



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

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

July 27, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Vacant

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 20, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0027 regarding Lake's Lair Subdivision Final Plat on one parcel of land approximately 1.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031219; and more commonly known as 10996 E Crystal Falls Pkwy, Leander, Williamson County, Texas.
7. Approval of Subdivision Case FP-23-0069 regarding Heritage Grove Business Park Short Form Final Plat on two parcels of land approximately 44.2 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031640, R031642; generally located northeast of Heritage Grove Rd. and Holly Lake Dr., Leander, Williamson County, Texas.
8. Approval of Minutes.

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Zoning Case Z-23-0071 to amend the current zoning of PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector) to adopt the Home Depot PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 15.27 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0071 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-23-0015 regarding removal of a Significant Trees associated with the Garlock Subdivision Project, generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
11. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 21 day of July 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
07/27/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-22-0027 regarding Lake's Lair Subdivision Final Plat on one parcel of land approximately 1.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031219; and more commonly known as 10996 E Crystal Falls Pkwy, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

12/16/2021 – Zoning Approved

11/03/2022 – Concept Plan and Preliminary Plat Approved

APPLICANT/AGENT:

Odyssey Services Group (Narciso Lira) on behalf of Refuel Operating Company, LLC (Travis Smith).

RECOMMENDATION:

This final plat includes one commercial lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

LAKE'S LAIR SUBDIVISION

- FINAL PLAT -

1.376 ACRE PARCEL, LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS.

OWNER:
REFUEL OPERATING COMPANY, LLC
547 LONG POINT ROAD, SUITE 102-103
MT. PLEASANT, SC 29464

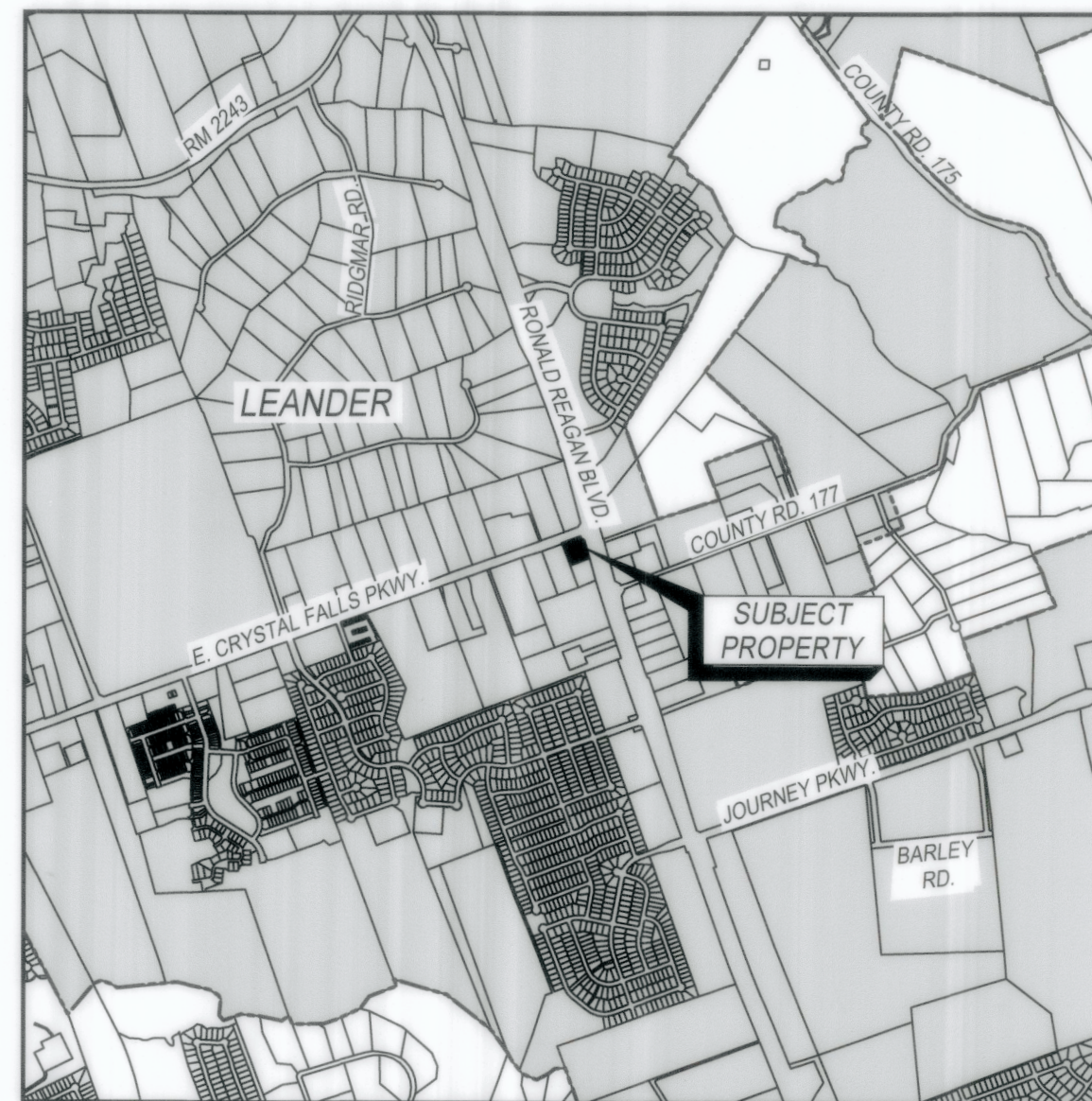
NUMBER OF LOTS - 1
NUMBER OF BLOCKS - 1, 1.364 ACRES
(59,403 SQUARE FEET)
ROW - 2.50' 0.012 AC./526 SQ. FT.

ENGINEERS:
ODYSSEY SERVICES GROUP, LLC
9540 GARLAND RD, SUITE 381-188
DALLAS, TX. 75218

SURVEYORS:
ACKLAM, INC.
11713 SHOREVIEW OVERLOOK
AUSTIN, TX 78732

SURVEY:
WALTER CAMPBELL SURVEY, ABSTRACT
NO. 3, WILLIAMSON COUNTY, TEXAS

FILING DATE: 10/18/2022



VICINITY MAP
1"=2000'

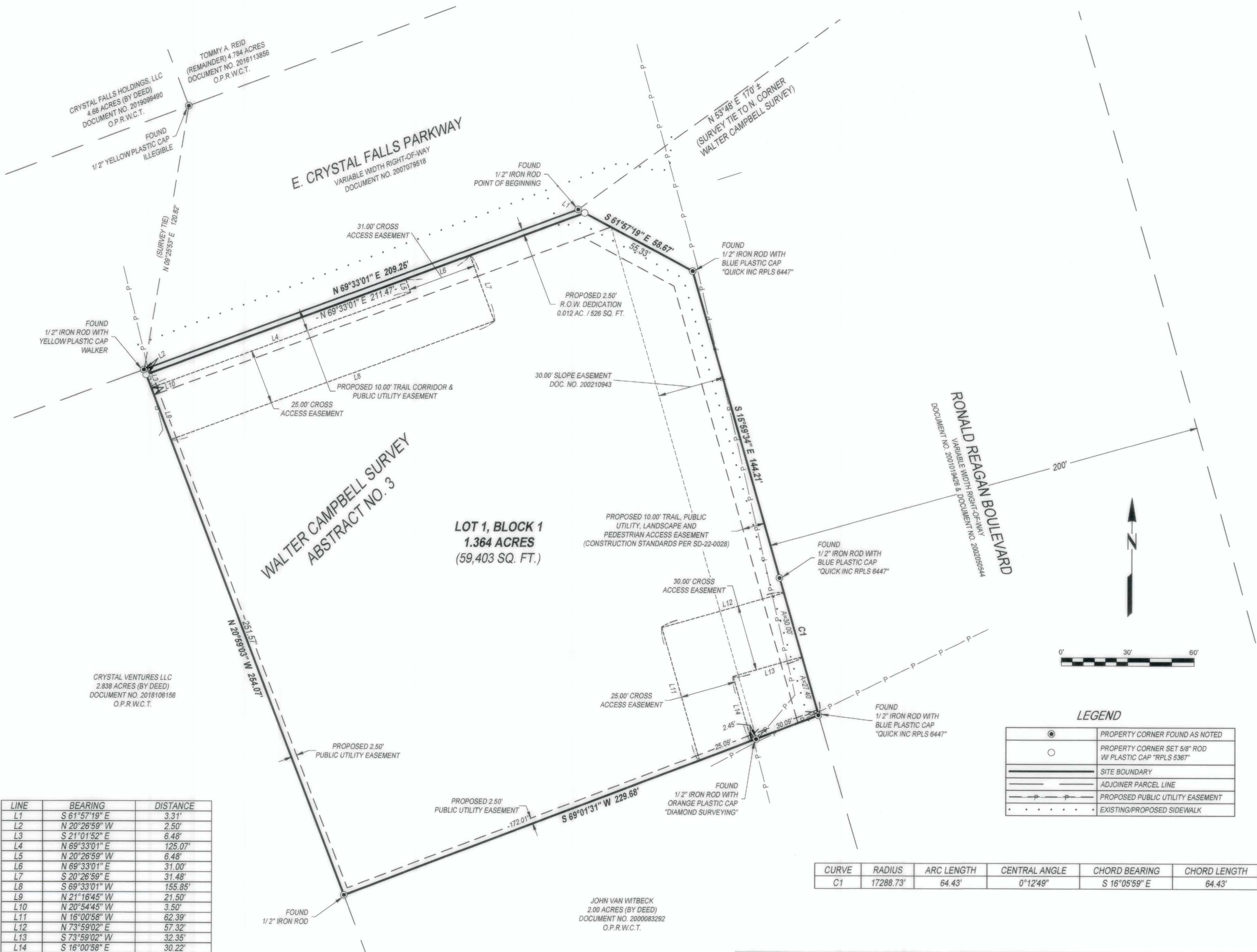
SHEET INDEX:
1. COVER SHEET
2. PLAT
3. PLAT NOTES, DESCRIPTION AND ACKNOWLEDGEMENTS

SCALE: 1"=30'			CLIENT NAME: ODYSSEY SERVICES GROUP, LLC			SHEET: 1 OF 3
DATE: 6/15/2023						
JOB NO.: T229003	REV. #	REVISION DATE		Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm#10194171		
JOB NAME: C-STORE	A	ADDRESS 1ST ROUND COMMENTS - 11/28/22				
DRAWN: JAH	CHK: DLM	B	ADDRESS CHANGES - 02/07/23			
REV: E	TEC 6/15/2023	C	ADDRESS COMMENTS - 04/05/23			
AFE NO:		ADDRESS COMMENTS 05/12/23				

LAKE'S LAIR SUBDIVISION

- FINAL PLAT -

1.376 ACRE PARCEL, LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS.



SCALE: 1"=30'	CLIENT NAME: ODYSSEY SERVICES GROUP, LLC	SHEET:
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REV: E	TEC	ADDRESS COMMENTS 05/12/23
AFE NO:		

Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
11713 Shoreview Overlook
Austin, TX 78732
Texas Firm#10194171

2 OF 3

LAKE'S LAIR SUBDIVISION
- FINAL PLAT -

1.376 ACRE PARCEL, LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES:

A 1.376 ACRE PARCEL, LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING THAT 1.374/1.376 ACRE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED FROM FAIRGROUNDS VENTURES, LP TO REFUEL OPERATING COMPANY, LLC, FILED FOR RECORD IN DOCUMENT NO. 2022081930, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.). SAID 1.376 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/2 INCH IRON ROD FOR THE NORTHERNMOST CORNER OF SAID 1.374/1.376 ACRE PARCEL, ON THE SOUTH LINE OF CRYSTAL FALLS PARKWAY, THE SOUTH LINE OF THAT 0.142 ACRE PARCEL AS DESCRIBED IN SPECIAL WARRANTY DEED AND DEDICATION OF RIGHT-OF-WAY TO THE CITY OF LEANDER FILED FOR RECORD IN DOCUMENT NO. 2007079518, O.P.R.W.C., SAME BEING ON THE WEST LINE OF RONALD REAGAN BOULEVARD AND THE WEST CORNER OF THAT 0.484 ACRE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED TO WILLIAMSON COUNTY FILED FOR RECORD IN DOCUMENT NO. 2002101942, O.P.R.W.C.;

THENCE ALONG THE EAST LINE OF SAID 1.374/1.376 ACRE PARCEL AND THE EAST RIGHT OF WAY LINE OF SAID RONALD REAGAN BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 61° 57' 19" EAST, A DISTANCE OF 58.67 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "QUICK INC RPLS 6447" FOR THE MOST EASTERLY CORNER OF SAID 1.374/1.376 ACRE TRACT;
- SOUTH 15° 59' 34" EAST, A DISTANCE OF 144.21 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "QUICK INC RPLS 6447" FOR BEGINNING OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 17288.73 FEET, AN ARC LENGTH OF 64.43 FEET, A CENTRAL ANGLE OF 00°12'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°05'59" EAST, 64.43 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "QUICK INC RPLS 6447" FOR THE EAST CORNER OF SAID 1.374/1.376 ACRE PARCEL, THE NORTHWEST CORNER OF THAT 0.686 ACRE PARCEL, PARCEL DESCRIBED IN CASH WARRANTY DEED TO WILLIAMSON COUNTY FILED FOR RECORD IN DOCUMENT NO. 2002050544, O.P.R.W.C. AND THE NORTH CORNER OF THAT 2.00 ACRE PARCEL DESCRIBED IN WARRANTY DEED TO JOHN VAN WITBECK FILED FOR RECORD DOCUMENT NO. 2000083292, O.P.R.W.C.;

THENCE SOUTH 69° 01' 31" WEST, ALONG THE SOUTH LINE OF SAID 1.374/1.376 ACRE TRACT AND THE NORTH LINE OF SAID 2.00 ACRE PARCEL, PASSING AT A DISTANCE OF 30.23 FEET, A FOUND 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "DIAMOND SURVEYING" AND CONTINUING FOR A TOTAL DISTANCE OF 229.68 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD IN THE EAST LINE OF THAT 2.838 ACRE PARCEL DESCRIBED GENERAL WARRANTY DEED TO CRYSTAL VENTURES, LLC FILED FOR RECORD IN DOCUMENT NO. 2018106156, O.P.R.W.C. FOR THE WEST CORNER OF SAID 2.00 ACRE PARCEL AND THE SOUTH CORNER OF SAID 1.374/1.376 ACRE PARCEL;

THENCE NORTH 20° 59' 03" WEST, ALONG THE WEST LINE OF SAID 1.374/1.376 ACRE TRACT AND THE EAST LINE OF SAID 2.838 ACRE TRACT, A DISTANCE OF 254.07 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "WALKER" ON THE SOUTH RIGHT OF WAY LINE OF SAID CRYSTAL FALLS PARKWAY, FOR THE EAST OF SAID 2.838 ACRE TRACT, THE SOUTH CORNER OF SAID 0.142 ACRE PARCEL AND THE WEST CORNER OF SAID 1.374/1.376 ACRE PARCEL;

THENCE NORTH 69° 33' 01" EAST, ALONG THE NORTH SAID 1.374/1.376 ACRE TRACT, THE SOUTH LINE OF SAID 0.142 ACRE TRACT THE SOUTH RIGHT OF WAY LINE OF SAID CRYSTAL FALLS PARKWAY, A DISTANCE OF 209.25 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.376 ACRES (59,926 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS:

COUNTY OF WILLIAMSON

DEDICATION STATEMENT:

THAT REFUEL OPERATING COMPANY, LLC, BEING THE OWNER OF THAT 1.376 ACRE PARCEL FILED FOR RECORD IN DOCUMENT NO. 2022081930, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ROW, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS **LAKES LAIR SUBDIVISION**.

WITNESS MY HAND THIS THE 24 DAY OF JUNE, 2023 A.D.


TRAVIS SMITH, CDO

REFUEL OPERATING COMPANY, LLC
547 LONG POINT ROAD, SUITE 102-103
MT. PLEASANT, SC 29944

STATE OF ~~TEXAS~~ SC

COUNTY OF ~~WILLIAMSON~~ CHARLESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS THE 24 DAY OF JUNE, 2023 A.D. DID PERSONALLY APPEAR TRAVIS SMITH, CHIEF DEVELOPMENT OFFICER OF REFUEL OPERATING COMPANY, LLC KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

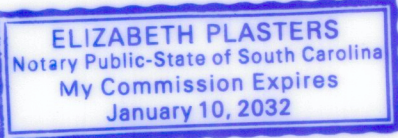
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF JUNE, 2023 A.D.


NOTARY PUBLIC - STATE OF ~~TEXAS~~ SC

ELIZABETH PLASTERS

(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: 1.10.2032



PLAT NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 10/27/2022.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0460F, EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- BUILDING SETBACKS NOT SHOWN HERE ON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- 6 FOOT SIDEWALKS SHALL BE INSTALLED/RESTORED ON THE SUBDIVISION SIDE OF EAST CRYSTAL FALLS PARKWAY AND 10 FOOT SIDEWALKS SHALL BE INSTALLED/RESTORED ON THE SUBDIVISION SIDE OF RONALD REAGAN BOULEVARD AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- FOR SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS THAT ARE NOT REGISTERED WITH TDLR, PROVIDE DOCUMENTATION FROM A REGISTERED ACCESSIBILITY SPECIALIST (RAS) THAT THE PEDESTRIAN INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY COMPLIES WITH THE TEXAS ACCESSIBILITY STANDARDS.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES. ART III, SEC 42
- AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- REFERENCE IS HEREIN MADE TO THE CITY OF LEANDER PROJECT PICP-22-0031 FOR PROPOSED RONALD REAGAN DECELERATION LANE.

