



**AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 3, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Michael Herrera
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Todd Parton

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Meet and Greet with Board and Commission applicants.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. 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.]

7. Proclamations/Visitors.
 - Child Abuse Prevention and Awareness Month Proclamation (April)
8. Staff Recognitions
 - Library
 - Staff New Hires and Promotions
9. Staff Reports
 - Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12) and Bagdad Road and Collaborative Way (CIP T.71)

- Federal Legislative Priorities and Community Project Funding Requests Update

CONSENT AGENDA: ACTION

10. Approval of the minutes for meeting held on March 20, 2025.
11. Acceptance of infrastructure improvements associated with Subdivision Case PICP-22-0014 Hilltop Ranch for public streets, water, storm and drainage improvements.
12. Approval of the extension of the application expiration for Subdivision Case PICP-21-0036 Northline Block A Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located southwest of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Subdivision Case PICP-22-0039 regarding Mouton's Bistro development on one (1) parcel of land 1.118 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R036041; commonly known and located 309 N. US Highway 183, Leander, Williamson County, Texas.
14. Approval of a Resolution for the Fire Department to apply for a grant application from the 2025 Homeland Security Grant Program (HSGP) for a command bus at a cost of \$800,000.00 with no matching funds from the City; and authorize the City Manager to execute any and all necessary documents.
15. Approval of a Resolution amending authorized representatives to the Texas Local Government Investment Pool, "TexPool/TexPool Prime", a public funds investment pool.
16. Approval of a Resolution amending the City of Leander's participation in TexSTAR, a Texas public funds investment pool.

PUBLIC HEARING: ACTION

17. Conduct a Public Hearing regarding Zoning Case Z-24-0154 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the McCall Capital Minor Planned Unit Development with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 4.06 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R032207; and is generally located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0154 as described above.

REGULAR AGENDA

18. Discuss and consider action on a Resolution in support of the proposed development and construction of additional phasing improvement projects for Ronald Reagan Boulevard.
19. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*
20. Council Member Closing Statements.
21. Convene into Executive Session pursuant to:

1. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander, and authorize a Letter of Engagement with Fletcher, Farley, Shipman, LLP; and
2. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose; and
3. Section 551.074, Texas Government Code, to discuss the evaluation process of City Manager.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander, and authorize a Letter of Engagement with Fletcher, Farley, Shipman, LLP; and
2. Acquisition of property for public purpose; and
3. Evaluation process of City Manager.

22. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 28 day of March 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on March 20, 2025.

BACKGROUND:

Attached are the minutes for the meeting held on March 20, 2025.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 03.20.2025



**MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 20, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Michael Herrera
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Todd Parton

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

Opened meeting at 6:01 p.m.

2. Roll Call.

Roll call reflected all present with Mayor Pro Tem Thompson absent.

3. Convene into Executive Session pursuant to:

1. Section 551.071 Texas Government Code, and Section 1305, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
2. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of property for public purpose.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Cause No. 20-0217-C425 Daniel Brown, Maria Brown, and ZG Properties, LLC v. City of Leander; and
2. Acquisition of property for public purpose.

Convened into Executive Session at 6:02 p.m.; reconvened into Open Session at 6:48 p.m.

1. No action.
2. No action.

Briefing Workshop adjourned at 6:48 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:03 p.m.; Councilmember McDonald provided the invocation; and Mayor DeLisle led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present with Mayor Pro Tem Thompson absent.

6. 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 spoke.

7. Staff Recognitions

- City Secretary's Office
- Municipal Court
- Parks and Recreation Department

- Deputy City Secretary Stefanie Brown completed her Texas Municipal Clerk first recertification.
- Candy Garcia was promoted to Juvenile Case Manager/Court Clerk.
- Parks and Recreation Department recently received Texas Recreation and Parks Society recognition of Lone Star Programming Achievement Award, Class III, Neon Nights: Mother and Son Glow Dance.

8. Staff Reports

- Crystal Falls Golf Course Restaurant Cork & Barrell
- Capital Improvement Program Update: Raider Way and East Woodview Drive Roadway (CIP T.12), Bagdad Road and Collaborative Way (CIP T.71) and Senior Center (CIP P.6) Projects.
- Library Late Fees

Crystal Falls Golf Course Restaurant Cork & Barrel opened yesterday, Nolan Ryan attended ribbon cutting, and open to public seven days a week same hours as the golf course.

Raider Way and East Woodview Drive Roadway update included construction timeline and impacts.

Bagdad Road and Collaborative Way update included construction timeline and impacts.

Senior Center update included construction timeline and progress.

Library late fees update included overview of fine-free proposal; implementation; impact; and takeaways.

9. Leander History

Leander History included update on upcoming Mason Heritage Days being held on March 25, 2025/

CONSENT AGENDA: ACTION

[Mayor DeLisle announced Item 11 was pulled from the consent agenda.]

Motion: Approve consent agenda Items 10, 12 through 19.

By: Councilmember McDonald

Seconded: Councilmember Ross

Vote: 6 - 0

10. Approval of the minutes for meeting held on March 6, 2025.
11. Approval of the purchase of one (1) 2024 Chevrolet Silverado 1500, to replace a vehicle in the Police Department, from Sewell Chevrolet of Andrews pursuant to City of Leander Contract L00321 in the amount of \$55,645.00; providing for uplifting and delivery charges in the amount of \$33,407.00 for a total cost of \$89,052.00; and authorize the City Manager to execute any and all necessary documents.
12. Approval of Amendment 1 for the mowing of street rights-of-way, detention and water quality ponds, open channel and other drainage areas, and water and wastewater facilities with Unity Contractor Services, Inc. relating to the Right-of-Way Mowing Services Contract #L00323 ; providing for an increase to the yearly contract in the amount of \$19,000.00 due to current labor and material cost for a new annual contract total of \$399,000.00; and authorize the City Manager to execute any and all necessary documents.
13. Award of Solicitation CIPS25-003 to DigDug Construction, LLC for the City of Leander Pond Maintenance 2025 including the removal of all sediment, debris, and unwanted vegetation within the splitter box, sedimentation ponds, and storm outfalls, restoration of the top six (6) inches of sand filter media, and other maintenance work in the amount of \$146,985.00; and authorize the City Manager to execute any and all necessary documents.
14. Acceptance of an update regarding the Comprehensive Plan Implementation Schedule, Leander, Williamson and Travis Counties, Texas.
15. Acceptance of infrastructure improvements associated with Subdivision Case PICP-21-0040 Palmera Ridge Section 12 for public streets, water and landscape improvements.
16. Acceptance of Infrastructure Improvements associated with Subdivision Case PICP-24-0150 the Michelle Subdivision for public streets, concrete systems, drainage and storm, water, wastewater, streetlights, landscape, and pond improvements.
17. Approval of the Second Reading of an Ordinance regarding the Oak Grove Estates Annexation Case A-24-0016 and the adjacent ROW of CR 175 Annexation Case A-25-0020 regarding the voluntary annexation of 20.536 acres ± in size, more particularly described by Williamson Central Appraisal

District Parcel R392186, and the portion of the abutting right-of-way known as CR 175; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

18. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-24-0147 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-A (Single-Family Estate) on one (1) parcel of land 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.
19. Approval of the Second Reading of an Ordinance regarding the Bagdad Retail Center Annexation Case A-24-0014 and the adjacent ROW of Bagdad Road and CR 281 Annexation Case A-24-0018 regarding the voluntary annexation of 4.586 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R023980 and the adjacent Bagdad Road and CR 281 ROW; and generally located northwest of the intersection of N. Bagdad Road and CR 281, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

20. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0159 to amend the current zoning of SFR-1-B (Single-Family Rural) to adopt the VFW Post 1042 Minor Planned Unit Development with the base zoning district of LC-2-A (Local Commercial) on three (3) parcels of land approximately 22.409 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas. *[Postponed to allow the applicant to complete the Neighborhood Outreach.]*
21. Conduct a Public Hearing regarding Zoning Case Z-24-0124 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to SFR-2-B (Single Family Rural) on seven (7) parcels of land approximately 337.292 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.
 - Discuss and consider action regarding Zoning Case Z-24-0124 as described above.

[Mayor DeLisle stated if there were no objections, she was taking the agenda out of order and hearing Item 24 next as it impacts Item 21.]

Opened Public Hearing at 7:45 p.m.; closed Public Hearing at 7:45 p.m. No one spoke in favor or opposition of the request.

Motion: Postpone to April 17, 2025 regular meeting.

By: Councilmember McDonald
Seconded: Councilmember Ross

Vote: 6 - 0

REGULAR AGENDA

22. Discuss and consider action on a Resolution in support of the proposed development and construction of additional phasing improvement projects for Ronald Reagan Boulevard.

Motion: Postpone to April 3, 2025 regular meeting, following a discussion.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 6 - 0

23. Discuss and consider action on the approval of the Brushy Creek Fork Phasing Plan associated with Subdivision Case CP-24-0035 including a waiver request to the residential phasing plan requirements for the residential portion of the development on two (2) parcels of land 43.05 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031325 and R031601; and generally located 1,000 feet to the east of the intersection of Main Street and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.

Motion: Approve revised Brushy Creek Fork Phasing Plan presented at meeting.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

Vote: 6 - 0

24. Discuss and consider action on the First Reading of an Ordinance regarding the Oakwood Hills Annexation Case A-24-0015 and the adjacent ROW of Nameless Road Annexation Case A-25-0019 regarding the voluntary annexation of 337.292 acres $\pm$ in size, more particularly described by Travis Central Appraisal District as Parcels 353045, 353047, 353048, 353050, 353069, 353070, and 513816; and the portion of the abutting right-of-way known as Nameless Road and generally located west of Nameless Road, approximately 1,050 feet north of Shady Mountain Road, Leander, Travis County, Texas.

Motion: Postpone to April 17, 2025 regular meeting.

By: Councilmember Czernek

Seconded: Councilmember Pantalion-Parker

Vote: 6 - 0

25. Discuss and consider action on a Resolution to approve an Application Filing and Authorized Representative Resolution as required by the Texas Water Development Board for the City's proposed SWIFT Loan Application through the Brushy Creek Regional Utility Authority (BCRUA).

Motion: Approve Resolution to approve an application filing and authorized representative Resolution, following comments.

By: Mayor DeLisle

Seconded: Councilmember Ross

Vote: 6 - 0

26. Discuss and consider action on appointing two (2) Councilmembers to a City Council Service Enhancement Committee.

Motion: Approve to appoint Mayor DeLisle and Councilmember Ross for a term of one-year, following a discussion.

By: Mayor DeLisle

Seconded: Councilmember McDonald

Vote: 6 - 0

27. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*

None.

28. Council Member Closing Statements.

Kathryn Pantalione-Parker - commented on Cork and Barrel Grand Opening today; enjoyed her ride-a-long with the police department today; and happy it is Spring.

Christine DeLisle - reminded everyone to shop locally; tonight's dinner came from Panda Express; and thanked Council for all their work and how well they all work together.

29. Adjournment

Adjourned at 8:47 p.m.

APPROVED

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Acceptance of infrastructure improvements associated with Subdivision Case PICP-22-0014 Hilltop Ranch for public streets, water, storm and drainage improvements.

BACKGROUND:

Approximately \$3 million in required public infrastructure for streets, water, storm and drainage improvements for Hilltop Ranch have been installed, inspected, and are substantially completed. This subdivision includes 83 single-family residential lots and 105.06-acres. All documentation required for acceptance of this project has been received, including record drawings, statement of substantial completion prepared by a professional engineer licensed by the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements, an affidavit of all bills paid, and a two-year (2) term maintenance bond.

The maintenance bond will commence the two-year (2) term upon City Council acceptance, as anticipated, on April 3, 2025, which will provide warranty and maintenance coverage for the public infrastructure improvements through April 3, 2027. The Engineering Division of the Development Services Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the maintenance bond to ensure that any defects in materials, workmanship, or maintenance are corrected prior to the expiration of the maintenance bond.

This application was received prior to the launch of the City's online permitting software. The case number changed from 22-PICP-014 to PICP-22-0014.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

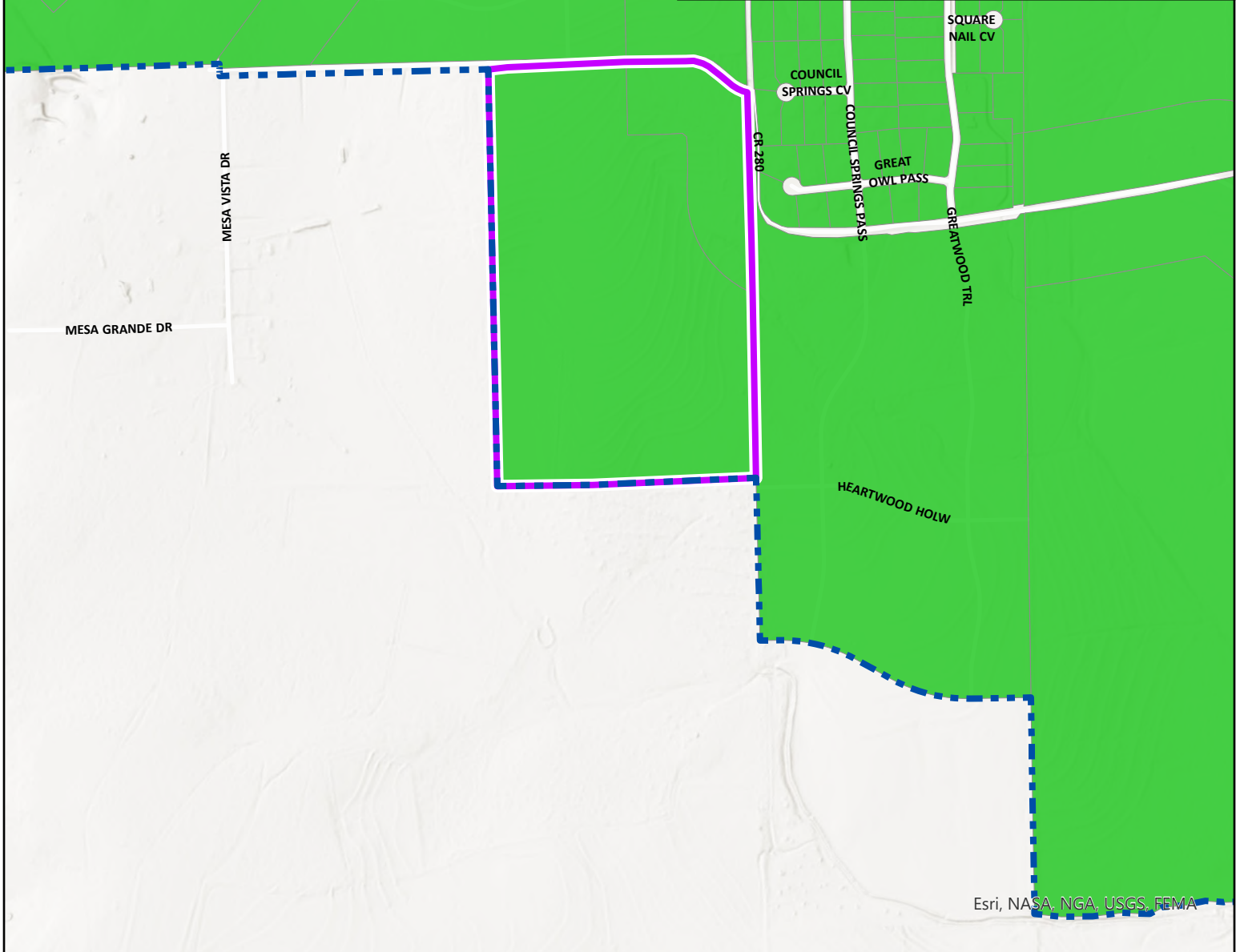
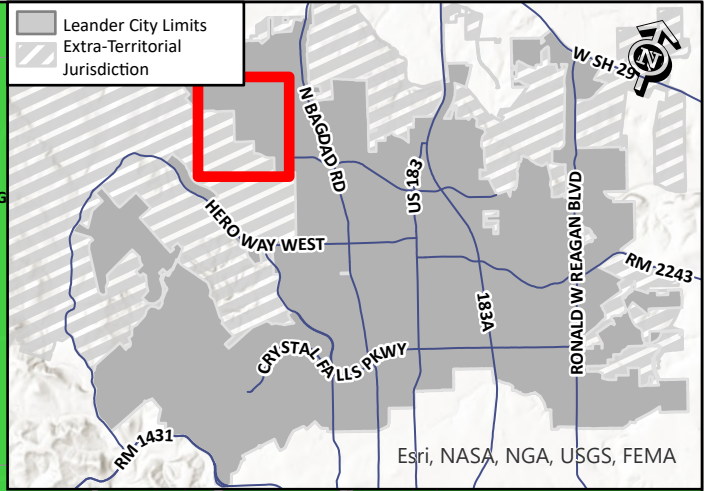
Emily Truman, P.E., CFM, PMP, City Engineer

Fiscal Impact

Attachments:

1. Closeout for Hilltop Ranch

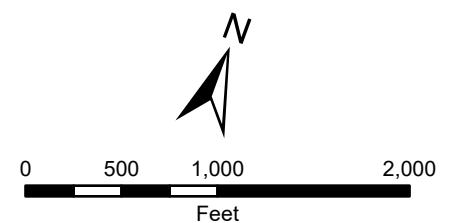
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility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



SUBDIVISION ACCEPTANCE

Hilltop Ranch - PICP-22-0014

- RESIDENTIAL
- Accepted Subdivision
 - SFR - Single-Family Rural



TEXAS ACCESSIBILITY STANDARDS (TAS) CORRECTIVE MODIFICATIONS

3 DECEMBER 2025

TDLR PROJECT #: TABS2025005116 **TEXMOD PROJECT #:** 24-1012
OWNER: LAXMAN PATIL
26603 CLEAR MILL LN KATY, TEXAS 77494
PROJECT: HILLTOP RANCH
CR 280 LEANDER, TX 78641
INSPECTION DATE: 12 NOVEMBER 2024
INSPECTION RESPONSE: 3 DECEMBER 2024

CORRECTIVE MODIFICATIONS – NO VIOLATIONS

DEAR MR. PATIL:

YOUR SUBMITTAL REGARDING THE REFERENCED VIOLATIONS PENDING REPORT HAS BEEN REVIEWED. WE ARE PLEASED TO INFORM YOU THAT ALL ITEMS CITED IN THE INSPECTION REPORT APPEAR TO BE IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THE TEXAS GOVERNMENT CODE, CHAPTER 469.

THESE RESULTS WILL BE FORWARDED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR ISSUANCE OF THE FINAL APPROVAL LETTER. FOR NEWLY CONSTRUCTED BUILDINGS AND FACILITIES, THE DEPARTMENT WILL PROVIDE A NOTICE OF SUBSTANTIAL COMPLIANCE (CERTIFICATE) TO THE OWNER UPON RECEIPT OF A COMPLETED NOTICE OF SUBSTANTIAL COMPLIANCE REQUEST FORM.

THIS DETERMINATION IS APPLICABLE ONLY TO ENSURING COMPLIANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 469 AND DOES NOT ADDRESS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), (P.L. 101-336), OR ANY OTHER FEDERAL, STATE, OR LOCAL REQUIREMENT. FOR INFORMATION ON THE ADA, CALL THE ADA HOTLINE, (800) 949-4232 OR THE UNITED STATES DEPARTMENT OF JUSTICE AT (202) 514-0301.

IF YOU HAVE ANY QUESTIONS OR NEED FURTHER ASSISTANCE, CONTACT MARC FRAME AT 972.400.7785. PLEASE REFERENCE THE TABS PROJECT NUMBER IN ALL FUTURE CORRESPONDENCE PERTAINING TO THIS PROJECT.

SINCERELY,



MARC FRAME, RA, RAS #1164
REGISTERED ARCHITECT (TX) | REGISTERED ACCESSIBILITY SPECIALIST

ENCLOSURES: INSPECTION RESPONSE

CC: MADHULIKA POREDDY, MADHU ANDANAMALA

THE INFORMATION HEREIN AND RELATED DOCUMENTS ARE PROVIDED BY A REGISTERED ACCESSIBILITY SPECIALIST (RAS) ON BEHALF OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), UPON COMPLETION OF TRAINING AND CERTIFICATION PROVIDED BY TDLR. THE ACCESSIBILITY PLAN REVIEW AND STATE REQUIRED ON-SITE INSPECTION ARE BASED UPON THE PLANS AND SPECIFICATIONS SUBMITTED, INFORMATION AVAILABLE AT THE TIME OF REVIEW, AND ON-SITE INSPECTION FINDINGS. THIS SHALL NOT IMPLY NOR WARRANT COMPLETE COMPLIANCE OF THE REFERENCED PROJECT TO THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE BUILDING OWNER AND/OR TENANT REPRESENTATIVES ARE RESPONSIBLE FOR COMPLIANCE WITH THE TAS REQUIREMENTS. THIS RAS SHALL BE INDEMNIFIED AND HELD HARMLESS BY ALL PARTIES FROM AND AGAINST LIABILITY ARISING FROM THE PERFORMANCE OF THE WORK.

Engineer's Concurrence for Project Acceptance

Project: Hilltop Ranch **Date:** 1-17-25

City of Leander Issued Permit Number: 22-PICP-0014

Owner's Name & Address

Lendi Capital Group
26603 Clear Mill Ln
Katy TX, 77494

Consultant Engineer's Name & Address

Republic Engineering & Development Services
6305 Pat Cole rd
Temple TX 76502

On this date, I, the undersigned Professional Engineer in the State of Texas, or my representative, have made a visual inspection of the above referenced project. No discrepancies from the approved construction plans or deficiencies in construction were visible or brought to my attention. I, therefore, certify that all improvements are in substantial compliance with the approved construction plans and all City, State, and Federal requirements, including the City of Leander Subdivision Ordinance and Composite Zoning Ordinance.

If applicable, for closeout of public improvement construction project (PICP) permits, I additionally certify that all project closeout procedures with other governmental entities have been completed and finalized with each entity prior to submittal of my concurrence letter to the City of Leander.



(SEAL)

Signature

Joseph Theriot

Typed Name

Republic Engineering & Development Services

Engineering Firm Name

T.B.P.E.L.S. FIRM NO.: 21633

Registered Engineering Firm Number



✉ info@RepublicEDS.com

📍 P.O. Box 3123
Harker Heights, TX 76548

☎ 979.234.0396

January 17, 2025

City of Leander
201 N. Brushy Street
Leander, Texas 78641

Attn: Leander City Staff

Leander City Staff,

The following is the information as applicable for the Final Contract Amount of this project.

Final Plat Legal Name as Recorded: Hilltop Ranch

Name on Approved Construction Documents: Hilltop Ranch Construction Plans 22-PICP-0014

Name on Bank Bond for Fiscal Posting: _____

Final Cost and Quantities:

Item	Total Cost
Steets	\$ 1,231,250.10
Water	\$ 1,422,123.10
Storm & Drainage	\$ 237,816.40
Wastewater	\$ -
Streetlights	\$ -
Landscape Improvements	\$ 103,113.76
Grand Total	\$ 2,994,303.36

Total Improvements = \$2,994,303.36

Maintenance Bond (10%) = \$299,430.34

Total Improvements = \$2,994,303.36

Currently Paid Inspection Fees = \$103,470.66

Inspection Fees (3.5%) = \$104,800.62

Remaining Insp. Fees to be Paid = \$1,329.96

Sincerely,

Joseph Theriot, P.E.



CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project HILLTOP RANCH

Job No. 23-023 PA#15FINAL

On receipt by the signer of this document of a check from LENDI CAPTIAL GROUP LLC (maker of check) in the sum of \$ 299,430.34 payable to FIVE STAR CIVIL CONSTRUCTION LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of LENDI CAPTIAL GROUP LLC (owner) located at LEANDER, TX (location) to the following extent: SITE IMPROVEMENTS (job description).

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to LENDI CAPTIAL GROUP LLC (person with whom signer contracted).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

Date 1/22/25

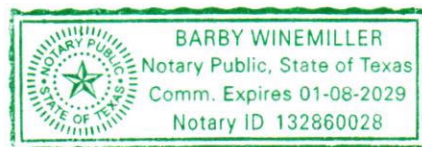
FIVE STAR CIVIL CONSTRUCTION LLC (Company name)

By [Signature] (Signature)

VP PROJECT MANAGEMENT (Title)

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 22ND day of JAUNUARY, 2025, by MATT CUMMINGS (name), VP PROJECT MANAGEMENT (job title) of FIVE STAR CIVIL CONSTRUCTION LLC (company name).



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

MAINTENANCE BOND
Subdivision Improvements

Bond Number: PB10553700124

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that **Five Star Civil Construction, LLC** as Principal, whose address is 301 Brushy Creek Road, Ste. 108, Cedar Park, TX 78613, and **Philadelphia Indemnity Insurance Company**, a Corporation organized under the laws of the State of MA, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the **City of Leander, Texas** as Obligee, in the penal sum of **Two Hundred Ninety-Nine Thousand Four Hundred Thirty And 34/100 Dollars (\$299,430.34)** to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed **Hilltop Ranch #22-PICP-014-Roadway, Water and Storm & Drainage, Landscaping Improvements**, (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time..

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so

within ten days after being

Page of

notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

Page of

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed
this instrument this 2nd day of November, 2024.

Five Star Civil Construction, LLC
Principal

By: +

Title: MANAGING PARTNER

Address: _____

301 Brushy Creek Road, Ste. 108
Cedar Park, TX 78613

Philadelphia Indemnity Insurance Company
Surety

By: Steven W. Dobson

Title: Steven W. Dobson, Attorney-in-Fact

Address: _____

7900 Windrose Ave
Plano, TX 75024

The name and address of the Resident Agent of Surety is:

Time Insurance Agency, Inc.

1405 E. Riverside Drive, Austin, TX 78741

(Seal)

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Steven W. Dobson its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED:

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER
RESOLVED:

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)



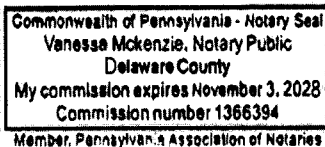
John Glomb

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Vanessa McKenzie



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 26th day of November, 2024.



Edward Sayago

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

IMPORTANT NOTICE

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at:

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

**P.O. Box 149104
Austin, TX 78714-9104
Web: <http://www.tdi.texas.gov>**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND: This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obtener informacion o para someter una queja: Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-877-438-7459

Usted tambien puede escribir a Philadelphia Indemnity Insurance Company:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P.O. Box 149104
Austin, TX 78714-9104
Web: <http://www.tdi.texas.gov>**

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Surety primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**STATE OF TEXAS
COUNTY OF WilliamsonDate: January 9, 2025Developer: Lendi Capital Group LLCContractor/Material
Provider ("Affiant"): 5 Star Civil ConstructionProject: Hilltop Ranch #22-PICP-014

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that Affiant has been paid in full for all labor and material provided to the above-noted construction project, except for retainage, and acknowledges and certifies that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project. Affiant understands that a portion or all of the property upon which the project is located has been or will be accepted by the City of Leander, Texas, for ownership, maintenance, and operation. Affiant further agrees that it shall look solely to the Developer for payment of the retainage and shall have no cause of action whatsoever, against the City in the event that the retainage is not paid to the Affiant, and that Affiant shall not file a lien of any kind which has or may arise related to the release of the retainage for the project. Affiant acknowledges and understands that the City is relying on the representations made in this document to accept the phase or portion of the subdivision in which the project is located.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 8 day of Jan, 2025.Initialed: 

PAGE 1 of 2

AFFIANT:

Signature: _____

Typed Name: _____

Title: _____

Monica Garcia
Monica Garcia
Controller

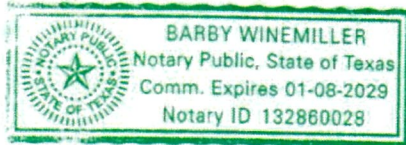
STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME the undersigned authority on this day personally appeared Monica Garcia, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of January 2025

[S E A L]



Barby Winemiller

Notary in and for the State of Texas

Name: _____

My commission expires: _____

Barby Winemiller

1/8/29

Initialed: _____

MDG



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-21-0036 Northline Block A Construction Plans; more particularly described by Williamson Central Appraisal District Parcel R458187, generally located southwest of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Northline Block A Construction Plans, which is a 15.600-acre commercial subdivision including eight (8) commercial lots. The Construction Plans had all comments cleared on June 2, 2023. The applicant has since submitted revisions following the initial comments being cleared and is not ready to begin construction at this time.

Article II, Section 23(g) includes the following provisions.

(g) Application Expiration.

- (1) The Construction Plans application shall expire nine-months (9) after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six-months (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting another six-month (6) extension of the application in order to allow additional time before beginning construction.

HISTORY/TIMELINE:

12/17/2021 - Construction Plans Application Expired
06/17/2022 - Construction Plans Application Staff Extension Expired
09/19/2023 - Construction Plans Application City Council Extension Expired
01/01/2025 - Construction Plans Application City Council Extension Expired

APPLICANT/AGENT:

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

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9)

months after the first review comment letter for the construction plans is sent to the applicant. Staff recommends approval of an additional six-month (6) extension. Approving this extension would grant an extension to July 1, 2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

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

Fiscal Impact

Attachments:

1. PICP-21-0036 Att 1 Extension Request - Northline Block A
2. PICP-21-0036 Att 2 Ordinance - Northline Block A
3. PICP-21-0036 Att 3 Location Map - Northline Blocks A



February 18, 2025

30216606.00

City of Leander
Attn: Robin Griffin, Planning Director
Planning Department
201 N. Brushy St.
Leander, Texas, 78641

RE: **PICP-21-0036 – Public Infrastructure Construction Plans for Northline Lots 1-8, Block A Extension Request Letter**

To whom it may concern:

On behalf of Northline Leander Development Company., WGI is respectfully requesting an extension for PICP-21-0036. The plans for this project are permitted and undergoing Revision #2. Only minor comments remain for the revision, and WGI expect to clear all comments with the next submittal. WGI is requesting an extension to provide time for the revision approval, contractor bidding process, and pre-construction meeting.

Thank you for your thoughtful consideration of this extension request. Please let me know if you need any additional information in order to process this.

Sincerely,
WGI
Engineering Firm No. F-15085

A handwritten signature in black ink that reads 'Katie Bolger'. The signature is written in a cursive, flowing style. Below the signature is a thin horizontal line.

