



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 28, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Vacant**

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 21, 2025 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on August 14, 2025.
7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0039 regarding Mouton's Bistro; on one (1) parcel of land 1.118 Williamson acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R036041, commonly known as located 309 N US 183, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0176 to amend the current zoning of Interim SFR-1-B (Single-Family Residential) and Interim SFS-2-B (Single-Family Suburban) to GC-2-C (General Commercial) on three (3) parcels of land 12.595 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R343706, R343707, and R343708; and generally located southeast of the intersection of 183A Toll Road and E. Woodview Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0176 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

9. Discuss and consider action on Tree Removal Case TRP-25-0040 regarding the removal of twelve (12) Significant Trees associated with the commercial development of 675 Kauffman Loop Public Improvement Construction Plans (PICP-24-0176) and Site Development (SD-24-0282) projects located at 675 Kauffman Loop, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 21st day of August 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
8/28/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on August 14, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 8-14-2025 P & Z minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, August 14, 2025
Regular Meeting at 6:00 PM



**Place 1 – Donnie Mahan
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Vacant**

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the August 7, 2025 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Lantrip
Seconded: Board Member Calame

Vote: 6 - 0

6. Approval of the minutes for meeting held on July 24, 2025.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0204 Skye Multi-Family Development Recreation Improvements Minor Site Development; on one (1) parcel of land 2.783 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R646643, commonly known as 11320 Hero Way West, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0173 to amend the current zoning of SFR-2-A (Single-Family Rural) to SFR-3-A (Single-Family Rural) on one (1) parcel of land approximately 1.01 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R570333; and more commonly known as 2700 Monte Ranch Trail, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0173 as described above.

Public Hearing opened at 6:09 p.m.; Public Hearing closed at 6:31 p.m.; following discussion.

No one spoke in favor of this item.

Spoke in opposition of the request:

Jason Simental, 2700 Fishing Hole Cove;

Rocky Quach, 2540 Council Springs Pass;

Lynette Harens, 2740 Great Owl Pass;

Katherine Hidalgo, 2700 Council Springs cove;

Deborah Groyer, 2600 Council Springs Pass;

Rolando Ponce, 2720 Monte Ranch Trail;

Robert Wernersbach, 2741 Monte Ranch Trail;

Russell Hess, 2740 Monte Ranch Trail;

Anthony Roberts, 2960 Council Springs Pass;

Julia Littleton, 2620 Great Owl Pass.

30 submitted via the website in opposition of the request; see attached.

10 written public comments submitted in opposition of the request: see attached.

Motion to deny Zoning Case Z-25-0173.

By: Board Member Calame

Seconded: Board Member Mahan

Vote: 6 - 0

[The Commission took a brief recess at 7:10 p.m.; reconvened at 7:18 p.m.]

9. Conduct a Public Hearing regarding Special Use Case Z-25-0184 to consider action on a Special Use Permit to allow for a social club and game room on one (1) parcel of land approximately 0.25 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R036101; and more commonly known as 107 N. US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0184 as described above.

Public Hearing opened at 7:30 p.m.; Public Hearing closed at 7:30 p.m.; following discussion.

No one spoke in favor or opposition of this item.

Motion to approve the Special Use Permit Z-25-0184.

By: Board Member Calame

Seconded: Board Member Lewis

Vote: 6 - 0

REGULAR AGENDA

10. Discuss and consider action on Tree Removal Case TRP-25-0039 regarding the removal of seven (7) Heritage Trees associated with the Wildspring Phase 2 Public Improvement Construction Plans (PICP-25-0199), generally located west of the intersection of Peach Drift Drive and White Mistleflower Drive, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0039.

By: Board Member Lantrip

Seconded: Board Member Calame

Vote: 6 - 0

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

The Commission discussed the following recommendations:

- Install a flashing beacon at the intersection of Crystal Falls and Raider Way
- Consider the expansion of Lakewood Park towards the west
- Explore alternative access to Lakewood Park
- Consider additional parking opportunities at Lakewood Park
- Consider an amphitheater in addition to the Maintenance Staff Shop/ Break Room at the Lakewood Park
- Install bus stops within one-half mile from every resident
- Connect the CapMetro station to Old Town with a bus shuttle
- Connect the trail from east of Brushy Creek to the Regional trail near Sarita Valley

Motion to approve the recommendations from the Planning & Zoning Commission for the FY 2025/2026 City Budget and Capital Improvement Program (CIP) Plan.

By: Board Member Lewis

Seconded: Board Member Morales

Vote: 6 - 0

12. Discuss and consider action on the Planning & Zoning Commission Progress Report for September 2024 to August 2025.

Motion to approve the action on the Planning & Zoning Commission Progress Report for September

2024 to August 2025.

By: Board Member Lewis
Seconded: Board Member Oliver

Vote: 6 - 0

13. Adjournment
Meeting adjourned at 8:22 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
8/28/2025

AGENDA SUBJECT:

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

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Mouton's Bistro, which is a 1.118 acre commercial lot and includes the extension of the water and wastewater lines.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to finalize the approval of the construction plans and proceed with the site development permit as well.

HISTORY/TIMELINE:

12/03/2023 - Construction Plans Application Expired
06/03/2024 - Construction Plans Application Staff Extension Expired
02/03/2025 - Construction Plans Application Withdrawn
04/03/2025 - City Council Approved Extension
06/03/2025 - Construction Plans Application City Council Extension Expired

APPLICANT/AGENT:

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

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9) months after the first review comment letter for the construction plans is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the preliminary plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to February 3, 2026, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

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



July 29, 2025

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

**RE: 309 N US 183 Leander, TX 78641
PICP Extension Request 2
PICP-22-0039**

To Whom It May Concern:

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

This PICP plan set was signed & stamped by City staff in April 2024. At that time, the associated land development project would have been an expansion to the existing building but after several months of discussion and decision, the land was sold to a buyer with a similar but different intention. The site development plan set associated with this project now, is a full scrape and re-build of the site and will require the installation of the water line, exactly as drawn in the original PICP plan set. This PICP project was then reevaluated by City staff and approved for extension by the City Council on April 3rd, 2025, however the landowner was not able to mobilize quick enough prior to the very quick 12 month expiration date of June 3rd, 2025.

Please accept this request to extend the previously reviewed PICP project for 12 months through July, 2026, as development will still occur on this lot and in the form of a new drive-through restaurant. It is our goal to protect both the property owner and the City of Leander from redundancy and inefficiency by utilizing the same reviewed & stamped set of plans for the current site development project located at the exact same parcel. However, it is our understanding that the City of Leander will perform due diligence and ensure that the existing plan set still fits in purpose and technical design prior to final approval and permitting.

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jen Henderson'.

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

JH/RJC



EXECUTIVE SUMMARY
8/28/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0176 to amend the current zoning of Interim SFR-1-B (Single-Family Residential) and Interim SFS-2-B (Single-Family Suburban) to GC-2-C (General Commercial) on three (3) parcels of land 12.595 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R343706, R343707, and R343708; and generally located southeast of the intersection of 183A Toll Road and E. Woodview Drive, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0176 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to develop the lot in a commercial manner. Lots 2 and 3 will be developed as a Peak Performance Martial Arts Training Center while Lot 4 will be considered for future commercial development. The proposed zoning change does comply with the Future Land Use map designation of Multi-Use Corridor on a Priority Corridor and would be an appropriate and complimentary use for the surrounding area.

GENERAL INFORMATION:

Current Zoning: Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban)
Proposed Zoning: GC-2-B (General Commercial)

Size and Location: The three (3) parcels are generally located southeast of the intersection of 183A Toll Road and E. Woodview Drive, including approximately 1.01 acres.

Surrounding Area: These properties are located southeast of the intersection of 183A Toll Road and Woodview Drive. Surrounding uses include Life Church to the north, future Enclave at Stewart Crossing townhomes to the east and Park at Crystal Falls apartments to the south.

Previous Zoning Cases:

No zone cases have been previously submitted for this property.

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 2:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE C:

Features: Three (3) or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

MULTI-USE CORRIDOR

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

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-

intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

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

PUBLIC NOTIFICATION:

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

A neighborhood outreach was conducted on July 19, 2025. Per the applicant, the Stewart Crossing Subdivision HOA, Enclave at Stewart’s Crossing and Park at Crystal Falls apartments were notified. No specific zoning related concerns were fielded to revise the zoning request.

Please see the full report from the applicant attached as Exhibit 7 and the additional handout items provided before the meeting.

HISTORY/TIMELINE:

11/06/2002 – Annexation of north halves of tracts.

12/20/2006 – Annexation of south halves of tracts.

APPLICANT/AGENT:

Sandlin Services, LLC. (Nick Sandlin and Adam Hughes) on behalf of Alan and Renee Parsley.

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the proposed Zoning change request;
2. Deny the proposed Zoning change request; or
3. Approve an alternative request that may include a more restrictive site component (Type 1 or 2) or more restrictive architectural component (Type A or B).

Staff recommends Option 1 listed above – Approve the requested zoning of GC-3-C (General Commercial). Staff made this recommendation based on the surrounding commercial land uses and the future land use plan from the Comprehensive Plan.