SURVEY NOTES:

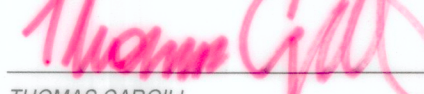
- DATE(S) OF FIELD SURVEY: 07/01/2021
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC, RELIED ON THE TITLE COMMITMENT POLICY NUMBER NCS-1079055-HOU1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 26, 2021 AND UPDATED JULY 7, 2022.
- THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE"
- DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999867903.
- THIS PARCEL IS SUBJECT TO A BLANKET EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, FILED FOR RECORD IN VOLUME 433, AT PAGE 390, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.)
- THIS PARCEL IS SUBJECT TO A BLANKET EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, FILED FOR RECORD IN VOLUME 442, AT PAGE 433, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.)
- THIS PARCEL IS SUBJECT TO THAT SLOPE EASEMENT TO WILLIAMSON COUNTY FILED FOR RECORD IN DOCUMENT NO. 2002101943, O.P.R.W.C. AND IS SHOWN HEREON.

SURVEYORS CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I THOMAS CARGILL, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF No. NCS-1079055-HOU1 ISSUED AUGUST 10, 2021, AND THE NOTHING FURTHER CERTIFICATE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. NCS-1079055-HOU1, FROM JULY 7, 2022 TO APRIL 5, 2023, HAVE BEEN SHOWN OR NOTED HERON.

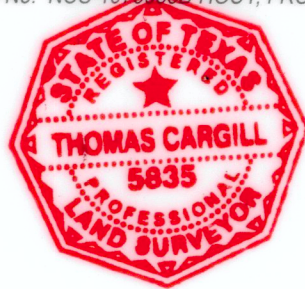
 JUNE 16, 2023

THOMAS CARGILL DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 5835

FOR AND ON BEHALF OF:

ACKLAM, INC.

11713 SHOREVIEW OVERLOOK AUSTIN, TX 78732



ENGINEERS CERTIFICATION:

STATE OF TEXAS

COUNTY OF ~~HARRIS~~ WILLIAMSON

I, MILES HENNINGTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

 JULY 3, 2023

MILES HENNINGTON, P.E. DATE
TEXAS PROFESSIONAL ENGINEER
NUMBER 139644
KIMLEY-HORN
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX. 77079



STATE OF TEXAS

COUNTY OF WILLIAMSON

APPROVED THIS THE _____ DAY OF _____, 202__ A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DONNIE MAHAN, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

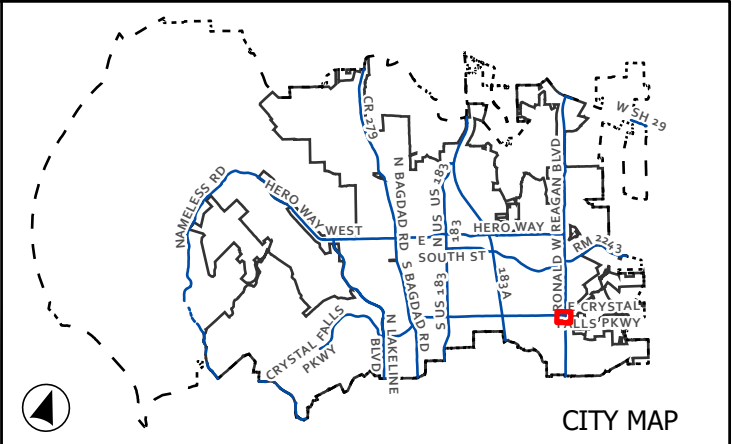
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 202__ A.D., AT _____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 202__ A.D., AT _____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SCALE: 1"=30'	CLIENT NAME: ODYSSEY SERVICES GROUP, LLC			SHEET:
DATE: 6/15/2023	REV. #	REVISION DATE	Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm#10194171	3 OF 3
JOB NO.: T229003	A	ADDRESS 1ST ROUND COMMENTS - 11/28/22		
JOB NAME: C-STORE	B	ADDRESS CHANGES - 02/07/23		
DRAWN: JAH CHK: DLM	C	ADDRESS COMMENTS - 04/05/23		
REV: E TEC 6/15/2023		ADDRESS COMMENTS 05/12/23		
AFE NO:				



CASE: FP-22-0027

ATTACHMENT 2

LAKE'S LAIR

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 70 140

Feet

City Limits

ETJ Boundary

Subject Boundary



EXECUTIVE SUMMARY
07/27/2023

AGENDA SUBJECT:

Approval of Subdivision Case FP-23-0069 regarding Heritage Grove Business Park Short Form Final Plat on two parcels of land approximately 44.2 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031640, R031642; generally located northeast of Heritage Grove Rd. and Holly Lake Dr., Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

07/21/2022 – Zoning Approved

APPLICANT/AGENT:

Windrose Land Surveying & Platting (Kelly Kephart) on behalf of Eastgroup Properties LP (Reid Dunbar).

RECOMMENDATION:

This short form final plat includes one commercial lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Final Plat
2. Location Exhibit

HERITAGE GROVE BUSINESS PARK
SHORT FORM FINAL PLAT

LOT TABLE			
LOT #	ACRES	SQ. FT.	USE/RESERVATIONS
1	44.1282	1,922,222.99	COMMERCIAL
ROW	0.0720	3,136.02	R.O.W. DEDICATION
TOTALS	44.2002	1,925,359.01	

PLAT INFORMATION

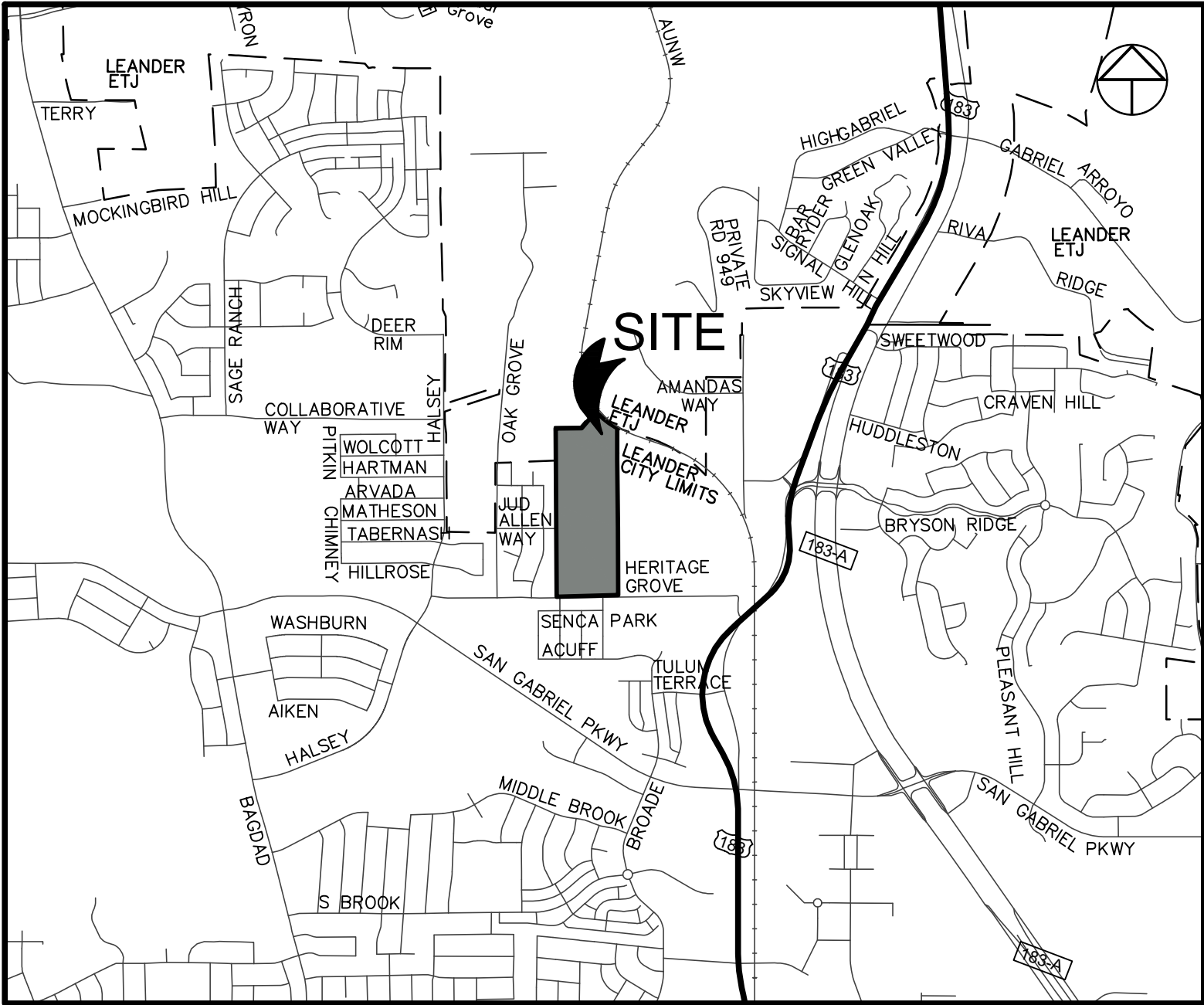
OWNER(S): EASTGROUP PROPERTIES, LP
6565 N MACARTHUR BLVD, SUITE 255
IRVING, TEXAS 75039
(972) 386-8700

ENGINEER: LANGAN
9606 N MOPAC EXPRESSWAY, SUITE 100
AUSTIN, TEXAS 78759
(737) 289-7822

SURVEYOR: WINDROSE LAND SURVEYING & PLATTING
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154
(210) 634-1565

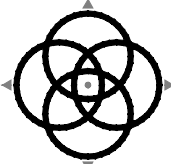
FILING DATE: APRIL 18, 2023

UTILITIES:
WATER - CITY OF LEANDER
WASTEWATER - CITY OF LEANDER
GAS - ATMOS ENERGY
ELECTRIC - PEDERNALES ELECTRIC
TELEPHONE - AT&T
CABLE - SPECTRUM



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX	
SHEET #	SHEET NAME
1	COVER SHEET
2	SHORT FORM FINAL PLAT OVERALL LAYOUT
3	SHORT FORM FINAL PLAT
4	SHORT FORM FINAL PLAT
5	PLAT NOTES & SIGNATURE PAGE

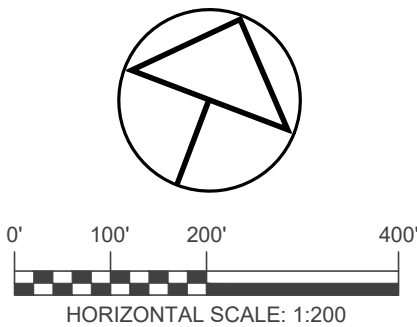
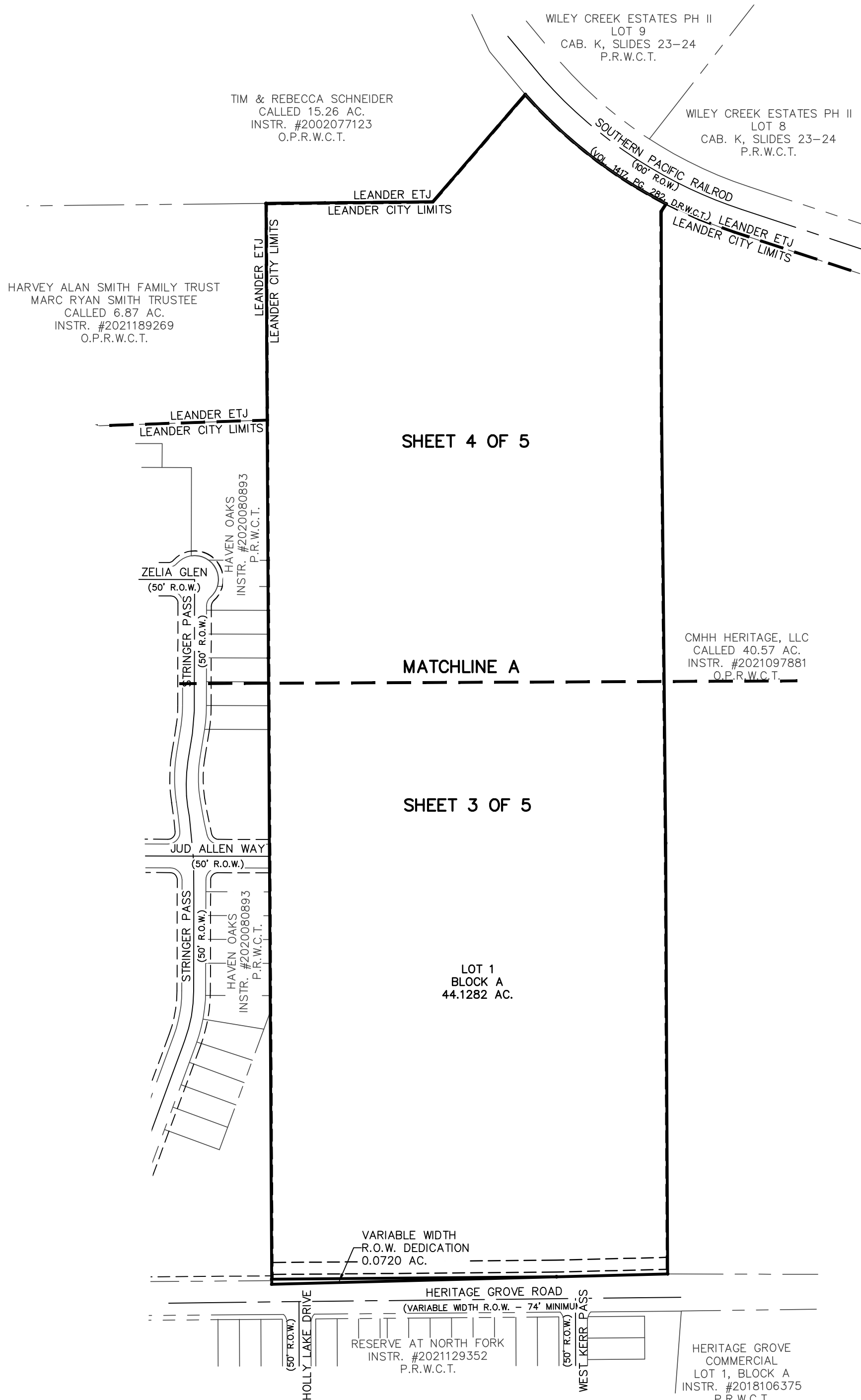


WINDROSE
LAND SURVEYING | PLATTING

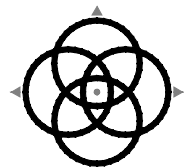
9360 CORPORATE DR., SUITE 102 | SELMA, TX 78154 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

HERITAGE GROVE BUSINESS PARK SHORT FORM FINAL PLAT

BEING A 44.2002 ACRE TRACT OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF TRACT 1 AS RECORDED IN INSTRUMENT NO. 2022100442 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.



- LEGEND:**
- = FND 5/8" IRON ROD W/
PLASTIC CAP STAMPED "WINDROSE"
(UNLESS NOTED OTHERWISE)
 - = SET 5/8" IRON ROD W/
PLASTIC CAP STAMPED "WINDROSE"
 - U.E. = UTILITY EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - ESMT = EASEMENT
 - IR = IRON ROD
 - IP = IRON PIPE
 - NO. = NUMBER
 - SQ. FT. = SQUARE FEET
 - VOL. = VOLUME
 - PG. = PAGE
 - B.L. = BUILDING LINE
 - L.F. = LINEAR FEET
 - P.R.W.C.T. = PLAT RECORDS, WILLIAMSON
COUNTY, TEXAS
 - O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS



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BEING A 44.2002 ACRE TRACT OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF TRACT 1 AS RECORDED IN INSTRUMENT NO. 2022100442 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

**LOT 1
BLOCK A
44.1282 AC.**

HAVEN OAKS
INSTR. #2020080893
P.R.W.C.T.
LOT 1

JUD ALLEN WAY
(50' R.O.W.)

STRINGER PASS
(50' R.O.W.)

LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

N21°06'12"W 2267.53'
2257°02'

2.5' P.U.E.

LOT 12, BLOCK C
HOA PARKLAND/
WQ DETENTION ESMT

VARIABLE WIDTH
R.O.W. DEDICATION
0.0720 AC.

10' P.U.E., LANDSCAPE,
& PEDESTRIAN ACCESS ESMT

S68°43'57"W 597.00'

S67°43'27"W 830.69'

S67°43'27"W 233.56"

N:10189899.53 (GRID)
E:3071593.99 (GRID)

+/- 280' TO INTERSECTION
OF HERITAGE GROVE ROAD
& STRINGER PASS

HERITAGE GROVE ROAD
(VARIABLE WIDTH R.O.W. - 74' MINIMUM)

LOT 13 HOA
LANDSCAPE

RESERVE AT NORTH FORK
INSTR. #2021129352
P.R.W.C.T.

LOT 4 DRNG
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

BLOCK B

WEST KERR PASS
(50' R.O.W.)

LOT 1
BLOCK C
LOT 2

LOT 16
HOA
LANDSCAPE

HERITAGE GROVE
COMMERCIAL
LOT 1, BLOCK A
INSTR. #2018106375
P.R.W.C.T.

