



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, December 11, 2025
Regular Meeting at 6:00 PM



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the November 20, 2026 and December 10, 2025 meetings.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on November 13, 2025.
7. Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-23-0108 Deceleration Lane for Shanta Ba Plaza development; on one (1) parcel of land 2.93 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located southeast of the intersection of Arrowfeather Pass and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICP-24-0117 Grand Lake Plaza regarding the waterline extension along E. Crystal Falls Parkway, located to the southwest of the

intersection of E. Crystal Falls Parkway and Grand Lake Parkway, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9 Final Plat; on one (1) parcel of land 2.934 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R516399, generally located southeast of the intersection of Ronald W. Reagan Boulevard and Arrowfeather Pass, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0219 AKRA Montessori School; on once (1) parcel of land 1.7 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R659194, commonly known as 1201 W. San Gabriel Parkway, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Site Development Case SD-24-0240 Dexter Market & Retail; on one parcel of land 2.8 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R594078, commonly known as 620 S. Bagdad Road, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Site Development Case SD-25-0367 Wildcat Fuels; on one (1) parcel of land 1.27 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R558580, commonly known as 807 Crystal Falls Parkway, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0194 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to HC-5-B (Heavy Commercial) on two (2) parcels of land 11.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R315913 and R031291; and generally located on the northside of RM 2243, approximately 1,100 feet east of the intersection with CR 269, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0194 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
15. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0200 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to HC-4-C (Heavy Commercial) on one (1) parcel of land 3.973 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031281; and generally located southeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0200 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

16. Discuss and consider action regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land approximately 0.36 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
17. Discuss and consider action regarding Significant Tree Removal requests associated with Subdivision Case PP-25-0071 regarding the removal of seven (7) Significant Trees as part of the Oak Grove Estates Preliminary Plat one (1) parcel of land 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
18. 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 3rd day of December 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on November 13, 2025.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 11-13-2025 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 13, 2025
Regular Meeting at 6:00 PM



[IGNORE INDENT]

Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coat

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice Chair
Place 7 – Tyler Bray
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 November 6, 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.

6. Swearing in of Planning & Zoning Commissioners Karen Lewis, James Oliver, Jay Coats, and Tyler Bray.
7. Election of Chair.
 - a. Nomination for position of Chair.
 - b. Discussion of Nominees.
 - c. Election of Chair.

Motion to nominate Donnie Mahan as Chair

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 7 - 0

8. Election of Vice Chair.
 - a. Nomination for position of Vice Chair.
 - b. Discussion of Nominees.
 - c. Election of Vice Chair.

Motion to nominate Laura Lantrip as Vice Chair

By: Board Member Mahan
 Seconded: Board Member Oliver

Vote: 7 - 0

9. Review of Board Reference Book including Rules of Procedure adopted by the City Council.
 Presentation by City Secretary Dara Crabtree.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 10-14.

By: Board Member Morales
 Seconded: Board Member Lewis

Vote: 7-0

10. Approval of the minutes for meeting held on October 9, 2025.
11. Approval of the extension of the application expiration for Subdivision Case FP-23-0129 Villas at Speaking Rock Final Plat; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.
12. Approval of the extension of the application expiration for Subdivision Case FP-24-0150 Leander ISD Elementary School #30 Final Plat; on one (1) parcel of land 31.417 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R624045, generally located northwest of the intersection of San Gabriel Parkway and Frontenac Street, Leander, Williamson County, Texas.
13. Approval of the extension of the application expiration for Subdivision Case PICP-23-0112 Villas at Speaking Rock Construction Plan; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.
14. Approval of the extension of the application expiration for Subdivision Case PICP-24-0139 Leander Business Center Public Waterline Construction Plan; on one (1) Parcel of land 10.249 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031713, commonly known as 80 Mockingbird Hill, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

15. Conduct a Public Hearing regarding Special Use Case Z-25-0167 to consider action on a Special Use Permit to allow for Outdoor Entertainment and Special Event Space, a Farmer’s Market, and a Mobile Food Establishment Park, on three (3) parcels of land approximately 1.56 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R302875, R036054, and

R565244; and generally located at the western terminus of E. Broade Street and N. Gabriel Street, Leander, Williamson County, Texas.

- Discuss and consider action regarding Special Use Case Z-25-0167 as described above.

Public Hearing opened at 6:17 p.m.; Public Hearing closed at 6:17 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve Special Use Permit Z-25-0167.

By: Board Member Morales
Seconded: Board Member Lewis

Vote: 7-0

16. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0179 to amend the current zoning of GC-3-C (General Commercial) to adopt the Crossroads PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on three (3) parcels of land approximately 20.726 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R032150, R032157, and R462464; and generally located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0179 as described above.

Public Hearing opened at 6:30 p.m.; Public Hearing closed at 6:34 p.m.; following discussion.

John Frushour, 1409 Pinot Noir St., Leander, Texas 78641 spoke in favor of the request.
Amy Frushour, 1409 Pinot Noir St., Leander, Texas 78641 spoke in favor of the request.

Bruce Safley, 301 N. Bagdad Rd., Leander, Texas 78641 spoke against the request.

Motion to approve Zoning Case Z-25-0179.

By: Board Member Mahan
Seconded: Board Member Lewis

Vote: 3 - 4 Board Member Lantrip, Board Member Morales, Board Member Oliver, Board Member Jay Coats

Motion failed.

17. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land approximately 0.36 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0183 as described above.

Public Hearing opened at 6:55 p.m., Public Hearing closed at 6:55 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to postpone Zoning Case Z-25-0183 to the December 11, 2025 meeting to allow the applicant to work with Staff on updating the request regarding the fencing requirements.

By: Board Member Mahan
Seconded: Board Member Lantrip

Vote: 7 - 0

18. Conduct a Public Hearing regarding Zoning Case Z-25-0198 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to GC-3-B (General Commercial) on one (1) parcel of land approximately one (1) acre ± in size, more particularly described by Williamson Central Appraisal District Parcel R341531; and generally located east of CR 269, approximately 300 feet south of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0198 as described above.

Public Hearing opened at 7:22 p.m.; Public Hearing closed at 7:24 p.m.; following discussion.

Genia Wart, 1551 CR 269, Leander, Texas 78641 spoke in favor of the request.
Suneel Vallabhaneni, 1531 CR 269, Leander, Texas 78641 spoke in favor of the request.

Motion to approve Zoning Case Z-0198.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 7 - 0

19. Conduct a Public Hearing regarding Special Use Case Z-24-0122 to consider action on a Special Use Permit to allow for a Mobile Food Establishment Park on one (1) parcel of land approximately 0.54 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035495; and generally located at 703 Crystal Falls Parkway, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-24-0122 as described above.

Public Hearing opened at 7:35 p.m., Public Hearing closed at 7:35 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to approve Special Use Permit Z-24-0122 for the Mobile Food Establishment with a five-year time limit with the following conditions:

1. The distance requirement is reduced from 150 feet to approximately 99.2 feet from the nearest single-family zoned property.
2. Limited hours of operation of 11:00 a.m. – 9:00 p.m. Sunday–Thursday and 11:00 a.m. – 10:00 p.m. Friday–Saturday.
3. No amplified music or loudspeakers. Modern, quiet generator systems shall be required.
4. A six-foot wood privacy fence along the neighbor’s side, if requested, to reduce sound and visual impact.

By: Board Member Oliver
Seconded: Board Member Morales

Vote: 4 - 3 Board Member Lantrip, Board Member Lewis, Board Member Coats

REGULAR AGENDA

20. Discuss and consider action regarding Tree Removal Case TRP-25-0038 regarding the removal of multiple Significant and Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

Postponed by the applicant.

21. Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located at southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

Motion to approve the Significant and Heritage Tree Removal associated with Subdivision Case PP-25-0070.

By: Board Member Lantrip
Seconded: Board Member Coats

Vote: 7 - 0

22. Adjournment
Meeting adjourned at 7:55 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-22-0020 Northline Block O Construction Plans; more particularly described by Williamson Central Appraisal District Parcels R517094 and R031604, generally located southwest of the intersection of Main Street and William Parker Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Northline Block O, which is a 5.6466-acre commercial subdivision including one (1) commercial lot.

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

(g) Application Expiration.

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

The applicant is requesting two (2) additional six (6) month extensions for the construction plan application. The proposed improvements are closely tied to the adjacent Northline Retail Subdivision, and the timing and scope of that development may influence the design of the planned infrastructure. This extension will allow time for the developer to continue coordination efforts with the Northline Retail development prior to moving forward with construction of this phase.

HISTORY/TIMELINE:

- 08/10/2023 - Construction Plans Application Expired
- 02/12/2024 - Construction Plans Application Staff Extension Expired
- 01/01/2025 - Construction Plans Application City Council Extension Expired
- 07/01/2025 - Construction Plans Application Commission Extension Expired

APPLICANT/AGENT:

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

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plan application expires nine (9) months after the first review comment letter for the construction plan is sent to the applicant and allows for staff to grant one (1) additional extension.

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 submittal of the construction plan application. Staff does not see that there is any benefit to the City to not approve the extension. Approving these extensions would grant an extension to July 1, 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. PICP-22-0020 Att 1 Request Letter - Northline Block O
2. PICP-22-0020 Att 2 Location Map - Northline Block O



December 2, 2025

City of Leander
Planning Department

**Re: Six-Month Application Extension Request
Northline Block O – Public Improvement Construction Plans
PICP-22-0020**

City of Leander Planning Department:

Please accept this letter as a written request for two six-month Council approved extensions to the application for the proposed Northline Block O Public Improvement Construction Plans. The reason for the extension request is that the improvements associated with this permit have not yet been constructed. The future build out of the adjacent Northline Retail Subdivision could impact the need for the infrastructure to be built as permitted; therefore, the applicant has held off on constructing these improvements until a plan for the adjacent Northline Retail Subdivision development has been finalized.

The current expiration date is July 1, 2025. Upon acceptance of our extension request the new expiration date will be July 1, 2026.

If you have any questions or comments regarding this letter, please contact me at (512) 418-1771.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

Bradley Wilkins, P.E.

Project Manager



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-23-0108 Deceleration Lane for Shanta Ba Plaza development; on one (1) parcel of land 2.93 acres ± in size, more particularly described by Williamson County Appraisal District Parcel R516399; generally located southeast of the intersection of Arrowfeather Pass and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Deceleration Lane for Shanta Ba Plaza, which includes the deceleration lane for the associated Site Development.

Article II, Section 23(g) of the Subdivision Ordinance 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.

Staff has granted one (1) administrative extension for this application. The required erosion controls will be installed the first week of December and the applicant will be ready to proceed with next steps to schedule a pre-construction meeting.

HISTORY/TIMELINE:

- 12/01/2024 - Construction Plans Application Expired
- 06/01/2025 - Construction Plans Application Staff Extension Expired
- 12/01/2025 - Construction Plans Application Commission Extension Expired

APPLICANT/AGENT:

Dynamic Engineering (Andrew Garza) on behalf of DB Land Austin, LLC. (Vipul Patel).

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 plan application expires nine (9) months after the first review comment letter for the construction plan is sent to the applicant and allows for staff to grant one (1) additional extension.

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 submittal of the construction plan application. 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 June 1, 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-23-0108 Att 1 Decel Lane for Shanta Ba Plaza Request Letter
2. PICIP-23-0108 Att 2 Decel Lane for Shanta Ba Plaza - Location Map

November 19, 2025
Via Development Hub City of Leander

201 N Brushy Street
Leander, TX 78641

Request for Permit Extension

Project Name: Decel Lane for Shanta Ba Plaza Construction Plan
Project Number: PICP-23-0108
Project Address: 1528 Arrowfeather Pass, Leander, Williamson County, TX
Permit Expiration Date: December 01, 2025

To Whom it May Concern

I am writing to formally request a permit extension for the above-referenced project. We respectfully request an extension to address pending requirements. The plans have already been approved and we are only pending the below next steps at the time of the above request:

1. The contractor is installing SWPPP erosion controls by 12/1. The City of Leander will then conduct the inspection of the erosion control so the pre-construction meeting can be scheduled and held.
2. After the pre-construction meeting, we plan to later obtain a Payment Bond, Escrow Account Agreement, or Letter of Credit to allow for submission to the city for signatures on the plat.

We kindly request your consideration to grant an extension to ensure all pending matters are resolved in compliance with city standards. Please let me know if there is any additional documentation or clarification required to facilitate this process.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

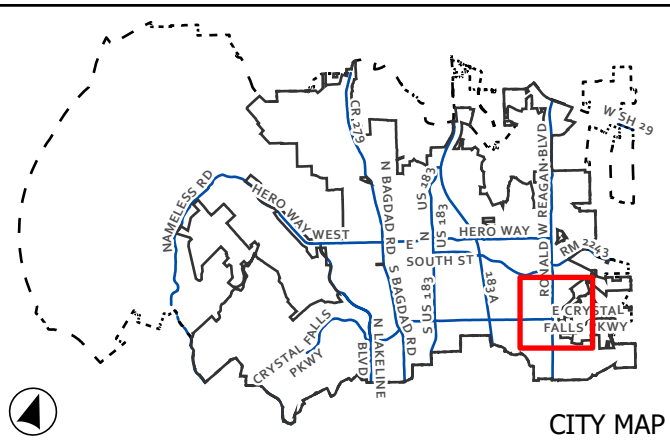
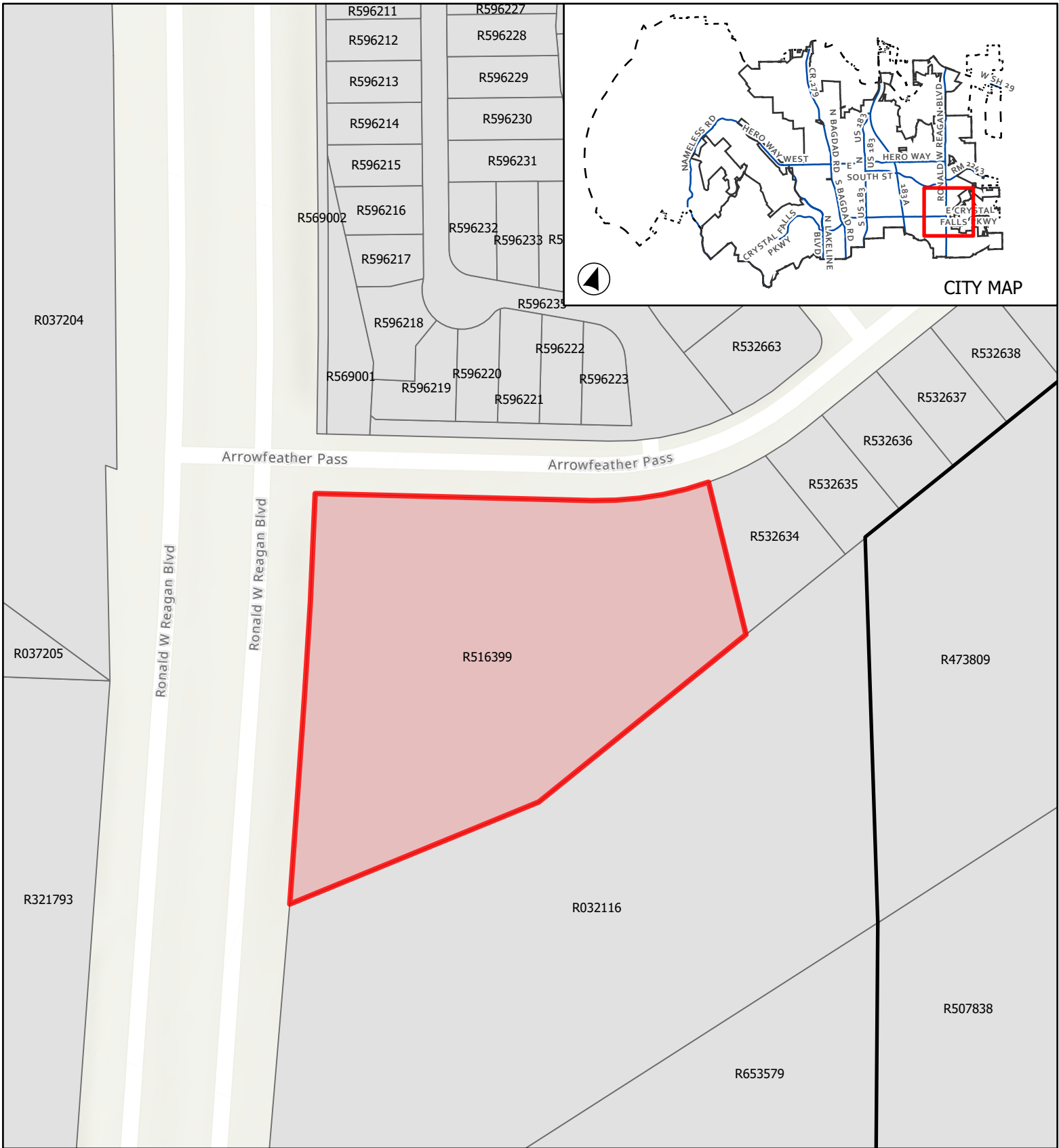
Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Cassandra A. Huggins, P.E.

www.dynamicec.com



CASE: PICP-23-0108

ATTACHMENT 2

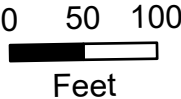
DECEL LANE FOR SHANTA BA PLAZA

Location Map



City Limits
ETJ

Subject Boundary



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.



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-24-0117 Grand Lake Plaza regarding the waterline extension along E. Crystal Falls Parkway, located to the southwest of the intersection of E. Crystal Falls Parkway and Grand Lake Parkway, commonly known as 2016 Grand Lake Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Grand Lake Plaza which includes the waterline extension along E. Crystal Falls Parkway associated with the Grand Lake Plaza development.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to allow the applicant to proceed with next steps to schedule a pre-construction meeting. The developer has encountered delays that prevented them from meeting their original timeline for construction.

HISTORY/TIMELINE:

- 03/28/2025 - Construction Plans Application Expired
- 09/28/2025 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

Chosen Grand Plaza, LLC. (Ragunath Lingala).

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 submittal of the construction plans. 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 March 28, 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. PICP-24-0117 Att 1 Grand Lake Plaza
2. PICP-24-0117 Att 2 Grand Lake Plaza - Location Map

Raghunath Lingala
1441 Ranch Trails, Apt#1441
Cedar Park, TX 78613
investment909@gmail.com
6462447445
November 11, 2025

City of Leander Planning and Development Department
105 N. Brushy Street
Leander, TX 78641

Subject: Extension Request for Public Improvement Application PICIP-24-0117 Grand Lake Public Improvement Construction Plan.

Dear Planning and Development Department,

I hope this letter finds you well. I am writing to formally request an extension for the public improvement application (Application No. PICIP-24-0117) for the property located at 2016 Grand Lake Parkway Lot 6, Block R - Cold Springs Section 2 City of Leander, Williamson County, Texas

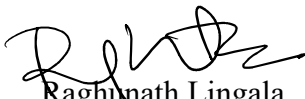
We have encountered delays that prevent us from meeting the original start of construction timeline of our application.

In light of these circumstances, we respectfully request an extension of six months to complete the necessary pre-construction meeting. We are committed to ensuring that all requirements are met and believe this additional time will allow us to move forward with the construction of the approved plans in a timely manner.

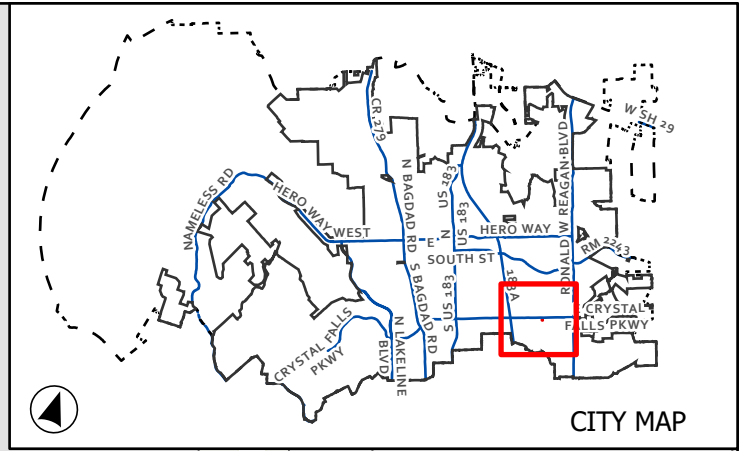
We appreciate your understanding and consideration of our request. Please let us know if there are any further steps we need to take or if additional information is required to process this extension.

Thank you for your time and attention to this matter. We look forward to your favorable response.

Sincerely,


Raghunath Lingala
Property Owner

R031265



E Crystal Falls Pkwy

E Crystal Falls Pkwy

E Crystal Falls Pkwy

Grand Lake Pkwy

R514538

R514531

R599180

R520284

R524088

R524087

R514529

R520287

R520286

R520285

R524089

R514528

Elai

R524090

R524083

R520248

R520249

R524091

R514526

R524092

R524084 R524085 R524086

CASE: PICP-24-0117

ATTACHMENT 2

GRAND LAKE PLAZA

Location Map



City Limits

Subject Boundary

ETJ

0 50 100



Feet

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EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-23-0126 Sarita Valley Phase 9 Final Plat; on one (1) parcel of land 2.934 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R516399, generally located southeast of the intersection of Ronald W. Reagan Boulevard and Arrowfeather Pass, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Sarita Valley Phase 9, which is a 2.934-acre commercial subdivision including one (1) commercial lot.

Article II, Section 24 (g) of the Subdivision Ordinance includes the following provisions.

(g) Application Expiration.

- (1) The Final Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat is 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 (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat 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 due to some delays associated with the constructions plans. The required erosion controls will be installed the first week of December and a pre-construction meeting will be scheduled. After the construction plan permit is issued, the applicant will be ready to proceed with posting the required fiscal to allow for the final plat to be recorded.

