

**CURRENT LAND USES:**

This property is currently being used as residence.

**PROPOSED ZONING DISTRICT:****PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a single-family residential neighborhood. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

**USE COMPONENT****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 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.

**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 12/04/2023. The following changes were made to the project since the development meeting was held:

- Adjusted the lot dimensions to comply with the SFS zoning district instead of SFC.

**NOTIFICATION**

10/24/2024 - Public Notice on Hill Country News  
 10/30/2024 - Mail Notification to Property Owners within 200'  
 10/30/2024 - Public Hearing Signage Posted on Property  
 11/14/2024 - Planning and Zoning Commission Public Hearing  
 12/05/2024 - City Council Public Hearing & First Reading of the Ordinance  
 12/19/2024 - 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 5:30 pm on 04/02/2024 at Blue Corn Harvest. A second meeting was held at the Bryson Amenity Center. Below is a list of comments/concerns that were discussed during the meeting:

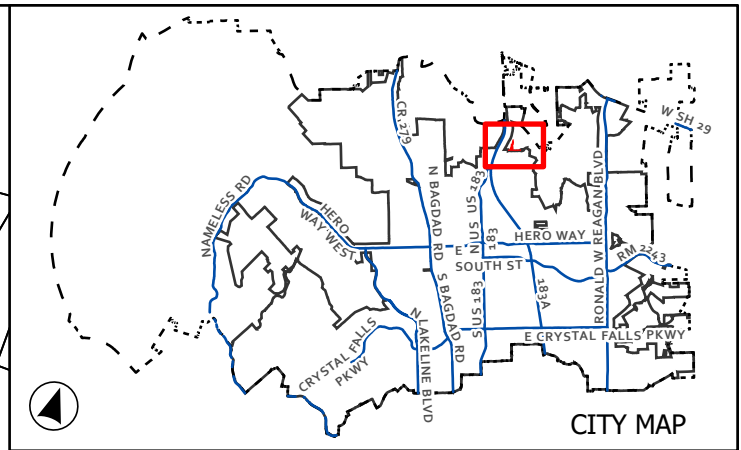
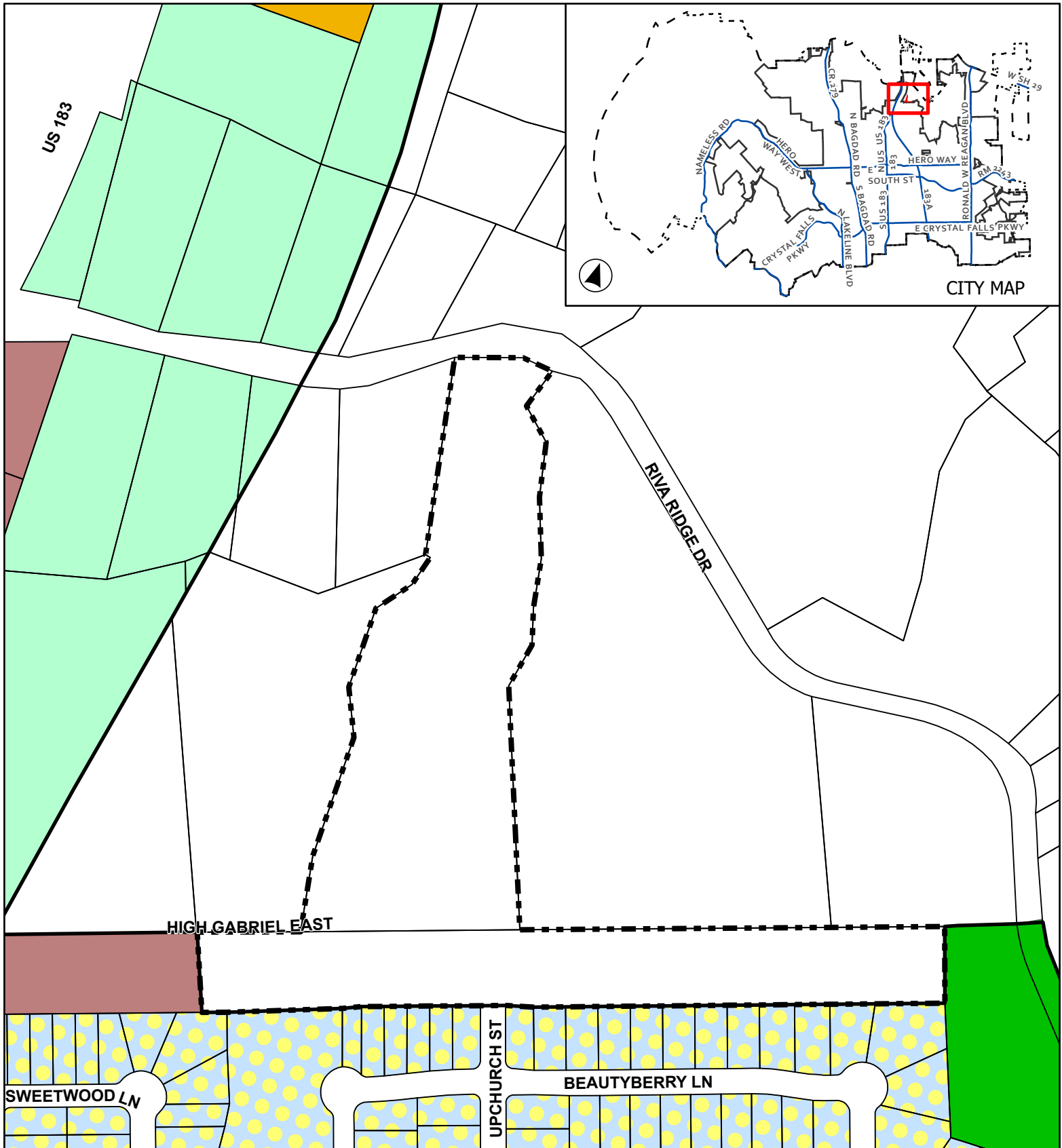
- Privacy/height
- Traffic
- Drainage

No changes were made to address issues discussed. Concerns will be taken into consideration at the design stage.

Please see the full report from the applicant attached.

|                           |
|---------------------------|
| <b>APPROVAL CRITERIA:</b> |
|---------------------------|

This request for a Planned Unit Development with a base zoning district of SFS-2-B (Single-Family Suburban) is compatible with the Neighborhood Residential future land use category. The PUD includes alternative standards for lot depths that would meet the intent of the ordinance regarding lot area minimums. Staff recommends approval of the request.



CASE: Z-24-0118

ATTACHMENT 2

HIGH GABRIEL 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.

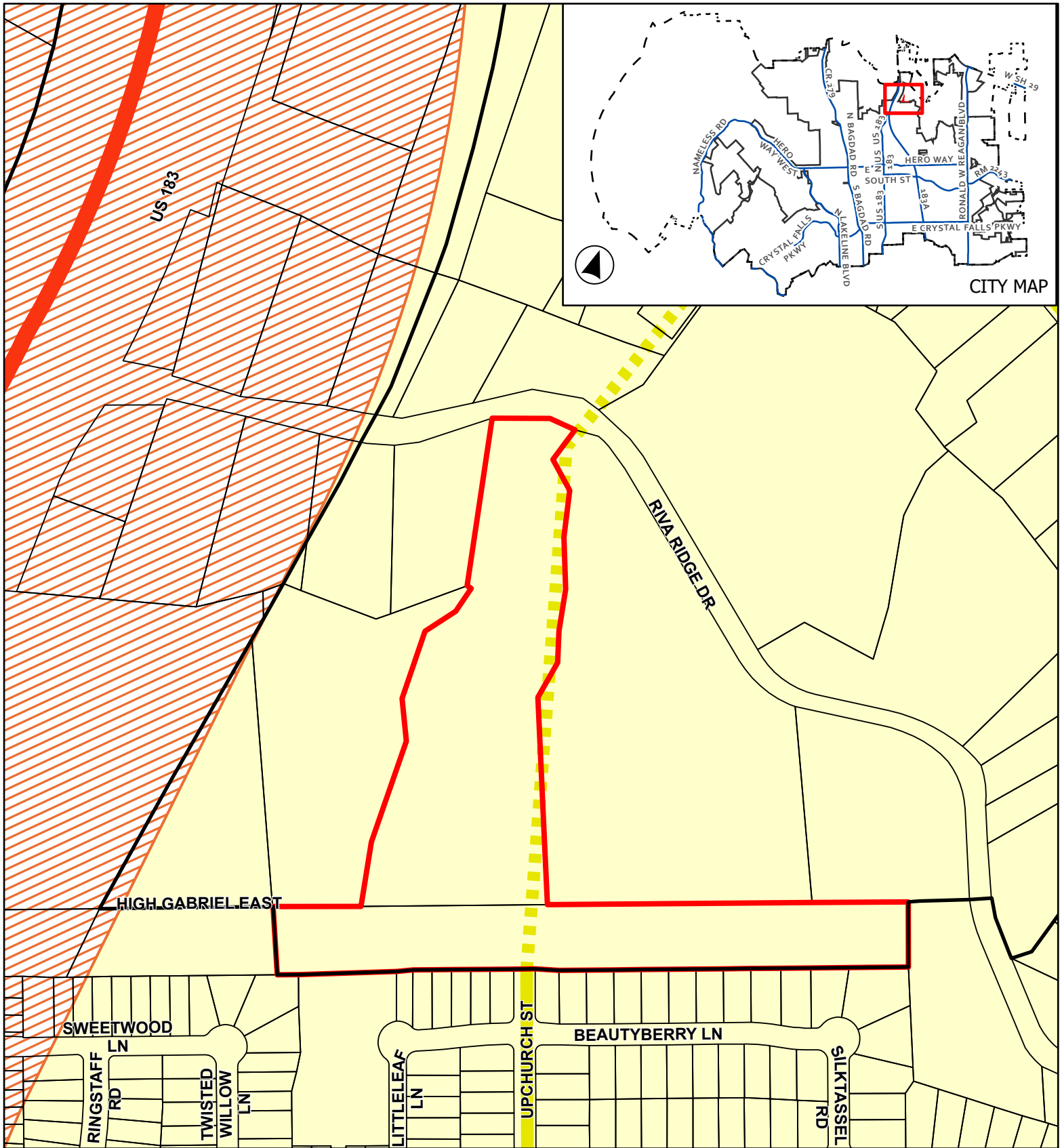
- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