FOUND 1/2" IRON ROD
UNDER TREE
N:10190214.40 (GRID)
E:3072362.63 (GRID)

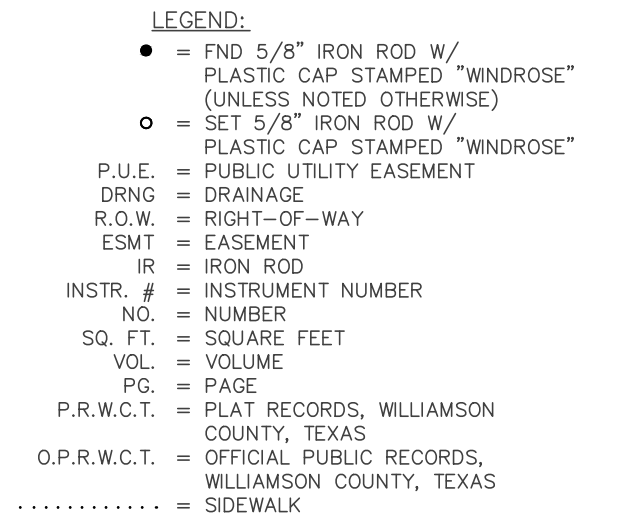
LOCATION OF 8'
SIDEWALKS WITHIN
PUBLIC R.O.W.

78.12'

2.5' P.U.E.

FOUND 1/2" IRON ROD
W/ CAP

CMHH HERITAGE, LLC
CALLED 40.57 AC.
INSTR. #2021097881
O.P.R.W.C.T.

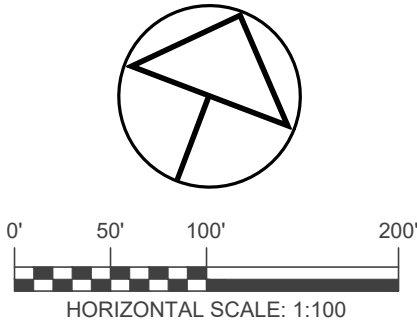
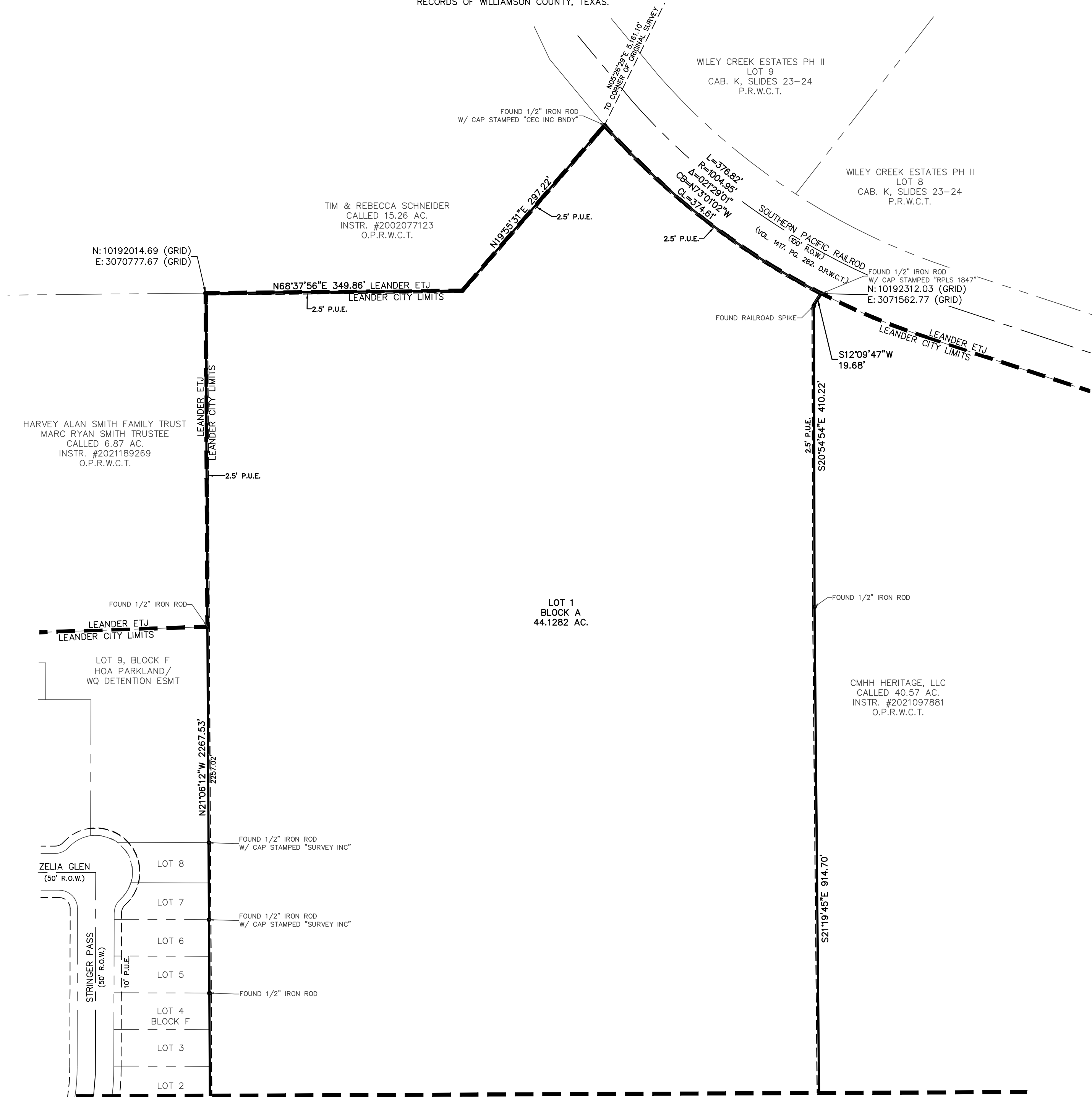


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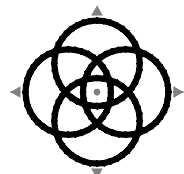
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HERITAGE GROVE BUSINESS PARK SHORT FORM FINAL PLAT

BEING A 44.2002 ACRE TRACT OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF TRACT 1 AS RECORDED IN INSTRUMENT NO. 2022100442 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.



- LEGEND:**
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COUNTY, TEXAS
 - O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS
 - = SIDEWALK



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MATCHLINE A ~ SEE SHEET 3 OF 5

Drawing Name: N:\58540-Heritage Grove-Leander\PLAT\122498-Heritage Grove Business Park\58540-HGBP-P122498.dwg User: Kkephart Jun 01, 2023 - 7:03am

Drawing Name: N:\58540-Heritage Grove-Business Park\58540-HGBP-P122498.dwg User: Kkephart May 18, 2023 - 11:00am

HERITAGE GROVE BUSINESS PARK SHORT FORM FINAL PLAT

BEING A 44.2002 ACRE TRACT OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF TRACT 1 AS RECORDED IN INSTRUMENT NO. 2022100442 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOTS IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS FOR DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 19, 2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF HERITAGE GROVE ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, LANDSCAPE LOTS OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
13. ALL DRIVES LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
14. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

METES AND BOUNDS DESCRIPTION
OF 44.200 ACRE TRACT

BEING A TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NUMBER (NO.) 134, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 44.357 ACRE TRACT OF LAND DESCRIBED TO EASTGROUP PROPERTIES, LP IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 2022100422, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (NAD) 83:

BEGINNING AT A CAPPED 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID EASTGROUP PROPERTIES TRACT, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF HERITAGE GROVE ROAD (VARIABLE WIDTH), AS RECORDED IN DOC. NO. 2018106375, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE, NORTH 21 DEGREES 06 MINUTES 12 SECONDS WEST, WITH THE NORTHEAST LINE OF BLOCK C AND BLOCK F OF THE FINAL PLAT OF HAVEN OAKS, AN ADDITION TO THE CITY OF LEANDER, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOC. NO. 2020080893, P.R.W.C.T. PASSING AT A DISTANCE OF 1,313.87 FEET A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF LOT 4 AND LOT 5 OF SAID BLOCK F, CONTINUING WITH THE NORTHEAST LINE OF SAID BLOCK F PASSING AT A DISTANCE OF 1,413.87 A CAPPED 1/2 INCH IRON ROD STAMPED "SURVEY INC" FOUND FOR THE COMMON CORNER OF LOT 6 AND LOT 7 OF SAID BLOCK F, CONTINUING WITH THE NORTHEAST LINE OF SAID BLOCK F PASSING AT A DISTANCE OF 1,813.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF LOT 9 OF SAID BLOCK F AND THE SOUTHEAST CORNER OF A CALLED 7.87 ACRE TRACT OF LAND DESCRIBED TO HARVEY ALAN SMITH FAMILY TRUST IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2021189269, O.P.R.W.C.T. AND CONTINUING WITH THE NORTHEAST LINE OF SAID CALLED 7.87 ACRE TRACT FOR A TOTAL DISTANCE OF 2,267.53 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 15.26 ACRE TRACT OF LAND DESCRIBED TO TIM SCHNEIDER AND REBECCA SCHNEIDER IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2002077123, O.P.R.W.C.T. FOR THE NORTHEAST CORNER OF SAID 7.87 ACRE TRACT AND THE NORTHWEST CORNER OF SAID CALLED 44.357 ACRE TRACT;

THENCE, NORTH 68 DEGREES 37 MINUTES 56 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID CALLED 7.87 ACRE TRACT, A DISTANCE OF 349.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 7.87 ACRE TRACT;

THENCE, NORTH 19 DEGREES 55 MINUTES 31 SECONDS EAST, CONTINUING WITH A SOUTHEAST LINE OF SAID CALLED 15.26 TRACT, A DISTANCE OF 297.22 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "CEC INC BOUNDARY" FOUND FOR THE EASTERNMOST CORNER OF SAID CALLED 15.26 TRACT, THE NORTHERN MOST CORNER OF SAID EASTGROUP PROPERTIES TRACT AND THE BEGINNING OF A CURVE TO THE LEFT, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD (100' WIDE) AS RECORDED IN VOLUME (VOL.) 1417, PAGE (PG) 282, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (D.R.W.C.T.);

THENCE, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,004.95 FEET, A CENTRAL ANGLE OF 21 DEGREES 29 MINUTES 01 SECONDS, AN ARC LENGTH OF 376.82 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 01 MINUTES 02 SECONDS EAST, - 374.61 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "RPLS 1847" FOUND FOR THE NORTHWEST CORNER OF A CALLED 40.57 ACRE TRACT OF LAND DESCRIBED TO CMHH HERITAGE, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2021097881, O.P.R.W.C.T., AND BEING THE NORTHEAST CORNER OF SAID 44.357;

THENCE, WITH THE SOUTHWEST LINE OF SAID 40.57 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 12 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 19.68 FEET TO A RAILROAD SPIKE FOUND FOR CORNER;
2. SOUTH 20 DEGREES 54 MINUTES 54 SECONDS EAST, A DISTANCE OF 410.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
3. SOUTH 21 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 914.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER;
4. SOUTH 21 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 903.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CMHH HERITAGE TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 44.357 ACRE TRACT, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HERITAGE GROVE ROAD;

THENCE, SOUTH 67 DEGREES 43 MINUTES 27 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HERITAGE GROVE ROAD, A DISTANCE OF 830.69 FEET TO A TO THE POINT OF BEGINNING AND CONTAINING 44.2002 ACRES OR 1,925,359 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 58540, PREPARED BY WINDROSE.

APPROVED THIS _____ DAY OF _____, 20____, AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

ATTEST: _____
DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.
NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 44.357 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 2022100442, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS HERITAGE GROVE BUSINESS PARK SUBDIVISION.

EASTGROUP PROPERTIES, LP

REID DUNBAR
SENIOR VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, REID DUNBAR, AS SENIOR VICE PRESIDENT OF EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID EASTGROUP PROPERTIES, LP, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____.

MY COMMISSION EXPIRES: _____.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, WALTER K. BOGARDUS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STAT THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

WALTER K. BOGARDUS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 119534 STATE OF TEXAS

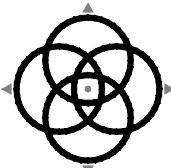
DATE

STATE OF TEXAS §
COUNTY OF HARRIS §

THAT I, ROBERT KNESS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY POLICY NUMBER 5825548-0079224e ISSUED AUGUST 25, 2022 HAVE BEEN SHOWN OR NOTED HEREON.

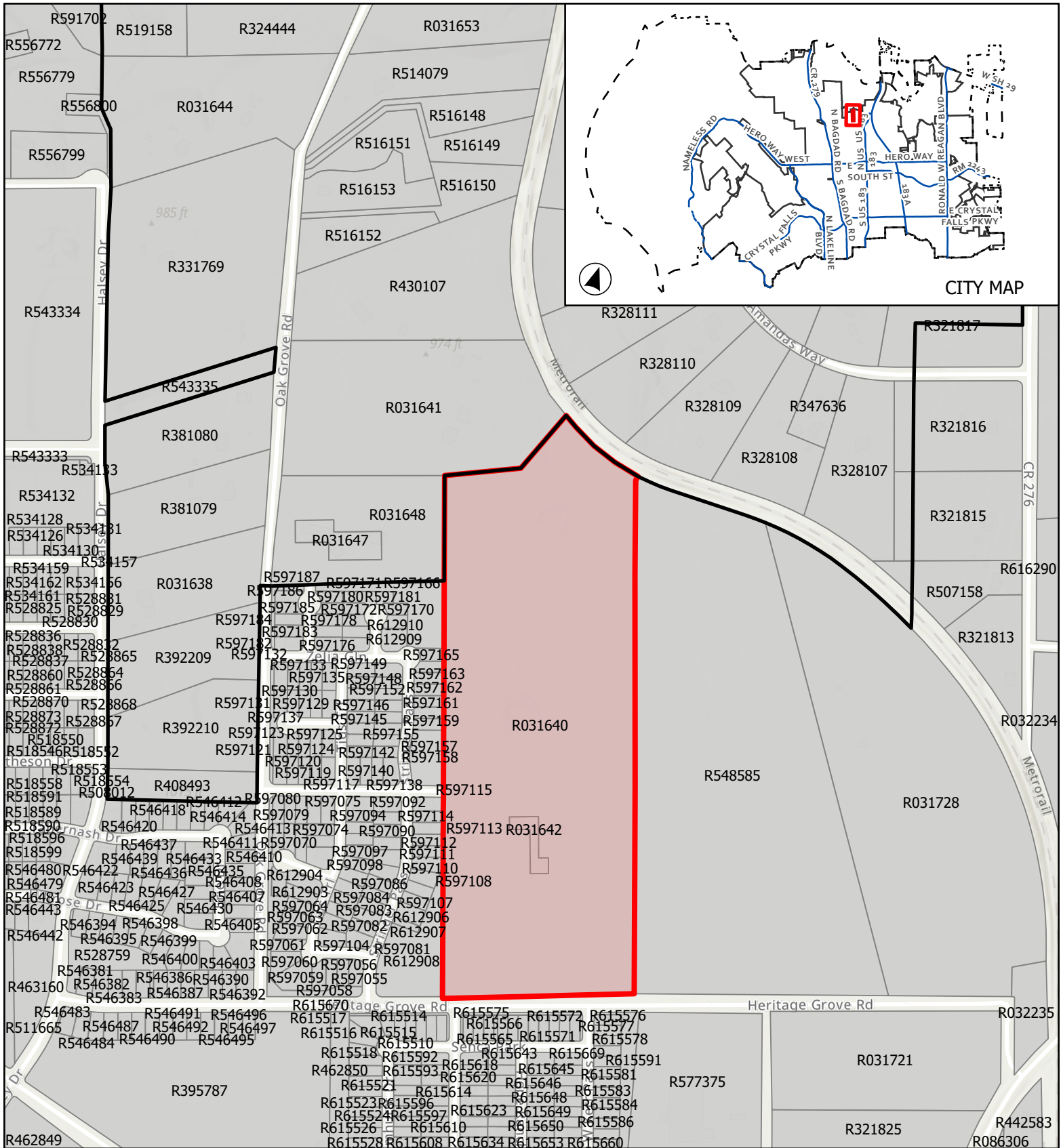
ROBERT KNESS
REGISTERED PROFESSIONAL SURVEYOR
NO. 6486 STATE OF TEXAS

DATE



WINDROSE
LAND SURVEYING | PLATTING

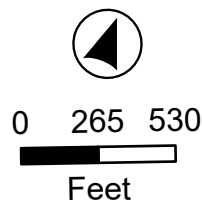
9360 CORPORATE DR., SUITE 102 | SELMA, TX 78154 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



CASE: FP-23-0069 ATTACHMENT 2 HERITAGE GROVE

Location Map

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



- City Limits
- ETJ Boundary
- Subject Boundary



EXECUTIVE SUMMARY
07/27/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft July 13, 2023 P & Z Minutes attached.

RECOMMENDATION:

Approval of July 13, 2023 P & Z Minutes

PRESENTER:

Attachments

Draft July 13, 2023 P & Z Minutes



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

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

July 13, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Vacant

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Chair Donnie Mahan.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the July 6, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case PP-22-0024 regarding Travisso Phase 5, Sections 4 & 5 Preliminary Plat on one parcel of land approximately 52.18 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located northwest of the intersection of Novara Trail and Cosenza Trace and north of Travisso Parkway, Leander, Travis County, Texas.
7. Approval of Subdivision Case PP-22-0025 regarding Bar W Ranch W Phase 9 Preliminary Plat on two parcels of land approximately 56.706 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R532719 and R590760 ; generally located at the southeast corner of Bobtail Pass and Gold Dust Trail, Leander, Williamson County, Texas.

