



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 24, 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**

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 17, 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.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on April 10, 2025.
7. Approval of the extension of the application expiration for Subdivision Case PICP-23-0052 regarding CR 175 Roadway Improvements associated with the Wildsprings Subdivision, generally located north of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-23-0099 regarding Lone Star Landing Offsite Improvements associated with the Lone Star Landing subdivision; generally located along CR 177, east of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-23-0108 regarding Hawkes Landing North Phase 1 Final Plat development on one (1) parcel of land 49.941 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R616492; generally located west of the intersection of Bagdad Road and Halsey Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

10. 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 10427 Minor PUD (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 Parcels R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0159 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

11. Discuss and consider action on Tree Removal Case TRP-24-0026 regarding the removal of multiple Significant and Heritage Trees associated with the Leander Tech Park Public Improvements (PICP-24-0133) and Site Development Projects (SD-24-0086) located approximately 500 feet southwest of the intersection of State Highway 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
 1. Staff Presentation
 2. Applicant Presentation
 3. Discussion
 4. Consider Action
12. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 17th day of April 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
4/24/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on April 10, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Attachments:

1. 4-10-2025 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 10, 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 commissioners present except Commissioner Donnie Mahan.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the April 3, 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

6. Approval of the minutes for meeting held on March 27, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0144 Grand Lake Plaza; more particularly described by Williamson Central Appraisal District Parcel R514538, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Zoning Case Z-25-0164 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one (1) parcel of land 4.68 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031240; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and E. Crystal Falls Parkway, approximately 250 feet west of the intersection on the northside of E. Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0164 as described above.

Public Hearing opened at 6:04 p.m.; Public Hearing closed at 6:04 p.m.; following discussion.

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

Motion to approve Zoning Case Z-25-0164.

By: Board Member Calame

Seconded: Board Member Lantrip

Vote: 5 - 0

9. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-25-0016 to amend the Comprehensive Plan text to update the Employment Center land use category and update the Leander Central land use category, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Case CPA-25-0016 as described above.

Public Hearing opened at 6:19 p.m.; Public Hearing closed 6:19 p.m.; following discussion.

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

Motion to approve Comprehensive Plan Case CPA-25-0016.

By: Board Member Calame

Seconded: Board Member LeDay

Vote: 5 - 0

REGULAR AGENDA

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

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
4/24/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-23-0052 regarding CR 175 Roadway Improvements associated with the Wildsprings Subdivision, generally located north of the intersection of CR 177 and CR 175, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for CR 175 Roadway Improvements, which includes the improvements for the expansion of CR 175.

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 (2) extensions of the application in order to continue with the permit issuance for the plans. Extensions are granted in six (6) month increments.

HISTORY/TIMELINE:

02/05/2024 - Construction Plans Application Expired

08/05/2024 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

Pape-Dawson, Inc. (Aimee Chavez) on behalf of Toll Southwest, LLC. (Kyle Ninness).

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 two (2) additional six (6) month extensions. Approving these extensions would grant an extension to 08/05/2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-23-0052 Att 1 Extension Request Letter - CR 175 Roadway Improvements
2. PICP-23-0052 Att 2 Location Map - CR 175 Roadway Improvements

September 30, 2024

City of Leander
City Council
201 North Brushy Street
Leander, Texas 78646-0319

RE: CR 175 Roadway Improvements Construction Plan (PICP-23-0052)
Expiration Extension Request Letter

Dear Council:

The CR 175 Roadway Improvements Construction Plan (PICP-23-0052) received initial comments from the City of Leander on May 5th, 2023 with an expiration date of February 5th, 2024.

An extension was then granted for an additional six months with a new expiration date of August 5th, 2024.

Due to delays caused by required Geotechnical testing on the existing pavement of CR-175, we request a six month extension on the CR 175 Roadway Improvements Construction Plans expiration date to February 5th, 2025.

Please let me know if you have any additional questions or comments.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration #470



Aimee Chavez, P.E.
Associate Vice President



H:\Projects\514\80\00\301 Construction Documents\Documents\Plan Processing\City\240930 Extension Request\240930 CR 175 Roadway Improvements - Extension Request Letter.docx

April 1, 2025

City of Leander
City Council
201 North Brushy Street
Leander, Texas 78646-0319

RE: CR 175 Roadway Improvements Construction Plan (PICP-23-0052)
Expiration Extension Request Letter

Dear Council:

The CR 175 Roadway Improvements Construction Plan (PICP-23-0052) received initial comments from the City of Leander on May 5th, 2023 with an expiration date of February 5th, 2024.

An extension was then granted for an additional six months with a new expiration date of August 5th, 2024. An additional extension was then granted for an additional six months with a new expiration date of February 5th, 2025.

Due to delayed Williamson county coordination for the CR 175 Roadway Improvements (PICP-23-0052), we request a six month extension on the CR 175 Roadway Improvements expiration date to August 5th, 2025.

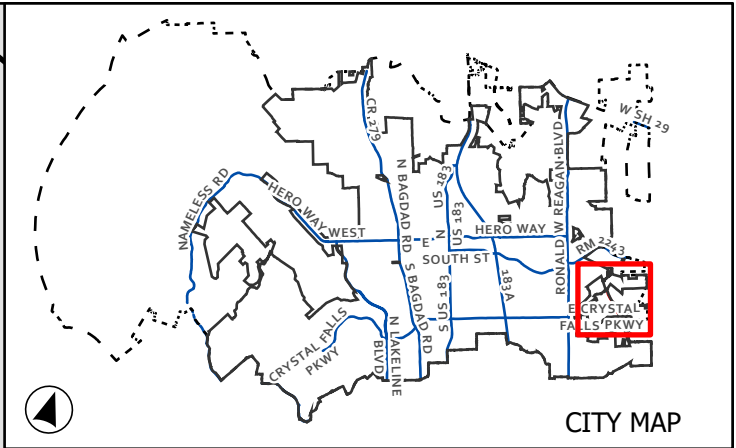
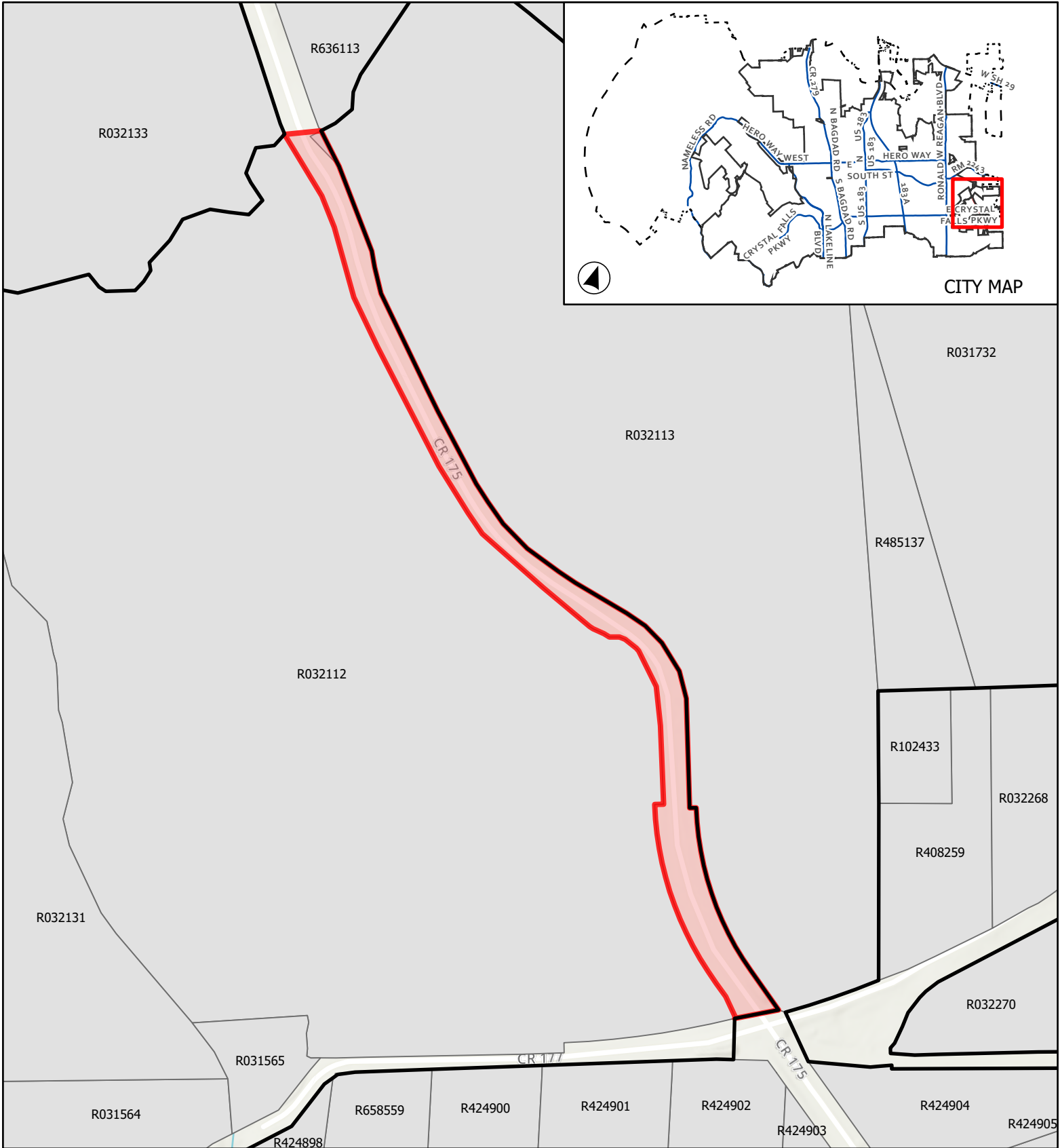
Please let me know if you have any additional questions or comments.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration #470



Aimee Chavez, P.E.
Associate Vice President

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CASE: PICP-23-0052 **ATTACHMENT 2** **CR 175 ROADWAY IMPROVEMENTS**

Location Map

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



0 180 360



Feet

-  City Limits
-  ETJ
-  Subject Boundary



EXECUTIVE SUMMARY
4/24/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-23-0099 regarding Lone Star Landing Offsite Improvements associated with the Lone Star Landing subdivision; generally located along CR 177, east of Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Lone Star Landing Offsite Improvements, which includes the extension of a water line and wastewater line.

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 another six (6) month extension of the application in order to proceed with the sale of the property to initiate the construction.

HISTORY/TIMELINE:

09/14/2024 - Construction Plans Application Expired

03/14/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

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

RECOMMENDATION:

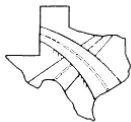
The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9) months after the first review comment letter for the construction plans is sent to the applicant. Staff recommends approval of an additional six (6) month extension. Approving this extension would grant an extension to September 14, 2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-23-0099 Att 1 Extension Request - Lone Star Landing
2. PICP-23-0099 Att 2 Location Map - Lone Star Landing Offsite Improvements



Firm # 17877

April 11, 2025

City of Leander
Development Services Department
201 N Brushy Street
Leander, TX 78641

**Re: Lone Star Landing Offsite Construction Plans – PICP-23-0099
Extension Request**

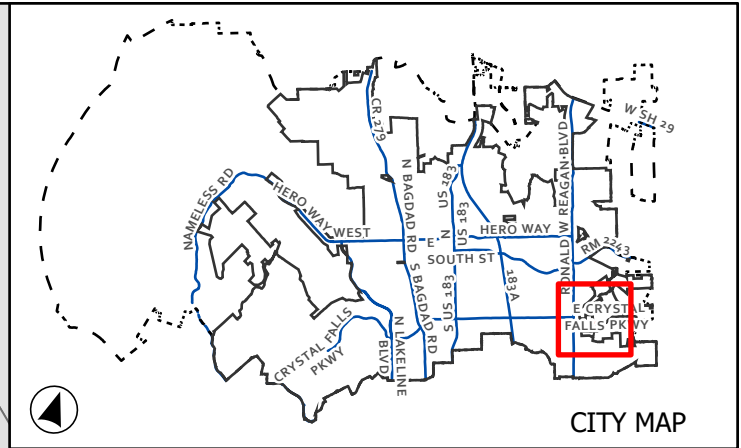
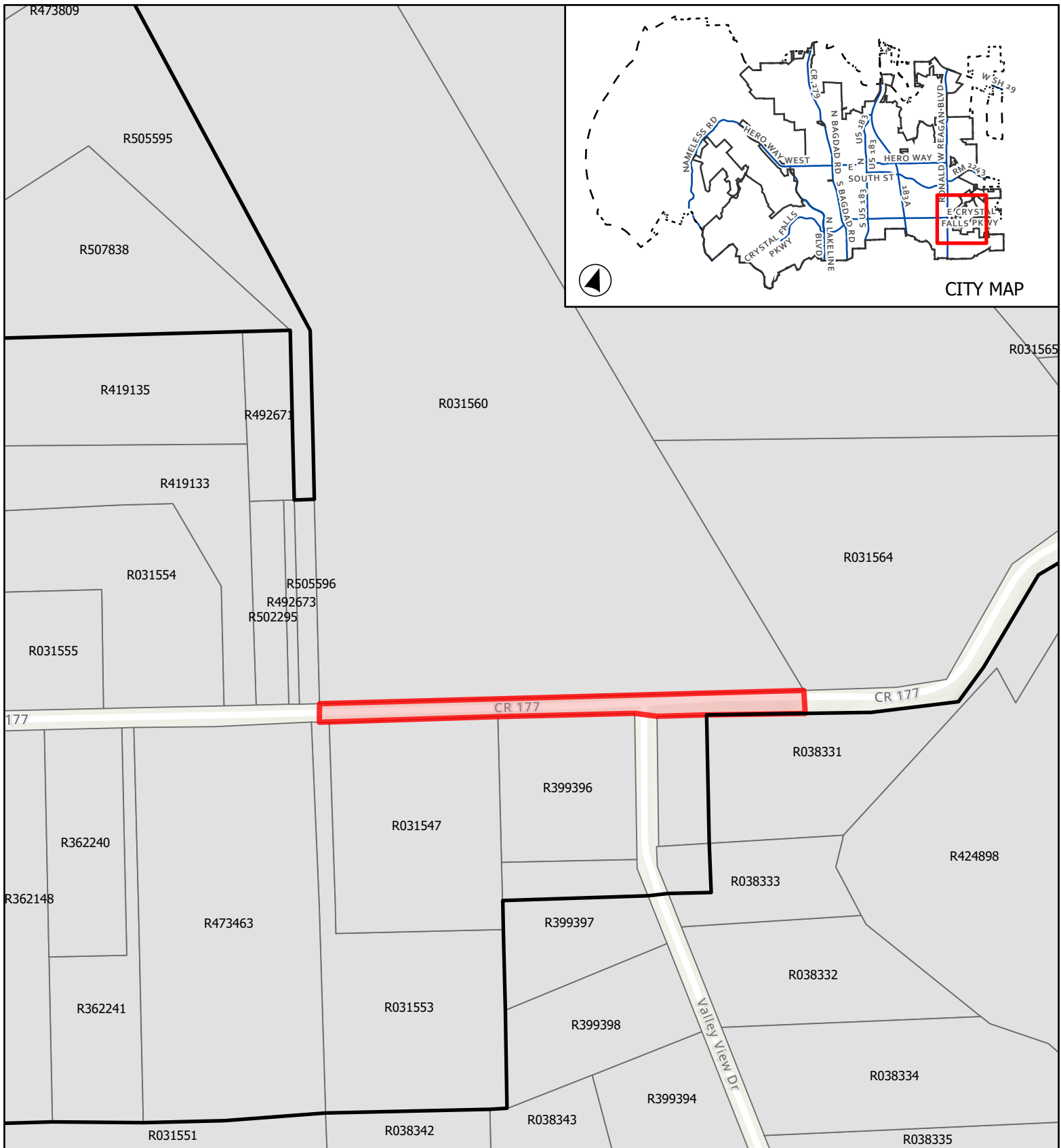
To Whom it May Concern:

We are requesting an extension to the Public Improvement Construction Plan permit for the referenced project. The permit expired March 14, 2025 and we are requesting a six (6) month extension to September 14, 2025. The Owner has the property under contract and construction will begin as soon as the closing is done. Closing on the property is contingent on this extension.

If there are any questions or you need additional information, please let me know.

Sincerely,

Gary Eli Jones, P.E.
Member



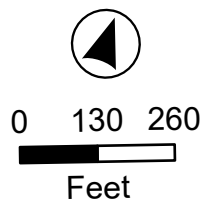
CASE: PICP-23-0099

ATTACHMENT 2

**LONE STAR LANDING
OFFSITE IMPROVEMENTS**

Location Map

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- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
4/24/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-23-0108 regarding Hawkes Landing North Phase 1 Final Plat development on one (1) parcel of land 49.941 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R616492; generally located west of the intersection of Bagdad Road and Halsey Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Hawkes Landing North Phase 1 Final Plat, which is a 49.941 acre residential subdivision including 128 residential lots.

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 another six (6) month extension of the application in order to allow time to address comments for third party reviews.

HISTORY/TIMELINE:

03/23/2023 - Preliminary Plat Approved

08/02/2024 - Construction Plans Application Expired

02/02/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

Pape-Dawson Engineers, Inc. (Aimee Chavez) on behalf of Gehan Home, LTD. (Chris Lynch).

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 (6) month extension. Approving this extension would grant an extension to August

2, 2025, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0108 Att 1 Extension Request - Hawkes Landing North Phase 1
2. FP-23-0108 Att 2 Location Map - Hawkes Landing North Ph 1

April 1, 2025

Robin Griffin
Executive Director of Development Services
City of Leander
201 North Brushy Street
Leander, Texas 78646-0319

RE: Hawkes Landing North Phase 1 Final Plat (FP-23-0108)
Expiration Extension Request Letter

Dear Ms. Griffin:

The Hawkes Landing North Phase 1 Final Plat (FP-23-0108) received initial comments from the City of Leander on November 2, 2023, with an expiration date of August 2, 2024. A 6-month extension was filed on October 8 and approved for an expiration date of February 2, 2025.