PRESENTER:

Cory Dale, Senior Planner

Attachments:

1. Z-25-0176 Att 1 - Letter of Intent - Peak Business Park
2. Z-25-0176 Att 2 Current Zoning - Peak Business Park
3. Z-25-0176 Att 3 Future Land Use Map - Peak Business Park
4. Z-25-0176 Att 4 Public Notification - Peak Business Park

5. Z-25-0176 Att 5 Proposed Zoning - Peak Business Park
6. Z-25-0176 Att 6 Aerial Map - Peak Business Park
7. Z-25-0176 Att 7 Neighborhood Outreach - Peak Business Park



July 22, 2025

Robin Griffin
Director of Development Services
City of Leander Planning & Development Services
105 N Brushy St.
Leander, TX 78641

Re: Rezoning Letter of Intent - Peak Business Park Development

Planning and Zoning Commission,

On behalf of the property owners, we respectfully submit this request for the rezoning of three parcels located at the southeast corner of SH 183A Toll and East Woodview Drive from existing Single Family Residential (SFS-2-B and SFR-1-B) zoning districts to General Commercial (GC-2-C). The proposed change is consistent with the Multi-Use Corridor -Priority Corridor designation shown in the City's Future Land Use Plan and mirrors the existing commercial zoning located directly across 183A Toll.

The site is comprised of three lots as outlined below:

Address	WCAD Parcel ID	Legal Description Abbreviation	Acreage	Existing Zoning District	Proposed Zoning District	Future Land Use Designation	Physical Description
Unassigned – CR 271	R343706	Dunkley Subd, Lot 2	2.7652A C	SFS-2-B; SFR-1-B	GC-2-C	Multi-Use Corridor Priority Corridor -	Vacant
Unassigned – CR 271	R343707	Dunkley Subd, Lot 3	4.8852A C	SFS-2-B; SFR-1-B	GC-2-C	Multi-Use Corridor Priority Corridor -	Vacant
1394 E Woodview Dr.	R343708	Dunkley Subd, Lot 4	4.42AC	SFS-2-B; SFR-1-B	GC-2-C	Multi-Use Corridor Priority Corridor -	Vacant

Lots 2 and 3, which are highly visible from the 183A Toll, are the only parcels proposed for the Peak Business Park development at this time (see attached Concept Plan). These two lots will form the foundation of the Peak Business Park, led by the Peak Performance Martial Arts Training Center. The Peak Performance Institute has proudly served the local community since 1997, and its expansion into this prominent location will establish a landmark presence and serve as a catalyst for future economic activity.

While Lot 4 (owned by the Parsley family) is not currently proposed for development, its inclusion in this rezoning request maintains consistency of zoning across all three contiguous parcels, allowing for a cohesive planning framework in the future.



Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

The proposed GC-2-C zoning will support a mix of compatible commercial uses that enhance area services and contribute to local employment and tax revenue. The site's location along a major transportation corridor, its adjacency to existing commercial development, and the lack of direct abutment to single-family homes (as seen in neighboring properties across the 183A Toll) further support the appropriateness of the requested zoning.

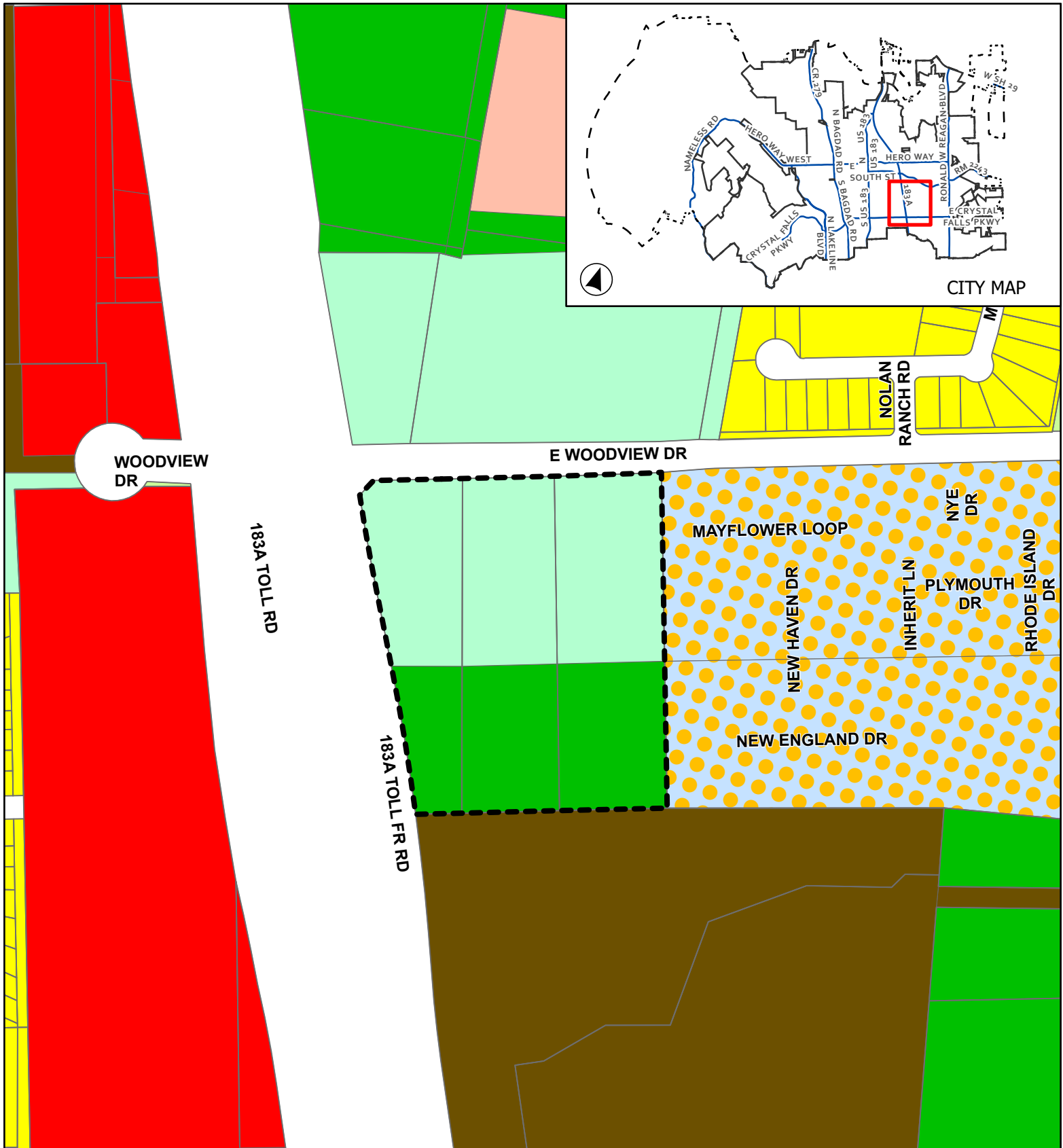
We are committed to thoughtful and high-quality development that aligns with the City of Leander's goals and vision. Thank you for your consideration of this rezoning request. Please feel free to contact me directly with any questions or to discuss further.

We appreciate your consideration of support. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Sandlin".

Nick Sandlin, P.E.
President & Principal
TBPELS Firm# 21356



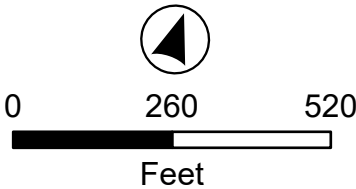
CASE: Z-25-0176

ATTACHMENT 2

PEAK BUSINESS PARK

Current Zoning

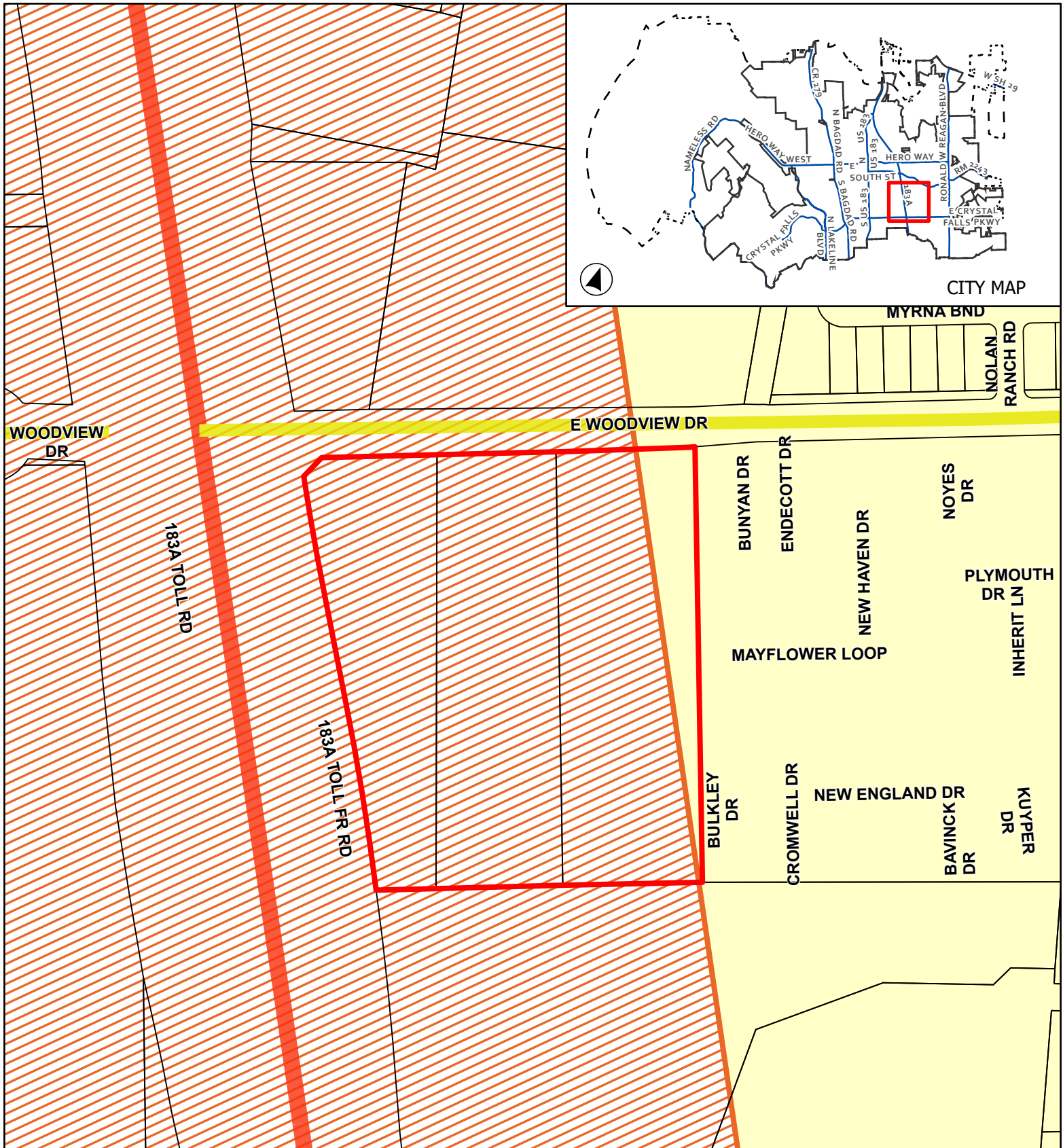
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