8. Approval of Subdivision Case PP-22-0028 regarding Michelle Subdivision Preliminary Plat on one parcel of land approximately 8.9 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031699; generally located at the intersection of South Brook Dr. and US 183, Leander, Williamson County, Texas.
9. Approval of an extension of the expiration for Subdivision Case 19-PICP-040 Leander Heights Sec 2, Lot 7, Blk A Construction Plans for 1.5 acres more or less; generally located to the southwest of the intersection of S West Drive and Municipal Drive; Leander, Williamson County, Texas.
10. Approval of Subdivision Case FP-21-0023 regarding Lively Tract Phase 4 Final Plat on 1 parcel of land approximately 78.185 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District R544675; generally located east of the Gabriel's Outlook Section 1 Subdivision and south of Four Waters Loop, Leander, Williamson County, Texas.
11. Approval of Subdivision Case FP-22-0013 regarding Carneros Ranch Phase 6 Final Plat on one parcel of land approximately 17.85 acres $\pm$ in size, more particularly described by Williamson County Central Appraisal District R523829; generally located east of Sauterne Drive and west of Pinot Noir Street, Leander, Williamson County, Texas.
12. Approval of the Subdivision, Site Development, and Dry Utility Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.
13. Approval of Minutes

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve P & Z minutes.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

PUBLIC HEARING: ACTION

14. *[Commissioner Oliver recused himself from this item and left the room]*

Conduct a Public Hearing and consider action on Subdivision Case FP-22-0044 and Variance Case VA-23-0013 to approve the Sarita Valley Short Form Final Plat and Variance on one parcel of land approximately 5.403 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R512374; generally located north east of Ronald W Reagan Blvd. and Sarita Dr., Leander, Williamson County, Texas.

- Discuss and consider action on Subdivision Case FP-22-0044 and Variance Case VA-23-0013 as described above.

Tom Mitchell spoke requesting more information.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Deirdre Moss to approve the Final Plat.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner Ron May

4 - 0 Passed

[Commissioner Oliver returned to the room]

15. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0076 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Highway 29 Commercial Minor PUD (Planned Unit Development) with the GC-3-A (General Commercial) base zoning district on one parcel of land approximately 53.23 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032262; and generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0076 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to unanimously recommend approval of the Zoning request with the following conditions:

1. The maximum height of truck bays may not exceed eighteen feet
2. Truck bays and docks may not face the single-family residential property to the west.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

16. Discuss and consider action on Tree Removal Case TRP-23-0013 regarding removal of two heritage trees and seven significant trees associated with the VALPS Ronald Reagan Retail Site Development Project located at 17401 Ronald Reagan Blvd., Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Tree Removal Request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

17. Discuss and consider action on Tree Removal Case TRP-23-0016 regarding removal of a Significant Tree associated with the Brushy Creek Retail Floodplain Development Project, generally located at US 183 and Metro Dr. Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Tree Removal request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip,
Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

18. Discussion regarding the Sign Ordinance
19. Adjournment at 7:20 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
07/27/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-23-0071 to amend the current zoning of PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector) to adopt the Home Depot PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 15.27 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R505807; and generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0071 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

09/22/2005 – Zoning into TODD (Transportation Oriented Development District)

APPLICANT/AGENT:

Kimley-Horn and Associates (Ethan Harwell) on behalf of RB 270 Partnership (Roger Beasley).

RECOMMENDATION:

Staff recommends approval of the Home Depot PUD.

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis Home Depot PUD
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes & Conceptual Site Layout and Land Use Plan
8. Letter of Intent
9. Summary of Neighborhood Communication



PLANNING ANALYSIS

ZONING CASE Z-23-0071 HOME DEPOT PUD

GENERAL INFORMATION

Owner/Agent:	Kimley-Horn and Associates (Ethan Harwell) on behalf of RB 270 Partnership (Roger Beasley).
Current Zoning:	PUD/TOD-S2 (Planned Unit Development/Transit Oriented Development – Station Sector).
Proposed Zoning:	PUD (Planned Unit Development) GC-3-A (General Commercial)
Size and Location:	The property is generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way, including approximately 15.27 acres.
Staff Contact:	Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to facilitate the development of a Home Depot store and associated outdoor storage and display. Applicant is additionally requesting three waivers and adding a prohibited use section for outparcel lots. Additional details for these items can be found under special considerations and approval criteria.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☐ ☒ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below.*

SPECIAL CONSIDERATIONS

Per Ordinance 20-014-00 adopted by City Council on March 05, 2020, an owner of property or person authorized to represent the owner may apply to rezone the owner's property for PUD/TOD to PUD with a base zoning district from the Composite Zoning Ordinance in accordance with the procedures for applying for a zoning change set forth in the Composite Zoning Ordinance. The application shall include the proposed use component, site component and architectural component.

Additionally, the applicant is requesting three (3) warrants involving the Composite Zoning Ordinance and Sign Ordinance. Justifications for each warrant can be found in the applicant Letter of Intent (attachment 8):

- 1) CZO Article 5, Section 3(2) limits outdoor display and storage as an accessory use to a non-residential business. Applicant is requesting unlimited outdoor display and storage as associated with the Home Depot.
- 2) Current Sign Ordinance Section 3.08.012(B)(6) deals with regulations of pylon signs along the Toll Road. The maximum SF for a sign display area for a single tenant is 70 SF, the applicant is requesting a maximum of 150 SF of sign display area for a single or multi-tenant sign for 183A Toll Road.

- 3) Current Sign Ordinance Section 3.08.012(B)(9) deals with regulations regarding wall signs along the Toll Road. The maximum SF of wall sign display area on a Toll Road is 300 SF, the applicant is requesting a maximum of 600 SF of wall sign display area for 183A Toll Road.

SITE INFORMATION:
ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	PUD/TOD (T5)	Undeveloped
EAST	PUD-GC	Single Commercial lot, remainder undeveloped
SOUTH	PUD/TOD (CD)	Utility Station
WEST	PUD/TOD	Undeveloped

SURROUNDING AREA:

This property is generally located generally located 750 feet northwest of the intersection of 183A Toll Road and Hero Way. The properties to the north and west are undeveloped and part of the ACC future expansion. Properties to the east, across 183A Toll Road, are under the PAG Leander H1 PUD with one lot being developed as a car dealership. The south properties across Hero Way are mostly undeveloped with a single Pedernales owned electric substation.

PHYSICAL AND NATURAL FEATURES:

This property contains no tree cover and is outside of the floodplain.

PREVIOUS ZONING CASES:

09/22/2005 – Zoning into TODD (Transportation Oriented Development District)

MAJOR CORRIDORS:

This property has access onto both 183A Toll Road and Hero Way.

TRANSPORTATION PLAN REQUIREMENTS:

As part of this development, there is a proposed collector linking College Way with Hero Way that will be shared with the ACC Campus and run along the west side of the property. The build out of this collector will be a 74 foot ROW as outlined in the Transportation Master Plan. The Developer would be responsible for half of the ultimate ROW width for this collector.

NON-RESIDENTIAL COLLECTOR

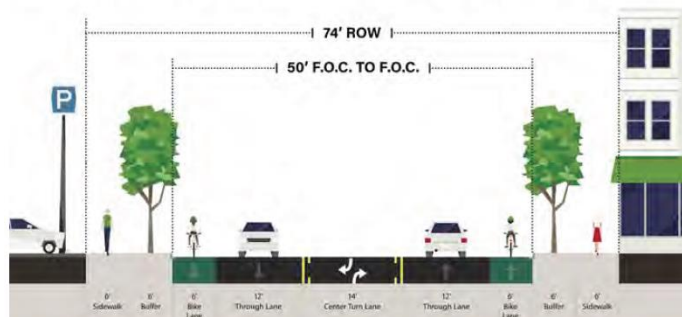


Figure 2-5 Non-Residential Collector Cross Section

All proposed driveways along 183A Toll Road and Hero Way will be reviewed by the City of Leander. Driveway proposal along 183A will additionally require a permit from CTRMA. The driveway spacing along 183A Toll and Hero Way will be dictated by the TxDOT Access Management Manual. At the time of Concept Plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. A ten foot sidewalk along 183A Toll and Hero Way will be required at time of site plan submittal.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

This property has access to a 12-inch water line in the ROW of Hero Way. Wastewater options exist around the site and will require a public improvement construction plan to extend to the site.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT

TYPE 3:

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

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, HC and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (4) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.
- Continue efforts regarding the construction of projects within the Leander Central/Transit-Oriented Development District as a mixed-use urban environment.

Applicable Future Land Use categories

LEANDER CENTRAL

- The Leander Central future development category encompasses the City's future urban center, in close proximity to Leander Station. This area is envisioned to be a very walkable area which encourages a "sense of place" and should represent the most dense, urban form Leander will have. This is a highly activated area with first floor storefronts, employment, dense residential, and entertainment.

Land uses are less distinguishable and less regulated in the urban environment, where the focus is more on form than function. Important characteristics in the central location are building relationship with the street and pedestrian movement, signage, street design, and public gathering places.

This area is envisioned to be developed with an urban character, meaning development requires on-street or structured parking and an emphasis on pedestrian walkability. Vehicular circulation occurs along a grid-based network of complete streets with short blocks and focus on safety and efficient distribution of vehicles, bikes and pedestrians.

Desired Mix: 60-100% Non-Residential, 0-40% Residential

Zoning Suitability: T4, T5, T6 and Civic

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 12/13/2022. No changes were made to the project on submittal.

NOTIFICATION

- 07/06/2023 - Public Notice on Hill Country News
- 07/12/2023 - Mail Notification to Property Owners within 200'
- 07/12/2023 - Public Hearing Signage Posted on Property
- 07/27/2023 - Planning and Zoning Commission Public Hearing

08/17/2023 - City Council Public Hearing & First Reading of the Ordinance
 09/07/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

Notice was mailed by the City to all property owners within 200 feet of the subject tract. Being that no residential properties or HOAs were within 500 feet of property subject to rezone, no additional neighborhood outreach was required. Please see the full report from the applicant attached.

Applicant completed Neighborhood Communications Report as part of the zoning application (attachment 9).

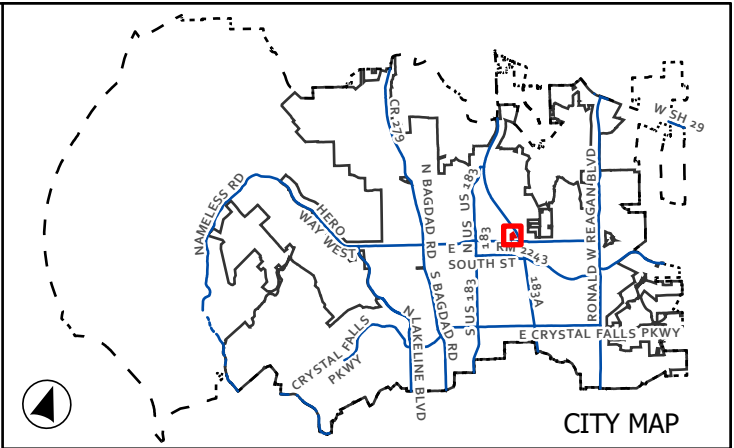
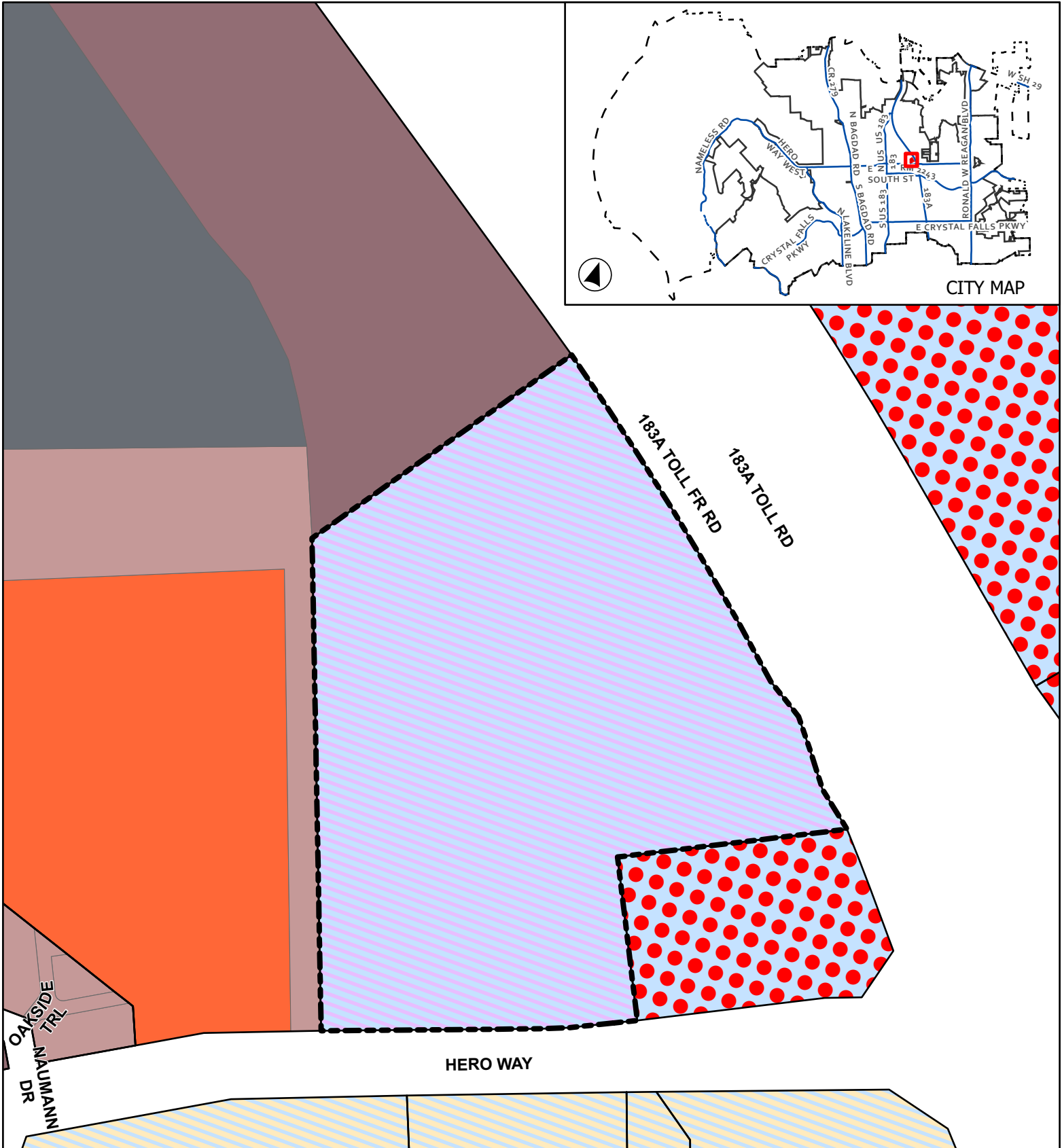
APPROVAL CRITERIA:

This project proposal does not match the Future Land Use designation and zoning suitability; however, City Council has adopted an Ordinance (20-014-00) allowing a property owner to apply for a rezone for the PUD/TOD to a new PUD with a base zoning district per Composite Zoning Ordinance. The applicants proposed uses comply with that of the requested GC-3-A base zoning district and the development would further strengthen the budding TOD/Leander Central area as a complement to the Northline Development.

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

<i>HIGHER STANDARDS</i>	<i>WAIVERS</i>
Addition of prohibited uses within GC-3A base zoning such as: animal hospital, funeral home, manufactured housing sales and office/warehouse	Outdoor display and storage associated with a home improvement center is unlimited.
	Increased pylon sign square footage from 70 SF to 150 SF.
	Increased wall sign square footage from 300 SF to 600 SF.

Based on all above stated information, staff recommends approval of the zoning request.