Groundwater was encountered on-site which necessitated a revision to the construction plans (PICP-24-0153). Due to delays with addressing third-party comments for Hawkes Landing North Phase 1 Revision 4, we request a six-month extension on the final plat. The new expiration date would be October 1, 2025.

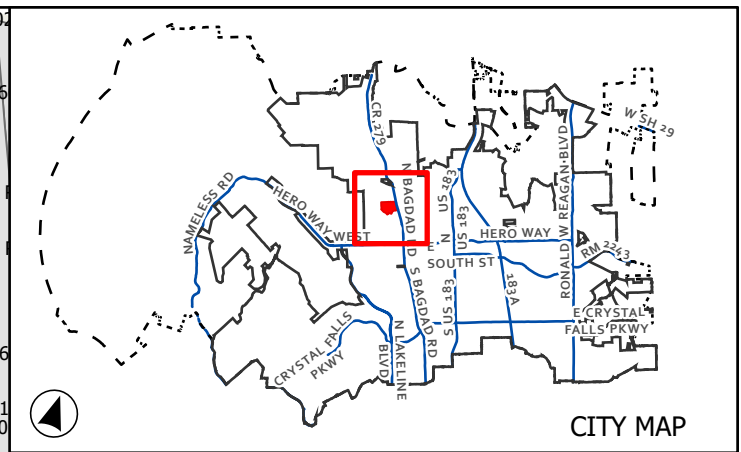
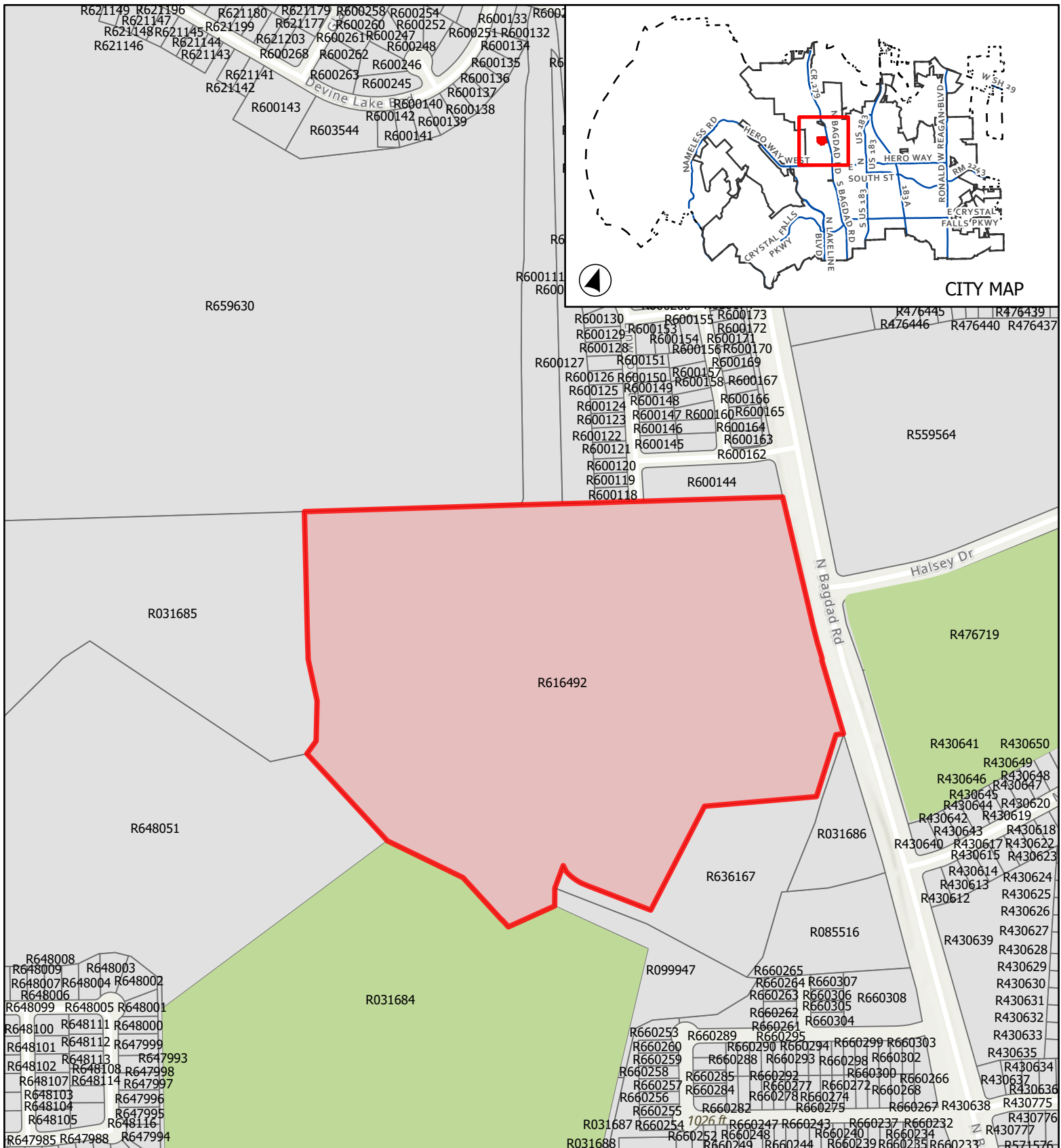
Please let me know if you have any additional questions or comments.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration #470



Aimee Chavez, P.E.
Associate Vice President

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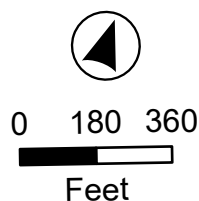
CASE: FP-23-0108

ATTACHMENT 2

HAWKES LANDING NORTH PH 1

Location Map

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- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
4/24/2025

AGENDA SUBJECT:

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 10427 Minor PUD (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 Parcels R031314, R375914, and R433127; and more commonly known as 8760 RR 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0159 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to expand the operations of the VFW Post 1042 to include an outdoor event space, outdoor sporting activities, meeting event space, outdoor music venue, drive in theater, food truck park, and farmer's market. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center identified by the Comprehensive Plan.

The property has a legal nonconforming use that was operating prior to the annexation of the site. The proposal includes additional uses that were not in place at that time.

GENERAL INFORMATION:

Current Zoning: SFR-1-B (Single-Family Rural)

Proposed Zoning: VFW Post 1042 Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial)

Size and Location: The property is located at 8760 RR 2243, including approximately 22.409 acres.

Surrounding Area: This property is located north of Hero Way of Hero Way, just west of Upwards Church – Leander. The site to the west is proposed to be the BASIS School.

PROPOSED ZONING DISTRICT:

USE COMPONENT

MINOR PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Minor Planned Unit Development (PUD) district is to designate a base zoning district that may allow or prohibit uses without granting significant waivers. The intent of this zoning request is to provide for the development of an outdoor event space, outdoor sporting activities, meeting event space, outdoor music venue, drive in theater, food truck park, and farmer's market. The contents of this Minor PUD further explain and illustrate the overall function desired for this development.

LC – LOCAL COMMERCIAL:

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

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

SITE COMPONENT

TYPE 2:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.

- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR (Single-Family Rural), SFE (Single-Family Estate), SFS (Single-Family Suburban), SFU (Single-Family Urban) and SFC (Single-Family Compact) components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

Desired Mix: 80-100% Non-Residential, 0-20% Residential

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' are also required to be contacted.

The applicant sent letters to all residentially zoned or used properties within 500 feet and the Marbella HOA. No issues were discussed following the mailed letters.

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

HISTORY/TIMELINE:

11/06/2002 - Annexation
01/16/2013 - Annexation
05/02/2018 - Annexation

APPLICANT/AGENT:

DFD Architects, Inc. (Will Davies) on behalf of Cedar Park VFW No. 1042 Post, Veterans of Foreign Wars (Chris King).

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed VFW Post 1042 Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial);
2. Deny the proposed VFW Post 1042 Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial); or
3. Approve an alternative request that may include modifications to the Minor PUD Notes to include prohibit uses or remove allowed uses.

Staff recommends Option 1 listed above – approve the proposed VFW Post 1042 Minor PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial). Staff made this recommendation based on the existing uses on the site and future uses in the surrounding area.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-25-0159 Att 1 Letter of Intent - VFW Post 10427 Minor PUD
2. Z-25-0159 Att 2 Current Zoning - VFW Post 10427 Minor PUD
3. Z-25-0159 Att 3 FLU Map - VFW Post 10427 Minor PUD
4. Z-25-0159 Att 4 Public Notification - VFW Post 10427 Minor PUD
5. Z-25-0159 Att 5 Proposed Zoning - VFW Post 10427 Minor PUD
6. Z-25-0159 Att 6 Aerial Map - VFW Post 10427 Minor PUD
7. Z-25-0159 Att 7 Utilities Map - VFW Post 10427 Minor PUD
8. Z-25-0159 Att 8 PUD Notes - VFW Post 10427 Minor PUD
9. Z-25-0159 Att 9 Neighborhood Outreach - VFW Post 10427 Minor PUD



April 14, 2025

Re: VFW Post 10427

Dear City of Leander:

Our client, VFW Post 10427, wants to convert their property into a PUD to allow them the ability to provide the type of events and services they have had in the past. These include the following:

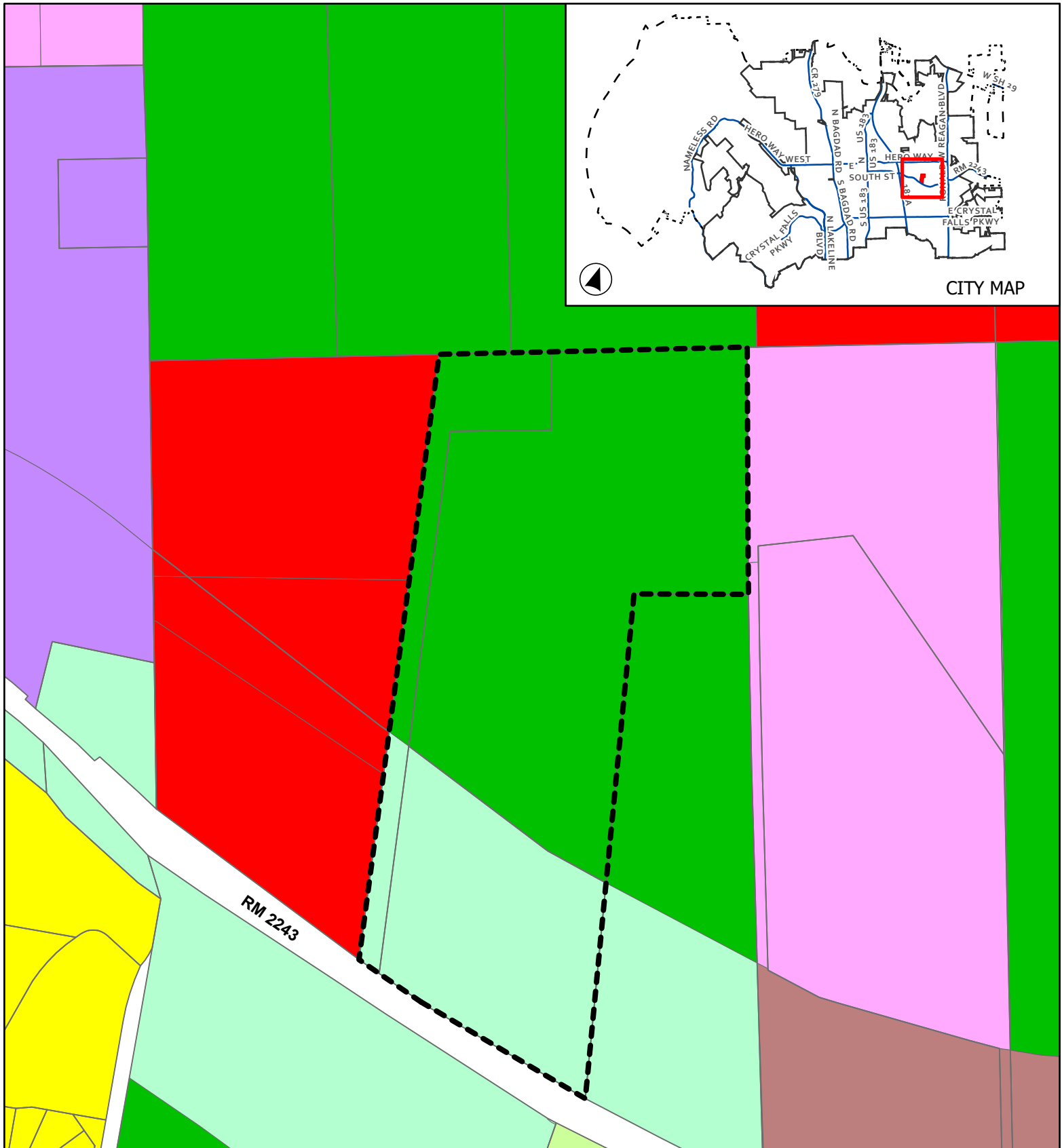
- a. Outdoor event space to include special events throughout the year.
- b. Outdoor sporting activities such as soccer, cricket, football, and other similar sports.
- c. Meeting event space
- d. Outdoor Music Venue
- e. Drive In Theater
- f. Food Truck Parks
- g. Farmers Markets

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

Sincerely,



William A. Davies, AIA
President



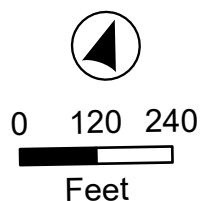
CASE: Z-25-0159

ATTACHMENT 2

VFW POST 10427
MINOR PUD ZONING

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.