HISTORY/TIMELINE:

- 12/01/2024 - Final Plat Application Expired
- 06/01/2025 - Final Plat Application Staff Extension Expired
- 12/01/2025 - Final Plat Application Commission Extension Expired

APPLICANT/AGENT:

Dynamic Engineering (Andrew Garza) on behalf of DB Land Austin, LLC. (Vipul Patel).

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 final plat application expires nine (9) months after the first review comment letter for the final plat 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 final 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 June 1, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0126 Att 1 Sarita Valley Ph 9 - Request Letter
2. FP-23-0126 Att 2 Sarita Valley Ph 9 - Location Map

November 19, 2025
Via Development Hub City of Leander

201 N Brushy Street
Leander, TX 78641

Request for Permit Extension

Project Name: Sarita Valley Ph 9 Final Plat

Project Number: FP-23-0126

Project Address: 1528 Arrowfeather Pass, Leander, Williamson County, TX

Permit Expiration Date: December 01, 2025

To Whom it May Concern

I am writing to formally request a permit extension for the above-referenced project. We are unable to meet the current permit deadline and respectfully request an extension to address outstanding requirements.

The delays in the project are attributed to the following reasons:

1. The contractor is installing SWPPP erosion controls by 12/1. The City of Leander will then conduct the inspection of the erosion control so the pre-construction meeting can be scheduled and held.
2. After the pre-construction meeting, we plan to later obtain a Payment Bond, Escrow Account Agreement, or Letter of Credit to allow for submission to the city for signatures on the plat.

We kindly ask for your consideration to grant this extension, allowing sufficient time to finalize all pending items in compliance with city requirements. Please let me know if additional information or clarification is needed to facilitate this process.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

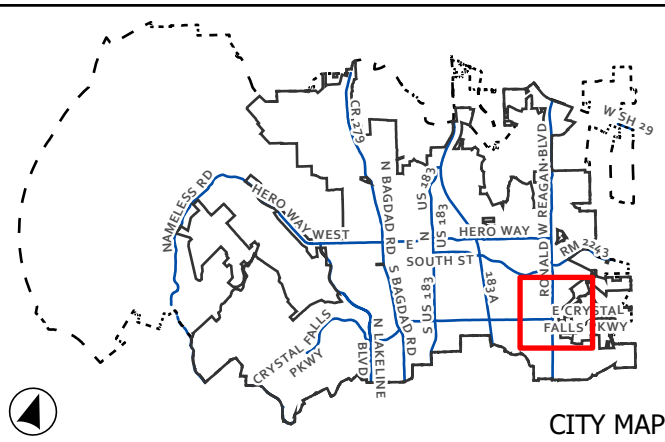
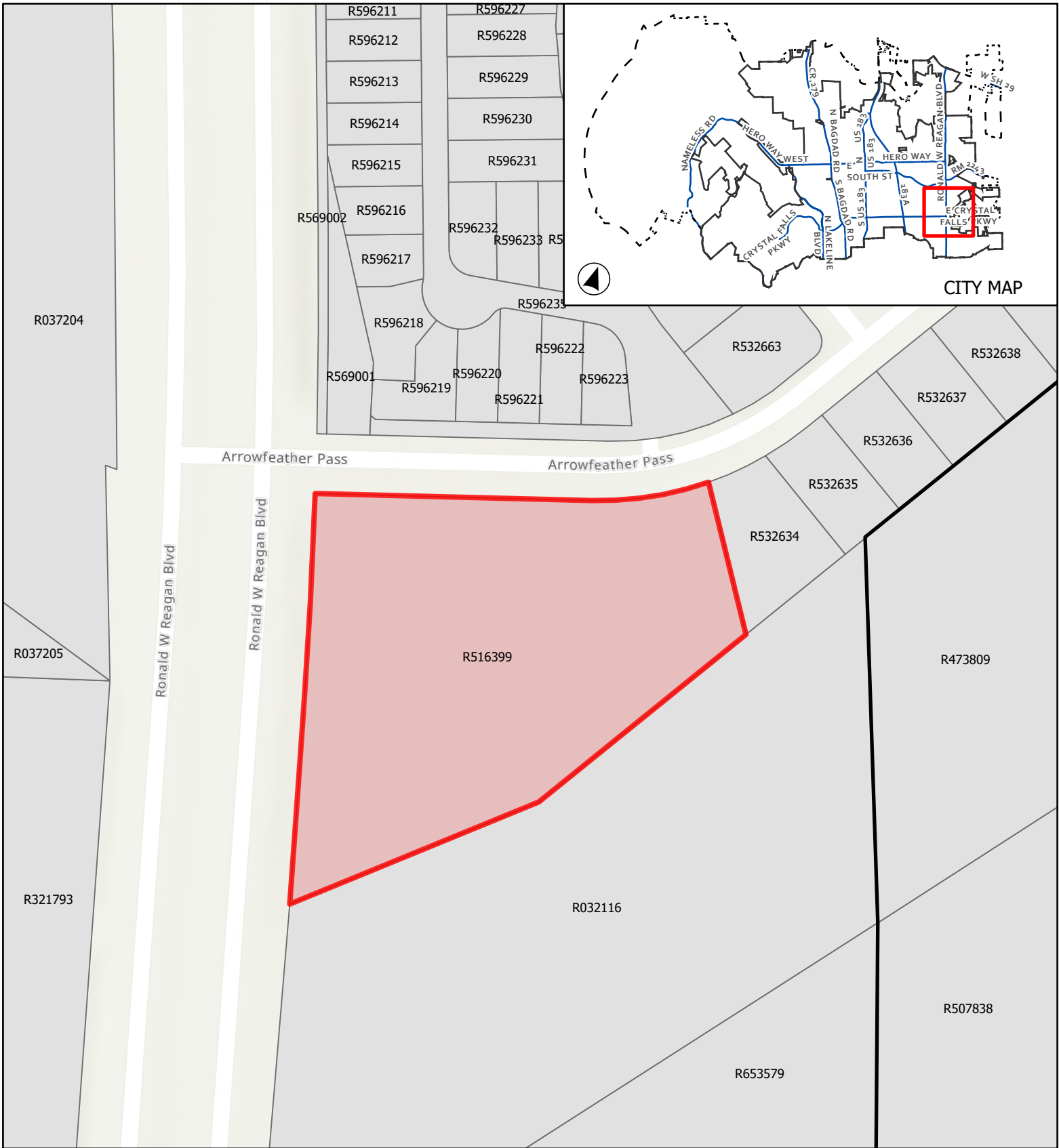
Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Cassandra A. Huggins, P.E.

www.dynamicec.com



CITY MAP

CASE: FP-23-0126

ATTACHMENT 2

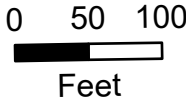
SARITA VALLEY PH 9

Location Map



City Limits
 ETJ

Subject Boundary



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EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0219 AKRA Montessori School; on once (1) parcel of land 1.7 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R659194, commonly known as 1201 W. San Gabriel Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for AKRA Montessori School, which is a 1.7 acre commercial site development including a school and the associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b) Expiration of application.

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
 - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
 - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
 - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting another six-month (6) extension of the application in order to allow the applicant to proceed with next steps to schedule a pre-construction meeting. The developer has encountered delays that prevented them from meeting their original timeline for construction.

HISTORY/TIMELINE:

06/11/2024 – Site Development Application Filed
05/30/2024 – Site Development Application Expired
11/30/2024 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

ESP Associates, Inc. (Ariella Meadows) on behalf of AKRA Leander Investments, LLC. (Ravi Maddi).

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development 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 May 30, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0219 Att 1 Akra Montessori School - Request Letter
2. SD-24-0219 Att 2 Akra Montessori School - Location Map

Date: 12/02/2025

To:

City of Leander – Planning Department
105 N Brushy St, Leander, TX 78641

Subject: Request for Extension of Site Development Permit Application

Dear Sir/Madam,

On behalf of **Arka Leander Investments LLC**, I am writing to formally request a **six-month extension** for our **Site Development Permit**, which has recently expired. The permit details are as follows:

- **Project Name:** Arka Montessori School
- **Project Address:** 1201 W San Gabriel pkwy, Leander Texas 78641.
- **SDP Permit Number:** SD-24-0219

Due to ongoing project coordination, procurement timelines, and construction scheduling, we were unable to commence the work within the original permit validity period. We are now fully prepared to proceed with the project and kindly request the City of Leander to grant an extension so that we can continue without delays.

We respectfully request approval for a **six-month extension** from the date of issuance. This extension will help us complete all required work in accordance with City standards and regulations.

Please let us know if any additional documentation, fees, or formal submissions are required to process this request. We will provide them immediately.

Thank you for your time and consideration. We appreciate the City's continued support and look forward to your approval.

Sincerely,

Naveen Addula

Texas Sparks Constructions

Phone: 940-758-2963

Email: naveen.a@txsparks.com



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0240 Dexter Market & Retail; on one parcel of land 2.8 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R594078, commonly known as 620 S. Bagdad Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Dexter Market & Retail, which is a 2.8 acre commercial site development including two retail buildings and the associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b) Expiration of application.

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
 - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
 - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
 - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting another six-month (6) extension of the application in order to allow additional time for the Traffic Impact Analysis to be completed.

HISTORY/TIMELINE:

- 07/30/2024 – Site Development Application Filed
- 05/28/2025 – Site Development Application Expired
- 11/28/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Sandlin, Services, LLC. (Nick Sandlin) on behalf of Dexter Real Estate Concept, LLC. (Anisha Momin and Barkat Ali)

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development 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 May 28, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0240 Att 1 Dexter Market & Retail - Request Letter
2. SD-24-0240 Att 2 Dexter Market & Retail - Location Map



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

November 4, 2025

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

Re: Dexter Market and Retail: SD-24-0240

Dear Ms. Gryffin,

Please accept this request letter for the SDP extension of Dexter Market and Retail SDP Application: SD-24-0240. The project has a separate TIA Application (TIA-25-0016) being processed concurrently by others and the SDP and PICP's are both dependent upon this review/approval for a resubmission. Thank you for your assistance with this matter.

Please feel free to contact me with any questions.

Sincerely,

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



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-25-0367 Wildcat Fuels; on one (1) parcel of land 1.27 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R558580, commonly known as 807 Crystal Falls Parkway, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Wildcat Fuels, which is a 1.27 acre commercial site development including a fuel station and building with retail/restaurant uses along with the associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b) Expiration of application.

(1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:

- (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
- (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
- (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.

(2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

(3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting another six-month (6) extension of the application in order to allow the applicant to continue coordinating with Staff on the Alternative Tree Preservation Plan.

HISTORY/TIMELINE:

11/15/2024 – Site Development Reinstatement Processed
05/15/2025 – Site Development Application Expired
11/15/2025 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Infinity Engineering Group, LLC. (Nisit Sapparkhao) on behalf of Veda Leander Real Estate, LLC. (Fuad Fayad).

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development 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 May 15, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. TRP-24-0025 Att 1 Extension Request - Wildcat Fuel
2. TRP-24-0025 Att 2 Location Map - Wildcat Fuel

November 14, 2025

City of Leander
Planning and Development Services
201 N. Brushy Street
Leander, TX 78641



INFINITY ENGINEERING
GROUP, LLC

**RE: Request for Extension
Wildcat Fuels - Leander
807 Crystal Falls Pkwy.
Leander, TX 78641
IEG Project #: 35-474.00
Permit #: SD-25-0367**

To Whom It May Concern,

The Site Development Reinstatement for Wildcat Fuels (Permit No.: SD-25-0367) is set to expire on November 15, 2025, and we would like to request for a six-month administrative extension from the City of Leander's Planning and Zoning Board.

This application is currently under review with the Planning Department in response to plan review comments addressing the Alternative Tree Plan. The due date for the review is scheduled for November 21, 2025; therefore, we respectfully request an extension to ensure adequate time for completion of the review and approval process.

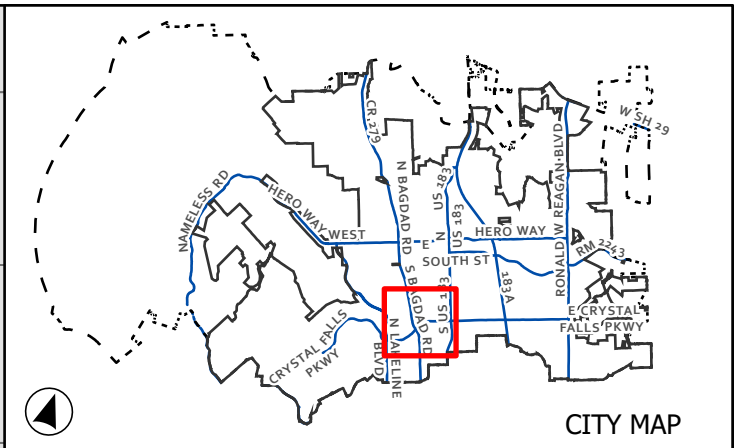
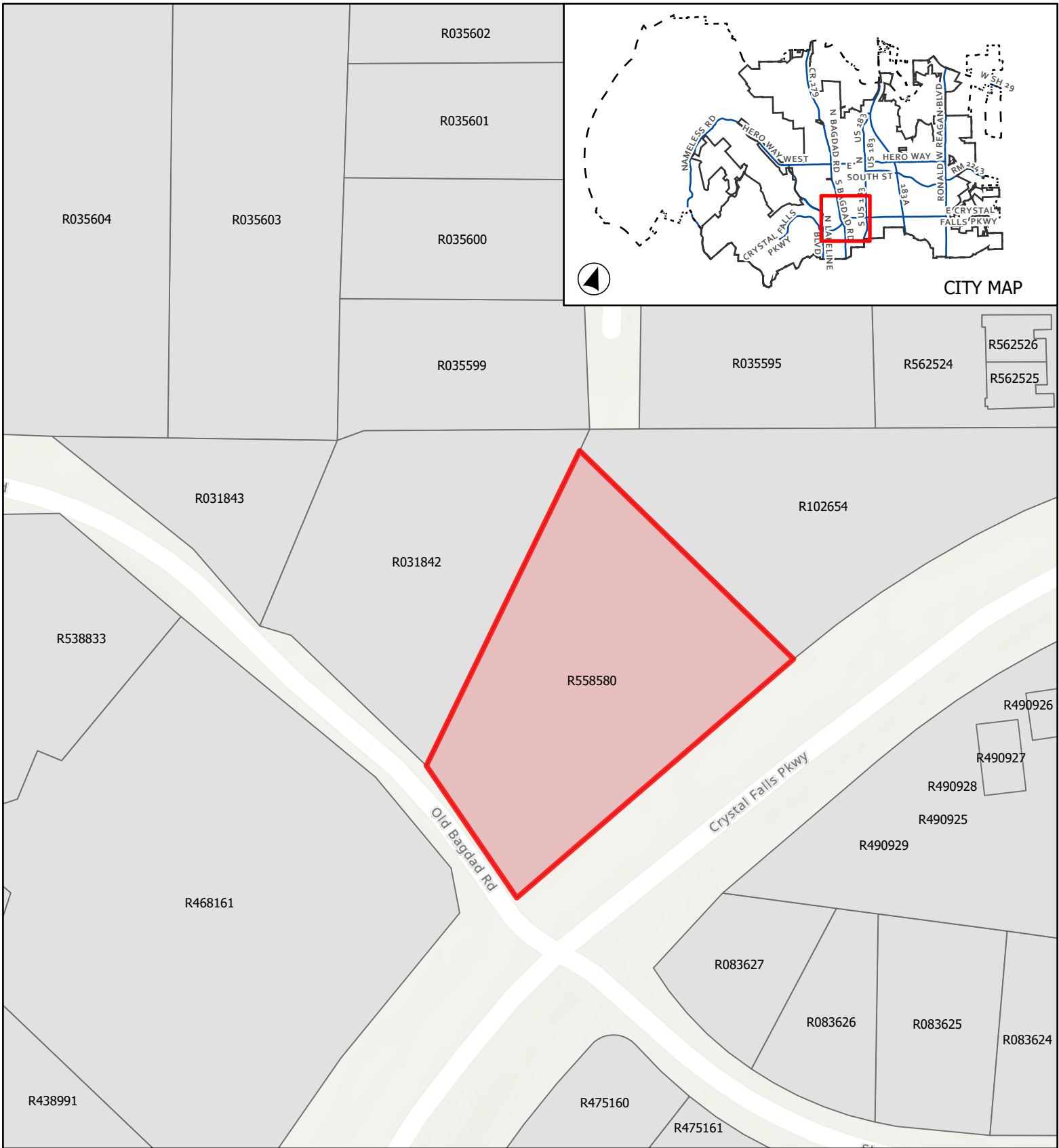
Should you have any questions or require any additional information, please e-mail Permitting@iegroun.net.

Sincerely,

Infinity Engineering Group, LLC.

A handwritten signature in blue ink, appearing to be "Nisit Sapparkhao", written over a light blue circular stamp.

Nisit Sapparkhao, P.E.
President



CASE: SD-25-0367 **ATTACHMENT 2** **WILDCAT FUELS**

Location Map

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0 45 90
Feet

- City Limits
- ETJ
- Subject Boundary
- Parcels



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0194 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to HC-5-B (Heavy Commercial) on two (2) parcels of land 11.65 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R315913 and R031291; and generally located on the northside of RM 2243, approximately 1,100 feet east of the intersection with CR 269, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0194 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 to align the zoning with the existing land use. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center as identified by the Comprehensive Plan.

The site was annexed in two phases, in 2002 and 2013, and currently holds a legal nonconforming status, which allows the existing use and structures to remain as they were at the time of annexation. The property owner now intends to expand the existing structure while maintaining the same use. To proceed with the expansion, the applicant is requesting this zoning change to bring the site into full compliance with current regulations.

GENERAL INFORMATION:

Current Zoning: Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban)
Proposed Zoning: HC-5-B (Heavy Commercial)

Size and Location: The property is located approximately 1,100 feet east of the intersection with CR 269, including approximately 11.65 acres.

Surrounding Area: This property is located west of Fabcon Products, Inc. and east of HL Chapman Pipeline Construction.

PROPOSED ZONING DISTRICT:

USE COMPONENT

HC – HEAVY COMMERCIAL:

Features: Any use in GC (General Commercial) plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT

TYPE 5 (non-residential only):

Features: Accessory buildings; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display and storage; outdoor entertainment venues and animal boarding.

Intent:

1. The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
2. This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components.
3. This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
4. This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.
5. Compliance with Type 1, 2, 3 or 4 site component standards shall also be deemed as compliance with Type 5 standards.

ARCHITECTURAL COMPONENT

TYPE B:

Features: Four (4) or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO (Local Office) and LC (Local Commercial) use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

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

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional

character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

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

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within two hundred (200') feet, 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 five hundred (500') as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') are also required to be contacted. There are no residentially zoned or used properties within five hundred (500') of the site.

Please see the full report from the applicant attached as Exhibit 8.

HISTORY/TIMELINE:

11/06/2002 – Annexation

01/16/2013 – Annexation

APPLICANT/AGENT:

Hardwood Products & Doors, Inc. (Ana Adame) on behalf of Hardwood Products & Doors, Inc. (Jose Adame).

RECOMMENDATION:

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

1. Approve the proposed the Zoning Case;
2. Deny the proposed Zoning Case; or
3. Approve an alternative request that may include a more restrictive site component (Type 1, 2, 3 or 4) or more restrictive architectural component (Type A).

Staff recommends Option 1 listed above – Approve the Zoning request. Staff made this recommendation based on the existing commercial land use patterns in the surrounding area and the Future Land Use designation of Employment Center outlined in the Comprehensive Plan.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-25-0194 Att 1 Letter of intent - Hardwood Products & Doors
2. Z-25-0194 Att 2 Current Zoning - Hardwood Products & Doors
3. Z-25-0194 Att 3 FLU Map - Hardwood Products & Doors
4. Z-25-0194 Att 4 Public Notification - Hardwood Products & Doors
5. Z-25-0194 Att 5 Proposed Zoning - Hardwood Products & Doors
6. Z-25-0194 Att 6 Aerial Map - Hardwood Products & Doors
7. Z-25-0194 Att 7 Utilities Map - Hardwood Products & Doors
8. Z-25-0194 Att 8 Neighborhood Outreach - Hardwood Products & Doors



Hardwood Products & Doors

Phone 512/259-3094
P.O. Box 645
Leander, Texas 78641

Letter of Intent

Hardwood Products & Doors, Inc. was established on October 27, 1988, and has continuously operated in Leander, Texas since that time. Our business provides lumber, millwork, and custom door manufacturing, serving the local community for decades.

We are submitting this zoning change request to align the current and long-standing use of our property with the City's zoning designations. Our facility is located at 9430 FM-2243, Leander, Texas 78641, on parcels R031291 and R315913 in Williamson County. The current zoning district (SFS) does not reflect the established and ongoing commercial operations of Hardwood Products & Doors, Inc.

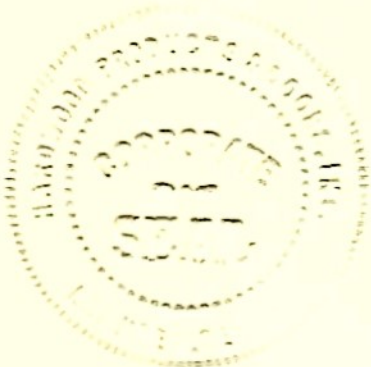
The purpose of this zoning change request is to continue operations and expand onto the adjacent parcel (R031291) by constructing an additional building for material storage and production support. This expansion is a continuation of the same use that has existed at our location since 1988, ensuring compliance with City ordinances while maintaining continuity of our services and operations.