CASE: Z-23-0071 ATTACHMENT 2 HOME DEPOT

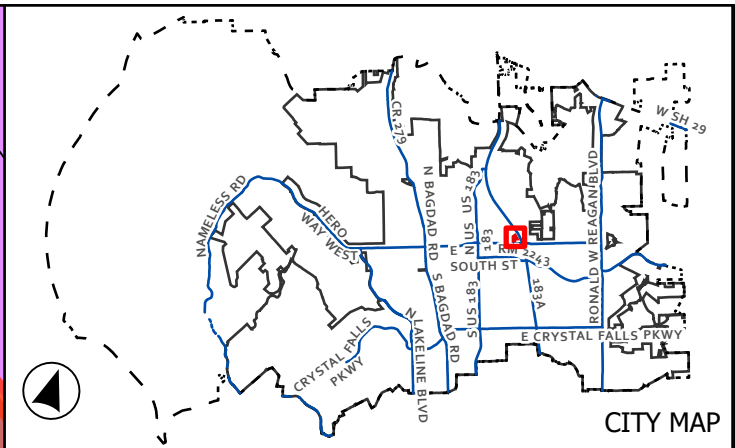
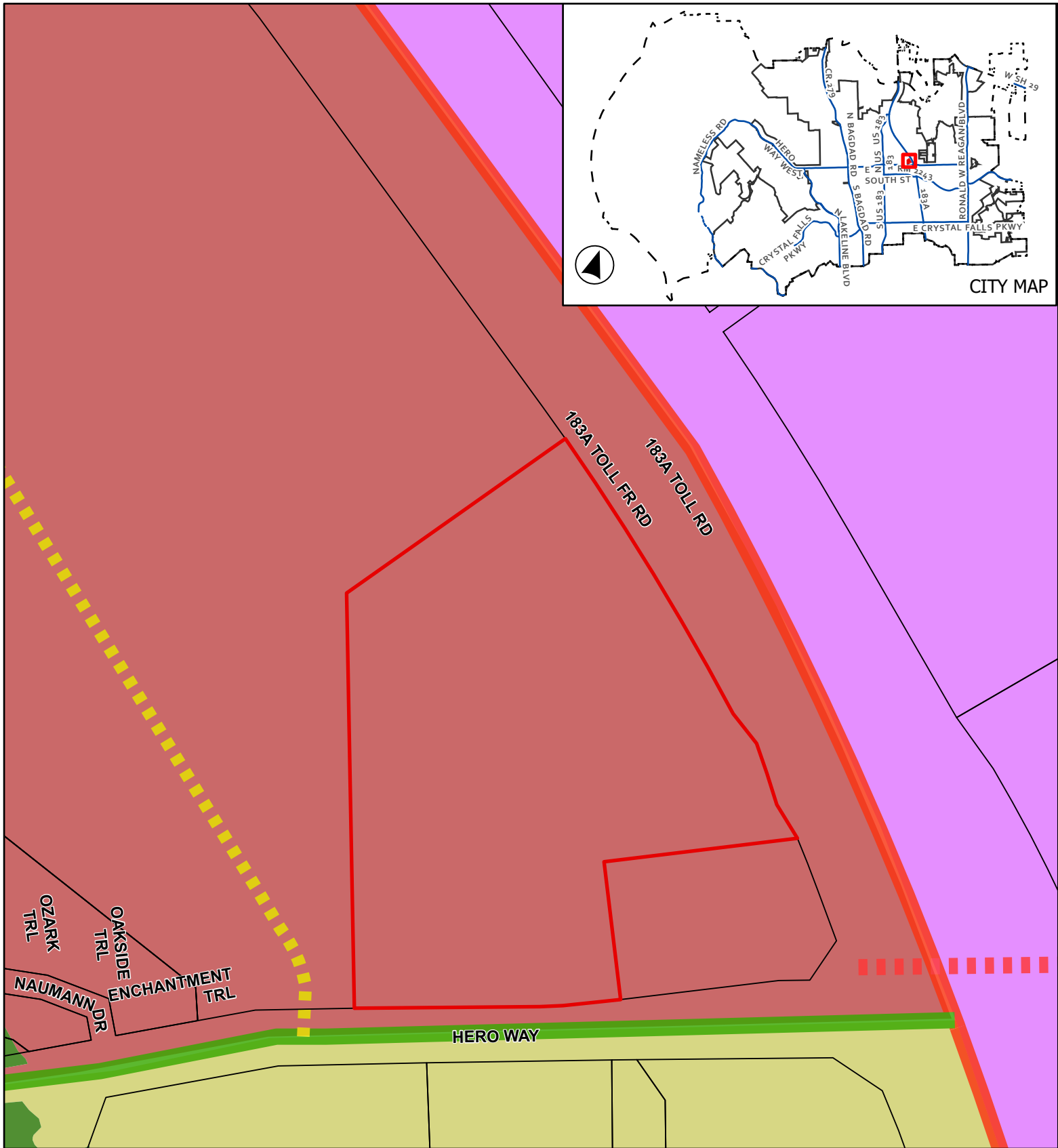
Current Zoning

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

-  Leander City Limits
-  PUD - General Commercial
-  CD - Conventional Sector
-  S2 - Station Sector
-  Civic Building
-  T4 - Genral Urban
-  T5 - Urban Center
-  T6 - Urban Core
-  Subject Boundary
-  Extra-Territorial Jurisdiction



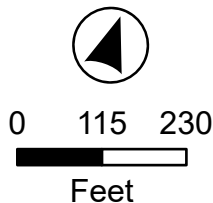
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Feet



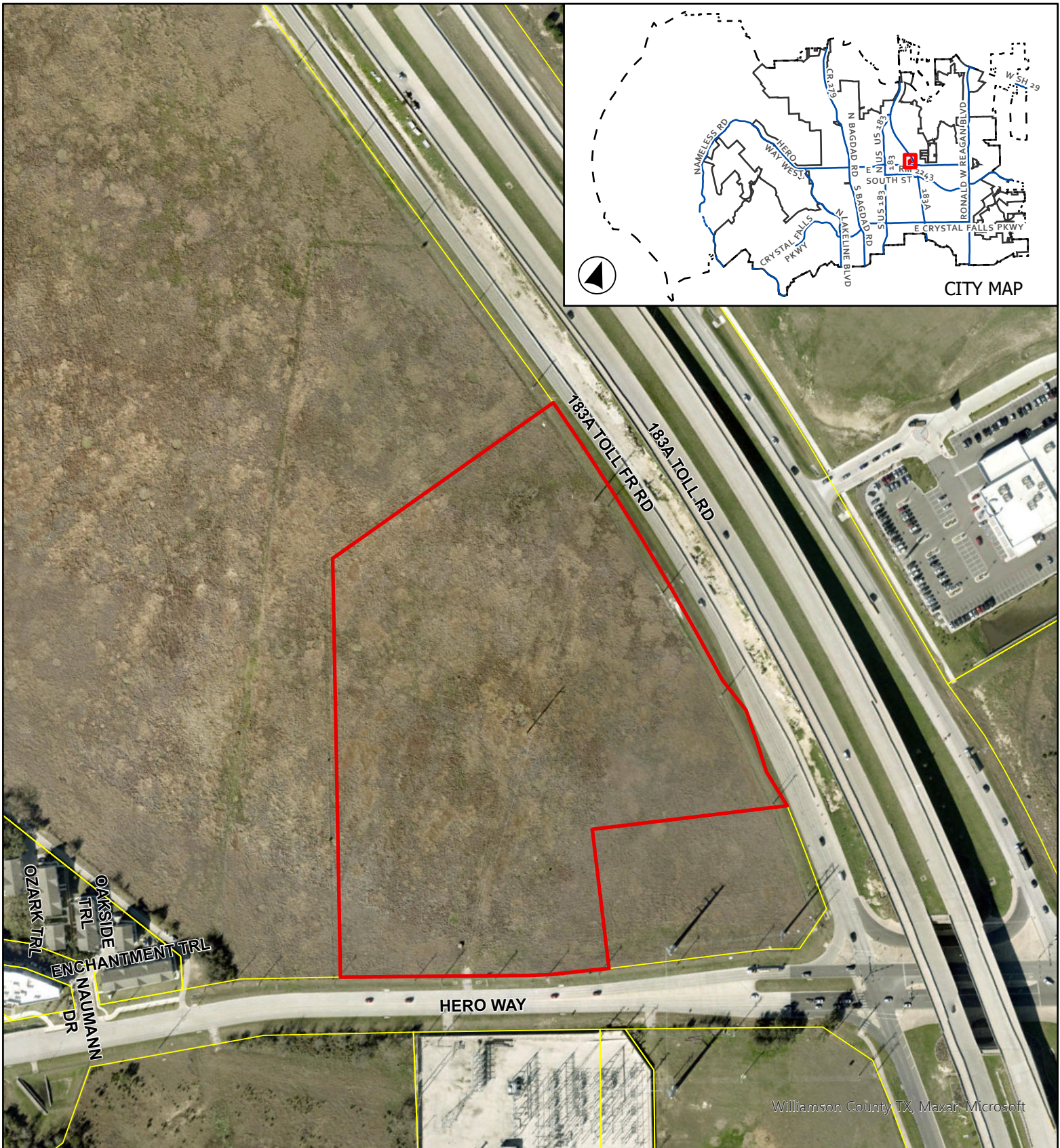
CASE: Z-23-0071 ATTACHMENT 3 HOME DEPOT

Future Land Use Map

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- | | |
|-----------------------------|------------------------|
| Leander City Limits | Collector, Proposed |
| ETJ Boundary | Future Land Use |
| Subject Boundary | Employment Center |
| Thoroughfare Plan | Urban Mixed Use |
| Access Controlled, Existing | Leander Central |
| Arterial 6 Lane, Existing | Greenway |
| Access Controlled, Proposed | |



CASE: Z-23-0071

ATTACHMENT 6

HOME DEPOT

Aerial Map

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0 110 220



Feet

-  Leander City Limits
-  Subject Boundary

EXHIBIT A

Home Depot Planned Unit Development

A. Purpose and Intent

1. The Home Depot PUD is comprised of approximately 15.27 acres, as shown in **Exhibit B**. The development of this property includes home improvement warehouse and associated outdoor storage and display.

B. Applicability and Base Zoning

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

GC-3-A (General Commercial)

C. Conceptual Site Layout & Land Use Plan

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

D. Allowable / Prohibited Uses

1. The allowable uses shall include all commercial uses permitted in the GC use component.
2. Outdoor display and storage associated with a home improvement center is unlimited.
3. The following uses are prohibited, except when associated with a home improvement center, including, without limitation, any uses typically associated with a Home Depot store:
 - a. Animal hospital, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery.
 - b. Equipment and furniture or other similar goods sales, repair and service
 - c. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - d. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - e. Manufactured housing sales and accessory building sales.
 - f. Office/warehouse including painting, plumbing or other similar commercial service.
 - g. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.

- h. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop Wholesale activities with less than 3,500 square feet of gross area of the business.

E. Signage

1. Section 3.08.11(B) of the City of Leander Sign Ordinance shall be modified as and replaced as follows and as shown on **Exhibit D**:
 - a. For a Pylon Sign, a maximum of 200 square feet of sign display area for a single or multi-tenant located on a Toll Road is permitted.
 - b. For a Wall Sign fronting a Toll Road, a maximum of 600 square feet of sign display area is permitted when the occupant frontage exceeds 200 feet and the square footage of the building exceeds 100,000 square feet.

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 15.2626 ACRES (664,837 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 269.836 ACRE TRACT CONVEYED TO RB 270 PARTNERSHIP IN DOCUMENT NO. 2004036768 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 15.2626 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with “MWM” cap found in the north right-of-way line of Hero Way (right-of-way varies, this portion of Hero Way having been recorded in Document No. 2009071332, O.P.R.W.C.T.), being an angle point in the south line of the remainder of a called 100 acres conveyed to Austin Community College District in Document No. 2010030836 (O.P.R.W.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “Pape-Dawson” cap found for an angle point in the north right-of-way line of said Hero Way, being an angle point in the south line of said 100 acre remainder tract, bears, S68°54’47”W, a distance of 198.58 feet;

THENCE, leaving the north right-of-way line of said Hero Way, over and across said 269.836 acre tract, and with the east line of said 100 acre remainder tract, the following two (2) courses and distances:

1. **N21°04’23”W**, a distance of **833.43** feet to a 1/2-inch iron rod found for an angle point hereof, and
2. **N34°43’35”E**, a distance of **538.32** feet to a 1/2-inch iron rod with “MWM” cap found for the north corner hereof, said point being in the west right-of-way line of US Highway 183-A Toll Road (right-of-way varies, this portion of US Highway 183 Toll Road having been recorded in Document No. 2004088731, O.P.R.W.C.T.), and being an angle point in the east line of said 100 acre remainder tract, from which a TxDot Type II Brass Disc monument found in the west right-of-way line of said US Highway 183-A Toll Road, being in the east line of said 100 acre remainder tract, bears, along a curve to the left, whose radius is 5,529.58 feet, whose arc length is 80.06 feet, and whose chord bears N55°38’59”W, a distance of 80.06 feet;

THENCE, with the west right-of-way line of said US Highway 183-A Toll Road and over and across said 269.836 acre tract, the following two (2) courses and distances:

1. Along a curve to the right, whose radius is **5,529.58** feet, whose arc length is **613.08** feet, and whose chord bears **S51°53’36”E**, a distance of **612.76** feet to a 1/2-inch iron rod found for a point of compound curvature hereof, and
2. Along a curve to the right, whose radius is **2,844.79** feet, whose arc length is **316.83** feet, and whose chord bears **S45°58’50”E**, a distance of **316.67** feet to a 1/2-inch iron rod with “RPLS 2099” cap found for an angle point hereof, said point being the northeast corner of a called 2.686 acre tract conveyed to QT South, LLC in Document No. 2020047271 (O.P.R.W.C.T.), from which an 80D nail found in the west right-of-way line of said US Highway 183-A Toll Road, being in the east line of said 2.686 acre tract, bears, along a curve to the right, whose radius is 2,844.79 feet, whose arc length is 109.35 feet, and whose chord bears, S41°25’25”E, a distance of 109.34 feet;

THENCE, leaving the west right-of-way line of said US Highway 183-A Toll Road, over and across said 269.836 acre tract, and with the north line of said 2.686 acre tract, **S63°07'16"W**, a distance of **391.34** feet to a 1/2-inch iron rod found for an internal ell-corner hereof, said point being the northwest corner of said 2.686 acre tract;

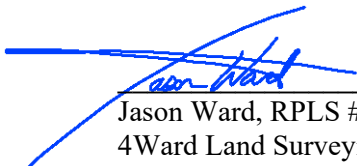
THENCE, over and across said 269.836 acre tract and with the west line of said 2.686 acre tract, **S26°52'41"E**, a distance of **278.51** feet to a 1/2-inch iron rod with "Pape-Dawson" cap found for an external ell-corner hereof, said point being in the north right-of-way line of said Hero Way, also being the southwest corner of said 2.686 acre tract, from which a 1/2-inch iron rod found in the north right-of-way line of said Hero Way, being an angle point in the south line of said 2.686 acre tract, bears, **N63°05'25"E**, a distance of 319.69 feet;

THENCE, with the north right-of-way line of said Hero Way and over and across said 269.836 acre tract, the following three (3) courses and distances:

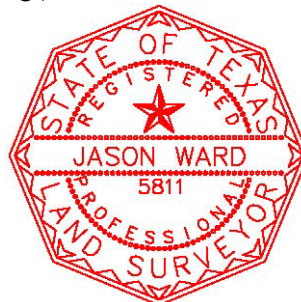
1. **S66°13'02"W**, a distance of **99.76** feet to a 1/2-inch iron rod with "Pape-Dawson" cap found for an angle point hereof,
2. **S67°34'22"W**, a distance of **46.44** feet to a 1/2-inch iron rod with illegible yellow cap found for an angle point hereof, and
3. **S68°54'47"W**, a distance of **385.31** feet to the **POINT OF BEGINNING** and containing 15.2626 Acres (664,837 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000137593247. See attached sketch (reference drawing: 01335_PUD Exhibit.dwg.)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

6/20/2023



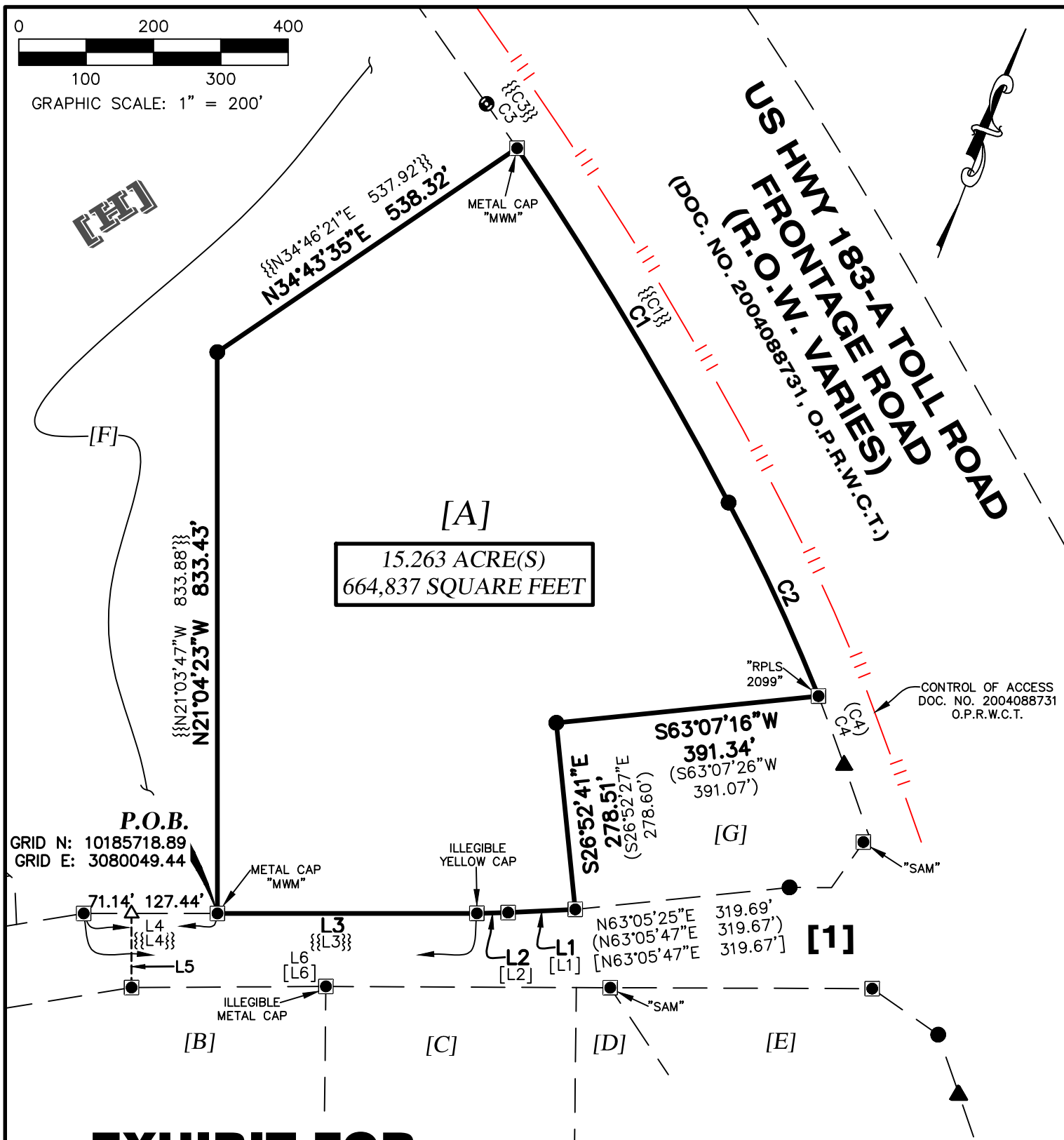
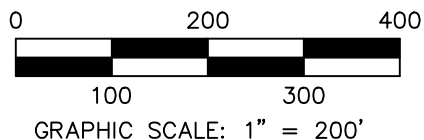


EXHIBIT FOR
15.2626 ACRES
City of Leander,
Williamson
County, Texas



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

Date:	6/20/2023
Project:	01335
Scale:	1" = 200'
Reviewer:	DV
Tech:	TE
Field Crew:	MW/JS
Survey Date:	MAR. 2023
Sheet:	1 OF 3

[A]
RB 270 PARTNERSHIP
REMAINDER OF A
CALLED 269.836 ACRES
DOC. NO. 2004036768
O.P.R.W.C.T

[B]
CALLED 23.402 ACRES
("TRACT 1")
FRANKLIN R. HOUSE
VOL. 1726, PG. 941-946
O.P.R.W.C.T.,
CORRECTED IN
DOC. NO. 2022071653
O.P.R.W.C.T.