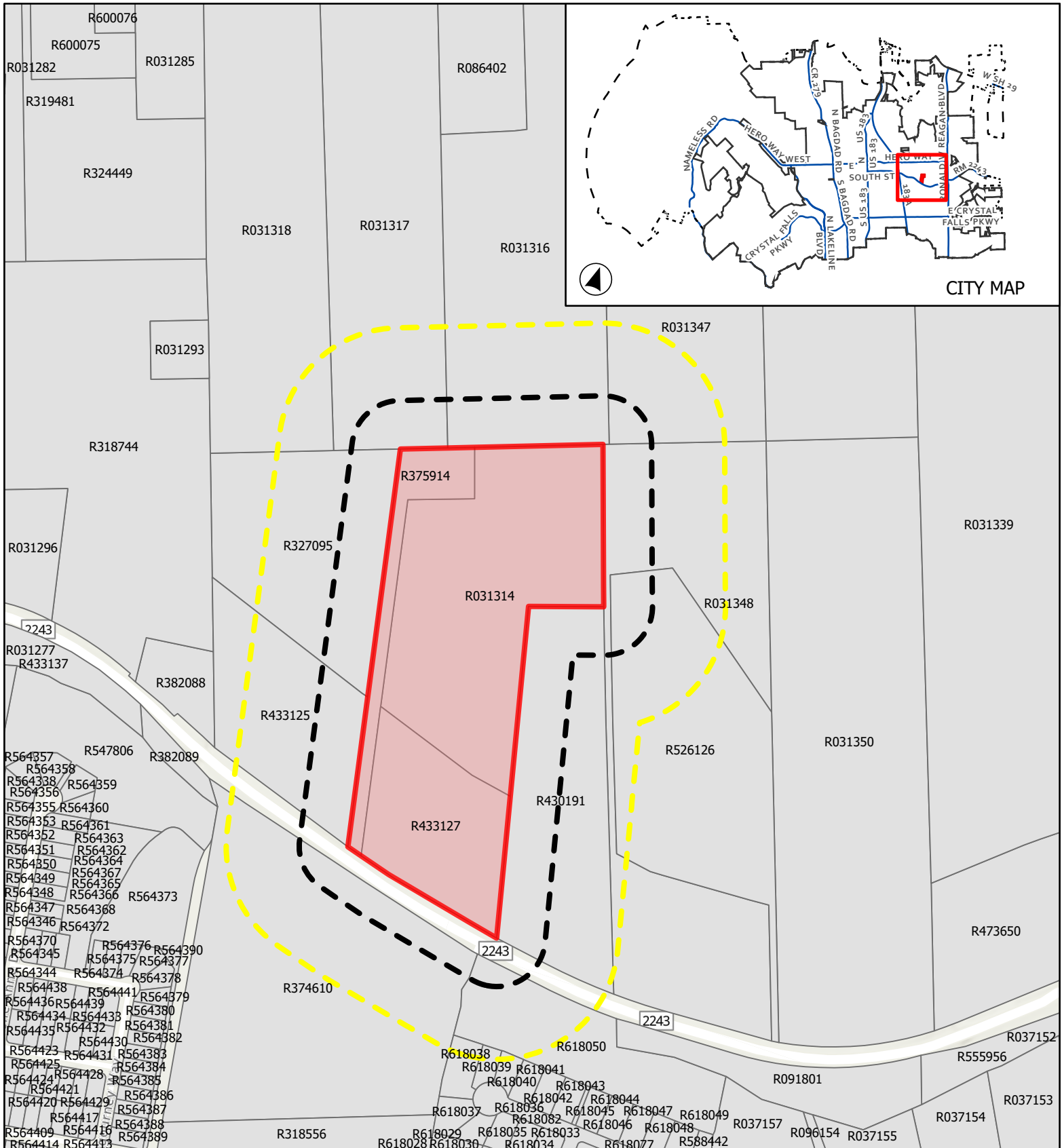


- City Limits
- ETJ
- Subject Boundary

Current Zoning

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

- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial



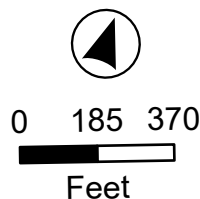
CASE: Z-25-0159

ATTACHMENT 4

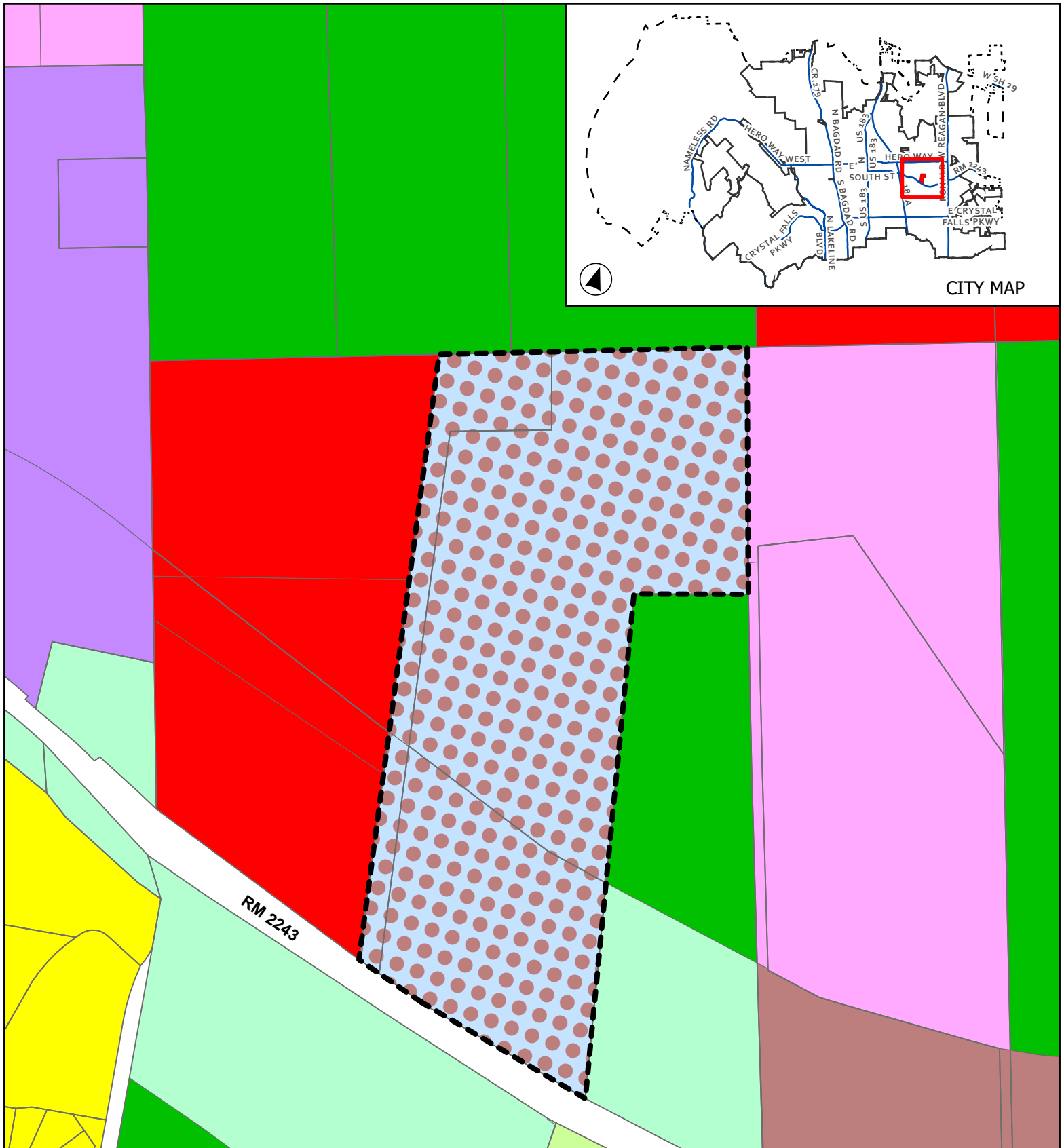
VFW POST 10427
MINOR PUD ZONING

Public Notification

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



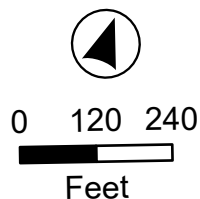
CASE: Z-25-0159

ATTACHMENT 5

VFW POST 10427
MINOR PUD ZONING

Proposed Zoning

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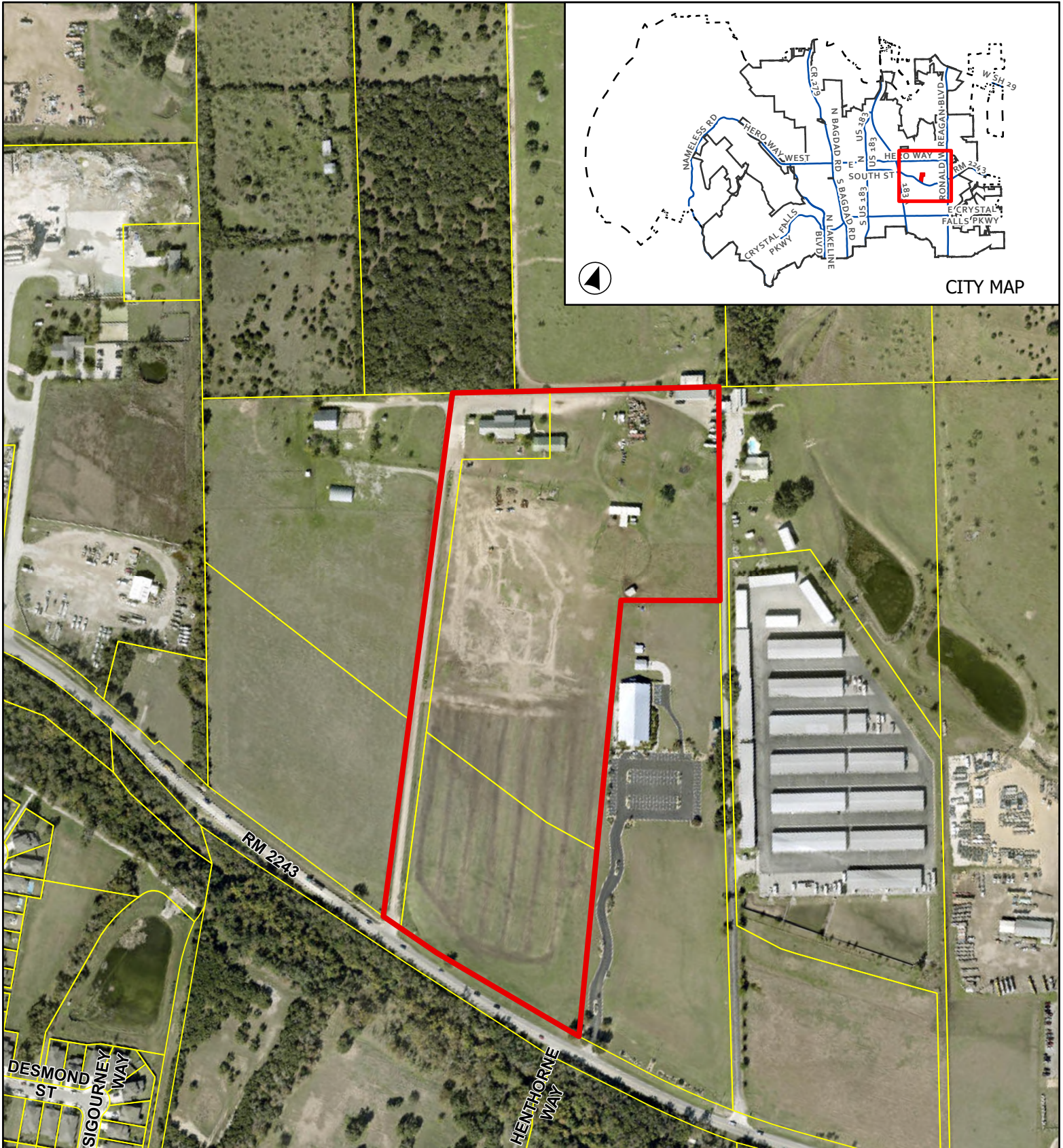


- City Limits
- ETJ
- Subject Boundary

Proposed Zoning

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

- SFU - Single-Family Urban
- SFC - Single-Family Compact
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Local Commercial



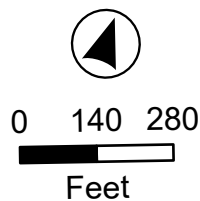
CASE: Z-25-0159

ATTACHMENT 6

VFW POST 10427
MINOR PUD ZONING

Aerial Map

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-  Leander City Limits
-  Subject Boundary

EXHIBIT A

VFW Post 10427 Minor Planned Unit Development

A. Purpose and Intent

1. The VFW Post 10427 Minor PUD is comprised of approximately 22.4092 acres, as shown in **Exhibit B.** The development of this property includes local commercial uses, an outdoor event space, and other entertainment uses.

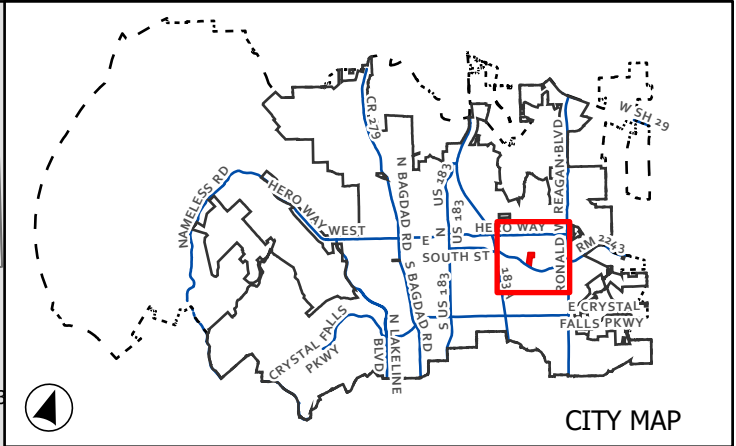
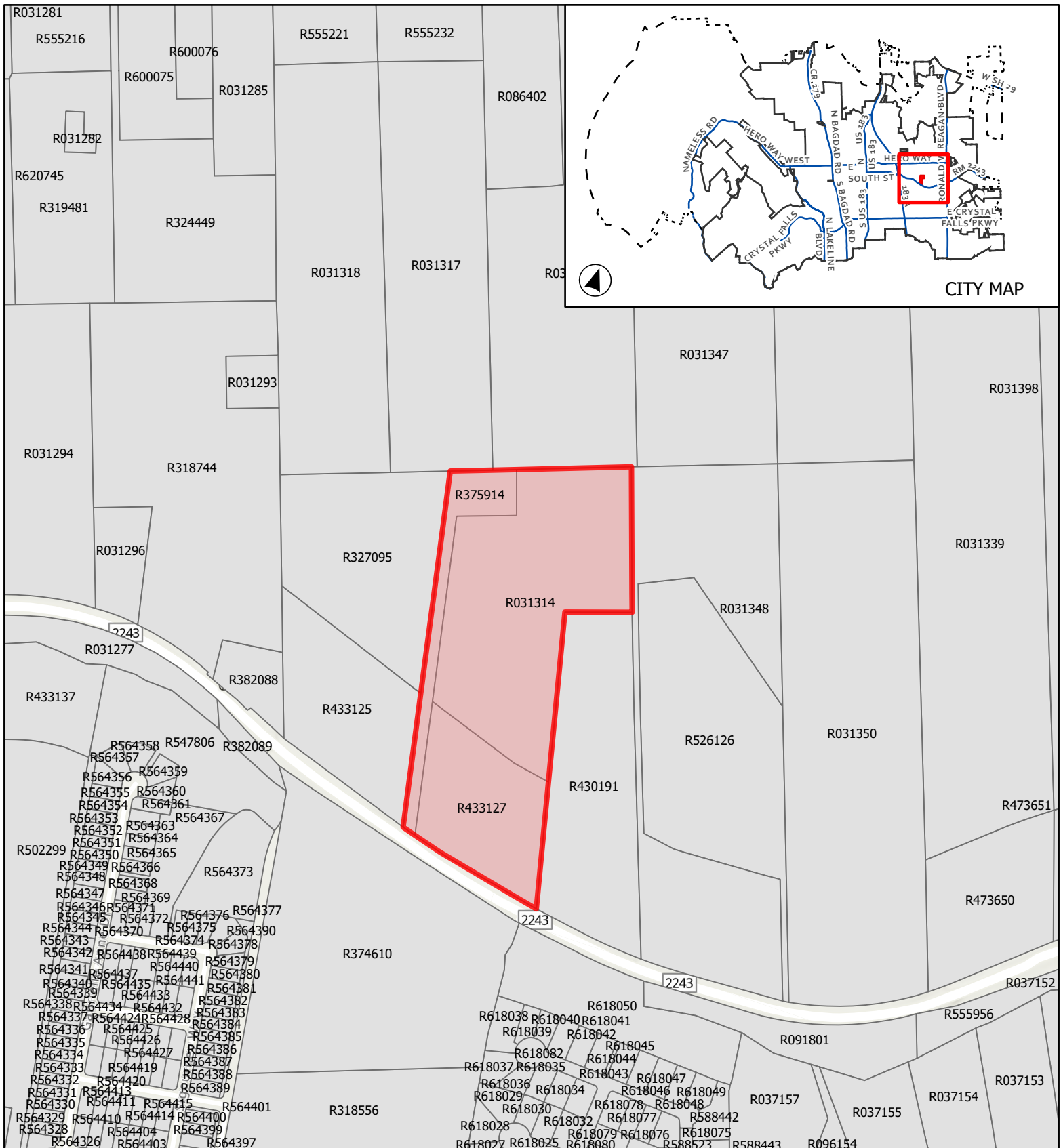
B. Applicability and Base Zoning

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

LC-2-A (Local Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the LC (Local Commercial) use component and the additional uses below:
 - a. Outdoor event space to include special events throughout the year
 - b. Outdoor sporting activities such as soccer, cricket, football, and other similar sports
 - c. Meeting event space
 - d. Outdoor music venue
 - e. Drive-in theater
 - f. Food truck park



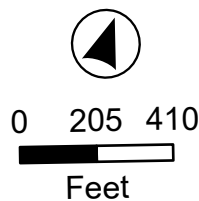
CASE: Z-25-0159

EXHIBIT B

VFW POST 10427

Location Map

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- City Limits
- ETJ
- Subject Boundary

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

A letter information regarding a minor PUD has been sent to all the surrounding properties within 500'.

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.

All property owners with 500' and the Marbella Residential Community (HOA)

3. What concerns were raised during these communications?

We received a phone call from a property owner asking if we were building a commercial facility. We informed them that we were not and it was to rezone the property for the events they manage.

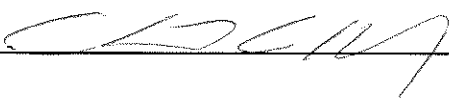
4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No meeting has happened at this time.

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

Signature: _____

Date _____



3/29/2025



February 21, 2025

Re: VFW Post 10427

Dear Property Owner:

Our client, VFW Post 10427, is in the process of modifying their property into a PUD. You are receiving this letter because your property is within 500 feet of the property's location and/or within the HOA that is within 500 feet.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'William A. Davies', is written over the printed name.

William A. Davies, AIA
President



EXECUTIVE SUMMARY
4/24/2025

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-24-0026 regarding the removal of multiple Significant and Heritage Trees associated with the Leander Tech Park Public Improvements (PICP-24-0133) and Site Development Projects (SD-24-0086) located approximately 500 feet southwest of the intersection of State Highway 29 and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. The applicant has submitted a request to remove multiple Significant (>18 caliper inches) and Heritage Trees associated with public improvements and site development of the project. Per Composite Zoning Ordinance, Article VI, Section 1(c), removal of Heritage and/or Significant Trees greater than eighteen (18) caliper inches require the approval of the Planning and Zoning Commission and, in the case of Heritage Trees greater than twenty-six (26) caliper inches, the City Council.

GENERAL INFORMATION:

Current Zoning: Highway 29 Commercial Minor PUD (Planned Unit Development) with the base zoning of GC-3-A (General Commercial).

Size and Location: The property is generally located 500 feet southwest of the intersection of State Highway 29 and Ronald Reagan, including approximately 50.787 acres.

SITE INFORMATION:

SURROUNDING AREA:

The properties surrounding the project include the following uses:

- **NORTH:** Undeveloped Residential
- **EAST:** Commercial uses currently under development
- **SOUTH:** Multi-Family and Valor School currently under construction
- **WEST:** Bonnet Tract Subdivision

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and heavy tree cover throughout the tract.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Westwood Professional Services (Hollis Scheffler) on behalf of Highway 29 Commercial, LLC (Edward St. John).

RECOMMENDATION:

Staff recommends approval of this request.