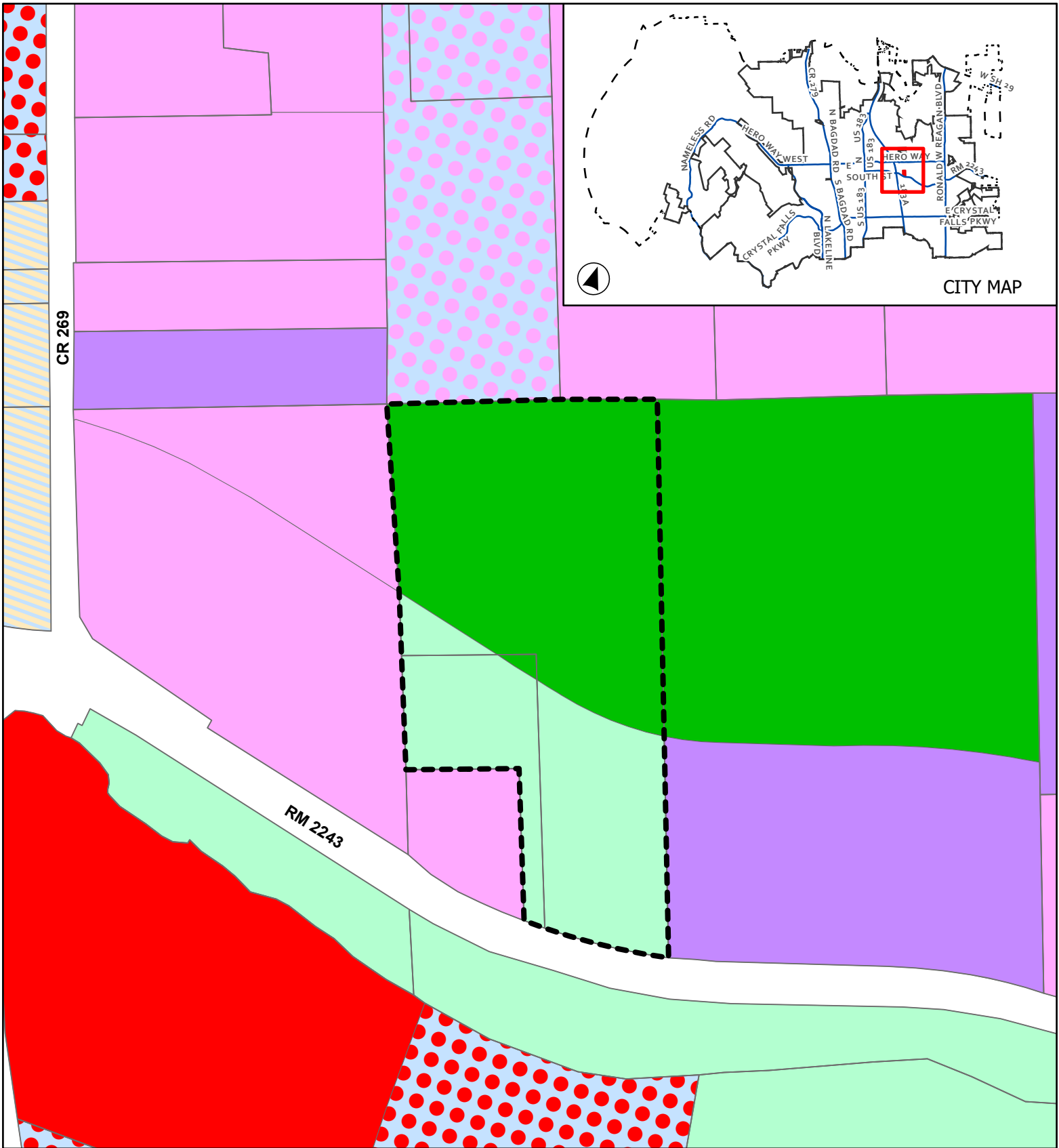
We respectfully request that the City of Leander consider our application to rezone the property to a district that is consistent with our existing and future business operations, such as HC (Heavy Commercial).

Sincerely,

Ana Adame

Hardwood Products & Doors, Inc.
9430 FM-2243
Leander, TX 78641
(512) 259-3094
adamelily@yahoo.com





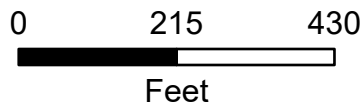
CASE: Z-25-0194

ATTACHMENT 2

Hardwood Products & Doors, Inc.

Current Zoning

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City Limits

ETJ

Subject Boundary

Current Zoning

SFR - Single-Family Rural

SFS - Single-Family Suburban

GC - General Commercial

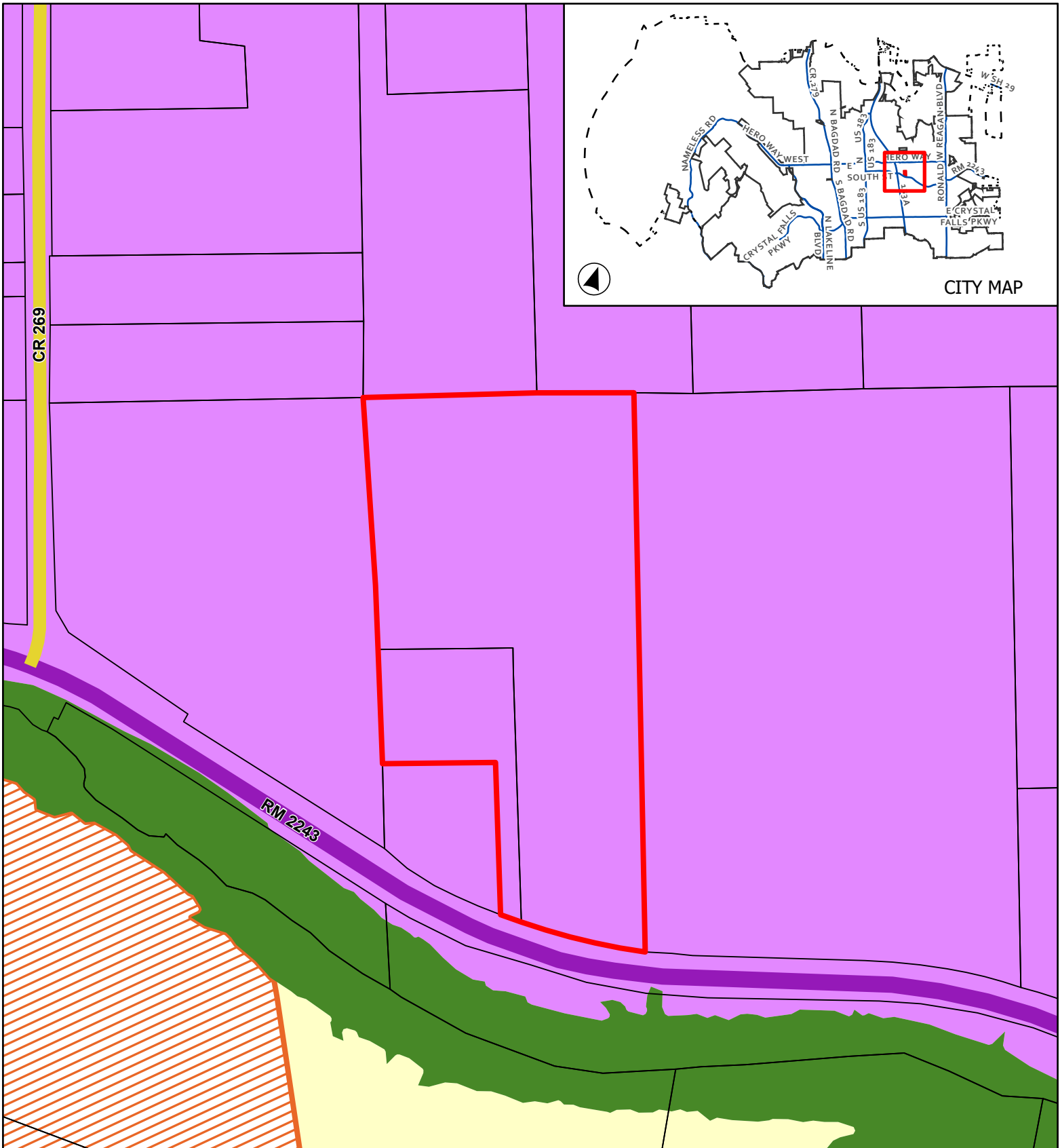
HC - Heavy Commercial

HI - Heavy Industrial

PUD - General Commercial

PUD - Heavy Commercial

CD - Conventional Sector



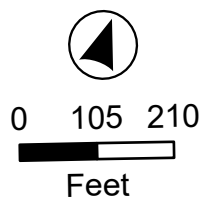
CASE: Z-25-0194

ATTACHMENT 3

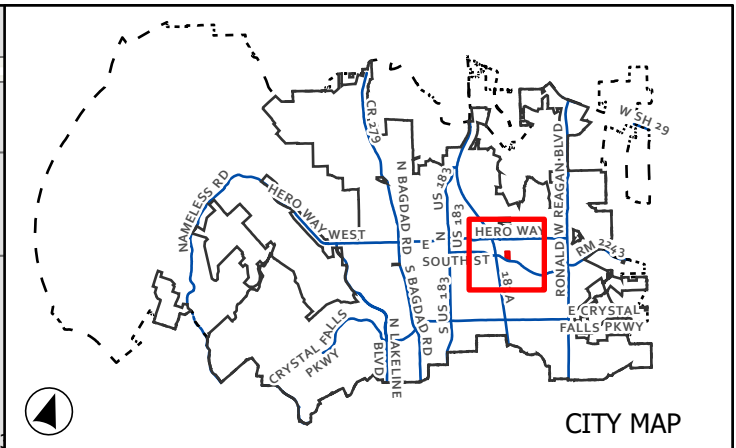
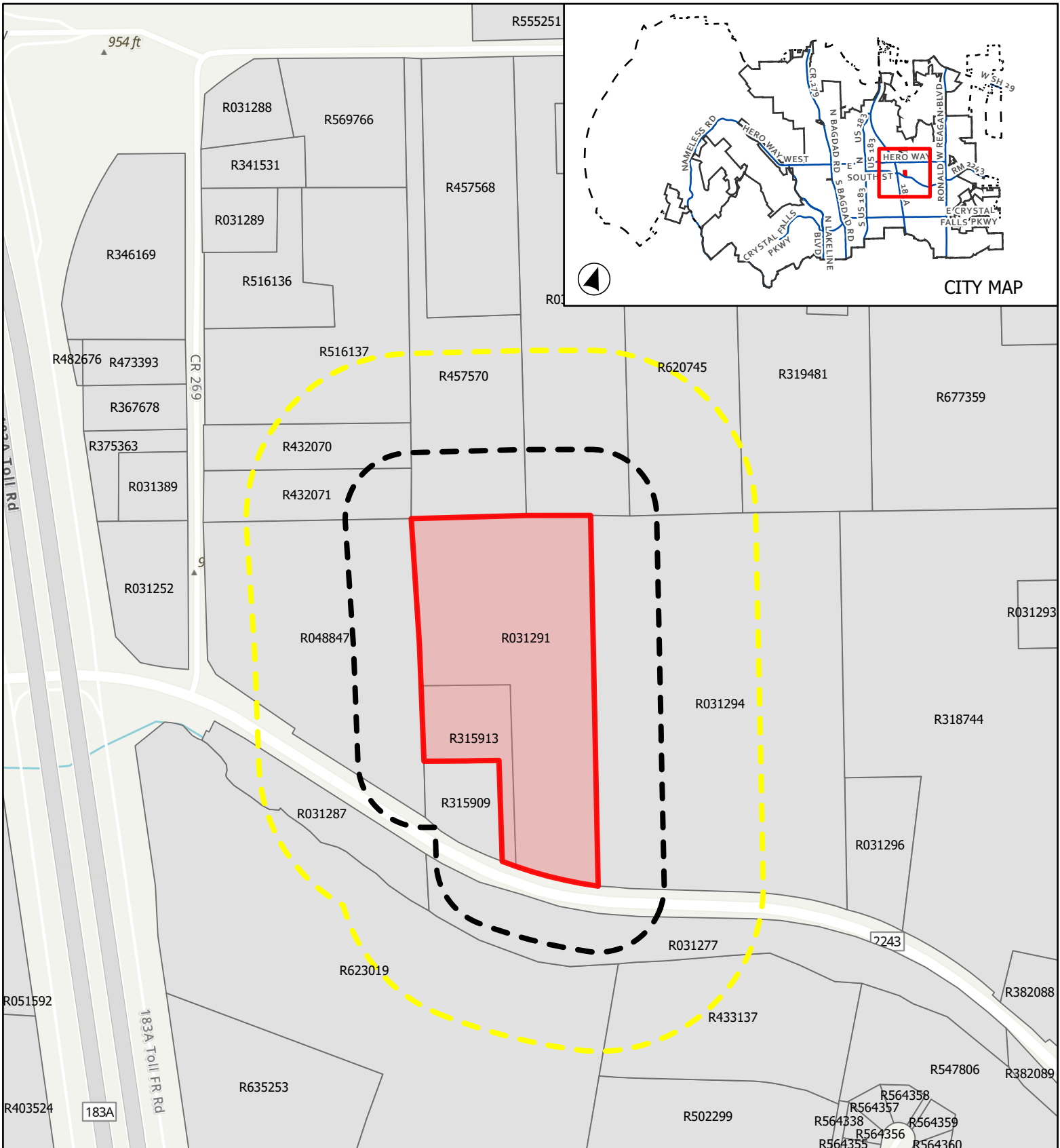
Hardwood Products & Doors, Inc.

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 4 Lane, Existing
- Collector, Existing



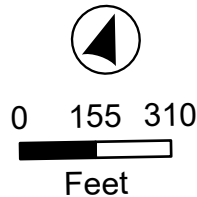
CASE: Z-25-0194

ATTACHMENT 4

HARDWOOD PRODUCTS & DOORS, INC.

Public Notification

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City Limits

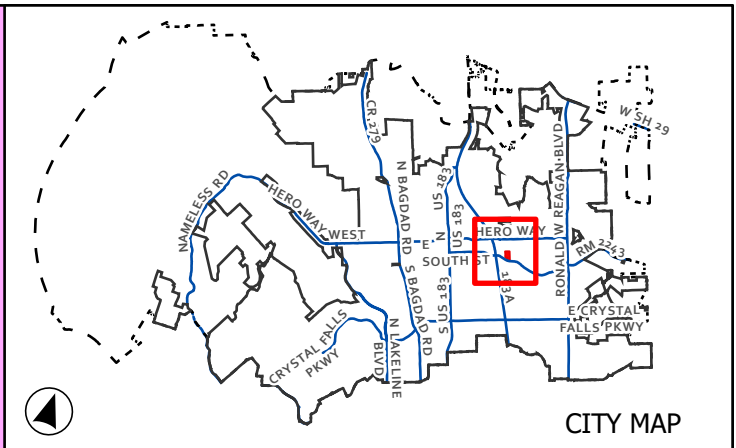
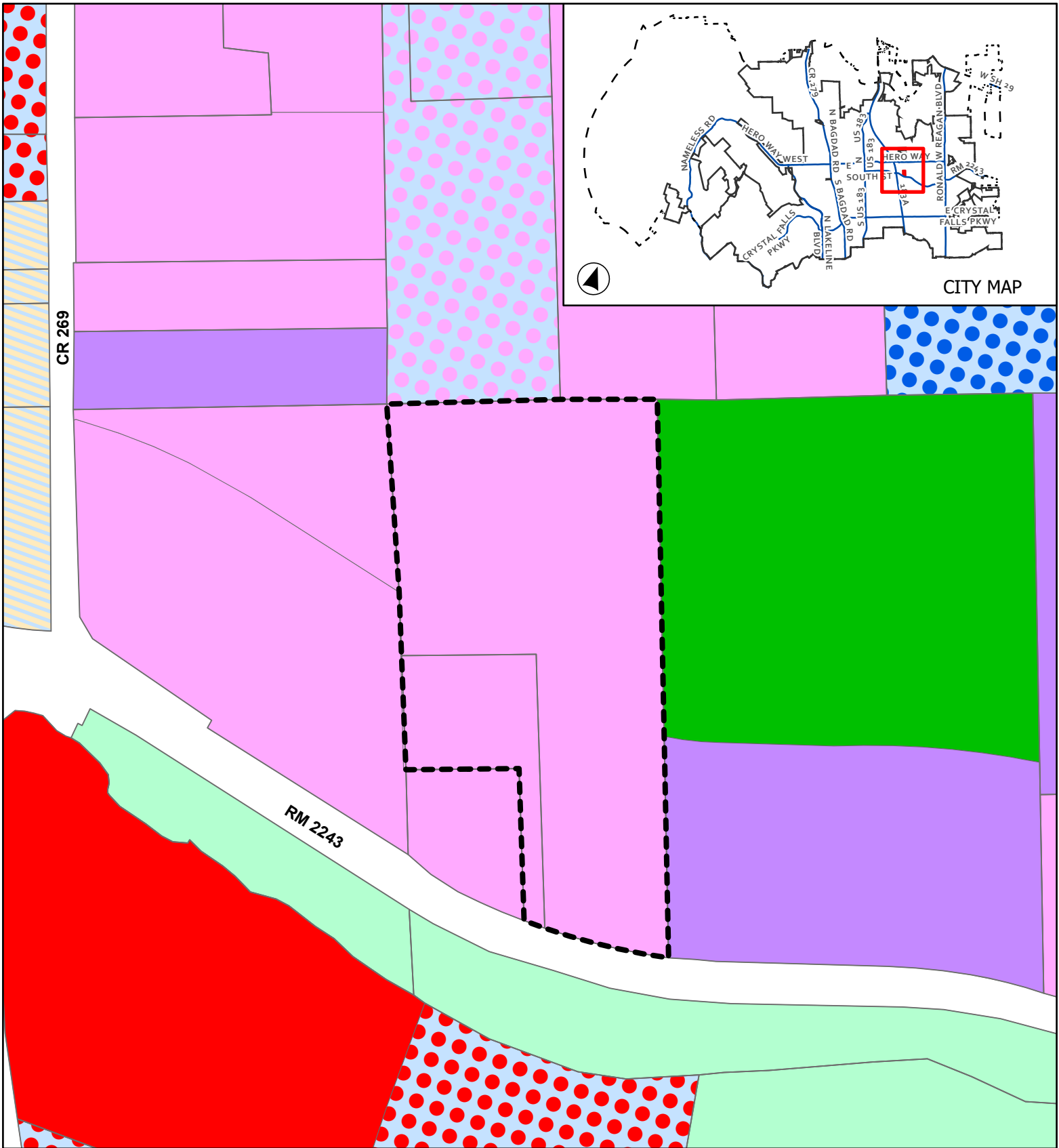


Subject Boundary



Notification Buffer





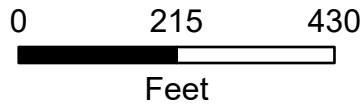
CASE: Z-25-0194

ATTACHMENT 5

Hardwood Products & Doors, Inc.

Proposed Zoning

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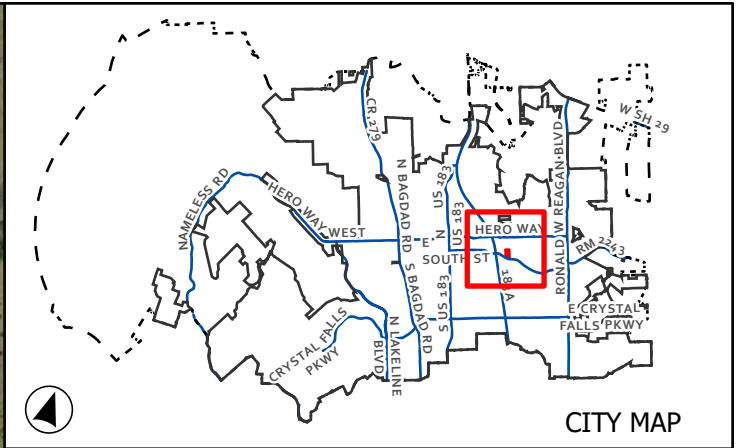
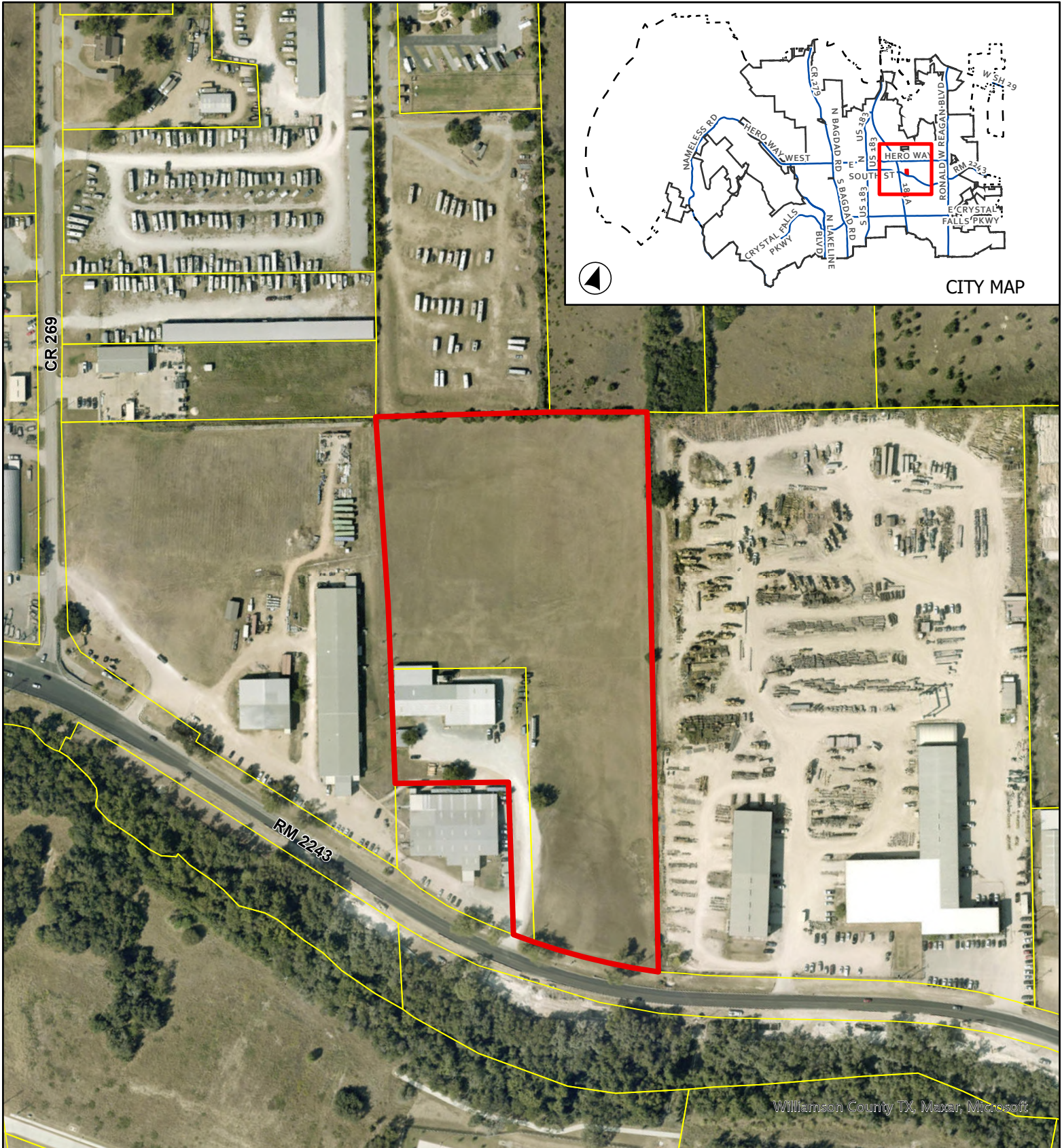


- City Limits
- ETJ
- Subject Boundary

Proposed Zoning

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

- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Mixed Use
- PUD - General Commercial
- PUD - Heavy Commercial
- CD - Conventional Sector



CASE: Z-25-0194

ATTACHMENT 6

Hardwood Products & Doors, Inc.