[C]
CALLED 4 ACRES
PEDERNALES ELECTRIC
COOPERATIVE, INC.
VOL. 577, PG. 493
D.R.W.C.R.

[D]
CALLED 1.1 ACRES
PEDERNALES ELECTRIC
COOPERATIVE, INC.
DOC. NO. 2018019571
O.P.R.W.C.T.

[E]
FAB CON PRODUCTS, INC.
CALLED 22.89 ACRES
DOC. NO. 2013025653
O.P.R.T.C.T.

[F]
REMAINDER OF A
CALLED 100.00 ACRES
AUSTIN COMMUNITY
COLLEGE DISTRICT
DOC. NO. 2010030836
O.P.R.W.C.T.

[G]
QT SOUTH, LLC
CALLED 2.686 ACRES
DOC. NO. 2020047271
O.P.R.T.C.T.

[H]
**TALBOT
CHAMBERS
SURVEY
ABSTRACT
NO. 125**

[1]
**HERO WAY
(R.O.W. VARIES)**
(DOC. NO. 2009071322,
O.P.R.W.C.T.)

**EXHIBIT FOR
15.2626 ACRES
City of Leander,
Williamson
County, Texas**



A Limited Liability Company

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

Date:	6/20/2023
Project:	01335
Scale:	N/A
Reviewer:	DV
Tech:	TE
Field Crew:	MW/JS
Survey Date:	MAR. 2023
Sheet:	2 OF 3

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	5,529.58'	613.08'	6°21'09"	S51°53'36"E	612.76'
C2	2,844.79'	316.83'	6°22'52"	S45°58'50"E	316.67'
C3	5,529.58'	80.06'	0°49'46"	N55°38'59"W	80.06'
C4	2,844.79'	109.35'	2°12'08"	S41°25'25"E	109.34'

RECORD CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
{{C1}}	5,529.58'	614.08'	6°21'46"	S52°02'46"E	613.76'
{{C3}}	5,529.58'	80.08'	0°49'47"	N55°38'33"W	80.06'
(C4)	2,844.79'	109.65'	2°12'30"	S41°24'59"E	109.64'

LINE TABLE

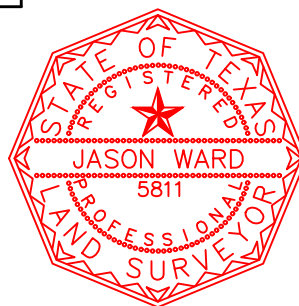
LINE #	DIRECTION	LENGTH
L1	S66°13'02"W	99.76'
L2	S67°34'22"W	46.44'
L3	S68°54'47"W	385.31'
L4	S68°54'47"W	198.58'
L5	S21°03'32"E	109.97'
L6	S68°54'47"W	583.89'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
[L1]	S66°08'52"W	99.83'
[L2]	S67°32'52"W	46.43'
{{L3}}	S68°56'13"W	385.30'
{{L4}}	S68°56'13"W	198.57'
[L6]	S68°56'54"W	583.94'

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	80D NAIL FOUND
	IRON ROD WITH "PAPE-DAWSON" CAP FOUND (UNLESS NOTED)
	TXDOT TYPE II BRASS DISC FOUND
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
	CONTROL OF ACCESS
(.....)	RECORD INFORMATION PER DOC. NO. 2020047271
((.....))	RECORD INFORMATION PER DOC. NO. 2004088731
{{.....}}	RECORD INFORMATION PER DOC. NO. 2010030836
[.....]	RECORD INFORMATION PER DOC. NO. 2009071322



Jason Ward
6/20/2023

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137593247.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION

EXHIBIT FOR
15.2626 ACRES
City of Leander,
Williamson
County, Texas



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

Date:	6/20/2023
Project:	01335
Scale:	N/A
Reviewer:	DV
Tech:	TE
Field Crew:	MW/JS
Survey Date:	MAR. 2023
Sheet:	3 OF 3



0 80' 160'
GRAPHIC SCALE 80'

LEGEND



NOTES

THIS EXHIBIT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE COMPOSITE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

EXHIBIT C - CONCEPTUAL SITE LAYOUT & LAND USE PLAN

Leander, Texas
June 2023

Kimley»Horn

5301 Southwest Parkway, Building 2, Suite 100
Austin, TX 78735 - Ph: (512) 646-2237
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A BUREAU OF CONTRACT WITH THE CITY COUNTY, ITS

DWG NAME: LAST REVISED: KIMLEY HORN COMPANY, ALPAIN, PLANNING, DESIGN, NEW RETAIL STORES SITES/LEANDER, TEXAS/06/2023 - PLOD EXHIBIT/06/2023 - PLOD EXHIBIT/06/2023 - PLOD EXHIBIT/06/2023



April 18, 2023

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

Via Electronic Submittal

RE: Application for a Major Planned Unit Development (PUD) Zoning Change of the property generally located at 183A Toll Road in Leander, Texas, Williamson County, (WCAD R505807) ("the Property").

Dear Ms. Griffin:

As representatives of the Property owner, please accept this application for a Major PUD Zoning Change to facilitate the development of a Home Depot store. The site is currently zoned S2 - Station Sector, and it is currently undeveloped.

Adjacent to the site to the southeast, the property is zoned QuikTrip 4140 PUD and is proposed to be developed with a convenience store and fuel sales use. To the north, the adjacent property is zoned T5 - Urban Center Transect and is currently undeveloped. To the west, the adjacent property is zoned T4 - General Urban Transect and Civic, and Austin Community College owns the property. To the south, across Hero Way, the property is zoned CD - Conventional Sector with an electric utility use. Across Toll 183A, there is a property zoned PAG Leander PUD with an existing automobile sales use.

According to the Future Land Use Map (FLUM), the site is located in the Activity Center Future Land Use Category. According to the 2020 Leander Comprehensive Plan, the Activity Center is intended to be a major commercial center and provide diverse retail to serve the region. Commercial retail and big box retail are considered appropriate uses for this category; therefore, the proposed PUD complies with the FLUM.

The proposed base zoning district for the PUD is GC-3-A (General Commercial). Modifications in the PUD would permit outdoor display and storage, as it is typically incidental to a home improvement store, and a prohibition on certain uses, including equipment and furniture sales/repair, office/warehouse, transportation-related facilities, and new vehicle and major equipment sales. Additionally, the PUD changes the signage requirement to allow sufficient signage for the size of the store planned along the 183A Toll Road. Please see the attached code comparison table.

If you have any questions about this application for Major Planned Unit Development Zoning Change or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Ethan Harwell

Code Comparison Table

Code Requirement	Code Modification	Justification
<u>Article V Section 3 of the Leander Code of Ordinances</u> Type 3 Site Component	Permitted: Outdoor display and storage associated with a home improvement center is unlimited	This permits the use of a home improvement store and ensures the ability to have the associated outdoor display and storage.
<u>Article III Section 16 of the Leander Code of Ordinances</u> General Commercial Uses	Prohibited (except when associated with home improvement store) : - Animal hospital, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery. - Equipment and furniture or other similar goods sales, repair and service - Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock. - Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery. - Manufactured housing sales and accessory building sales. - Office/warehouse including painting, plumbing or other	This ensures a home improvement use on the property.

	similar commercial service. • Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals. • New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop Wholesale activities with less than 3,500 square feet of gross area of the business.	
<u>Sign Ordinance 3.08.011(B)(6)</u> <u>Pylon Sign</u> "Maximum 70 square feet of sign display area for single tenant sign Toll Road"	"Maximum 150 square feet of sign display area for single or multi-tenant sign for Toll Road"	This will allow for proper signage along Toll 183A to
<u>Sign Ordinance 3.08.011(B)(9)</u> <u>Wall Sign</u> "Maximum 300 square feet of sign display area for Toll Road"	"Maximum 600 square feet of sign display area for Toll Road"	This will allow for better identification of the building per Home Depot standards.

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

No single-family residential properties were located within 500-feet of the boundary of the subject property. Accordingly, there were no residential property owners with which to coordinate.

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.

No residential property owners or HOAs were located within 500-feet to notify.

3. What concerns were raised during these communications?

No feedback was received as no residential property owners or HOAs were located within 500-feet to notify.

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

No specific conditions were requested as no residential property owners or HOAs were located within 500-feet to notify.

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

Signature:  Date 04/18/2023



EXECUTIVE SUMMARY
07/27/2023

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-23-0015 regarding removal of a Significant Trees associated with the Garlock Subdivision Project, generally located south of Gabriels Horn Rd. and west of Donetto Dr., Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal request process.

APPLICANT/AGENT:

Carlson, Brigance & Doering, Inc (Geoff Guerrero) on behalf of Mary Garlock Living Trust U/D/A (Mary Garlock).

RECOMMENDATION:

Staff recommends approval of the Tree Removal request.

ORDER OF EVENTS:

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

PRESENTER:

Michael Chenausky AICP, Senior Planner

Attachments

1. Planning Analysis
2. Location Exhibit
3. Aerial Map
4. Letter of Intent
5. Tree Removal Exhibit



PLANNING ANALYSIS

TREE REMOVAL CASE TRP-23-0015 GARLOCK SUBDIVISION

GENERAL INFORMATION

Owner/Agent: Carlson, Brigrance & Doering, Inc (Geoff Guerrero) on behalf of Mary Garlock Living Trust U/D/A (Mary Garlock).

Current Zoning: SFC-2-B (Single-Family Compact)

Size and Location: The property is generally located south of Gabriels Horn Rd. and west of Donetto Dr., approximately 4.33 acres in size.

Staff Contact: Michael Chenausky AICP, Senior Planner

APPLICANT REQUEST

The applicant has submitted a request to remove twenty-one (21) Significant Trees due to the additional grading needed and to address trees in the pad sites. Per the Subdivision Ordinance Art. II Sec. 22 (3)(iii)(b) up to fifty (50%) percent of the caliper inches of Significant Trees between eight (8) and twenty-six (26) caliper inches may be removed without mitigation for single-family subdivisions. The Composite Zoning Ordinance Article VI Sec. 1 (c)(5) (iii) (8) requires that pad site trees removed at the construction plan stage require mitigation.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	ETJ	Rancho Sienna Subdivision
EAST	PUD (SFS-2-A, SFU-2-A, SFC-2-A)	Bluffview Subdivision
SOUTH	Interim SFR-1-B	Undeveloped
WEST	PUD (SFL-2-A)	Valley Vista East Subdivision

PHYSICAL AND NATURAL FEATURES:

This property is located north of the South Fork San Gabriel River and contains significant tree cover.

PROPERTY HISTORY:

03/18/2021 – Zoning Approved

10/12/2021 – Concept Plan Approved

10/10/2022 – Preliminary Plat Approved.

07/12/2023 – Construction Plans Approved – Pending the approval of this Tree Removal Permit request

MAJOR CORRIDORS:

This property is located east of Ronald W. Reagan Blvd. along Gabriels Horn Rd.

CURRENT LAND USES:

This property is currently undeveloped.

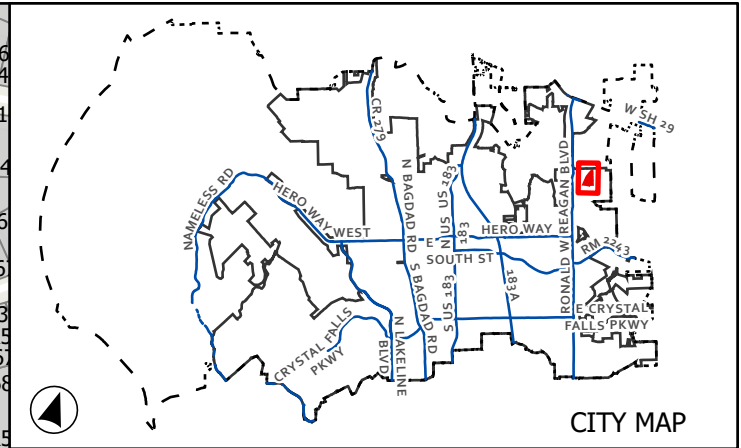
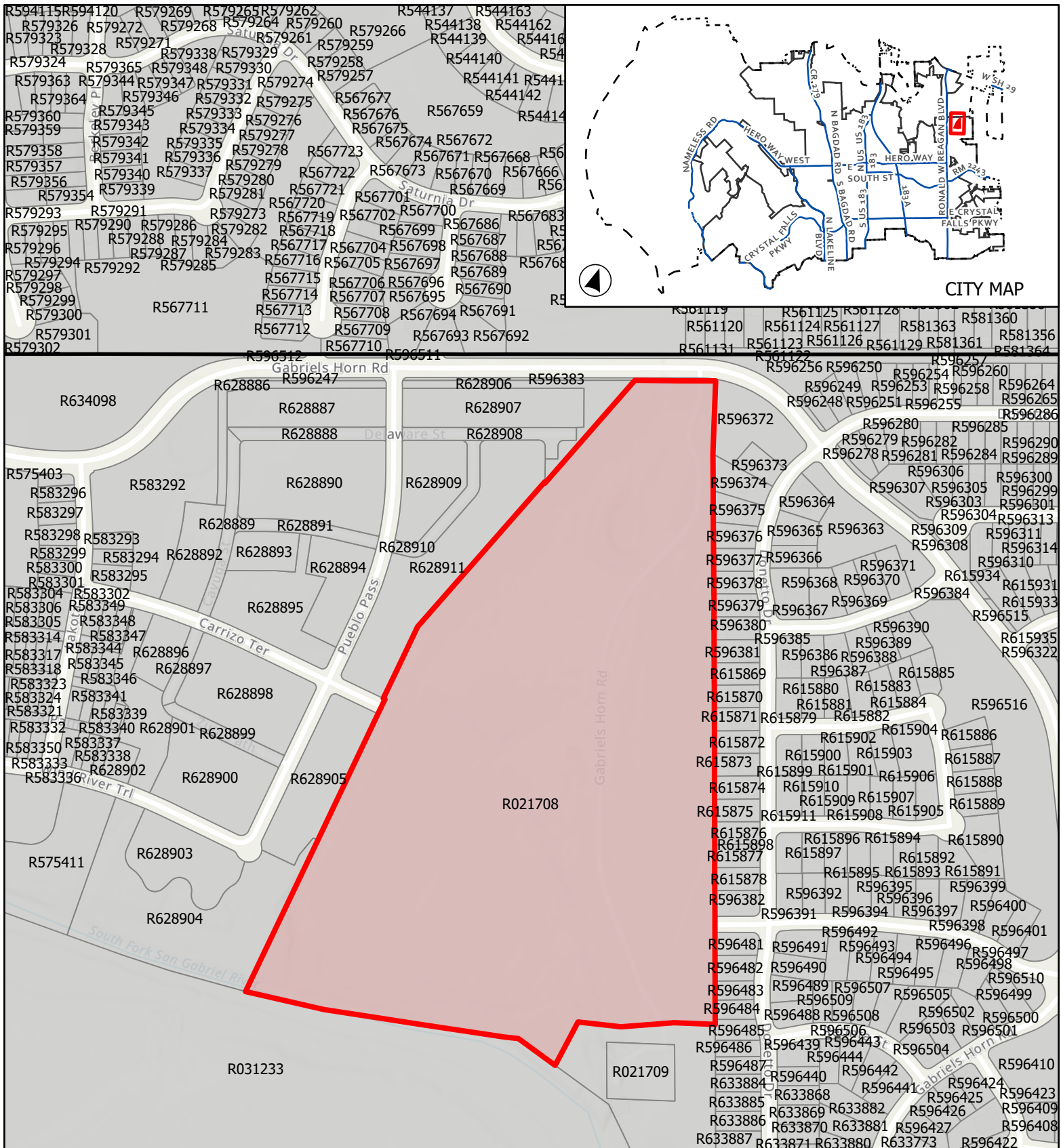
APPROVAL CRITERIA:

The Composite Zoning Ordinance Article VI Sec. 1 (c)(5) (iii) (8) provides a 5' disturbance area which allows trees within 5 feet of the foundation necessary for construction and grade transitions to be removed without mitigation. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved by the Director of Planning. During the subdivision construction phase, the development may plan for removal of the pad trees. If trees are proposed for removal at this stage, mitigation requirements shall apply.