The Composite Zoning Ordinance includes the following tree mitigation requirements:

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

Below, please see the proposed Significant trees removal calculations per the Leander Tech Park Public Improvement (PICP-24-0133):

Significant 18-26" Removed		
TAG#	Species	Size (inches)
1080	Post Oak	18.5
1826	Post Oak	23
1833	Post Oak	19
1834	Post Oak	22.5
2703	Post Oak	18.5

Additionally, see the proposed Significant and Heritage tree removal calculations per the Leander Tech Park Site Development (SD-24-0086) Plans:

SIGNIFICANT 18"-26" REMOVED		
TAG#	Species	Size (inches)
1803	Post Oak	22.5
1804	Post Oak	23
1805	Post Oak	21.5
1828	Post Oak	23.5
1835	Post Oak	22
1836	Live Oak	19
1837	Live Oak	19
1838	Post Oak	19.5
1840	Post Oak	19
1841	Post Oak	19.5
1842	Blackjack Oak	21.5
1845	Live Oak	18.5
1846	Live Oak	22.5
1918	Live Oak	21.5
1919	Live Oak	21.5
1920	Live Oak	21
1921	Live Oak	20
1922	Live Oak	24.5
1923	Live Oak	19
1924	Live Oak	18.5
1927	Live Oak	21
1928	Live Oak	19.5
1929	Live Oak	19.5
2698	Post Oak	18.5
2700	Live Oak	24
2702	Post Oak	18.5
2713	Live Oak	19
2714	Live Oak	21.5
2715	Live Oak	20.5
2719	Post Oak	18.5
2720	Post Oak	20
2722	Post Oak	22.5

HERITAGE TREES 26"+ REMOVED		
TAG#	Species	Size (inches)
1829	Post Oak	27
1831	Post Oak	30.5
1917	Live Oak	29
2721	Post Oak	28

Applicants' fees through both PICP and SD projects:

- Applicants will pay the \$300 per caliper inch heritage tree removal fee (114.5 caliper inches at \$300 = \$34,350.00).
- Applicant will preserve additional understory tree (< 8 caliper inches) through the site as provided in the Tree Removal Plan (attachment 5). Total credits back for the additional caliper inches preserved (897.5 caliper inches) will apply towards total site mitigation.
- Applicant will plant additional three (3) caliper inch shade trees and ornamental trees in addition to the landscaping requirements. Total credits back for the additional plantings (601 caliper inches) will apply towards total site mitigation.
- Applicant has selected the option to pay a \$150 per caliper inch fee-in-lieu for the remaining caliper inch deficit (\$150 X 1911.25 caliper inches = \$286,687.50).

Total fees owed for this Tree Removal Permit is \$321,037.50 and will be applied to the site development (SD-24-0086) and require payment prior to issuance of the site development permit.

PRESENTER:

Cory Dale, Senior Planner

Attachments:

1. TRP-24-0026 Att 1 Letter of Intent - Leander Tech Park
2. TRP-24-0026 Att 2 Location Map - Leander Tech Park
3. TRP-24-0026 Att 3 Aerial Map - Leander Tech Park
4. TRP-24-0026 Att 4 Tree Removal Plan - Leander Tech Park
5. TRP-24-0026 Att 5 PICP Arborist Report (DDI trees) - Leander Tech Park
6. TRP-24-0026 Att 6 SD Arborist report (DDI trees) - Leander Tech Park

March 11th, 2025

SJP Austin-San Antonio, LLC
3800 N Lamar Blvd. Ste. 200
Austin, TX 78756
512-907-0400

City of Leander
Planning and Zoning Commission
Pat Bryson Municipal Hall – Council Chambers
201 N Brushy Street
Leander, Texas 78641

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

Re: Letter of Intent Requesting Tree Removal Approval

Dear City of Leander | To whom it may concern:

This letter of intent is to formally request permission for removal of trees located on a parcel located on Hwy 29 within the City of Leander (property number R032262) (“Property”). The trees in question are related to site development plan and permit submission, SD-24-0213 & PICP-24-0133.

The Property was approved by Leander City Council for commercial zoning on September 26, 2023 (Highway 29 Commercial Minor PUD) and is now in review for a site development permit in accordance with the approved zoning. Currently, the Property is in a forested condition and will need to have adequate clearing in order to accomplish development and construction of the approved use as a commercial development.

The importance of preserving the natural environment and the significance of trees in our community is well understood. Therefore, immense effort has been made in the site design to locate drainage, landscape amenities and storm water management facilities around significant and heritage trees. A great effort has also been made to modify initial site design and storm water management structures in an effort to save as many healthy, large significant and heritage trees, as possible. Multiple design iterations and numerous cost evaluations have been studied and reviewed.

Our total site improvements for PICP and SD require 3,409.75” of mitigation. We provided additional plantings beyond standard site development requirements to help offset our tree mitigation. We have proposed to provide 601” towards mitigation throughout phases 1-3. Additionally, we’ve surveyed and propose to preserve 897.5” of understory trees. With the mitigation plantings and preservation of understory trees we are providing a total of 1,498.5” of mitigation. We are requesting to pay the remaining (1,911.25”) fee in lieu (a total of \$286,687.50 + the \$34,350 Heritage tree removal fee).

SD TREES

SIGNIFICANT 18"-26" REMOVED

TAG#	Species	Size (inches)
1803	Post Oak	22.5
1804	Post Oak	23
1805	Post Oak	21.5
1828	Post Oak	23.5
1835	Post Oak	22
1836	Live Oak	19
1837	Live Oak	19
1838	Post Oak	19.5
1840	Post Oak	19
1841	Post Oak	19.5
1842	Blackjack Oak	21.5
1845	Live Oak	18.5
1846	Live Oak	22.5
1918	Live Oak	21.5
1919	Live Oak	21.5
1920	Live Oak	21
1921	Live Oak	20
1922	Live Oak	24.5
1923	Live Oak	19
1924	Live Oak	18.5
1927	Live Oak	21
1928	Live Oak	19.5
1929	Live Oak	19.5
2698	Post Oak	18.5
2700	Live Oak	24
2702	Post Oak	18.5
2713	Live Oak	19
2714	Live Oak	21.5
2715	Live Oak	20.5
2719	Post Oak	18.5
2720	Post Oak	20
2722	Post Oak	22.5

SIGNIFICANT 18"-26" DDI

TAG#	Species	Size (inches)
1839	Post Oak	21.5
2709	Live Oak	20
2711	Live Oak	20.5

HERITAGE TREES 26"+ REMOVED

TAG#	Species	Size (inches)
1829	Post Oak	27
1831	Post Oak	30.5
1917	Live Oak	29
2721	Post Oak	28

HERITAGE TREES 26"+ DDI		
TAG#	Species	Size (inches)
2710	Live Oak	36.5

PICP TREES

Significant 18-26" Removed		
TAG#	Species	Size (inches)
1080	Post Oak	18.5
1826	Post Oak	23
1833	Post Oak	19
1834	Post Oak	22.5
2703	Post Oak	18.5

Significant 18-26" DDI		
TAG#	Species	Size (inches)
1165	Red Oak	21
1820	Live Oak	21.5

Heritage Trees 26"+ DDI		
TAG#	Species	Size (inches)
1809	Post Oak	27.5

OVERALL MITIGATION SUMMARY (PICP & SD)								
TREE DESCRIPTION	SIZE	CAL. IN REMOVED	REPLACEMENT RATIO	TOTAL MITIGATION INCHES	INCHES REPLACED/ PROVIDED	INCHES REMAINING	FEE/CAL IN.	FEE
Understory Trees (Preserved)	<8"		NA		897.5"		NA	
Significant Tree >50%	8" - 18"	1543.25	1:1	1543.25	601"	44.75"	\$150.00	\$6,712.50
Significant Tree	>18" - <26"	761.5	2:1	1523		1523"	\$150.00	\$228,450.00
Heritage Tree	26"+	114.5	3:1	343.5		343.5"	\$150.00	\$51,525.00
Heritage Tree Removal Fee	26"+	114.5	NA				\$300.00	\$34,350.00
			TOTAL INCHES:	3409.75	1498.5			\$321,037.50

As required by the application of the City of Leander regarding tree removal, attached is the necessary documentation, including surveys, photographs and proposed mitigation for the trees that will be impacted.

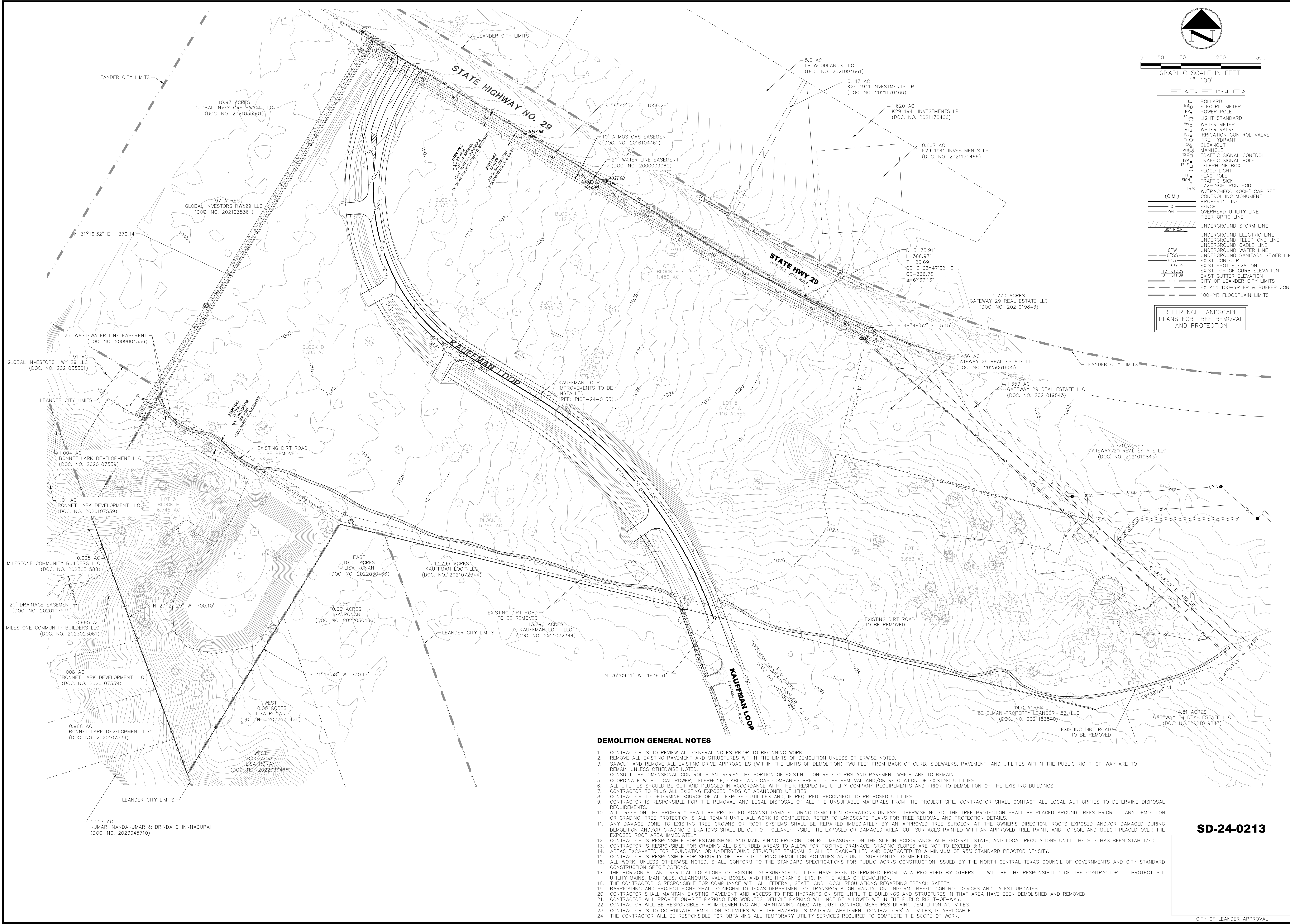
Please consider this letter a formal request for approval to proceed with the removal of the requested trees in the Significant and/or Heritage Tree Removal Request Application. Please reach out for any further information or clarifications that may be required to facilitate the review process.

Thank you for your attention to this matter.

SJP Austin-San Antonio, LLC



Brooke Harlander
Authorized Person



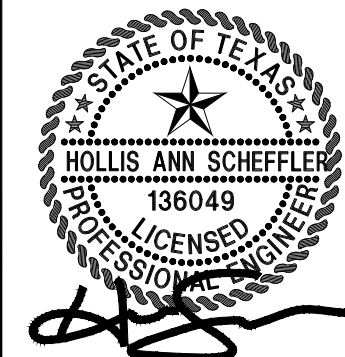
DEMOLITION GENERAL NOTES

- CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
- REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
- SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB, SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
- CONSULT THE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
- COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
- ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
- CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
- CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
- ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 3:1.
- AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
- CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
- BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
- CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
- CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
- CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTORS' ACTIVITIES, IF APPLICABLE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

SD-24-0213

CITY OF LEANDER APPROVAL

LEANDER TECHNOLOGY PARK
LEANDER, TEXAS 78628
SITE DEVELOPMENT PLANS
EXISTING CONDITIONS & DEMO PLAN



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF HILLS AND SOUTHERN P.E. 136049 ON 2/11/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	TDS	AUG 2024

SHEET NO.

9

OF 73

Westwood
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
Phone (512) 485-0831
Toll Free (888) 937-5150
westwoodpa.com
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-1756
TBPB FIRM REGISTRATION NO. LS-10074301

0 50 100 200 300
GRAPHIC SCALE IN FEET
1"=100'

LEGEND

EL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TEB	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
	W/PACHECO KOCH* CAP SET
(C.M.)	CONTROLLING MONUMENT
X	PROPERTY LINE
OHL	OVERHEAD UTILITY LINE
	FIBER OPTIC LINE
30" R.C.P.	UNDERGROUND STORM LINE
1"	UNDERGROUND ELECTRIC LINE
6"W	UNDERGROUND TELEPHONE LINE
6"SS	UNDERGROUND WATER LINE
61.5	UNDERGROUND SANITARY SEWER LINE
612.39	EXIST SPOT ELEVATION
TC 612.39	EXIST TOP OF CURB ELEVATION
C 611.89	EXIST GUTTER ELEVATION
	CITY OF LEANDER CITY LIMITS
	EX A14 100-YR FP & BUFFER ZONE
	100-YR FLOODPLAIN LIMITS

REFERENCE LANDSCAPE
PLANS FOR TREE REMOVAL
AND PROTECTION



LEGEND
Preserved Trees - 





2400 E. Cesar Chavez St. Ste 214
Austin, TX 78702
512-351-4097

BUILDING THE EXCEPTIONAL TOGETHER
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CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B

HWY 29,
LEANDER, TX, 78641

SCALE
1" = 80'-0"

PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE
UNDERSTORY
TREE EXHIBIT

SHEET NUMBER

Page 45 of 83

UNDERSTORY TREE INVENTORY (PICP)

TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Understory Tree 1:1 2" - 7.9"		Notes
					Preserved	Removed	
18	Cedar Elm	Fair	2	1	2		
19	Cedar Elm	Fair	2.5	1.25	2.5		
20	Gum Bumelia	Fair	2	1	2		
21	Gum Bumelia	Fair	2	1	2		
22	Live Oak	Fair	4.5	2.25	4.5		
23	Cedar Elm	Fair	3	1.5	3		
24	Cedar Elm	Fair	3	1.5	3		
25	Live Oak	Fair	5	2.5	5		
26	Live Oak	Fair	7	3.5	7		
27	Live Oak	Fair	4	2	4		
28	Live Oak	Fair	2.5	1.25	2.5		
29	Live Oak	Fair	4.5	2.25	4.5		
30	Live Oak	Fair	4	2	4		
31	Live Oak	Fair	4	2	4		
32	Live Oak	Fair	6.5	3.25	6.5		
33	Live Oak	Fair	4	2	4		
34	Live Oak	Fair	5.5	2.75	5.5		
35	Live Oak	Fair	7	3.5	7		
36	Live Oak	Fair	6.5	3.25	6.5		
37	Live Oak	Fair	7	3.5	7		
38	Live Oak	Fair	7	3.5	7		
44	Live Oak	Fair	4.5	2.25	4.5		
46	Cedar Elm	Fair	4.5	2.25	4.5		
47	Live Oak	Fair	7	3.5	7		
53	Live Oak	Fair	7	3.5	7		
54	Live Oak	Fair	4.5	2.25	4.5		
59	Live Oak	Fair	6.5	3.25	6.5		
60	Live Oak	Fair	4.5	2.25	4.5		
61	Live Oak	Fair	5	2.5	5		
62	Live Oak	Fair	6	3	6		
63	Live Oak	Fair	7.5	3.75	7.5		
64	Live Oak	Fair	7	3.5	7		
65	Live Oak	Fair	7	3.5	7		
66	Live Oak	Fair	6	3	6		
67	Live Oak	Fair	5.5	2.75	5.5		
68	Live Oak	Fair	4.5	2.25	4.5		
69	Live Oak	Fair	7	3.5	7		
70	Live Oak	Fair	7	3.5	7		
71	Live Oak	Fair	6	3	6		
72	Live Oak	Fair	6	3	6		
73	Live Oak	Fair	6	3	6		
74	Live Oak	Fair	5.5	2.75	5.5		
75	Live Oak	Fair	5	2.5	5		
76	Live Oak	Fair	6	3	6		
77	Live Oak	Fair	4	2	4		
78	Live Oak	Fair	4.5	2.25	4.5		
79	Live Oak	Fair	2.5	1.25	2.5		
80	Live Oak	Fair	3.5	1.75	3.5		
81	Live Oak	Fair	2	1	2		
82	Live Oak	Fair	4.5	2.25	4.5		
83	Live Oak	Fair	3.5	1.75	3.5		
84	Live Oak	Fair	5	2.5	5		
85	Live Oak	Fair	5.5	2.75	5.5		
86	Live Oak	Fair	3	1.5	3		
87	Live Oak	Fair	5	2.5	5		
88	Live Oak	Fair	5.5	2.75	5.5		
89	Live Oak	Fair	4.5	2.25	4.5		
90	Live Oak	Fair	6.5	3.25	6.5		
91	Live Oak	Fair	3	1.5	3		
92	Live Oak	Fair	4	2	4		
93	Live Oak	Fair	4.5	2.25	4.5		
94	Live Oak	Fair	7	3.5	7		
95	Live Oak	Fair	5	2.5	5		
96	Live Oak	Fair	7.5	3.75	7.5		
97	Live Oak	Fair	5	2.5	5		
98	Live Oak	Fair	4	2	4		
99	Live Oak	Fair	5	2.5	5		
100	Live Oak	Fair	6.5	3.25	6.5		
9001	Cedar Elm	Fair	3	1.5	3		
9002	Live Oak	Fair	7	3.5	7		
9003	Live Oak	Fair	6.5	3.25	6.5		
9004	Live Oak	Fair	5	2.5	5		
9005	Live Oak	Fair	7.5	3.75	7.5		
9006	Live Oak	Fair	7.5	3.75	7.5		
9007	Live Oak	Fair	7	3.5	7		
9008	Live Oak	Fair	7	3.5	7		
9009	Live Oak	Fair	6.5	3.25	6.5		
9010	Live Oak	Fair	5	2.5	5		
9011	Live Oak	Fair	5	2.5	5		
9012	Live Oak	Fair	5	2.5	5		
9013	Live Oak	Fair	5	2.5	5		
9014	Live Oak	Fair	3.5	1.75	3.5		
9015	Live Oak	Fair	3.5	1.75	3.5		
9016	Live Oak	Fair	5	2.5	5		
9017	Live Oak	Fair	2	1	2		
9018	Live Oak	Fair	3.5	1.75	3.5		
9019	Live Oak	Fair	6	3	6		
9020	Live Oak	Fair	6	3	6		
9021	Live Oak	Fair	6.5	3.25	6.5		
9022	Live Oak	Fair	5.5	2.75	5.5		
9023	Live Oak	Fair	7	3.5	7		
9024	Live Oak	Fair	7	3.5	7		
9025	Live Oak	Fair	4	2	4		
9026	Live Oak	Fair	6	3	6		
9027	Live Oak	Fair	5.5	2.75	5.5		
9028	Live Oak	Fair	4	2	4		
9029	Cedar Elm	Fair	2.5	1.25	2.5		
9031	Red Oak	Fair	4	2	4		
Subtotal Inches=					498.5	0	
Total Inches by Category=						498.5	
Total Inches Overall:						498.5	
Total Inches Removed:						0	
Total Inches Preserved:						498.5	