City Limits
ETJ
Subject Boundary

Current Zoning
SFR - Single-Family Rural
SFS - Single-Family Suburban

SFU - Single-Family Urban
SFC - Single-Family Compact
MF - Multi-Family
LO - Local Office
GC - General Commercial
PUD - Townhomes



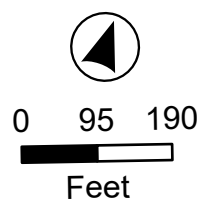
CASE: Z-25-0176

ATTACHMENT 3

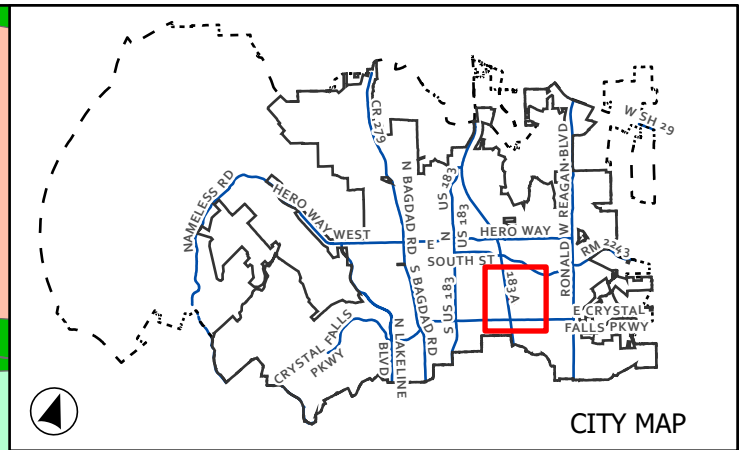
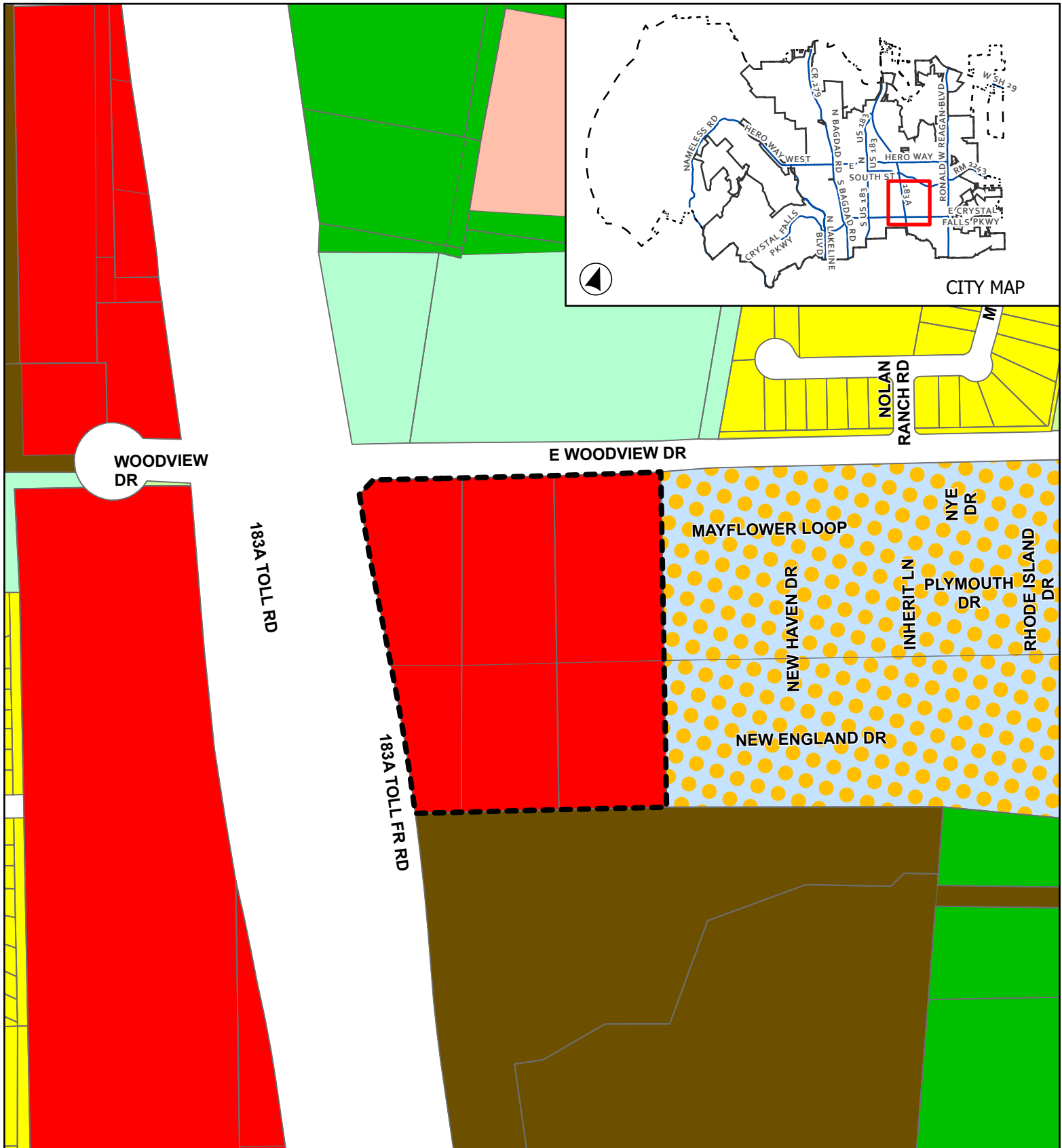
PEAK BUSINESS PARK

Future Land Use 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.



- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Access Controlled, Existing
- Collector, Existing
- Neighborhood Residential
- Multi-Use Corridor - Priority Corridor



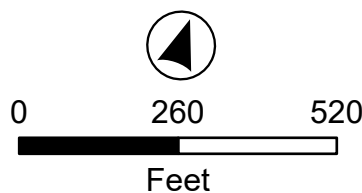
CASE: Z-25-0176

ATTACHMENT 5

PEAK BUSINESS PARK

Proposed Zoning

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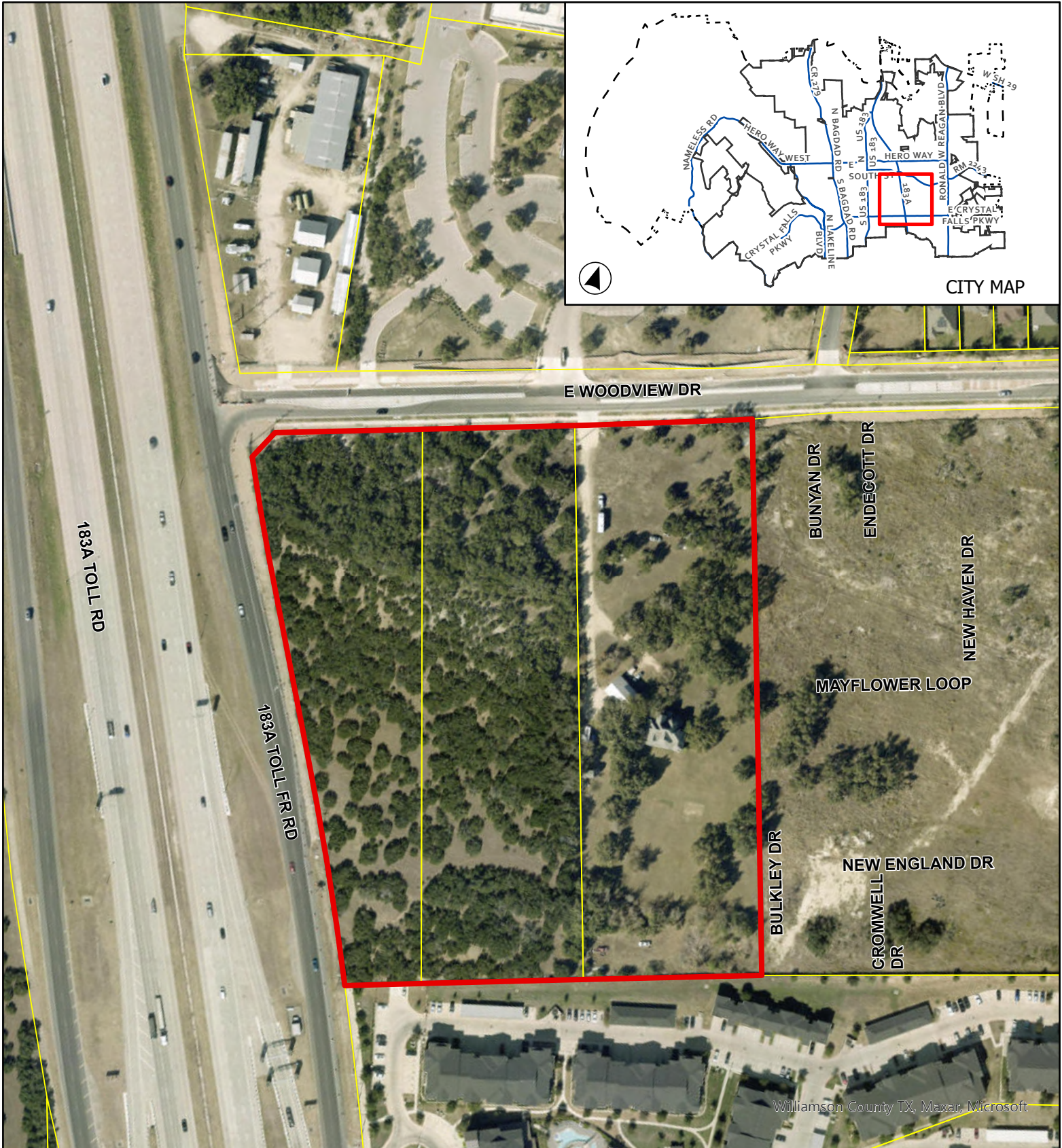