Aerial Map



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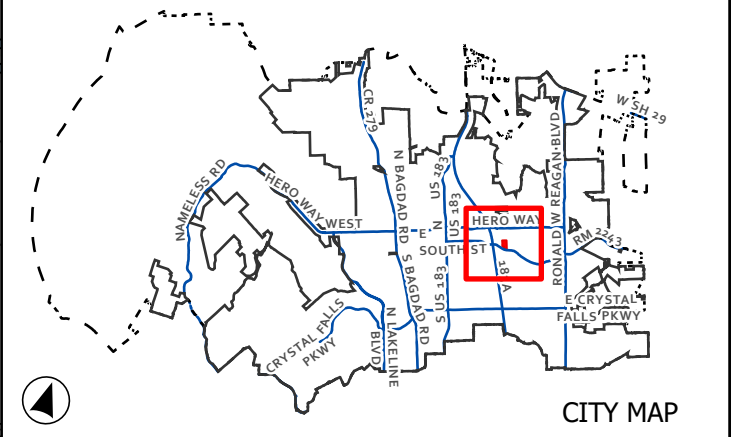
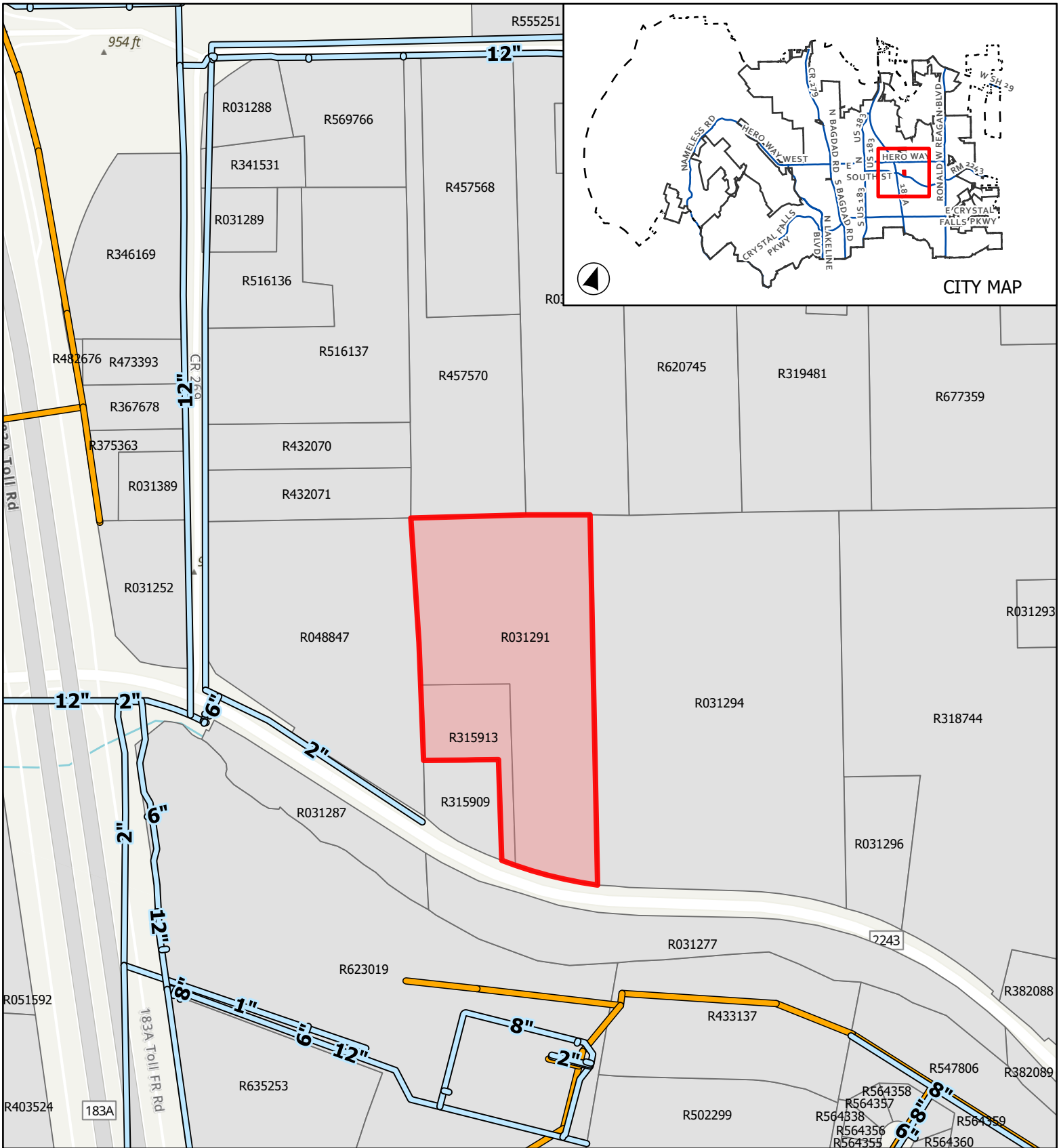


0 105 210



Feet

-  Leander City Limits
-  Subject Boundary



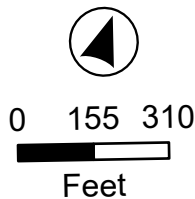
CASE: Z-25-0194

ATTACHMENT 7

HARDWOOD PRODUCTS & DOORS, INC.

Utilities Map

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- City Limits
- ETJ
- Subject Boundary
- Waste Water Line
- Water Main Line

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.

No neighborhood contacts were made because there are no residential properties located within 500 feet of the subject parcels (R031291 and R315913).

- 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.

Not applicable — no residential property owners or HOAs fall within the required 500-foot notification area.

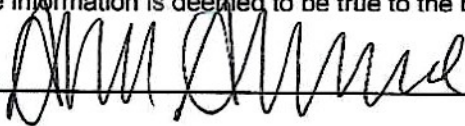
- 3. What concerns were raised during these communications?

None — no residential properties within 500 feet, therefore no concerns were raised.

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

None — no applicable neighborhood communications required.

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

Signature:  Date: 7-11-25



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0200 to amend the current zoning of Interim SFR-1-B (Single Family Rural) to HC-4-C (Heavy Commercial) on one (1) parcel of land 3.973 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031281; and generally located southeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0200 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 the property to align with the zoning of the neighboring properties. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Employment Center as identified by the Comprehensive Plan. The applicant wishes to incorporate this property into an overall commercial development.

GENERAL INFORMATION:

Current Zoning: Interim SFR-1-B (Single Family Rural)
Proposed Zoning: HC-4-C (Heavy Commercial)

Size and Location: The property is located southeast of intersection CR 270 and Hero Way, including approximately 3.973 acres.

Surrounding Area: This property is located north of Tex-Mix Concrete and HL Chapman Pipeline Construction, south of CR 270, west of Liberty Civil Construction, and east of KOA RV Park.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 square feet

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

SITE COMPONENT

TYPE 4 (non-residential only):

Features: Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

1. The Type 4 site component is intended to be utilized in combination with GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
2. This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components.
3. This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
4. Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: Three (3) or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 2.2: Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

EMPLOYMENT CENTER

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

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

encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

PUBLIC NOTIFICATION:

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

The applicant reached out to the residents within 500' from the property on October 17, 2025, by mail. No responses were received as of the time of the public notification.

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

HISTORY/TIMELINE:

01/20/2016 – Annexation

APPLICANT/AGENT:

Jamison Civil Engineering, LLC (Stephen R. Jamison) on behalf of ARS Hero Way, LLC (Prasad Kolishetti).

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, 2 or 3) or more restrictive architectural component (Type A or B).

Staff recommends Option 1 listed above – Approve the requested zoning of HC-4-C (Heavy Commercial). Staff made this recommendation based on the existing commercial land use patterns in the surrounding area and the Future Land Use designation of Employment Center outlined in the Comprehensive Plan.

PRESENTER:

Chaney Tharp, Assistant Planner

Attachments:

1. Z-25-0200 Att 1 - Letter of Intent - ARS Hero Way
2. Z-25-0200 Att 2 Current Zoning - ARS Hero Way
3. Z-25-0200 Att 3 FLU Map- ARS Hero Way
4. Z-25-0200 Att 4 Public Notification - ARS Hero Way
5. Z-25-0200 Att 5 Proposed Zoning - ARS Hero Way
6. Z-25-0200 Att 6 Aerial Map - ARS Hero Way
7. Z-25-0200 Att 7 Utilities Map - ARS Hero Way
8. Z-25-0200 Att 8 Neighborhood Community Outreach - ARS Hero Way

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

October 16, 2025

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

Re: ARS Hero Way Zoning Change

We respectfully request a zoning change to Williamson County Property ID: R-17-W000-6000-0022-B004 (R031281), AW0006 AW0006 – Harmon E.D. Sur., ACRES 3.96, located at 2773 Hero Way, Leander, Texas 78641, 100% owned by ARS Heroway LLC.

Current Zoning: Single-Family Rural (SFR)

Proposed Zoning: Heavy Commercial (HC)

Future Land Use Category: Employment Center

This rezoning request is consistent with the future land use category as set by the City of Leander Comprehensive Plan and is in cohesion with nearby property zoning. Adjacent properties are currently zoned Heavy Commercial (HC).

Please reach out with any questions or concerns.

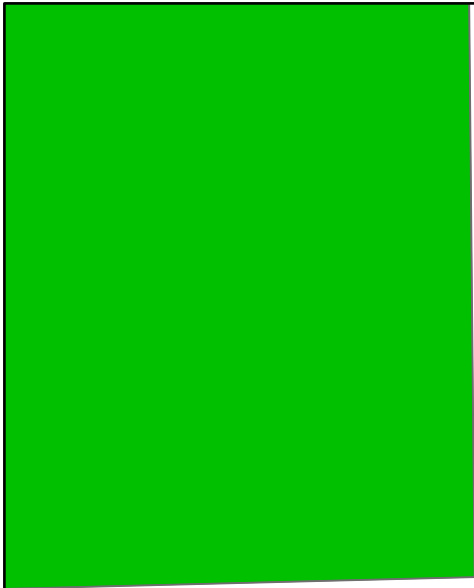
10/17/2025

Sincerely,

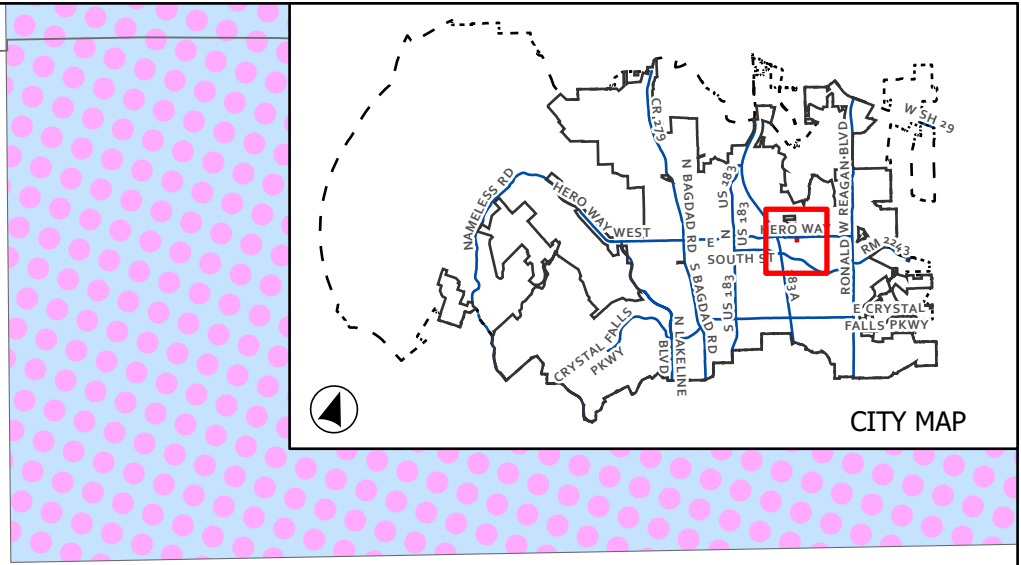


Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

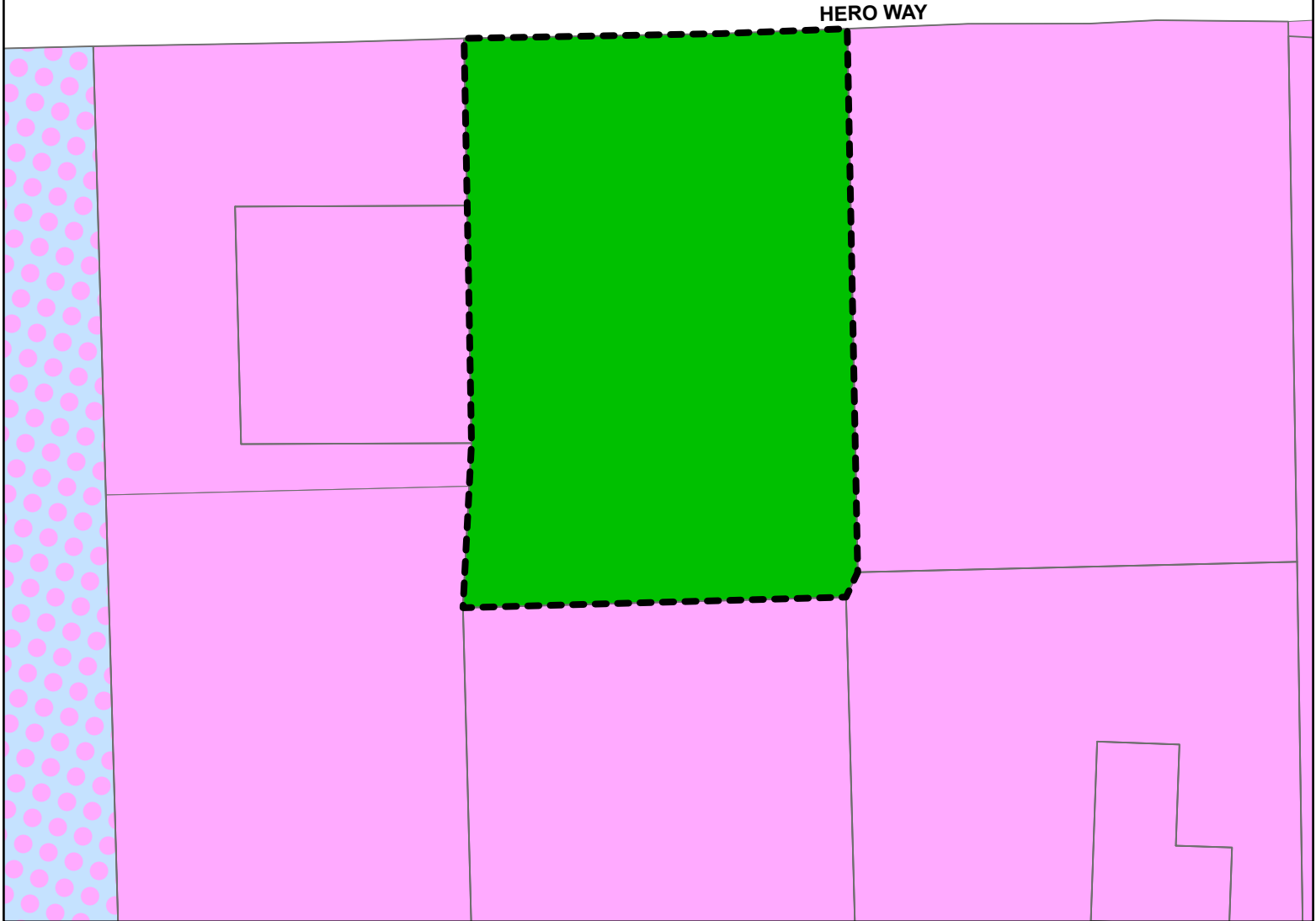




CR 270



CITY MAP



HERO WAY

CASE: Z-25-0200

ATTACHMENT 2

ARS Hero Way
Zoning Change

Current Zoning



0 115 230



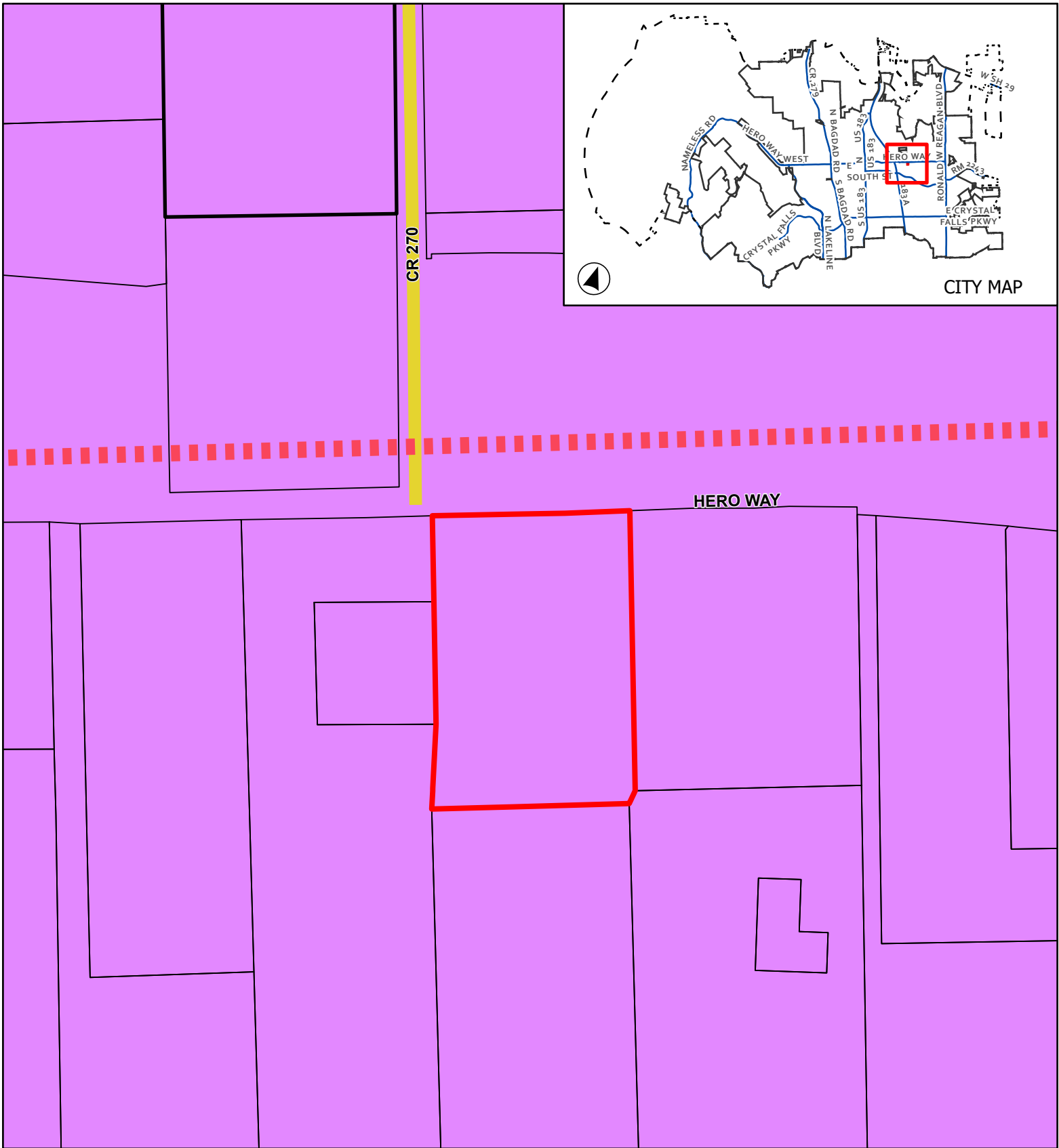
Feet

- City Limits
- ETJ
- Subject Boundary

Current Zoning

- SFR - Single-Family Rural
- HC - Heavy Commercial
- PUD - Heavy Commercial

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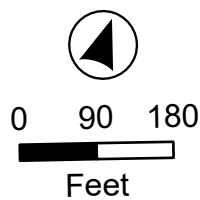
CASE: Z-25-0200