UNDERSTORY TREE INVENTORY (SD)

TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Understory Tree 1:1 2" - 7.9"		Notes
					Preserved	Removed	
1	Mesquite	Fair	2	1	2		
2	Mesquite	Fair	2	1	2		
13	Gum Bumelia	Fair	3	1.5	3		
14	Gum Bumelia	Fair	2.5	1.25	2.5		
15	Gum Bumelia	Fair	3	1.5	3		
16	Cedar Elm	Fair	6.5	3.25	6.5		
9032	Live Oak	Fair	7	3.5	7		
9033	Live Oak	Fair	7.5	3.75	7.5		
9034	Live Oak	Fair	6	3	6		
9035	Live Oak	Fair	6	3	6		
9036	Cedar Elm	Fair	5	2.5	5		
9037	Live Oak	Fair	7.5	3.75	7.5		
9038	Live Oak	Fair	3	1.5	3		
9039	Live Oak	Fair	6	3	6		
9040	Mexican Plum	Fair	2	1	2		
9041	Live Oak	Fair	2.5	1.25	2.5		
9042	Cedar Elm	Fair	5	2.5	5		
9043	Cedar Elm	Fair	3	1.5	3		
9044	Cedar Elm	Fair	2	1	2		
9045	Live Oak	Fair	5	2.5	5		
9046	Live Oak	Fair	7	3.5	7		
9047	Cedar Elm	Fair	4	2	4		
9048	Cedar Elm	Fair	2.5	1.25	2.5		
9049	Cedar Elm	Fair	5	2.5	5		
9050	Cedar Elm	Fair	3	1.5	3		
9051	Live Oak	Fair	7.5	3.75	7.5		
9052	Live Oak	Fair	4.5	2.25	4.5		
9053	Live Oak	Fair	5	2.5	5		
9054	Live Oak	Fair	5	2.5	5		
9055	Live Oak	Fair	6	3	6		
9056	Live Oak	Fair	7.5	3.75	7.5		
9058	Cedar Elm	Fair	4	2	4		
9059	Live Oak	Fair	5.5	2.75	5.5		
9060	Live Oak	Fair	6.5	3.25	6.5		
9061	Live Oak	Fair	6.5	3.25	6.5		
9062	Live Oak	Fair	7.5	3.75	7.5		
9063	Live Oak	Fair	6	3	6		
9064	Live Oak	Fair	7	3.5	7		
9065	Live Oak	Fair	4.5	2.25	4.5		
9066	Live Oak	Fair	7.5	3.75	7.5		
9067	Live Oak	Fair	7	3.5	7		
9068	Live Oak	Fair	5	2.5	5		
9069	Cedar Elm	Fair	2	1	2		
9070	Cedar Elm	Fair	2	1	2		
9071	Cedar Elm	Fair	2	1	2		
9072	Live Oak	Fair	6	3	6		
9075	Cedar Elm	Fair	3	1.5	3		
9077	Cedar Elm	Fair	3	1.5	3		
9078	Live Oak	Fair	7.5	3.75	7.5		
9079	Cedar Elm	Fair	4	2	4		
9080	Live Oak	Fair	6.5	3.25	6.5		
9081	Live Oak	Fair	6	3	6		
9082	Live Oak	Fair	2.5	1.25	2.5		
9083	Live Oak	Fair	3	1.5	3		
9084	Live Oak	Fair	2.5	1.25	2.5		
9086	Gum Bumelia	Fair	3.5	1.75	3.5		
9088	Live Oak	Fair	3	1.5	3		
9089	Cedar Elm	Fair	2.5	1.25	2.5		
9091	Cedar Elm	Fair	6	3	6		
9100	Cedar Elm	Fair	4.5	2.25	4.5		
9101	Cedar Elm	Fair	3	1.5	3		
9104	Live Oak	Fair	6	3	6		
9118	Live Oak	Fair	2.5	1.25	2.5		
9120	Live Oak	Fair	6.5	3.25	6.5		
9121	Cedar Elm	Fair	6.5	3.25	6.5		
9122	Cedar Elm	Fair	7.5	3.75	7.5		
9123	Cedar Elm	Fair	6	3	6		
9124	Cedar Elm	Fair	7.5	3.75	7.5		
9125	Cedar Elm	Fair	4	2	4		
9126	Cedar Elm	Fair	3.5	1.75	3.5		
9127	Cedar Elm	Fair	6	3	6		
9128	Cedar Elm	Fair	2.5	1.25	2.5		
9129	Cedar Elm	Fair	2	1	2		
9130	Cedar Elm	Fair	4.5	2.25	4.5		
9131	Cedar Elm	Fair	5	2.5	5		
9132	Cedar Elm	Fair	7.5	3.75	7.5		
9133	Cedar Elm	Fair	2.5	1.25	2.5		
9134	Cedar Elm	Fair	2.5	1.25	2.5		
9135	Cedar Elm	Fair	4	2	4		
9139	Cedar Elm	Fair	2	1	2		
9140	Cedar Elm	Fair	2.5	1.25	2.5		
9141	Cedar Elm	Fair	2	1	2		
9142	Cedar Elm	Fair	7	3.5	7		
9143	Cedar Elm	Fair	3.5	1.75	3.5		
9144	Cedar Elm	Fair	5	2.5	5		
9147	Cedar Elm	Fair	7.5	3.75	7.5		
Subtotal Inches=					399	0	
Total Inches by Category=						399	
Total Inches Overall:						399	
Total Inches Removed:						0	
Total Inches Preserved:						399	

CLIENT

ST JOHNS PROPERTIES

DATE / ISSUE

3 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION

INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A, LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B

HWY 29,

LEANDER, TX, 78641

SCALE

PROJECT NUMBER

SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE

UNDERSTORY
TREE CHARTS

SHEET NUMBER

CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

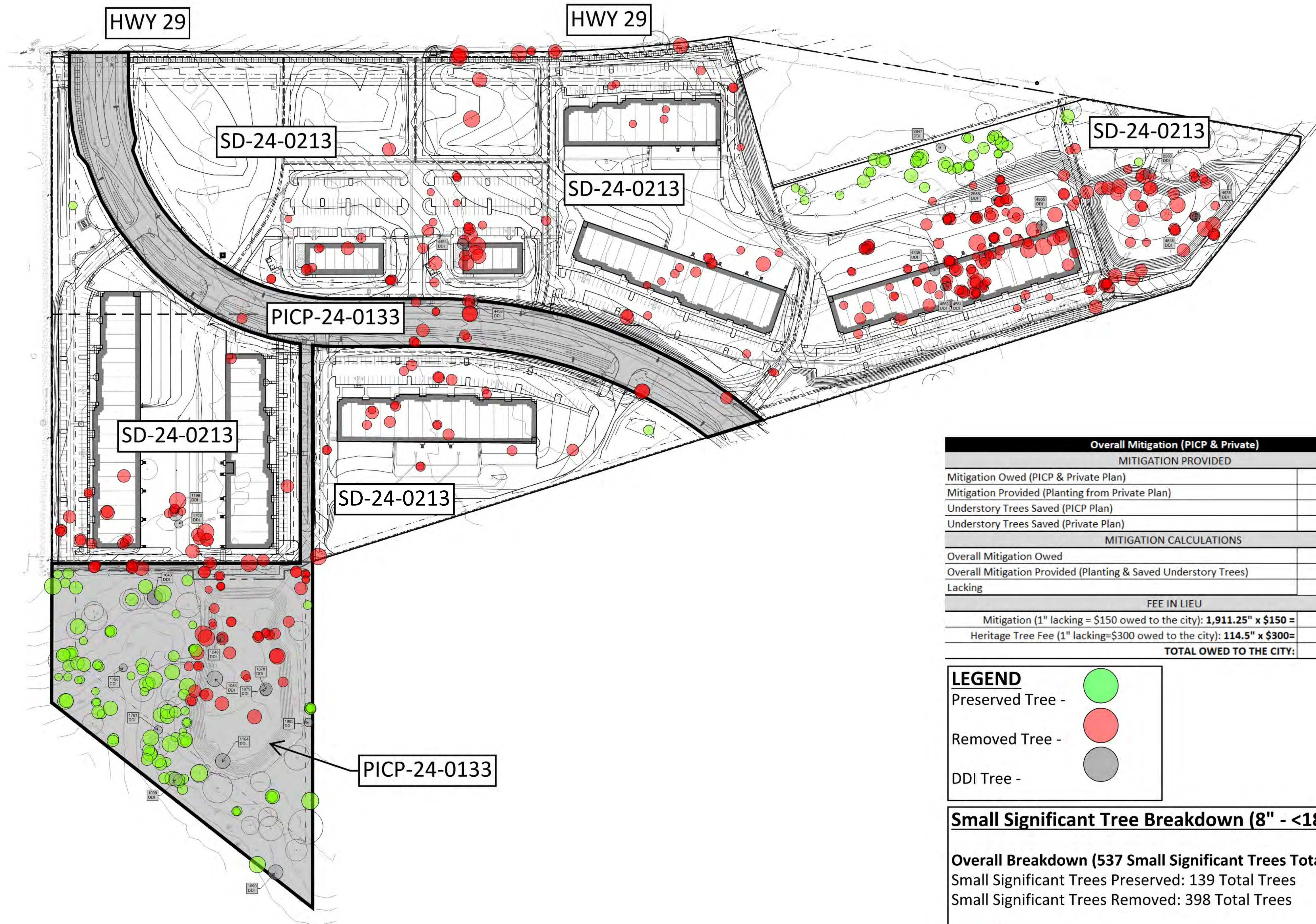
SCALE
1" = 100'-0"

PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE
SMALL
SIGNIFICANT
TREE EXHIBIT

SHEET NUMBER



Overall Mitigation (PICP & Private)	
MITIGATION PROVIDED	
Mitigation Owed (PICP & Private Plan)	3,409.75"
Mitigation Provided (Planting from Private Plan)	601"
Understory Trees Saved (PICP Plan)	498.5"
Understory Trees Saved (Private Plan)	399"
MITIGATION CALCULATIONS	
Overall Mitigation Owed	3,409.75"
Overall Mitigation Provided (Planting & Saved Understory Trees)	1,498.5"
Lacking	1,911.25"
FEE IN LIEU	
Mitigation (1" lacking = \$150 owed to the city): 1,911.25" x \$150 =	\$286,687.50
Heritage Tree Fee (1" lacking=\$300 owed to the city): 114.5" x \$300=	\$34,350.00
TOTAL OWED TO THE CITY:	\$321,037.50

LEGEND	
Preserved Tree -	
Removed Tree -	
DDI Tree -	

Small Significant Tree Breakdown (8" - <18" Trees)

Overall Breakdown (537 Small Significant Trees Total)
Small Significant Trees Preserved: 139 Total Trees
Small Significant Trees Removed: 398 Total Trees

Removal Breakdown:
Small Significant Trees removed due to SD Detention Pond: 38 Trees
Small Significant Trees removed due to PICP Detention Pond: 39 Trees
Small Significant Trees removed due to DDI: 24 Trees
Small Significant Trees removed due to Kauffman Loop: 17
Small Significant Trees removed due to Site Plan: 280



SMALL SIGNIFICANT TREE INVENTORY (PICP)

TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Protected Tree 1:1 >8"-<18"		Notes
					Preserved	Removed	
1162	Live Oak	Fair	12.5	6.25	12.5		REF ARBORIST REPORT
1163	Live Oak	Fair	12	6	12		
1164	Red Oak	DDI	16	8			
1166	Red Oak	Fair	12	6	12		
1167	Red Oak	Fair	11	5.5	11		
1168	Red Oak	Fair	15	7.5	15		
1172	Live Oak	Fair	10	5	10		
1173	Live Oak	Fair	8	4	8		
1174	Live Oak	Fair	9	4.5	9		
1175	Post Oak	Good	15.5	7.75		15.5	
1704	Post Oak	Fair	16	8		16	
1705	Live Oak	Fair	11	5.5		11	
1706	Live Oak	Fair	11.5	5.75		11.5	
1707	Live Oak	Fair	9	4.5		9	
1708	Live Oak	Fair	10	5		10	
1709	Post Oak	Fair	12	6		12	
1710	Post Oak	Fair	12.5	6.25		12.5	
1711	Live Oak	Fair	13	6.5	13		
1712	Post Oak	Fair	9	4.5		9	
1713	Post Oak	Fair	9	4.5		9	
1714	Post Oak	Fair	12.5	6.25		12.5	
1715	Post Oak	Fair	13	6.5		13	
1716	Post Oak	Fair	11.5	5.75	11.5		
1717	Post Oak	Fair	9.5	4.75	9.5		
1718	Post Oak	Fair	10.5	5.25	10.5		
1719	Cedar Elm	Fair	14	7	14		
1720	Live Oak	Fair	12.5	6.25	12.5		
1721	Live Oak	Fair	10	5	10		
1722	Live Oak	Fair	9.5	4.75	9.5		
1723	Post Oak	Fair	16	8	16		
1724	Live Oak	Fair	8.5	4.25	8.5		
1725	Live Oak	Fair	8.5	4.25	8.5		
1726	Live Oak	Fair	8	4	8		
1727	Live Oak	Fair	10.5	5.25	10.5		
1728	Live Oak	Fair	15	7.5	15		
1729	Live Oak	Fair	14.5	7.25	14.5		
1730	Live Oak	Fair	12.5	6.25	12.5		
1731	Live Oak	Fair	12	6	12		
1732	Live Oak	Fair	8	4	8		
1733	Live Oak	Fair	14.5	7.25	14.5		
1734	Live Oak	Fair	16.5	8.25	16.5		
1735	Live Oak	Fair	8	4	8		
1736	Live Oak	Fair	8	4	8		
1737	Live Oak	Fair	8.5	4.25	8.5		
1738	Live Oak	Fair	14.5	7.25	14.5		
1739	Live Oak	Fair	14	7	14		
1740	Live Oak	Fair	11	5.5	11		
1741	Cedar Elm	Fair	9.5	4.75	9.5		
1742	Live Oak	Fair	9	4.5	9		
1743	Live Oak	Fair	8	4	8		
1744	Live Oak	Fair	8	4	8		
1745	Live Oak	Fair	10	5	10		
1746	Live Oak	Fair	13.5	6.75	13.5		
1747	Live Oak	Fair	9.5	4.75	9.5		
1748	Live Oak	Fair	15	7.5	15		
1749	Live Oak	Poor	8.5	4.25	8.5		
1750	Red Oak	DDI	8.5	4.25			REF ARBORIST REPORT
1751	Live Oak	Fair	14	7	14		
1752	Live Oak	Fair	13	6.5	13		
1753	Live Oak	Fair	11.5	5.75	11.5		
1754	Live Oak	Fair	15	7.5	15		
1755	Live Oak	Fair	12	6	12		
1756	Live Oak	Poor	9	4.5	9		
1757	Live Oak	Fair	15	7.5	15		
1758	Live Oak	Fair	14.5	7.25	14.5		
1759	Live Oak	Fair	15	7.5	15		
1760	Live Oak	Fair	12	6	12		
1761	Live Oak	DDI	9	4.5			REF ARBORIST REPORT
1762	Live Oak	Fair	16.5	8.25	16.5		
1763	Live Oak	Fair	12	6	12		
1764	Live Oak	Poor	11	5.5	11		
1806	Cedar Elm		18	9	18		
1813	Post Oak		18	9	18		
1816	Live Oak	Fair	17.5	8.75		17.5	
1817	Live Oak	Fair	17.5	8.75		17.5	
1825	Live Oak	Fair	17.5	8.75	17.5		
1827	Post Oak	Fair	18	9		18	
4456	Post Oak	Fair	14.5	7.25		14.5	
4457	Post Oak	Fair	10.5	5.25		10.5	
4458	Post Oak	DDI	14	7			REF ARBORIST REPORT
4459	Post Oak	Fair	16	8		16	
4460	Post Oak	Fair	16	8		16	
4461	Post Oak	Fair	10.5	5.25		10.5	
4462	Post Oak	Fair	9.5	4.75		9.5	
4484	Post Oak	Fair	9	4.5		9	
4485	Post Oak	Fair	11	5.5		11	
4486	Post Oak	Fair	9	4.5		9	
4487	Post Oak	Fair	14	7		14	
4488	Post Oak	Good	10.5	5.25		10.5	
4489	Post Oak	Fair	8.5	4.25		8.5	
4490	Post Oak	Fair	8	4		8	
4494	Post Oak	Fair	13.5	6.75		13.5	
4497	Live Oak	Fair	16	8		16	
4498	Live Oak	Fair	15.5	7.75		15.5	
4656	Post Oak	Good	11	5.5		11	
Subtotal Inches=					1167.5	947	
Total Inches by Category=						2114.5	