- SFS - Single-Family Suburban
- SFT - Single-Family Townhouse
- LC - Local Commercial
- PUD - Single-Family



0 90 180

Feet  
Page 13 of 38



CASE: Z-24-0118 ATTACHMENT 3 HIGH GABRIEL PUD

## Future Land Use Map

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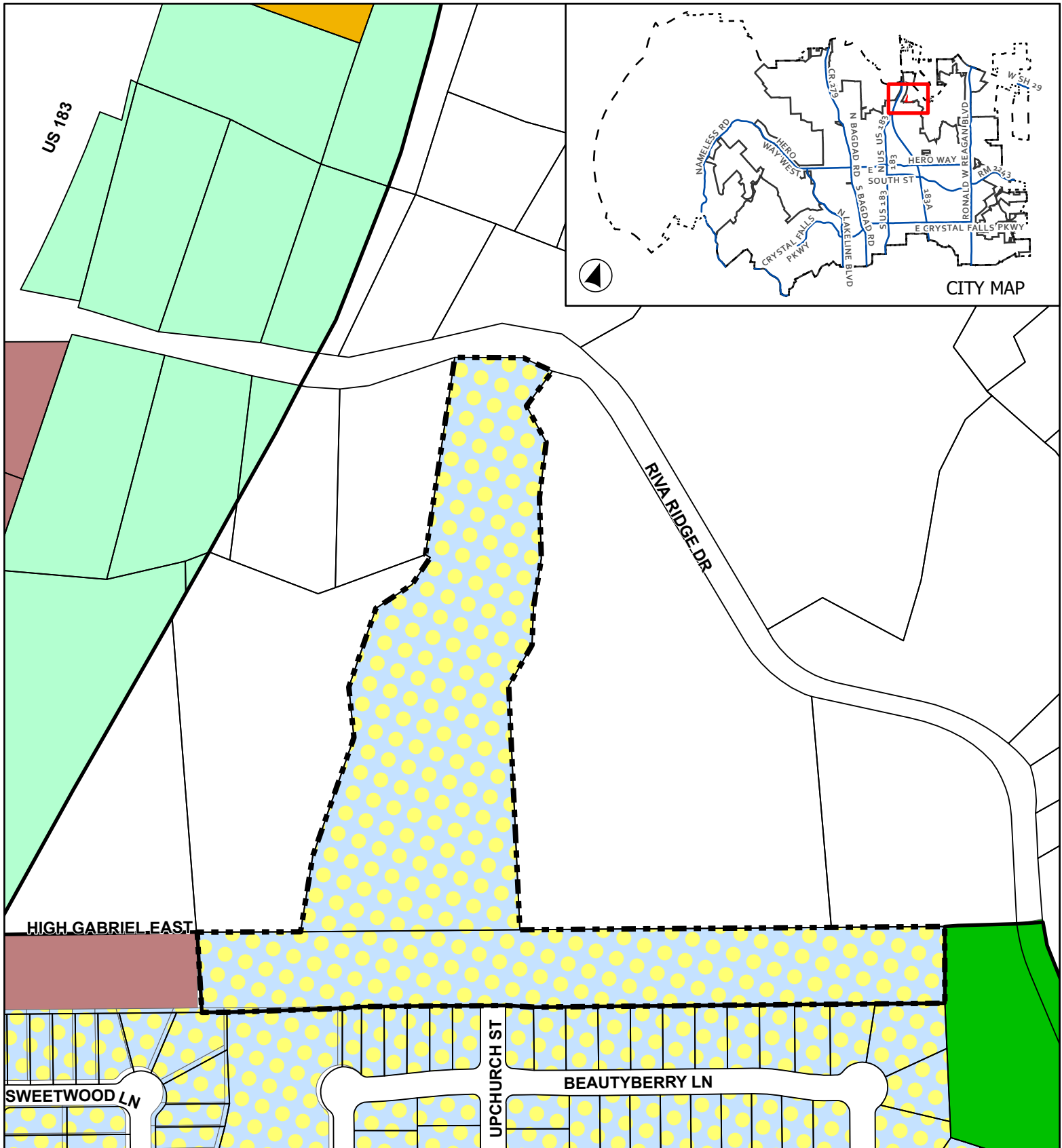
0 120 240 Feet

- Leander City Limits
- ETJ Boundary
- Subject Boundary
- Greenway
- Multi-Use Corridor - Priority Corridor

### Thoroughfare Plan

- Access Controlled, Existing
- Collector, Existing
- Collector, Proposed





CASE: Z-24-0118

ATTACHMENT 5

HIGH GABRIEL PUD

## Proposed Zoning

- Leander City Limits
- Extra-Territorial Jurisdiction
- Subject Boundary
- SFR - Single-Family Rural

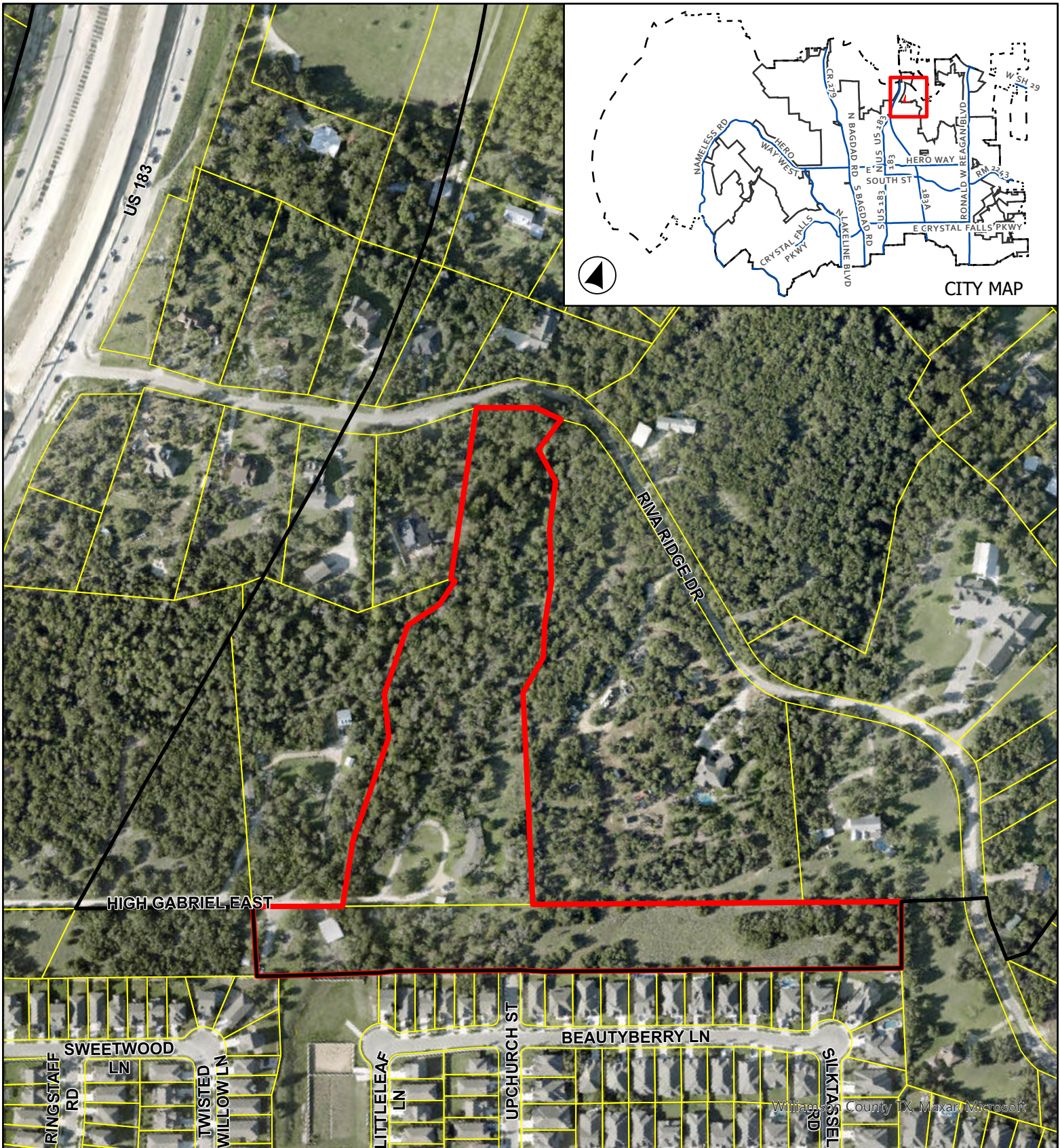
- SFS - Single-Family Suburban
- SFT - Single-Family Townhouse
- LC - Local Commercial
- PUD - Single-Family