ATTACHMENT 3

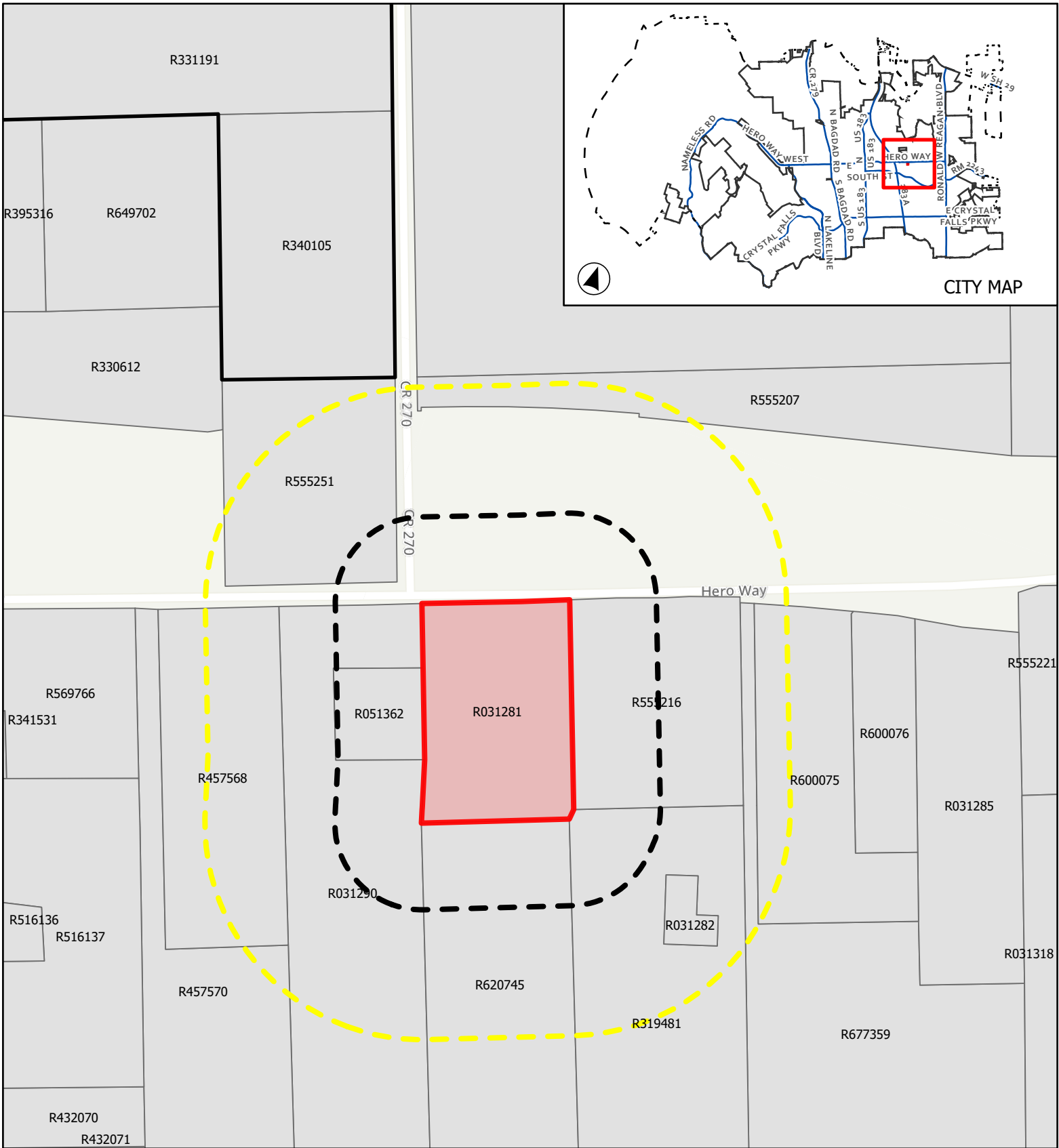
ARS Hero Way
Zoning Change

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Collector, Existing
- Access Controlled, Proposed



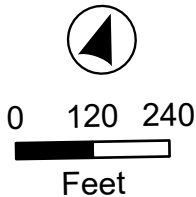
CASE: Z-25-0200

ATTACHMENT 4

ARS HERO WAY
ZONING CHANGE

Public Notification

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City Limits

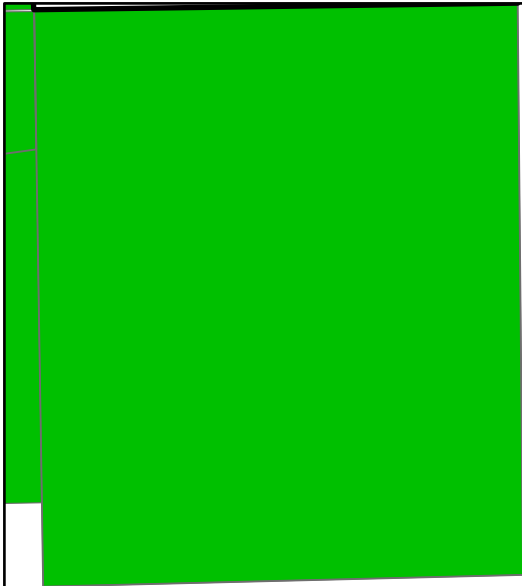
ETJ

Subject Boundary

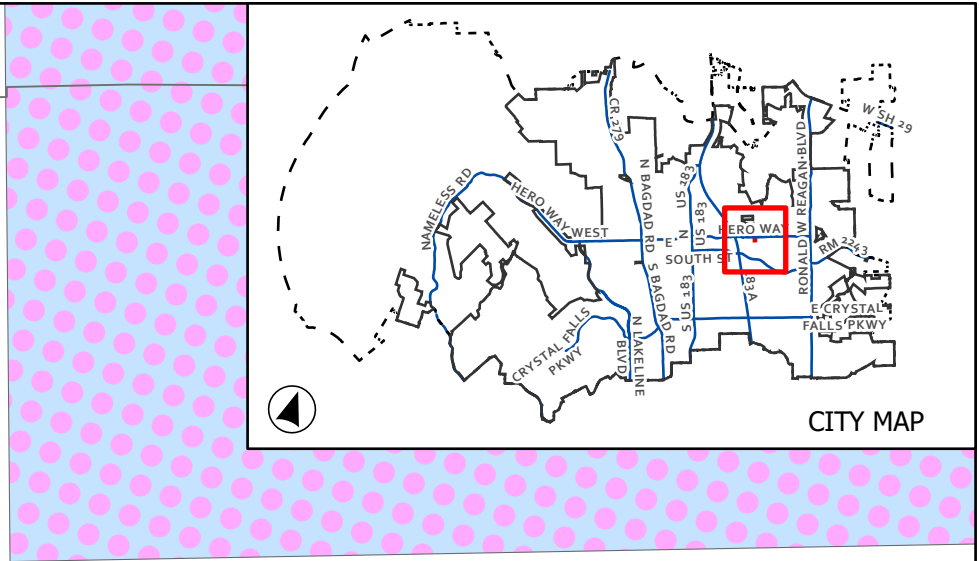
Notification Buffer

200'

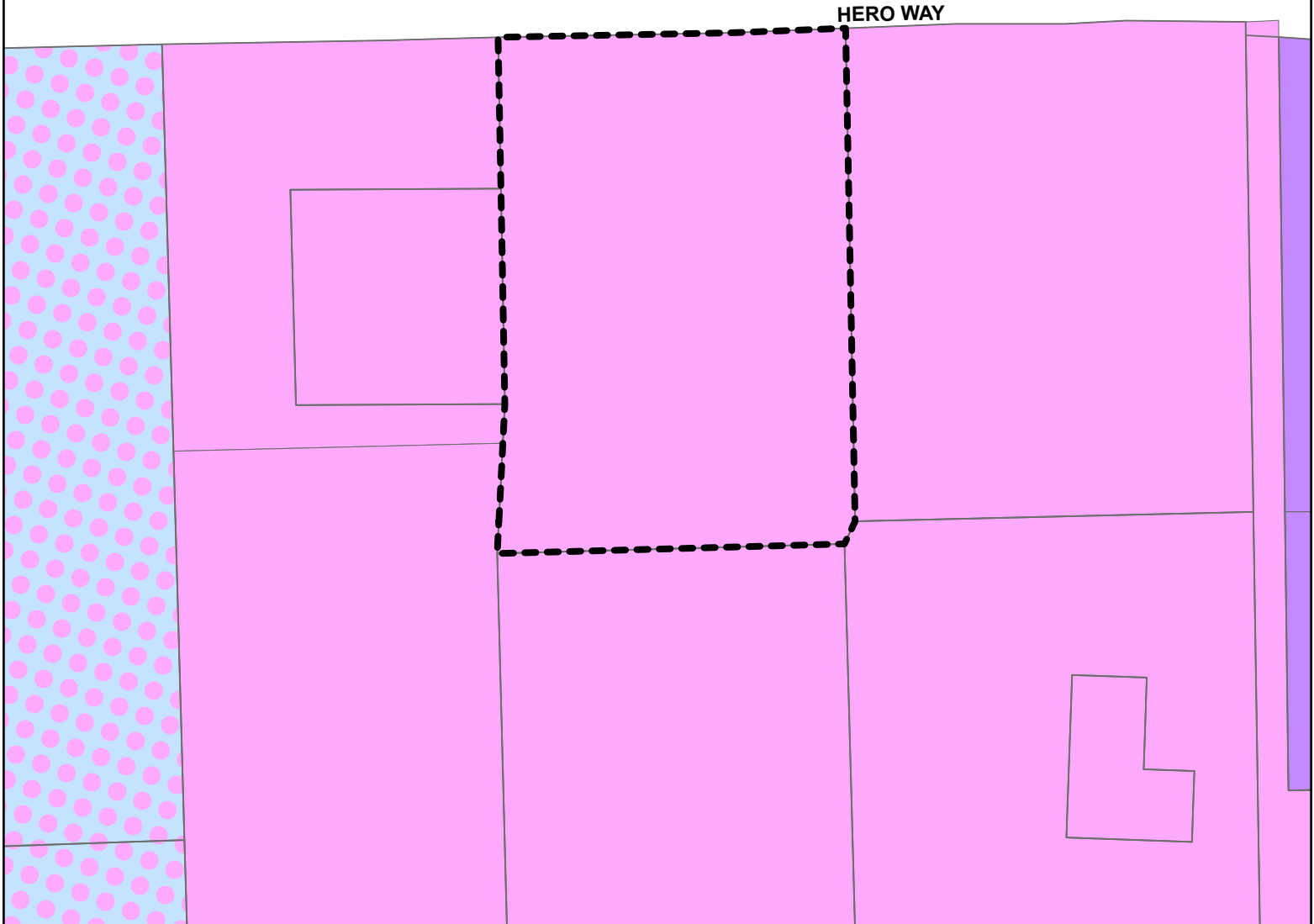
500'



CR 270



CITY MAP



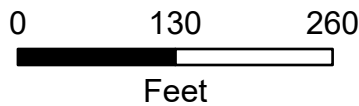
CASE: Z-25-0200

ATTACHMENT 5

ARS HERO WAY

Proposed Zoning

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City Limits

ETJ

Subject Boundary

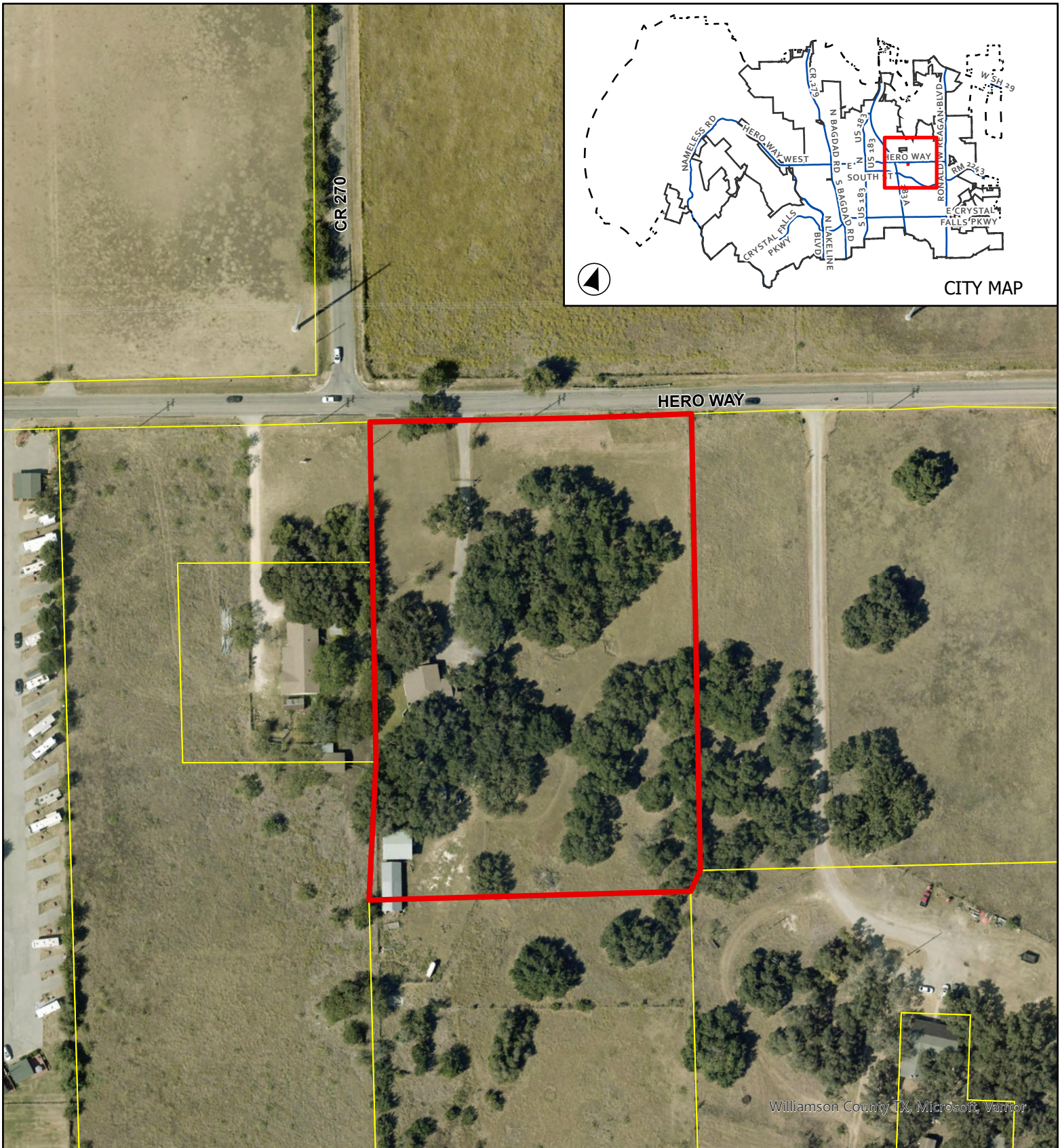
Proposed Zoning

SFR - Single-Family Rural

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Heavy Commercial



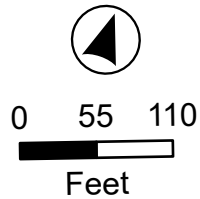
CASE: Z-25-0200

ATTACHMENT 6

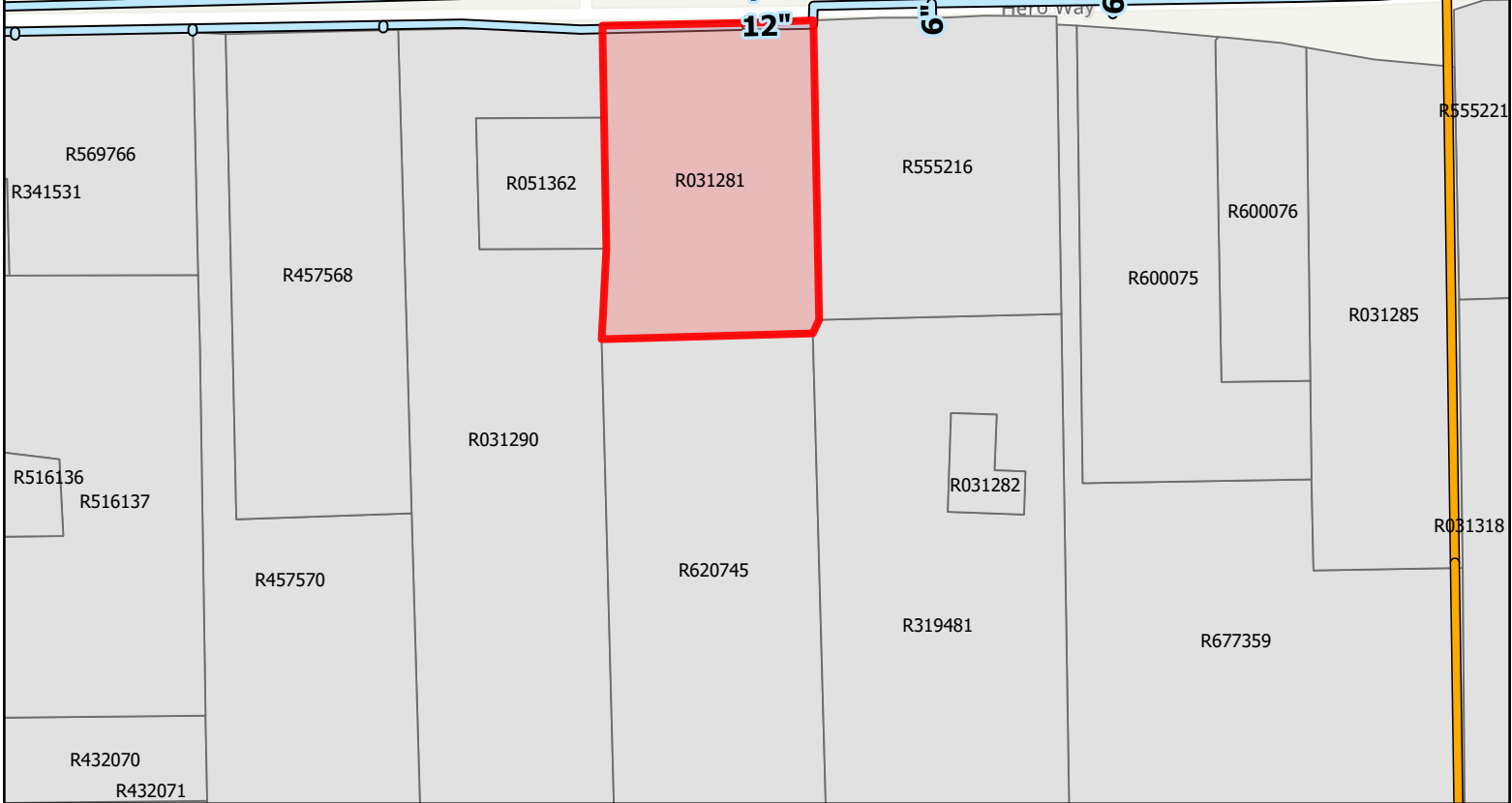
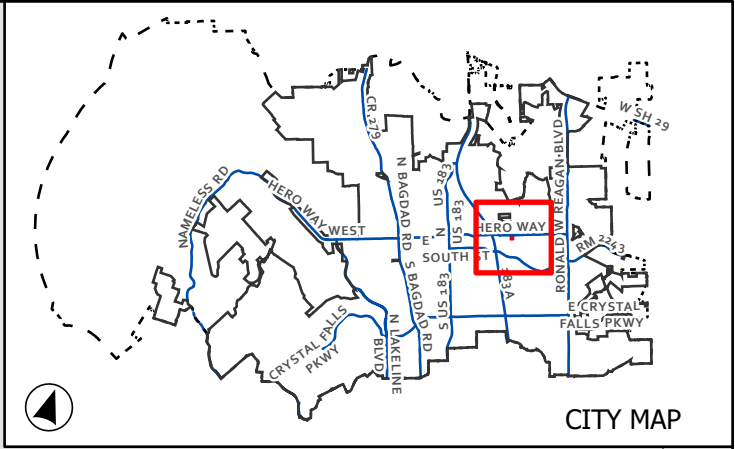
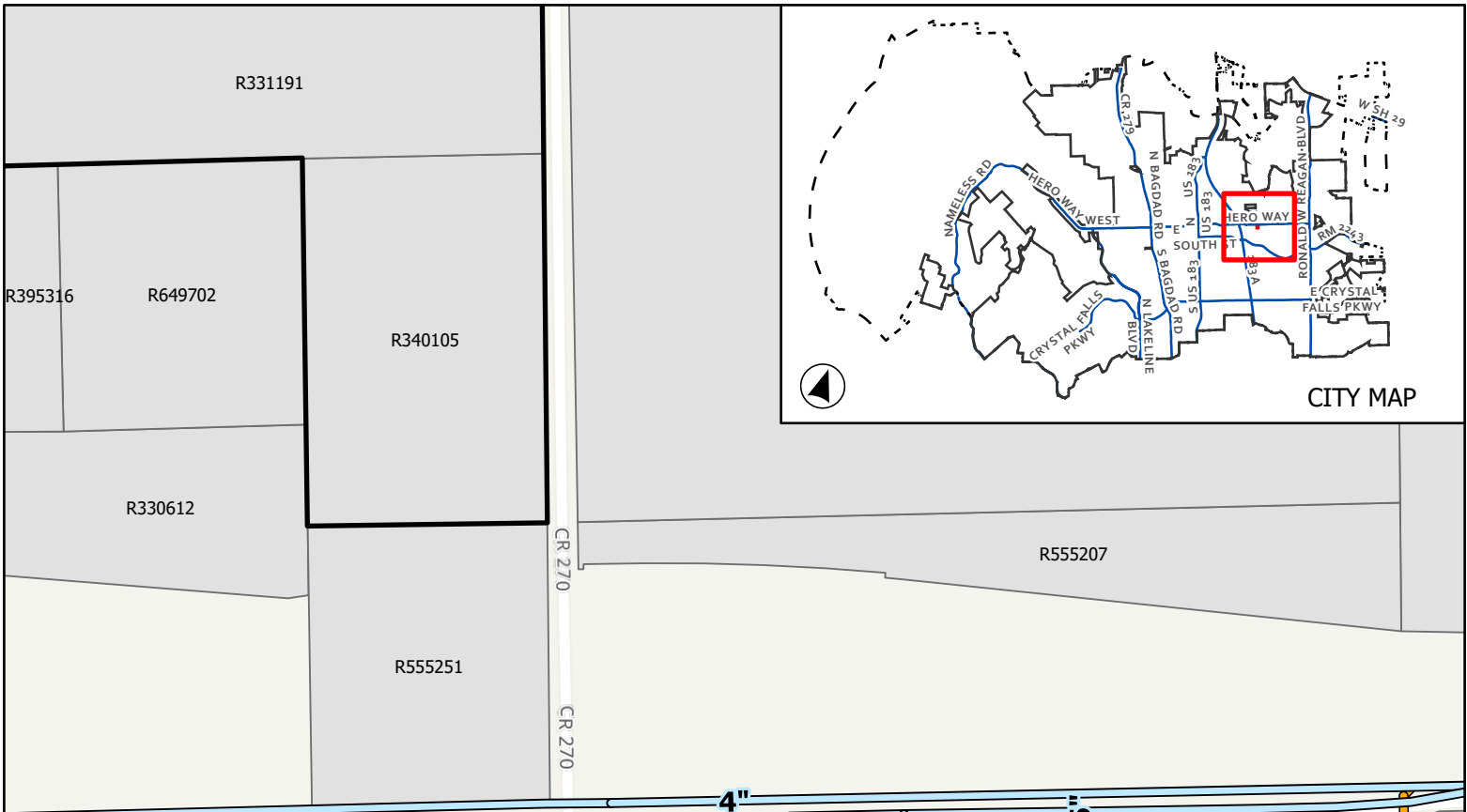
ARS HERO WAY
ZONING CHANGE

Aerial Map

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- Leander City Limits
- Subject Boundary
- Williamson County Parcels



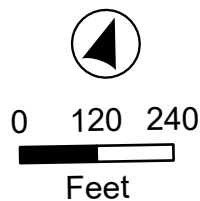
CASE: Z-25-0200

ATTACHMENT 7

ARS HERO WAY ZONING CHANGE

Utilities Map

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- City Limits
- ETJ
- Subject Boundary
- Waste Water Line
- Water Main Line

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.