Kathryn Bolger, Project Manager

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS GRANTING AN
EXTENSION OF THE EXPIRATION OF THE CONSTRUCTION PLAN
APPLICATION FOR THE NORTHLINE BLOCK A SUBDIVISION.**

WHEREAS, Section 23 (g) (1) of the City’s Subdivision Ordinance provides that the construction plan application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plan are not approved due to the applicant’s failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 23 (g) (2) of the City’s Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plan;

WHEREAS, the Planning Department granted one six (6) month extension for the construction plan application (the “Construction Plan Application”) which expired on or about September 19, 2023;

WHEREAS, the City Council granted one six (6) month extension for the construction plan application (the “Construction Plan Application”) which expired on or about January 1, 2025;

WHEREAS, the City Council of the City of Leander, Texas (the “City”) finds that there is good reason to grant an extension of the expiration date for the Construction Plan Application because the applicant is actively working with the Planning Department and will be able to address the construction plan comments and move forward with construction within a reasonable timeframe;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings of Fact. The forgoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Construction Plan Application to July 1, 2025. In the event that the Construction Plan Application is not approved by the City Staff on or before to July 1, 2025, the Construction Plan Application shall expire.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at

which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

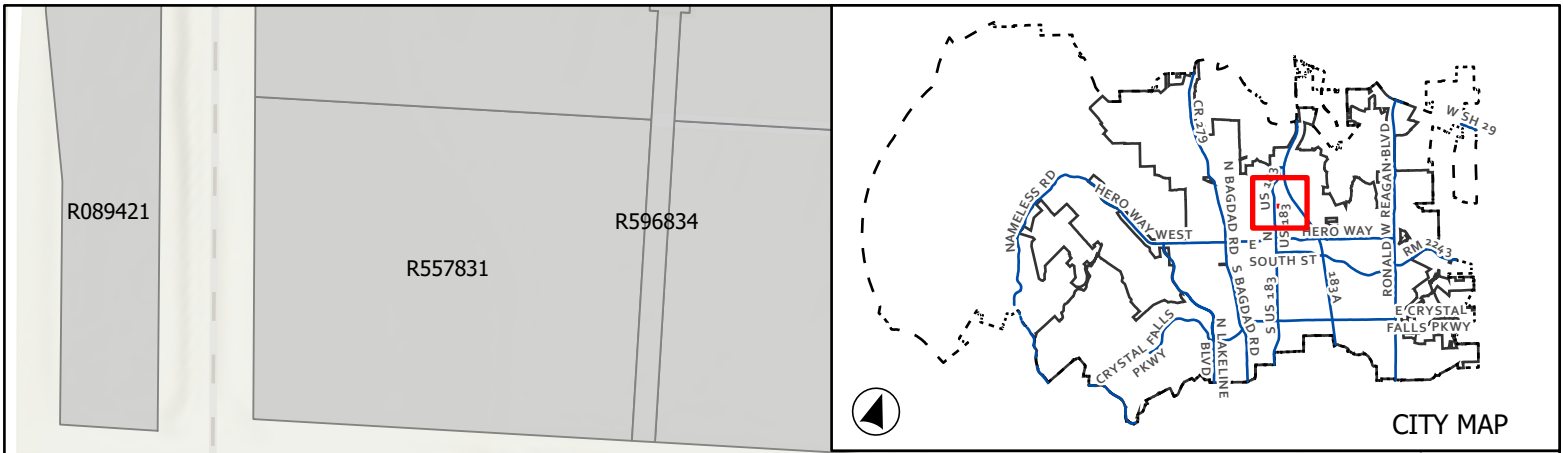
PASSED AND APPROVED on First Reading this the 3rd day of April, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

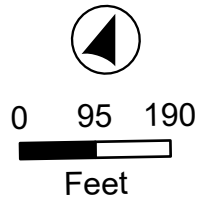
Christine DeLisle, Mayor



CASE: PICP-21-0036 ATTACHMENT 3 NORTHLINE BLOCK A

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



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-22-0039 regarding Mouton's Bistro development on one (1) parcel of land 1.118 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R036041; commonly known and located 309 N. US Highway 183, Leander, Williamson County, Texas.

BACKGROUND:

This request is for a twelve-month (12) extension of the expiration date of the construction plans for Mouton's Bistro, which includes the extension of the water and wastewater lines. This project was associated with Site Development SD-22-0020 Mouton's Bistro, which had all comments cleared on June 1, 2023. However, the Site Development and Construction Plans were withdrawn on February 3, 2025, due to a new Site Development application being submitted with a new proposal for the site. The applicant is now requesting to reactivate the previously cleared Construction Plans because the improvements are still needed for the new Site Development.

Article II, Section 23(g) includes the following provisions.

(g) Application Expiration.

- (1) The Construction Plans application shall expire nine months (9) after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six-month (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting two six-month (6) extensions of the application in order to reactivate the Construction Plans.

HISTORY/TIMELINE:

12/03/2023 - Construction Plans Application Expired
06/03/2024 - Construction Plans Application Staff Extension Expired
02/03/2025 - Construction Plans Application Withdrawn by Applicant

APPLICANT/AGENT:

Henderson Professional Engineers (Jen Henderson) on behalf of Leander Land Ltd. Co. (Ben Mouton)

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9)

months after the first review comment letter for the construction plans is sent to the applicant. Staff recommends approval of the additional extensions. Approving these extensions would grant an extension to June 3, 2025, and will allow the developer to finalize the construction plans for approval by the City and schedule a pre-construction meeting.

PRESENTER:

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

Fiscal Impact

Attachments:

1. PICP-22-0039 Att 1 Extension Request - Mouton's Bristo
2. PICP-22-0039 Att 2 Ordinance - Mouton's Bristo
3. PICP-22-0039 Att 3 Location Map - Mountons Bistro



February 12, 2025

City of Leander - Development Services
Karina Castillo
PO Box 319
Leander, TX 78641

**RE: 309 N US 183 Leander, TX 78641
PICP Extension Request
PICP-22-0039**

To Whom It May Concern:

The purpose of this letter is to request an extension for the Public Improvements Construction Plan (PICP) for the project PICP-22-0039.

The last review round of this PICP project was approved, clearing all comments in 2023. The plan set was then signed & stamped by City staff in April 2024. At that time, the associated land development project would have been an expansion to the existing building. After several months of discussion and decision, the land was sold to a buyer with a similar but different intention. The site development plan set associated with this project now, is a full scrape and re-build of the site and will require the installation of the water line, exactly as drawn in the original PICP plan set.

Please accept this request to extend the previously reviewed PICP project, as development will still occur on this lot and in the form of a new drive-through restaurant. It is our goal to protect both the property owner and the City of Leander from redundancy and inefficiency by utilizing the same reviewed & stamped set of plans for the current site development project located at the exact same parcel. However, it is our understanding that the City of Leander will perform due diligence and ensure that the existing plan set still fits in purpose and technical design prior to final approval and permitting.

We are grateful for your consideration regarding this request, and we look forward to a determination that will benefit both the City of Leander and the property stakeholders. Should you need additional information regarding this extension request, please do not hesitate to contact me by phone, email or even carrier pigeon. You may reach me at 737-203-8953 or hpe@hendersonpe.com.

Respectfully,

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

Jen Henderson, PE
President & CEO
Henderson Professional Engineers, LLC

JH/RJC

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS GRANTING AN
EXTENSION OF THE EXPIRATION OF THE CONSTRUCTION PLAN
APPLICATION FOR THE MOUTON'S BISTRO SUBDIVISION.**

WHEREAS, Section 23 (g) (1) of the City's Subdivision Ordinance provides that the construction plan application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plan are not approved due to the applicant's failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 23 (g) (2) of the City's Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the construction plan;

WHEREAS, the Planning Department granted one six (6) month extension for the construction plan application (the "Construction Plan Application") which expired on or about June 3, 2024;

WHEREAS, the applicant has requested an additional two (2) six (6) month extensions (for a total of a period of twelve (12) months);

WHEREAS, the City Council of the City of Leander, Texas (the "City") finds that there is good reason to grant an extension of the expiration date for the Construction Plan Application because the applicant is actively working with the Planning Department and will be able to address the construction plan comments and move forward with construction within a reasonable timeframe;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings of Fact. The forgoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Construction Plan Application to June 3, 2025. In the event that the Construction Plan Application is not approved by the City Staff on or before to June 3, 2025, the Construction Plan Application shall expire.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at

which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

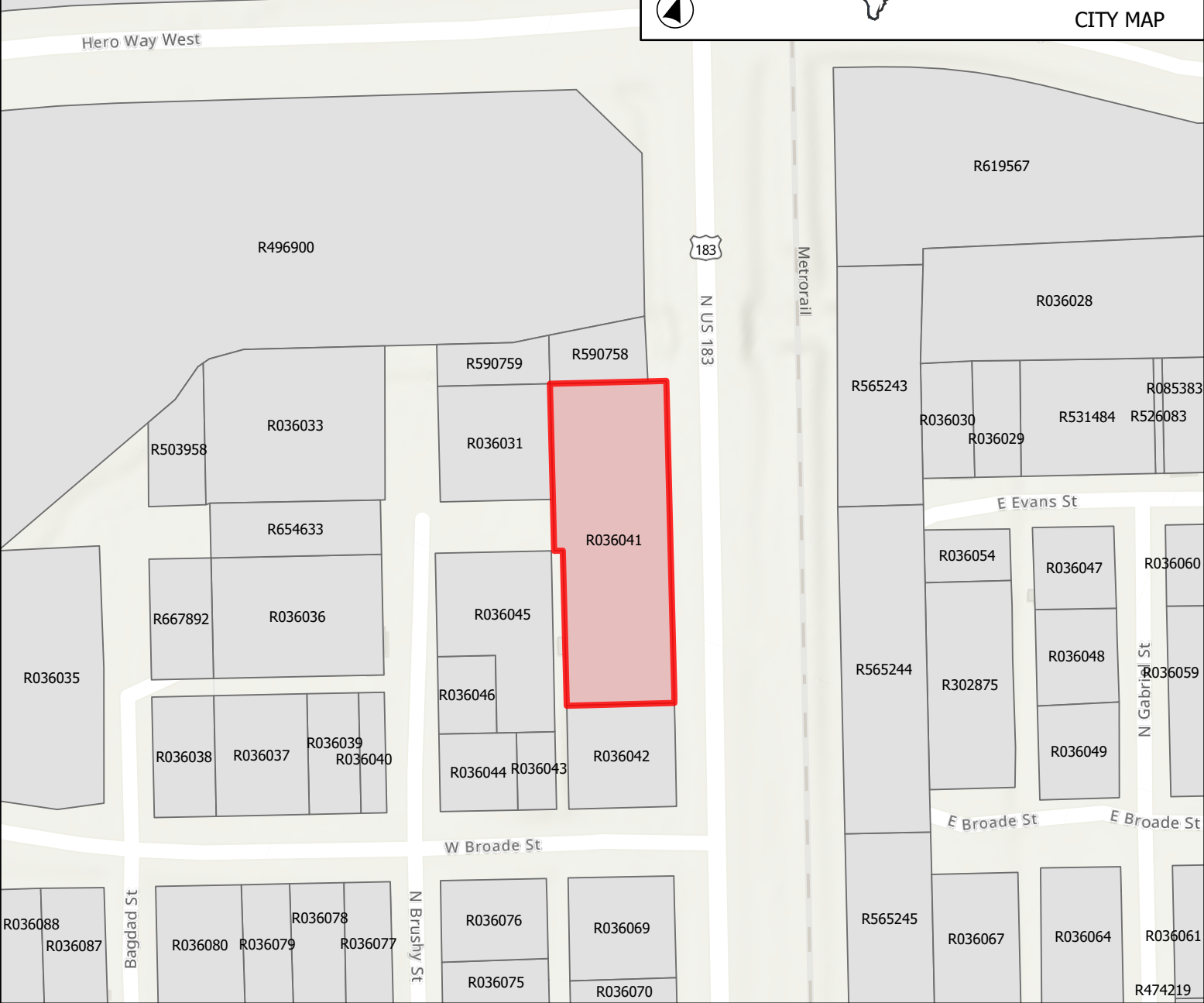
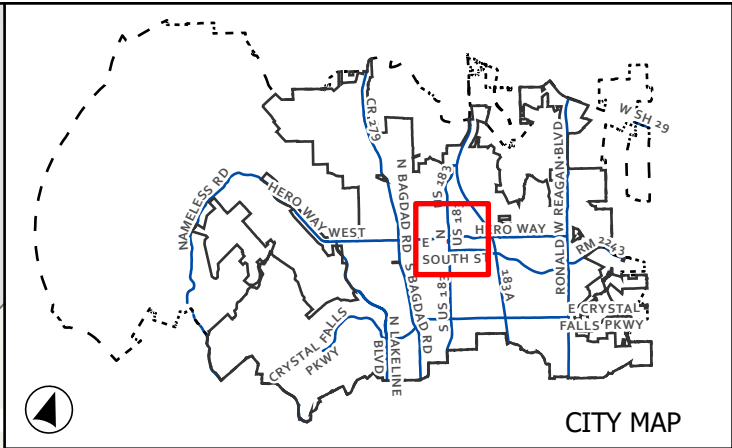
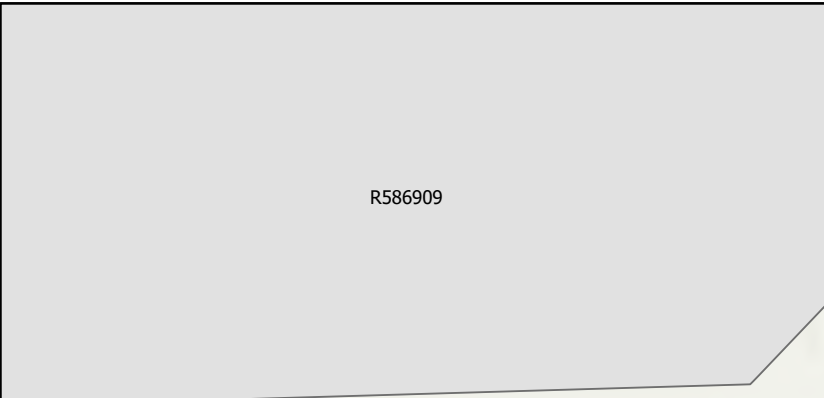
PASSED AND APPROVED on First Reading this the 3rd day of April, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

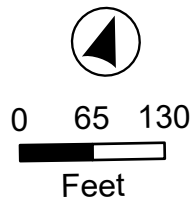
Christine DeLisle, Mayor



CASE: PICP-22-0039 ATTACHMENT 3 MOUTON'S BISTRO

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
- Subject Boundary



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Approval of a Resolution for the Fire Department to apply for a grant application from the 2025 Homeland Security Grant Program (HSGP) for a command bus at a cost of \$800,000.00 with no matching funds from the City; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The City of Leander Office of Homeland Security and Emergency Management (HSEM) is applying for the 2025 Homeland Security Grant Program (HSGP), for the purchase of one (1) command bus.

This command bus will enhance regional and local efforts in preventing, deterring, and responding to major and large-scale events. The command bus will enable City of Leander HSEM to effectively coordinate prevention and response operations, particularly during major or large-scale public events, by providing a mobile command post.

The grant, if awarded, would cover the complete cost of the requested item without any matching funds required by the City.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Joshua Davis, Fire Marshal

Fiscal Impact

Attachments:

1. Resolution

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS TO APPLY FOR A GRANT FROM THE 2025 HOMELAND SECURITY GRANT PROGRAM (HSGP) FOR A COMMAND BUS AT A COST OF \$800,000.00 WITH NO MATCHING FUNDS FROM THE CITY OF LEANDER.

WHEREAS, the City of Leander finds it in the best interest of the citizens of Leander, that the Leander Homeland Security and Emergency Management apply for a grant from the 2025 Homeland Security Grant Program (HSGP) for a command bus at a cost of \$800,000.00 with no matching funds from the City of Leander; and

WHEREAS, the City of Leander agrees that in the event of loss or misuse of the grant funds, the City of Leander City Council assures that the funds will be returned to the Homeland Security Grant Program (HSGP) in full; and

WHEREAS, the City of Leander designates the City Manager as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, or terminate the grant on behalf of the applicant agency;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. The City Council authorizes the Leander Homeland Security and Emergency Management Office's application to the 2025 Homeland Security Grant Program (HSGP) for a command bus.

SECTION 2. Any prior Resolution of the City Council in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 3. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby severable.

SECTION 4. The Resolution shall take effect immediately from and after its passage, and it is duly resolved.

PASSED, AND APPROVED this the 3 day of April 2025.

CITY OF LEANDER, TEXAS

ATTEST:

Christine DeLisle, Mayor

Dara Crabtree, City Secretary

Grant Number 5565701



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Approval of a Resolution amending authorized representatives to the Texas Local Government Investment Pool, "TexPool/TexPool Prime", a public funds investment pool.

BACKGROUND:

With the transition of staff in the Finance Department, it is necessary to update the list of authorized representatives for our financial accounts with TexPool. The Texas Local Government Investment Pool, "TexPool/ Texpool Prime", is a public funds investment pool, overseen by the Texas Comptroller's Office and created on behalf of entities whose investment objectives are in accordance with the Texas Public Funds Investment Act.

City staff requests approval to add Yadira Sanchez Ortiz as an authorized representative. Ms. Ortiz started with the City on March 10, 2025 as the Accounting Manager. Staff is also requesting the removal of Robert G. Powers and Pamela Kaby as Authorized Representatives, as they are no longer employed with the City.

Existing Authorized Representatives to remain on the list include City Manager Todd Parton and Assistant Finance Director Jodi Levie.

The City utilizes various accounts at TexPool as an additional investment vehicle to increase interest earnings above what our bank depository can pay. Funds move back and forth between our TexPool accounts and Frost Bank as necessary.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Recommend Approval

PRESENTER:

Otis Williams, Interim Chief Financial Officer

Fiscal Impact

Attachments:

1. TexPool Authorized Representative Update 3.25.2025



Resolution Amending Authorized Representatives

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

* Required Fields

1. Resolution

WHEREAS,

City of Leander

Participant Name*

78388

Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1.

Todd Parton

Name

City Manager

Title

5125282702

Phone

Fax

tparton@leandertx.gov

Email

Signature
2.

Jodi Levie

Name

Assistant Finance Director

Title

5125282719

Phone

Fax

jlevie@leandertx.gov

Email

Signature
3.

Yadira Sanchez Ortiz

Name

Accounting Manager

Title

5125282705

Phone

Fax

ysanchezortiz@leandertx.gov

Email

Signature

1. Resolution (continued)

4.
Name Title

Phone Fax Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name Title

Phone Fax Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the day of , 20.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of Leander
Name of Participant*

SIGNED

Signature*

Christine DeLisle
Printed Name*

Mayor
Title*

ATTEST

Signature*

Dara Crabtree
Printed Name*

City Secretary
Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsystems.com

Fax: 866-839-3291



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Approval of a Resolution amending the City of Leander's participation in TexSTAR, a Texas public funds investment pool.

BACKGROUND:

With the transition of staff in the Finance Department, it is necessary to update the list of authorized representatives for our financial accounts with TexSTAR. TexSTAR is overseen by a Governing Board consisting of individuals from participating government entities in the pool. The business and affairs of TexSTAR are managed by the Board. J.P. Morgan Asset Management provides investment management, fund accounting, transfer agency and custodial services for the pool and Hilltop Securities Inc. provides administrative, marketing and participant services.

City staff requests approval to add Yadira Sanchez Ortiz as an authorized representative. Ms. Ortiz started with the City on March 10, 2025 as the Accounting Manager. Staff is also requesting the removal of Robert G. Powers and Pamela Kaby as Authorized Representatives, as they are no longer employed with the City.

Existing Authorized Representatives to remain on the list include City Manager Todd Parton and Assistant Finance Director Jodi Levie.

The City utilizes various accounts at TexSTAR as an additional investment vehicle to increase interest earnings above what our bank depository can pay. Funds move back and forth between our TexSTAR accounts and Frost Bank as necessary.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Recommend Approval

PRESENTER:

Otis Williams, Interim Chief Financial Officer

Fiscal Impact

Attachments:

1. TexSTAR Additional Authorized Representatives 3.25.2025



AMENDING RESOLUTION

WHEREAS, the City of Leander

(the "Government Entity") by authority of the Application for Participation in TexSTAR (the "Application") has entered into an Interlocal Agreement (the "Agreement") and has become a participant in the public funds investment pool created there under known as TexSTAR Short Term Asset Reserve Fund ("TexSTAR");

WHEREAS, the Application designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The following officers, officials or employees of the Government Entity specified in this document are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Government Entity under the Agreement created by the application, all in the name and on behalf of the Government Entity.

SECTION 2. This document supersedes and replaces the Government Entity's previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement

SECTION 3. This resolution will continue in full force and effect until amended or revoked by Government Entity and written notice of the amendment or revocation is delivered to the TexSTAR Board.

SECTION 4. Terms used in this resolution have the meanings given to them by the Application.

Authorized Representatives. Each of the following Participant officials is designated as Participant's Authorized Representative authorized to give notices and instructions to the Board in accordance with the Agreement, the Bylaws, the Investment Policy, and the Operating Procedures:

1. Name: Todd Parton Title: City Manager
Signature: _____ Phone: 512.528.2702
Email: tparton@leandertx.gov
2. Name: Jodi Levie Title: Assistant Finance Director
Signature: _____ Phone: 512.528.2719
Email: jlevie@leandertx.gov
3. Name: Yadira Sanchez Ortiz Title: Accounting Manager
Signature: _____ Phone: 512.528.2705
Email: ysanchezortiz@leandertx.gov
4. Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative **listed above** that will be designated as the Primary Contact and will receive all TexSTAR correspondence including transaction confirmations and monthly statements

Name: Jodi Levie

{OPTIONAL} INQUIRY ONLY CONTACT: In addition, the following additional Participant representative (**not listed above**) is designated as an **Inquiry Only** Representative authorized to obtain account information:

Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

Participant may designate other authorized representatives by written instrument signed by an existing Participant Authorized Representative or Participant's chief executive officer.

DATED _____

City of Leander

(NAME OF PARTICIPANT)

SIGNED BY: _____
(Signature of official)

Christine DeLisle, Mayor

(Printed name and title)

ATTESTED BY: _____
(Signature of official)

Dara Crabtree, City Secretary

(Printed name and title)

FOR INTERNAL USE ONLY

APPROVED AND ACCEPTED: TEXAS SHORT TERM ASSET RESERVE FUND

.....
AUTHORIZED SIGNER

REQUIRED
PLACE OFFICIAL SEAL OF ENTITY HERE



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-24-0154 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the McCall Capital Minor Planned Unit Development with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 4.06 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R032207; and is generally located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0154 as described above.

BACKGROUND:

This request is the second step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to allow for the development of office/warehouse uses. The zoning would also support commercial, retail, office, and personal services. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Priority Neighborhood Center identified by the Comprehensive Plan.

This property is currently located within the TOD (Transit Oriented Development District) as part of the Convention Development Sector. The next step in the development process is for the applicant to request an amendment to the PUD to establish the base zoning district.

GENERAL INFORMATION:

Current Zoning: TOD/PUD-CD (Transit Oriented Development / Planned Unit Development – Conventional Development Sector)

Proposed Zoning: McCall Capital Minor PUD with the base zoning district of GC-3-C (General Commercial)

Size and Location: The property is located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, including approximately 4.06 acres.

Surrounding Area: This property is located to the west of the Bryson Apartments with frontage on 183A Toll Road.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) 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 square feet.

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 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 (Local Office) and LC (Local Commercial) 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 (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial) and HI (Heavy Commercial) 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 C (non-residential only):

Features: Three (3) or more architectural features.

Intent:

1. The Type C architectural component is intended to be utilized only in the LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial) and HI (Heavy Commercial) use components for intermediate quality development.
2. Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
3. This component is not intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those that may be adjacent to less restricted districts.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

NEIGHBORHOOD CENTER

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as non-residential 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.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach 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' is also required to be contacted.

A notice was sent to the adjacent residential property owners on January 16, 2025. No concerns were raised after the notification.

Please see the full report from the applicant attached as Exhibit 9.

HISTORY/TIMELINE:

09/22/2005 – SmartCode Adopted

02/27/2025– Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) on behalf of MPE Realty, LP. (Mary Elmore)

RECOMMENDATION:

Staff recommends approval of the requested zoning. The GC (General Commercial) base zoning district is compatible with the Priority Neighborhood Center.

During the meeting of February 27, 2025, the Planning & Zoning Commission recommended approval.

PRESENTER:

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

Fiscal Impact

Attachments:

1. Z-24-0154 Att 1 Letter of Intent- McCall Capital Minor PUD
2. Z-24-0154 Att 2 Current Zoning - McCall Capital Minor PUD
3. Z-24-0154 Att 3 FLU Map - McCall Capital Minor PUD
4. Z-24-0154 Att 4 Public Notification - McCall Capital Minor PUD
5. Z-24-0154 Att 5 Proposed Zoning - McCall Capital Minor PUD
6. Z-24-0154 Att 6 Aerial Map - McCall Capital Minor PUD
7. Z-24-0154 Att 7 Utility Map - McCall Capital Minor PUD
8. Z-24-0154 Att 8 PUD Notes - McCall Capital Minor PUD
9. Z-24-0154 Att 9 Neighborhood Outreach - McCall Capital Minor PUD
10. Z-24-0154 Att 10 Ordinance - McCall Capital Minor PUD
11. Z-24-0154 Att 11 2-27-2025 P & Z Minutes



January 17, 2024

Robin Griffin
Executive Director of Development Services
City of Leander
P O Box 319
Leander, TX 78646

RE: Letter of Intent – Zoning Change
Project Name: McCall Capital
3751 N Hwy 183, Leander, Texas 78641
Property ID # R032207

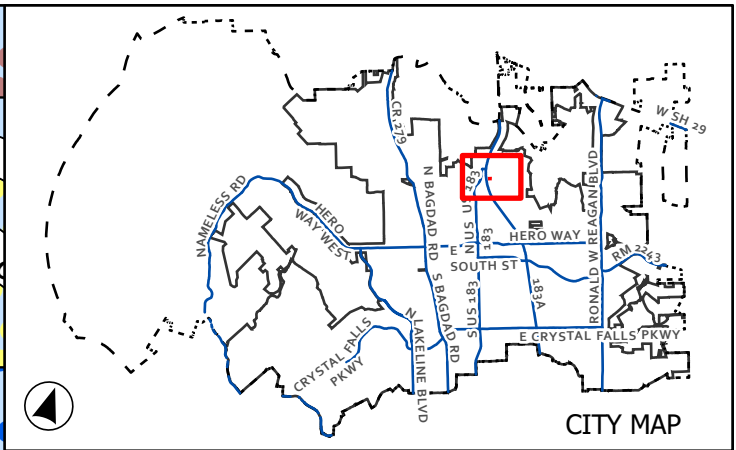
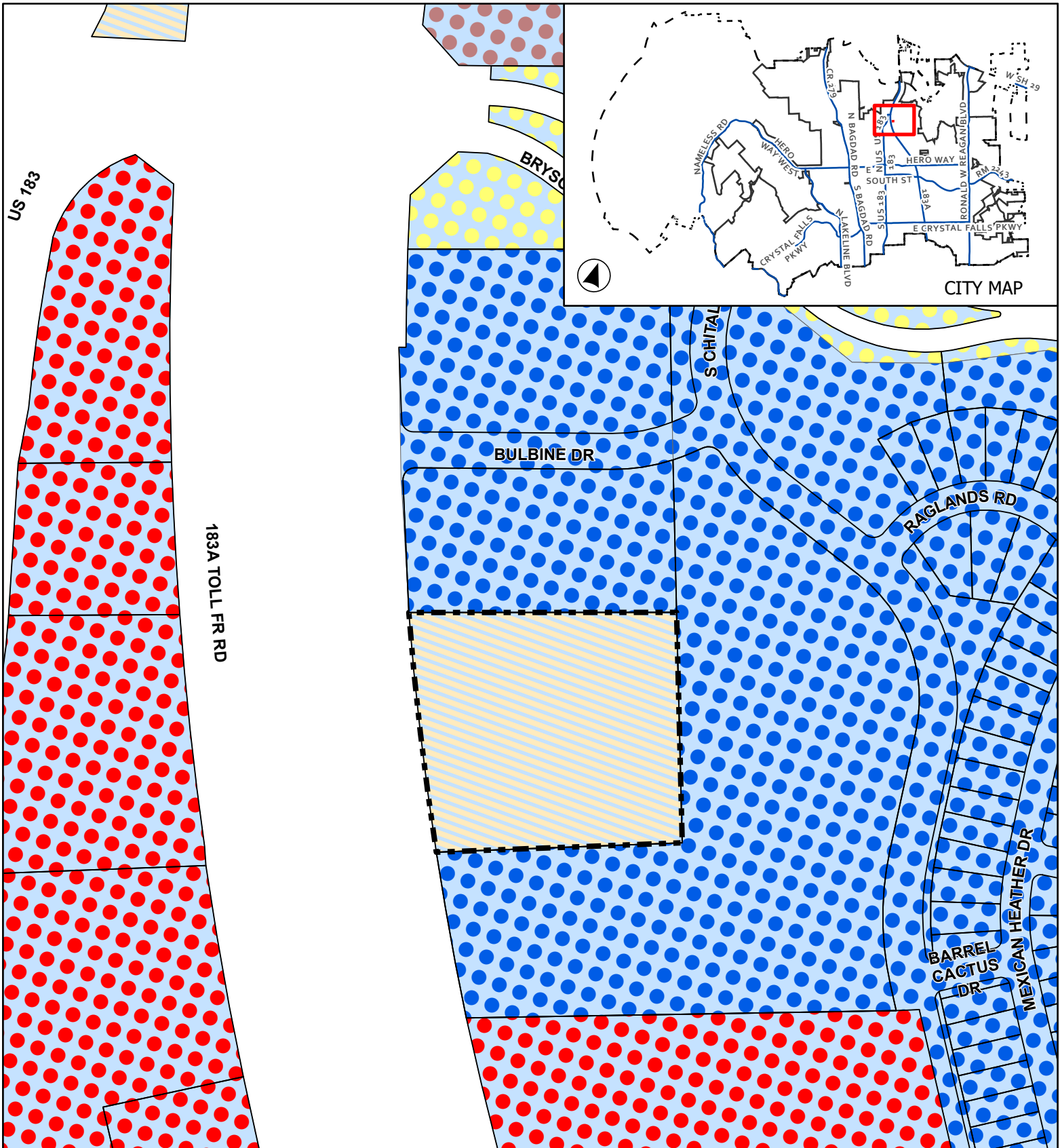
Dear Ms. Griffin:

We met on September 23, 2024 via video conference for a Pre-Development Meeting and discussed the proposed project located at 3751 N Hwy 183 on the north-bound frontage road of Hwy 183-A, near where Hwy 183 and Hwy 183-A join, across from the Quick Trip. The property is a 4.06-acre tract located within the TOD and Smart Code. Currently, the property is zoned CD-Conventional Development. We are proposing a zoning of PUD-GC-3-C (General Commercial).

Should you have any questions or need additional information, please feel free to contact me at anthony@goodefaitheng.com.