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 90 180

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Page 16 of 38



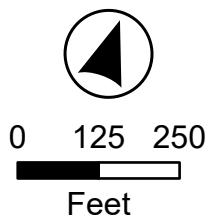
CASE: Z-24-0118

ATTACHMENT 6

HIGH GABRIEL PUD

## Aerial Map

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- Leander City Limits
- Subject Boundary

## **EXHIBIT A**

### **High Gabriel Township Planned Unit Development**

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

1. The High Gabriel Township PUD is comprised of approximately 12.75 acres, as shown in **Exhibit B**. The development of this property includes single family residential lots.

#### **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 district has been selected from the Leander Composite Zoning Ordinance.

#### **SFS- 2- B (Single-Family Suburban)**

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

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

#### **D. Allowable/Prohibited Uses**

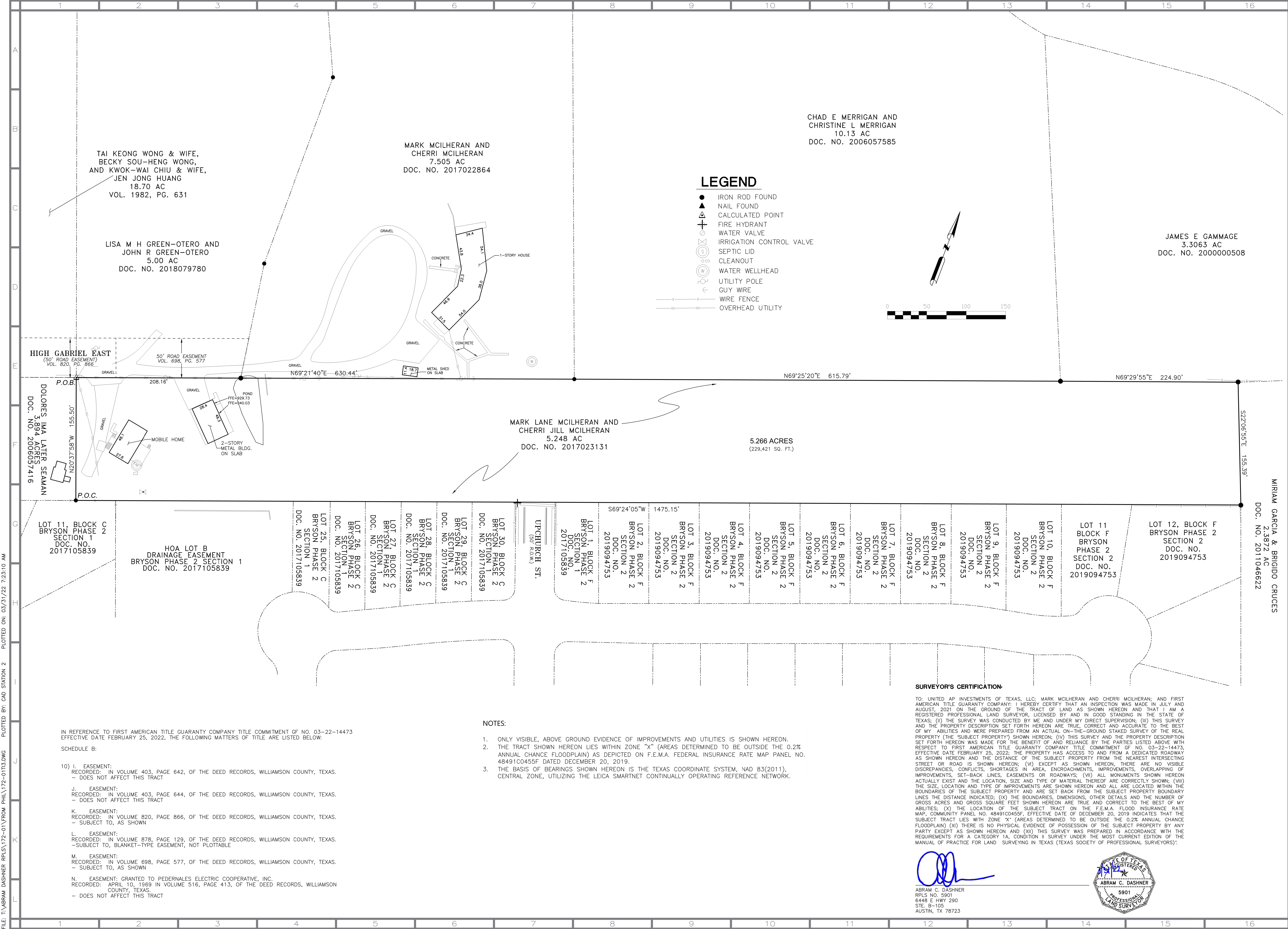
1. The allowable uses shall include all uses permitted in the SFS use component as defined in the Leander Composite Zoning Ordinance.

**E. Development Standards**

1. The lots shall comply with the area minimums required for SFS use component in the Leander Composite Zoning Ordinance. Where lot depths must be reduced, the lots must comply with the minimums shown in the table provided in E.(2) When lot depths are reduced, the widths shall be increased to maintain minimum areas.
2. The following lot sizes shall apply when not able to comply with those provided in the SFS use component:

| Interior Lots |           |           |           | Corner Lots |           |           |           |
|---------------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|
| Min Area      | Min Width | Max Width | Min Depth | Min Area    | Min Width | Max Width | Min Depth |
| 9,000 SF      | 70'       | 90'       | 105'      | 10,000 SF   | 80'       | 105'      | 105'      |

3. All other development standards shall match the standards defined in the Leander Composite Zoning Ordinance.



IN REFERENCE TO FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT OF NO. 03-22-14473 EFFECTIVE DATE FEBRUARY 25, 2022, THE FOLLOWING MATTERS OF TITLE ARE LISTED BELOW:

SCHEDULE B:

10) I. EASEMENT:  
RECORDED: IN VOLUME 403, PAGE 642, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
- DOES NOT AFFECT THIS TRACT

J. EASEMENT:  
RECORDED: IN VOLUME 403, PAGE 644, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
- DOES NOT AFFECT THIS TRACT

K. EASEMENT:  
RECORDED: IN VOLUME 820, PAGE 866, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
- SUBJECT TO, AS SHOWN

L. EASEMENT:  
RECORDED: IN VOLUME 878, PAGE 129, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
-SUBJECT TO, BLANKET-TYPE EASEMENT, NOT PLOTTABLE

M. EASEMENT:  
RECORDED: IN VOLUME 698, PAGE 577, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
- SUBJECT TO, AS SHOWN

N. EASEMENT: GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC.  
RECORDED: APRIL 10, 1969 IN VOLUME 516, PAGE 413, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS.  
- DOES NOT AFFECT THIS TRACT

NOTES:

- ONLY VISIBLE, ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48491C0455F DATED DECEMBER 20, 2019.
- THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

SURVEYOR'S CERTIFICATION:

TO: UNITED AP INVESTMENTS OF TEXAS, LLC; MARK MCILHERAN AND CHERRI MCILHERAN; AND FIRST AMERICAN TITLE GUARANTY COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN JULY AND AUGUST, 2021 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT OF NO. 03-22-14473, EFFECTIVE DATE FEBRUARY 25, 2022; THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (V) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VI) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (X) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0455F, EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS').