City Limits
ETJ
Subject Boundary

Proposed Zoning

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

SFU - Single-Family Urban
SFC - Single-Family Compact
MF - Multi-Family
LO - Local Office
GC - General Commercial
PUD - Townhomes



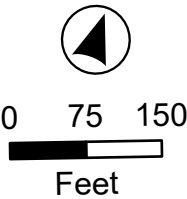
CASE: Z-25-0176

ATTACHMENT 6

PEAK BUSINESS PARK

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.



- Leander City Limits
- Subject Boundary

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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.

3. What concerns were raised during these communications?

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

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

Signature: Nick Sole Date _____

June 25, 2025



Re: Proposed Rezoning of Parcels near E. Woodview Drive and CR 271 -Leander, TX

To Whom It May Concern,

We are writing to inform you of a proposed **rezoning application** submitted to the **City of Leander** for three contiguous parcels located along **E. Woodview Drive and CR 271**, just east of **Highway 183-A**. I am the applicant who is requesting a change in zoning from **Single-Family Residential (SFS-2-B and SFR-1-B)** to **General Commercial (GC-2-C)**.

The proposed rezoning will allow the development of a new commercial center known as **Peak Business Park**, which will be anchored by my long-standing **Peak Performance Martial Arts Training Center**, a local institution serving the community since 1997. The remainder of the site will support a complementary mix of restaurant, medical office, and retail space to serve the growing population and provide local economic benefits.

This notification is being sent in accordance with City of Leander requirements to all landowners within **500 feet** of the subject property. The rezoning request will be considered at an upcoming **Planning & Zoning Commission meeting**, and details will be available on the City of Leander's official website as well as mailed to you directly by the City. You can see an attached conceptual plan for reference for a proposed development on my two lots. The lot located at 1394 Woodview Dr. is included in this Rezoning Request but has not proposed development at this time. All lots in the rezoning request are included in the table below:

Address	WCAD Parcel ID	Legal Description Abbreviation	Acreage	Existing Zoning District	Proposed Zoning District	Future Land Use Designation	Physical Description
Unassigned – CR 271	R343706	Dunkley Subd, Lot 2	2.7652A C	SFS-2-B; SFR-1-B	GC-2-C	Multi-Use Corridor – Priority Corridor	Vacant
Unassigned – CR 271	R343707	Dunkley Subd, Lot 3	4.8852A C	SFS-2-B; SFR-1-B	GC-2-C	Multi-Use Corridor – Priority Corridor	Vacant
1394 E Woodview Dr.	R343708	Dunkley Subd, Lot 4	4.42AC	SFS-2-B; SFR-1-B	GC-2-C	Multi-Use Corridor – Priority Corridor	Vacant

We appreciate your attention to this matter and encourage your feedback. If you have questions, concerns, or would like to learn more about this rezoning request, please don't hesitate to reach out. We have scheduled an information meeting Saturday July 19th at 10am. The meeting will be held at Peak Performance Training Center, 500 Brushy Creek Rd. Ste. 504. We can also be reached at gpsredevelopment@gmail.com, or via phone (512) 658-1804.

Sincerely,

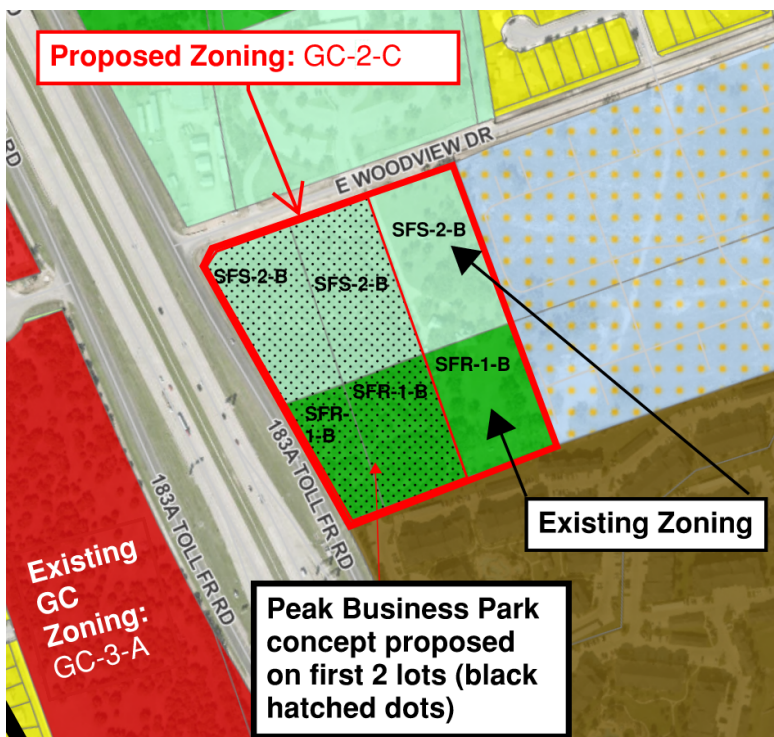
Gary Schill
Owner, Lots 2 & 3 of Dunkley Subdivision
Owner, Peak Performance Training Center
gpsredevelopment@gmail.com

Alyson - please see my responses below in blue.

We have some questions regarding this development.

1. Which parcels are you exactly proposing for this business park? Are they the 6 lots (which according to WCAD is technically 3 lots) at the southeast corner of Woodview & 183A Frontage Road?

You are correct, the zoning case encompasses three legal lots, which the WCAD map visually splits into six due to differing zoning overlays. The City's zoning map reflects two zoning districts across the three parcels, which is likely the source of confusion. The Peak Business Park concept plan, anchored by the locally owned Peak Performance, is only proposed for the first two lots, both of which are owned by Gary Schill. The third lot is included in the zoning case for consistency but is not currently planned for development as part of this phase.



2. Why do you think more un-leased retail space is a good idea? Have you seen the un-leased retail spaces just south of the apartments (south of these parcels) that have been vacant for over a year with only 2 businesses currently leasing (one isn't even open yet)?

We appreciate your concern and input on this point. The intent of this project is not to create additional vacant retail space. The proposed General Commercial zoning district allows for a wide range of uses, retail is just one of many. The development will be anchored by Peak Performance, which is technically classified as a Daycare use. This is a locally owned, service-based business that has demonstrated demand and community engagement. We are being thoughtful about how the site is developed and how the available uses respond to actual



Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

market demand. For reference, the City's permitted uses in the General Commercial district can be found [here](#).

3. What will the buildings look like? As we all know, the Leander Marketplace (which is only open one day a month) is an eyesore. Will these be metal, industrial buildings or will they be nice, brick & mortar buildings that are more aesthetically pleasing?

All buildings will be required to meet the City's architectural design standards, which are enforced through both corridor overlay requirements and zoning district design regulations. In this case, the "C" architectural component applies, which requires that at least 60% of street-facing façades consist of high-quality materials such as unpainted clay brick, stone, marble, granite, tile, stucco, or nonreflective glass. Additionally, at least 15% of the front façade must consist of windows or door openings, and each building must include a minimum of three distinct architectural design features (e.g., recesses, offsets, patios, arches). These requirements ensure a high standard of appearance that aligns with the City's long-term vision for this corridor and will not be the eyesore you described with the Leander Marketplace.

4. Will there only be one access point off the frontage road, or do you plan on having more than one? Woodview is a very narrow road (with a concrete median the city JUST put in), and to have 2 access points off that road and only one off the frontage road seems a little off. Almost all residents of Stewart Crossing & Marbella use Woodview as the main entrance point into the neighborhoods, especially when school is in session. Also, with the proposed residential development of the Enclave at Stewart Crossing (184 units) and a new neighborhood being built just north of Marbella along Raider Way, added traffic on Woodview is not ideal.