Sincerely,

Anthony Goode, P.E.
Goode Faith Engineering, LLC



CASE: Z-24-0154

ATTACHMENT 2

MCCALL CAPITAL MINOR PUD

Current Zoning

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

-  Leander City Limits
-  Extra-Territorial Jurisdiction
-  Subject Boundary
-  PUD - Single-Family

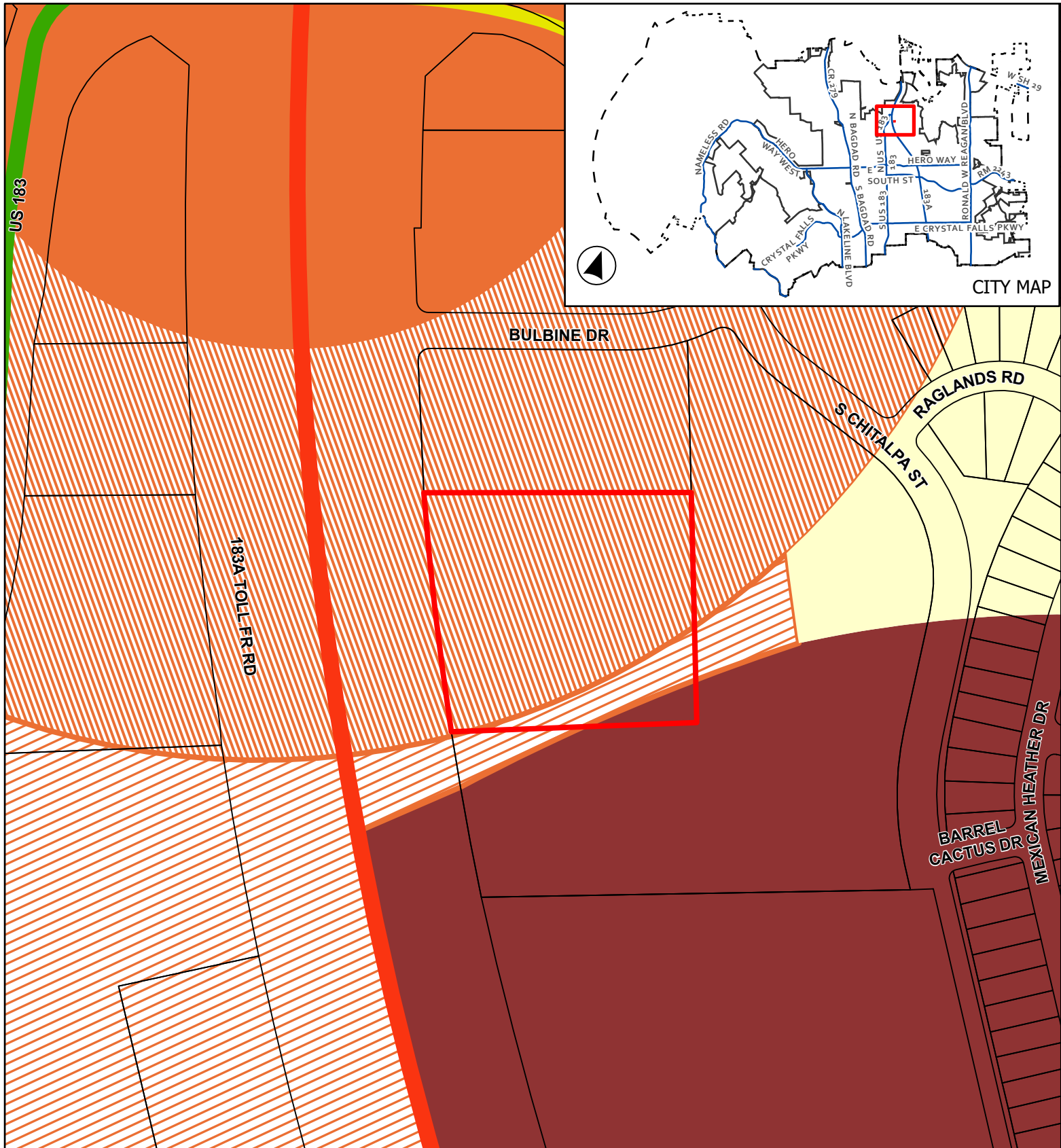
-  PUD - Mixed Use
-  PUD - Local Commercial
-  PUD - General Commercial
-  CD - Conventional Sector



0 75 150



Feet



CASE: Z-24-0154

ATTACHMENT 3

MCCALL CAPITAL MINOR PUD

Future Land Use Map



0 90 180

Feet

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- Leander City Limits
- ETJ Boundary
- Subject Boundary

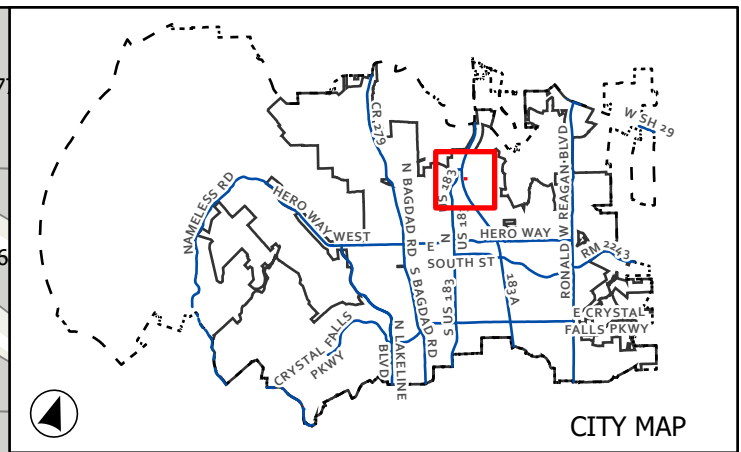
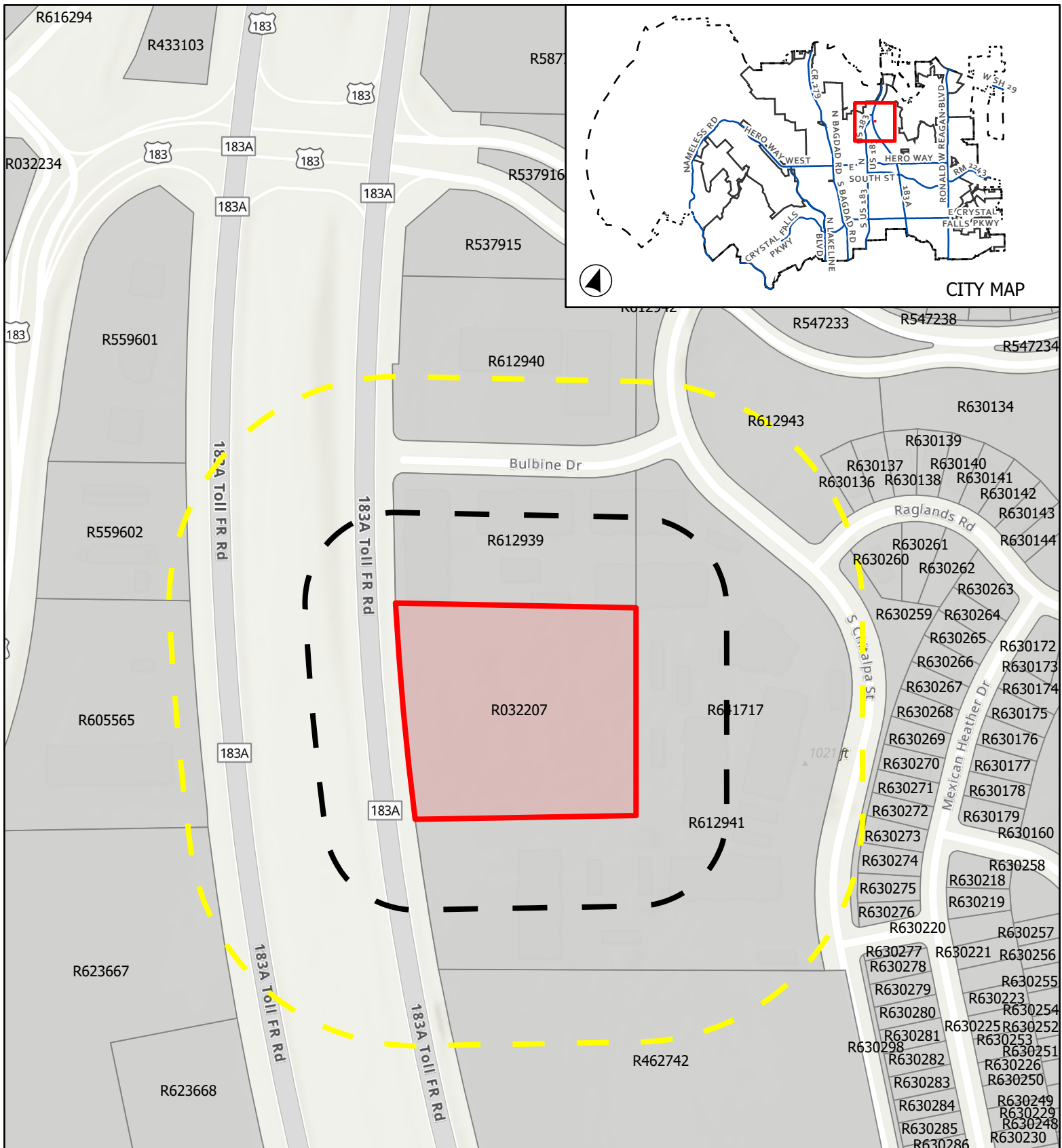
Future Land Use

- Activity Center
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor

- Neighborhood Center - Solid
- Neighborhood Residential

Thoroughfare Plan

- Access Controlled, Existing
- Arterial 6 Lane, Existing
- Collector, Existing



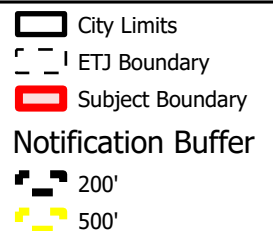
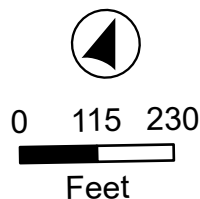
CASE: Z-24-0154

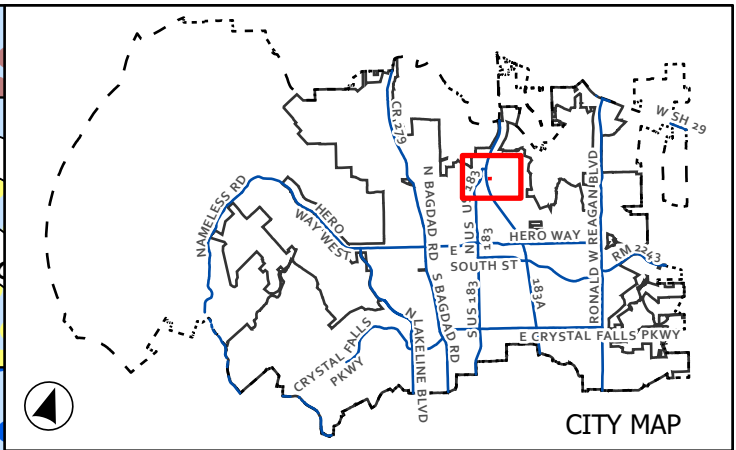
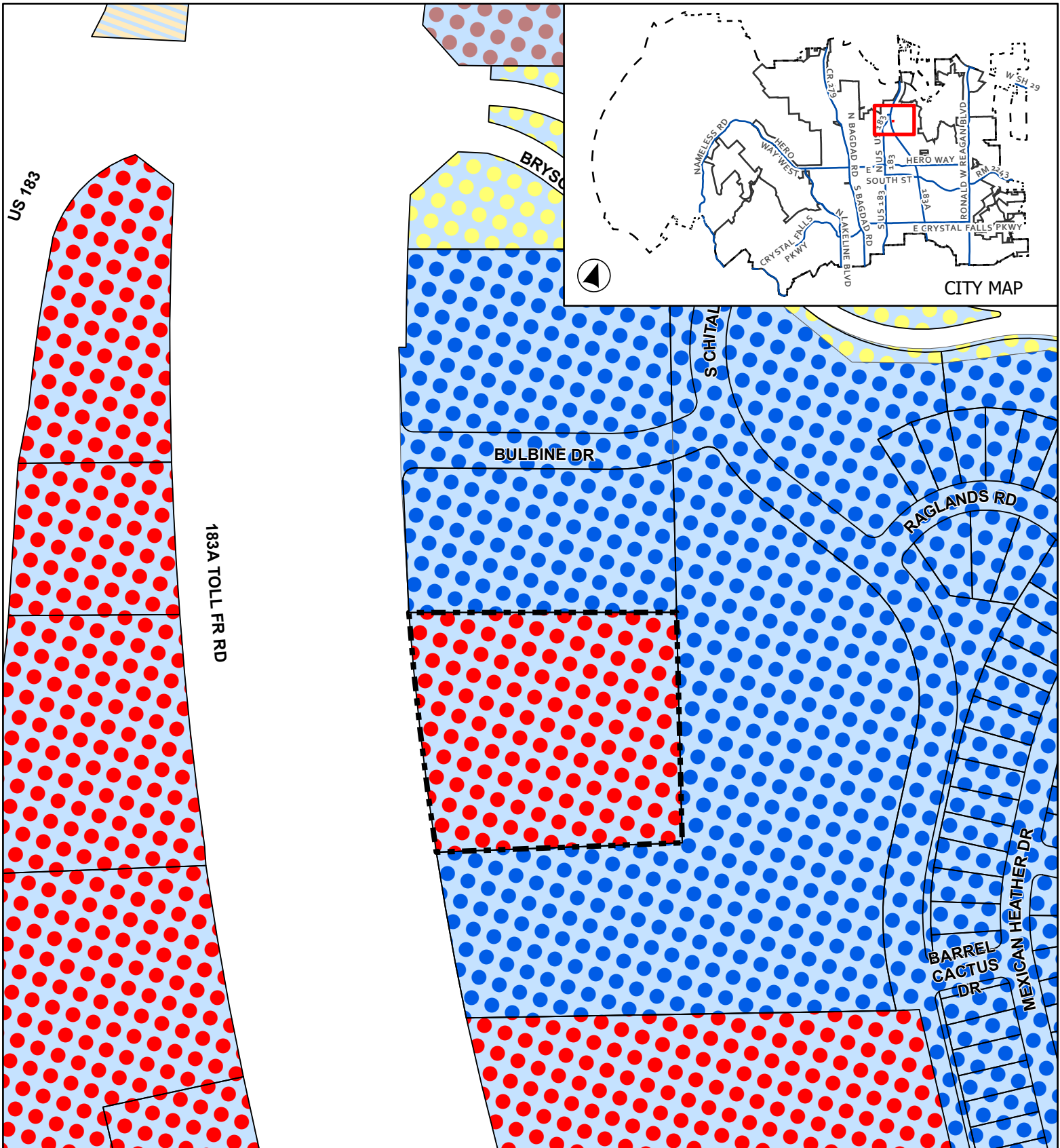
ATTACHMENT 4

MCCALL CAPITAL MINOR PUD

Public Notification

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CASE: Z-24-0154

ATTACHMENT 5

MCALL CAPITAL MINOR PUD

Proposed Zoning

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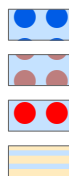


Leander City Limits

Extra-Territorial Jurisdiction

Subject Boundary

PUD - Single-Family



PUD - Mixed Use

PUD - Local Commercial

PUD - General Commercial

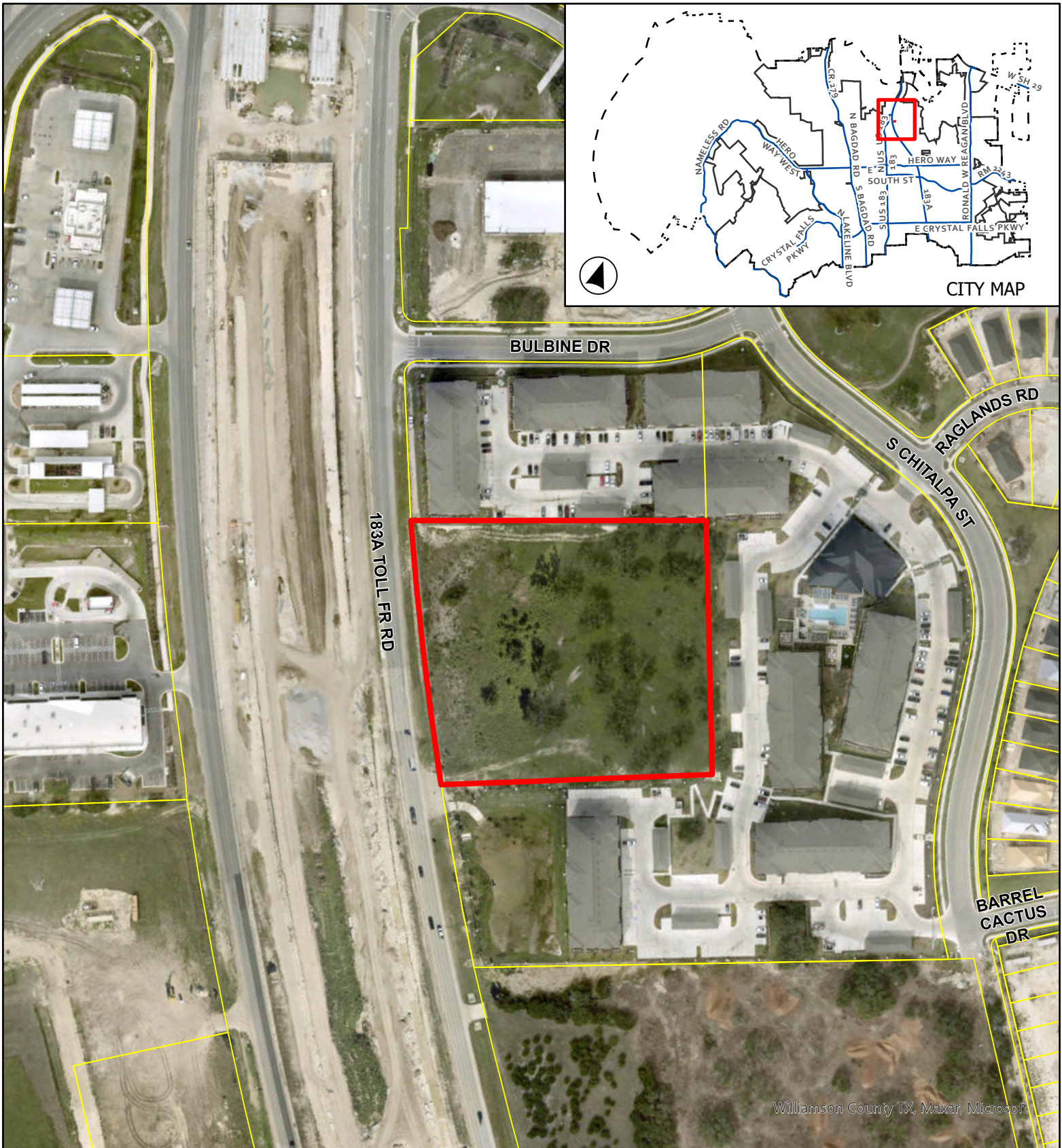
CD - Conventional Sector



0 75 150



Feet



CASE: Z-24-0154

ATTACHMENT 6

**MCCALL CAPITAL
MINOR PUD**

Aerial Map

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

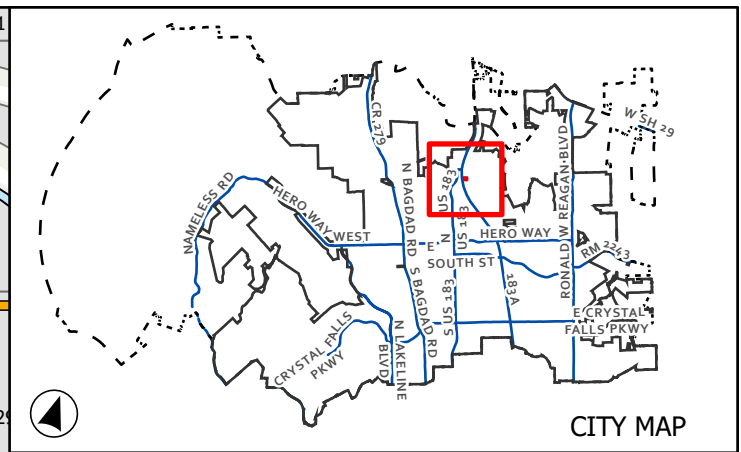
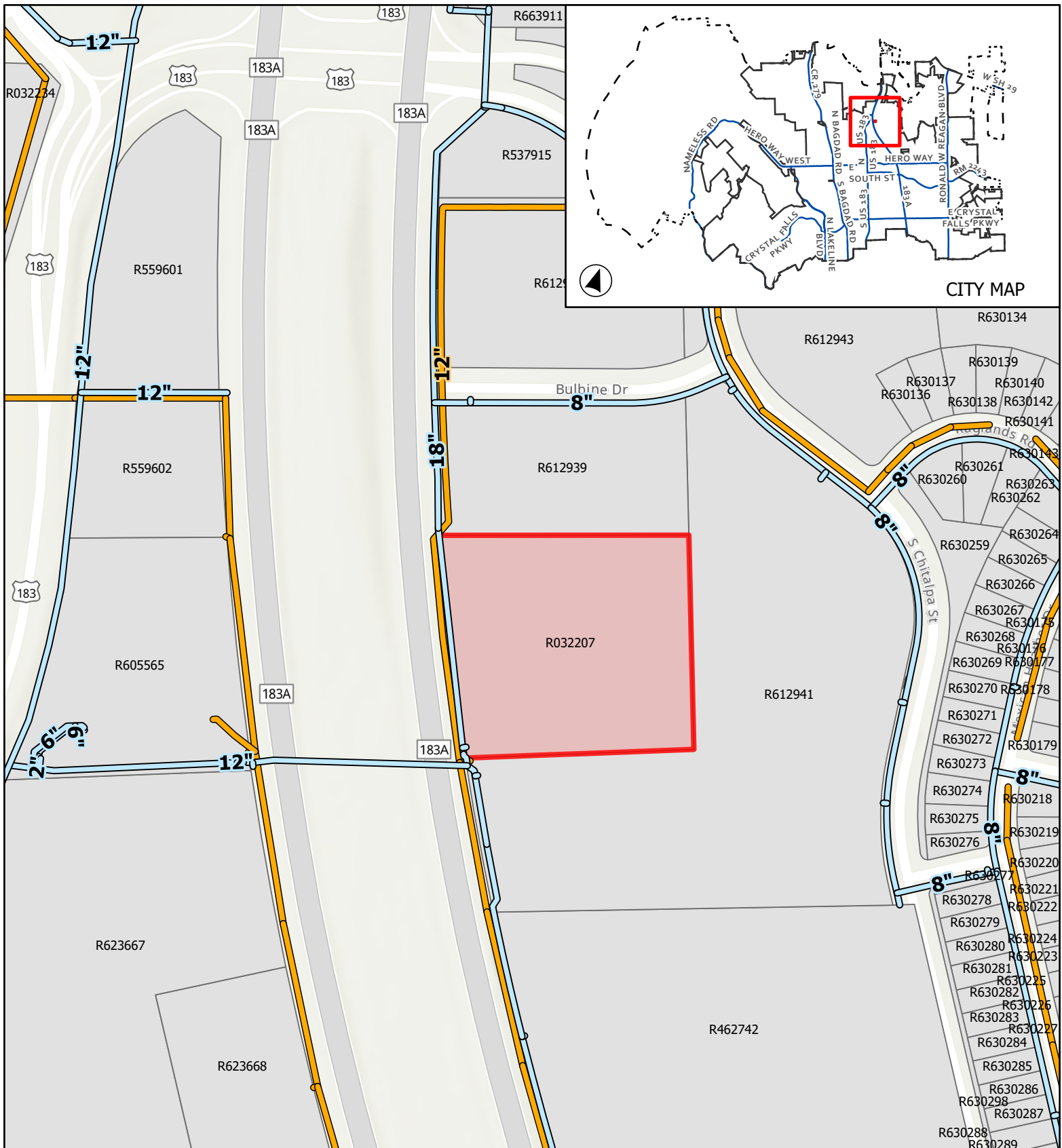


0 85 170



Feet

- Leander City Limits
- Subject Boundary



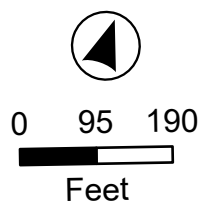
CASE: Z-24-0154

ATTACHMENT 7

MCCALL CAPITAL
MINOR PUD

Utilities 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
- Subject Boundary
- Waste Water Line
- Water Main Line

EXHIBIT A

McCall Capital Minor Planned Unit Development

A. Purpose and Intent

1. The McCall Capital Minor PUD is comprised of approximately 4.06 acres as shown in **Exhibit B.** The development of this property includes an office/warehouse.

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.

GC-3-C (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component.

EXHIBIT B

HOLT CARSON, INCORPORATED PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
EMAIL: HCI@AUSTIN.RR.COM

February 25, 2016

FIELD NOTE DESCRIPTION OF 4.06 ACRES OF LAND OUT OF THE WILLIAM MANSUR SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (4.06 ACRE) TRACT OF LAND AS CONVEYED TO ARISING PROPERTIES, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2011074271 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod found at the Northeast corner of that certain (4.06 acre) tract of land as conveyed to Arising Properties, LLC by Special Warranty Deed recorded in Document No. 2011074271 of the Official Public Records of Williamson County, Texas, same being the Southeast corner of that certain (6.532 acre) tract of land as conveyed to Crescent Leander, Tx, LLC by Special Warranty Deed recorded in Document No. 2014099253 of the Official Public Records of Williamson County, Texas, also being a point in a Westerly line of that certain (297.47 acre) tract of land as conveyed to Crescent Leander, Tx, LLC by Special Warranty Deed recorded in Document No. 2014004820 of the Official Public Records of Williamson County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the East line of said (4.06 acre) Arising Properties, LLC tract and a Westerly line of said (297.47 acre) Crescent Leander, Tx, LLC tract, **S 21 deg. 22'03" E 393.23 ft.** to a $\frac{1}{2}$ " iron rod found at the Southeast corner of said (4.06 acre) tract, same being an angle corner of said (297.47 acre) tract and the Southeast corner of the herein described tract;

THENCE with the South line of said (4.06 acre) Arising Properties LLC tract and a Northerly line of said (297.47 acre) Crescent Leander, Tx, LLC tract, **S 67 deg. 49'44" W 419.77 ft.** to a $\frac{1}{2}$ " iron rod with a plastic cap imprinted "SAM, Inc." found in the curving East right-of-way line of U.S. Highway No. 183-A (toll) at the Southwest corner of said (4.06 acre) tract, same being an angle corner of said (297.47 acre) tract and the Southwest corner of the herein described tract;

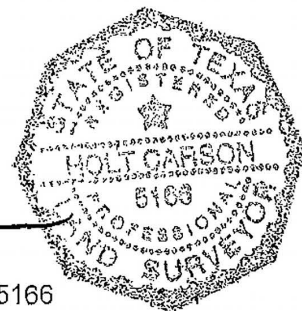
THENCE with the East right-of-way line of U.S. Highway No. 183-A and the West line of said (4.06 acre) Arising Properties, LLC tract, along a curve to the right with a radius of 5529.58 ft. for an arc length of 411.57 ft. and which chord bears, **N 26 deg. 34'14" W 411.48 ft.** to a calculated point at the Northwest corner of said (4.06 acre) tract, same being the Northwest corner of the herein described tract, from which a $\frac{1}{2}$ " iron rod found with a plastic cap imprinted "Bury" bears, **N 71 deg. 35' E 0.38 ft.**

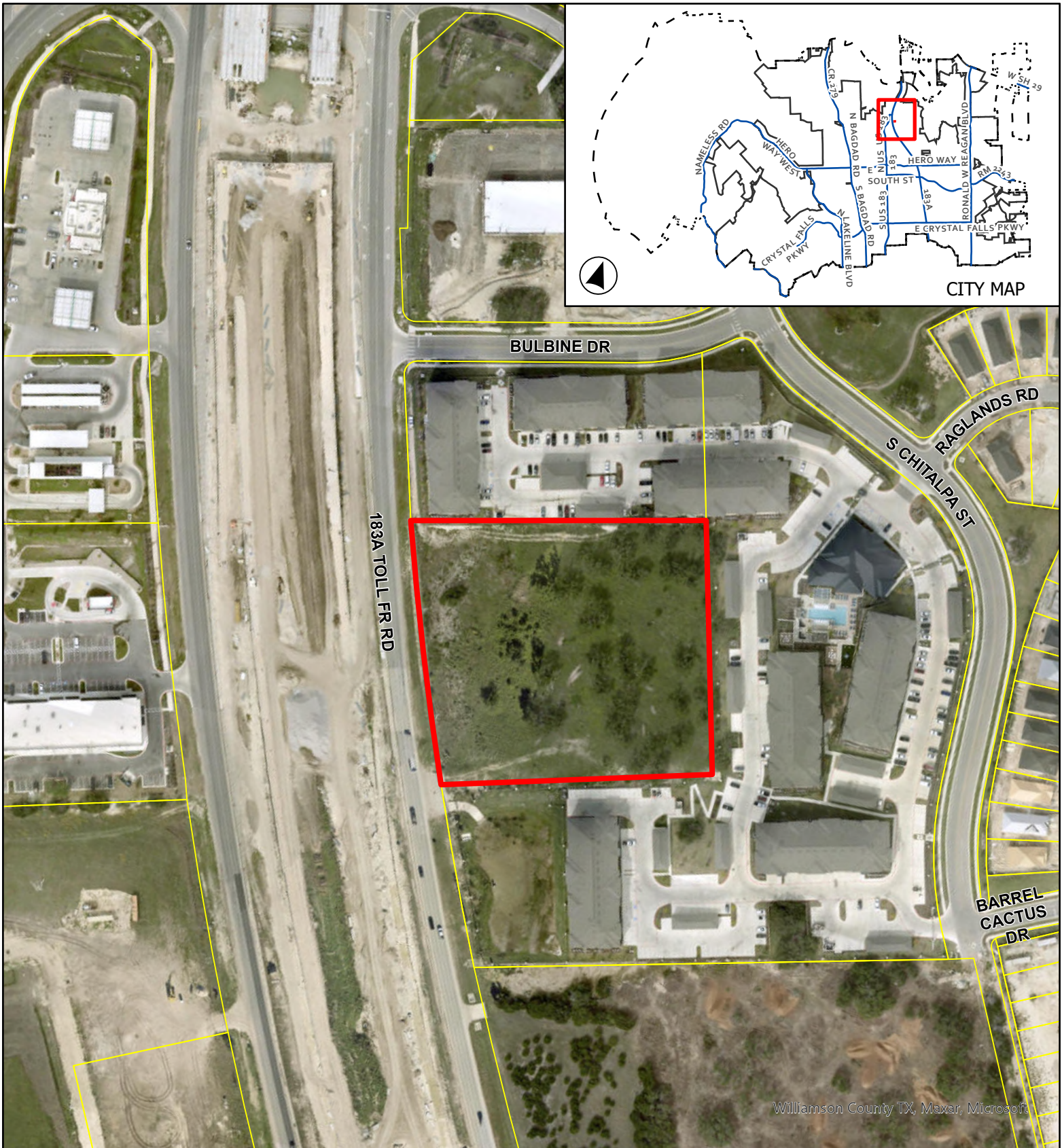
THENCE leaving the East right-of-way line of U.S. Highway No. 183-A with the North line of said (4.06 acre) Arising Properties, LLC tract, **N 69 deg. 58'13" E 457.16 ft.** to the **PLACE OF BEGINNING** containing **4.06 acres** of land.

SURVEYED: February 25, 2016


Holt Carson

Registered Professional Land Surveyor No. 5166
see accompanying map: A 979070





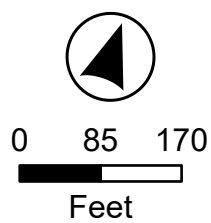
CASE: Z-24-0154

EXHIBIT B

MCCALL CAPITAL
MINOR 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.



- Leander City Limits
- Subject Boundary

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.

Letters of Notification of Proposed Zoning Change were sent via USPS certified mail on 01/16/2025.

There are 23 properties within the 500" radius and the 9 owners of the properties were notified.
See attached list and notification letter.

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 9 property owners within the 500' radius of the property were notified. See attached list as requested.

3. What concerns were raised during these communications?

No concerns have been raised to date.

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

No concerns have been raised to date.