ABRAM C. DASHNER  
RPLS NO. 5901  
6448 E HWY 290  
STE. B-105  
AUSTIN, TX 78723



| REV | REVISION / DESCRIPTION   | DATE    |
|-----|--------------------------|---------|
| 1   | UPDATED TITLE COMMITMENT | 3/30/22 |

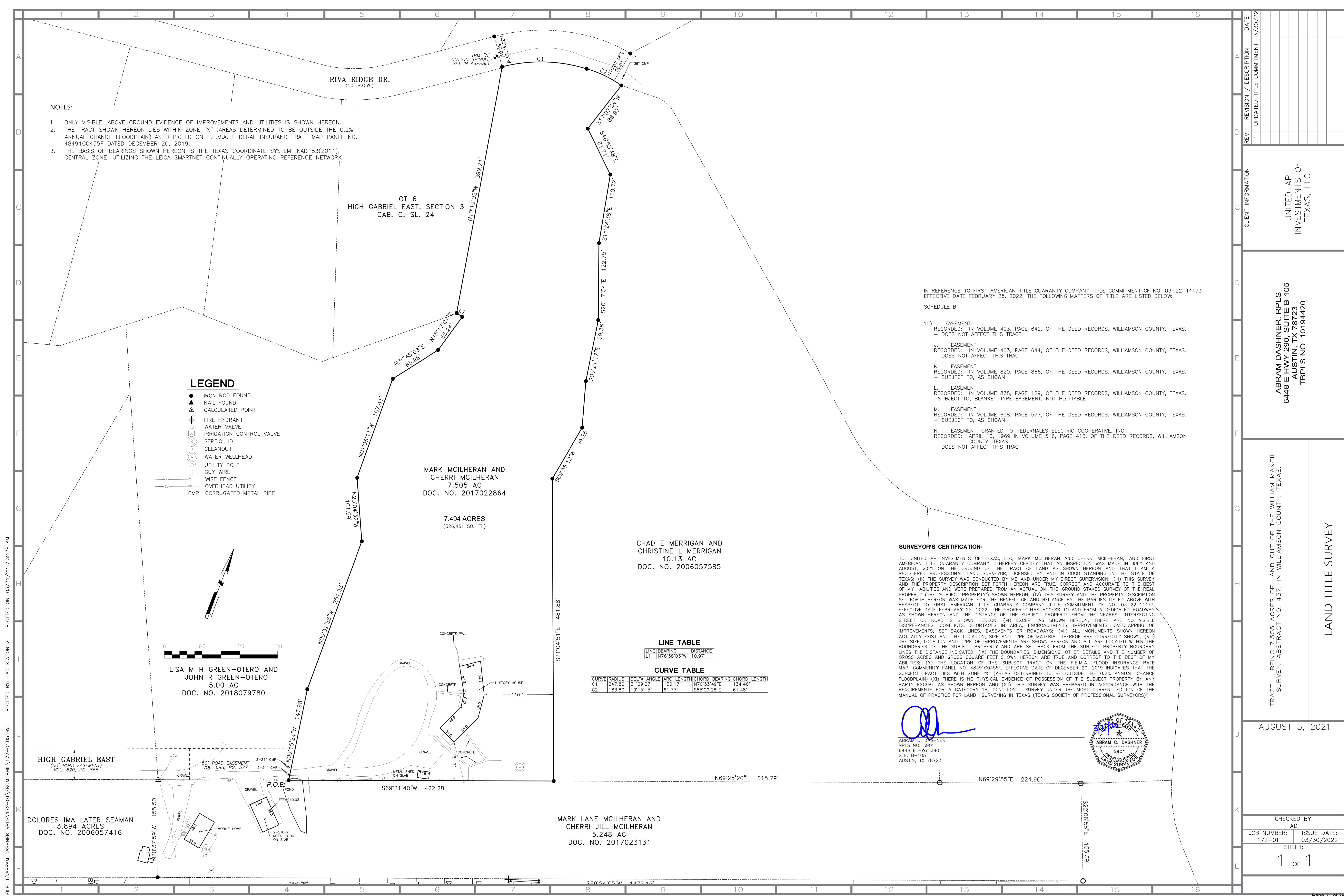
|                    |                                     |
|--------------------|-------------------------------------|
| CLIENT INFORMATION | UNITED AP INVESTMENTS OF TEXAS, LLC |
|--------------------|-------------------------------------|

|                                                                                              |                                                                                                                        |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| ABRAM DASHNER, RPLS<br>6448 E HWY 290, SUITE B-105<br>AUSTIN, TX 78723<br>TBPLS NO. 10194420 | TRACT III: BEING 5.248 ACRES OF LAND OUT OF THE WILLIAM MANCILL SURVEY, ABSTRACT NO. 437, IN WILLIAMSON COUNTY, TEXAS. |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|

|                |
|----------------|
| AUGUST 5, 2021 |
|----------------|

|           |
|-----------|
| Exhibit B |
|-----------|

|                       |                           |
|-----------------------|---------------------------|
| CHECKED BY:<br>AD     | ISSUE DATE:<br>03/30/2022 |
| JOB NUMBER:<br>172-01 | SHEET:<br>1 OF 1          |





**7.494+/- acres situated in the W. Mancil survey, abstract no. 437**

**Leander, Williamson County, Texas**

**BEING** a tract situated in the W. Mancil Survey, abstract Number 437, in the City of Leander, Williamson County, Texas, being all of "TRACT I" by deed recorded under Document Number 2022044782 of the Official Public Records, Williamson County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch rebar found for the southwest corner of said "TRACT I" and the herein described tract;

**THENCE** with the perimeter and to the corners of said "TRACT I", the following calls:

1. North 09 degrees 15 minutes 24 seconds West, a distance of 147.98 feet to a 1/2 inch rebar found;
2. North 00 degrees 32 minutes 55 seconds West, a distance of 251.33 feet to a 1/2 inch rebar found;
3. North 25 degrees 04 minutes 32 seconds West, a distance of 101.59 feet to a 1/2 inch rebar found;
4. North 01 degrees 05 minutes 11 seconds West, a distance of 167.41 feet to a 1/2 inch rebar found;
5. North 36 degrees 45 minutes 03 seconds East, a distance of 85.96 feet to a 1/2 inch rebar found;
6. North 15 degrees 17 minutes 07 seconds East, a distance of 65.24 feet to a 1/2 inch rebar found;
7. North 76 degrees 38 minutes 03 seconds West, a distance of 10.97 feet to a 1/2 inch rebar found;
8. North 10 degrees 19 minutes 02 seconds West, a distance of 399.21 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the right, having a radius of 247.80 feet, with a delta angle of 31 degrees 29 minutes 07 seconds, whose chord bears North 70 degrees 33 minutes 49 seconds East, a distance of 134.46 feet;
9. Along said non-tangent curve to the right, an arc length of 136.17 feet to a 1/2 inch rebar found at the beginning of a compound curve to the right, having a radius of 183.80 feet, with a delta angle of 19 degrees 15 minutes 15 seconds, whose chord bears South 85 degrees 09 minutes 28 seconds East, a distance of 61.48 feet;
10. Along said compound curve to the right, an arc length of 61.77 feet to a 1/2 inch rebar found;
11. South 17 degrees 07 minutes 54 seconds West, a distance of 86.97 feet to a 1/2 inch rebar found;
12. South 46 degrees 53 minutes 48 seconds East, a distance of 81.71 feet to a 1/2 inch rebar found;
13. South 11 degrees 24 minutes 38 seconds East, a distance of 110.72 feet to a 1/2 inch rebar found;
14. South 20 degrees 17 minutes 54 seconds East, a distance of 122.75 feet to a 1/2 inch rebar found;
15. South 09 degrees 21 minutes 17 seconds East, a distance of 99.35 feet to a 1/2 inch rebar found;
16. South 16 degrees 15 minutes 06 seconds East, a distance of 74.32 feet to a 1/2 inch rebar found;
17. South 09 degrees 35 minutes 12 seconds West, a distance of 94.28 feet to a 1/2 inch rebar found;
18. South 21 degrees 04 minutes 51 seconds East, a distance of 481.88 feet to a 1/2 inch rebar found;
19. South 69 degrees 21 minutes 40 seconds West, a distance of 422.28 feet, returning to the **POINT OF BEGINNING** and enclosing 7.494 (326,451 square feet) of land, more or less.