Zoning information packages were mailed to the surrounding owners on 10/17/2025. Please see the included copy of what was sent out. Jamison Civil Engineering sent out the letters and placed their contact information on the letter.
City of Leander planning department contact information was also included in the letter.

- 2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Property owners were notified. We are not aware of any HOA's within 500'. Please see the mailing contacts included with this submittal.

- 3. What concerns were raised during these communications?

We have not received any concerns but will send them over to the planning department if any are received.

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

A meeting has not been conducted. Any modifications will be relayed to the planning department if any concerns are raised by the surrounding properties.

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

Signature:  Date 10/17/2025

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

October 17, 2025

Re: ARS Hero Way Zoning Change

This is a notification letter only. No action is required on your part.

The property located at 2773 Hero Way, Leander, Texas 78641 is proposing a zoning change to the City of Leander. Please see the location map and the zoning change exhibit included with this letter.

Current Zoning: Single-Family Rural (SFR)

Proposed Zoning: Heavy Commercial (HC)

Future Land Use Category: Employment Center

This rezoning request is consistent with the future land use category as set by the City of Leander Comprehensive Plan and is in cohesion with nearby property zoning. Adjacent properties are currently zoned Heavy Commercial (HC).

A copy of the City of Leander zoning schedule is also attached. This application will be submitted on the 10/21/2025 application submittal deadline and will follow the review timeline outlined.

Please reach out to Jamison Civil Engineering for any questions or concerns at guillermo@jamisoneng.com or 737-484-0880.

The City of Leander Development Services can be reached at 512-528-2733.

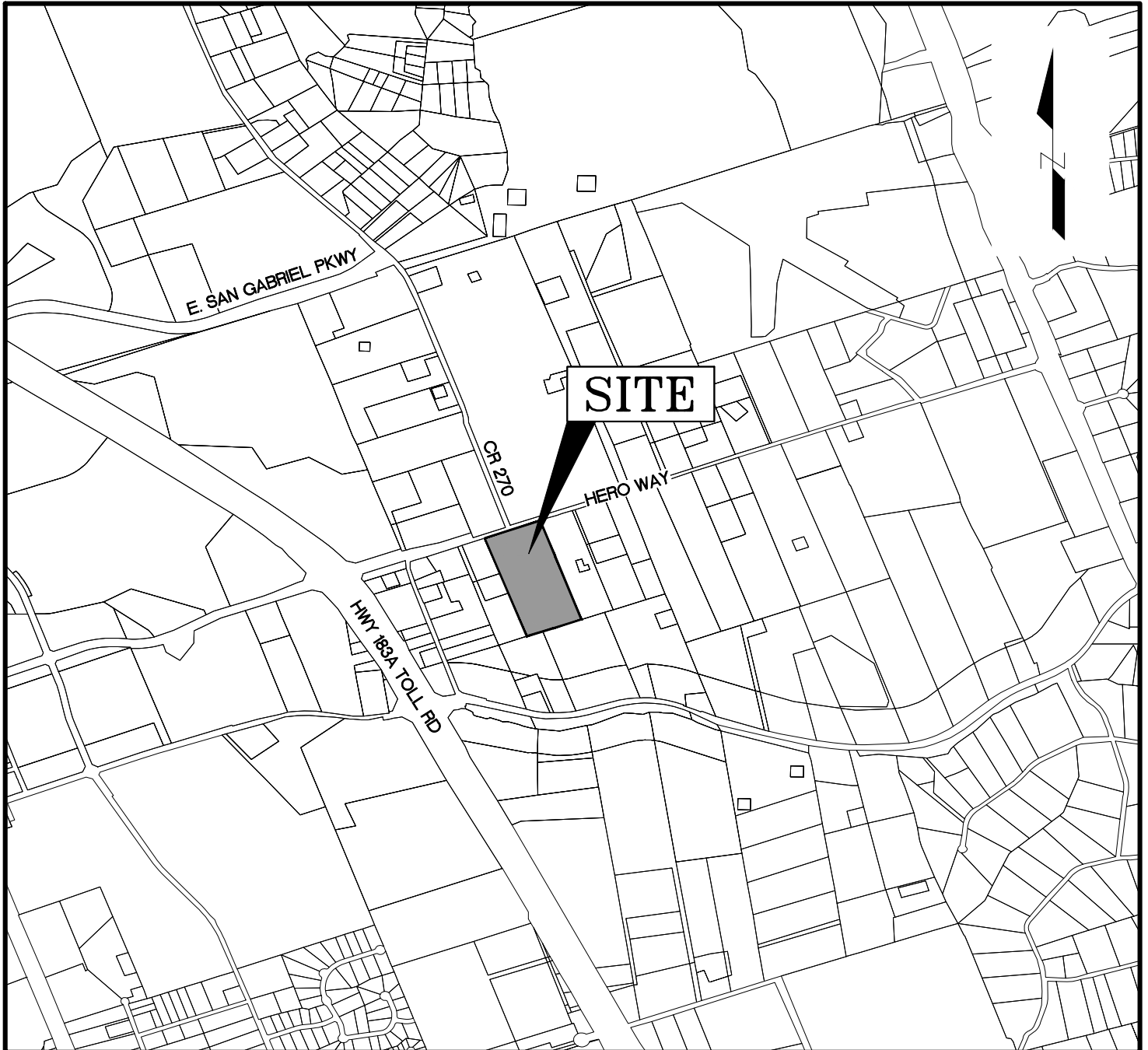
Sincerely,

Guillermo Calvillo

Digitally signed by Guillermo Calvillo
DN: C=US,
E=guillermo@jamisoneng.com,
O=Jamison Civil Engineering LLC,
CN=Guillermo Calvillo
Reason: I am the author of this document
Date: 2025.10.17 10:31:31-05'00'

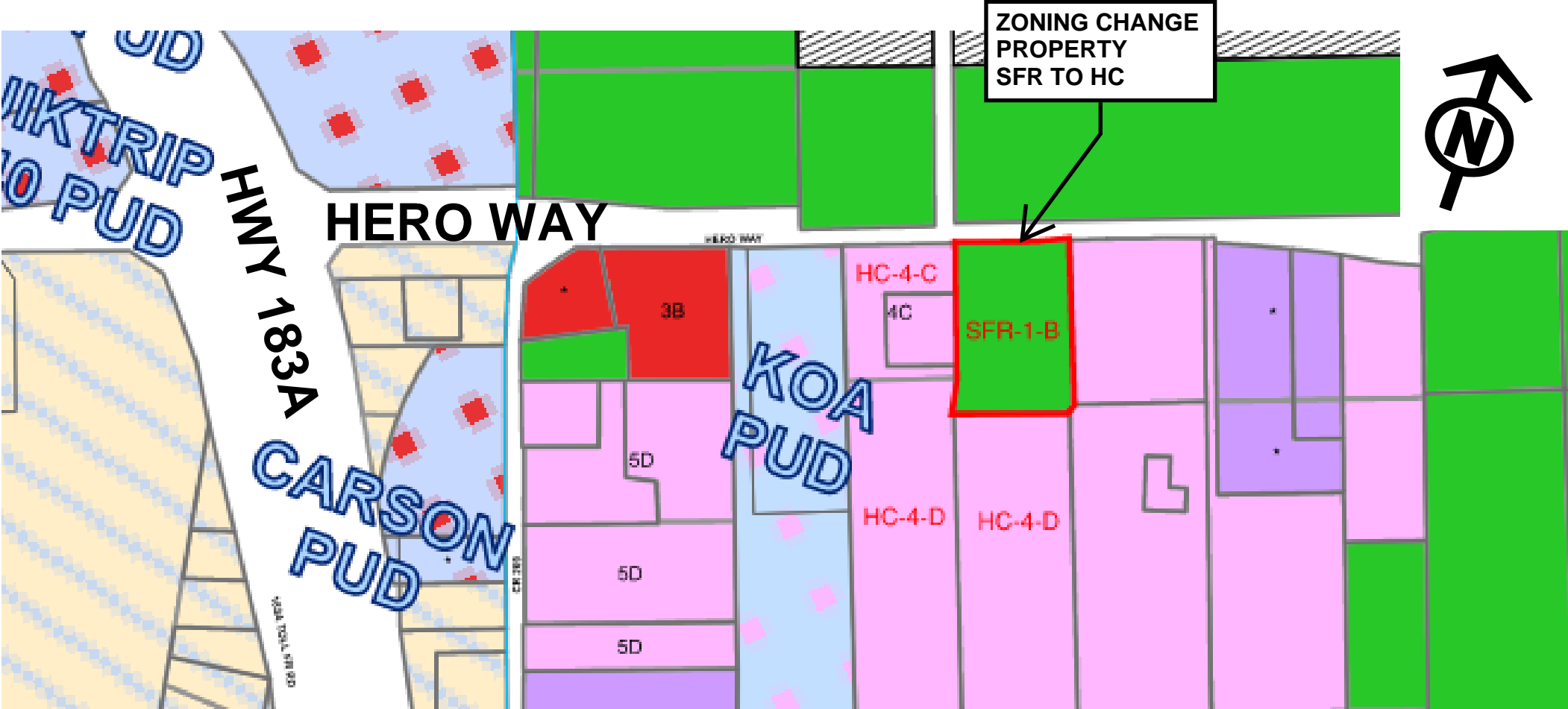
Guillermo Calvillo
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

2773 Hero Way, Leander, Texas 78641



LOCATION MAP

1"=2,000'



- Leander City Limits
- Extra-Territorial Jurisdiction
- Future Annexation Per DA

Current Zoning

RESIDENTIAL

- SFR-Single-Family Rural
- SFE-Single-Family Estate
- SFS-Single-Family Suburban
- SFU-Single-Family Urban
- SFU/MH-Single-Family Urban / Manufactured Home
- SFC-Single-Family Compact

- SFL-Single-Family Limited
- CH-Cottage Housing
- SFT-Single-Family Townhouse
- TH-Tiny House
- TF-Two Family
- NR-Neighborhood Residential
- MF-Multi-Family

RETAIL/COMMERCIAL

- LO-Local Office
- LC-Local Commercial
- GC-General Commercial
- HC-Heavy Commercial

INDUSTRIAL

- HI-Heavy Industrial
- PUD LAND USE**
- PUD-Single-Family
 - PUD-Cottage Housing
 - PUD-Townhomes
 - PUD-Multi-Family
 - PUD-Mixed Use
 - PUD-Local Office
 - PUD-Local Commercial
 - PUD-General Commercial
 - PUD-Heavy Commercial

SECTORS

- OS-Open Space
 - CD-Conventional Sector
 - SI-General Sector
 - S2-Station Sector
- TRANSECTS**
- Civic Building
 - T4-General Urban
 - TS-Urban Center
 - T6-Urban Core
 - SD-Special District

2025 - ZONING CALENDAR

APPLICATION SUBMITTAL DEADLINE Tuesday 12:00 p.m.	LETTERS MAILED/SIGNS Wednesday 5:00 p.m.	AGENDA POSTED Wednesday at 5:00 p.m.	PLANNING & ZONING COMMISSION Thursday at 6:00 p.m.	AGENDA POSTED Wednesday at 5:00 p.m.2	CITY COUNCIL Thursday at 7:00 p.m.	CITY COUNCIL Final Reading Thursday at 7:00 p.m.
May 6, 2025	May 28, 2025	June 4, 2025	June 12, 2025	July 9, 2025	July 17, 2025	August 7, 2025
May 20, 2025	June 11, 2025	June 18, 2025	June 26, 2025	July 30, 2025	August 7, 2025	August 21, 2025
June 3, 2025	June 25, 2025	July 2, 2025	July 10, 2025	August 13, 2025	August 21, 2025	September 4, 2025
June 17, 2025	July 9, 2025	July 16, 2025	July 24, 2025	August 27, 2025	September 4, 2025	September 18, 2025
July 8, 2025	July 30, 2025	August 6, 2025	August 14, 2025	September 10, 2025	September 18, 2025	October 2, 2025
July 22, 2025	August 13, 2025	August 20, 2025	August 28, 2025	September 24, 2025	October 2, 2025	October 16, 2025
August 5, 2025	August 27, 2025	September 3, 2025	September 11, 2025	October 8, 2025	October 16, 2025	November 6, 2025
August 19, 2025	September 10, 2025	September 17, 2025	September 25, 2025	October 29, 2025	November 6, 2025	November 20, 2025
September 2, 2025	September 24, 2025	October 1, 2025	October 9, 2025	November 12, 2025	November 20, 2025	December 4, 2025
October 7, 2025	October 29, 2025	November 5, 2025	November 13, 2025	November 26, 2025	December 4, 2025	TBD
October 21, 2025	November 12, 2025	*November 19, 2025*	*November 25, 2025*	*December 22, 2025*	*January 6, 2026*	January 15, 2026



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Discuss and consider action regarding Zoning Case Z-25-0183 to amend the current zoning of GC-3-C (General Commercial) to adopt the 2100 S. Bagdad Road PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial) on one (1) parcel of land approximately 0.36 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

BACKGROUND:

This is the first step in the zoning process. During the meeting of November 13, 2025, the Planning & Zoning Commission delayed action on the case to allow for the applicant to work with staff on an amendment to the request to consider alternative fencing requirements. The applicant was amenable to adding the requirement that the fencing shall be removed upon a change of use or redevelopment of the property. The applicant was not willing to consider a modification to the proposed fencing.

As noted during the public hearing, this property was previously utilized as a day care center. The current property owner has since converted a portion of the structure to include residential in addition to the day care center and increased the height of the fencing along Bagdad Road. The applicant has submitted a request to change the designated zoning district of their property in order to allow for two key modifications:

1. Installation of a fence taller than three (3) feet in height along Bagdad Road; and
2. Inclusion of one (1) single-family residential unit within the primary structure.

The PUD (Planned Unit Development) zoning district allows applicants to request alternative standards to support their proposed development. The proposed base zoning does comply with the Comprehensive Plan and is appropriate for properties located in a multi-use corridor identified by the Comprehensive Plan.

Under Article III, Section 14 (b)(12) of the Composite Zoning Ordinance, one (1) single-family residential unit may be located above the first floor by right as an accessory use. In this request, the residential use would be located on the first floor along with commercial use.

This PUD also includes specific development standards regarding fencing. The applicant requests that Article VI, Section 16 (e) of the Composite Zoning Ordinance not apply to the portion of the property fronting on S. Bagdad Road. The property is divided so that the commercial access is taken County Cork Lane and the residential access is from S. Bagdad Road. The applicant is treating this portion of the property as the backyard area and they would prefer a taller fence. This proposal would still prohibit fencing over three (3) feet within the site line visibility triangle where the driveway connects to S. Bagdad Road but would allow the owner to keep the current six (6) foot fence located on the front property line adjacent to S. Bagdad Road.

During the November 13, 2025 public hearing, staff recommended that the Planning & Zoning Commission consider approval of an alternative request that included modifications to the development standards to remove

the request to not apply the fencing standards. Staff made this recommendation based on intent of Article III, Section 14 (b)(12) of the Composite Zoning Ordinance, which permits one (1) single-family residential unit as an accessory use provided that it is located above the first floor. In this case, staff believes that allowing the accessory residential unit on the first floor with the commercial use, still aligns with the overall intent of the ordinance and supports a flexible, mixed use development.

However, staff does not support the proposed alternative fence standards. The request to maintain a six (6') foot fence along S. Bagdad Road frontage does not meet the intent of the ordinance and would be inconsistent with adjacent properties and established standards throughout the city. Fencing along major arterials is generally discouraged unless it consists of a masonry wall adjacent to a residential neighborhood in compliance with the setback requirements. While fencing may be permitted in certain cases for screening purposes, it is typically required be setback from the roadway to preserve visual continuity and maintain corridor aesthetics.

GENERAL INFORMATION:

Current Zoning: GC-3-C (General Commercial)

Proposed Zoning: PUD (Planned Unit Development) with the base zoning of GC-3-C (General Commercial)

Size and Location: The property is located at 2100 S. Bagdad Road, including approximately 0.36 acres.

Surrounding Area: This property is located at the intersection of S. Bagdad Road and County Cork Lane, on the southeast corner of the intersection. The County Glen neighborhood is located to the east of the property and to the west is Bagdad Road. The properties north and south of the subject property are zoned General Commercial. The property to the south is being used as residential and to the north is being used as office space.

PROPOSED ZONING DISTRICT:

USE COMPONENT

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for **one (1) single-family unit and alternative fencing standards**. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 square feet

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

SITE COMPONENT

TYPE 3:

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

Intent:

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

ARCHITECTURAL COMPONENT

TYPE C (non-residential only):

Features: Three (3) or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Maintain and/or improve affordability and diversity in the housing market.

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 bufferyards 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 two hundred (200') feet, 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 five hundred (500') as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within five hundred (500') feet are also required to be contacted.

The applicant sent letters to all residents within the five hundred (500') foot boundary. Per the application's report, twenty-seven (27) out of forty-two (42) responded in favor of the proposal, and fifteen (15) have not responded. No concerns or issues have been received to date.

Please see the full report from the applicant attached as Exhibit #8.

HISTORY/TIMELINE:

01/20/1978 – Annexation (Original Incorporation)

11/13/2025 – Planning & Zoning, 1st Public Hearing

APPLICANT/AGENT:

Mark Gillespie (Owner)

RECOMMENDATION:

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

1. Approve the proposed zoning case;
2. Deny the proposed zoning case; or
3. Approve an alternative request that may include modifications to the development standards in regard to the fence or the allowed/prohibited uses.

Based on the action by the Planning & Zoning Commission during the November 13, 2025 meeting, staff recommends Option 3 listed above – Approve an alternative request that may include modifications to the development standards. Staff recommends approval of the attached PUD that includes the following changes:

1. Allow the fence along S. Bagdad Road to be placed ten (10') feet from the property line.
2. Update the fencing so that the smooth side is facing towards S. Bagdad Road in compliance with the Composite Zoning Ordinance requirements.

A redline of the PUD Notes is provided as Attachment 9 to this agenda item.

PRESENTER:

Justin Hunt, Senior Planner

Attachments:

1. Z-25-0183 ATT 1 Letter of Intent - 2100 S BAGDAD RD
2. Z-25-0183 ATT 2 Current Zoning - 2100 S BAGDAD RD
3. Z-25-0183 ATT 3 FLU Map - 2100 S BAGDAD RD
4. Z-25-0183 ATT 4 Public Notification - 2100 S BAGDAD RD
5. Z-25-0183 ATT 5 Proposed Zoning - 2100 S BAGDAD RD
6. Z-25-0183 ATT 6 Aerial Map- 2100 S BAGDAD RD
7. Z-25-0183 ATT 7 PUD Notes - 2100 S Bagdad

8. Z-25-0183 ATT 8 Neighborhood Outreach- 2100 S BAGDAD RD1
9. Z-25-0183 ATT 9 PUD Notes Staff Redline - 2100 S Bagdad

**Letter of Intent
Zoning Change
2100 S. Bagdad Rd, Leander**

Date: September 11, 2025

Subject: Letter of Intent - Zoning Change

From: Mark Gillespie

Our property located at 2100 S. Bagdad Rd, Leander, is currently zoned commercial GC-3-C (General Commercial) to accommodate for a commercial business, **Cheryl's Children's Garden Preschool (est. 2003)**.

The Preschool was licensed to provide childcare for 59 children. As a result of COVID, our client enrollment was reduced. After COVID, we elected to keep enrollment lower. Consequently, several classrooms were closed and not used. My wife and I decided to move into and reside in the unused portion (approximately 1054 SF). This decision was logical and effective use of our resources.

This **Letter of Intent** is a provided to:

1. Request us to use a portion of this property as residential use, and
2. Request a waiver to the requirement that limits the fence over 3 feet in the side setback.
 - a. **Justification for waiver.** The fence in question is located 31 feet along S. Bagdad Rd.