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

Signature: 

Date 01/17/2025.

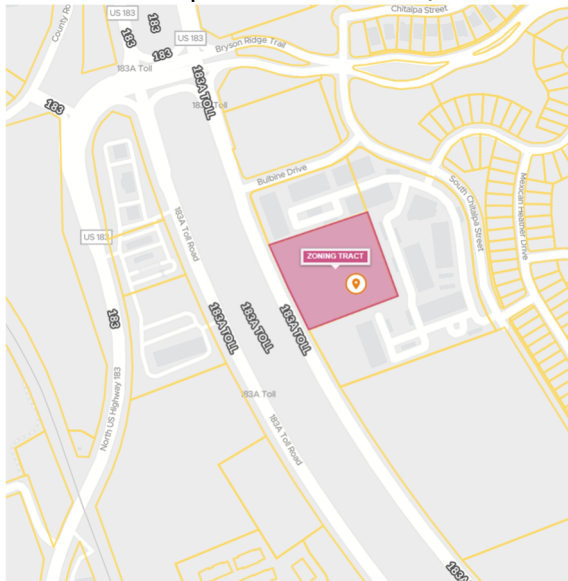


January 16, 2025

**RE: Notification of Proposed Zoning Change for
Property located at 3751 N Hwy 183, Leander, TX 78641
Property ID # R032207**

Dear Neighbor,

We are submitting a zoning change request on behalf of MPE Realty LP for Property ID R032207. The property is located at 3751 N Hwy 183 on the north-bound frontage road of Hwy 183-A near where Hwy 183 and Hwy 183-A join, across from the Quick Trip and is within 500 feet of your property. We are requesting to amend the current zoning of CD - Conventional Development to PUD-GC-3 (General Commercial) which if approved, will allow for the development of an office/warehouse on the property.



In the coming weeks you should receive a letter from the City of Leander regarding a Planning and Zoning Commission Public Hearing.

If you have any questions or would like more information about the project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Goode".

Anthony Goode, PE
972-822-1682

Anthony@GoodeFaithEng.com

Goode Faith Engineering
1620 La Jaita Drive, Suite 300
Cedar Park, Texas 78613

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE MCCALL CAPITAL MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-C (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 4.06 acres ±; being more particularly described in Exhibit "B"; located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas; identified by Williamson Central Appraisal District tax identification number R032207; more particularly described in Instrument Number 2016036250; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the McCall Capital Minor PUD (Planned Unit Development) with the base zoning district of GC-3-C (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance

and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 3rd day of April, 2025.
FINALLY PASSED AND APPROVED on this the 17th day of April, 2025.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

EXHIBIT A

McCall Capital Minor Planned Unit Development

A. Purpose and Intent

1. The McCall Capital Minor PUD is comprised of approximately 4.06 acres as shown in **Exhibit B.** The development of this property includes an office/warehouse.

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.

GC-3-C (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component.

EXHIBIT B

HOLT CARSON, INCORPORATED PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
EMAIL: HCI@AUSTIN.RR.COM

February 25, 2016

FIELD NOTE DESCRIPTION OF 4.06 ACRES OF LAND OUT OF THE WILLIAM MANSUR SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (4.06 ACRE) TRACT OF LAND AS CONVEYED TO ARISING PROPERTIES, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2011074271 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod found at the Northeast corner of that certain (4.06 acre) tract of land as conveyed to Arising Properties, LLC by Special Warranty Deed recorded in Document No. 2011074271 of the Official Public Records of Williamson County, Texas, same being the Southeast corner of that certain (6.532 acre) tract of land as conveyed to Crescent Leander, Tx, LLC by Special Warranty Deed recorded in Document No. 2014099253 of the Official Public Records of Williamson County, Texas, also being a point in a Westerly line of that certain (297.47 acre) tract of land as conveyed to Crescent Leander, Tx, LLC by Special Warranty Deed recorded in Document No. 2014004820 of the Official Public Records of Williamson County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the East line of said (4.06 acre) Arising Properties, LLC tract and a Westerly line of said (297.47 acre) Crescent Leander, Tx, LLC tract, **S 21 deg. 22'03" E 393.23 ft.** to a $\frac{1}{2}$ " iron rod found at the Southeast corner of said (4.06 acre) tract, same being an angle corner of said (297.47 acre) tract and the Southeast corner of the herein described tract;

THENCE with the South line of said (4.06 acre) Arising Properties LLC tract and a Northerly line of said (297.47 acre) Crescent Leander, Tx, LLC tract, **S 67 deg. 49'44" W 419.77 ft.** to a $\frac{1}{2}$ " iron rod with a plastic cap imprinted "SAM, Inc." found in the curving East right-of-way line of U.S. Highway No. 183-A (toll) at the Southwest corner of said (4.06 acre) tract, same being an angle corner of said (297.47 acre) tract and the Southwest corner of the herein described tract;

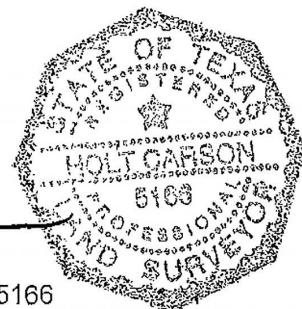
THENCE with the East right-of-way line of U.S. Highway No. 183-A and the West line of said (4.06 acre) Arising Properties, LLC tract, along a curve to the right with a radius of 5529.58 ft. for an arc length of 411.57 ft. and which chord bears, **N 26 deg. 34'14" W 411.48 ft.** to a calculated point at the Northwest corner of said (4.06 acre) tract, same being the Northwest corner of the herein described tract, from which a $\frac{1}{2}$ " iron rod found with a plastic cap imprinted "Bury" bears, **N 71 deg. 35' E 0.38 ft.**

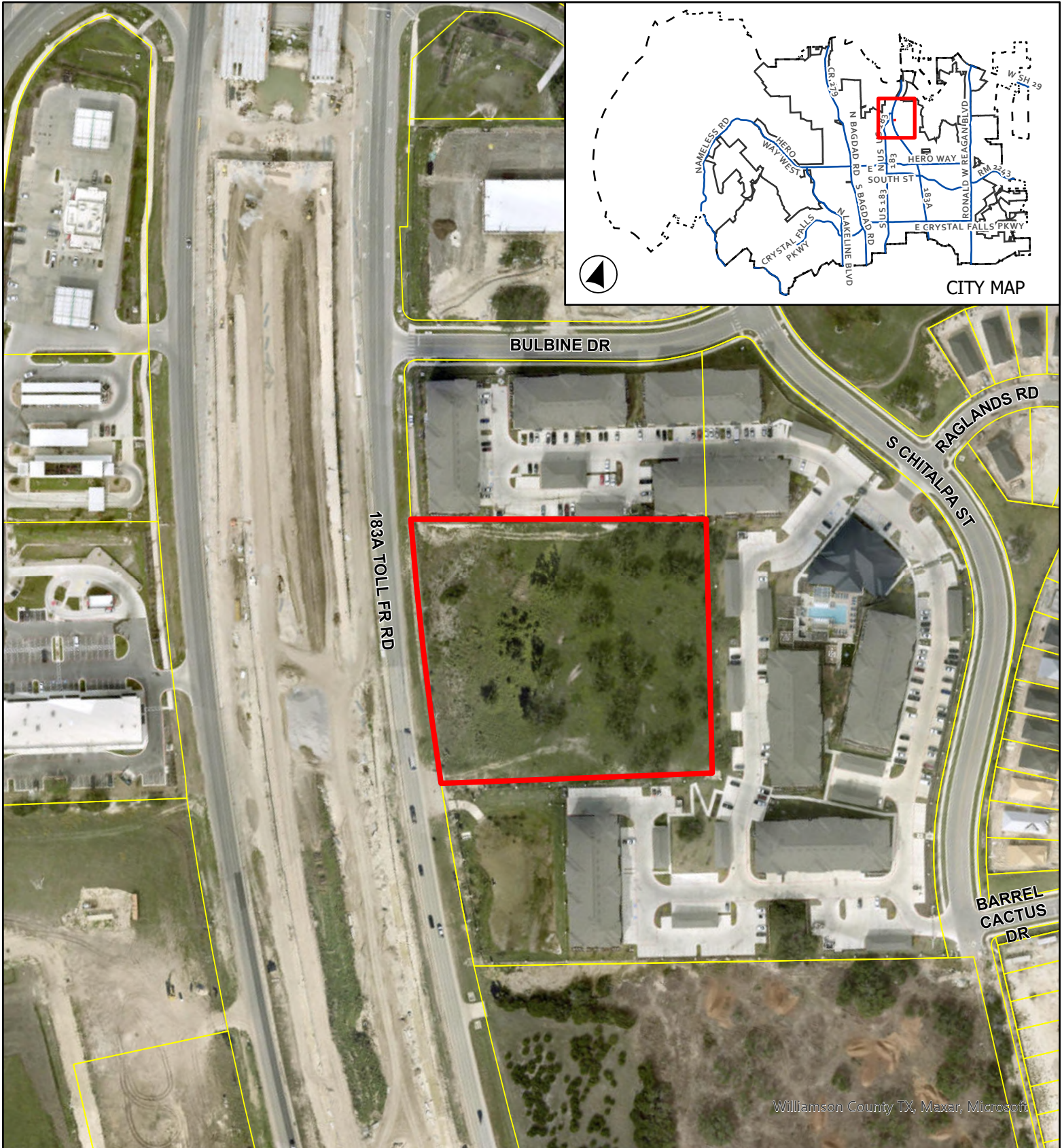
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SURVEYED: February 25, 2016


Holt Carson

Registered Professional Land Surveyor No. 5166
see accompanying map: A 979070





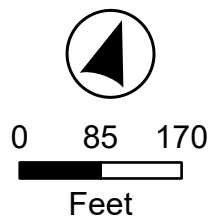
CASE: Z-24-0154

EXHIBIT B

**MCCALL CAPITAL
MINOR PUD**

Location Map

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- Leander City Limits
- Subject Boundary



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 27, 2025
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order.

Meeting was called to order at 6:00 p.m.

2. Roll Call.

All present except Commissioner Laura Lantrip.

3. Director's report to the Planning & Zoning Commission on action taken by City Council on the February 20, 2025 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.

By: Board Member Calame
Seconded: Board Member LeDay

Vote: 5 - 0 None

6. Approval of the minutes for meeting held on February 13, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0148 The Preserve at Mason Creek Phase 2 Floodplain Development; more particularly described by Williamson

Central Appraisal District Parcel R036463, commonly known as 408 Horseshoe Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0002 and Variance Case VA-22-0001 to approve the Leander Business Center Short Form Final Plat and Variance on one (1) parcel of land approximately 10.251 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031713; generally located at 80 Mockingbird Hill, Leander, Williamson County, Texas.

- Discuss and consider action on Variance Case VA-22-0001 as described above.
- Discuss and consider action on Subdivision Case SFP-22-0002 as described above.

Public Hearing opened at 6:07 p.m.; Public Hearing closed at 6:07 p.m., following discussion.

No one wished to speak in favor or opposition of the request.

Motion to approve the Variance Case VA-22-0001.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 5 - 0 None

Motion to approve the Short Form Plat SFP-22-0002.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 5 - 0 None

9. Conduct a Public Hearing regarding Zoning Case Z-24-0154 to amend the current zoning of TOD/PUD-CD (Transit Oriented Development/ Planned Unit Development – Conventional Development Sector) to adopt the McCall Capital Minor Planned Unit Development with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land 4.06 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R032207; and is generally located east of 183A Toll Road, approximately 270 feet south of Bulbine Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0154 as described above.

Public Hearing opened at 6:14 p.m.; Public Hearing closed at 6:14 p.m., following discussion.

No one wished to speak in favor or opposition of the request.

Motion to approve Zoning Case Z-24-0154.

By: Board Member Calame

Seconded: Board Member Oliver

Vote: 4 - 1 Board Member Morales

REGULAR AGENDA

10. Adjournment
Meeting adjourned at 6:23 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
4/3/2025

AGENDA SUBJECT:

Discuss and consider action on a Resolution in support of the proposed development and construction of additional phasing improvement projects for Ronald Reagan Boulevard.

BACKGROUND:

Williamson County has been coordinating with multiple communities to develop a schematic design for the Ronald Reagan corridor extending from RM 2243 to IH-35. The corridor is envisioned to be an eight-lane (8) , controlled-access roadway with four (4) main lanes and two-lane (2) service roads on each side.

Multiple corridor planning segments have been designated and are defined as follows:

- Segment A - FM 1431 to SH 29,
- Segment B - SH 29 to FM 3405,
- Segment C1 - FM 3405 to CR 289,
- Segment C2 - CR 289 to RM 2338,
- Segment D1 - RM 2338 to CR 245,
- Segment D2 - CR 245 to SH 195, and
- Segment E - SH 195 to IH-35.

This resolution is related to a portion of Segment A, which extends north from RM 1431 to SH 29. It is a 6.8-mile segment that is located primarily in the Cities of Cedar Park and Leander. A small portion of the project is located in unincorporated Williamson County, that portion of the SH 29 intersection that is north of SH 29.

Cost estimates for Segment A are \$532 million:

- RM 1431 to RM 2243 = \$307 million,
- RM 2243 to SH 29 = \$205 million, and
- Right-of-Way = \$20 million.

HISTORY/TIMELINE:

Cynthia Long, Williamson County Commissioner - Precinct 2, is requesting that the Cities of Leander and Cedar Park approve resolutions to support that Central Texas Regional Mobility Authority (CTRMA) construct the main lanes and frontage roads. Should CTRMA construct the roadway, it would be developed as a user-pay segment for the main lanes with free access on the service roads.

Upon passage of companion resolutions by Cedar Park, Leander, and Williamson County, a formal request will be made to the CTRMA. CTRMA would then consider whether to add this segment to its network. CTRMA's decision to include the facility would be made after conducting a Traffic and Revenue (T&R) study. T&R study

is used to estimate potential traffic use and revenue generation for a proposed toll facility. It will demonstrate the economic feasibility of the segment as a user-pay project. Conducting a T&R study is a highly technical analysis and will incur a significant cost.

A revised resolution has been provided by City staff that reflects comments and input from the previous City Council discussion. These revisions provide that the City Council's support is limited to a T&R, that the limits of the study be the full segment extending from RM 1431 to IH-35, that the results of the T&R and any subsequent studies will be shared with each of the impacted communities on a timely basis, and that each city will use the T&R recommendations and conclusions in determining their preferred/best options for improvements to Ronald Reagan Boulevard.

APPLICANT/AGENT:

RECOMMENDATION:

City Council's options are to:

1. Approve the original resolution as presented,
2. Approve the amended resolution as presented,
2. Approve either the original or amended resolution with additional City Council edits, or
3. Not approve a resolution.

City staff recommends that the City Council approve the revised resolution as presented with any additional edits that it deems appropriate.

PRESENTER:

Todd Parton, City Manager

Fiscal Impact

Attachments:

1. Presentation Ronald Reagan Corridor Segment A
2. Proposed Resolution
3. Redline Amended Proposed Resolution
4. Location Map of Ronald Reagan Boulevard
5. City initiated Ronald Reagan Corridor Study Cost Estimates 06.28.2024
6. Cedar Park Executed Resolution Support CTRMA Study

RONALD REAGAN CORRIDOR



RONALD REAGAN CORRIDOR

From RM 1431 in Cedar Park to I-35 in Jarrell, Ronald Reagan Corridor has been planned to become a controlled-access roadway with 2-lane frontage roads each way and 2-lane express lanes each way.

The roughly 30-mile project is broken up into the following segments.

SEGMENT A | RM 1431 to Hwy. 29
Existing 4 Lanes.

7.67
miles

SEGMENT B | Hwy. 29 to north of FM 3405
Widen to 4 Lanes. Under Construction.

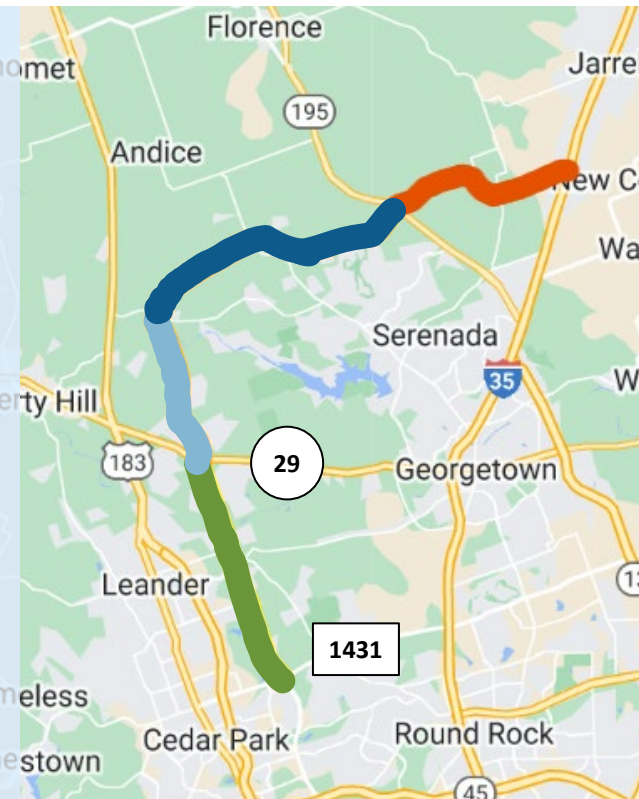
7
miles

SEGMENT C | FM 3405 to 195
Widen to 4 Lanes in 2026.

8.7
miles

SEGMENT E | SH 195 to I-35
Widen to 4 Lanes. Currently unfunded.

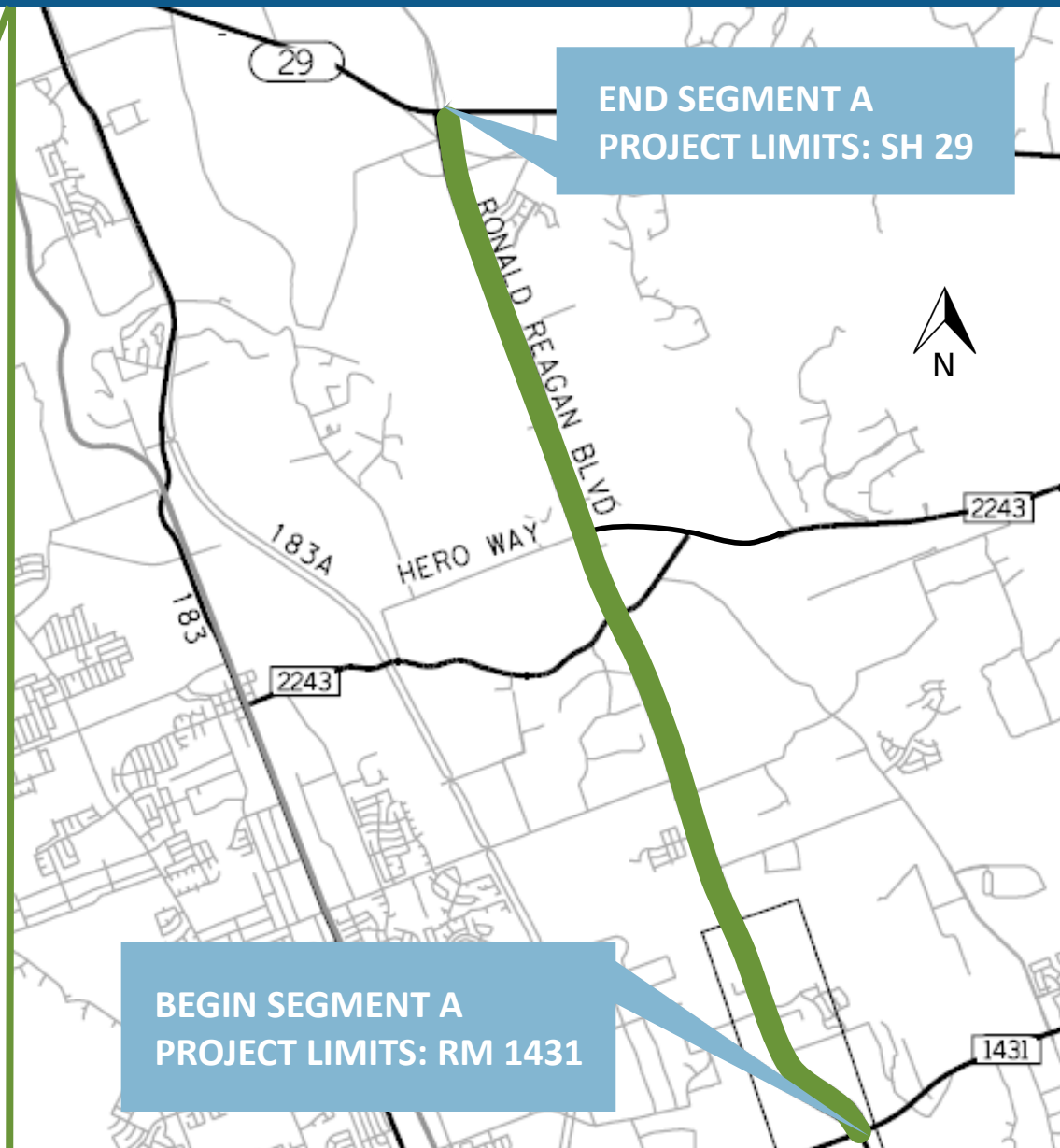
6
miles



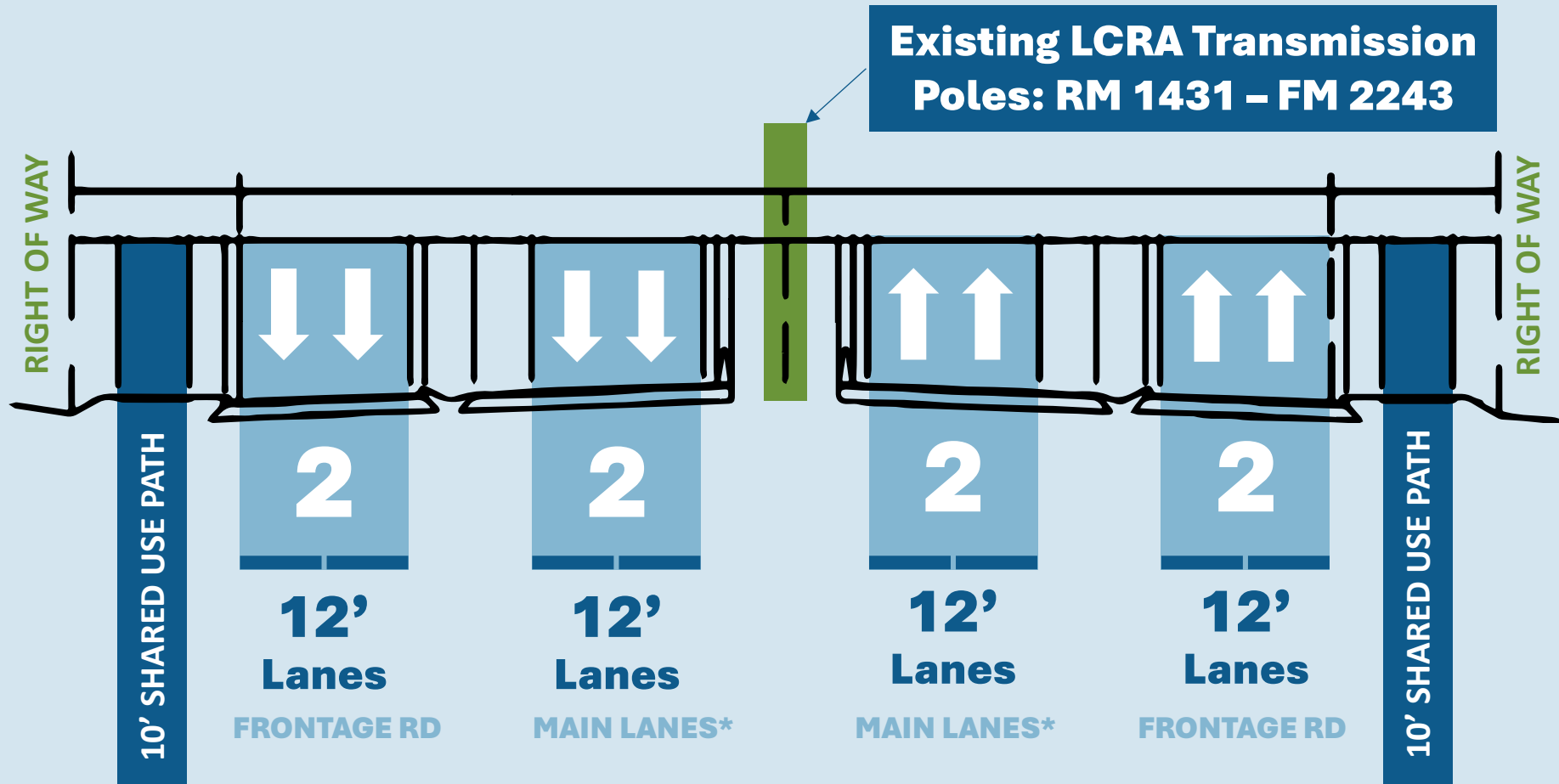
PROJECT LIMITS

SEGMENT A

RM 1431 to SH 29



TYPICAL SECTION

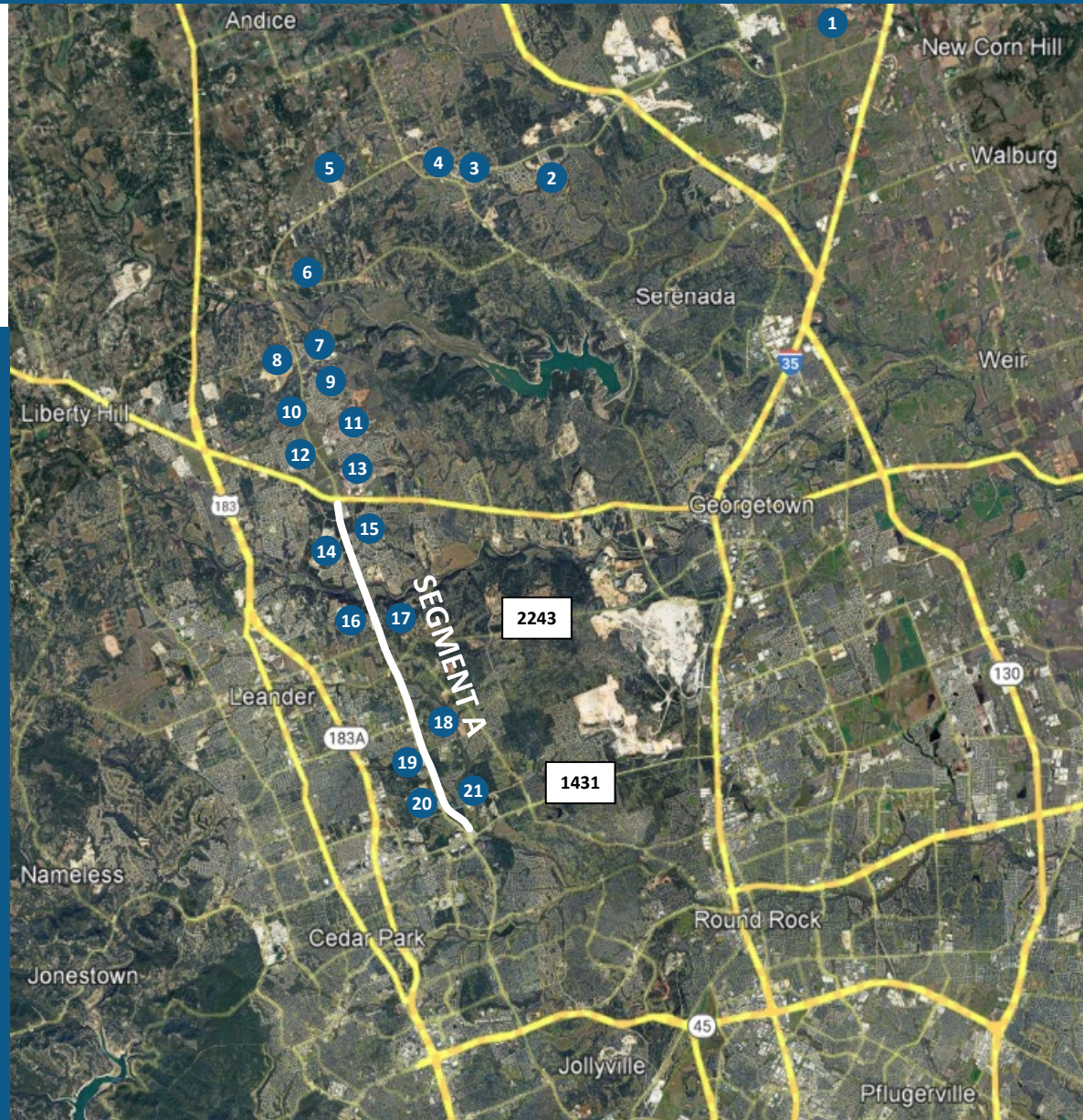


*North and southbound main lanes are reduced to one lane at RM 1431

SURROUNDING DEVELOPMENTS

SEGMENT A

1. Lennar at Rancho Del Cielo | ~600 Homes
2. Sun City Texas | >9,000 Homes
3. Highland Village | <100 Homes
4. Parmer Ranch | ~1000 Homes
5. Nolina | 100-200 Homes
6. Beltorre | 100-150 Homes
7. Santa Rita Ranch Regency
8. Santa Rita Ranch Saddleback
9. Santa Rita Ranch Tierra Rosa
10. Santa Rita Ranch El Dorado
11. Santa Rita Ranch Homestead
12. Santa Rita Ranch Villages
Santa Rita Ranch Combined >6,000 Homes
13. MorningStar | ~1,500 Homes
14. Bar W Ranch | ~1,000 Homes
15. Rancho Sienna | >1,000 Homes
16. Palmera Ridge | 600-700 Homes
17. Reagan's Overlook | 100-150 Homes
18. Sarita Valley | ~400 Homes
19. Hazlewood | ~300 Homes
20. Hidden Creek at Lakewood Park | <200 Homes
21. Caballo Ranch | ~400 Homes



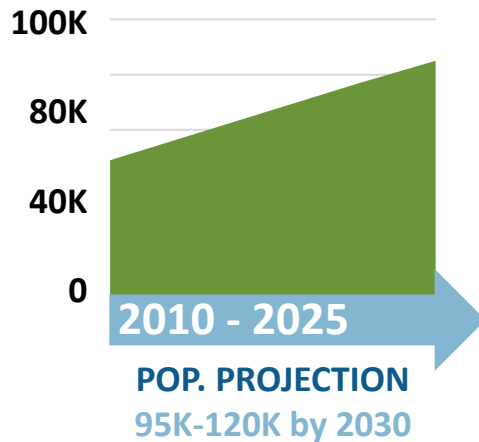
POPULATION & GROWTH

Current & Future Population Estimates

Sources: WorldPopulationReview.com,
CedarParkTexas.gov, GeorgetownTexas.gov,

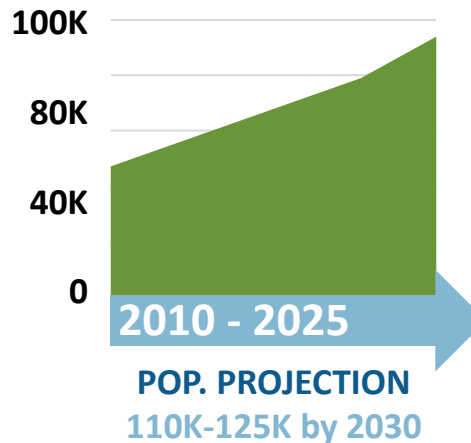
85K

Cedar Park



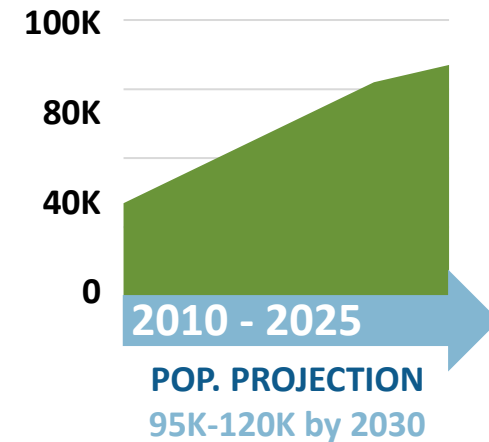
100K

Georgetown



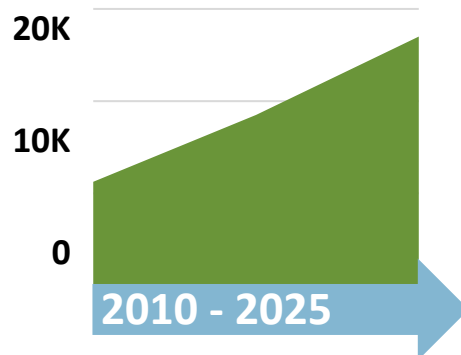
93K

Leander



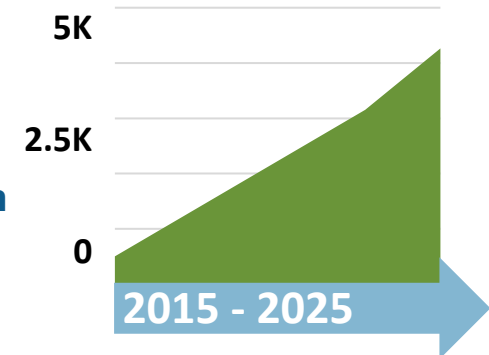
29K

Sun City



5K

Santa Rita Ranch



SEGMENT A COST ESTIMATE

\$307M

RM 1431 to RM 2243

\$205M

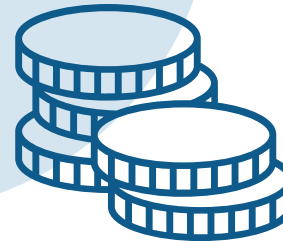
RM 2243 to SH 29

\$20M

Right of Way

\$532M

Total



QUESTIONS?