Prepared for Kirkman Engineering by Barton Chapa Surveying

3601 NE Loop 820, Ste. 108 – Fort Worth, TX 76137

817.864.1957 | info@bcsdfw.com | TBPELS Firm 10194474 | John H. Barton III, RPLS# 6737



*This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Any reference to “found” corner monument(s) within the above description is as called/shown on Land Title Survey prepared by Abram C. Dashner, RPLS 5901, re-issued on March 30, 2022 and is not indicative of an on-the-ground survey by Barton Chapa Surveying, LLC.*

ABRAM DASHNER RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

info@rpls5901.com 512-244-3395

5.266 ACRES  
WILLIAM MANCIL SURVEY  
WILLIAMSON COUNTY, TX

FILE NO. 2022.050  
PROJECT: 172-01  
DATE: 03/22/2022

**DESCRIPTION**

5.266 ACRES IN THE WILLIAM MANCIL SURVEY, ABS. NO. 437, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.248 ACRE TRACT CONVEYED TO MARK LANE MCILHERAN AND CHERRI JILL MCILHERAN BY DEED OF RECORD, IN DOCUMENT NO. 2017023131, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point at the northwest corner of said 5.248 acre tract, being the northeast corner of that certain 3.894 acre tract conveyed to Dolores Ima Later Seaman, by Deed of record in Document No. 2006057416 of said Official Public Records, also being the southeast corner of that certain 18.70 acre tract conveyed to Tai Keong & wife, Becky Sou-Heng Wong, and Kwok-Wai Chiu & wife, Jen Jong Huang, by Deed of record in Volume 1982, Page 631, of the Official Records of Williamson County, Texas, and the southwest corner of that certain 5.00 acre tract conveyed to Lisa M H Green-Otero and John R Green-Otero, by Deed of record in Document No. 2018079780, of said Official Public Records, for the northwesterly corner hereof;

**THENCE**, N69°21'40"E, along the north line of said 5.248 acre tract, in part along the south line of said 5.00 acre tract, at 208.16 feet passing a 1/2-inch iron rod found at the southeast corner of said 5.00 acre tract, being the southwest corner of that certain 7.505 acre tract conveyed to Mark McIlheran and Cherri McIlheran, by Deed of record in Document No. 2017022864, of said Official Public Records, and continuing along the south line of said 7.505 acre tract for a total distance of a distance of 630.44 feet to a 1/2-inch iron rod found at the southeast corner of said 7.505 acre tract, also being the southwest corner of a 10.13 acre tract conveyed to Chad E Merrigan and Christine L Merrigan, by Deed of record in Document No. 2006057585, of said Official Public Records, for an angle point;

**THENCE**, N69°25'20"E, along the south line of said 10.13 acre tract, being the north line of said 5.248 acre tract, a distance of 615.79 feet to a 1/2-inch iron rod found at the southeast corner of said 10.13 acre tract, being the southwest corner of a 3.3063 acre tract conveyed to James E Gammage, by Deed of record in Document No. 2000000508, of said Official Public Records, for an angle point;

**THENCE**, N69°29'55"E, along the south line of said 3.3063 acre tract, being the north line of said 5.248 acre tract, a distance of 224.90 feet to a 1/2-inch iron rod found at the northwest corner of a 2.3872 acre tract conveyed to Miriam Garcia & Brigido Cruces, by Deed of record in Document No. 2011046622, of said Official Public Records, for the northeasterly corner of said 5.248 acre tract and hereof;

Exhibit " C "

**THENCE**, S22°06'55"E, along the west line of said 2.3872 acre tract, being the east line of said 5.248 acre tract, a distance of 155.39 feet to a 1/2-inch iron rod found at the northeast corner of Lot 12, Block F, Bryson Phase 2, Section 2, a subdivision of record in Document No. 2019094753, of said Official Public Records, for the southeasterly corner of said 5.248 acre tract and hereof;

**THENCE**, S69°24'05"W, in part along the north line of said Bryson Phase 2, Section 2, in part along the north terminus of Upchurch Street (50' r.o.w.), and in part along the north line of Bryson Phase 2, Section 1, a subdivision of record in Document No. 2017105839, of said Official Public Records, a distance of 1475.15 feet to a 1/2-inch iron rod found at the southwest corner of said 5.248 acre tract, in the north line of Lot 11, Block C, of said Bryson Phase 2, Section 1, being the southeast corner of said 3.894 acre tract, for the southwesterly corner hereof;

**THENCE**, N20°37'58"W, along the east line of said 3.894 acre tract, being the west line of said 5.248 acre tract, a distance of 155.50 feet to the **POINT OF BEGINNING**, and containing 5.266 acres (229,421 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

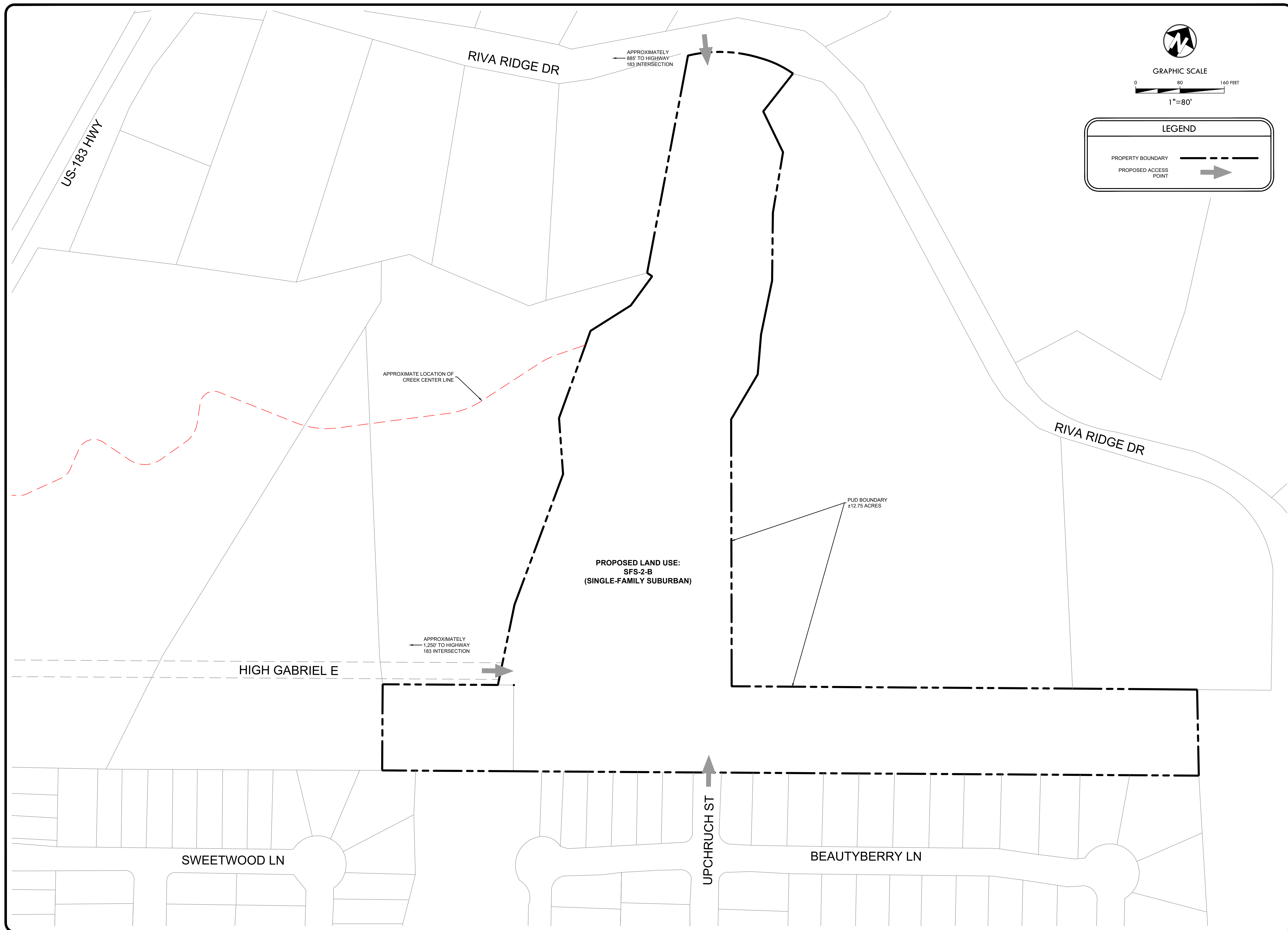
I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTHS OF JULY AND AUGUST, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



Exhibit " C "



**LEGEND**

---

PROPERTY BOUNDARY 

PROPOSED ACCESS POINT 

PRELIMINARY  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR  
DESIGN REVIEW ONLY AND NOT  
INTENDED FOR THE PURPOSES OF  
CONSTRUCTION, BIDDING OR  
PERMIT. THEY WERE PREPARED BY,  
OR UNDER THE SUPERVISION OF:

SHEA O. KIRKMAN  
P.E.# 91865  
DATE: June 3, 2024

**HIGH GABRIEL  
RESIDENTIAL**

CITY OF LEANDER  
WILLIAMSON COUNTY, TEXAS

[illegible]

KIRKMAN ENGINEERING, LLO  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
TEXAS FIRM NO. 15874

JOB NUMBER: ASH23001

ISSUE DATE: 6/3/24

PUD EXHIBIT C

## CONCEPTUAL SITE LAYOUT & LAND USE PLAN

SHEET:

# V1.5

Kirkman Engineering  
1130 Cottonwood Creek Trail  
Suite C3  
Cedar Park, TX 78613  
512-428-8586



April 22, 2024

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

**High Gabriel Township PUD Request: 450 & 501 High Gabriel E**

On behalf of the property owner, I am applying for a Planned Unit Development of the properties located at 450 and 501 High Gabriel East (Williamson County Appraisal District Parcel ID R362129 & R032227). The properties total approximately 12.75 acres and are currently in the City of Leander's ETJ. The base zoning is SFS-2-B.