The main access is expected off of 183A Toll frontage. Access locations will ultimately be determined by the City of Leander based on their Transportation Criteria Manual and the findings of a required Traffic Study (TIA). All access points, whether on the frontage road or Woodview, must be approved by the City's Traffic Engineer, who will review projected volumes, safety considerations, and roadway capacity. Your concerns about neighborhood traffic and school circulation will be important inputs in that analysis, and we expect them to be addressed during the site development phase.

5. What will the "restaurant" space be? Do you already have a potential restaurant on the hook for that space?

We would have to direct you to the owner for this question. His contact information is included in the notification letter provided previously and here: Gary Schill, gpsredevelopment@gmail.com

Sorry for all of the questions. Thanks in advance for your response.

Sincerely,

Alyson White
Stewart Crossing HOA President

Thank you,
Adam Hughes
Sandlin Services, LLC
adam@sandlinservices.com



EXECUTIVE SUMMARY
8/28/2025

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case TRP-25-0040 regarding the removal of twelve (12) Significant Trees associated with the commercial development of 675 Kauffman Loop Public Improvement Construction Plans (PICP-24-0176) and Site Development (SD-24-0282) projects located at 675 Kauffman Loop, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the tree removal request process. The applicant has submitted a request to remove twelve (12) Significant (>18 caliper inches) associated with public improvement construction plans and site development of the commercial portion of the project. Per Composite Zoning Ordinance, Article VI, Section 1(c), removal of Heritage and/or Significant Trees greater than eighteen (18") caliper inches require the approval of the Planning and Zoning Commission and, in the case of Heritage Trees greater than twenty-six (26) caliper inches, the City Council.

A portion of this project is zoned for residential development. The tree preservation plan is meeting the requirements of the Subdivision Ordinance and does not require action by the Planning & Zoning Commission.

GENERAL INFORMATION:

Current Zoning: 675 Kauffman Loop PUD (Planned Unit Development) with the base zoning of SFT-2-A (Single Family Townhouse).

Size and Location: The property is generally south of State Highway 29, approximately 500 feet east of Roanld Reagan, including approximately 14.68 acres.

SITE INFORMATION:

SURROUNDING AREA:

The properties surrounding the project include the following uses:

- **NORTH:** Commercial uses currently under development
- **EAST:** Undeveloped Residential
- **SOUTH:** Currently undeveloped
- **WEST:** Commercial uses under the Bar W Commercial PUD

PHYSICAL AND NATURAL FEATURES:

This property contains medium tree cover throughout the tract.

TREE REMOVAL ANALYSIS

The Composite Zoning Ordinance includes the following tree mitigation requirements for commercial development:

- Up to 50% of Significant Trees between eight (8) and 18 caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.

Below, please see the proposed Significant Trees removal calculations for the commercial development associated with the PICP application:

Tree #	Size	Type	Reason for removal	Location
8958	23.25"	Live Oak	Conflicts with waterline construction	Commercial site
9365	22.5"	Live Oak	Conflicts with public sidewalk construction	

Below, please see the proposed Significant Trees removal calculations for the commercial development associated with the SD application:

Tree #	Size	Type	Reason for removal	Location
9379	22.0 ³⁹	Live Oak	Conflicts with shared access drive	Commercial site
9380	22.5 ³⁹	Live Oak		
9383A	21.0 ³⁹	Live Oak		
9387	25.5 ³⁹	Live Oak		
9451	23.75 ³⁹	Live Oak	Conflicts with detention pond	
9453	25.5 ³⁹	Live Oak		
9454	18.5 ³⁹	Live Oak		
9455	25.25 ³⁹	Live Oak		
9457	20.25 ³⁹	Live Oak		
9458	22.5 ³⁹	Live Oak		

Mitigation is required at a 2:1 caliper inch basis for significant trees greater than eighteen (18) caliper inches and less than twenty-six (26) caliper inches. The applicant will finalize the mitigation requirements as part of the PICP and SD permitting process. They will have the opportunity to replace trees or pay a fee in lieu of mitigation in the amount of \$150 per inch.

HISTORY/TIMELINE:

10/10/2022 - Zoning Approved

09/16/2024 - Concept Plan and Preliminary Plat Approved

APPLICANT/AGENT:

Tom Groll Engineering, PC. (Thomas J. Groll) on behalf of 675 Kauffman, LP. (Richard Gary).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the proposed Tree Removal request;
2. Deny the proposed Tree Removal request; or
3. Approve an alternative request that may include saving specific trees.

Staff recommends Option 1 listed above - Approve the proposed Tree Removal request. The applicant made efforts to save as many trees as possible.

PRESENTER:

Michaela Lenn, Planner

Attachments:

1. TRP-25-0040 Att 1 Letter of Intent. - 675 Kauffman loop
2. TRP-25-0040 Att 2 Location Map - 675 Kauffman Loop
3. TRP-25-0040 Att 3 Aerial Map - 675 Kauffman Loop
4. TRP-25-0040 Att 4 SD Tree Removal Plan - 675 Kauffman Loop
5. TRP-25-0040 Att 5 PICP Tree Removal Plan - 675 Kauffman Loop
6. TRP-25-0040 Att 6 PICP Tree Field Data - 675 Kauffman Loop
7. TRP-25-0040 Att 7 SD Tree Field Data - 675 Kauffman Loop



Tom Groll Engineering, PC

August 19, 2025

City of Leander Planning & Zoning Commission
201 N. Brushy St.
Georgetown, Texas 78641

Re: 675 Kaufman Loop – Letter of Intent for tree removal request application.

Project #SD-24-0282 & PICP-24-0176

Dear Planning Commission,

This Letter of Intent for the development 675 Kauffman Loop is provided as required by the SIGNIFICANT AND/OR HERITAGE TREE REMOVAL REQUEST application package. The 675 Kauffman Loop site has an approved Preliminary Plat/Concept Plan (CP-23-009). Public Improvement Plans (PICP-24-0176), Site Development Plans (SD-24-0282), and a Final Plat (FP -24-0196) are currently under review. The purpose of this application is to satisfy comments in the PICP-24-0176 & SD-24-0282 plan reviews related to tree removal and tree mitigation.

The SD-24-0282 plan set pertains to private shared improvements proposed on the commercial and residential portions of the site. These shared private improvements include a shared access driveway, private storm sewer system, privately maintained stormwater quality and detention pond, private wastewater collection system with lift station and force main, and the installation of underground electric and gas service by PEC and Atmos Energy. The shared access drive, storm sewer system, stormwater pond, wastewater collection system and lift station are located only on the commercial portion of the site. The wastewater force main and electric/natural gas utilities are located on both the residential and commercial portions of the site. Fifteen trees 18 caliper inches or greater are proposed for removal in SD-24-0282. None of these 15 trees are classified as heritage trees. Eleven of the trees proposed for removal are on the commercial portion of the site, and four are on the residential portion of the site. The following pages provide a list of trees to be removed and pictures of each tree with the reason for its proposed removal.

The PICP-24-0176 plan set pertains to public improvements proposed on the commercial and residential portions of the site. These public improvements include an 8" waterline and all its appurtenances within a public easement, and a public sidewalk along the SH 29 frontage. Five trees 18 caliper inches or greater are proposed for removal in PICP-24-0176. Three of the trees proposed for removal are on the commercial portion of the site, and three are on the residential portion of the site. The following pages provide a list of trees to be removed and pictures of each tree with the reason for its proposed removal.

There are 496 trees surveyed for this project. Out of the 496 surveyed trees, 468 are categorized as significant (398 in the 8"-18" diameter category and 70 in the 18" – 26" category), and 28 trees are considered heritage trees (26" diameter and greater). Article VI, Section 1(C)(4)(i) of the Composite Zoning Ordinance allows for up to 50% of the trees in the 8"-18" category to be removed without mitigation. This project proposes removal of 59 trees in the 8"-18" category, equating to 12.6% removal, which is well within the allowable removal per the Zoning Ordinance. Twelve trees in the 18"-26" category are proposed for removal and are the subject of this Tree Removal Request. No heritage trees are proposed for removal with this project. At Planning Department staff's request, only the trees within the limits of construction for these projects are represented in the mitigation calculations.

Please do not hesitate to contact me if you have any questions about the responses provided herein.

Thank you,

Thomas J. Groll

Thomas J. Groll, P.E.

President

Tom Groll Engineering, PC

Firm #9799

List of trees 18" caliper and greater to be removed with SD-24-0282.

Tree #	Size	Type	Reason for removal	Location
9379	22.0"	Live Oak	Conflicts with shared access drive	Commercial site
9380	22.5"	Live Oak		
9383A	21.0"	Live Oak		
9387	25.5"	Live Oak		
9451	23.75"	Live Oak		
9453	25.5"	Live Oak	Conflicts with detention pond	
9454	18.5"	Live Oak		
9455	25.25"	Live Oak		
9457	20.25"	Live Oak		
9458	22.5"	Live Oak		

List of trees 18" caliper and greater to be removed with PICP-24-0176.

Tree #	Size	Type	Reason for removal	Location
8958	23.25"	Live Oak	Conflicts with waterline construction	Commercial site
9365	22.5"	Live Oak	Conflicts with public sidewalk construction	

Trees affected by SD-24-0282



#9379 – 22" L.O. Conflicts with shared access driveway.



#9380 – 22.5" L.O. Conflicts with shared access drive.



#9383 – 21" L.O. Conflicts with shared access drive.



#9387 – 25.5" L.O. Conflicts with shared access drive.

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(512) 848-5796 • tomg@tg-eng.com
FIRM #9799



#9451 – 23.75" L.O. Conflicts with shared access drive.



#9454 – 18.5" L.O. Conflicts with detention pond.



#9453 – 25.5" L.O. Conflicts with detention pond.