A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS IN SUPPORT OF THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF ADDITIONAL PHASING IMPROVEMENT PROJECTS FOR RONALD REAGAN BOULEVARD.

WHEREAS, City of Leander (“City”) serves as the local government for a current population of approximately 89,177 City residents and citizens within Williamson County; and,

WHEREAS, City is committed to improving mobility, safety and economic growth and providing mobility options to the citizens of the region and its local community; and

WHEREAS, a reliable transportation infrastructure is vital to connect goods and people, with connectivity for motorists being the cornerstone of prosperity, creating expanded economic development and more financial opportunities for individuals and families; and

WHEREAS, Williamson County (“County”) in conjunction with City and other associated communities has developed and constructed roadway infrastructure for approximately 28 miles of Ronald Reagan Boulevard within the county and its associated communities with limits between IH 35 and RM 1431(including improvements to the intersections), adding millions of dollars in new tax revenue for the local communities, County and the State, and creating new options for mobility; and

WHEREAS, the Central Texas Regional Mobility Authority was created to improve the transportation system in Williamson and Travis Counties with a mission to implement transportation options that reduce congestion and create choices that enhance quality of life and economic vitality; and

WHEREAS, the Central Texas Regional Mobility Authority is currently considering undertaking the development and/or construction of additional frontage road and mainlane facility improvements for the Ronald Reagan Boulevard corridor in Williamson County and City between IH 35 and RM 1431 (including intersections); and

WHEREAS, the need for these roadway facilities are demonstrated by the average daily vehicle trip traffic along the Ronald Reagan Boulevard corridor, which have increased since the construction of initial phasing by County; and

WHEREAS, the population in City has increased by more than 123% from 2010 to 2020 according to the United States Census Bureau, and the overall Williamson County population is expected to more than triple to approximately 2,000,000 residents by 2050; and

WHEREAS, congestion is bad for the environment, for the economy, for public safety, and for quality of life; and the Additional Phasing Project will give drivers the option to spend less time on the road, help improve air quality and reduce the threat to public safety caused by crowded roadways; and

WHEREAS, continued investment in and development of mobility in the region is pivotal in accommodating the population and economic growth of Williamson County and its incorporated communities;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Leander reaffirms its support for the Central Texas Regional Mobility Authority's development and construction of the Ronald Reagan Boulevard main lane and frontage roads to improve the quality of life and safety of Williamson County, City and regional residents.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED THIS 20 DAY OF March, 2025.

CITY OF LEANDER, TEXAS

Christine DeLisle, Mayor

ATTEST:

Dara Crabtree, City Secretary

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS IN SUPPORT OF ~~THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF ADDITIONAL PHASING IMPROVEMENT PROJECTS FOR RONALD REAGAN BOULEVARD~~ A TRAFFIC AND REVENUE STUDY BY THE CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY RELATED TO THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF ADDITIONAL PHASING IMPROVEMENT PROJECTS FOR RONALD REAGAN BOULEVARD.

WHEREAS, City of Leander ("City") serves as the local government for a current population of approximately 89,177 City residents and citizens within Williamson County; and,

WHEREAS, City is committed to improving mobility, safety and economic growth and providing mobility options to the citizens of the region and its local community; and

WHEREAS, a reliable transportation infrastructure is vital to connect goods and people, with connectivity for motorists being the cornerstone of prosperity, creating expanded economic development and more financial opportunities for individuals and families; and

WHEREAS, Williamson County ("County") in conjunction with City and other associated communities has developed and constructed roadway infrastructure for approximately 28 miles of Ronald Reagan Boulevard within the ~~county~~ County and its associated communities with limits between IH 35 and RM 1431 (including improvements to the intersections), ~~adding supporting commercial development that has added~~ millions of dollars in new tax revenue for the local communities, County and the State, and creating new options for mobility; and

WHEREAS, the Central Texas Regional Mobility Authority ("CTRMA") was created to improve the transportation system in Williamson and Travis Counties with a mission to implement transportation options that reduce congestion and create choices that enhance quality of life and economic vitality; and

WHEREAS, the Central Texas Regional Mobility Authority is currently considering undertaking the development and/or construction of additional frontage road and ~~main~~ main ~~lane~~ lane facility improvements for the Ronald Reagan Boulevard corridor in Williamson County and City between IH 35 and RM 1431 (including intersections); and

WHEREAS, the need for these roadway facilities are demonstrated by the average daily vehicle trip traffic along the Ronald Reagan Boulevard corridor, which have increased since construction of initial phasing by County; and

WHEREAS, the population in City has increased by more than 123% from 2010 to 2020 according to the United States Census Bureau, and the overall Williamson County population is expected to more than triple to approximately 2,000,000 residents by 2050; and

WHEREAS, congestion is bad for the environment, for the economy, for public safety, and for quality of life; and the Additional Phasing Project will give drivers the option to spend less time on the road, help improve air quality and reduce the threat to public safety caused by crowded roadways; and, The County has requested that the City consider a regional approach to the future expansion of the Ronald Reagan Boulevard corridor throughout the County, and that the City approve a resolution in support of the CTRMA undertaking and Traffic and Revenue Study for that portion located within the City's corporate boundaries; and

WHEREAS, continued investment in and development of mobility in the region is pivotal in accommodating the population and economic growth of Williamson County and its incorporated communities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

SECTION 1. The City Council of the City of Leander supports a Traffic and Revenue Study ("T&R") be prepared by the CTRMA to determine the economic feasibility related to the County's proposed improvements to Ronald Reagan Boulevard.

SECTION 2. The limits of the T&R will extend from RM 1431 to SH-29 as the initial phase, that this action is limited solely to preparing said T&R, and that a subsequent T&R will be conducted by CTRMA for SH-29 to IH-35 as soon as practical.

SECTION 3. The conclusions and recommendations of the T&R and any other subsequent studies will be shared with the City as well as the other impacted communities in a timely manner so that Leander and the other communities may determine their best solutions for improvements to Ronald Reagan Boulevard.

SECTION 4. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

PASSED AND APPROVED this the 4th day of April 2025.

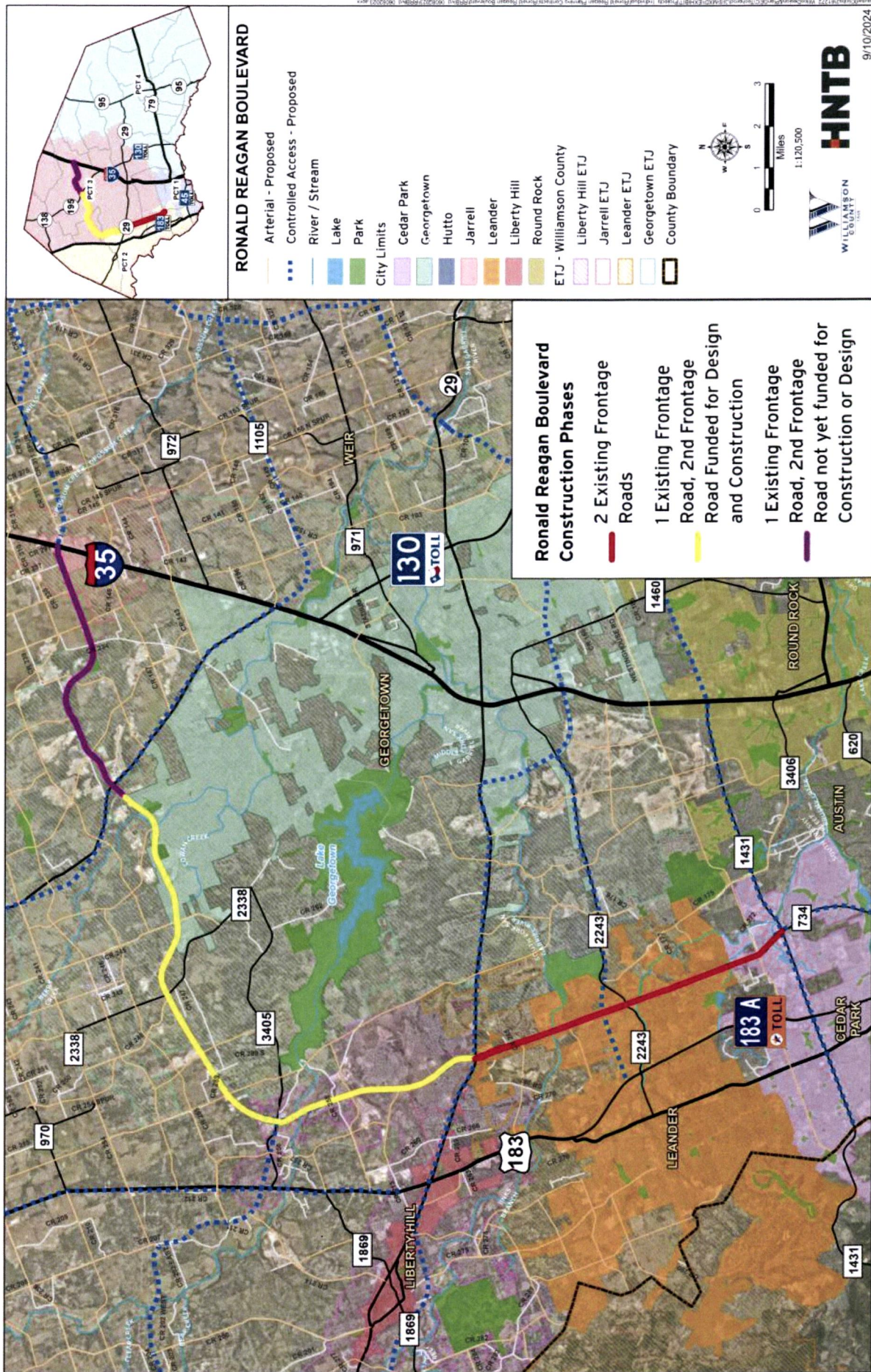
CITY OF LEANDER, TEXAS

Christine DeLisle, Mayor

ATTEST:

Dara Crabtree, City Secretary

Exhibit A





June 28, 2024

Mr. Tony Bettis, PMP
CIP Program Manager
City of Leander
201 N. Brushy St.
Leander, TX 78641

Reference: Ronald Reagan Boulevard Corridor Study
Leander, Texas

Subject: Cost Estimates Summary

Dear Mr. Bettis,

As discussed, Huitt-Zollars, Inc. (HZ) has developed planning level/budgetary opinion of probable costs (estimates) for the proposed improvements identified in the Ronald Reagan Corridor Study within the City limits. The estimates were determined for short-, mid-, and long-term projects as identified in the study. Below is a summary of the estimates (see attached exhibits and cost estimates for details):

EXHIBIT	INTERSECTION	INTERSECTION PROJECT	TOTAL COST BY TERM OF IMPLEMENTATION*			GRAND TOTAL
			SHORT TERM (< 5 YEARS)	MID TERM (5-10 YEARS)	LONG TERM (> 10 YEARS)	
1	1, 2	Ronald Reagan Boulevard and SH 29 (NB and SB)			\$19,430,649	\$19,430,649
2	3	Ronald Reagan Boulevard and Kauffmann Loop	\$1,040,494			\$1,040,494
3	4	Ronald Reagan Boulevard and Via de Sienna Boulevard	\$1,952,286			\$1,952,286
4	5	Ronald Reagan Boulevard and Gabriels Horn Road	\$1,965,873			\$1,965,873
5	6	Ronald Reagan Boulevard and Vista Heights Drive	\$2,653,303			\$2,653,303
6A	7	Ronald Reagan Boulevard and Hero Way	\$1,395,038			\$1,395,038
6B	7	Ronald Reagan Boulevard and Hero Way			\$19,300,445	\$19,300,445
7	8	Ronald Reagan Boulevard and RM 2243			\$2,621,841	\$2,621,841
8	9	Ronald Reagan Boulevard and Sarah Apartments Driveway	\$492,355			\$492,355
9	10	Ronald Reagan Boulevard and Sarita Drive		\$1,932,755		\$1,932,755
10	11	Ronald Reagan Boulevard and Crystal Falls Parkway	\$1,337,116		\$22,356,796	\$23,693,912
11	12	Ronald Reagan Boulevard and CR 177			\$474,413	\$474,413
12	13	Ronald Reagan Boulevard and Grand Lake Parkway	\$2,747,455			\$2,747,455
13	14	Ronald Reagan Boulevard and Journey Parkway	\$2,718,857	\$1,091,358		\$3,810,215
TOTAL			\$16,302,778	\$3,024,114	\$64,184,143	\$83,511,035

*Total costs include hard costs (i.e., construction), soft costs (e.g., surveying, engineering, geotechnical, environmental, right-of-way (ROW) acquisition, legal, construction management, inspection, materials testing, etc.), contingency, and projected inflation at the time of implementation.

In summary, short-term project improvements (recommended for implementation in less than 5 years) total \$16,302,778, mid-term improvements (recommended for implementation in 5-10 years) total \$3,024,114, and long-term improvements (recommended for implementation in more than 10 years) total \$64,184,143. The grand total for all improvements is estimated at \$83,511,035. As noted, total costs include hard costs, soft costs, contingency, and projected inflation at the time of implementation.

We appreciate the opportunity to be of service for this project. Please contact me should there be any questions.

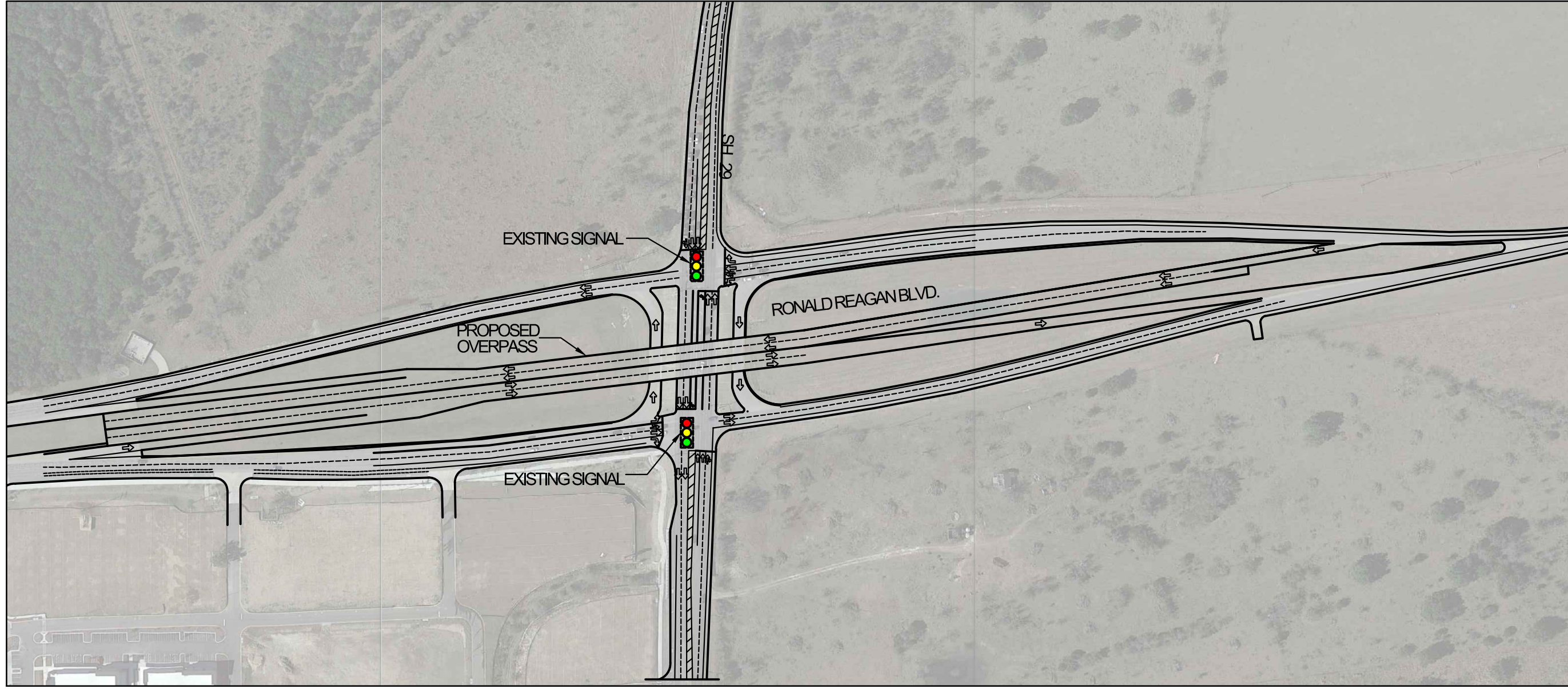
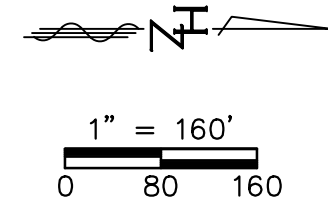
Respectfully submitted,
Huitt-Zollars, Inc.

A handwritten signature in blue ink, appearing to read 'R. Gonzalez'.

Rey Gonzalez, P.E.
Vice President/Senior Project Manager

Attachments:

- Project Exhibits with Quantities
- Detailed Cost Estimates



DEMOLITION

EXCAVATION - ROAD SIDE = 5,247 CY



NEW CONSTRUCTION

- ROAD CONSTRUCTION = 1.5 MI
- 4" ASPHALT = 2538 SY
- 12" FLEX BASE = 2538 SY
- 6" SUB-GRADE = 2538 SY
- OVERPASS BRIDGE = 22,845 SF
- 6" WHITE STRIPING (BRK) = 2658 LF
- 6" YELLOW STRIPING (SLD) = 3573 LF
- 6" WHITE STRIPING (SLD) = 3501 LF

RECOMMENDATIONS:

- 1. OVERPASS ON RONALD REAGAN BLVD.

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

**Ronald Reagan Boulevard Traffic Analysis
Intersection 1&2 (Ronald Reagan Blvd & SH 29)**

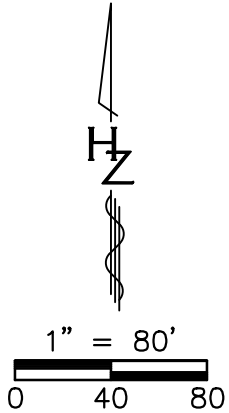
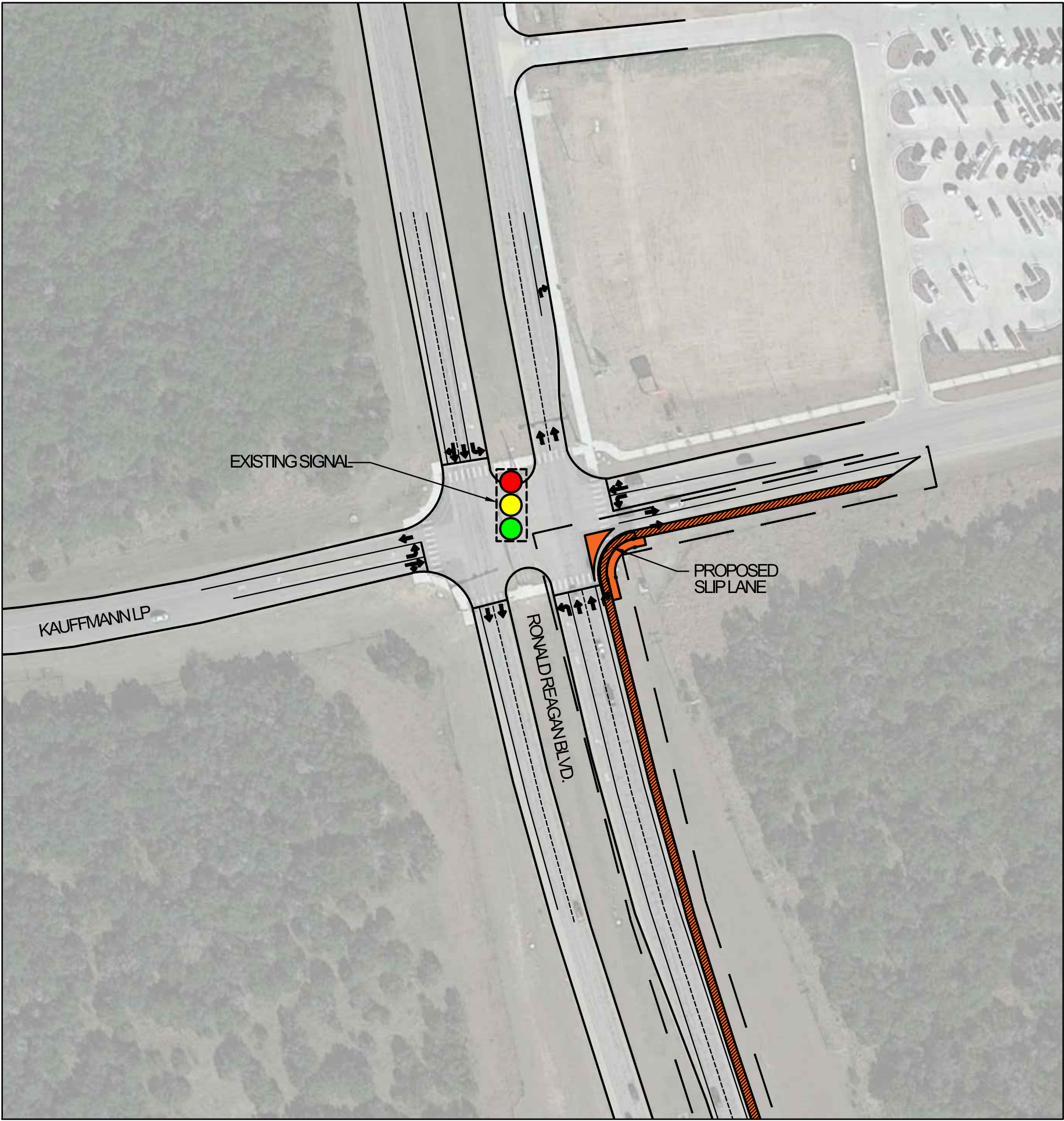
**Exhibit
Number**

1

RONALD REAGAN BOULEVARD AND SH 29 (NORTHBOUND AND SOUTHBOUND)

RONALD REAGAN CORRIDOR IMPROVEMENTS				
LONG TERM				
(Year 2039)				
6/28/2024				
	Description			Subtotal Cost
HARD COSTS				
ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)				\$6,298,886
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	
2	Environmental Study	2%	of Construction	
3	Survey / Topography	3%	of Construction	
4	Geotechnical Services	2%	of Construction	
5	Appraisal Services	0%	of Construction	
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	
8	Construction Management	10%	of Construction	
9	Inspection	2%	of Construction	
	ESTIMATED SOFT COST			\$2,015,643
Subtotal				\$8,314,529
	Contingency	50%	of Hard and Soft Cost	
Subtotal				\$12,471,794
	3% INFLATION RATE PER YEAR (TO YEAR 2039)			\$6,958,855
ESTIMATED TOTAL COST (HARD AND SOFT COST)				\$19,430,649

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 1					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
TRAFFIC CONTROL					
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	12	\$10,000.00	\$120,000
				Subtotal	\$120,000
DEMOLITION					
100 6002	PREPARING ROW	STA	25	\$5,250.00	\$131,250
				Subtotal	\$131,250
ROADWAY IMPROVEMENTS					
	OVERPASS ESTIMATE @SH-29 (BRIDGE)	LS	1	\$2,094,000.00	\$2,094,000
110 6001	EXCAVATION (ROADWAY)(BRIDGE)	CY	5,247	\$65.00	\$341,055
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12") (BRIDGE)	SY	2,538	\$85.00	\$215,730
	6" SUBGRADE PREP (BRIDGE)	SY	2,538	\$18.00	\$45,684
334 6080	HMCL ACP TY-D AC-4" (BRIDGE)	SY	2,538	\$85.00	\$215,730
	LANES FOR OVERPASS @SH-29	LANE MI	1.5	\$1,700,000.00	\$2,550,000
				Subtotal	\$5,462,199
SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS					
666 6347	REF PROF PAV MRK TY II(Y)6"(SLD)(100MIL)	LF	3,573	\$0.85	\$3,037
666 6171	REFL PAV MRK TY II (W) 6" (BRK)	LF	2,658	\$1.63	\$4,333
666 6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	3,501	\$1.51	\$5,287
678 6002	PAV SURF PREP FOR MRK (6")	LF	7,739	\$0.02	\$155
				Subtotal	\$12,811
ADA IMPROVEMENTS					
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
5316004	CURB RAMPS (TY 1)	EA	0	\$2,500.00	\$0
531 6010	CURB RAMPS (TY 7)	EA	0	\$2,600.00	\$0
531 6016	CURB RAMPS (TY 21)	EA	0	\$3,000.00	\$0
530 6004	DRIVEWAYS (CONC)	SY	0	\$115.00	\$0
				Subtotal	\$0
CONSTRUCTION COST (BEFORE MOBILIZATION)					\$5,726,260
MOBILIZATION OF TOTAL CONSTRUCTION					
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$572,626
ESTIMATED CONSTRUCTION COST					\$6,298,886



- DEMOLITION**
 - EXCAVATION - ROAD SIDE = 345 CY
 - EXCAVATION - SIDEWALK = 11 CY
 - CURB & GUTTER = 60 LF
 - CONCRETE SIDEWALK = 270 SF
 - EXISTING PEDESTRIAN SIGNAL LIGHTS = 2

— SCOPE OF WORK

- NEW CONSTRUCTION**
 - 4" ASPHALT = 497 SY (4,476 SF)
 - 12" FLEX BASE = 579 SY
 - 6" SUB-GRADE = 579 SY
 - CURB & GUTTER = 60 LF
 - CONCRETE SIDEWALK = 708 SF
 - STRIPING JUST SCOPE OF WORK= 872 LF
 - CROSSWALK STRIPPING = 84 LF
 - NEW PEDESTRIAN SIGNAL LIGHTS = 2
 - FIRE HYDRANT RELOCATION = 1
 - PEDESTRIAN LIGHTS FOUNDATION = 2

RECOMMENDATIONS:

- 1. NORTHBOUND RIGHT SLIP LANE

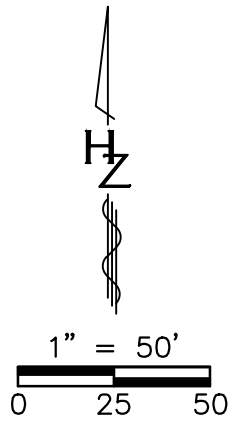
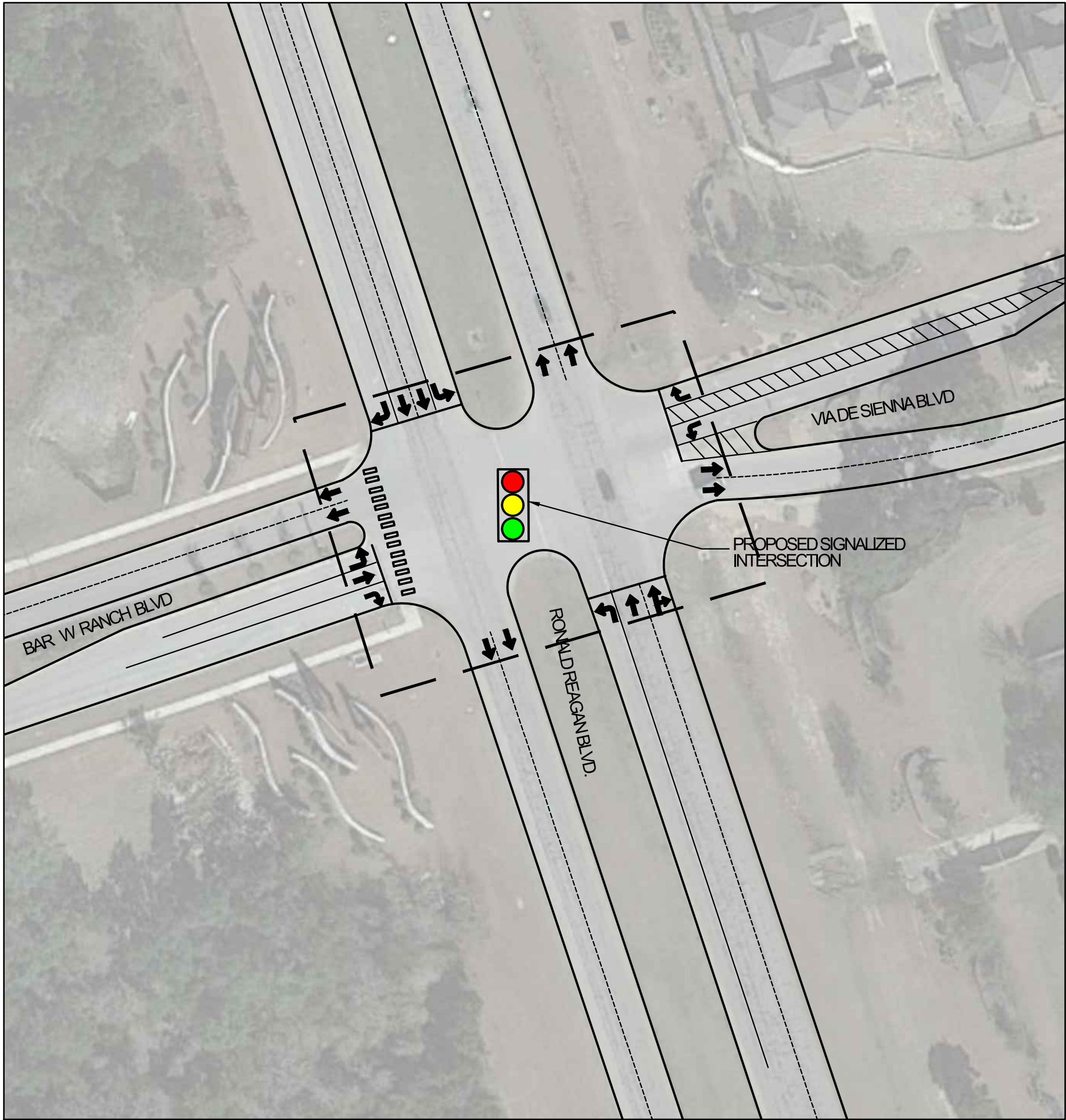
NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