Property Owner: United AP Investments of Texas LLC  
Nilangini Sishodia, Owner Contact

Owner Mailing Address: 1801 S. Mopac Expressway, Suite 100  
Austin, TX 78746

This PUD is being requested because the dimensions of the overall property do not allow us to meet the lot depth standards required in the SFS district along the south boundary. With that being the case, we are proposing to keep the SFS lot area minimums the same but reduce lot depths where needed, compensating with increased lot widths. The minimum lot depths will be changed from 115' to 105' for both corner and interior lots, while the maximum lot widths will be changed from 80' to 90' for interior lots and 90' to 105' for corner lots. We believe this combination of efforts allows us to maintain the ability to develop lower-density, single family uses on the property as prioritized by its future land use designation.

Please don't hesitate to contact me at 512-428-8586 if you have any questions.

Sincerely,

Sandy Brantley, Project Manager

## 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.

On April 2nd, 2024 a neighborhood meeting was held at Blue Corn Harvest in Leander at 5:30 pm. Properties within 500' were notified to attend

On April 23rd, a meeting was held at the Bryson Community area at 6-6:30 pm for the Bryson HOA and community.

From November 18-21, email coordination with the High Gabriel Estate POA was completed. Concept Plan and PUD variance was provided to the POA.

The POA will have a meeting internally to discuss.

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.

Property owners within 500' and the High Gabriel Estates POA and Bryson HOA.

3. What concerns were raised during these communications?

The residents were concerned about the homes abutting their property. Requesting for one story where adjacent

so there's no overlook. There were concerns about the roadway connection to Riva Ridge Dr. The residents mentioned this is a run down county road. There were concerns from the neighbors about the drainage in the area, stating there is flooding during strong storm events.

A resident asked to relocate High Gabriel E to the south side property line for extra buffering.

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

Engineering related concerns cannot be met at this time without modeling and design. Drainage and access will be evaluated at Site Development.

Currently there are screening fencings along the Bryson Community. On going communication with the neighbors will occur to discuss screening and landscaping options. It is not feasible to move High Gabriel to the southside of the property with the geometry of the property. Building height restriction was not alternated from the base zoning requirements.

Properties located on Bryson also have two-story homes and this request would not be fair to this development.

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

Signature: SANDY BRANTLEY

Date 11/21/2024

Kirkman Engineering  
5200 State Highway 121  
Colleyville, TX 76034  
817.488.4960



November 22, 2024

Planning and Zoning Commissioners  
City of Leander  
PO Box 319  
Leander, TX 78641  
512-528-2950

**RE: Z-24-0118 – High Gabriel Township**

Dear Planning and Zoning Commissioners,

I am writing to you regarding the High Gabriel Township Zoning Case Z-24-0118. I would like to thank you all for providing me with specific concerns regarding the neighbors in the surrounding area. Please refer to the following below for the description of the concerns from the November 14<sup>th</sup> planning and zoning public hearing.

1. Review height restriction per neighbor's request:  
*Action: The developer does not seek to add a one-story height restriction to the PUD zoning description. Bryson lots adjacent to this property have two-story residences in multiple areas and it would not be fair to the developer to request this restriction. I would like to request the commissioners to reevaluate and omit this request please.*
2. Public Notice Signs locations and installation:  
*Action: City staff, Karina Castillo confirmed city staff visited the project site and are installing new signs.*
3. High Gabriel Estates POA neighborhood outreach/Deed restriction:  
*Action: On November 18<sup>th</sup>, 2024, Sandy Brantley with Kirkman Engineering requested a meeting with the High Gabriel Estates POA. Multiple coordination emails were exchanged. A concept plan of the PUD area and a description of the PUD variance of the lot regulation was shared with the POA. The POA will meet internally to share the information provided. City staff and Kirkman Engineering could not find the deed restriction as mentioned by the POA residents recorded at the county. Investigation has been completed.*

Please accept this letter with my full respect for the commissioners and residents' concerns and requests. The above concerns have been fully regarded and addressed to the best of the developer and my ability.

Sincerely,  
Sandy Brantley, PM  
Kirkman Engineering



**EXECUTIVE SUMMARY**  
**11/26/2024**

---

**AGENDA SUBJECT:**

Discuss and consider action on Tree Removal Case TRP-24-0035 regarding removal of one (1) Heritage Tree and twelve (12) Significant Trees associated with the Chitalpa Commercial Site Development Project (SD-24-0203) generally located south west of the intersection of S. Chitalpa St. and Barrel Cactus Dr., Leander, Williamson County, Texas.

**BACKGROUND:**

This request is the first step in the tree removal request process. This request includes the development of the Chitalpa Commercial Condominiums located on Chitalpa St. and 183A Toll Rd. During the site development process, the applicant has requested to remove one (1) Heritage Tree and twelve (12) Significant Trees. An additional Heritage Tree is proposed for removal due to extensive decay and is not included in the mitigation calculations. The other Heritage Tree is proposed for removal due to significant site challenges to preserve the tree. Two (2) Significant Trees are requested to be removed due to being located within the roadway or walkway improvements. Three (3) Significant Trees are proposed to be removed due to the grading of the site. Seven (7) Significant Trees are proposed to be removed due to drainage infrastructure.

**HISTORY/TIMELINE:**

**APPLICANT/AGENT:**

Bleyl Engineering (Norma Devine) on behalf of Windy Terrace Phase 8, LLC (Karl Haussmann).

**RECOMMENDATION:**

Staff recommends approval of this request.

**PRESENTER:**

Michael Chenausky AICP, Senior Planner

---

**Attachments:**

1. TRP-24-0035 Att 1 Planning Analysis
2. TRP-24-0035 Att 2 Location Map
3. TRP-24-0035 Att 3 Aerial Map
4. TRP-24-0035 Att 4 Letter of Intent
5. TRP-24-0035 Att 5 Tree Removal Exhibit



## PLANNING ANALYSIS

### TREE REMOVAL CASE TRP-24-0035 CHITALPA COMMERCIAL

#### GENERAL INFORMATION

|                           |                                                                                                                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Agent:</b>       | Bleyl Engineering (Norma Devine) on behalf of Windy Terrace Phase 8, LLC (Karl Haussmann).                                                                                         |
| <b>Current Zoning:</b>    | Jean Baptiste PUD (GC-3-A)                                                                                                                                                         |
| <b>Size and Location:</b> | The property is generally located south west of the intersection of S. Chitalpa St. and Barrel Cactus Dr., Leander, Williamson County, Texas, including approximately 15.46 acres. |
| <b>Staff Contact:</b>     | Michael Chenausky AICP,<br>Senior Planner                                                                                                                                          |

#### APPLICANT REQUEST

The applicant has submitted a request to remove one (1) Heritage Tree (a total of 29" caliper inches) and twelve (12) Significant Trees (a total of 90" caliper inches) due to site development improvements. Per Composite Zoning Ordinance, Article VI, Section 1(c), removal of Heritage and/or Significant Trees greater than eighteen (18") caliper inches require the approval of the Planning and Zoning Commission and, in the case of Heritage Trees, the City Council.

This Commission will also notice, the tree removal exhibit contains one (1) Heritage Tree (tree number 332) that will be removed without mitigation due to dead/diseased and imminent hazardous designation by the arborist. This tree was included in the arborist report and tree removal exhibit for transparency.

#### SITE INFORMATION:

##### SURROUNDING AREA:

This property is located at near the Bryson subdivision, at the corner of Barrel Cactus Dr. and Chitalps St. The properties surrounding the project include the following uses:

- NORTH: Multi-Family
- WEST: 183A Toll Rd.
- SOUTH: CD Conventional Development / Bryson Farmstead
- EAST: Bryson Subdivision.

##### PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and heavy tree cover towards the east side of the lot.

#### APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of Significant Trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26) require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300 per caliper inch.