The PICP-22-0021 Garlock Subdivision Construction Plans is proposing an additional 21 trees totaling 437" for removal within pad sites or due to grading which were not previously approved for removal with the Preliminary Plat.

The Developer has already paid the mitigation fees for these trees along with the other required trees for the construction plan approval (total fees shown below). Staff recommends approval of the tree removal request.

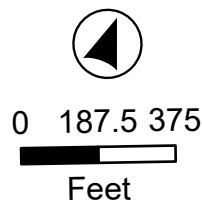
Total Mitigation Fee: \$171,075
Heritage Tree Removal Fee: \$9,300
Overall Total Fee: \$180,375



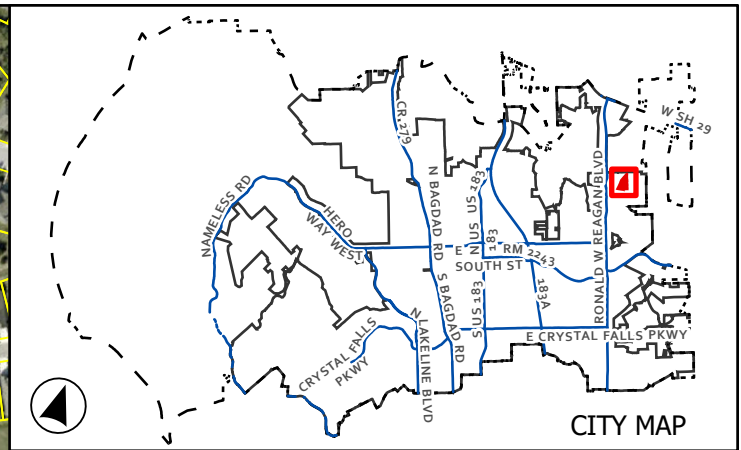
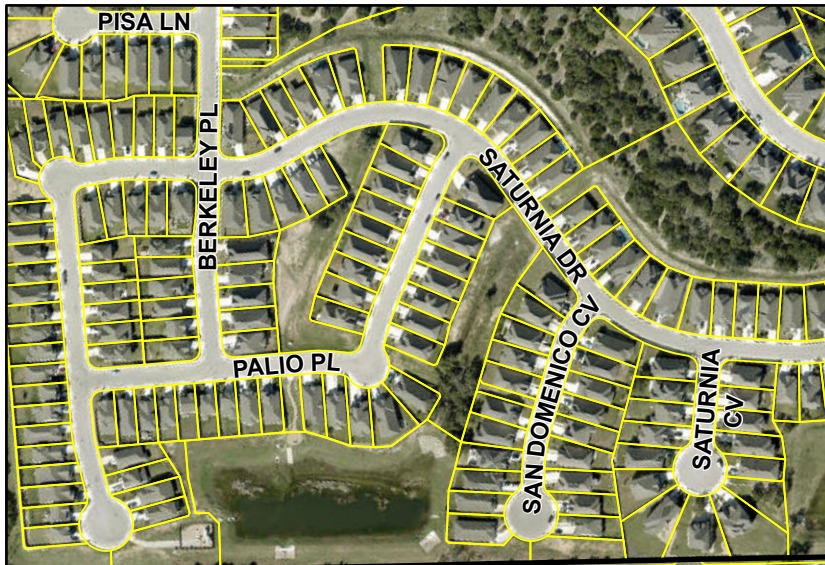
CASE: TRP-23-0015 ATTACHMENT 2 GARLOCK TREE REMOVAL

Location Map

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



- City Limits
- ETJ Boundary
- Subject Boundary



CASE: TRP-23-0015

ATTACHMENT 3

GARLOCK TREE REMOVAL

Aerial Map

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



0 180 360



Feet

-  Leander City Limits
-  Subject Boundary



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

July 7, 2023

City of Leander
Planning Department
Attn: Mr. Michael Chenausky
201 N. Brushy Street
Leander, Texas 78641

RE: Garlock Subdivision – Significant Tree Removal Request
Leander File No. # TRP-23-0015

Dear Mr. Chenausky,

Upon receipt of the first round of comments on the above-referenced TRP file; we are updating the Significant Trees to be removed list to include all Significant Trees 18-26" that were not identified on the approved preliminary plan. They are broken down into two categories: *Pad Site Trees* and *Grading Trees*.

PAD SITE TREES

TREE NUMBER	TREE TYPE	TREE SIZE
75349	Post Oak	21"
75468	Live Oak	19"
75469	Live Oak	20"
75474*	Live Oak (Multi)	19"
75474*	Live Oak (Multi)	18"

GRADING TREES

TREE NUMBER	TREE TYPE	TREE SIZE
75295	Live Oak (Multi)	19"
75326	Live Oak	22"
75331	Live Oak	23"
75341*	Live Oak (Multi)	24"

GRADING TREES (CONTINUED)

TREE NUMBER	TREE TYPE	TREE SIZE
75341*	Live Oak (Multi)	21"
75478	Live Oak	19"
75492	Live Oak (Multi)	19"
75503	Live Oak	21"
75504	Live Oak	20"
75505	Elm	23"
75606	Live Oak	22"
75611	Elm (Multi)	23"
75613	Elm	19"
75615	Elm	23"
75620	Elm	19"
75826	Cedar	23"

Total Inches of Significant Trees to be removed: 437"

Note: An asterisk "" signifies an additional branch where the tree split below 4 ft and is categorized as a separate tree.*

Thank you for your time and review of this project. Please let me know if you need anything else.

Respectfully,
Carlson, Brigrance & Doering, Inc.


Geoff Guerrero
Senior Planner

GARLOCK SUBDIVISION PLAN
TREE MITIGATION CALCULATIONS

TREE MITIGATION REQUIREMENT SUMMARY:	TOTAL INCHES	INCHES REMOVED	MITIGATION	25% CREDIT	INCHES RETAINED	PERCENTAGE RETAINED/REMOVED
SIGNIFICANT TREES 8"-18"	4943	3633.5	1162	871.5	1309.5	26% RET / 74% REM
SIGNIFICANT TREES 18.1"-25.99"	951	608	265	199	343	36% RET / 64% REM
HERITAGE TREES	1030	31	93	70	999	97% RET / 3% REM
TOTAL CALIPER INCHES OF TREES	6924	4272.5			2651.5	

SIGNIFICANT TREES 8" - 18": 3633.5" REMOVED; MITIGATION NOT REQUIRED FOR 50% OF SIGNIFICANT TREES: 4943 x 0.5 = 2471.50;
MITIGATION 1:1 = 1162"; 25% CREDIT FOR REMOVAL OF INVASIVE SPECIES: 1162 x 0.75 = 871.5";
MITIGATION FEE \$150 PER CI: 871.5 x 150 = (\$130,725.00 MITIGATION FEE)

SIGNIFICANT TREES 18" - 26": 608" REMOVED; MITIGATION NOT REQUIRED FOR 50% OF SIGNIFICANT TREES: 951 x 0.5 = 475.5;
MITIGATION 2:1: 132.5" x 2 = 265"; 25% CREDIT FOR REMOVAL OF INVASIVE SPECIES: 265 x 0.75 = 199";
MITIGATION FEE \$150 PER CI: 199 x 150 = (\$29,850.00 MITIGATION FEE)

SIGNIFICANT TREES 8" - 18" CREDIT: 0"
SIGNIFICANT TREES 18.1" - 25.99" CREDIT: 0"
HERITAGE TREES >26": 31" REMOVED; HERITAGE TREE REMOVAL FEE: 31 x \$300 = \$9,300.00;
MITIGATION 3:1: 31 x 3 = 93"; 25% CREDIT FOR REMOVAL OF INVASIVE SPECIES: 93 x 0.75 = 70;
MITIGATION FEE \$150 PER CI: 70 x 150 = (\$10,500.00 MITIGATION FEE)
(HERITAGE MITIGATION FEE TO BE PAID PRIOR TO APPROVAL OF CONSTRUCTION PLAN APPLICATION)

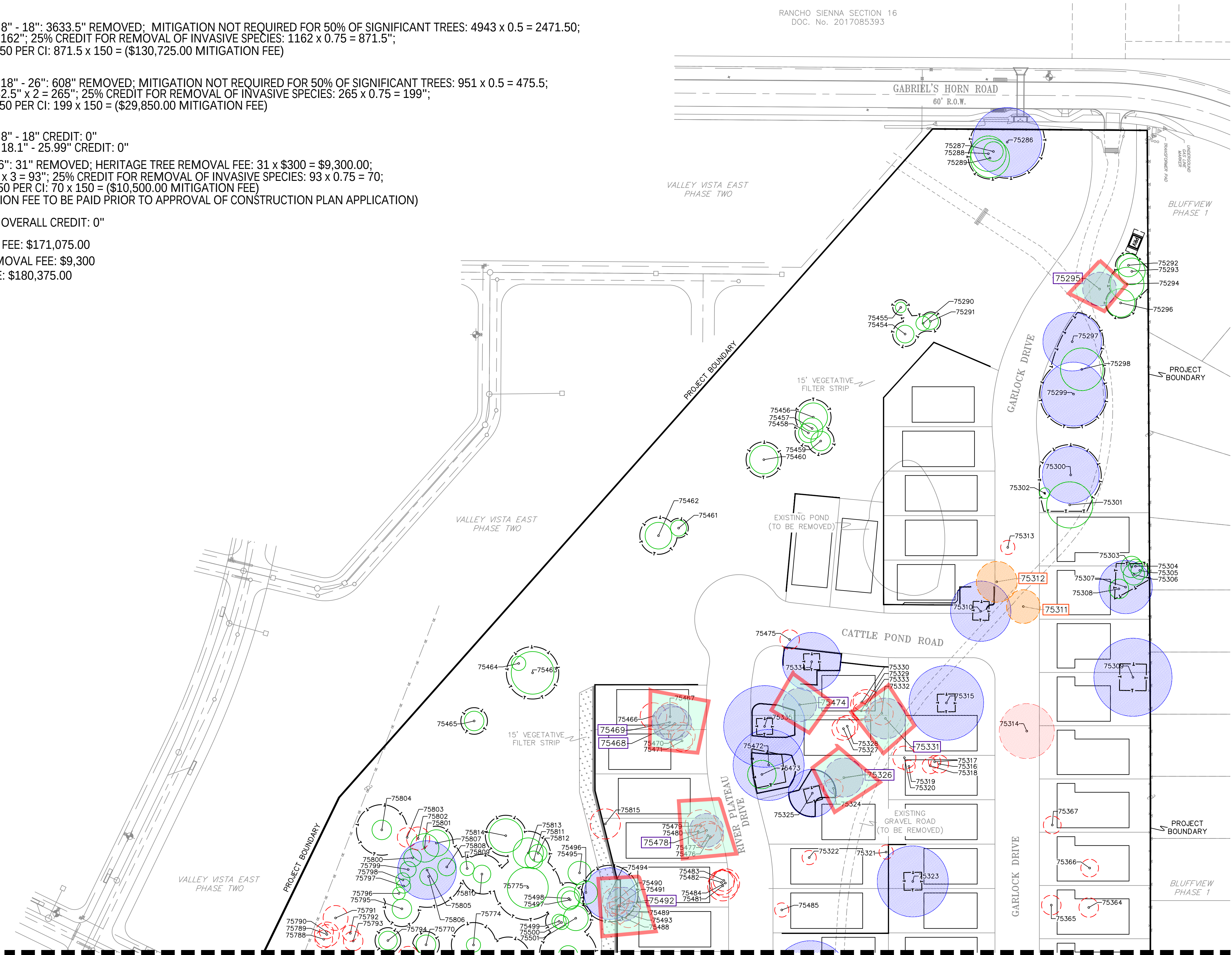
SIGNIFICANT TREES OVERALL CREDIT: 0"

TOTAL MITIGATION FEE: \$171,075.00
HERITAGE TREE REMOVAL FEE: \$9,300
OVERALL TOTAL FEE: \$180,375.00

PAD SITE TREES (INCLUDED IN MITIGATION CALCULATION):

SIGNIFICANT TREES 8"-18"	277
SIGNIFICANT TREES 18.1"-25.99"	79
HERITAGE TREES	0
TREES SURVEYED BELOW 8" IN MULTI GROUPS	0
TOTAL CALIPER INCHES OF TREES	548

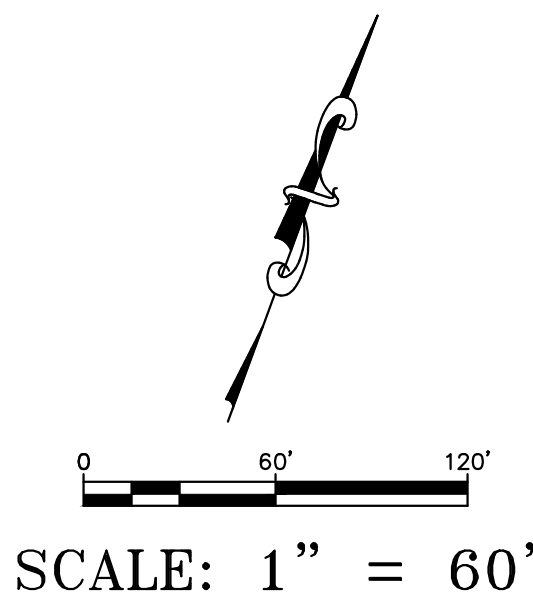
RANCHO SIENNA SECTION 16
DOC. No. 2017085393



LEGEND

- TREE WELL
- 1000 * TREE TO BE REMOVED
- 1000 TREE TO BE SAVED
- 1000 HERITAGE TREE
- 1000 * HERITAGE TREE TO BE REMOVED
- 1000 TREE PROTECTION
- 570 PROPOSED GRADING
- BUILDING PAD
- BUILDING PAD
- 1000 * SIGNIFICANT TREE (18"-26") TO BE REMOVED
- 1000 * SIGNIFICANT TREE (18"-26") TO BE REMOVED SHOWN IN PRELIMINARY PLAT

ENHANCED TREE PROTECTION AROUND SIGNIFICANT TREES (18-26") A PART OF TRP-23-0015 PROCESS



CAUTION!!!
EXISTING OVERHEAD UTILITIES ON SITE
CONTRACTORS TO USE EXTREME CAUTION.

DESIGNED BY: PMS	DRAFTED BY: CMC & FY
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRMA ID #13791 Main Office: 5701 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdi.com	
CBD	
TREE EXHIBIT (1 OF 2)	
GARLOCK SUBDIVISION	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE	July 2023
JOB NUMBER	5306
PICP-22-0021	
SHEET	1 OF 4
FOR CITY OF LEANDER APPROVAL	

LEGEND

1000

TREE WELL

1000

* TREE TO BE REMOVED

1000

TREE TO BE SAVED

1000

HERITAGE TREE

1000

* HERITAGE TREE TO BE REMOVED

1000

TREE PROTECTION

3.70

PROPOSED GRADING

BUILDING PAD

BUILDING PAD

1000

* SIGNIFICANT TREE (18"-26") TO BE REMOVED

1000

* SIGNIFICANT TREE (18"-26") TO BE REMOVED SHOWN IN PRELIMINARY PLAT

0

60'

120'

SCALE: 1" = 60'

SEE SHEET 15 FOR COMPLETE TREE LIST & DESCRIPTION

CAUTION!!!

EXISTING OVERHEAD UTILITIES ON SITE

CONTRACTORS TO USE EXTREME CAUTION.