SMALL SIGNIFICANT TREE INVENTORY (PICP)

TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Protected Tree 1:1 >8"-<18"		Notes
					Preserved	Removed	
1001	Post Oak	Fair	11.5	5.75	11.5		
1002	Post Oak	Fair	14.5	7.25		14.5	
1003	Post Oak	Fair	8.5	4.25		8.5	
1004	Post Oak	Fair	12.5	6.25		12.5	
1005	Post Oak	Fair	12.5	6.25		12.5	
1006	Post Oak	Fair	8	4		8	
1007	Post Oak	Fair	8.5	4.25		8.5	
1008	Post Oak	Fair	8	4		8	
1009	Post Oak	Fair	8	4		8	
1010	Post Oak	Fair	9.5	4.75		9.5	
1011	Post Oak	Fair	11	5.5		11	
1012	Post Oak	Fair	8	4		8	
1014	Post Oak	Fair	11.5	5.75		11.5	
1015	Post Oak	Fair	12.5	6.25		12.5	
1016	Post Oak	Fair	9	4.5		9	
1017	Post Oak	Fair	8.5	4.25		8.5	
1018	Post Oak	Fair	8	4		8	
1019	Post Oak	Fair	8	4		8	
1020	Post Oak	Fair	8.5	4.25		8.5	
1021	Post Oak	Fair	14	7		14	
1022	Post Oak	Fair	9.5	4.75	9.5		
1023	Post Oak	Fair	12.5	6.25		12.5	
1025	Post Oak	Fair	17.5	8.75		17.5	
1026	Post Oak	Fair	15.5	7.75		15.5	
1027	Post Oak	Fair	11.5	5.75		11.5	
1028	Post Oak	Fair	8	4		8	
1029	Post Oak	Fair	11.5	5.75		11.5	
1030	Post Oak	Fair	8	4		8	
1031	Post Oak	Fair	10.5	5.25		10.5	
1032	Post Oak	Fair	10	5		10	
1033	Post Oak	Fair	9.5	4.75		9.5	
1034	Post Oak	Fair	12.5	6.25		12.5	
1035	Post Oak	Poor	11	5.5		11	
1036	Post Oak	Poor	10	5		10	
1037	Live Oak	Fair	10.5	5.25		10.5	
1038	Live Oak	Fair	8.5	4.25	8.5		
1039	Live Oak	Fair	8.5	4.25	8.5		
1040	Live Oak	DDI	16	8			REF ARBORIST REPORT
1041	Live Oak	Poor	15.5	7.75	15.5		
1042	Live Oak	Fair	8.5	4.25		8.5	
1043	Live Oak	Fair	8	4		8	
1044	Red Oak	Fair	13	6.5		13	
1045	Red Oak	Fair	12	6		12	
1046	Red Oak	DDI	8	4			REF ARBORIST REPORT
1047	Post Oak	Fair	13.5	6.75		13.5	
1048	Live Oak	Fair	8	4	8		
1049	Live Oak	Fair	8.5	4.25	8.5		
1050	Live Oak	Fair	13.5	6.75	13.5		
1051	Live Oak	Fair	14.5	7.25		14.5	
1052	Live Oak	Fair	8.5	4.25		8.5	
1053	Live Oak	Fair	11	5.5		11	
1054	Live Oak	Fair	10	5		10	
1055	Live Oak	Fair	11.5	5.75	11.5		
1056	Live Oak	Poor	15.5	7.75	15.5		
1057	Live Oak	Fair	17	8.5	17		
1058	Live Oak	Fair	11.5	5.75	11.5		
1059	Live Oak	Fair	13	6.5		13	
1060	Live Oak	Fair	9	4.5		9	
1061	Live Oak	Fair	13.5	6.75		13.5	
1062	Live Oak	Fair	14	7		14	
1063	Live Oak	Fair	10	5		10	
1064	Live Oak	DDI	17	8.5			REF ARBORIST REPORT
1065	Post Oak	Fair	15	7.5		15	
1066	Live Oak	Fair	9	4.5	9		
1067	Live Oak	Fair	10.5	5.25	10.5		
1068	Live Oak	Fair	8	4		8	
1069	Live Oak	Fair	8	4		8	
1070	Live Oak	Fair	8.5	4.25		8.5	
1071	Live Oak	Fair	11.5	5.75	11.5		
1072	Live Oak	Fair	16	8		16	
1073	Live Oak	Fair	9.5	4.75	9.5		
1074	Live Oak	Fair	17	8.5	17		
1075	Post Oak	Fair	11	5.5		11	
1076	Live Oak	Fair	10	5		10	
1077	Live Oak	Fair	8	4		8	
1078	Post Oak	DDI	13.5	6.75			REF ARBORIST REPORT
1079	Post Oak	DDI	12.5	6.25			
1081	Post Oak	Fair	10.5	5.25	10.5		
1082	Post Oak	Fair	10.5	5.25	10.5		
1083	Post Oak	Fair	8	4		8	
1084	Post Oak	Fair	12	6	12		
1085	Red Oak	DDI	9	4.5			REF ARBORIST REPORT
1087	Red Oak	Poor	18	9	18		
1090	Live Oak	DDI	15.5	7.75			
1091	Live Oak	Poor	17	8.5	17		
1094	Live Oak	Fair	18	9	18		
1095	Live Oak	Fair	10	5		10	
1096	Live Oak	Fair	11	5.5		11	
1097	Live Oak	Fair	10.5	5.25	10.5		
1098	Live Oak	Fair	12	6	12		
1099	Live Oak	DDI	14.5	7.25			REF ARBORIST REPORT
1100	Live Oak	Fair	15	7.5		15	
1156	Live Oak	Fair	11.5	5.75	11.5		
1157	Live Oak	Fair	9.5	4.75	9.5		
1158	Live Oak	Poor	12	6	12		
1159	Live Oak	Fair	14	7	14		
1160	Live Oak	Fair	12.5	6.25	12.5		
1161	Live Oak	Fair	15	7.5	15		



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Austin, TX 78702
512-351-4097

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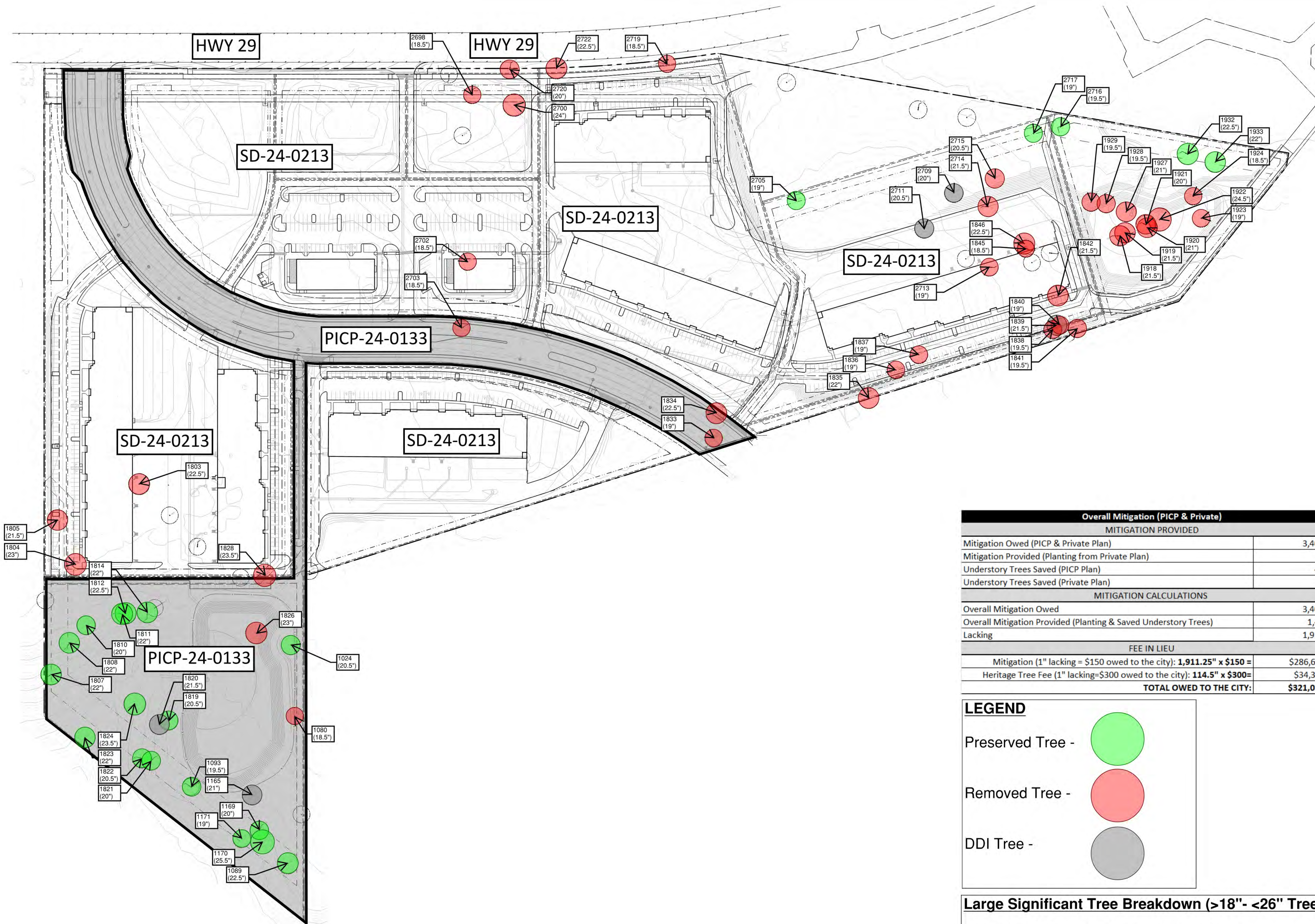
DATE / ISSUE

03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH

SMALL SIGNIFICANT TREE INVENTORY (SD)									
TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Protected Tree 1:1 >8"-<18"		Notes		
					Preserved	Removed			
4530	Live Oak	Fair	8	4		8			
4531	Live Oak	Fair	13.5	6.75		13.5			
4532	Live Oak	Fair	13	6.5		13			
4533	Live Oak	Fair	9	4.5		9			
4534	Live Oak	Fair	14	7		14			
4535	Live Oak	DDI	10.5	5.25			REF ARBORIST REPORT		
4536	Live Oak	Fair	8.5	4.25		8.5			
4537	Live Oak	Fair	12.5	6.25		12.5			
4538	Live Oak	Fair	11	5.5		11			
4539	Live Oak	Fair	10	5		10			
4540	Live Oak	Fair	11.5	5.75		11.5			
4541	Live Oak	Fair	13	6.5		13			
4542	Live Oak	Fair	10	5		10			
4543	Bur Oak	Fair	11.5	5.75		11.5			
4544	Live Oak	Fair	15	7.5		15			
4545	Live Oak	Fair	8.5	4.25		8.5			
4546	Live Oak	Fair	13	6.5		13			
4547	Live Oak	Fair	10.5	5.25		10.5			
4548	Mexican Plum	Fair	9.5	4.75		9.5			
4549	Live Oak	Fair	11.5	5.75		11.5			
4550	Live Oak	DDI	8.5	4.25			REF ARBORIST REPORT		
4551	Live Oak	DDI	9	4.5			REF ARBORIST REPORT		
4552	Live Oak	Fair	9.5	4.75		9.5			
4553	Live Oak	Fair	10.5	5.25		10.5			
4554	Live Oak	Fair	8.5	4.25		8.5			
4555	Live Oak	Fair	9.5	4.75		9.5			
4556	Live Oak	Fair	9	4.5		9			
4557	Live Oak	Fair	10	5		10			
4558	Live Oak	Fair	12.5	6.25		12.5			
4559	Live Oak	Fair	9	4.5		9			
4560	Live Oak	Fair	11	5.5		11			
4561	Live Oak	Poor	9	4.5		9			
4562	Live Oak	Fair	10.5	5.25		10.5			
4563	Live Oak	Fair	8	4		8			
4564	Live Oak	Fair	9.5	4.75		9.5			
4565	Live Oak	Fair	9.5	4.75		9.5			
4566	Live Oak	Fair	10	5		10			
4567	Live Oak	Fair	10.5	5.25		10.5			
4568	Live Oak	Fair	9.5	4.75		9.5			
4569	Live Oak	Fair	12.5	6.25		12.5			
4570	Live Oak	Fair	16	8		16			
4571	Live Oak	Fair	11.5	5.75		11.5			
4572	Live Oak	Fair	16	8		16			
4573	Live Oak	Fair	9	4.5		9			
4574	Live Oak	Fair	9.5	4.75		9.5			
4575	Live Oak	Fair	8.5	4.25		8.5			
4576	Live Oak	Fair	10	5		10			
4577	Live Oak	Fair	12	6		12			
4578	Live Oak	Fair	8.5	4.25		8.5			
4579	Live Oak	Fair	8	4		8			
4580	Live Oak	Fair	10.5	5.25		10.5			
4581	Live Oak	Fair	12	6		12			
4582	Live Oak	Fair	13	6.5		13			
4583	Live Oak	Fair	12.5	6.25		12.5			
4584	Live Oak	Fair	13	6.5		13			
4585	Live Oak	Fair	13	6.5		13			
4586	Live Oak	Fair	8	4		8			
4587	Live Oak	Fair	10.5	5.25		10.5			
4588	Live Oak	Fair	8.5	4.25		8.5			
4589	Live Oak	Fair	8.5	4.25		8.5			
4590	Live Oak	Fair	16.5	8.25		16.5			
4591	Live Oak	Fair	11	5.5		11			
4592	Live Oak	Fair	9.5	4.75		9.5			
4593	Live Oak	Fair	8	4		8			
4594	Live Oak	Poor	9	4.5		9			
4595	Live Oak	Fair	8	4		8			
4596	Live Oak	Fair	8.5	4.25		8.5			
4597	Live Oak	Fair	8	4		8			
4598	Live Oak	Fair	10.5	5.25		10.5			
4599	Live Oak	Fair	9	4.5		9			
4600	Live Oak	Fair	14	7		14			
4601	Live Oak	Fair	8.5	4.25		8.5			
4602	Live Oak	Fair	11.5	5.75		11.5			
4603	Live Oak	Fair	17.5	8.75		17.5			
4604	Live Oak	Fair	16.5	8.25		16.5			
4605	Live Oak	DDI	11.5	5.75			REF ARBORIST REPORT		
4606	Cedar Elm	Fair	16	8		16			
4607	Cedar Elm	Fair	12	6		12			
4608	Cedar Elm	Fair	13.5	6.75		13.5			
4609	Blackjack Oak	Fair	13	6.5		13			
4610	Cedar Elm	Fair	11	5.5		11			
4611	Cedar Elm	Fair	8	4		8			
4612	Cedar Elm	Fair	8	4		8			
4613	Cedar Elm	Fair	10	5		10			
4614	Cedar Elm	Fair	15	7.5		15			
4615	Blackjack Oak	Fair	9.5	4.75		9.5			
4616	Cedar Elm	Fair	11	5.5		11			
4617	Live Oak	Fair	12.5	6.25		12.5			
4618	Live Oak	Fair	13	6.5		13			
4619	Live Oak	Fair	10	5		10			
4620	Live Oak	Fair	10.5	5.25		10.5			
4621	Live Oak	Fair	9.5	4.75		9.5			
4622	Live Oak	Fair	9.5	4.75		9.5			
4623	Live Oak	Fair	12	6		12			
4624	Live Oak	Fair	15.5	7.75		15.5			
4625	Live Oak	Good	16	8		16			
4626	Live Oak	Fair	14	7		14			
4627	Live Oak	Fair	13.5	6.75		13.5			
4628	Post Oak	Good	12	6		12			
4629	Post Oak	Good	12.5	6.25		12.5			
4630	Post Oak	Good	11.5	5.75		11.5			
4631	Live Oak	Fair	16	8		16			
4632	Live Oak	Fair	16.5	8.25		16.5			
4633	Post Oak	Fair	8.5	4.25		8.5			
4634	Post Oak	Fair	9.5	4.75		9.5			
4635	Post Oak	DDI	11	5.5			REF ARBORIST REPORT		
4636	Live Oak	DDI	8	4			REF ARBORIST REPORT		
4637	Live Oak	Fair	9.5	4.75		9.5			
4638	Live Oak	Fair	12	6		12			
4639	Live Oak	Fair	9.5	4.75		9.5			
4640	Live Oak	Fair	8	4		8			
4641	Live Oak	Fair	10.5	5.25		10.5			
4642	Live Oak	Fair	9	4.5		9			
4643	Live Oak	Fair	10.5	5.25		10.5			
4651	Cedar Elm	Fair	9	4.5		9			
4652	Post Oak	Fair	9	4.5		9			
4653	Post Oak	Fair	8	4		8			
4654	Post Oak	Fair	9.5	4.75		9.5			
4655	Post Oak	Fair	10	5		10			
Subtotal Inches=					459	3545.5			
Total inches by Category=						4004.5			