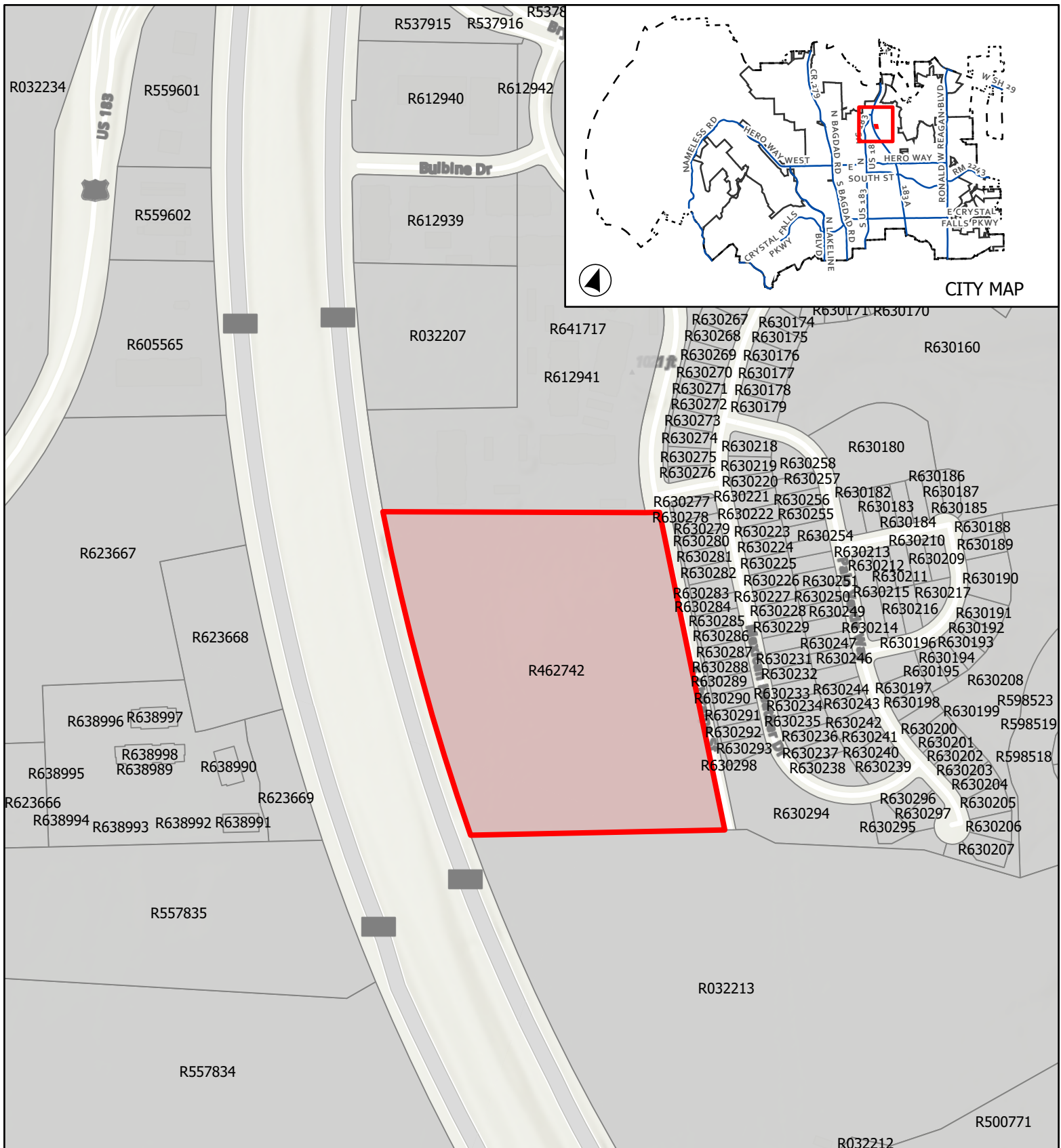
Below, please see the proposed tree removal calculations per the SD-24-0203 Chitalpa Commercial Site Development Permit:

| TRP-24-0035 Tree List (Surveyed September, 2024) |           |          |        |                |                    |         |
|--------------------------------------------------|-----------|----------|--------|----------------|--------------------|---------|
| #                                                | City Code | Species  | Trunks | Description    | Caliper Equivalent | Status  |
| 327                                              | H         | Live Oak | 1      | 29" LIVE OAK   | 29                 | Removed |
| 332                                              | H         | Live Oak | 1      | 43" LIVE OAK   | 43                 | Dead    |
| 346                                              | P         | Live Oak | 1      | 21.5" LIVE OAK | 21.5               | Removed |
| 367                                              | P         | Live Oak | 1      | 21" LIVE OAK   | 21                 | Removed |
| 378                                              | P         | Live Oak | 1      | 22.5" LIVE OAK | 22.5               | Removed |
| 380                                              | P         | Live Oak | 1      | 22.5" LIVE OAK | 22.5               | Removed |
| 381                                              | P         | Live Oak | 1      | 20.5" LIVE OAK | 20.5               | Removed |
| 382                                              | P         | Live Oak | 1      | 24.5" LIVE OAK | 24.5               | Removed |
| 383                                              | P         | Live Oak | 1      | 18.5" LIVE OAK | 18.5               | Removed |
| 386                                              | P         | Live Oak | 1      | 21" LIVE OAK   | 21                 | Removed |
| 403                                              | P         | Live Oak | 1      | 22" LIVE OAK   | 22                 | Removed |
| 3261                                             | P         | Live Oak | 1      | 25.5" LIVE OAK | 25.5               | Removed |
| 3262                                             | P         | Live Oak | 1      | 21.5" LIVE OAK | 21.5               | Removed |
| 3264                                             | P         | Live Oak | 1      | 20.5" LIVE OAK | 20.5               | Removed |
| H = Heritage                                     |           |          |        |                |                    |         |
| P= Protected                                     |           |          |        |                |                    |         |
| M= Multiple                                      |           |          |        |                |                    |         |
| R= ROW                                           |           |          |        |                |                    |         |

Applicants' fees:

- Applicant will pay the \$300 per caliper inch for heritage tree removal (29" caliper inches at \$300 = \$8,700) through the site plan project.
- Applicant has selected the option to pay a \$150 per caliper inch fee-in-lieu for the remaining caliper inch deficit (\$150 X 497 caliper inches = \$74,550).

Total fees owed for this Tree Removal Permit and to be paid as part of the associated Chitalpa Commercial Site Development project is \$83,250.



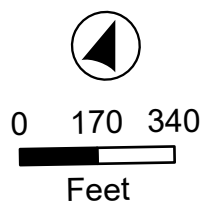
CASE: TRP-24-0035

ATTACHMENT 2

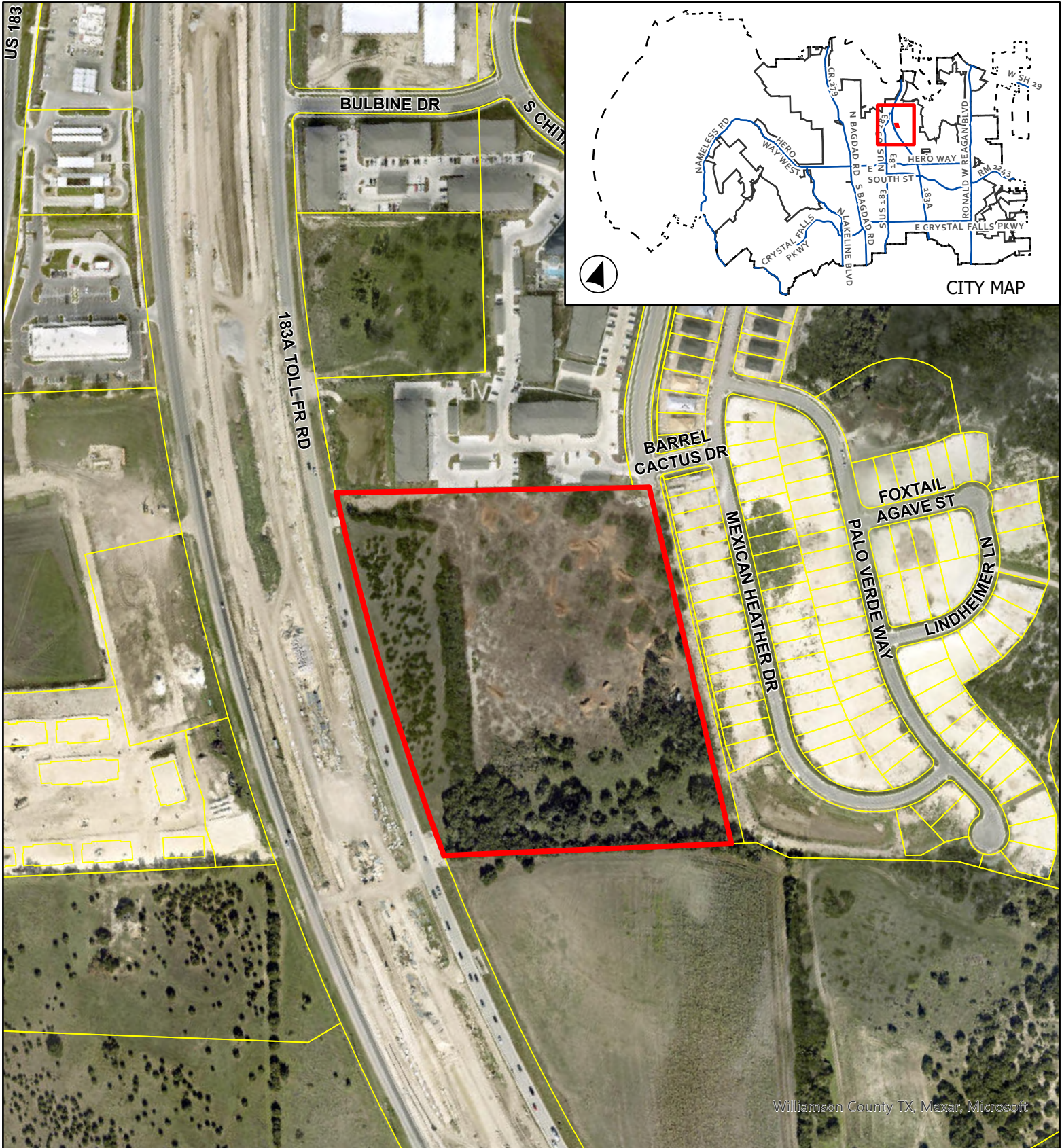
CHITALPA COMMERCIAL  
CONDOMINIUMS

## 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



CASE: TRP-24-0035      ATTACHMENT 3      CHITALPA COMMERCIAL CONDOMINIUMS

# Aerial Map

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



0 137.5 275



Feet

- Leander City Limits
- Subject Boundary



October 31, 2024

Robin M Griffin, AICP  
Director of Planning  
Development Services Department  
City of Leander  
201 N Brushy Street  
Leander, TX 78641