#9455 – 25.25" L.O. Conflicts with detention pond.

5208 PRYOR LANE • AUSTIN, TX 78734
(512) 848-5796 • tomg@tg-eng.com
FIRM #9799



#9457 – 20.25" L.O. Conflicts with detention pond



#9458 – 22.5" L.O. Conflicts with detention pond.

5208 PRYOR LANE • AUSTIN, TX 78734
(512) 848-5796 • tomg@tg-eng.com
FIRM #9799

Trees affected by PICP-24-0176

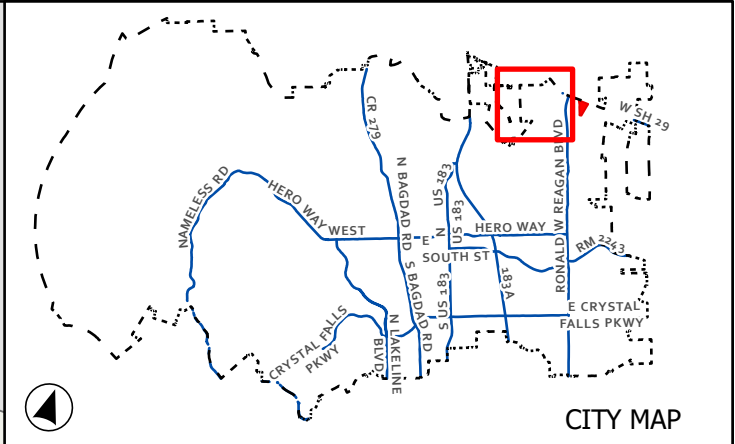
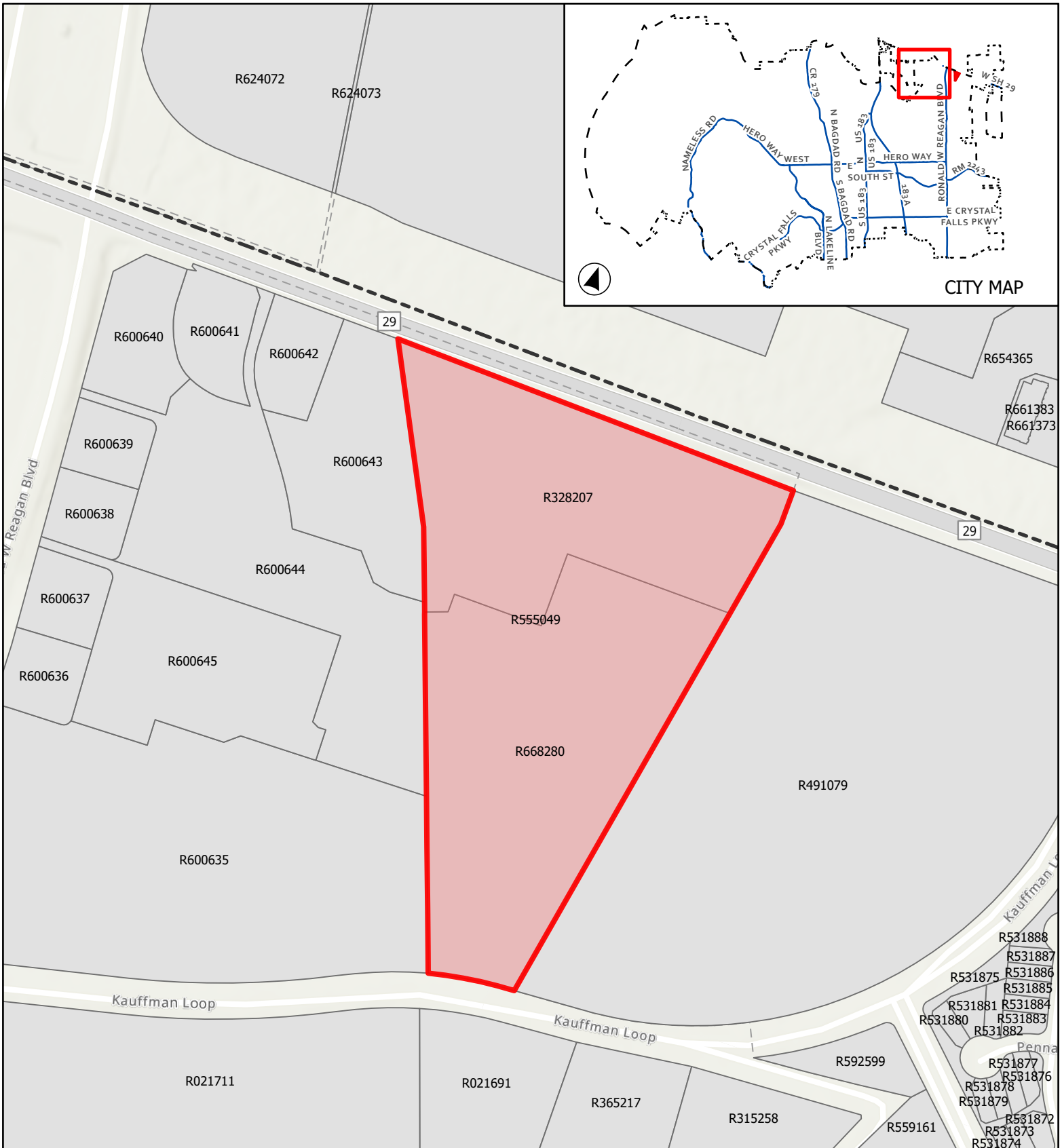


#8958-23.25\" L.O. Conflicts with waterline construction.



9365 – 22.5\" L.O. Conflicts with sidewalk construction.

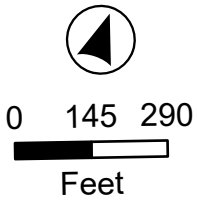
5208 PRYOR LANE • AUSTIN, TX 78734
(512) 848-5796 • tomg@tg-eng.com
FIRM #9799