SMALL SIGNIFICANT TREE INVENTORY (SD)							
					Protected Tree 1:1 ≥8"-<18"		
TAG#	Species	Condition	Size (Inches)	Half Critical Zone (feet)	Preserved	Removed	Notes
2968	Cedar Elm	Fair	11.5	5.75			11.5
2969	Cedar Elm	Fair	9	4.5			9
2970	Cedar Elm	Fair	12	6			12
2971	Cedar Elm	Fair	11.5	5.75			11.5
2972	Cedar Elm	Good	12.5	6.25			12.5
2973	Cedar Elm	Good	15	7.5			15
2974	Live Oak	Fair	14.5	7.25			14.5
2975	Cedar Elm	Fair	14.5	7.25			14.5
2976	Live Oak	Fair	15	7.5			15
2977	Live Oak	Fair	15.5	7.75			15.5
2978	Cedar Elm	Fair	8.5	4.25			8.5
2979	Live Oak	Fair	9	4.5	9		
2980	Live Oak	Fair	10	5			10
2981	Live Oak	Fair	16.5	8.25			16.5
2982	Cedar Elm	Fair	8.5	4.25			8.5
2983	Live Oak	DDI	12	6			REF ARBORIST REPORT
2984	Gum Bumelia	Fair	8.5	4.25			8.5
2985	Live Oak	Fair	13	6.5			13
2986	Live Oak	Fair	15.5	7.75			15.5
2987	Live Oak	Fair	12.5	6.25			12.5
2988	Live Oak	Fair	10	5			10
2989	Live Oak	Fair	12.5	6.25			12.5
2990	Cedar Elm	Fair	13.5	6.75			13.5
2991	Live Oak	Fair	11	5.5			11
2992	Live Oak	Fair	8.5	4.25			8.5
2993	Cedar Elm	Fair	12	6			12
2994	Cedar Elm	Fair	9.5	4.75			9.5
2995	Cedar Elm	Fair	12.5	6.25			12.5
2996	Live Oak	Fair	12.5	6.25			12.5
2997	Live Oak	Fair	17	8.5			17
2998	Live Oak	Fair	12.5	6.25			12.5
4421	Post Oak	Fair	14	7			14
4422	Post Oak	Fair	10	5			10
4423	Post Oak	Fair	14	7			14
4424	Post Oak	Fair	9.5	4.75			9.5
4425	Post Oak	Poor	9	4.5			9
4426	Post Oak	Fair	12.5	6.25			12.5
4427	Post Oak	Fair	8	4			8
4428	Post Oak	Fair	10	5			10
4429	Post Oak	Fair	9.5	4.75			9.5
4430	Post Oak	Fair	8.5	4.25			8.5
4431	Post Oak	Fair	11	5.5			11
4432	Post Oak	Fair	11.5	5.75			11.5
4433	Post Oak	Fair	10	5			10
4434	Post Oak	Fair	15	7.5			15
4435	Post Oak	Fair	11.5	5.75			11.5
4436	Post Oak	Fair	13	6.5			13
4437	Post Oak	Fair	8.5	4.25			8.5
4438	Post Oak	Fair	8	4			8
4439	Live Oak	Fair	9	4.5			9
4440	Live Oak	Fair	8	4			8
4441	Live Oak	Fair	9	4.5			9
4442	Live Oak	Fair	8	4			8
4443	Post Oak	Fair	12	6			12
4444	Post Oak	Fair	10.5	5.25			10.5
4445	Post Oak	Poor	9.5	4.75			9.5
4446	Post Oak	Fair	15	7.5			15
4447	Cedar Elm	Fair	9	4.5			9
4448	Post Oak	Fair	12	6			12
4449	Post Oak	Fair	16	8			16
4450	Post Oak	Fair	15.5	7.75			15.5
4451	Post Oak	Fair	12.5	6.25			12.5
4452	Post Oak	Fair	16.5	8.25			16.5
4453	Post Oak	Fair	12	6			12
4454	Post Oak	DDI	12	6			REF ARBORIST REPORT
4455	Post Oak	Fair	11.5	5.75			11.5
4463	Cedar Elm	Fair	8	4			8
4464	Cedar Elm	Fair	10	5			10
4465	Post Oak	Fair	12	6			12
4466	Post Oak	Fair	11	5.5			11
4467	Post Oak	Fair	11.5	5.75			11.5
4468	Post Oak	Fair	12	6			12
4469	Post Oak	Fair	10	5			10
4470	Post Oak	Fair	11	5.5			11
4471	Post Oak	Fair	8	4			8
4472	Post Oak	Fair	12.5	6.25			12.5
4473	Post Oak	Fair	8	4			8
4474	Post Oak	Fair	14	7			14
4475	Post Oak	Fair	10	5			10
4476	Post Oak	Fair	9	4.5			9
4477	Post Oak	Fair	10	5			10
4478	Post Oak	Good	14	7			14
4479	Post Oak	Fair	10.5	5.25			10.5
4480	Post Oak	Fair	8.5	4.25			8.5
4481	Post Oak	Fair	12.5	6.25			12.5
4482	Post Oak	Fair	10	5			10
4483	Post Oak	Fair	8.5	4.25			8.5
4491	Cedar Elm	Fair	11	5.5			11
4492	Cedar Elm	Fair	12	6			12
4493	Post Oak	Fair	10.5	5.25	10.5		
4495	Cedar Elm	Fair	8.5	4.25			8.5
4496	Cedar Elm	Fair	8	4			8
4499	Live Oak	Fair	15	7.5			15
4500	Live Oak	Fair	12	6			12
4501	Live Oak	Fair	9	4.5			9
4502	Cedar Elm	Fair	8.5	4.25			8.5
4503	Cedar Elm	Fair	8	4			8
4504	Cedar Elm	Fair	9.5	4.75			9.5
4505	Cedar Elm	Fair	9	4.5			9
4506	Cedar Elm	Fair	11	5.5			11
4507	Cedar Elm	Fair	12	6			12
4508	Cedar Elm	Fair	10	5			10
4509	Cedar Elm	Poor	11	5.5			11
4510	Cedar Elm	Fair	9.5	4.75			9.5
4511	Cedar Elm	Fair	8.5	4.25			8.5
4512	Live Oak	Fair	16	8			16
4513	Live Oak	Fair	9	4.5			9
4514	Live Oak	Fair	12	6			12
4515	Live Oak	Fair	9.5	4.75			9.5
4516	Live Oak	Fair	12.5	6.25			12.5
4517	Live Oak	Fair	8.5	4.25			8.5
4518	Live Oak	Fair	12	6			12
4519	Live Oak	Fair	13.5	6.75			13.5
4520	Live Oak	Fair	8.5	4.25			8.5
4521	Live Oak	Fair	13	6.5			13
4522	Post Oak	Good	13	6.5			13
4523	Live Oak	Fair	8	4			8
4524	Live Oak	Fair	8	4			8
4525	Live Oak	Fair	10	5			10
4526	Live Oak	Fair	12.5	6.25			12.5
4527	Cedar Elm	Fair	10	5			10
4528	Cedar Elm	Fair	9	4.5			9
4529	Live Oak	Fair	9	4.5			9



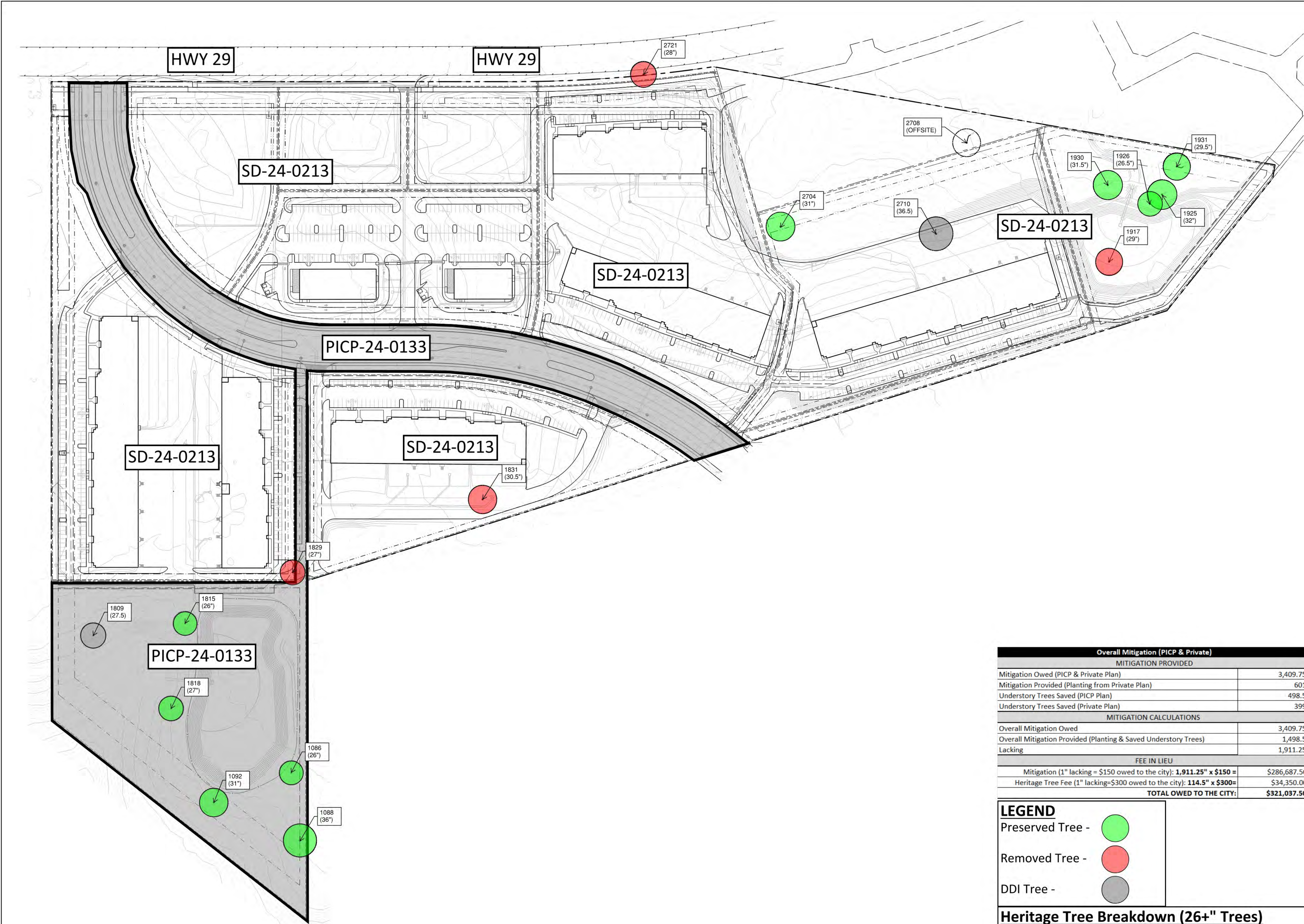
Large Significant Tree Breakdown (>18"- <26" Trees)

Overall Breakdown (64 Significant Trees Total)
Significant Trees Preserved: 22 Total Trees
Significant Trees Removed: 42 Total Trees (5 DDI)

Removal Breakdown:

Significant Trees removed due to Kaufmann Loop: 3 Trees
Significant Trees removed due to Easements: 8 Trees
Significant Trees removed due to Detention Pond: 12 Trees
Significant Trees removed due to DDI: 5 Trees
Significant Trees removed due to Site Plan: 14 Trees





Overall Mitigation (PICP & Private)	
MITIGATION PROVIDED	
Mitigation Owed (PICP & Private Plan)	3,409.75"
Mitigation Provided (Planting from Private Plan)	601"
Understory Trees Saved (PICP Plan)	498.5"
Understory Trees Saved (Private Plan)	399"
MITIGATION CALCULATIONS	
Overall Mitigation Owed	3,409.75"
Overall Mitigation Provided (Planting & Saved Understory Trees)	1,498.5"
Lacking	1,911.25"
FEE IN LIEU	
Mitigation (1" lacking = \$150 owed to the city): 1,911.25" x \$150 =	\$286,687.50
Heritage Tree Fee (1" lacking=\$300 owed to the city): 114.5" x \$300=	\$34,350.00
TOTAL OWED TO THE CITY:	\$321,037.50

LEGEND

Preserved Tree -

Removed Tree -

DDI Tree -

Heritage Tree Breakdown (26+\" Trees)

Overall Breakdown (16 Heritage Trees Total)
Heritage Trees Preserved: 10 Total Trees
Heritage Trees Removed: 6 Total Trees

Removal Breakdown:
Heritage Trees removed due to Easements: 2 Trees
Heritage Trees removed due to Detention Pond: 1 Trees
Heritage Trees removed due to DDI: 2 Trees
Heritage Trees removed due to Site Plan: 1

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ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

SCALE
1" = 80'-0"

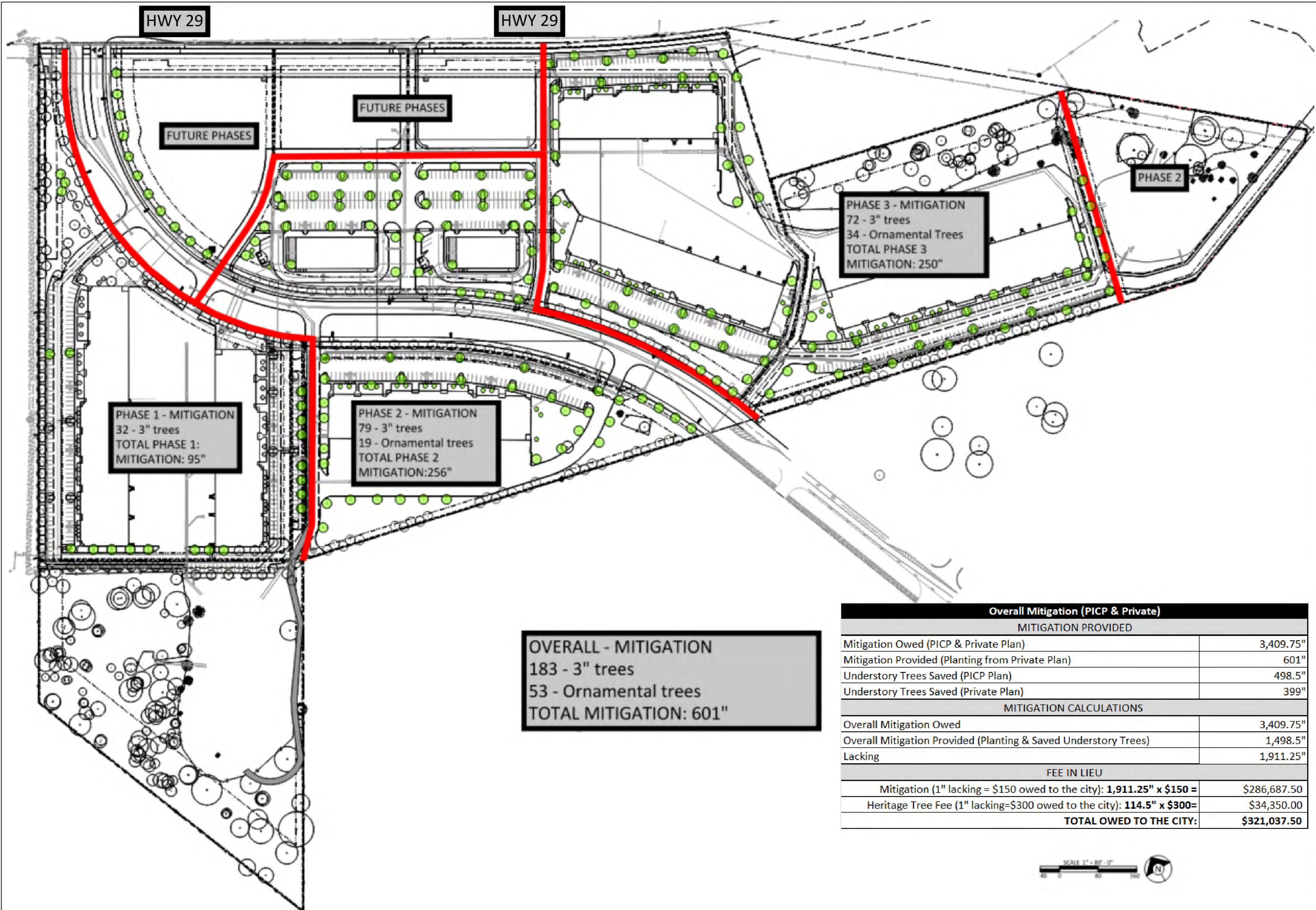
PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE
HERITAGE TREE
EXHIBIT

SHEET NUMBER





OVERALL - MITIGATION
183 - 3" trees
53 - Ornamental trees
TOTAL MITIGATION: 601"

Overall Mitigation (PICP & Private)	
MITIGATION PROVIDED	
Mitigation Owed (PICP & Private Plan)	3,409.75"
Mitigation Provided (Planting from Private Plan)	601"
Understory Trees Saved (PICP Plan)	498.5"
Understory Trees Saved (Private Plan)	399"
MITIGATION CALCULATIONS	
Overall Mitigation Owed	3,409.75"
Overall Mitigation Provided (Planting & Saved Understory Trees)	1,498.5"
Lacking	1,911.25"
FEE IN LIEU	
Mitigation (1" lacking = \$150 owed to the city): 1,911.25" x \$150 =	\$286,687.50
Heritage Tree Fee (1" lacking=\$300 owed to the city): 114.5" x \$300=	\$34,350.00
TOTAL OWED TO THE CITY:	\$321,037.50



CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

SCALE
1" = 80'-0"

PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE
MITIGATION
PROVIDED

SHEET NUMBER



CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

SCALE

PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE

LARGE
SIGNIFICANT &
HERITAGE TREE
CHARTS

SHEET NUMBER

SD TREE INVENTORY

TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Significant Tree 2:1 >18"-<26"		Heritage Tree 3:1 >26"		Notes
					Preserved	Removed	Preserved	Removed	
1803	Post Oak		22.5	11.25		22.5			
1804	Post Oak		23	11.5		23			
1805	Post Oak	Poor	21.5	10.75		21.5			
1828	Post Oak	Fair	23.5	11.75		23.5			
1829	Post Oak		27	13.5				27	
1831	Post Oak		30.5	15.25				30.5	
1835	Post Oak	Fair	22	11		22			
1836	Live Oak	Poor	19	9.5		19			
1837	Live Oak	Fair	19	9.5		19			
1838	Post Oak	Poor	19.5	9.75		19.5			
1839	Post Oak	DDI	21.5	10.75					REF ARBORIST REPORT
1840	Post Oak	Fair	19	9.5		19			
1841	Post Oak	Poor	19.5	9.75		19.5			
1842	Blackjack Oak	Fair	21.5	10.75		21.5			
1845	Live Oak	Fair	18.5	9.25		18.5			
1846	Live Oak	Fair	22.5	11.25		22.5			
1917	Live Oak		29	14.5				29	
1918	Live Oak	Fair	21.5	10.75		21.5			
1919	Live Oak	Fair	21.5	10.75		21.5			
1920	Live Oak	Fair	21	10.5		21			
1921	Live Oak	Fair	20	10		20			
1922	Live Oak	Fair	24.5	12.25		24.5			
1923	Live Oak	Fair	19	9.5		19			
1924	Live Oak	Fair	18.5	9.25		18.5			
1925	Live Oak		32	16			32		
1926	Live Oak	Poor	26.5	13.25			26.5		
1927	Live Oak	Fair	21	10.5		21			
1928	Live Oak	Fair	19.5	9.75		19.5			
1929	Live Oak	Fair	19.5	9.75		19.5			
1930	Live Oak		31.5	15.75			31.5		
1931	Live Oak		29.5	14.75			29.5		
1932	Live Oak		22.5	11.25	22.5				
1933	Cedar Elm		22	11	22				
2698	Post Oak	Fair	18.5	9.25		18.5			
2700	Live Oak	Fair	24	12		24			
2702	Post Oak	Fair	18.5	9.25		18.5			
2704	Live Oak		31	15.5			31		
2705	Live Oak		19	9.5	19				
2709	Live Oak	DDI	20	10					REF ARBORIST REPORT
2710	Live Oak	DDI	36.5	18.25					REF ARBORIST REPORT
2711	Live Oak	DDI	20.5	10.25					REF ARBORIST REPORT
2713	Live Oak	Fair	19	9.5		19			
2714	Live Oak	Fair	21.5	10.75		21.5			
2715	Live Oak	Fair	20.5	10.25		20.5			
2716	Post Oak		19.5	9.75	19.5				
2717	Post Oak		19	9.5	19				
2719	Post Oak	Fair	18.5	9.25		18.5			
2720	Post Oak	Fair	20	10		20			
2721	Post Oak		28	14				28	
2722	Post Oak	Fair	22.5	11.25		22.5			
Subtotal Inches=					102	660	150.5	114.5	
Total inches by Category=						762		265	

PICP TREE INVENTORY

TAG#	Species	Condition	Size (inches)	Half Critical Zone (feet)	Significant Tree 2:1 >18"-<26"		Heritage Tree 3:1 >26"		Notes
					Preserved	Removed	Preserved	Removed	
1024	Post Oak	Fair	20.5	10.25	20.5				
1080	Post Oak	Fair	18.5	9.25		18.5			
1086	Post Oak	Fair	26	13			26		
1088	Live Oak	Fair	36	18			36		
1089	Live Oak	Fair	22.5	11.25	22.5				
1092	Live Oak	Fair	31	15.5			31		
1093	Live Oak	Fair	19.5	9.75	19.5				
1165	Red Oak	DDI	21	10.5					REF ARBORIST REPORT
1169	Live Oak	Fair	20	10	20				
1170	Live Oak	Fair	25.5	12.75	25.5				
1171	Live Oak	Fair	19	9.5	19				
1807	Live Oak		22	11	22				
1808	Post Oak		22	11	22				
1809	Post Oak	DDI	27.5	13.75					REF ARBORIST REPORT
1810	Post Oak		20	10	20				
1811	Live Oak		22	11	22				
1812	Live Oak		22.5	11.25	22.5				
1814	Live Oak		22	11	22				
1815	Live Oak		26	13			26		
1818	Live Oak		27	13.5			27		
1819	Live Oak		20.5	10.25	20.5				
1820	Live Oak	DDI	21.5	10.75					REF ARBORIST REPORT
1821	Live Oak		20	10	20				
1822	Live Oak		20.5	10.25	20.5				
1823	Live Oak		22	11	22				
1824	Live Oak		23.5	11.75	23.5				
1826	Post Oak	Fair	23	11.5		23			
1833	Post Oak	Fair	19	9.5		19			
1834	Post Oak	Fair	22.5	11.25		22.5			
2703	Post Oak	Poor	18.5	9.25		18.5			
Subtotal Inches=					364	101.5	146	0	
Total inches by Category=						465.5		146	

CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

SCALE

PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE
PICP
MITIGATION
SUMMARY

SHEET NUMBER

TREE CALIPER INCHES (PICP)					
TREE SIZE (In Caliper Inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	2114.5"	1167.5"	55.2%	947"	44.8%
>18" TO 26"	465.5"	364"	78.2%	101.5"	21.8%
SUBTOTAL 8" to 26"	2580"	1531.5"	59.4%	1048.5	40.6%
>26"	146"	146"	100.0%	0"	0%
TOTALS	2726"	1677.5"	61.5%	1048.5"	38.5%

TOTAL TREES (PICP)					
TREE SIZE (In Caliper Inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" TO 18"	181	98	54.1%	83	45.9%
>18" TO 26"	22	17	77.3%	5	22.7%
SUBTOTAL 8" to 26"	203	115	56.7%	88	43.3%
>26"	5	5	100.0%	0	0%
TOTALS	208	120	57.7%	88	42.3%

OVERALL MITIGATION SUMMARY (PICP)								
DESCRIPTION	SIZE	CAL. IN REMOVED	REPLACEMENT RATIO	TOTAL MITIGATION INCHES	INCHES REPLACED/ PROVIDED	INCHES REMAINING	FEE/CAL IN.	FEE
Understory Trees (Preserved)	<8"		NA		498.5	295.5 (CREDIT)		
Significant Tree >50%	8" - 18"		1:1				\$150.00	
Significant Tree	>18" - <26"	101.5	2:1	203			\$150.00	
Heritage Tree	26"+		3:1				\$150.00	
Heritage Tree Removal Fee	26"+		NA				\$300.00	
			TOTAL INCHES:	203	498.5			

CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

SCALE

PROJECT NUMBER

SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE

SD
MITIGATION
SUMMARY

SHEET NUMBER

TREE CALIPER INCHES (SD)					
TREE SIZE (In Caliper Inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	4004.5"	459"	11.5%	3545.5"	88.5%
>18" TO 26"	762"	102"	13.4%	660"	86.6%
SUBTOTAL 8" to 26"	4766.5"	561"	11.8%	4205.5"	88.2%
>26"	265"	150.5"	56.8%	114.5"	43.2%
TOTALS	5,031.5"	711.5"	14.1%	4320"	85.9%

TOTAL TREES (SD)					
TREE SIZE (In Caliper Inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" TO 18"	356	41	11.5%	315	88.5%
>18" TO 26"	37	5	13.5%	32	86.5%
SUBTOTAL 8" to 26"	393	46	11.7%	347	88.3%
>26"	9	5	55.6%	4	44.4%
TOTALS	402	51	12.7%	351	87.3%

OVERALL MITIGATION SUMMARY (SD)								
DESCRIPTION	SIZE	CAL. IN REMOVED	REPLACEMENT RATIO	TOTAL MITIGATION INCHES	INCHES REPLACED/ PROVIDED	INCHES REMAINING	FEE/CAL IN.	FEE
Understory Trees (Preserved)	<8"		NA		694.5 (339 + 295.5 PICP CREDIT)		NA	
Significant Tree >50%	8" - 18"	1543.25	1:1	1543.25	601	247.75	\$150.00	\$37,162.50
Significant Tree	>18" - <26"	660	2:1	1320		1320	\$150.00	\$198,000.00
Heritage Tree	26"+	114.5	3:1	343.5		343.5	\$150.00	\$51,525.00
Heritage Tree Removal Fee	26"+	114.5	NA				\$300.00	\$34,350.00
			TOTAL INCHES:	3409.75	1295.5			\$321,037.50

CLIENT
ST JOHNS PROPERTIES

DATE / ISSUE
03 APRIL 2025
ISSUE FOR P&Z REVIEW

LEANDER TECH PARK SUBDIVISION
INCLUDING LOT 1 BLOCK A; LOT 2 BLOCK A; LOT 3 BLOCK A;
LOT 4 BLOCK A; LOT 5 BLOCK A; LOT 6 BLOCK A; LOT 7 BLOCK
A; LOT 1 BLOCK B; LOT 2 BLOCK B
HWY 29,
LEANDER, TX, 78641

SCALE

PROJECT NUMBER
SJP-301

STATUS	DATE	BY
DRAWN	11/12/2024	SC, NK
CHECKED	11/12/2024	CS, NK

SHEET TITLE
OVERALL
MITIGATION
SUMMARY
(PICP & SD)

SHEET NUMBER

OVERALL TREE CALIPER INCHES (PICP & SD)					
TREE SIZE (In Caliper Inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	6119"	1626.5"	27.4%	4492.5"	72.6%
>18" TO 26"	1227.5"	466"	38.0%	761.5"	62.0%
SUBTOTAL 8" to 26"	7346.5"	2092.5"	28.5%	5254"	71.5%
>26"	411"	296.5"	72.1%	114.5"	27.9%
TOTALS	7757.5"	2389"	30.8%	5368.5"	69.2%

OVERALL TREES (PICP & SD)					
TREE SIZE (In Caliper Inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" TO 18"	537	139	25.9%	398	74.1%
>18" TO 26"	59	22	37.3%	37	62.7%
SUBTOTAL 8" to 26"	596	161	27.0%	435	73.0%
>26"	14	10	71.4%	4	28.6%
TOTALS	610	171	28.0%	439	72.0%

OVERALL MITIGATION SUMMARY (PICP & SD)								
'TION	SIZE	CAL. IN REMOVED	REPLACEMENT RATIO	TOTAL MITIGATION INCHES	INCHES REPLACED/ PROVIDED	INCHES REMAINING	FEE/CAL IN.	FEE
Understory Trees (Preserved)	<8"		NA		897.5"		NA	
Significant Tree >50%	8" - 18"	1543.25	1:1	1543.25	601"	44.75"	\$150.00	\$6,712.50
Significant Tree	>18" - <26"	761.5	2:1	1523		1523"	\$150.00	\$228,450.00
Heritage Tree	26"+	114.5	3:1	343.5		343.5"	\$150.00	\$51,525.00
Heritage Tree Removal Fee	26"+	114.5	NA				\$300.00	\$34,350.00
			TOTAL INCHES:	3409.75	1498.5			\$321,037.50

St. John Properties

Leander Tech
Leander, TX 78641

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team which through related training and experience are familiar with the techniques and equipment used in such operations.

Assignment:

Tree Mann Solutions (TMS) Certified Arborist to inspect, identify, measure dbh (@48"), and provide condition rating with supportive notes for 4x key trees proposed for removal within the SD.

Summary:

- Tree Mann Solutions evaluated 1x Heritage (>26"+) and 2x large, protected (>18-26") trees proposed for removal within the PICP.
 - **Heritage:**
 - **T1809**, a 27.5" post oak, was found to be in very poor condition due to multiple significant storm breaks with resulting cavities with decay. There is a large cavity from approximately 15' above grade where a previous stem failed, running down into the trunk. This tree is not recommended for preservation.
 - **Large, protected:**
 - **T1165**, a 21" red oak, was found to be in very poor condition due to an extensive history of previous failures, excessive deadwood accumulation (50%+), and significant decay, and is not recommended for preservation.
 - **T1820**, a 21.5" live oak, was found to be in very poor condition due to a significantly diminished canopy with abundant deadwood, decay, and storm damage. There is a cavity on the western branch approximately 10' above grade and extensive decay and cavity on the eastern side of the trunk and decay into structural roots. Tree is also significantly unbalanced placing more weight on the defect. This tree is not recommended for preservation.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please contact me at (512) 470-9073 or joe@treemannsolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation.

Respectfully,



Joe Zaniwski, BCMA, RCA

Central Texas Market Leader

TX-4294BM | TRAQ | TXOWQ | Municipal Specialist

RCA #847 | TDA#0798941 | TX Irrigator LI0024812

O: 888.433.6040 | M: 512.470.9073 | E: joe@treemannsolutions.com

asca RCA #847
Registered Consulting Arborist®

Tree Number	1809
Survey Number	
Tree Species	Post Oak
Diameter (DBH)	27.5
Multi Stem	
Condition	Very Poor
Notes	
Summary	This tree exhibits multiple significant storm breaks with decay and cavities present. Large cavity from approximately 15' above grade where previous stem failed running down into trunk. Sounding of trunk indicates large cavity. Damage observed on trunk from grade to 5'. Although this tree exhibits a moderately vigorous canopy, it is likely structurally unsound and not an ideal preservation candidate.

Photos









NORTHING (Y) Central	3081061.4270843
EASTING (X) Central	

Tree Number	1165
Survey Number	
Tree Species	Red Oak
Diameter (DBH)	21
Multi Stem	
Condition	Very Poor
Notes	fair structure & vigor, deadwood 15%-30%, 50% potential canopy
Summary	Tree was found to be in very poor condition due to extensive history of failures, excessive deadwood accumulation (50%+), and significant decay. It is not a suitable preservation candidate.

Photos











NORTHING (Y) Central	3081181.5044510933
EASTING (X) Central	

Tree Number	1820
Survey Number	
Tree Species	Live Oak
Diameter (DBH)	21.5
Multi Stem	
Condition	Very Poor
Notes	very poor structure & vigor
Summary	This tree exhibits a significantly diminished canopy with abundant deadwood, decay and storm damage. There is a cavity on W branch approximately 10' above grade and extensive decay and cavity on E side of trunk (tension side) and decay into structural roots. Tree is also significantly unbalanced placing more weight on the defect. Not recommended for preservation.

Photos









NORTHING (Y) Central	3081091.54946219
EASTING (X) Central	



St. John Properties

Leander Tech
Leander, TX 78641

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team which through related training and experience are familiar with the techniques and equipment used in such operations.

Assignment:

Tree Mann Solutions (TMS) Certified Arborist to inspect, identify, measure dbh (@48"), and provide condition rating with supportive notes for 3x key trees proposed for removal within the SD.

Summary:

- Tree Mann Solutions evaluated 1x Heritage (>26"+) and 3x large, protected (>18-26") trees proposed for removal within the SD.
 - **Heritage:**
 - **T2710**, a 36.5" post oak, was found to be in very poor condition due to extensive dieback resulting in less than 5% viable canopy remaining; removal recommended.
 - **Large, protected:**
 - **T1839**, a 21.5" post oak, was found to be in very poor condition due to substantial decay encompassing over half of the lower stem's circumference and 75% of the tree's circumference just above grade. This tree is recommended for removal.
 - **T2709**, a 20" live oak, was found to be in very poor condition. It is nearly dead; removal recommended.
 - **T2711**, a 20.5" live oak, was found to be in very poor condition due to nearly no remaining living green canopy (less than 5% remaining), decay, and hypoxylon canker found in several areas. This tree is in decline and recommended for removal.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please contact me at (512) 470-9073 or joe@treemannsolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation.

Respectfully,



Joe Zaniwski, BCMA, RCA

Central Texas Market Leader

TX-4294BM | TRAQ | TXOWQ | Municipal Specialist

RCA #847 | TDA#0798941 | TX Irrigator LI0024812

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asca | **RCA #847**
Registered Consulting Arborist®

Tree Number	2710
Survey Number	
Tree Species	Live Oak
Diameter (DBH)	36.5
Multi Stem	
Condition	Very Poor
Notes	
Summary	Almost no living green canopy (less than 5% remaining) in June. Neighbors of same species are fully foliated. Decay observed in canopy. Tree is in decline and recommended for removal.

Photos







NORTHING (Y) Central	3083059.23926988
EASTING (X) Central	

Tree Number	1839
Survey Number	
Tree Species	Post Oak
Diameter (DBH)	21.5
Multi Stem	
Condition	Very Poor
Notes	excessive decay
Summary	Very poor due to substantial decay encompassing over half of the lower stems circumference and 75% of the tree's circumference just above grade. Tree is structurally unsound and recommended for removal.

Photos







NORTHING (Y) Central	3083152.60859734
EASTING (X) Central	

Tree Number	2709
Survey Number	
Tree Species	Live Oak
Diameter (DBH)	20
Multi Stem	
Condition	Very Poor
Notes	
Summary	0% living green canopy which indicates serious internal defects. Tree is in decline and recommended for removal.

Photos





NORTHING (Y) Central

3083111.46131776

EASTING (X) Central

Tree Number	2711
Survey Number	
Tree Species	Live Oak
Diameter (DBH)	20.5
Multi Stem	
Condition	Very Poor
Notes	
Summary	Almost no living green canopy (less than 5% remaining) in June. Neighbors of same species are fully foliated. Decay observed in canopy and hypoxylon canker found in several areas. Tree is in decline and recommended for removal.

Photos





NORTHING (Y) Central	3083018.93964848
EASTING (X) Central	