RE: Chitalpa Commercial Condominium Tree Removal Request  
Letter of Intent  
TRP-24-0035

Ms. Griffin,

Please consider this letter of intent and associated Tree Removal Request application for the Chitalpa Commercial Condominium project, Site Plan SD-24-0203 and Public Improvement Plan PICP-24-0128.

A total of fourteen trees are proposed to be removed, two which are classified as Heritage Trees and twelve which are protected. Only one of these fourteen trees, a protected tree, is in good condition.

**Proposed Removal of Heritage Trees (2)**

The two heritage trees which are proposed for removal are:

T332, a 43" live oak, was found to be in very poor condition due to extensive decay presence and history of previous failures.

T327, a 29.5" live oak, was found to be in fair condition. It had moderate deadwood accumulation and low canopy to the east and south. Attempting preservation of this tree would have required major earthwork and grading. Several different scenarios and designs were explored to preserve this tree, but none was technically or economically feasible.

**Proposed Removal of Protected Trees (12)**

Of the twelve protected trees proposed for removal, seven are in poor health, three are in fair condition, and only one is considered in good health.

The following seven protected trees are part of cluster that is sited on the low point of the property where necessary drainage infrastructure is needed to be placed.

1. T380, a 22.5" live oak, was found to be in poor condition due to a significant history of previous failures. This tree is not a recommended preservation candidate.
2. T381, a 20.5" live oak, was found to be in poor condition due to a significant history of previous failures and damage to the remaining portion of tree. This tree is proposed for removal as it presents a potential safety hazard.
3. T382, a 24.5" live oak, was found to be in poor condition due to visible trunk decay. While there is substantial response growth present, this tree is a poor candidate for preservation due to the extent of decay and risk associated with likelihood of failure.
4. T383, an 18.5" live oak, was found to be in poor condition due to visible trunk decay. While there is substantial response growth present, this tree is a poor candidate for preservation due to the extent of decay and risk associated with likelihood of failure.
5. T386, a 21" live oak, was found to be in poor condition due to a significant history of previous failures and remaining poor, unbalanced form susceptible to further failures. This tree is not a recommended preservation candidate.
6. T403, 22" live oak, was found to be in poor condition due to visible trunk decay. While there is substantial response growth present, this tree is a poor candidate for preservation due to the extent of decay and risk associated with likelihood of failure.
7. T378, a 22.5" live oak, was found to be in fair condition, with no major defects observed. However, like the other trees in this tight cluster, it lies at the low point of the property, the only feasible location for the drainage pond required for safety and runoff control.

The following two protected trees are in the public right of way and will need to be removed to construct the City of Leander's required public roadways and walkway improvements.

1. T346, a 21.5" live oak, was found to be in fair condition.
2. T367, a 21.5" live oak, was found to be in good condition.

Finally, three trees, T2361, T3262 and T2364 are protected trees proposed for removal Similar to T327, where attempting preservation of these trees would have required major earthwork and grading. These trees were also considered in different design options, but their preservation was not feasible.

1. T3261, a 25.5" live oak, was found to be in fair condition.
2. T3262, a 21.5" live oak, was found to be in fair condition.
3. T3264, a 20.5" live oak, was found to be in fair condition.

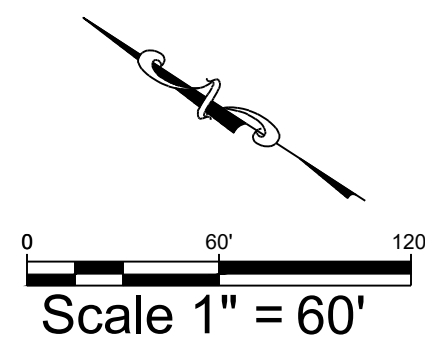
Additional documentation is provided with the application to support our request for the removal of these trees.

Thank you for your consideration and review.

Sincerely,

Steve Ihnen, PE  
Regional Manager.





| TRP-24-0035 Tree List (Surveyed September, 2024) |           |          |        |                |                    |         |
|--------------------------------------------------|-----------|----------|--------|----------------|--------------------|---------|
| #                                                | City Code | Species  | Trunks | Description    | Caliper Equivalent | Status  |
| 327                                              | H         | Live Oak | 1      | 29" LIVE OAK   | 29                 | Removed |
| 322                                              | H         | Live Oak | 1      | 43" LIVE OAK   | 43                 | Dead    |
| 346                                              | P         | Live Oak | 1      | 21.5" LIVE OAK | 21.5               | Removed |
| 367                                              | P         | Live Oak | 1      | 21" LIVE OAK   | 21                 | Removed |
| 378                                              | P         | Live Oak | 1      | 22.5" LIVE OAK | 22.5               | Removed |
| 380                                              | P         | Live Oak | 1      | 27" LIVE OAK   | 22.5               | Removed |
| 381                                              | P         | Live Oak | 1      | 20.5" LIVE OAK | 20.5               | Removed |
| 382                                              | P         | Live Oak | 1      | 24.5" LIVE OAK | 24.5               | Removed |
| 383                                              | P         | Live Oak | 1      | 18.5" LIVE OAK | 18.5               | Removed |
| 386                                              | P         | Live Oak | 1      | 21" LIVE OAK   | 21                 | Removed |
| 403                                              | P         | Live Oak | 1      | 22" LIVE OAK   | 22                 | Removed |
| 3261                                             | P         | Live Oak | 1      | 25.5" LIVE OAK | 25.5               | Removed |
| 3262                                             | P         | Live Oak | 1      | 21.5" LIVE OAK | 21.5               | Removed |
| 3264                                             | P         | Live Oak | 1      | 20.5" LIVE OAK | 20.5               | Removed |

|              |
|--------------|
| H = Heritage |
| P= Protected |
| M= Multiple  |
| R= ROW       |

## Tree Summary

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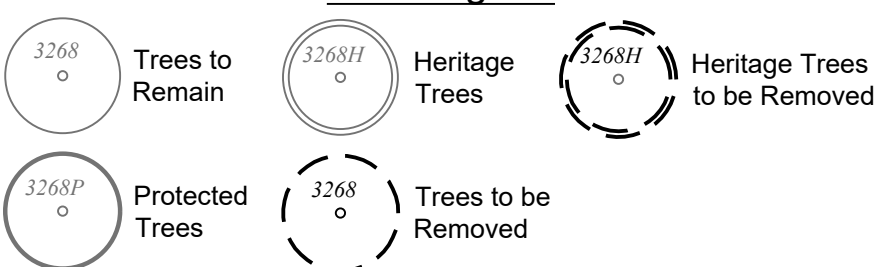
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### Tree Legend



Call Before You Dig!!

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

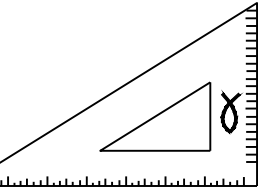
Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

## Benchmarks

TBM "A" - Cut square in top of concrete  
NAVD88(2012B)  
Elevation = 1000.92'  
TBM "B" - Cut square in top of concrete  
NAVD88(2012B)  
Elevation = 991.51'

## Legal Description

15.402 Acres out of William Mansil Survey, Abstract No. 437, in Williamson County, Texas, and being that certain 15.40 acre tract conveyed to Windy Terrace Phase 8, LLC. By deed of record in document no. 2023072473, of the official public record of Williamson County, Texas.



## Tree Removal Plan

## Chitalpa Commercial Condominiums

10930 183A NORTH  
Leander, Texas 78641  
Williamson County



|                             |            |
|-----------------------------|------------|
| Design: TE, AN              |            |
| CAD: TE, RH                 | Review: SI |
| Project No: MGD 70429       |            |
| Sheet: <b>1</b> of <b>1</b> |            |