CASE: TRP-25-0040 **ATTACHMENT 2** **675 KAUFFMAN LOOP**

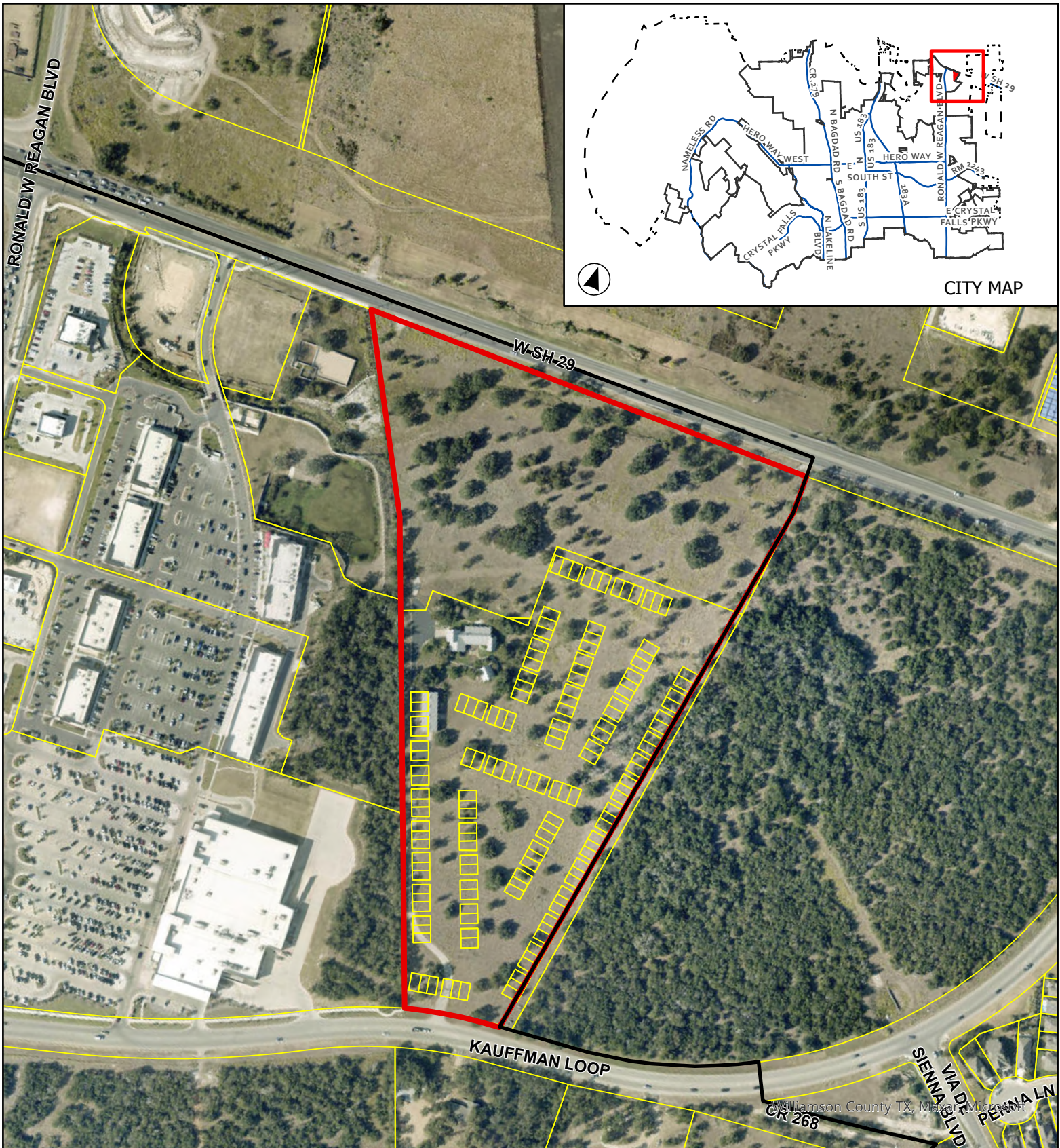
Location Map

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



City Limits
 ETJ

Subject Boundary

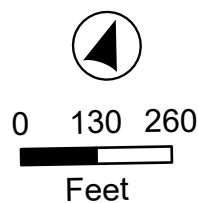


CASE: TRP-25-0040

675 KAUFFMAN LOOP

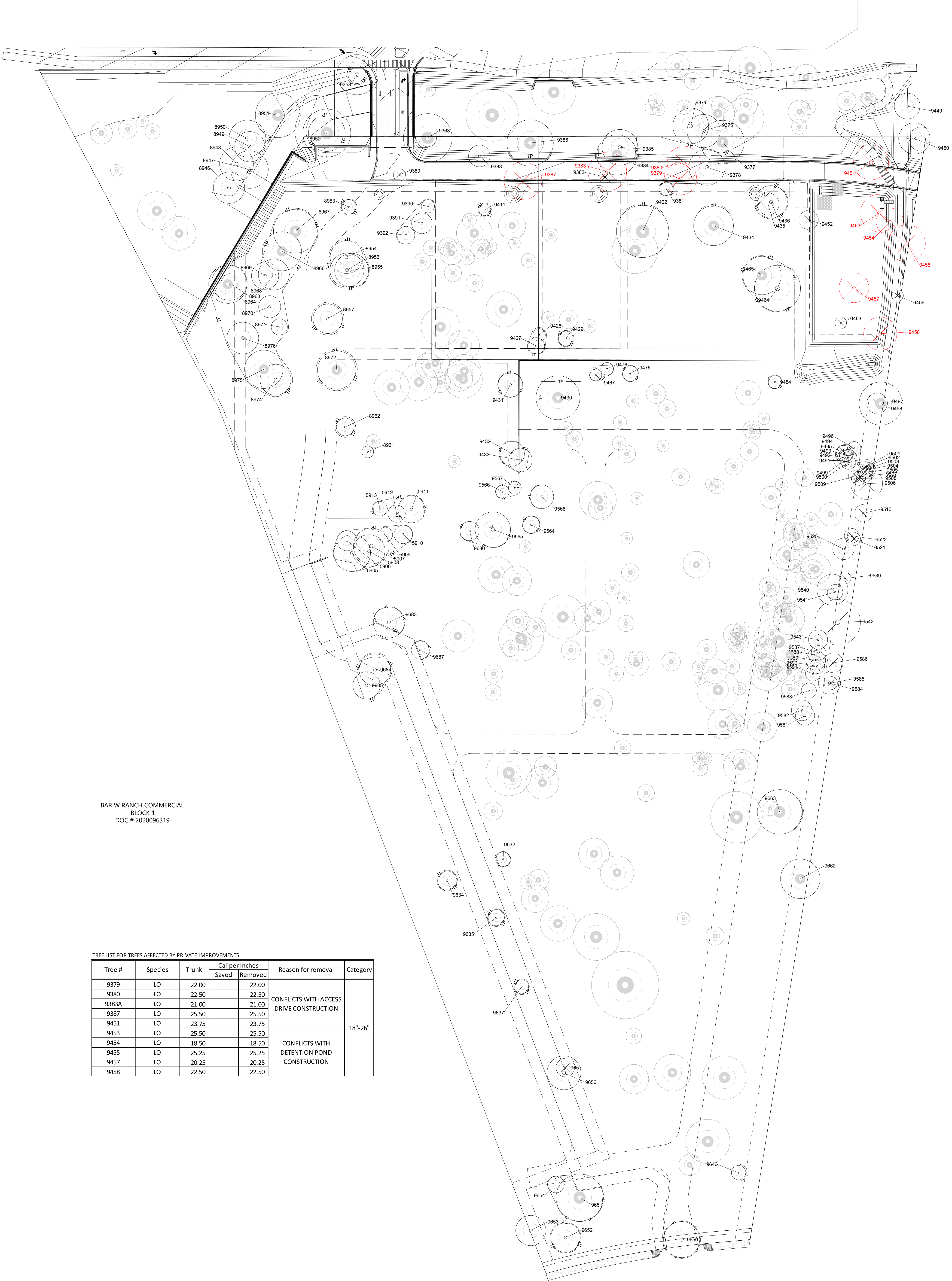
Aerial Map

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- Leander City Limits
- Subject Boundary

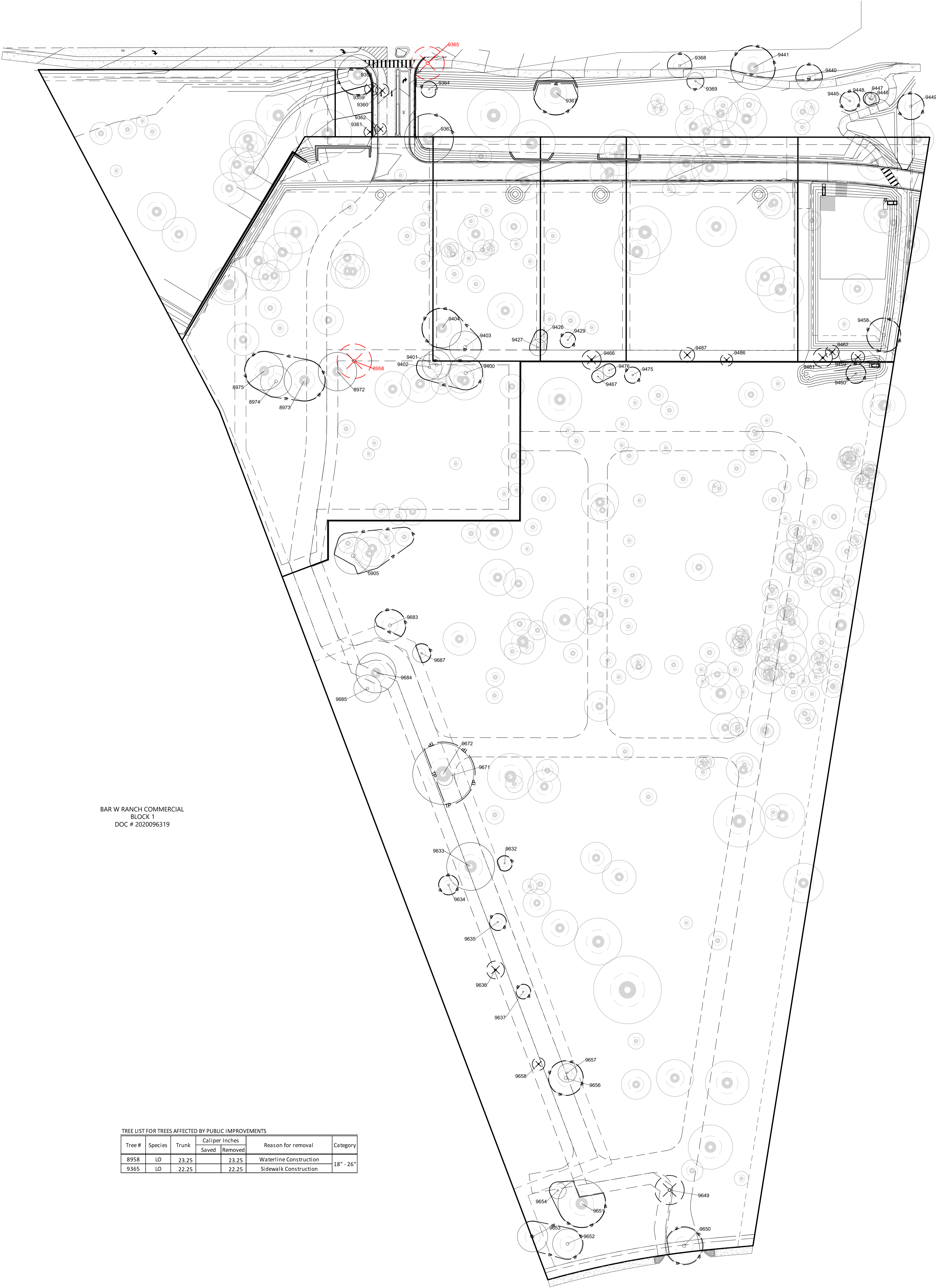
EXHIBIT OF TREES 18" AND GREATER
PROPOSED FOR REMOVAL BY SD-24-0282



BAR W RANCH COMMERCIAL
BLOCK 1
DOC # 2020096319

TREE LIST FOR TREES AFFECTED BY PRIVATE IMPROVEMENTS						
Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
9379	LO	22.00		22.00	CONFLICTS WITH ACCESS DRIVE CONSTRUCTION	18"-26"
9380	LO	22.50		22.50		
9383A	LO	21.00		21.00		
9387	LO	25.50		25.50		
9451	LO	23.75		23.75	CONFLICTS WITH DETENTION POND CONSTRUCTION	
9453	LO	25.50		25.50		
9454	LO	18.50		18.50		
9455	LO	25.25		25.25		
9457	LO	20.25		20.25		
9458	LO	22.50		22.50		

EXHIBIT OF TREES 18" AND GREATER
PROPOSED FOR REMOVAL BY PICP-24-0176



BAR W RANCH COMMERCIAL
BLOCK 1
DOC # 2020096319

TREE LIST FOR TREES AFFECTED BY PUBLIC IMPROVEMENTS						
Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
8958	LO	23.25		23.25	Waterline Construction	18" - 26"
9365	LO	22.25		22.25	Sidewalk Construction	