Establishing our business as a daycare changed the footprint of our property. The daycare's front and main entrance is located on County Cork Lane where a circle drive is located (per recommendation of City Planners after we purchased the property). Therefore, the configuration of the property land use "rotated" making the original front yard (on S. Bagdad) the side-yard; and what was once the side yard (east side of property) became the property's "backyard." With the exception of the half-circle driveway and a 71' x 19' area on the east side, which is now our backyard, the "yards" are used as playgrounds/small play areas and in most areas the fence height is 6 feet. We have a 31' x 14' (434 square feet) area closest to S. Bagdad Rd. that is/has been used as a play area for many years. For a number of years, the fence

**Letter of Intent
Zoning Change
2100 S. Bagdad Rd, Leander**

height in question (31' along S. Bagdad) was 4 foot pickets but after safety and security concerns raised by client-parents we replaced the 4 foot picket fence with 6 foot privacy panels (along Bagdad).

b. **Safety/Security Concerns.** It is important to point out that our property along S. Bagdad receives a lot of pedestrian foot and bike traffic along the grassy area extending onto our property:

1. kids walking by and riding bikes on the grass, and
2. older men who, almost daily, go to and from the corner store (on County Glenn) to make purchases.

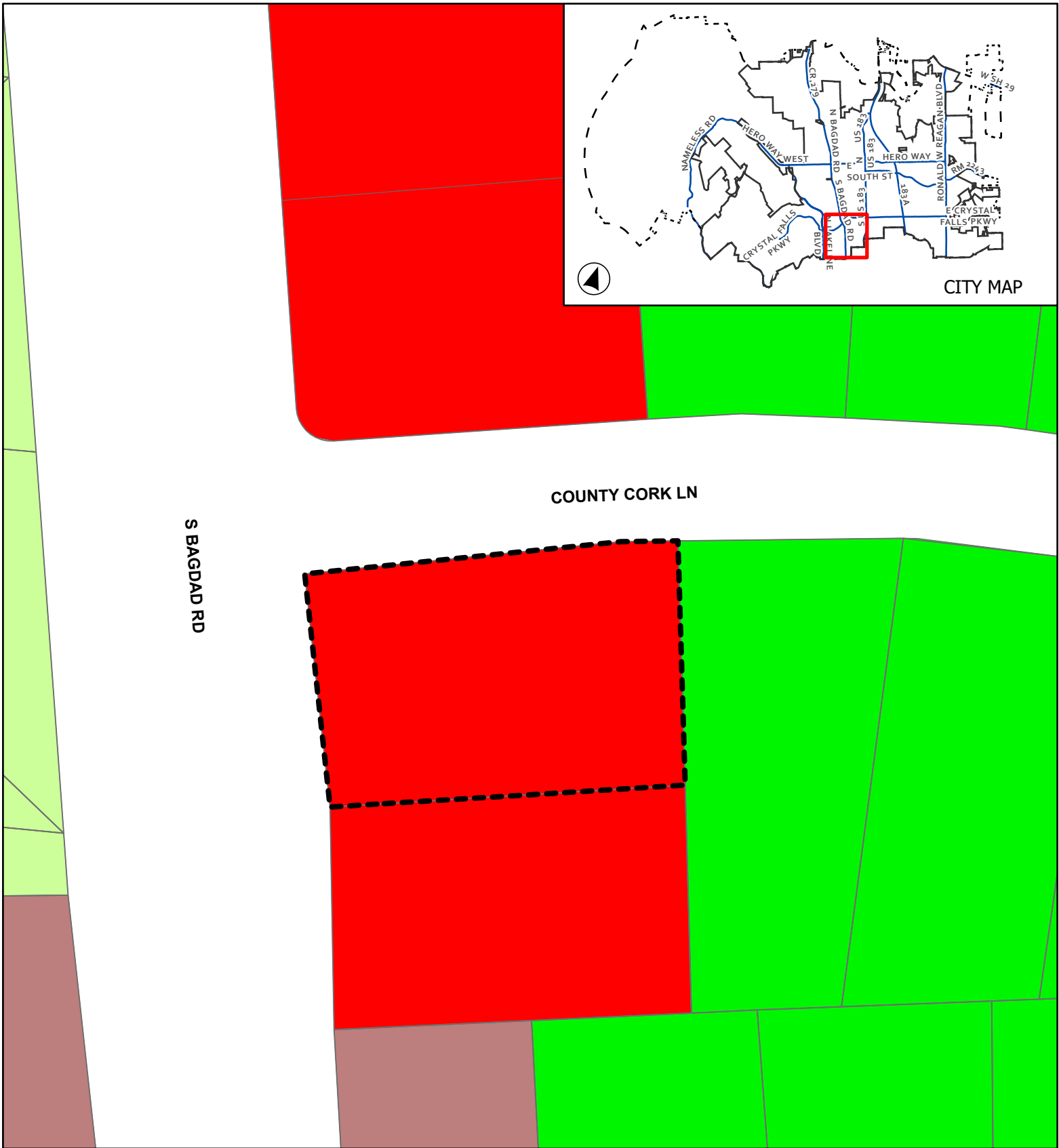
Also:

- Vehicular traffic on S. Bagdad has increased exponentially.
- Our next door neighbors (duplex) at 2102 S. Bagdad, park multiple cars and trucks (5-7) in their front yard and right up against my fence and property line which creates a tremendous eyesore! In the past, they have also driven in the grassy area between my fence and drainage ditch on S. Bagdad to access S. Bagdad because there were too many vehicles in their front yard for them to use their driveway. I have asked them to discontinue driving through my property and I eventually placed a concrete curb-stop between our properties to block their access.
- Over the past 22 years, our mail box has been replaced 4 times – 2 times due to what appeared to be vehicles striking the mail box and two times due to what appeared to be vandalism by people using a pipe or bat.
- We also frequently find broken bottles, trash and used syringes in the drainage ditch and pathway between the fence and ditch along S. Bagdad.

For these reasons, we feel a 6 ft fence is warranted and is also desired by our client-parents.

Mark

Mark Gillespie



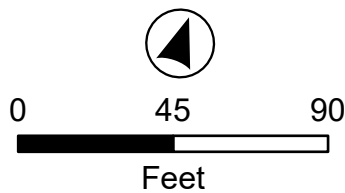
CASE: Z-25-0183

ATTACHMENT 2

2100 S BAGDAD RD PUD

Current Zoning

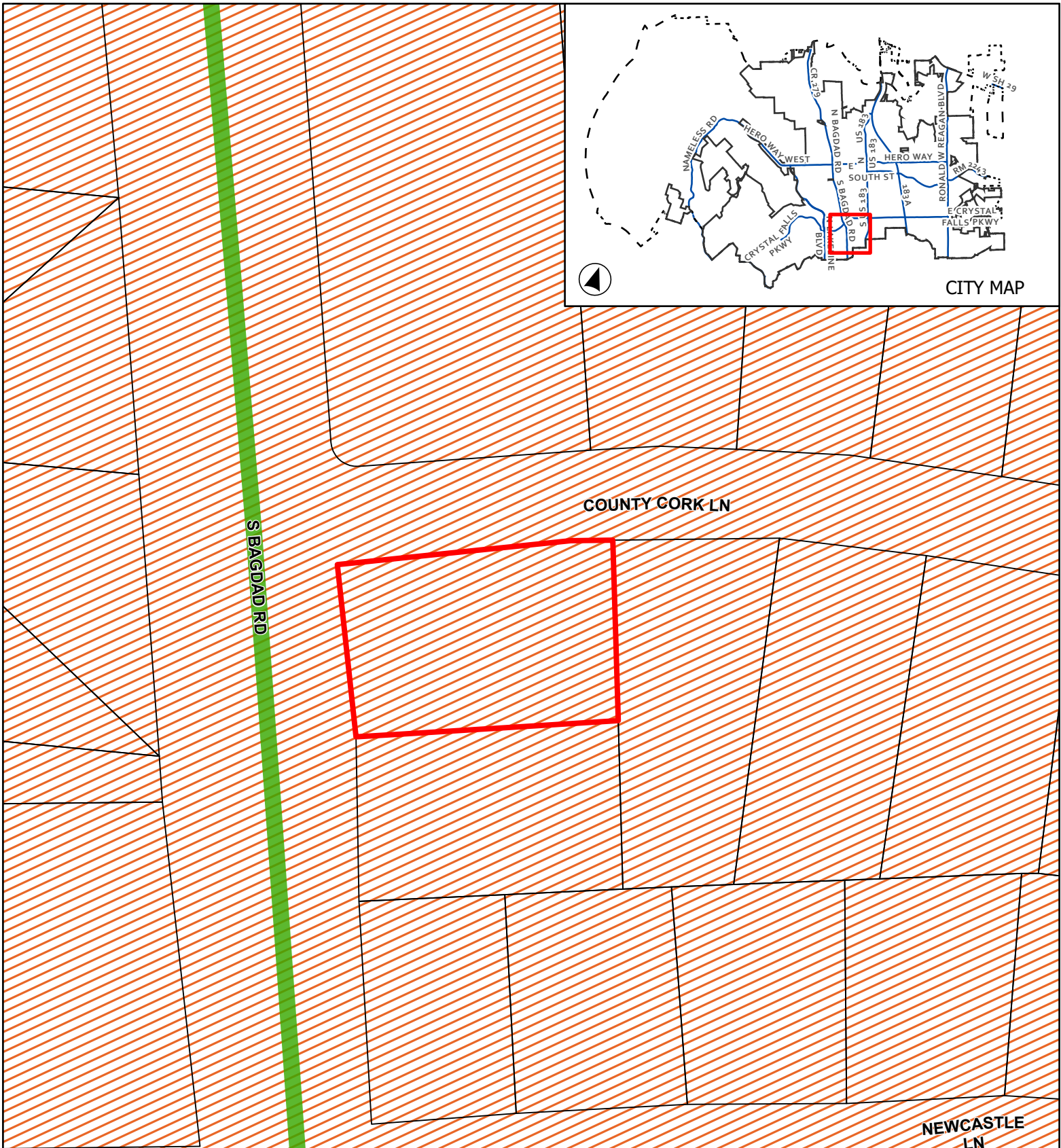
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- City Limits
- ETJ
- Subject Boundary

- SFU - Single-Family Urban
- LC - Local Commercial
- GC - General Commercial

- ### Current Zoning
- SFE - Single-Family Estate



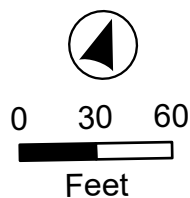
CASE: Z-25-0183

ATTACHMENT 3

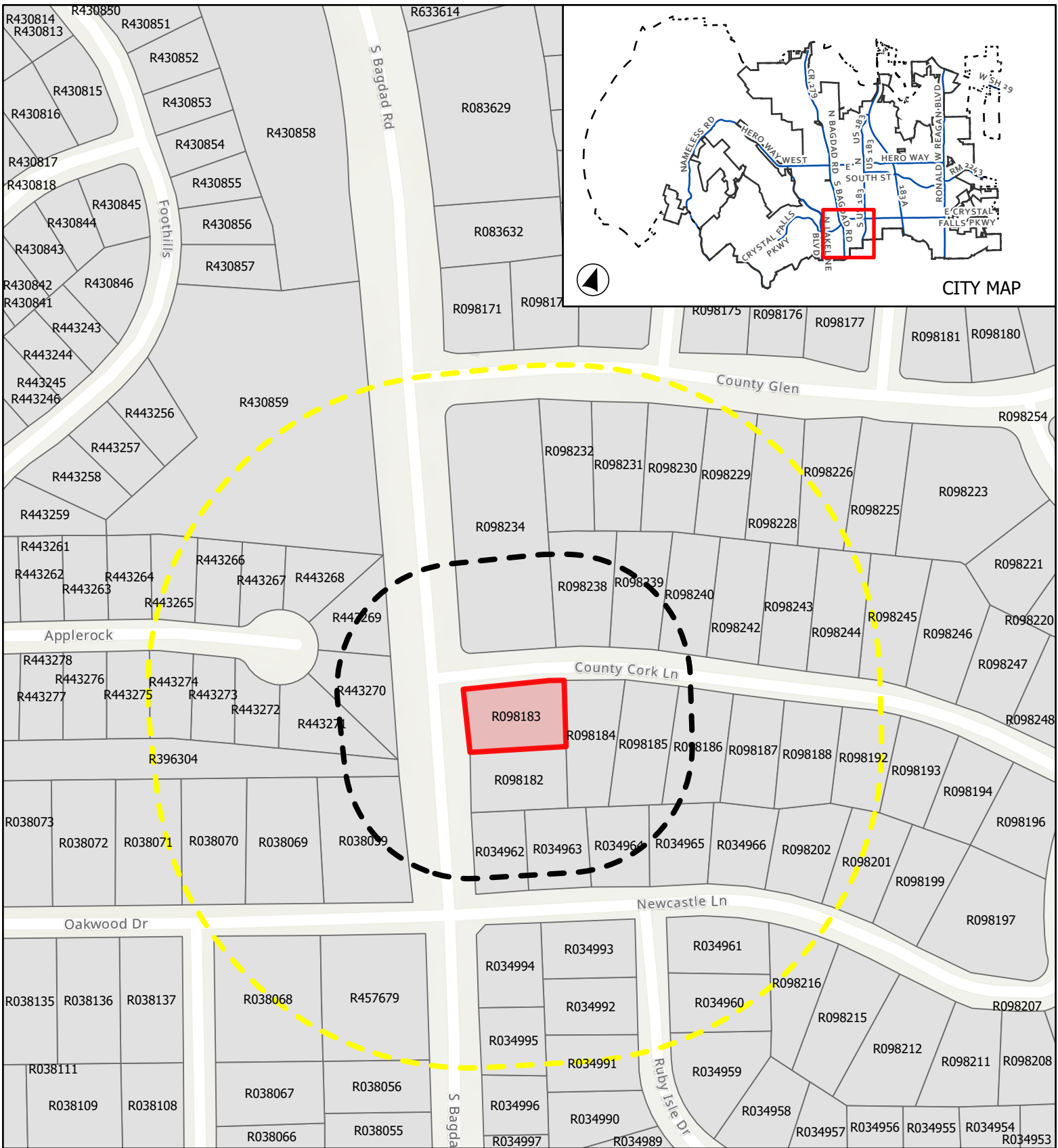
2100 S BAGDAD RD PUD

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 6 Lane, Existing
- Multi-Use Corridor



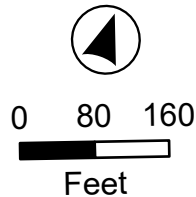
CASE: Z-25-0183

ATTACHMENT 4

2100 S BAGDAD RD PUD

Public Notification

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



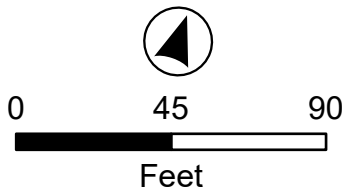
CASE: Z-25-0183

ATTACHMENT 5

2100 S BAGDAD RD PUD

Proposed Zoning

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- City Limits
- ETJ
- Subject Boundary

Proposed Zoning

- SFU - Single-Family Urban
- LC - Local Commercial
- GC - General Commercial
- PUD - General Commercial
- SFE - Single-Family Estate



Williamson County TX, Maxar, Microsoft

CASE: Z-25-0183

ATTACHMENT 6

2100 S BAGDAD RD PUD

Aerial Map

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0 15 30



Feet



-  Leander City Limits
-  Subject Boundary

EXHIBIT A

2100 S. Bagdad Planned Unit Development

A. Purpose and Intent

1. The 2100 S. Bagdad PUD is comprised of approximately 0.36 acres, as shown in **Exhibit B**. The development of this property includes general commercial uses as well as a residential unit.

B. Applicability and Base Zoning

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

GC-3-C (General Commercial)

C. Conceptual Site Layout & Land Use Plan

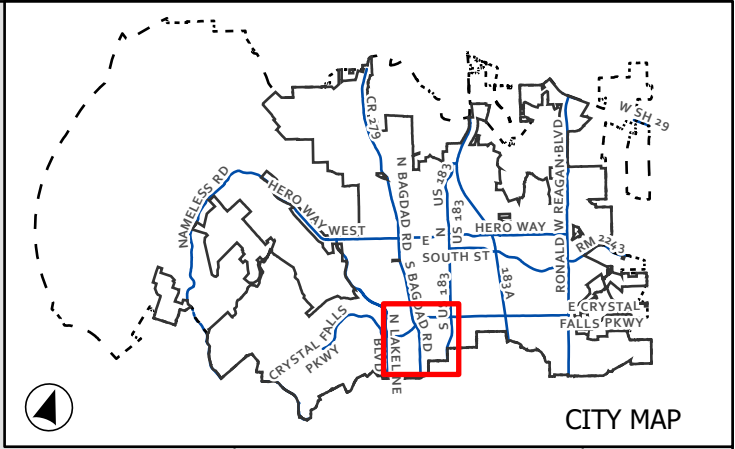
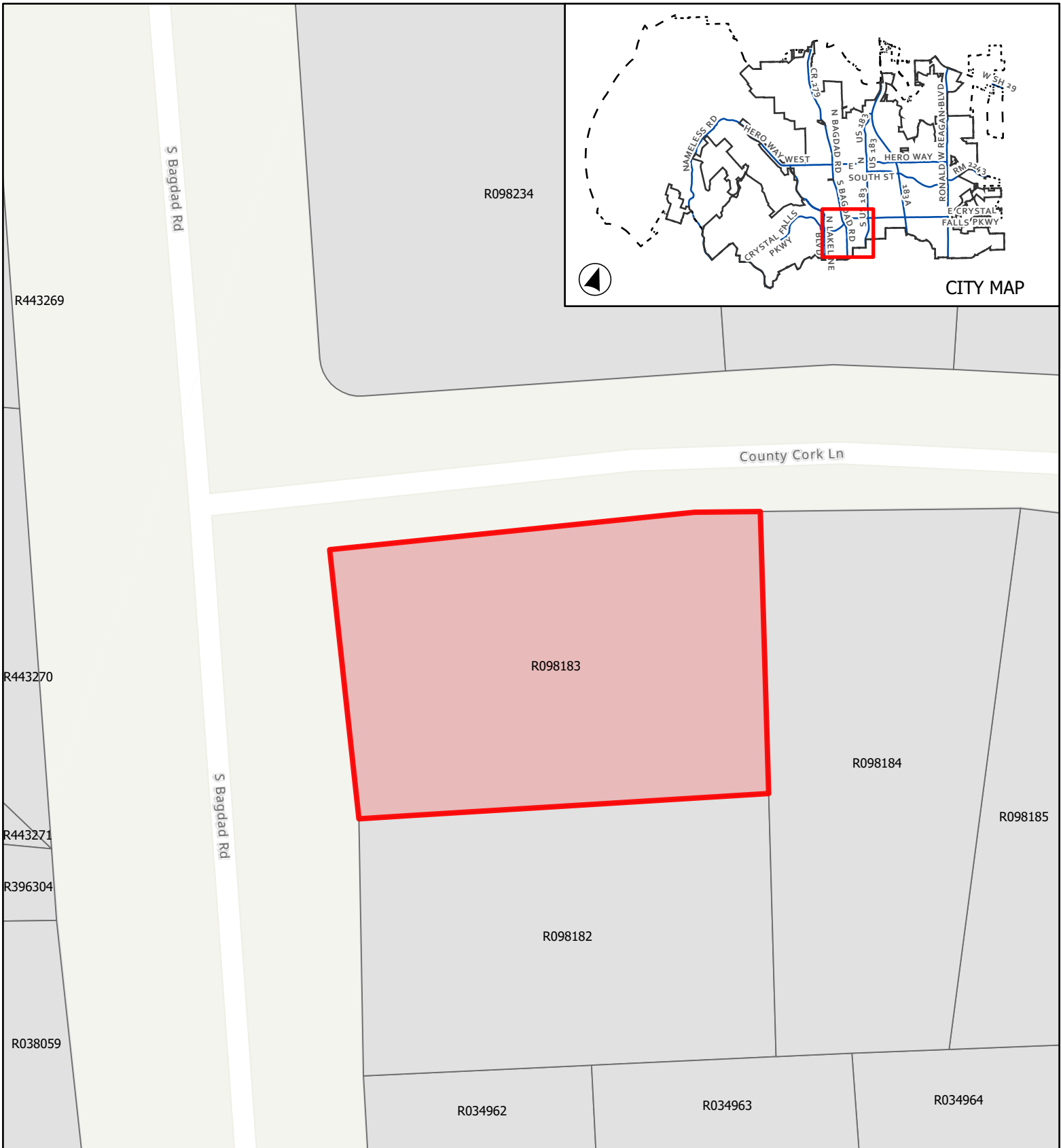
1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended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

D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component and the additional use below:
 - a. One single-family residential unit

E. Development Standards

1. Article VI, Section 16(e) of the Composite Zoning Ordinance shall not be applied to the portion along S. Bagdad Road. Fencing over three (3) feet in height shall not be permitted within the Site Line Visibility Triangle.