RONALD REAGAN BOULEVARD AND KAUFFMAN LOOP

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT TERM (Year 2029)				
6/28/2024				
	Description			Subtotal Cost
	HARD COSTS			
	<i>ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)</i>			\$453,303
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$45,330
2	Environmental Study	2%	of Construction	\$9,066
3	Survey / Topography	3%	of Construction	\$13,599
4	Geotechnical Services	2%	of Construction	\$9,066
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	\$13,599
8	Construction Management	10%	of Construction	\$45,330
9	Inspection	2%	of Construction	\$9,066
	<i>ESTIMATED SOFT COST</i>			\$145,057
			Subtotal	\$598,360
	Contingency	50%	of Hard and Soft Cost	\$299,180
			Subtotal	\$897,540
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			\$142,955
	ESTIMATED TOTAL COST (HARD AND SOFT COST)			\$1,040,494

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 2					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	6	\$10,000.00	\$60,000
				Subtotal	\$60,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	9	\$5,250.00	\$47,250
104 6029	REMOVING CONC (CURB OR CURB & GUTTER)	LF	60	\$50.00	\$3,000
104 6036	REMOVING CONC (SIDEWALK OR RAMP)	SY	270	\$6.00	\$1,620
687 6005	REMOVE PED POLE ASSEMBLY	EA	2	\$1,000.00	\$2,000
				Subtotal	\$53,870
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	345	\$70.00	\$24,150
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	579	\$90.00	\$52,110
	6" SUBGRADE PREP	SY	579	\$20.00	\$11,580
334 6080	HMCL ACP TY-D AC-4"	SY	497	\$80.00	\$39,760
529 6008	CONC CURB & GUTTER (TY II)	LF	60	\$90.00	\$5,400
				Subtotal	\$133,000
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6048	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	20	\$11.00	\$220
666 6171	REFL PAV MRK TY II (W) 6" (BRK)	LF	826	\$1.63	\$1,346
666 6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	826	\$0.70	\$578
677 6002	ELIM EXT PAV MRK & MRKS (6")	LF	1,652	\$0.83	\$1,371
677 6007	ELIM EXT PAV MRK & MRKS (24")	LF	10	\$4.53	\$45
687 6001	PED POLE ASSEMBLY	EA	2	\$10,000.00	\$20,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	2	\$2,500.00	\$5,000
678 6002	PAV SURF PREP FOR MRK (6")	LF	1,652	\$0.92	\$1,520
678 6008	PAV SURF PREP FOR MRK (24")	LF	20	\$2.33	\$47
	TRAFFIC SIGNAL MODIFICATIONS	LS	1	\$80,000.00	\$80,000
				Subtotal	\$110,127
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	708	\$12.00	\$8,496
531 6004	CURB RAMPS (TY 1)	EA	2	\$2,500.00	\$5,000
531 6016	CURB RAMPS (TY 21)	EA	1	\$3,000.00	\$3,000
				Subtotal	\$16,496
	UTILITIES				
COA 510S	REMOVE AND RELOCATE EXISTING FIRE HYDRANT	LS	1	\$20,000.00	\$20,000
				Subtotal	\$20,000
	ENVIRONMENTAL IMPROVEMENTS				
COA 641S	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$3,000
COA 642S	SILT FENCE	LF	700	\$8.00	\$5,600
	STORMWATER VEGETATIVE FILTER STRIP (GRADING, TOPSOIL, SEEDING, WATERING)	LS	1	\$10,000.00	\$10,000
				Subtotal	\$18,600
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$412,093
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$41,209
	ESTIMATED CONSTRUCTION COST				\$453,303



- SCOPE OF WORK
- NEW CONSTRUCTION**
 - CROSSWALK STRIPPING = 296 LF
 - NEW TRAFFIC SIGNAL LIGHTS = 4
 - NEW FOUNDATION FOR TRAFFIC LIGHTS = 4
 - NEW PEDESTRIAN SIGNAL LIGHTS = 8
 - PEDESTRIAN LIGHTS FOUNDATION = 8

RECOMMENDATIONS:

- SIGNALIZE INTERSECTION

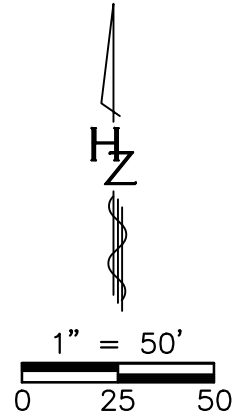
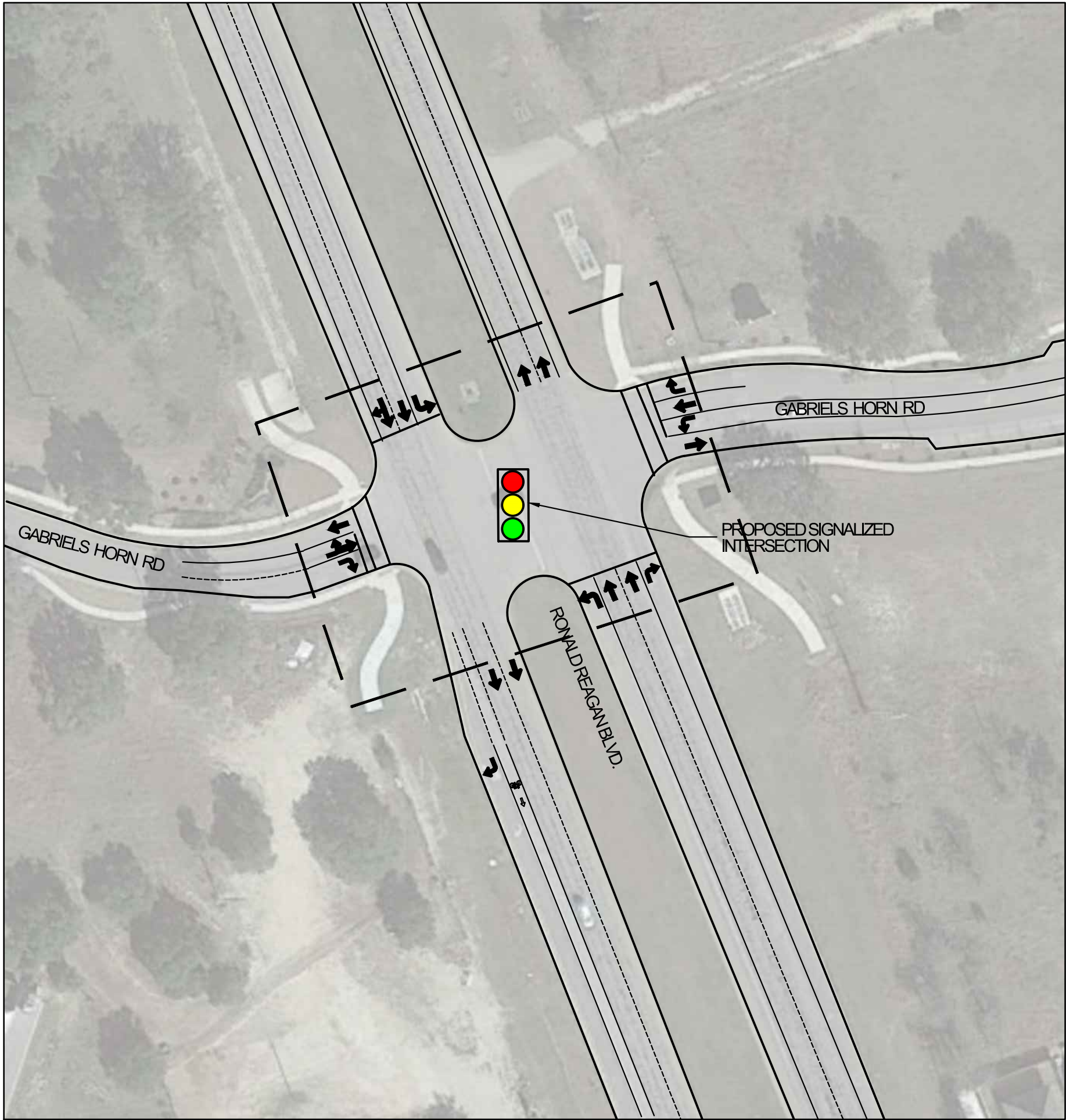
NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

RONALD REAGAN BOULEVARD AND VIA DE SIENNA BOULEVARD

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT TERM (Year 2029)				
6/28/2024				
	Description			Subtotal Cost
	HARD COSTS			
	<i>ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)</i>			
				\$850,535
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$85,053
2	Environmental Study	2%	of Construction	\$17,011
3	Survey / Topography	3%	of Construction	\$25,516
4	Geotechnical Services	2%	of Construction	\$17,011
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	\$25,516
8	Construction Management	10%	of Construction	\$85,053
9	Inspection	2%	of Construction	\$17,011
	<i>ESTIMATED SOFT COST</i>			
				\$272,171
	Subtotal			
				\$1,122,706
	Contingency	50%	of Hard and Soft Cost	\$561,353
	Subtotal			
				\$1,684,059
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			
				\$268,227
	ESTIMATED TOTAL COST (HARD AND SOFT COST)			
				\$1,952,286

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 3					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$ 10,000.00	\$30,000
				Subtotal	\$30,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	8	\$ 5,250.00	\$42,000
				Subtotal	\$42,000
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	0	\$ 24.00	\$0
				Subtotal	\$0
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	296	\$ 4.00	\$1,184
678 6006	PAV SURF PREP FOR MRK (12")	LF	296	\$ 0.10	\$30
	TRAFFIC SIGNALS (4 APPROACH)	LS	1	\$600,000.00	\$600,000
687 6001	PED POLE ASSEMBLY	EA	8	\$ 10,000.00	\$80,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	8	\$ 2,500.00	\$20,000
				Subtotal	\$701,214
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$ 12.00	\$0
				Subtotal	\$0
	CONSTRUCTION COST (BEFORE MOBILIZATION)				
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$77,321
	ESTIMATED CONSTRUCTION COST				
					\$850,535



- SCOPE OF WORK
- NEW CONSTRUCTION**
 - CROSSWALK STRIPPING = 328 LF
 - NEW TRAFFIC SIGNAL LIGHTS = 4
 - NEW FOUNDATION FOR TRAFFIC LIGHTS = 4
 - NEW PEDESTRIAN SIGNAL LIGHTS = 8
 - PEDESTRIAN LIGHTS FOUNDATION = 8

RECOMMENDATIONS:
1. SIGNALIZE INTERSECTION

NOTES:
FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis
Intersection 5 (Ronald Reagan Blvd & Gabriels Horns Rd)

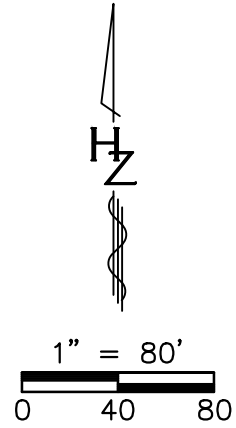
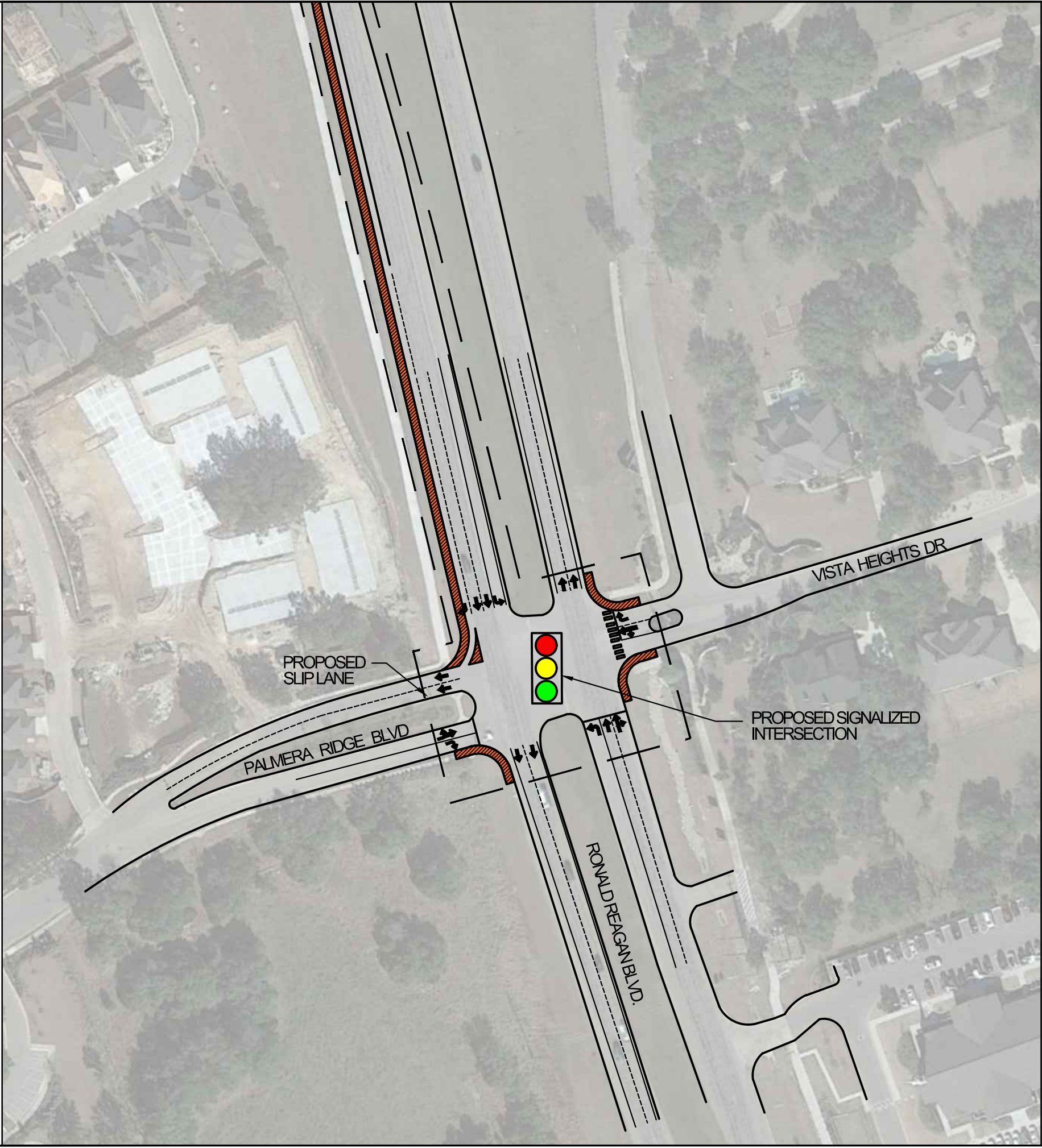
Exhibit
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4

RONALD REAGAN BOULEVARD AND GABRIELS HORN

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT TERM (Year 2029)				
6/28/2024				
	Description	Subtotal Cost		
	HARD COSTS			
	<i>ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)</i>			\$856,454
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$85,645
2	Environmental Study	2%	of Construction	\$17,129
3	Survey / Topography	3%	of Construction	\$25,694
4	Geotechnical Services	2%	of Construction	\$17,129
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	\$25,694
8	Construction Management	10%	of Construction	\$85,645
9	Inspection	2%	of Construction	\$17,129
	<i>ESTIMATED SOFT COST</i>			\$274,065
	Subtotal			\$1,130,520
	Contingency	50%	of Hard and Soft Cost	\$565,260
	Subtotal			\$1,695,779
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			\$270,094
	ESTIMATED TOTAL COST (HARD AND SOFT COST)			\$1,965,873

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 4					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$ 10,000.00	\$30,000
				<i>Subtotal</i>	\$30,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	9	\$ 5,250.00	\$47,250
				<i>Subtotal</i>	\$47,250
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	0	\$ 70.00	\$0
				<i>Subtotal</i>	\$0
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	328	\$ 4.00	\$1,312
678 6006	PAV SURF PREP FOR MRK (12")	LF	328	\$ 0.10	\$33
	TRAFFIC SIGNALS (4 APPROACH)	LS	1	\$600,000.00	\$600,000
687 6001	PED POLE ASSEMBLY	EA	8	\$ 10,000.00	\$80,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	8	\$ 2,500.00	\$20,000
				<i>Subtotal</i>	\$701,345
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$ 12.00	\$0
				<i>Subtotal</i>	\$0
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$778,595
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$77,859
	ESTIMATED CONSTRUCTION COST				\$856,454



DEMOLITION

EXCAVATION - ROAD SIDE = 268 CY
EXCAVATION - SIDEWALK = 19 CY



SCOPE OF WORK



NEW CONSTRUCTION

4" ASPHALT = 380 SY (3,420 SF)
12" FLEX BASE = 452 SY
6" SUB-GRADE = 452 SY
CONCRETE SIDEWALK = 1,033 SF
STRIPING JUST SCOPE OF WORK = 109 LF
CROSSWALK STRIPING = 312 LF
NEW TRAFFIC SIGNAL LIGHTS = 4
NEW FOUNDATION FOR TRAFFIC LIGHTS = 4
NEW PEDESTRIAN SIGNAL LIGHTS = 8
PEDESTRIAN LIGHTS FOUNDATION = 8

RECOMMENDATIONS:

1. SIGNALIZE INTERSECTION
2. SOUTHBOUND RIGHT SLIP LANE

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis
Intersection 6 (Ronald Reagan Blvd & Vista Heights Dr)

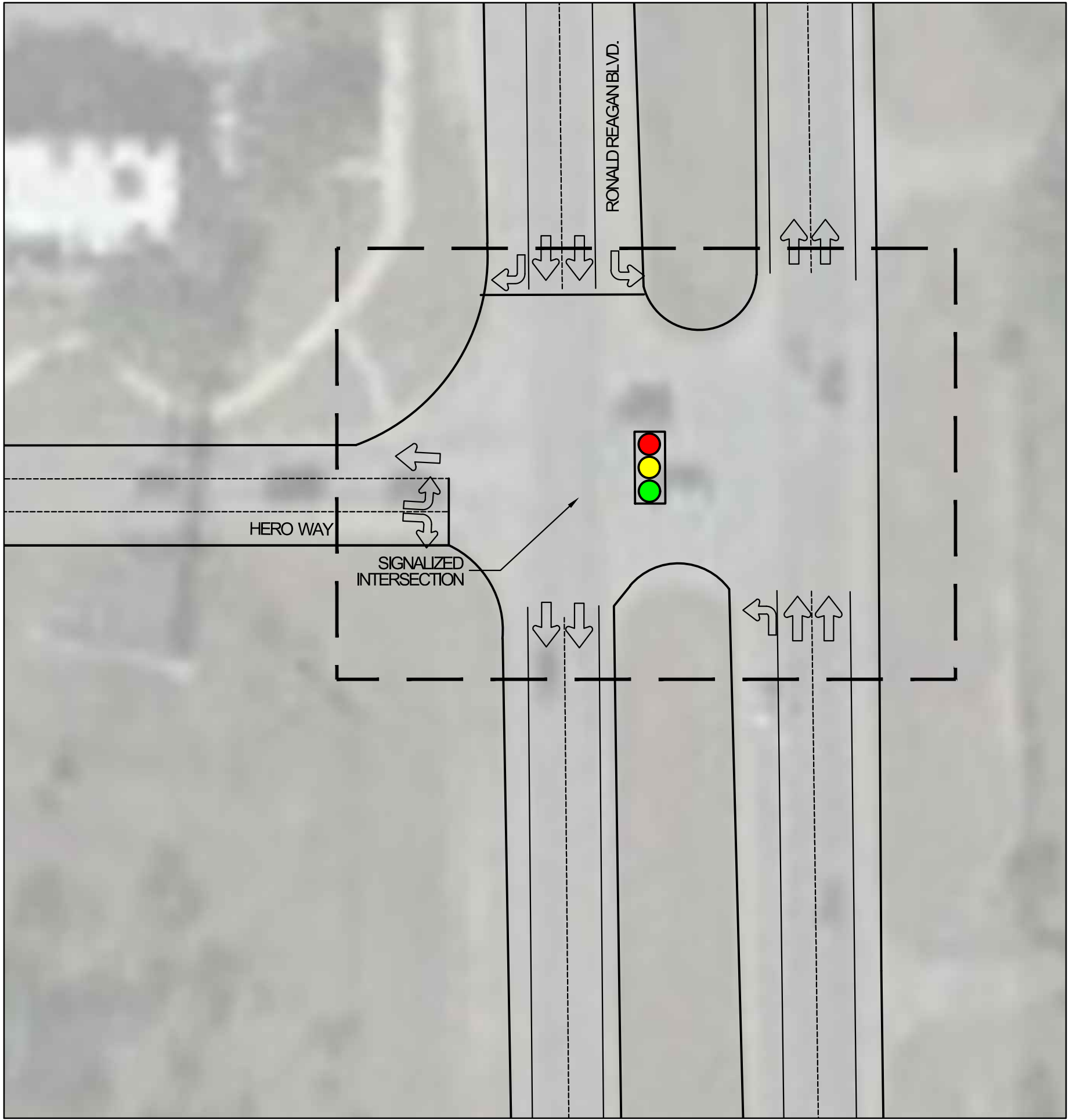
Exhibit Number

5

RONALD REAGAN BOULEVARD AND VISTA HEIGHTS DRIVE

RONALD REAGAN CORRIDOR IMPROVEMENTS					
SHORT TERM					
(Year 2029)					
6/28/2024					
	Description				Subtotal Cost
	HARD COSTS				
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)				\$1,155,941
	SOFT COSTS	Unit	Unit Cost	Quantity	
1	Design	10%	of Construction		\$115,594
2	Environmental Study	2%	of Construction		\$23,119
3	Survey / Topography	3%	of Construction		\$34,678
4	Geotechnical Services	2%	of Construction		\$23,119
5	Appraisal Services	0%	of Construction		\$0
6	Property / Row Acquistion	AC	\$50,000	0.0	\$0
7	Material Testing	3%	of Construction		\$34,678
8	Construction Management	10%	of Construction		\$115,594
9	Inspection	2%	of Construction		\$23,119
	ESTIMATED SOFT COST				\$369,901
Subtotal					\$1,525,842
	Contingency	50%	of Hard and Soft Cost		\$762,921
Subtotal					\$2,288,763
	3% INFLATION RATE PER YEAR (TO YEAR 2029)				\$364,541
ESTIMATED TOTAL COST (HARD AND SOFT COST)					\$2,653,303

RONALD REAGAN CORRIDOR IMPROVEMENTS					
EXHIBIT 5					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	15	\$10,000.00	\$150,000
				Subtotal	\$150,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	10	\$5,250.00	\$52,500
104 6029	REMOVING CONC (CURB OR CURB & GUTTER)	LF	0	\$50.00	\$0
104 6036	REMOVING CONC (SIDEWALK OR RAMP)	SF	0	\$6.00	\$0
687 6005	REMOVE PED POLE ASSEMBLY	EA	0	\$1,000.00	\$0
				Subtotal	\$52,500
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	268	\$70.00	\$18,760
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	452	\$90.00	\$40,680
	6" SUBGRADE PREP	SY	452	\$20.00	\$9,040
334 6080	HMCL ACP TY-D AC-4"	SY	380	\$80.00	\$30,400
				Subtotal	\$98,880
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	312	\$4.00	\$1,248
678 6006	PAV SURF PREP FOR MRK (12")	LF	312	\$0.10	\$31
	TRAFFIC SIGNALS (4 APPROACH)	LS	1	\$600,000.00	\$600,000
687 6001	PED POLE ASSEMBLY	EA	8	\$10,000.00	\$80,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	8	\$2,500.00	\$20,000
				Subtotal	\$701,279
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	1,033	\$12.00	\$12,396
531 6004	CURB RAMPS (TY 1)	EA	6	\$2,500.00	\$15,000
531 6016	CURB RAMPS (TY 21)	EA	1	\$3,000.00	\$3,000
				Subtotal	\$30,396
	ENVIRONMENTAL IMPROVEMENTS				
COA 641S	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$3,000
COA 642S	SILT FENCE	LF	600	\$8.00	\$4,800
	STORMWATER VEGETATIVE FILTER STRIP (GRADING, TOPSOIL, SEEDING, WATERING)	LS	1	\$10,000.00	\$10,000
				Subtotal	\$17,800
CONSTRUCTION COST (BEFORE MOBILIZATION)					\$1,050,855
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$105,086
ESTIMATED CONSTRUCTION COST					\$1,155,941



- SCOPE OF WORK
- NEW CONSTRUCTION**
- CROSSWALK STRIPPING = 64 LF
 - NEW TRAFFIC SIGNAL LIGHTS = 3
 - NEW FOUNDATION FOR TRAFFIC LIGHTS = 3
 - NEW PEDESTRIAN SIGNAL LIGHTS = 2
 - PEDESTRIAN LIGHTS FOUNDATION = 2

- RECOMMENDATIONS:
- SIGNALIZE INTERSECTION

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis

Intersection 7 (Ronald Reagan Blvd & Hero Way)

**Exhibit
Number**

6A

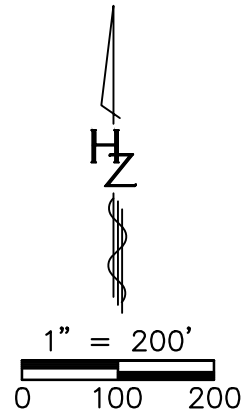
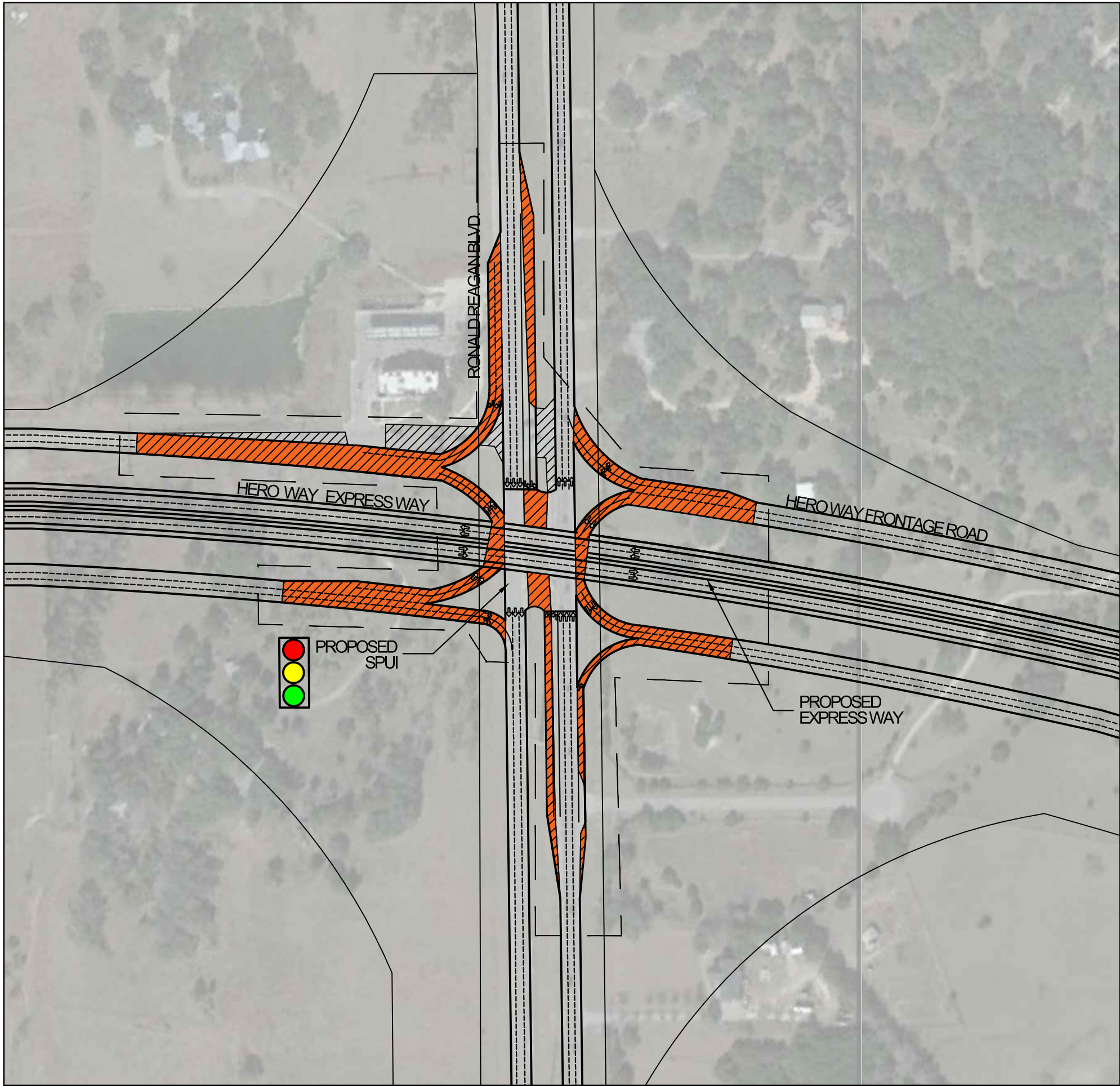
**HUITT
HZ ZOLLARS**

9600 North MoPac Expy
Suite 420
Austin, Texas 78759
512.231.1119
Firm No. F-761

RONALD REAGAN BOULEVARD AND HERO WAY (SHORT-TERM)

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT TERM (Year 2029)				
6/28/2024				
	Description			Subtotal Cost
	HARD COSTS			
	<i>ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)</i>			\$607,764
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$60,776
2	Environmental Study	2%	of Construction	\$12,155
3	Survey / Topography	3%	of Construction	\$18,233
4	Geotechnical Services	2%	of Construction	\$12,155
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	\$18,233
8	Construction Management	10%	of Construction	\$60,776
9	Inspection	2%	of Construction	\$12,155
	<i>ESTIMATED SOFT COST</i>			\$194,484
	Subtotal			\$802,248
	Contingency	50%	of Hard and Soft Cost	\$401,124
	Subtotal			\$1,203,372
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			\$191,666
	ESTIMATED TOTAL COST (HARD AND SOFT COST)			\$1,395,038