TREE LIST FOR TREES AFFECTED BY PRIVATE IMPROVEMENTS ON THE RESIDENTIAL SITE

Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
5905A	ELM	21.00	21.00			
5906	LO	13.50	13.50			
5907A	LO	14.50	14.50			
5907B	LO	12.00	12.00			
5908A	LO	15.25	15.25			
5908B	LO	13.25	13.25			
5909	PE	10.00	10.00			
5910	PE	12.50	12.50			
9433	ELM	16.00	16.00			
9467	LO	8.00	8.00			
9475	ELM	10.50	10.50			
9476	ELM	8.50	8.50			
9484	LO	9.00	9.00			
9491	LO	10.00	10.00			
9492	LO	10.25	10.25			
9493	LO	8.50	8.50			
9494	LO	11.50	11.50			
9495	LO	11.50	11.50			
9496	LO	9.00	9.00			
9497	LO	14.00		14.00	Force Main Construction	
9498A	LO	18.50		18.50	Force Main Construction	
9498B	LO	14.50		14.50	Force Main Construction	
9499	LO	12.00	12.00			
9500	LO	9.50	9.50			
9501	LO	8.50		8.50	Force Main Construction	
9502	LO	10.00		10.00	Force Main Construction	
9503	LO	9.50		9.50	Force Main Construction	
9504	LO	9.50		9.50	Force Main Construction	
9505	LO	8.50		8.50	Force Main Construction	
9506A	LO	15.75		15.75	Force Main Construction	
9506B	LO	11.50		11.50	Force Main Construction	
9507	LO	8.00		8.00	Force Main Construction	
9508	LO	9.50		9.50	Force Main Construction	
9509	LO	8.00	8.00			
9510	LO	12.00		12.00	Force Main Construction	
9520	LO	14.50	14.50			
9521	LO	9.00		9.00	Force Main Construction	
9522	LO	10.00		10.00	Force Main Construction	
9539	LO	8.00		8.00	Force Main Construction	
9540A	LO	15.00	15.00			
9540B	LO	12.00	12.00			
9541	LO	10.50	10.50			
9542A	LO	15.00		15.00	Force Main Construction	
9542B	LO	13.75		13.75	Force Main Construction	
9542C	LO	9.50		9.50	Force Main Construction	
9542D	LO	8.50		8.50	Force Main Construction	
9543	LO	13.00	13.00			
9564	ELM	11.50	11.50			
9565	LO	24.00	24.00			
9568	LO	16.00	16.00			
9581	LO	13.00	13.00			
9582A	LO	8.00	8.00			
9583	ELM	10.25	10.25			
9584A	LO	10.50		10.50	Force Main Construction	
9584B	LO	9.00		9.00	Force Main Construction	
9585	LO	9.00		9.00	Force Main Construction	
9586A	LO	9.25		9.25	Force Main Construction	
9586B	LO	8.25		8.25	Force Main Construction	
9587	LO	10.00	10.00			
9588	LO	8.00	8.00			
9589A	LO	10.50	10.50			
9590	LO	10.00	10.00			
9632	LO	9.75	9.75			
9634	LO	13.00	13.00			
9635	LO	11.00	11.00			
9637	ELM	9.50	9.50			
9646	ELM	9.75	9.75			
9650	LO	24.50	24.50			
9652	LO	20.00	20.00			
9653	LO	20.50		20.50	Electric/Gas Construction	
9654A	ELM	8.75	8.75			
9656	LO	23.00		23.00	Electric/Gas Construction	
9657	LO	12.50		12.50	Electric/Gas Construction	
9662A	LO	22.00		22.00	Force Main Construction	
9662B	LO	9.50		9.50	Force Main Construction	
9663A	LO	23.50	23.50			
9663B	LO	13.50	13.50			
9680	LO	13.00	13.00			
9683	ELM	21.00	21.00			
9687A	LO	8.00	8.00			
Total		982.75	625.75	357.00		

Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
9430	LO	29.75	29.75			
9651	LO	32.00	32.00			
Total		61.75	61.75	-		>26"

TREE LIST FOR TREES AFFECTED BY PRIVATE IMPROVEMENTS ON THE COMMERCIAL SITE

Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
5912	ELM	11.75	11.75			
5913	ELM	10.00	10.00			
8953	ELM	10.00	10.00			
8961	ELM	8.00	8.00			
8962	ELM	12.00	12.00			
8970	ELM	15.00	15.00			
8971A	ELM	8.00	8.00			
9358A	LO	11.00	11.00			
9358B	LO	10.00	10.00			
9358C	LO	8.00	8.00			
9381	LO	9.00	9.00			
9382	ELM	8.50		8.50	Access drive	
9383B	LO	10.50		10.50	Access drive	
9388	LO	14.75		14.75	Access drive	
9389	ELM	8.25		8.25	Access drive	
9390	ELM	9.00	9.00			
9391	ELM	14.00	14.00			
9392	ELM	12.00	12.00			
9411	ELM	8.00	8.00			
9426	ELM	8.50	8.50			
9429	ELM	10.00	10.00			
9431	LO	16.50	16.50			
9432A	ELM	11.25	11.25			
9432B	ELM	11.00	11.00			
9435	LO	15.00	15.00			
9449	LO	17.50	17.50			
9452	ELM	13.00		13.00	Detention pond	
9456	LO	8.00		8.00	Detention pond	
9463	ELM	8.00		8.00	Detention pond	
9566	ELM	9.00	9.00			
9567	ELM	8.75	8.75			
Total		334.25	263.25	71.00		8" - 18"

Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
8951	LO	30.50	30.50			
8952	LO	32.50	32.50			
8964	LO	26.00	26.00			
8966	LO	26.50	26.50			
8967	LO	29.75	29.75			
8972	LO	26.00	26.00			
8975	LO	26.00	26.00			
9363	LO	33.00	33.00			
9377	LO	29.50	29.50			
9384	LO	27.25	27.25			
9386	LO	31.50	31.50			
9422	LO	35.50	35.50			
9434	LO	27.00	27.00			
9465	LO	26.00	26.00			
Total		407.00	407.00	-		>26"

Tree #	Species	Trunk	Caliper Inches		Reason for removal	Category
			Saved	Removed		
5911	PE	18.25	18.25			
8946	LO	21.25	21.25			
8947	LO	25.50	25.50			
8948	LO	23.00	23.00			
8949	LO	20.50	20.50			
8950	LO	25.00	25.00			
8954	LO	22.25	22.25			
8955	LO	23.00	23.00			
8956	LO	23.00	23.00			
8957	LO	20.00	20.00			
8963	LO	24.00	24.00			
8968	LO	21.00	21.00			
8969	LO	18.50	18.50			
8974	LO	21.00	21.00			
8976	LO	21.50	21.50			
9371	LO	24.25	24.25			
9375	LO	22.50	22.50			
9378	LO	24.50		24.50	Access drive	
9379	LO	22.00		22.00	Access drive	
9380	LO	22.50		22.50	Access drive	
9383A	LO	21.00		21.00	Access drive	
9385	LO	24.25	24.25			
9387	LO	25.50		25.50	Access drive	
9436	LO	22.00	22.00			
9450	LO	21.25	21.25			
9451	LO	23.75		23.75	Access drive	
9453	LO	25.50		25.50	Detention pond	
9454	LO	18.50		18.50	Detention pond	
9455	LO	25.25		25.25	Detention pond	
9457	LO	20.25		20.25	Detention pond	
9458	LO	22.50		22.50	Detention pond	
9464A	LO	21.00	21.00			
9464B	LO	20.50	20.50			
Total		734.75	483.50	251.25		18" - 26"

TREE PRESERVATION SUMMARY - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	334.25	31	263.25	24	79%	71.00	7	21%
>18" to 26"	734.75	33	483.50	22	66%	251.25	11	34%
SUBTOTAL 8" to 26"	1,069.00	64	746.75	46	70%	322.25	18	30%
>26"	407.00	14	407.00	14	100%	-	-	0%
TOTALS	1,476.00	78	1,153.75	60	-	322.25	18	22%

TREE MITIGATION SUMMARY TABLE - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

Category	Caliper Inches			Removal		Mitigation		Fee
	Total	Removed	Saved	Allowed	Remaining	Inches	Ratio	
8" - 18"	334.25	71.00	263.25	167.13	96.13	-	1:1	\$ -
18" - 26"	734.75	251.25	483.50	-	-	502.50	2:1	\$ 37,687.50
>26"	407.00	-	407.00	-	-	-	3:1	\$ -
Total	1,476.00	322.25	1,153.75					\$ 37,687.50

TREE PRESERVATION PLAN - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE CALIPER INCHES - PUBLIC IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	334.25	263.25	79%	71.00	21%
>18" to 26"	734.75	483.50	66%	251.25	34%
SUBTOTAL 8" to 26"	1,069.00	746.75	70%	322.25	30%
>26"	407.00	407.00	100%	-	0%
TOTALS	1,476.00	1,153.75	78%	322.25	22%

TOTAL TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	31	24	77%	7	23%
>18" to 26"	33	22	67%	11	33%
SUBTOTAL 8" to 26"	64	46	72%	18	28%
>26" HERITAGE	14	14	100%	-	0%
TOTALS	78	60	77%	18	23%

MITIGATION PLAN: 8" - 18" - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	-

MITIGATION PLAN: PROTECTED AND HERITAGE TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	Removed (inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	251.25	-	502.50	-	\$ 37,687.50
>26" HERITAGE	-	-	-	-	\$ -