ENHANCED TREE PROTECTION AROUND SIGNIFICANT TREES (18-26") A PART OF TRP-23-0015 PROCESS

DESIGNED BY: PMS	DRAFTED BY: CMK & FY
DATE:	
REVISION:	
CARLSON, BRIGANCE & DOERING, Inc. Civil Engineering & Surveying FIRMA ID #43791 Main Office: 5701 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 280-3160 www.cbdi.com	
C B D	
TREE EXHIBIT (2 OF 2)	
GARLOCK SUBDIVISION	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	
JOB NAME:	
PROJECT:	
PATRICK M. SULLIVAN 142359 PROFESSIONAL ENGINEER CARLSON, BRIGANCE & DOERING, INC. 07-10-2023	
DATE:	July 2023
JOB NUMBER:	5306
PICP-22-0021	
SHEET	2 OF 4

FOR CITY OF LEANDER APPROVAL

FILE PATH: \\ACD\3306\dwg\Construction\3306- TREE EXHIBIT.dwg - JUL 07, 2023 - 2:35pm

Tree Number	Species	Preserve / Remove	Heritage Tree	Caliper Inches	Main Trunk	Stem	Stem	Stem	Stem	Stem	Reason for removal
75286	LIVE OAK	P	Y	39	39						
75287	LIVE OAK	P		11	11						
75288	LIVE OAK	P		20	20						
75289	LIVE OAK MULTI	P		104	22	20	19	18	16	9	
75290	CEDAR ELM MULTI	P		8	8	7	6				
75291	CEDAR ELM MULTI	P		9	9	7	6				
75292	LIVE OAK	P		13	13						
75293	LIVE OAK MULTI	P		29	15	14					
75294	ELM	P		19	19						
75295	LIVE OAK MULTI	R		32	19	13					GRADING
75296	LIVE OAK MULTI	P		29	16	13					
75297	LIVE OAK	P	Y	33	33						
75298	LIVE OAK	P		24	24						
75299	LIVE OAK	P	Y	36	36						
75300	LIVE OAK	P	Y	32	32						
75301	LIVE OAK	P		26	26						
75302	LIVE OAK MULTI	P		N/A	6	4	3	3			
75303	LIVE OAK	R		12	12						GRADING
75304	LIVE OAK	R		8	8						GRADING
75305	LIVE OAK	R		10	10						GRADING
75306	LIVE OAK	R		12	12						GRADING
75307	LIVE OAK	P	Y	30	30						
75308	ELM MULTI	R		11	11	7					GRADING
75309	LIVE OAK MULTI	P	Y	102	44	32	26				
75310	LIVE OAK	P	Y	34	34						
75311	LIVE OAK MULTI	R		37	19	18					ROW
75312	LIVE OAK MULTI	R		42	23	19					ROW
75313	LIVE OAK MULTI	R		8	8	3					ROW
75314	LIVE OAK MULTI	R	Y	61	31	16	14				ROW
75315	LIVE OAK	P	Y	42	42						
75316	LIVE OAK MULTI	R		18	10	8					PAD
75317	LIVE OAK MULTI	R		N/A	7	6					PAD
75318	LIVE OAK MULTI	R		9	9	7					PAD
75319	LIVE OAK MULTI	R		N/A	7	3					PAD
75320	LIVE OAK	R		13	13						GRADING
75321	LIVE OAK MULTI	R		8	8	4					GRADING
75322	LIVE OAK	R		8	8						PAD
75323	LIVE OAK	P	Y	40	40						
75324	ELM	R		11	11						GRADING
75325	LIVE OAK	P	Y	27	27						
75326	LIVE OAK	R		22	22						GRADING
75327	LIVE OAK MULTI	R		25	13	12					GRADING
75328	LIVE OAK MULTI	R		21	12	9					GRADING
75329	LIVE OAK MULTI	R		18	9	9					GRADING
75330	LIVE OAK	R		10	10						GRADING
75331	LIVE OAK	R		23	23						GRADING
75332	LIVE OAK	R		13	13						GRADING
75333	LIVE OAK	R		18	18						GRADING
75334	LIVE OAK	P	Y	33	33						
75335	LIVE OAK	P	Y	46	46						
75338	LIVE OAK MULTI	R		N/A	6	6					GRADING
75339	LIVE OAK MULTI	R		8	8	4					GRADING
75340	ELM MULTI	R		21	11	10					GRADING
75341	LIVE OAK MULTI	R		63	24	21	18				GRADING
75342	LIVE OAK	P	Y	31	31						
75343	LIVE OAK	P	Y	28	28						
75344	LIVE OAK MULTI	R		36	19	17					ROW
75345	LIVE OAK	R		18	18						ROW
75346	ELM	R		12	12						ROW
75347	LIVE OAK MULTI	R		43	25	18					ROW
75348	POST OAK	P	Y	34	34						
75349	POST OAK	R		21	21						PAD
75350	BLACK WALNUT	R		13	13						PAD
75351	BLACK WALNUT MULTI	R		8	8	6	5				ROW
75352	BLACK WALNUT	R		9	9						ROW
75353	LIVE OAK	R		23	23						ROW
75354	LIVE OAK MULTI	R		8	8	4					GRADING
75355	LIVE OAK	R		15	15						GRADING
75356	LIVE OAK MULTI	R		N/A	6	6	5	3	3		GRADING
75357	ELM	R		13	13						GRADING
75358	BLACK WALNUT	R		10	10						PAD
75359	BLACK WALNUT	R		12	12						PAD
75360	BLACK WALNUT	R		8	8						PAD
75361	BLACK WALNUT	R		10	10						PAD
75362	BLACK WALNUT	R		12	12						GRADING
75363	BLACK WALNUT	R		9	9						GRADING
75364	BLACK WALNUT	R		11	11						PAD
75365	BLACK WALNUT	R		11	11						GRADING
75366	BLACK WALNUT	R		10	10						PAD
75367	BLACK WALNUT	R		10	10						GRADING
75368	LIVE OAK	P	Y	35	35						
75369	LIVE OAK	P	Y	27	27						
75370	LIVE OAK	P	Y	27	27						
75371	LIVE OAK	P	Y	53	53						
75372	ELM	P		16	16						
75373	LIVE OAK MULTI	P		N/A	7	5					
75374	LIVE OAK	P		11	11						
75375	LIVE OAK	P		9	9						
75376	LIVE OAK MULTI	P		10	10	6					
75377	ELM	P		12	12						
75378	ELM	P		9	9						
75379	ELM MULTI	P		N/A	7	5					
75380	ELM	P		10	10						
75381	ELM MULTI	P		9	9	5					
75382	ELM	P		10	10						
75383	LIVE OAK	P		9	9						
75384	LIVE OAK	P		8	8						
75385	LIVE OAK	P		8	8						
75386	LIVE OAK	P	Y	32	32						
75389	ASH	R		18	18						GRADING
75390	ASH	R		15	15						GRADING
75391	ASH MULTI	R		9	9	7	5				GRADING
75392	ASH	R		N/A	7	6					GRADING
75393	ASH	R		10	10						GRADING
75394	ASH	R		9	9						GRADING

Tree Number	Species	Preserve / Remove	Heritage Tree	Caliper Inches	Main Trunk	Stem	Stem	Stem	Stem	Stem	Reason for removal
75395	ASH	R		13	13						GRADING
75396	ASH	R		10	10						GRADING
75397	ASH	R		12	12						GRADING
75398	ASH	R		10	10						GRADING
75399	ASH	R		13	13						GRADING
75400	ASH	R		8	8						GRADING
75401	ASH	R		9	9						GRADING
75402	ASH	R		10	10						GRADING
75403	ASH	R		12	12						GRADING
75404	ASH	R		9	9						GRADING
75405	ASH	R		11	11						GRADING
75406	ASH	R		11	11						GRADING
75407	ASH	R		21	21						GRADING
75408	ASH	R		12	12						GRADING
75409	ASH	R		12	12						GRADING
75410	ASH	R		11	11						GRADING
75411	ASH	R		10	10						GRADING
75412	ELM	R		10	10						GRADING
75413	ELM	R		14	14						GRADING
75414	ASH	R		15	15						GRADING
75415	ASH	R		8	8						GRADING
75416	ASH	R		10	10						GRADING
75417	ASH	R		8	8						GRADING
75418	ASH	R		12	12						GRADING
75419	ASH MULTI	R		9	9	5					GRADING
75420	ASH	R		8	8						GRADING
75421	ELM	R		13	13						GRADING
75422	ELM	R		11	11						GRADING
75423	ELM	R		10	10						GRADING
75424	ELM	R		10	10						GRADING
75425	ELM	R		11	11						GRADING
75426	ELM	R		14	14						GRADING
75427	ELM	R		18	18						GRADING
75428	ASH	R		9	9						GRADING
75429	ASH	R		11	11						GRADING
75430	ASH	R		10	10						GRADING
75431	ASH	R		10	10						GRADING
75432	ELM	R		13	13						GRADING
75433	ELM	R		13	13						GRADING
75434	ELM	R		15	15						GRADING
75435	ELM	R		15	15						GRADING
75436	ASH	R		10	10						GRADING
75437	ASH	R		10	10						GRADING
75438	ASH	R		9	9						GRADING
75439	ASH	R		14	14						GRADING
75440	ASH	R		9	9						GRADING
75441	ASH	R		14	14						GRADING
75442	ASH	R		11	11						GRADING
75443	ASH	R		10	10						GRADING
75444	ASH MULTI	R		N/A	7	2					GRADING
75445	ASH	R		8	8						GRADING
75446	ASH	R		10	10						GRADING
75447	ASH	R		9	9						GRADING
75448	ASH	R		8	8						GRADING
75449	ASH	R		9	9						GRADING
75454	ELM	P		10	10						
75455	ELM MULTI	P		N/A	6	5	2				
75456	ELM	P		16	16						
75457	ELM	P		12	12						
75458	ELM	P		11	11						
75459	ELM	P		11	11						
75460	LIVE OAK	P		16	16						
75461	LIVE OAK MULTI	P		9	9	7	5				
75462	ELM MULTI	P		30	15	15	5				
75463	LIVE OAK MULTI	P		37	24	13					</

Tree Number	Species	Preserve / Remove	Heritage Tree	Caliper Inches	Main Trunk	Stem	Stem	Stem	Stem	Reason for removal
75618	ELM	R		14	14					GRADING
75619	ELM	R		16	16					GRADING
75620	ELM	R		19	19					GRADING
75621	ELM	R		13	13					GRADING
75622	ELM	R		12	12					GRADING
75623	LIVE OAK MULTI	P		18	10	8				
75624	LIVE OAK MULTI	P		9	9	5	2	2		
75625	ELM	P		15	15					
75626	ELM	P	Y	29	29					
75627	ELM	P		10	10					
75630	ASH	R		12	12					GRADING
75631	ASH	R		8	8					GRADING
75632	ASH	R		9	9					ROW
75633	ASH	R		8	8					ROW
75634	ASH	R		13	13					ROW
75635	ASH	R		10	10					ROW
75636	ASH	R		9	9					ROW
75637	ASH	R		12	12					ROW
75638	ASH	R		10	10					ROW
75639	ASH	R		10	10					ROW
75640	ASH	R		13	13					ROW
75641	ASH	R		9	9					ROW
75642	ASH	R		8	8					ROW
75643	ASH	R		9	9					ROW
75644	ASH	R		10	10					GRADING
75645	ASH	R		9	9					GRADING
75646	ASH	R		11	11					GRADING
75647	ASH	R		12	12					GRADING
75648	ASH	R		8	8					ROW
75649	ASH	R		8	8					ROW
75650	ELM	R		15	15					ROW
75651	ELM	R		13	13					ROW
75652	ASH	R		15	15					ROW
75653	ASH	R		9	9					ROW
75654	ASH	R		11	11					GRADING
75655	ASH	R		10	10					GRADING
75656	ASH	R		9	9					PAD
75657	ASH	R		10	10					PAD
75658	ASH	R		14	14					GRADING
75659	ASH	R		14	14					GRADING
75660	ASH	R		14	14					GRADING
75661	ASH	R		10	10					GRADING
75662	ASH	R		10	10					GRADING
75663	ASH	R		12	12					GRADING
75664	ASH	R		9	9					GRADING
75665	ASH	R		8	8					GRADING
75666	ASH	R		9	9					GRADING
75667	ASH	R		8	8					GRADING
75668	ASH	R		11	11					GRADING
75669	ASH	R		12	12					GRADING
75670	ASH	R		9	9					GRADING
75671	ASH	R		9	9					GRADING
75672	ASH	R		10	10					GRADING
75673	ASH	R		11	11					GRADING
75765	LIVE OAK	R		8	8					GRADING
75766	LIVE OAK	R		8	8					GRADING
75767	LIVE OAK	R		8	8					GRADING
75768	LIVE OAK	P		10	10					
75769	ELM	P		12	12					
75770	ELM	P		11	11					
75771	LIVE OAK	P		11	11					
75772	LIVE OAK	P		8	8					
75773	LIVE OAK MULTI	P		18	10	8	6			
75774	LIVE OAK MULTI	P		8	8	7	6	6	4	3
75775	LIVE OAK MULTI	P		42	23	19				
75776	LIVE OAK MULTI	P		21	11	10	7	7	5	4
75777	LIVE OAK MULTI	P		18	10	8	7			
75778	ELM MULTI	P		19	10	9				
75779	LIVE OAK	P		19	19					
75780	ELM	R		15	15					GRADING
75781	ELM	R		8	8					GRADING
75782	ELM	R		8	8					GRADING
75783	ELM MULTI	R		51	17	12	12	10		GRADING
75784	ELM	R		14	14					GRADING
75785	LIVE OAK	R		14	14					GRADING
75786	ELM MULTI	R		8	8	3				GRADING
75787	ELM MULTI	R		N/A	6	6	5			GRADING
75788	ELM MULTI	R		18	10	8				GRADING
75789	ELM	R		14	14					GRADING
75790	ELM	R		8	8					GRADING
75791	ELM	R		14	14					GRADING
75792	ELM MULTI	R		9	9	3				GRADING
75793	ELM	R		11	11					GRADING
75794	ELM MULTI	P		N/A	7	7				
75795	ELM MULTI	P		21	11	10				
75796	ELM MULTI	P		N/A	7	5	5	4		
75797	ELM MULTI	P		8	8	7	7	6		
75798	ELM MULTI	P		8	8	4	4	3		
75799	ELM MULTI	P		9	9	7	6			
75800	ELM	P		10	10					
75801	ELM	P		16	16					
75802	ELM	P		13	13					
75803	ELM	P		11	11					
75804	ELM MULTI	P		21	11	10	7	6	4	
75805	LIVE OAK MULTI	P	Y	43	33	10				
75806	ELM MULTI	P		18	10	8				
75807	ELM	P		15	15					
75808	ELM	P		10	10					
75809	ELM MULTI	P		8	8	4				
75810	LIVE OAK MULTI	P		20	10	10	4	3		

Tree Number	Species	Preserve / Remove	Heritage Tree	Caliper Inches	Main Trunk	Stem	Stem	Stem	Stem	Reason for removal
75811	ELM	P		10	10					
75812	ELM	P		12	12					
75813	LIVE OAK MULTI	P		17	17	7				
75814	ELM	P		19	19					
75815	ELM	R		17	17					GRADING
75816	CHINQUAPIN OAK	R		8	8					PAD
75817	LIVE OAK	R		11	11					ROW
75818	LIVE OAK	R		11	11					ROW
75819	ELM MULTI	R		15	15	7				ROW
75820	ELM	R		15	15					ROW
75821	ELM	R		9	9					GRADING
75822	ELM	R		10	10					GRADING
75823	MESQUITE MULTI	R		24	16	8				GRADING
75824	ELM	R		10	10					GRADING
75825	CEDAR	R		11	11					GRADING
75826	CEDAR	R		23	23					GRADING
75827	ELM	R		10	10					GRADING
75828	ELM MULTI	R		N/A	6	6				GRADING
75829	ELM	R		9	9					GRADING
75830	ELM	R		10	10					GRADING
75831	ELM	R		8	8					GRADING
75832	ELM	R		9	9					GRADING
75833	ELM	R		9	9					GRADING
75834	MESQUITE MULTI	R		31	11	10	10			GRADING
75835	MESQUITE	R		9	9					GRADING
75836	MESQUITE	R		9	9					GRADING
75837	ELM MULTI	R		N/A	7	5				GRADING
75838	LIVE OAK MULTI	R		9	9	6	6			GRADING
75839	ELM MULTI	R		9	9	5				PAD
75840	ELM	R		8	8					ROW
75841	ELM MULTI	R		23	12	11				ROW
75842	ELM	R		13	13					ROW
75843	ELM	R		12	12					ROW
75844	ELM	R		17	17					GRADING
75845	LIVE OAK	R		16	16					GRADING
75846	LIVE OAK	P	Y	27	27					
75847	LIVE OAK	P	Y	27	27					
75848	LIVE OAK	R		11	11					GRADING
75849	ELM	R		10	10					ROW
75850	ELM MULTI	R		N/A	7	7	6	6	5	ROW
75851	ELM	R		16	16					ROW
75852	LIVE OAK MULTI	R		N/A	7	4				GRADING
75853	LIVE OAK	R		14	14					ROW
75854	LIVE OAK MULTI	R		N/A	7	7				GRADING
76078	ELM	R		18	18					GRADING
76079	LIVE OAK	R		12	12					GRADING
76080	MESQUITE	R		16	16					GRADING
76088	LIVE OAK	R		8	8					GRADING
92003	LIVE OAK	P		8.5	8.5					
92004	ASH	R		15	15					GRADING
92005	ASH	R		16	16					GRADING
92006	ELM	R		13	13					PAD
92007	ELM	R		8	8					PAD
92008	ASH	R		14	14					PAD
92009	ASH	R		10	10					GRADING
92010	ASH MULTI	R		9	9	2				GRADING
92012	ASH	R		9.5	9.5					GRADING
92013	ASH	R		12	12					GRADING
92014	ELM	R		10.5	10.5					ROW
92015	ELM	R		14.5	14.5					ROW
92016	ELM	R		13	13					ROW
92017	ASH	R		16	16					GRADING
92018	ASH	R		10	10					GRADING
92019	ASH	R		11	11					GRADING
92020	ASH	R		15	15					GRADING
92021	LIVE OAK MULTI	R		N/A	7	6	3	3	2	GRADING
92022	ASH	R		13	13					GRADING
92023	ASH	R		11	11					GRADING

O- SIGNIFICANT TREE (18"-26") PROPOSED FOR REMOVAL SHOWN IN PRELIMINARY PLAT

*- SIGNIFICANT TREE (18"-26") PROPOSED FOR REMOVAL - ON MULTI-STEM TREES BEING REMOVED, EACH STEM BETWEEN 18"-26" HAS BEEN BOXED

NOTE:

IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

FOR CITY OF LEANDER APPROVAL

DESIGNED BY: PMS	DRAFTED BY: CMIC & FY
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #43791 Main Office: 5701 West William Cannon Dr., Austin, Texas 78749 North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdegeo.com Phone No. (512) 280-5160	
TREE LIST (2 OF 2)	
GARLOCK SUBDIVISION	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	
JOB NAME:	
PROJECT:	
Patrick M. Sullivan Professional Engineer 142359 CARLSON, BRIGRANCE, & DOERING, INC. ID #43791 07-10-2023	
DATE	July 2023
JOB NUMBER	5306
PICP-22-0021	
SHEET	4 OF 4