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 6A					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$ 10,000.00	\$30,000
				Subtotal	\$30,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	9	\$ 5,250.00	\$47,250
				Subtotal	\$47,250
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	0	\$ 70.00	\$0
				Subtotal	\$0
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	64	\$ 4.00	\$256
678 6006	PAV SURF PREP FOR MRK (12")	LF	64	\$ 0.10	\$6
	TRAFFIC SIGNALS (3 APPROACH)	LS	1	\$450,000.00	\$450,000
687 6001	PED POLE ASSEMBLY	EA	2	\$ 10,000.00	\$20,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	2	\$ 2,500.00	\$5,000
				Subtotal	\$475,262
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
				Subtotal	\$0
	CONSTRUCTION COST (BEFORE MOBILIZATION)				
					\$552,512
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$55,251
	ESTIMATED CONSTRUCTION COST				
					\$607,764



- DEMOLITION**
- EXCAVATION - ROAD SIDE = 8150 CY
RE-VEGETATION = 2005 SY
- SCOPE OF WORK**
- NEW CONSTRUCTION**
- 4" ASPHALT = 12,665 SY (116,740 SF)
12" FLEX BASE = 17,187 SY
6" SUB-GRADE = 17,187 SY
NEW TRAFFIC SIGNAL LIGHTS = 6
NEW FOUNDATION FOR TRAFFIC LIGHTS = 6
REMOVE TRAFFIC SIGNAL LIGHTS AND FOUNDATION = 3
6" WHITE STRIPING (BRK) = 3443 LF
6" YELLOW STRIPING (SLD) = 2700 LF
6" WHITE STRIPING (SLD) = 2687 LF

- RECOMMENDATIONS:
- HERO WAY EXPRESSWAY
 - SINGLE- POINT URBAN INTERCHANGE (SPUI)

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis Intersection 7 (Ronald Reagan Blvd & Hero Way)

Exhibit
Number

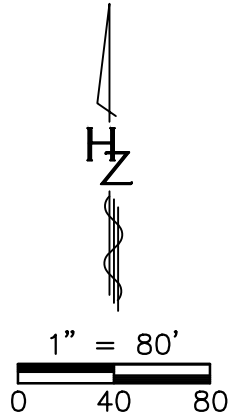
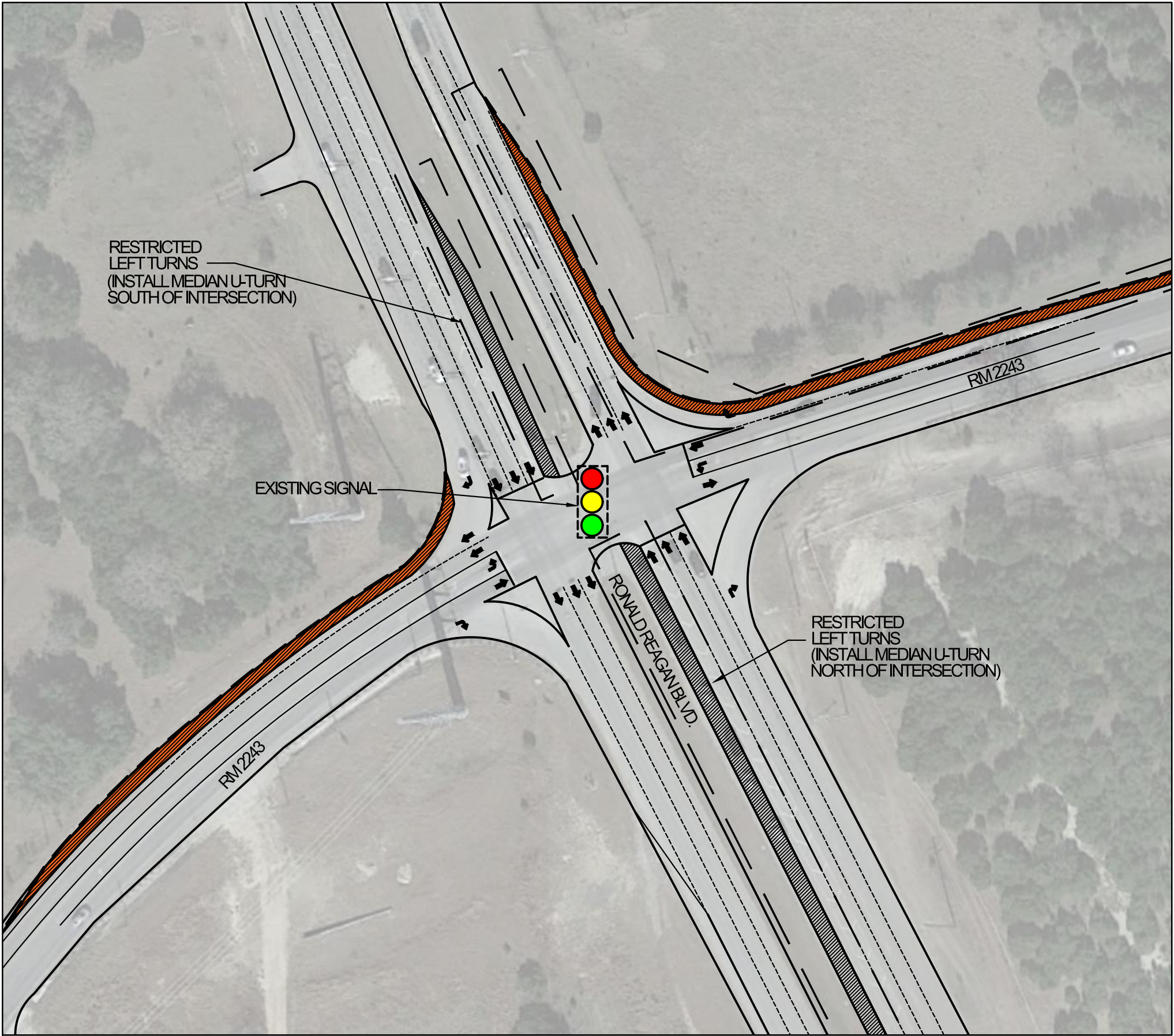
6B

**HUITT
ZOLLARS**
9600 North MoPac Expy
Suite 420
Austin, Texas 78759
512.231.1119
Firm No. F-761

RONALD REAGAN BOULEVARD AND HERO WAY (LONG-TERM)

RONALD REAGAN CORRIDOR IMPROVEMENTS					
LONG TERM					
(Year 2039)					
6/28/2024					
	Description				Subtotal Cost
HARD COSTS					
ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)					\$5,099,102
	SOFT COSTS	Unit	Unit Cost	Quantity	
1	Design	10%	of Construction		\$509,910
2	Environmental Study	2%	of Construction		\$101,982
3	Survey / Topography	3%	of Construction		\$152,973
4	Geotechnical Services	2%	of Construction		\$101,982
5	Appraisal Services	0%	of Construction		\$0
6	Property / Row Acquisition	AC	\$50,000	30.6	\$1,528,000
7	Material Testing	3%	of Construction		\$152,973
8	Construction Management	10%	of Construction		\$509,910
9	Inspection	2%	of Construction		\$101,982
	ESTIMATED SOFT COST				\$3,159,713
Subtotal					\$8,258,814
	Contingency	50%	of Hard and Soft Cost		\$4,129,407
Subtotal					\$12,388,221
	3% INFLATION RATE PER YEAR (TO YEAR 2039)				\$6,912,224
ESTIMATED TOTAL COST (HARD AND SOFT COST)					\$19,300,445

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 6B					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
TRAFFIC CONTROL					
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	12	\$10,000.00	\$120,000
				Subtotal	\$120,000
DEMOLITION					
100 6002	PREPARING ROW	STA	15	\$5,250.00	\$78,750
162 6002	BLOCK SODDING	SY	2005	\$24.00	\$48,120
				Subtotal	\$126,870
ROADWAY IMPROVEMENTS					
110 6001	EXCAVATION (ROADWAY)	CY	8,150	\$65.00	\$529,750
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	17,187	\$85.00	\$1,460,895
	6" SUBGRADE PREP	SY	17,187	\$18.00	\$309,366
334 6080	HMCL ACP TY-D AC-4"	SY	12,665	\$85.00	\$1,076,525
				Subtotal	\$3,376,536
SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS					
666 6347	REF PROF PAV MRK TY I(Y)6"(SLD)(100MIL)	LF	2,700	\$0.85	\$2,295
666 6171	REFL PAV MRK TY II (W) 6" (BRK)	LF	3,443	\$1.63	\$5,612
666 6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	2,687	\$1.51	\$4,057
678 6002	PAV SURF PREP FOR MRK (6")	LF	8,830	\$0.02	\$177
	TRAFFIC SIGNALS (SPUI)(REMOVE 3 APPROACH)	LS	1	\$1,000,000.00	\$1,000,000
				Subtotal	\$1,012,141
ADA IMPROVEMENTS					
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
				Subtotal	\$0
CONSTRUCTION COST (BEFORE MOBILIZATION)					\$4,635,547
MOBILIZATION OF TOTAL CONSTRUCTION					
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$463,555
ESTIMATED CONSTRUCTION COST					\$5,099,102



DEMOLITION

EXCAVATION - ROAD SIDE = 757 CY
RE-VEGETATION = 839 SY



SCOPE OF WORK



NEW CONSTRUCTION

4" ASPHALT = 1087 SY (9,778 SF)
12" FLEX BASE = 1231 SY
6" SUB-GRADE = 1231 SY
6" WHITE STRIPING (BRK) = 1027 LF
6" WHITE STRIPING (SLD) = 1774 LF
6" YELLOW STRIPING (SLD) = 1340 LF
REMOV 6" STRIPING = 3330 LF

RECOMMENDATIONS:

1. MEDIAN U-TURN ALONG RONALD REAGAN BLVD (RESTRICTING LEFT TURNS FROM RONALD REAGAN).

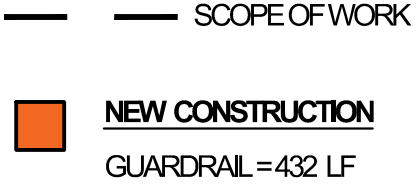
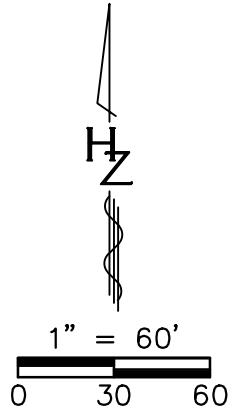
NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

RONALD REAGAN BOULEVARD AND RM 2243

RONALD REAGAN CORRIDOR IMPROVEMENTS LONG TERM (Year 2039)					
6/28/2024					
	Description				Subtotal Cost
	HARD COSTS				
	<i>ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)</i>				
					\$849,929
	SOFT COSTS	Unit	Unit Cost	Quantity	
1	Design	10%	of Construction		\$84,993
2	Environmental Study	2%	of Construction		\$16,999
3	Survey / Topography	3%	of Construction		\$25,498
4	Geotechnical Services	2%	of Construction		\$16,999
5	Appraisal Services	0%	of Construction		\$0
6	Property / Row Acquistion	AC	\$50,000	0.0	\$0
7	Material Testing	3%	of Construction		\$25,498
8	Construction Management	10%	of Construction		\$84,993
9	Inspection	2%	of Construction		\$16,999
	<i>ESTIMATED SOFT COST</i>				
					\$271,977
	Subtotal				
					\$1,121,906
	Contingency	50%	of Hard and Soft Cost		\$560,953
	Subtotal				
					\$1,682,860
	3% INFLATION RATE PER YEAR (TO YEAR 2039)				
					\$938,981
	ESTIMATED TOTAL COST (HARD AND SOFT COST)				
					\$2,621,841

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 7					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	6	\$10,000.00	\$60,000
				Subtotal	\$60,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	10	\$5,250.00	\$52,500
162 6002	BLOCK SODDING	SY	839	\$24.00	\$20,136
				Subtotal	\$52,500
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	757	\$70.00	\$52,990
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	1,231	\$90.00	\$110,790
	6" SUBGRADE PREP	SY	1,231	\$20.00	\$24,620
334 6080	HMCL ACP TY-D AC-4"	SY	1,087	\$80.00	\$86,960
				Subtotal	\$275,360
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6347	REF PROF PAV MRK TY I(Y)6"(SLD)(100MIL)	LF	1,340	\$0.85	\$1,139
666 6171	REFL PAV MRK TY II (W) 6" (BRK)	LF	1,027	\$1.63	\$1,674
666 6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	1,774	\$1.51	\$2,679
677 6002	ELIM EXT PAV MRK & MRKS (6")	LF	3,330	\$1.51	\$5,028
678 6002	PAV SURF PREP FOR MRK (6")	LF	4,141	\$0.02	\$83
	TRAFFIC SIGNAL MODIFICATIONS	LS	1	\$320,000.00	\$320,000
				Subtotal	\$330,603
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
				Subtotal	\$0
	ENVIRONMENTAL IMPROVEMENTS				
COA 641S	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$3,000
COA 642S	SILT FENCE	LF	1,400	\$8.00	\$11,200
	STORMWATER VEGETATIVE FILTER STRIP (GRADING, TOPSOIL, SEEDING, WATERING)	LS	1	\$40,000.00	\$40,000
				Subtotal	\$54,200
	CONSTRUCTION COST (BEFORE MOBILIZATION)				
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10% OF CONSTRUCTION			\$77,266
	ESTIMATED CONSTRUCTION COST				
					\$849,929



- RECOMMENDATIONS:
1. GUARDRAIL TO DETER ACCESS TO MEDIAN.

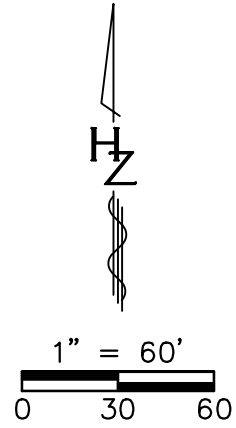
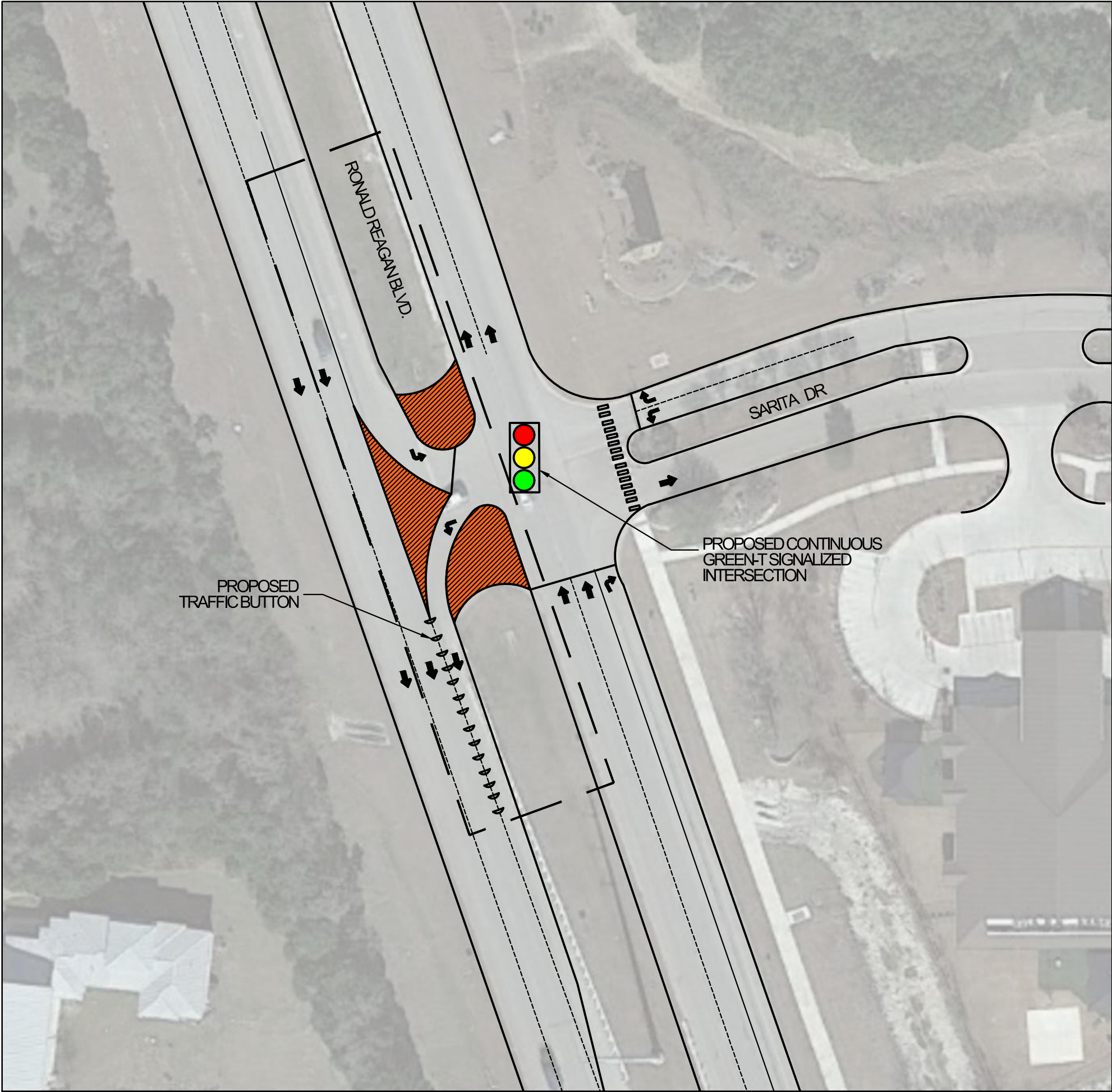
NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

RONALD REAGAN BOULEVARD AND SARAH APARTMENTS DRIVEWAY

RONALD REAGAN CORRIDOR IMPROVEMENTS				
SHORT TERM				
(Year 2029)				
6/28/2024				
	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$214,500
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	
2	Environmental Study	2%	of Construction	
3	Survey / Topography	3%	of Construction	
4	Geotechnical Services	2%	of Construction	
5	Appraisal Services	0%	of Construction	
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	
8	Construction Management	10%	of Construction	
9	Inspection	2%	of Construction	
	ESTIMATED SOFT COST			\$68,640
Subtotal				\$283,140
	Contingency	50%	of Hard and Soft Cost	
Subtotal				\$424,710
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			\$67,645
ESTIMATED TOTAL COST (HARD AND SOFT COST)				\$492,355

RONALD REAGAN CORRIDOR IMPROVEMENTS						
EXHIBIT 8						
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL	
	TRAFFIC CONTROL					
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$15,000.00	\$45,000	
				Subtotal	\$45,000	
	DEMOLITION					
100 6002	PREPARING ROW	STA	8	\$5,250.00	\$42,000	
				Subtotal	\$42,000	
	ROADWAY IMPROVEMENTS					
110 6001	EXCAVATION (ROADWAY)	CY	0	\$70.00	\$0	
540 6001	MTL W - BEAM GD FEN (TIM POST)	LF	432	\$250.00	\$108,000	
				Subtotal	\$108,000	
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS					
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	0	\$4.00	\$0	
678 6006	PAV SURF PREP FOR MRK (12")	LF	0	\$0.10	\$0	
				Subtotal	\$0	
	ADA IMPROVEMENTS					
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0	
				Subtotal	\$0	
	CONSTRUCTION COST (BEFORE MOBILIZATION)					\$195,000
	MOBILIZATION OF TOTAL CONSTRUCTION					
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$19,500	
	ESTIMATED CONSTRUCTION COST					\$214,500



DEMOLITION

EXCAVATION - ROAD SIDE = 54 CY
RE-VEGETATION = 488 SY



SCOPE OF WORK



NEW CONSTRUCTION

CURB & GUTTER = 509 LF
12" WHITE STRIPING (SLD) = 26 LF
6" WHITE STRIPING (SLD) = 273 LF
6" YELLOW STRIPING (SLD) = 342 LF
REMOV 12" WHITE STRIPING (SLD) = 106 LF
NEW TRAFFIC SIGNAL LIGHTS = 3
NEW FOUNDATION FOR TRAFFIC LIGHTS = 3
NEW PEDESTRIAN SIGNAL LIGHTS = 2
TRAFFIC BUTTON = 14
PEDESTRIAN LIGHTS FOUNDATION = 2

RECOMMENDATIONS:

- 1. CONTINUOUS GREEN - T SIGNALIZED INTERSECTION

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

**Ronald Reagan Boulevard Traffic Analysis
Intersection 10 (Ronald Reagan Blvd & Sarita Dr)**

**Exhibit
Number**

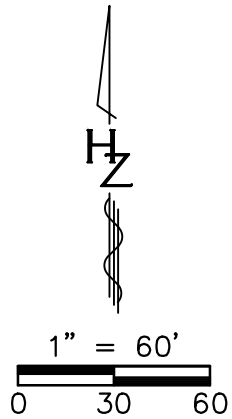
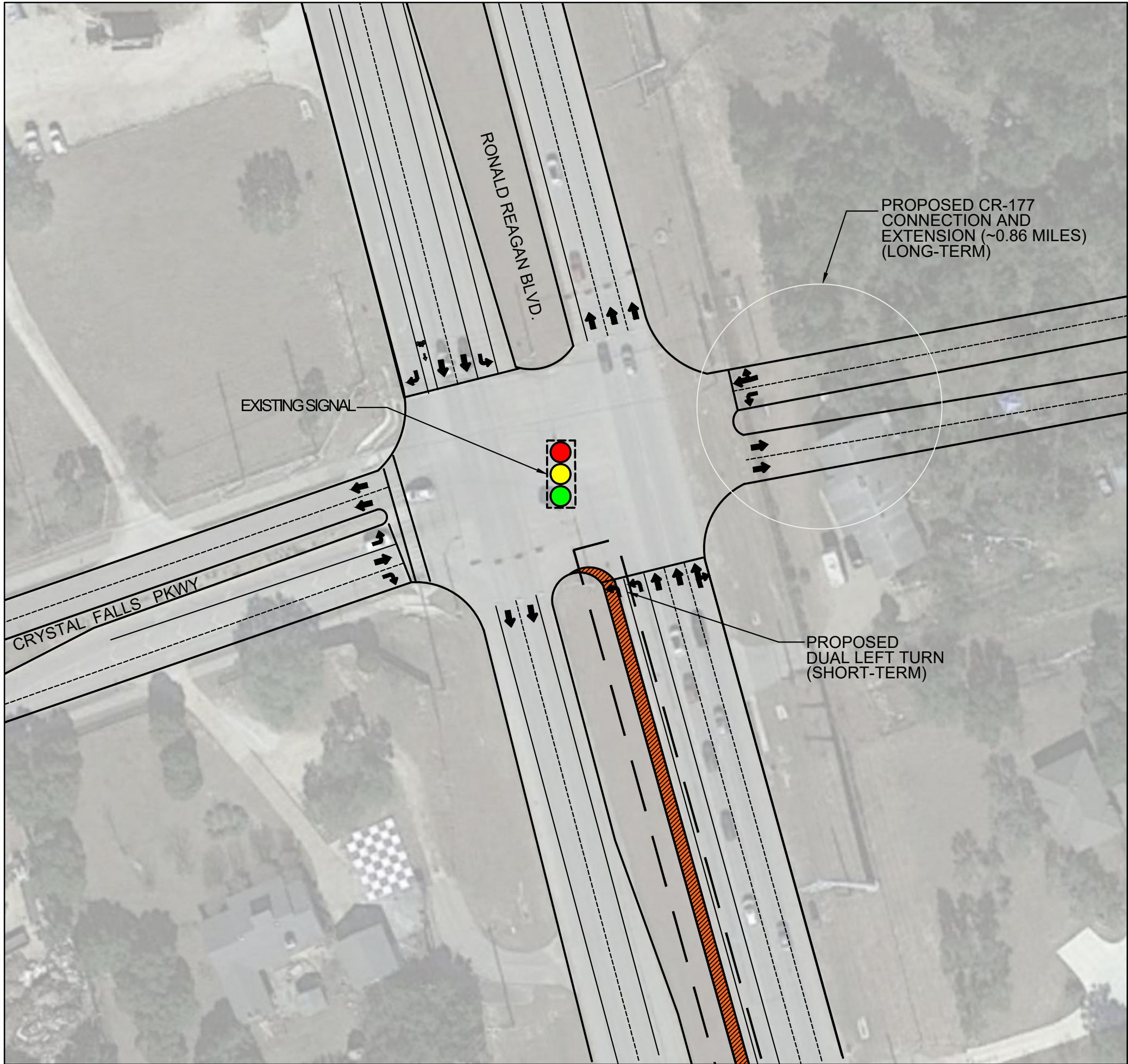
9

**HUITT
ZOLLARS**
9600 North MoPac Expy
Suite 420
Austin, Texas 78759
512.231.1119
Firm No. F-761

RONALD REAGAN BOULEVARD AND SARITA DRIVE

RONALD REAGAN CORRIDOR IMPROVEMENTS				
MID TERM				
(Year 2034)				
6/28/2024				
	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$726,339
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	
2	Environmental Study	2%	of Construction	
3	Survey / Topography	3%	of Construction	
4	Geotechnical Services	2%	of Construction	
5	Appraisal Services	0%	of Construction	
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	
8	Construction Management	10%	of Construction	
9	Inspection	2%	of Construction	
	ESTIMATED SOFT COST			\$232,429
	Subtotal			\$958,768
	Contingency	50%	of Hard and Soft Cost	
	Subtotal			\$1,438,151
	3% INFLATION RATE PER YEAR (TO YEAR 2034)			\$494,604
	ESTIMATED TOTAL COST (HARD AND SOFT COST)			\$1,932,755

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 9				
Item No.	Description	UNIT	QUANTITY	UNIT PRICE
	TRAFFIC CONTROL			
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	6	\$15,000.00
				<i>Subtotal</i>
				\$90,000
	DEMOLITION			
100 6002	PREPARING ROW	STA	9	\$5,250.00
				<i>Subtotal</i>
				\$47,250
	ROADWAY IMPROVEMENTS			
110 6001	EXCAVATION (ROADWAY)	CY	54	\$70.00
529 6008	CONC CURB & GUTTER (TY II)	LF	509	\$60.00
162 6002	BLOCK SODDING	SY	488	\$24.00
				<i>Subtotal</i>
				\$46,032
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS			
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	26	\$4.00
666 6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	273	\$1.51
666 6225	TRAFFIC BUTTON TY II-A-A	EA	14	\$10.32
666 6347	REF PROF PAV MRK TY I(Y)6"(SLD)(100MIL)	LF	342	\$0.85
677 6005	ELIM EXT PAV MRK & MRKS (12")	LF	106	\$10.00
678 6002	PAV SURF PREP FOR MRK (6")	LF	615	\$0.02
678 6006	PAV SURF PREP FOR MRK (12")	LF	26	\$0.10
	TRAFFIC SIGNALS (CONT. GREEN-T)	LS	1	\$450,000.00
687 6001	PED POLE ASSEMBLY	EA	2	\$10,000.00
688 6001	PED DETECT PUSH BUTTON (APS)	EA	2	\$2,500.00
				<i>Subtotal</i>
				\$477,026
	ADA IMPROVEMENTS			
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00
				<i>Subtotal</i>
				\$0
	CONSTRUCTION COST (BEFORE MOBILIZATION)			\$660,308
	MOBILIZATION OF TOTAL CONSTRUCTION			
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION	\$66,031
	ESTIMATED CONSTRUCTION COST			\$726,339



DEMOLITION

EXCAVATION - ROAD SIDE = 298

CY

SCOPE OF WORK



NEW CONSTRUCTION

4" ASPHALT = 430 SY (3,873 SF)

12" FLEX BASE = 500 SY

6" SUB-GRADE = 500 SY

6" WHITE STRIPING (SLD) = 608 LF

6" YELLOW STRIPING (SLD) = 606 LF

REMOV 6" STRIPING = 608 LF

NEW PEDESTRIAN SIGNAL LIGHTS = 6

PEDESTRIAN LIGHTS FOUNDATION = 6

RECOMMENDATIONS:

1. PROVIDE CONNECTION TO CR 177 EAST OF RONALD REAGAN BLVD.
2. PROVIDE NORTHBOUND DUAL LEFT TURN.

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis
Intersection 11 (Ronald Reagan Blvd & Crystal Falls Pkwy)

HUITT ZOLLARS
9600 North MoPac Expy
Suite 420
Austin, Texas 78759
512.231.1119
Firm No. F-761

**Exhibit
Number**

10

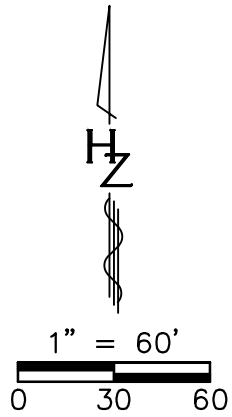
RONALD REAGAN BOULEVARD AND CRYSTAL FALLS PARKWAY
SHORT-TERM: PROPOSED PAVEMENT ADDITION FOR DUAL LEFT TURNS (NORTHBOUND TO WESTBOUND)
LONG-TERM: PROPOSED CR-177 CONNECTION AND EXTENSION (~0.86 MILES)

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT-TERM: PROPOSED PAVEMENT ADDITION FOR DUAL LEFT TURNS (NORTHBOUND TO WESTBOUND) (Year 2029)				
6/28/2024	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$582,529
	SOFT COSTS			
		Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$58,253
2	Environmental Study	2%	of Construction	\$11,651
3	Survey / Topography	3%	of Construction	\$17,476
4	Geotechnical Services	2%	of Construction	\$11,651
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	\$17,476
8	Construction Management	10%	of Construction	\$58,253
9	Inspection	2%	of Construction	\$11,651
	ESTIMATED SOFT COST			\$186,409
	Subtotal			\$768,939
	Contingency	50%	of Hard and Soft Cost	\$384,469
	Subtotal			\$1,153,408
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			\$183,708
	ESTIMATED SHORT TERM COST (HARD AND SOFT COST)			\$1,337,116

LONG-TERM: PROPOSED CR-177 CONNECTION AND EXTENSION (~0.86 MILES) (Year 2039)				
6/28/2024	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$6,868,675
	SOFT COSTS			
		Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$686,868
2	Environmental Study	2%	of Construction	\$137,374
3	Survey / Topography	3%	of Construction	\$206,060
4	Geotechnical Services	2%	of Construction	\$137,374
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	10.0
7	Material Testing	3%	of Construction	\$206,060
8	Construction Management	10%	of Construction	\$686,868
9	Inspection	2%	of Construction	\$137,374
	ESTIMATED SOFT COST			\$2,697,976
	Subtotal			\$9,566,651
	Contingency	50%	of Hard and Soft Cost	\$4,783,326
	Subtotal			\$14,349,977
	3% INFLATION RATE PER YEAR (TO YEAR 2039)			\$8,006,819
	ESTIMATED LONG TERM COST (HARD AND SOFT COST)			\$22,356,796
	ESTIMATED TOTAL COST (LONG AND SHORT TERM)			\$23,693,912

RONALD REAGAN CORRIDOR IMPROVEMENTS					
SHORT-TERM: PROPOSED PAVEMENT ADDITION FOR DUAL LEFT TURNS (NORTHBOUND TO WESTBOUND)					
EXHIBIT 10					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING (SHORT TERM)	MO	10	\$15,000.00	\$150,000
				Subtotal (Short Term)	\$150,000
	DEMOLITION				
100 6002	PREPARING ROW (SHORT TERM)	STA	15	\$5,250.00	\$78,750
				Subtotal (Short Term)	\$78,750
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	298	\$70.00	\$20,860
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	500	\$90.00	\$45,000
	6" SUBGRADE PREP	SY	500	\$20.00	\$10,000
334 6080	HMCL ACP TY-D AC-4"	SY	430	\$80.00	\$34,400
				Subtotal (Short Term)	\$110,260
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
608	REFL PAV MRK TY II (W) 6" (SLD)	LF	608	\$1.51	\$918
666 6347	REF PROF PAV MRK TY I(Y)6"(SLD)(100MIL)	LF	606	\$0.85	\$515
677 6002	ELIM EXT PAV MRK & MRKS (6")	LF	608	\$0.83	\$505
678 6002	PAV SURF PREP FOR MRK (6")	LF	1,214	\$0.02	\$24
	TRAFFIC SIGNAL MODIFICATIONS	LS	1	\$150,000.00	\$150,000
				Subtotal (Short Term)	\$151,962
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
				Subtotal	\$0
	ENVIRONMENTAL IMPROVEMENTS				
COA 641S	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$3,000
COA 642S	SILT FENCE	LF	700	\$8.00	\$5,600
	STORMWATER VEGETATIVE FILTER STRIP (GRADING, TOPSOIL, SEEDING, WATERING)	LS	1	\$30,000.00	\$30,000
				Subtotal	\$38,600
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$529,572
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10% OF CONSTRUCTION (SHORT TERM)			\$52,957
	ESTIMATED CONSTRUCTION COST (SHORT TERM)				\$582,529

RONALD REAGAN CORRIDOR IMPROVEMENTS					
LONG-TERM: PROPOSED CR-177 CONNECTION AND EXTENSION (~0.86 MILES)					
EXHIBIT 10					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING (LONG TERM)	MO	24	\$9,500.00	\$228,000
				Subtotal (Long Term)	\$228,000
	DEMOLITION				
100 6002	PREPARING ROW (LONG TERM)	STA	45	\$5,250.00	\$236,250
				Subtotal (Long Term)	\$236,250
	ROADWAY IMPROVEMENTS				
	LANES FOR EXPANSION TO CR-117 (4 LANES)	LANE MI	3.4	\$1,700,000.00	\$5,780,000
				Subtotal (Long Term)	\$5,780,000
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$6,244,250
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10% OF CONSTRUCTION (LONG TERM)			\$624,425
	ESTIMATED CONSTRUCTION COST (LONG TERM)				\$6,868,675



DEMOLITION

EXCAVATION - ROAD SIDE = 139 CY
RE-VEGETATION = 1253 SY



SCOPE OF WORK



NEW CONSTRUCTION

6" YELLOW STRIPING (SLD) = 635 LF
REMOV 6" STRIPING= 635 LF
REMOV 12" STRIPING= 65 LF

RECOMMENDATIONS:

1. CLOSE MEDIAN OPENING

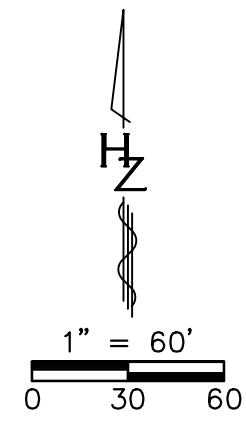
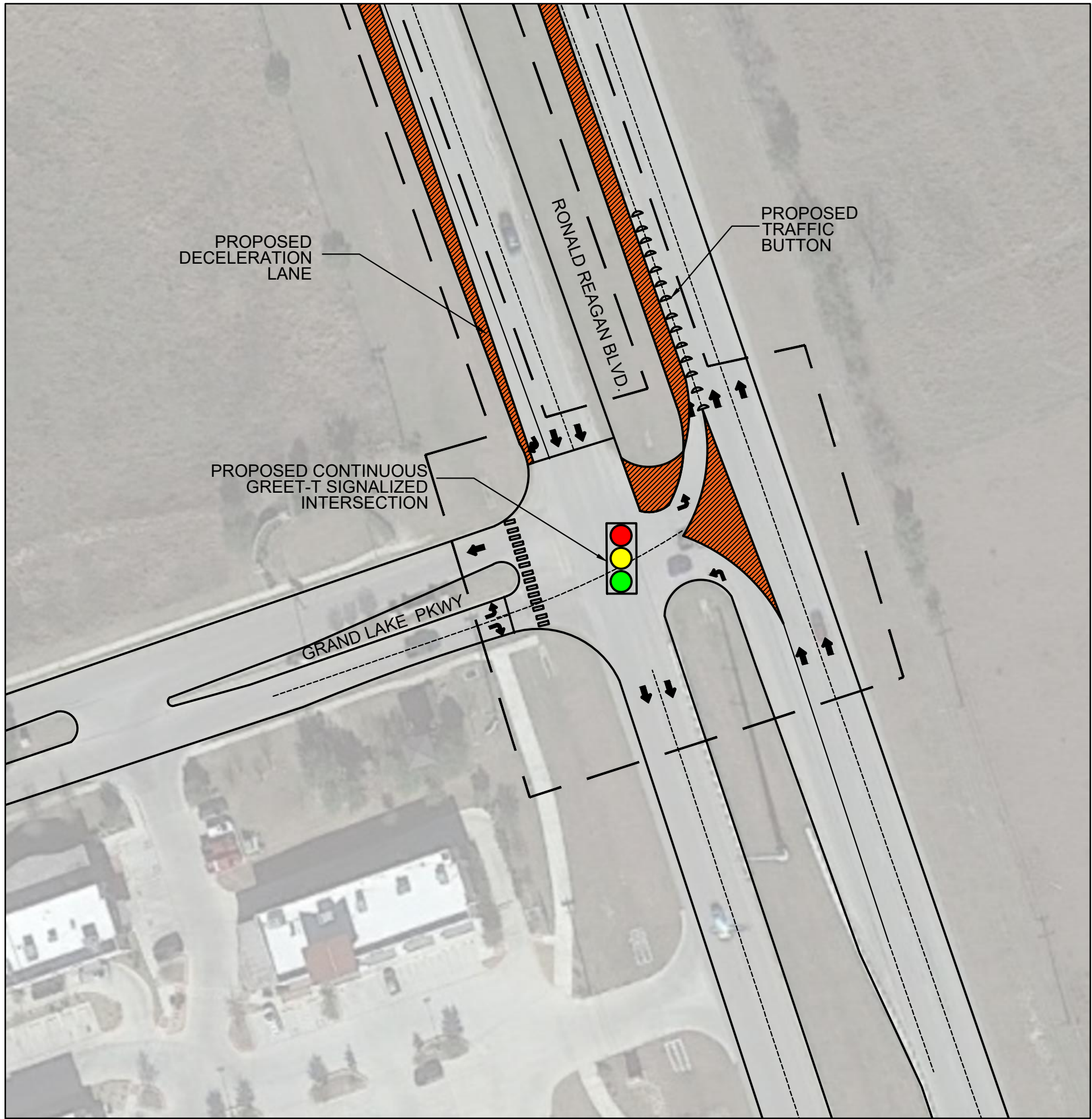
NOTES:

FIGURES ARE DIAGRAMMATIC AND
SHOULD NOT BE USED FOR
CONSTRUCTION.

RONALD REAGAN BOULEVARD AND CR 177

RONALD REAGAN CORRIDOR IMPROVEMENTS LONG TERM (Year 2039)				
6/28/2024				
	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$153,792
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	of Construction	\$15,379
2	Environmental Study	2%	of Construction	\$3,076
3	Survey / Topography	3%	of Construction	\$4,614
4	Geotechnical Services	2%	of Construction	\$3,076
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	of Construction	\$4,614
8	Construction Management	10%	of Construction	\$15,379
9	Inspection	2%	of Construction	\$3,076
	ESTIMATED SOFT COST			\$49,213
	Subtotal			\$203,005
	Contingency	50%	of Hard and Soft Cost	\$101,502
	Subtotal			\$304,507
	3% INFLATION RATE PER YEAR (TO YEAR 2039)			\$169,905
	ESTIMATED TOTAL COST (HARD AND SOFT COST)			\$474,413

RONALD REAGAN CORRIDOR IMPROVEMENTS					
EXHIBIT 11					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$15,000.00	\$45,000
				Subtotal	\$45,000
	DEMOLITION				
100 6002	PREPARING ROW	STA	10	\$5,250.00	\$52,500
162 6002	BLOCK SODDING	SY	1253	\$24.00	\$30,072
				Subtotal	\$82,572
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	139	\$70.00	\$9,730
				Subtotal	\$9,730
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6347	REF PROF PAV MRK TY I(Y)6"(SLD)(100MIL)	LF	635	\$0.85	\$540
677 6002	ELIM EXT PAV MRK & MRKS (6")	LF	865	\$1.51	\$1,306
191	ELIM EXT PAV MRK & MRKS (12")	LF	65	\$10.00	\$650
678 6002	PAV SURF PREP FOR MRK (6")	LF	635	\$0.02	\$13
				Subtotal	\$2,509
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
				Subtotal	\$0
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$139,811
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)	10% OF CONSTRUCTION			\$13,981
	ESTIMATED CONSTRUCTION COST				\$153,792



- DEMOLITION**
- EXCAVATION - ROAD SIDE = 689 CY
 - RE-VEGETATION = 237 SY
 - REMOVE GUARDRAIL= 285 LF
- NEW CONSTRUCTION**
- 4" ASPHALT = 1084 SY (7352 SF)
 - 12" FLEX BASE = 1209 SY
 - 6" SUB-GRADE = 1209 SY
 - CURB & GUTTER = 389 LF
 - GUARDRAIL= 285 LF
 - 6" WHITE STRIPING (BRK) = 113 LF
 - 6" WHITE STRIPING (SLD) = 893 LF
 - 6" YELLOW STRIPING (SLD) = 582 LF
 - REMOV 6" STRIPING = 1165 LF
 - NEW TRAFFIC SIGNAL LIGHTS = 3
 - NEW FOUNDATION FOR TRAFFIC LIGHTS = 3
 - NEW PEDESTRIAN SIGNAL LIGHTS =2
 - TRAFFIC BUTTON = 14
 - PEDESTRIAN LIGHTS FOUNDATION = 2

- RECOMMENDATIONS:
- CONTINUOUS GREEN-T SIGNALIZED INTERSECTION
 - DECELERATION LANE

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis
Intersection 13 (Ronald Reagan Blvd & Grand Lake Pkwy)

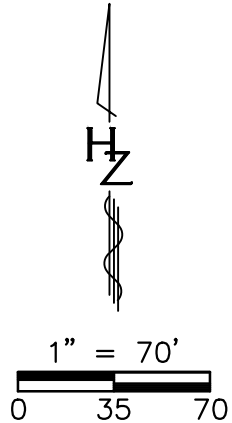
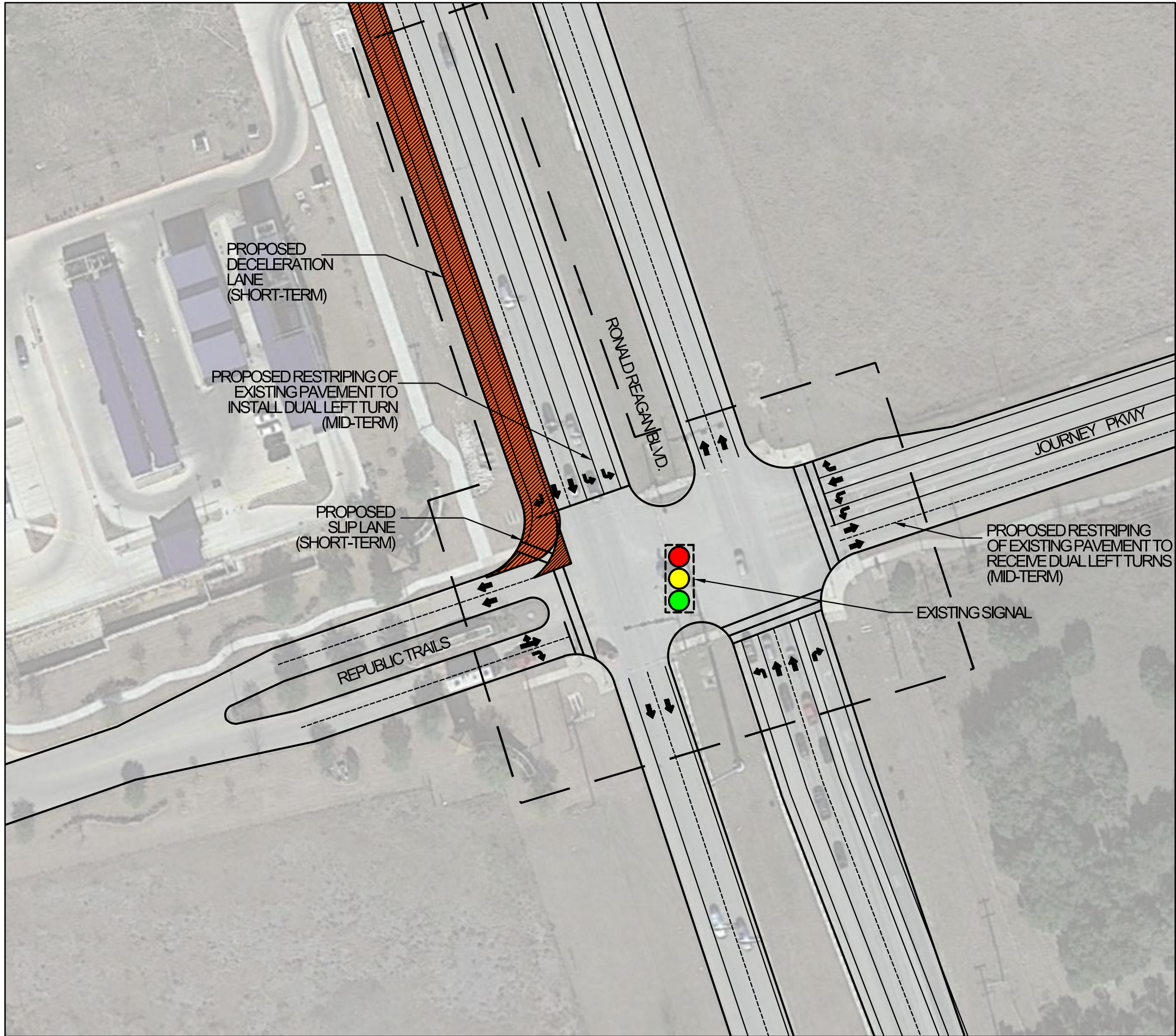
Exhibit Number

12

RONALD REAGAN BOULEVARD AND GRAND LAKE PARKWAY

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT TERM (Year 2029)				
6/28/2024				
Description				Subtotal Cost
HARD COSTS				
<i>ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)</i>				\$1,196,959
SOFT COSTS				
	Unit	Unit Cost	Quantity	
1	Design	10%	of Construction	\$119,696
2	Environmental Study	2%	of Construction	\$23,939
3	Survey / Topography	3%	of Construction	\$35,909
4	Geotechnical Services	2%	of Construction	\$23,939
5	Appraisal Services	0%	of Construction	\$0
6	Property / Row Acquisition	AC	\$50,000 0.0	\$0
7	Material Testing	3%	of Construction	\$35,909
8	Construction Management	10%	of Construction	\$119,696
9	Inspection	2%	of Construction	\$23,939
<i>ESTIMATED SOFT COST</i>				\$383,027
Subtotal				\$1,579,986
	Contingency	50%	of Hard and Soft Cost	\$789,993
Subtotal				\$2,369,979
3% INFLATION RATE PER YEAR (TO YEAR 2029)				\$377,476
ESTIMATED TOTAL COST (HARD AND SOFT COST)				\$2,747,455

RONALD REAGAN CORRIDOR IMPROVEMENTS EXHIBIT 12					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
TRAFFIC CONTROL					
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	10	\$15,000.00	\$150,000
				Subtotal	\$150,000
DEMOLITION					
100 6002	PREPARING ROW	STA	10	\$5,250.00	\$52,500
				Subtotal	\$52,500
ROADWAY IMPROVEMENTS					
110 6001	EXCAVATION (ROADWAY)	CY	689	\$70.00	\$48,230
162 6002	BLOCK SODDING	SY	237	\$24.00	\$5,688
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	1,209	\$81.00	\$97,929
	6" SUBGRADE PREP	SY	1,209	\$18.00	\$21,762
334 6080	HMCL ACP TY-D AC-4"	SY	1,084	\$72.00	\$78,048
529 6008	CONC CURB & GUTTER (TY II)	LF	389	\$81.00	\$31,509
540 6001	MTL W - BEAM GD FEN (TIM POST)	LF	285	\$250.00	\$71,250
542 6001	REMOVE METAL BEAM GUARD FENCE	LF	285	\$15.00	\$4,275
				Subtotal	\$358,691
SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS					
666 6171	REFL PAV MRK TY II (W) 6" (BRK)	LF	113	\$1.63	\$184
666 6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	893	\$1.51	\$1,348
666 6225	TRAFFIC BUTTON TY II-A-A	EA	14	\$10.32	\$144.48
666 6347	REF PROF PAV MRK TY I(Y)6"(SLD)(100MIL)	LF	582	\$0.85	\$495
677 6002	ELIM EXT PAV MRK & MRKS (6")	LF	1,165	\$10.00	\$11,650
678 6002	PAV SURF PREP FOR MRK (6")	LF	1,588	\$0.02	\$32
	TRAFFIC SIGNALS (CONT. GREEN-T)	LS	1	\$450,000.00	\$450,000
687 6001	PED POLE ASSEMBLY	EA	2	\$10,000.00	\$20,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	2	\$2,500.00	\$5,000
				Subtotal	\$488,854
ADA IMPROVEMENTS					
531 6004	CURB RAMPS (TY 1)	EA	2	\$2,200.00	\$4,400
531 6016	CURB RAMPS (TY 21)	EA	1	\$2,700.00	\$2,700
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	0	\$12.00	\$0
				Subtotal	\$7,100
ENVIRONMENTAL IMPROVEMENTS					
COA 641S	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$3,000
COA 642S	SILT FENCE	LF	1,000	\$8.00	\$8,000
	STORMWATER VEGETATIVE FILTER STRIP (GRADING, TOPSOIL, SEEDING, WATERING)	LS	1	\$20,000.00	\$20,000
				Subtotal	\$31,000
CONSTRUCTION COST (BEFORE MOBILIZATION)					\$1,088,145
MOBILIZATION OF TOTAL CONSTRUCTION					
500 6001	MOBILIZATION (10%)	10%	OF CONSTRUCTION		\$108,814
ESTIMATED CONSTRUCTION COST					\$1,196,959



DEMOLITION

EXCAVATION - ROAD SIDE = 941 CY
EXCAVATION - SIDEWALK = 63 CY
CURB & GUTTER = 80 LF
CONCRETE SIDEWALK = 3,380 SF
EXISTING PEDESTRIAN SIGNAL LIGHTS = 2

— SCOPE OF WORK

NEW CONSTRUCTION
(SHORT-TERM UNLESS OTHERWISE NOTED)

4" ASPHALT = 1,541 SY
12" FLEX BASE = 1,636 SY
6" SUB-GRADE = 1,636 SY
CURB & GUTTER = 175 LF
CONCRETE SIDEWALK = 900 SF
(SHORT-TERM), 2,480 SF (MID-TERM)
NEW PEDESTRIAN SIGNAL LIGHTS = 2
PEDESTRIAN LIGHTS FOUNDATION = 2
FIBER OPTIC LINE RELOCATION = 1

STRIPING IS BROKEN DOWN ON THE
COST ESTIMATE BY SHORT TERM AND
MID TERM.

- RECOMMENDATIONS:
1. SOUTHBOUND DUAL LEFT
 2. SOUTHBOUND RIGHT SLIP LANE

NOTES:

FIGURES ARE DIAGRAMMATIC AND SHOULD NOT BE
USED FOR CONSTRUCTION.

Ronald Reagan Boulevard Traffic Analysis
Intersection 14 (Ronald Reagan Blvd & Journey Pkwy)

**Exhibit
Number**

13

RONALD REAGAN BOULEVARD AND JOURNEY PARKWAY
SHORT-TERM: ADD SLIP LANE (SOUTHBOUND TO WESTBOUND)
MID-TERM: RESTRIPE EXISTING PAVEMENT FOR DUAL LEFT TURNS (SOUTHBOUND TO EASTBOUND)

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT TERM (Year 2029)				
6/28/2024	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$1,184,500
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	\$118,450	
2	Environmental Study	2%	\$23,690	
3	Survey / Topography	3%	\$35,535	
4	Geotechnical Services	2%	\$23,690	
5	Appraisal Services	0%	\$0	
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	\$35,535	
8	Construction Management	10%	\$118,450	
9	Inspection	2%	\$23,690	
	ESTIMATED SOFT COST			\$379,040
	Subtotal			\$1,563,540
	Contingency	50% of Hard and Soft Cost		\$781,770
	Subtotal			\$2,345,310
	3% INFLATION RATE PER YEAR (TO YEAR 2029)			\$373,547
	ESTIMATED SHORT TERM COST (HARD AND SOFT COST)			\$2,718,857

MID TERM (Year 2034)				
6/28/2024	Description			Subtotal Cost
	HARD COSTS			
	ESTIMATED CONSTRUCTION COST (INCLUDES 10% MOBILIZATION)			\$410,138
	SOFT COSTS	Unit	Unit Cost	Quantity
1	Design	10%	\$41,014	
2	Environmental Study	2%	\$8,203	
3	Survey / Topography	3%	\$12,304	
4	Geotechnical Services	2%	\$8,203	
5	Appraisal Services	0%	\$0	
6	Property / Row Acquisition	AC	\$50,000	0.0
7	Material Testing	3%	\$12,304	
8	Construction Management	10%	\$41,014	
9	Inspection	2%	\$8,203	
	ESTIMATED SOFT COST			\$131,244
	Subtotal			\$541,382
	Contingency	50% of Hard and Soft Cost		\$270,691
	Subtotal			\$812,073
	3% INFLATION RATE PER YEAR (TO YEAR 2034)			\$279,285
	ESTIMATED MID TERM COST (HARD AND SOFT COST)			\$1,091,358
	ESTIMATED TOTAL COST (MID AND SHORT TERM)			\$3,810,215

RONALD REAGAN CORRIDOR IMPROVEMENTS SHORT-TERM: ADD SLIP LANE (SOUTHBOUND TO WESTBOUND) EXHIBIT 13					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING (SHORT TERM)	MO	15	\$15,000.00	\$225,000
	Subtotal (Short Term)				\$225,000
	DEMOLITION				
100 6002	PREPARING ROW (SHORT TERM)	STA	10	\$5,250.00	\$52,500
104 6029	REMOVING CONC (CURB OR CURB & GUTTER)	LF	80	\$50.00	\$4,000
104 6036	REMOVING CONC (SIDEWALK OR RAMP)	SF	3,380	\$6.00	\$20,280
687 6005	REMOVE PED POLE ASSEMBLY	EA	2	\$1,000.00	\$2,000
	Subtotal (Short Term)				\$78,780
	ROADWAY IMPROVEMENTS				
110 6001	EXCAVATION (ROADWAY)	CY	1,000	\$70.00	\$69,965
247 6233	FL BS (CMP IN PLACE)(TY A GR 1-2)(12")	SY	1,636	\$90.00	\$147,200
	6" SUBGRADE PREP	SY	1,636	\$20.00	\$32,711
334 6080	HMCL ACP TY-D AC-4"	SY	1,541	\$80.00	\$123,244
529 6008	CONC CURB & GUTTER (TY II)	LF	175	\$90.00	\$15,750
	Subtotal (Short Term)				\$388,871
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6171	REFL PAV MRK TY II (W) 6" (BRK)(SHORT TERM)	LF	100	\$1.63	\$163
666 6174	REFL PAV MRK TY II (W) 6" (SLD)(SHORT TERM)	LF	527	\$1.51	\$796
677 6002	ELIM EXT PAV MRK & MRKS (6") (SHORT TERM)	LF	527	\$1.51	\$796
687 6001	PED POLE ASSEMBLY	EA	2	\$10,000.00	\$20,000
688 6001	PED DETECT PUSH BUTTON (APS)	EA	2	\$2,500.00	\$5,000
678 6002	PAV SURF PREP FOR MRK (6") (SHORT TERM)	LF	627	\$0.02	\$13
	TRAFFIC SIGNAL MODIFICATIONS	LS	1	\$200,000.00	\$200,000
	Subtotal (Short Term)				\$226,767
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	900	\$12.00	\$10,800
531 6004	CURB RAMPS (TY 1)	EA	2	\$2,500.00	\$5,000
	Subtotal (Short Term)				\$15,800
	UTILITIES				
	FIBER OPTIC LINE RELOCATION	LS	1	\$100,000.00	\$100,000
	Subtotal				\$100,000
	ENVIRONMENTAL IMPROVEMENTS				
COA 6415	STABILIZED CONSTRUCTION ENTRANCE	EA	4	\$3,000.00	\$12,000
COA 6425	SILT FENCE	LF	1,200	\$8.00	\$9,600
	STORMWATER VEGETATIVE FILTER STRIP (GRADING, TOPSOIL, SEEDING, WATERING)	LS	1	\$20,000.00	\$20,000
	Subtotal				\$41,600
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$1,076,818
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)		10% OF CONSTRUCTION (SHORT TERM)		\$107,682
	ESTIMATED CONSTRUCTION COST (SHORT TERM)				\$1,184,500

RONALD REAGAN CORRIDOR IMPROVEMENTS MID-TERM: RESTRIPE EXISTING PAVEMENT FOR DUAL LEFT TURNS (SOUTHBOUND TO EASTBOUND) EXHIBIT 13					
Item No.	Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
	TRAFFIC CONTROL				
502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING (MID TERM)	MO	9	\$15,000.00	\$135,000
	Subtotal (Mid Term)				\$135,000
	DEMOLITION				
100 6002	PREPARING ROW (MID TERM)	STA	10	\$5,250.00	\$52,500
	Subtotal (Mid Term)				\$52,500
	SIGNAL, SIGNING, AND STRIPING IMPROVEMENTS				
666 6171	REFL PAV MRK TY II (W) 6" (BRK)(MID TERM)	LF	331	\$1.63	\$540
666 6174	REFL PAV MRK TY II (W) 6" (SLD)(MID TERM)	LF	662	\$1.51	\$1,000
677 6002	ELIM EXT PAV MRK & MRKS (6") (MID TERM)	LF	1,324	\$1.51	\$1,999
678 6002	PAV SURF PREP FOR MRK (6") (MID TERM)	LF	1,324	\$0.02	\$26
666 6347	REF PROF PAV MRK TY II (Y) 6" (SLD) (100MIL) (MID TERM)	LF	331	\$0.85	\$281
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	104	\$4.00	\$416
678 6006	PAV SURF PREP FOR MRK (12")	LF	104	\$0.10	\$10
677 6005	ELIM EXT PAV MRK & MRKS (12")	LF	132	\$10.00	\$1,320
	TRAFFIC SIGNAL MODIFICATIONS	LS	1	\$150,000.00	\$150,000
	Subtotal (Mid Term)				\$155,593
	ADA IMPROVEMENTS				
531 6003	CONC SIDEWALKS (6") (INCL. EXCAVATION)	SF	2,480	\$12.00	\$29,760
	Subtotal (Short Term)				\$29,760
	CONSTRUCTION COST (BEFORE MOBILIZATION)				\$372,853
	MOBILIZATION OF TOTAL CONSTRUCTION				
500 6001	MOBILIZATION (10%)		10% OF CONSTRUCTION (MID TERM)		\$37,285
	ESTIMATED CONSTRUCTION COST (MID TERM)				\$410,138

RESOLUTION NO. R95.25.03.27.H1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, SUPPORTING A TRAFFIC AND REVENUE STUDY BY THE CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY RELATED TO THE PROPOSED DEVELOPMENT AND CONSTRUCTION OF ADDITIONAL PHASING IMPROVEMENT PROJECTS FOR RONALD REAGAN BOULEVARD : FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Cedar Park ("City") is committed to improving mobility, safety, economic growth and providing mobility options to the citizens of the region and its local community; and

WHEREAS, a reliable transportation infrastructure is vital to connect goods and people, with connectivity for motorists being the cornerstone of prosperity, creating expanded economic development and more financial opportunities for individuals and families; and

WHEREAS, congestion is bad for the environment, for the economy, for public safety, and for quality of life; and the Project will give drivers the option to spend less time on the road, help improve air quality and reduce the threat to public safety caused by crowded roadways; and

WHEREAS, Williamson County ("County") in conjunction with City and other associated communities has developed and constructed roadway infrastructure for approximately 28 miles of Ronald Reagan Boulevard within the county and its associated communities with limits between IH 35 and RM 1431 (including improvements to the intersections), adding millions of dollars in new tax revenue for the local communities, County and the State, and creating new options for mobility; and

WHEREAS, continued investment in and development of mobility in the region is pivotal in accommodating the population and economic growth of Williamson County and its incorporated communities; and

WHEREAS, the Central Texas Regional Mobility Authority ("CTRMA") was created to improve the transportation system in Williamson and Travis Counties with a mission to implement transportation options that reduce congestion and create choices that enhance quality of life and economic vitality; and

WHEREAS, the County has requested that the City consider a regional approach to the future expansion of the Ronald Reagan Blvd. corridor throughout the County, and that the City approve a resolution in support of the CTRMA's development and construction of the Project; and

WHEREAS, the CTRMA is currently considering undertaking the development and potential construction of additional frontage road and main-lane facility improvements for the Ronald Reagan Boulevard corridor in Williamson County and City between IH 35 and RM 1431 ("Project"); and

WHEREAS, the segment of Ronald Reagan Blvd. within the City limits is identified on the City's Roadway Plan as a Major Arterial and compatible with the proposed Project; and

WHEREAS, The County has completed a schematic design for the segment within the City that includes one managed lane in each direction at RM 1431 widening to two managed lanes in each direction moving north to city limit, at least two general purpose frontage lanes in each direction, and full access intersections with turn lanes at the future Perfect Game driveway, New Hope Drive, and Caballo Ranch Blvd/CR 180; and

WHEREAS, the current schematic design terminates at RM 1431, and the County has committed to ensure the proposed Project includes a grade separated interchange at RM 1431 and coordination/incorporation with Texas Department of Transportation ("TxDOT") plans for a future expansion of FM 734/Parmer Lane; and

WHEREAS, staff recommends a resolution of support for the traffic and revenue study by CTRMA to determine the viability of the Projects, which provides the opportunity to work regionally on mobility improvements for the future.

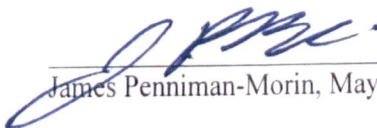
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council of the City of Cedar Park supports a traffic and revenue study by the Central Texas Regional Mobility Authority related to the proposed development and construction of additional phasing improvement projects for Ronald Reagan Boulevard.

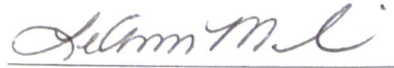
SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 27th day of March 2025.

CITY OF CEDAR PARK, TEXAS


James Penniman-Morin, Mayor

ATTEST:



LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:



J.P. LeCompte, City Attorney



RESOLUTION NO. R95.25.03.27.H1