CASE: Z-25-0183

EXHIBIT B

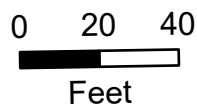
2100 S BAGDAD RD PUD ZONING

Location Map

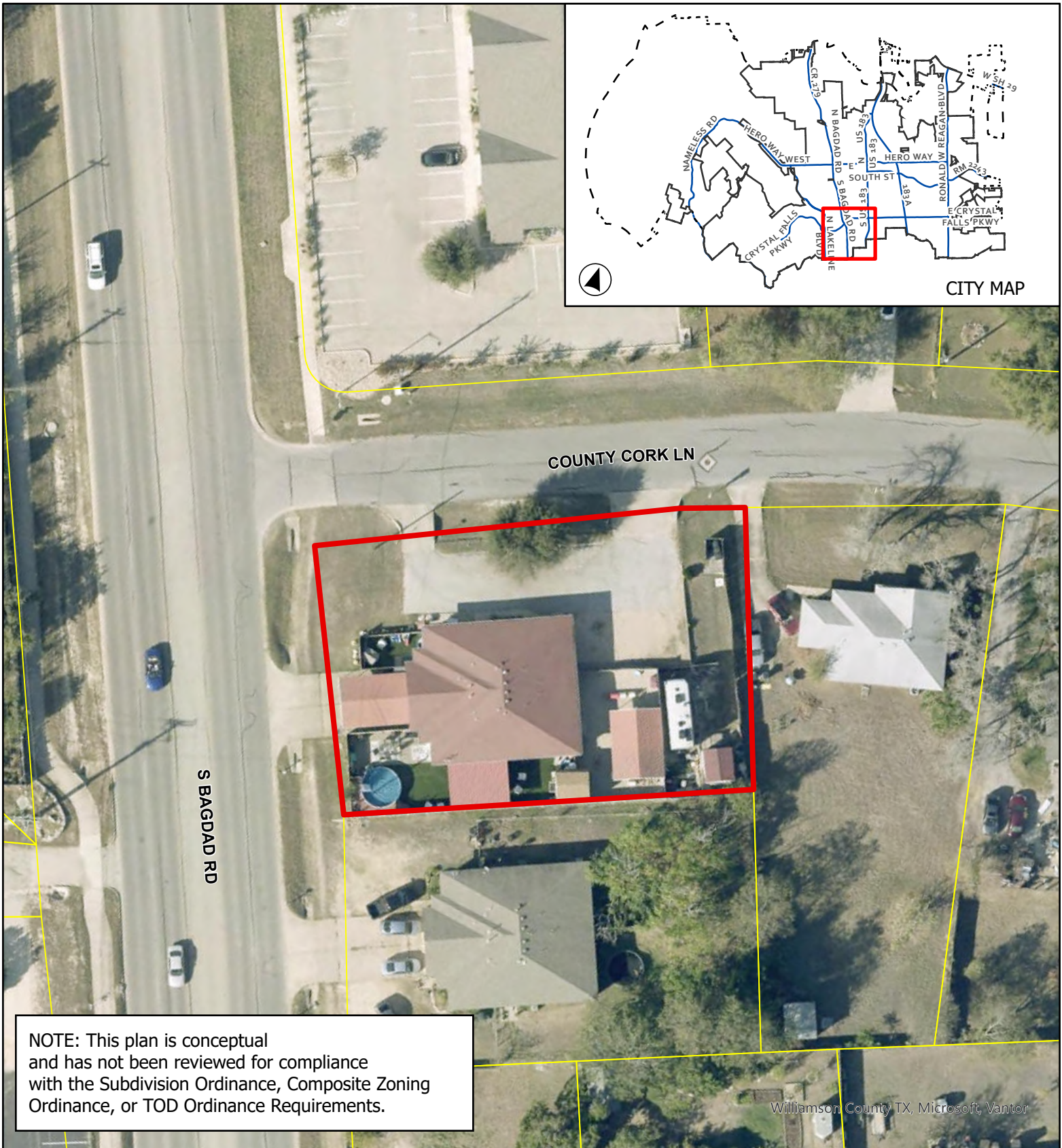


City Limits
 ETJ

Subject Boundary



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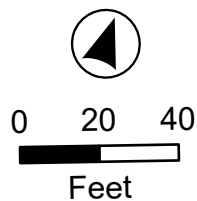
CASE: Z-25-0183

**EXHIBIT C
CONCEPTUAL SITE LAYOUT & LAND USE PLAN**

**2100 S BAGDAD RD
PUD ZONING**

Aerial Map

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- Leander City Limits
- Subject Boundary
- Williamson County Parcels

Date: May 13, 2025

Subject: Zoning Change Application for 2100 S. Bagdad Rd, Leander, TX 78641

To: Residential Property Owner Within 500 Feet of 2100 S. Bagdad Rd

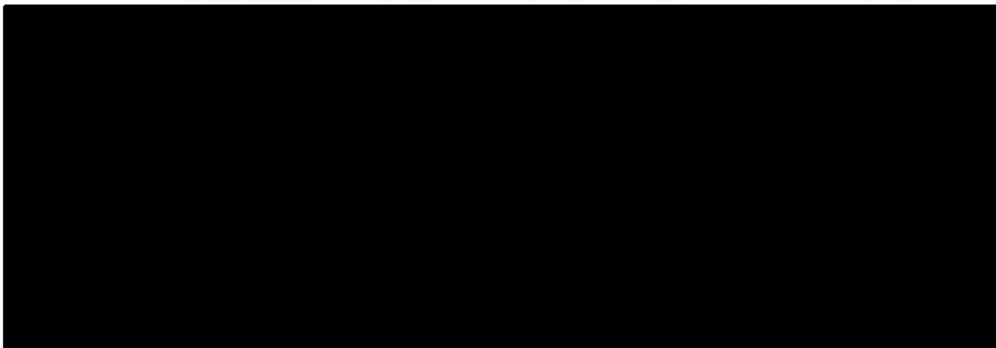
My name is Mark Gillespie. My wife (Cheryl) and I have owned the property located at 2100 S. Bagdad Rd., Leander, TX 78641 since 2004. We purchased the property (a duplex) and turned it into a preschool (Cheryl's Children's Garden Preschool). When we purchased the property, it had been re-zoned as General Commercial (GC). Since COVID, we have downsized our preschool enrollment which created empty (unused) space. To better utilize a portion of the unused space, Cheryl and I moved in to this space and it is where we live. Therefore, we reside in approximately 1/3 of the building.

In accordance with City of Leander zoning ordinances, since we moved into the property zoned **commercial**, I must submit a zoning application for **residential/mixed-use**. The zoning application requires that I contact residential property owners within 500 feet of my property (such as yourself) and determine from them (you) if you are impacted by my zoning application.

If you will, please answer the following questions and comment if necessary. Use the SAS envelope and mail back to me as soon as possible. If you have any questions, call me at 512-680-5851.

1. I am not impacted by the zoning application described above. True False
2. I support the rezoning application as described above True False

Comments:



Thank you!

Mark Gillespie
2100 S. Bagdad Rd
Leander, TX 78641

EXHIBIT A

2100 S. Bagdad Planned Unit Development

A. Purpose and Intent

1. The 2100 S. Bagdad PUD is comprised of approximately 0.36 acres, as shown in Exhibit B. The development of this property includes a mixed use of residential and daycare.

B. Applicability and Base Zoning

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

GC-3-C (General Commercial)

C. Conceptual Site Layout & Land Use Plan

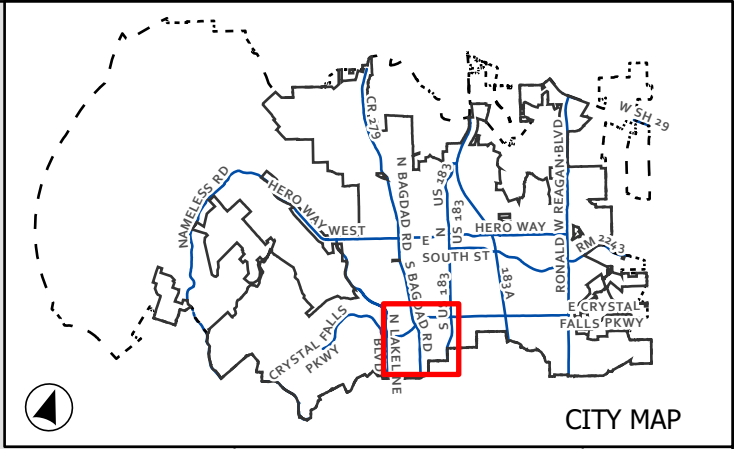
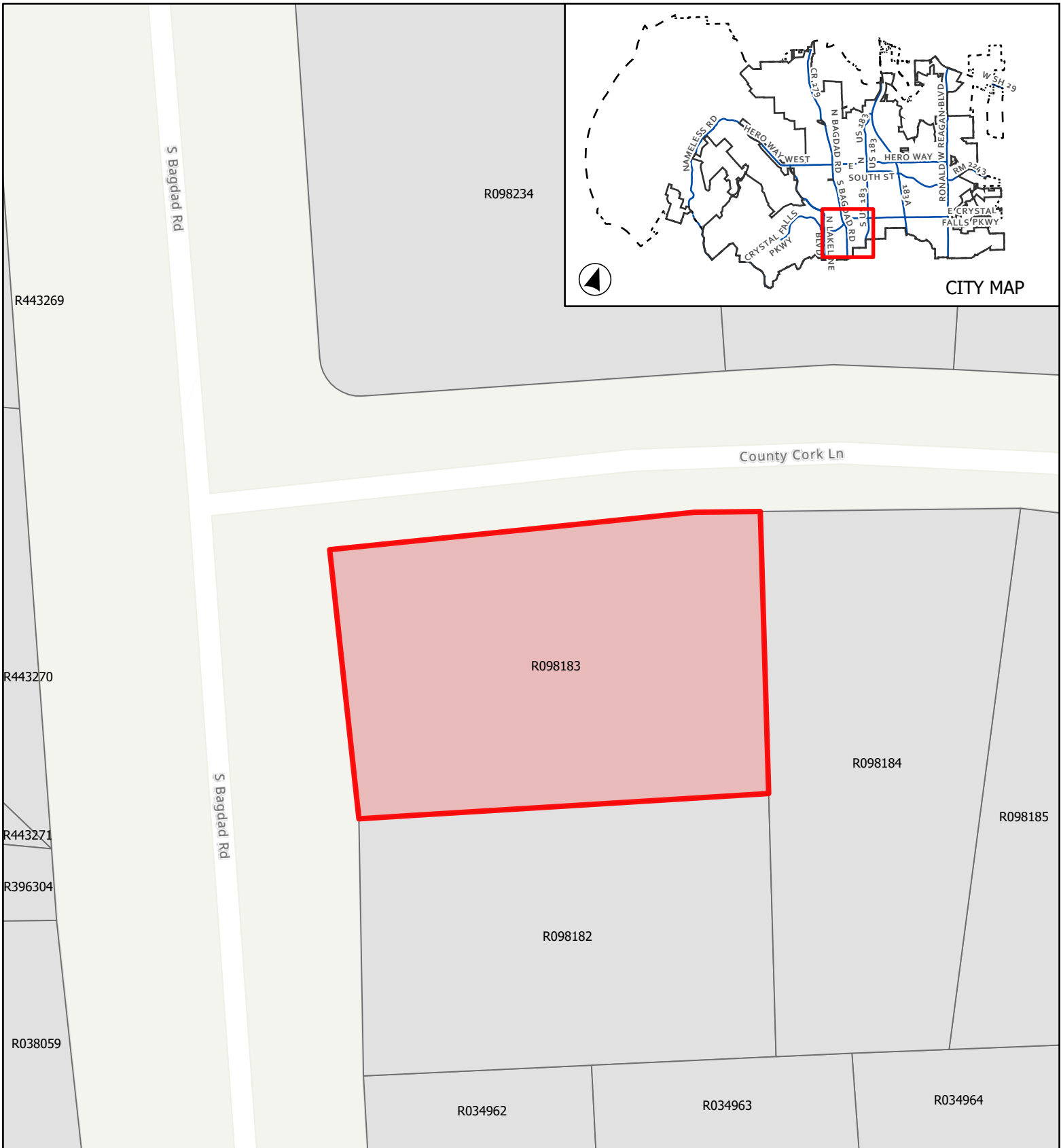
1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to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

D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC (General Commercial) use component and the additional uses below:
 - a. One single-family residential unit

E. Development Standards

1. Article VI, Section 16(e) of the Composite Zoning Ordinance shall ~~be not be applied to the~~ modified to reduce the street side setback and allow the fence to be setback ten (10) from the property line portion along S. Bagdad Road. This fencing shall comply with the ordinance requirements that require that the finished (smooth) side is facing the right-of-way (ROW). This waiver to the code requirement shall no longer apply once the daycare use ceases to operate. At that time, the fencing shall be removed.



CASE: Z-25-0183

EXHIBIT B

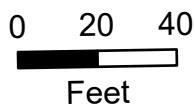
2100 S BAGDAD RD PUD ZONING

Location Map

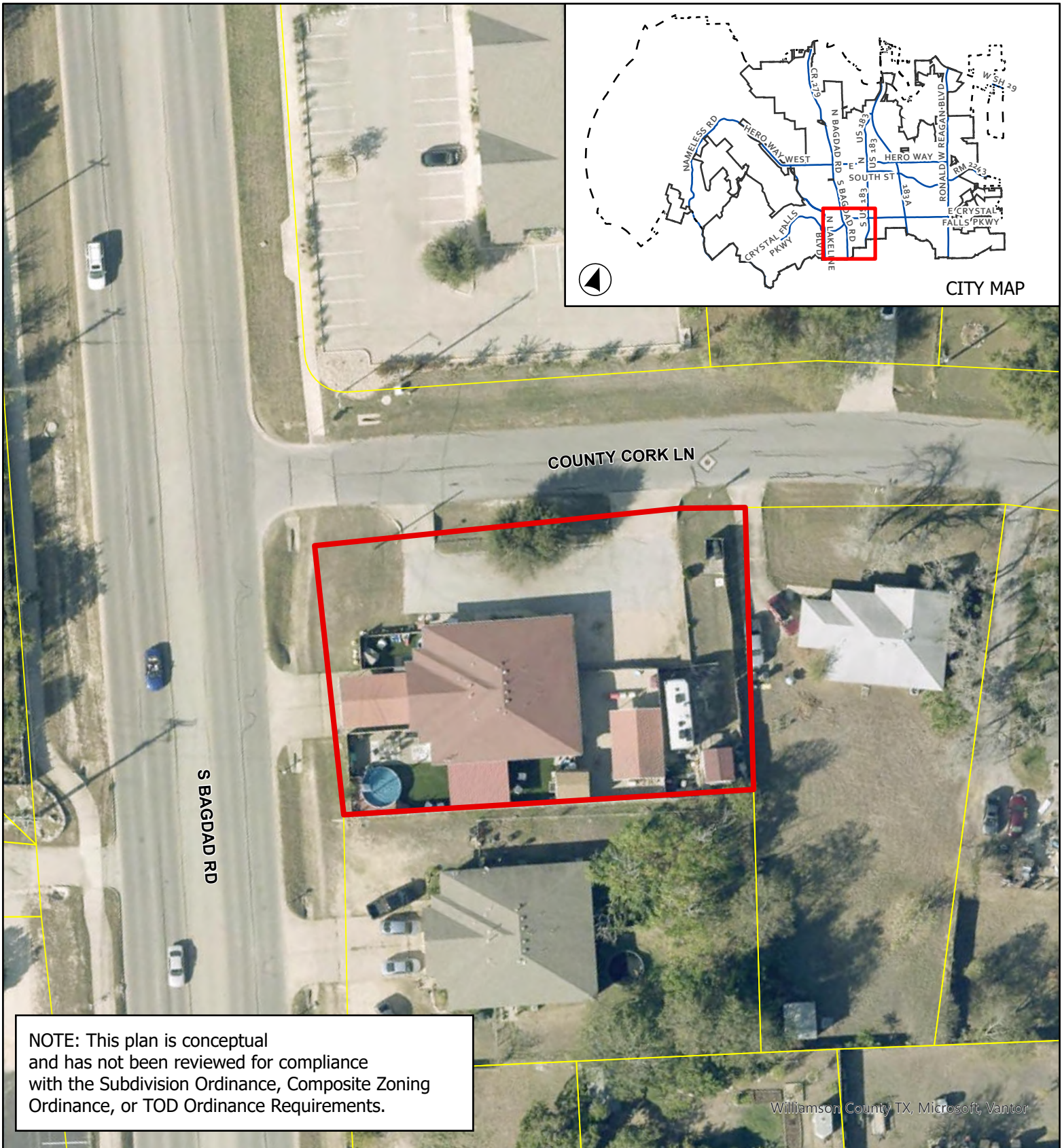


City Limits
ETJ

Subject Boundary



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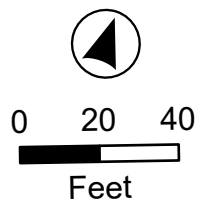
CASE: Z-25-0183

**EXHIBIT C
CONCEPTUAL SITE LAYOUT & LAND USE PLAN**

**2100 S BAGDAD RD
PUD ZONING**

Aerial Map

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- Leander City Limits
- Subject Boundary
- Williamson County Parcels



EXECUTIVE SUMMARY
12/11/2025

AGENDA SUBJECT:

Discuss and consider action regarding Significant Tree Removal requests associated with Subdivision Case PP-25-0071 regarding the removal of seven (7) Significant Trees as part of the Oak Grove Estates Preliminary Plat one (1) parcel of land 20.536 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R392186; and generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is the second step in the subdivision process and the first step in the tree removal process. The City Council approved updates to the Subdivision Ordinance on June 6, 2024 which grants the Director of Planning authority to administratively approve subdivision applications. In situations where Significant and/or Heritage Tree Removals are proposed, the Composite Zoning Ordinance requires action by the Commission and Council. Article VI, Section 1 (c)(5) of the Composite Zoning Ordinance requires that the Commission reviews and takes action on the removal of any Significant Trees greater than eighteen (18”) caliper inches. Following the approval of the tree removals, Staff may approve the Preliminary Plat.

Staff has reviewed the Preliminary Plat and confirmed that all requirements of the Subdivision Ordinance have been met. This Preliminary Plat includes forty-seven (47) residential lots under one (1) phase.

This request includes the removal of seven (7) significant trees over eighteen (18”) caliper inches totaling one-hundred fifty (150”) caliper inches. The project is preserving 100% of existing Heritage Trees on site, and preserving 88% of existing Significant Trees on site, totaling 2,676 caliper inches. Since the applicant is saving more than 50% of the significant trees no mitigation will be required. Tree removals are due to roadway and channel construction.

HISTORY/TIMELINE:

03/20/2025 – Annexation Approved
03/20/2025 – Zoning Approved
12/11/2025 – Planning and Zoning

APPLICANT/AGENT:

Eli Engineering, PLLC (Gary Jones) on behalf of M CR 175 Investments, LLC. (Josh Becker).

RECOMMENDATION:

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

1. Approve the requested Significant Tree removals as proposed.

2. Deny the proposed Significant Tree removals as proposed. This action would require the applicant to continue working with staff on potential preservation candidates for specific significant trees.

Staff recommends Option 1 listed above – Approve the requested Significant Tree removals proposed. The tree removals are due to subdivision improvements, and the applicant has made a great effort to preserve over 88% of the significant trees and 100% of Heritage Trees.

PRESENTER:

Justin Hunt, Senior Planner

Attachments:

1. PP-25-0071- ATT 1 Oak Grove Estates - Preliminary Plat
2. PP-25-0071- ATT 2 Oak Grove Estates - Location Map

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES DATE

OAK GROVE ESTATES SUBDIVISION PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

PROJECT NO.: PP-25-0071

FILING DATE: 07-15-2025

PAGE INDEX:

- COVER SHEET
- APPROVED CONCEPT PLAN (1 OF 2)
- APPROVED CONCEPT PLAN (2 OF 2)
- EXISTING CONDITIONS MAP & TREE PROTECTION PLAN
- EXISTING HERITAGE TREE MAP
- EXISTING TREE LIST
- PRELIMINARY PLAT
- PRE DRAINAGE AREA MAP
- POST DRAINAGE AREA MAP
- POND PLAN
- WATER PLAN
- WASTEWATER PLAN

NOTES:

- NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION 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 BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE 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 AND HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) 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.
- 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.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN EXISTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN EXISTING ARTERIAL STREET.
- THE HOME OWNERS ASSOCIATION (H.O.A.) SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A LOT 7 & BLOCK B LOT 10, BLOCK C LOT 2, LOT 3 & LOT 12.
- THE H.O.A. BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY TEXAS, UNDER DOCUMENT NUMBER _____.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF AZALEA CROWN LOOP AND MOONBLOSSOM LANE. A 10' SIDEWALK IS REQUIRED ALONG SUBDIVISION SIDE OF CR 175. 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, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- THE H.O.A. SHALL MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE H.O.A. SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- ALL HOMES BUILT ON LOTS SIDING OR BACKING A MAJOR ARTERIAL ROADWAY ARE REQUIRED TO BE CONSTRUCTED TO TYPE "A" ARCHITECTURAL STANDARDS.
- DIRECT ACCESS FROM PROPOSED LOTS TO COUNTY ROAD 175 IS PROHIBITED.
- FOR LOTS ADJACENT TO TOLLWAY, HIGHWAY, ARTERIAL OR COLLECTOR ROADWAYS AND BACKING UP TO SUCH ROADWAY (HAVING FRONTAGE ON ANOTHER ROADWAY OF LESSER CLASSIFICATION), THE FOLLOWING SHALL BE PROVIDED:
(A) A LANDSCAPE LOT IS REQUIRED BETWEEN THE LOT AND THE SPECIFIC ROADWAY. SUCH LANDSCAPE LOT IS REQUIRED TO BE AT LEAST TEN (10) FEET WIDE AND IS REQUIRED TO BE PLANTED AS FOLLOWS: FOR EVERY SIX HUNDRED (600) SQUARE FEET OF LANDSCAPE AREA, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY (50) PERCENT OF THE SHADE TREES IF DESIRED.
(B) A SIX (6) FOOT PRIVACY FENCE IS REQUIRED TO BE CONSTRUCTED AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, FACTORY TINTED (NOT PAINTED) SPLIT FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- THE WAIVER TO THE PHASING PLAN WAS APPROVED BY CITY COUNCIL ON JUNE 17, 2025.
- THE TREE MITIGATION FEE CALCULATED IS \$0, AND IS SUBJECT TO CHANGE BASED ON THE PICP.
- PARKLAND DEDICATION WILL BE FEE IN LIEU OF DEDICATION IN ACCORDANCE WITH § 10.05.006 FEE IN LIEU OF PARKLAND.
- LEVEL 0 TRAFFIC STUDY HAS BEEN SUBMITTED WITH THIS PRELIMINARY PLAT.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS, ART II, SEC 20 (J).

THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN. THE PROPOSED SFE-2-A USE IS COMPATIBLE WITH THE FUTURE LAND USE PLAN.

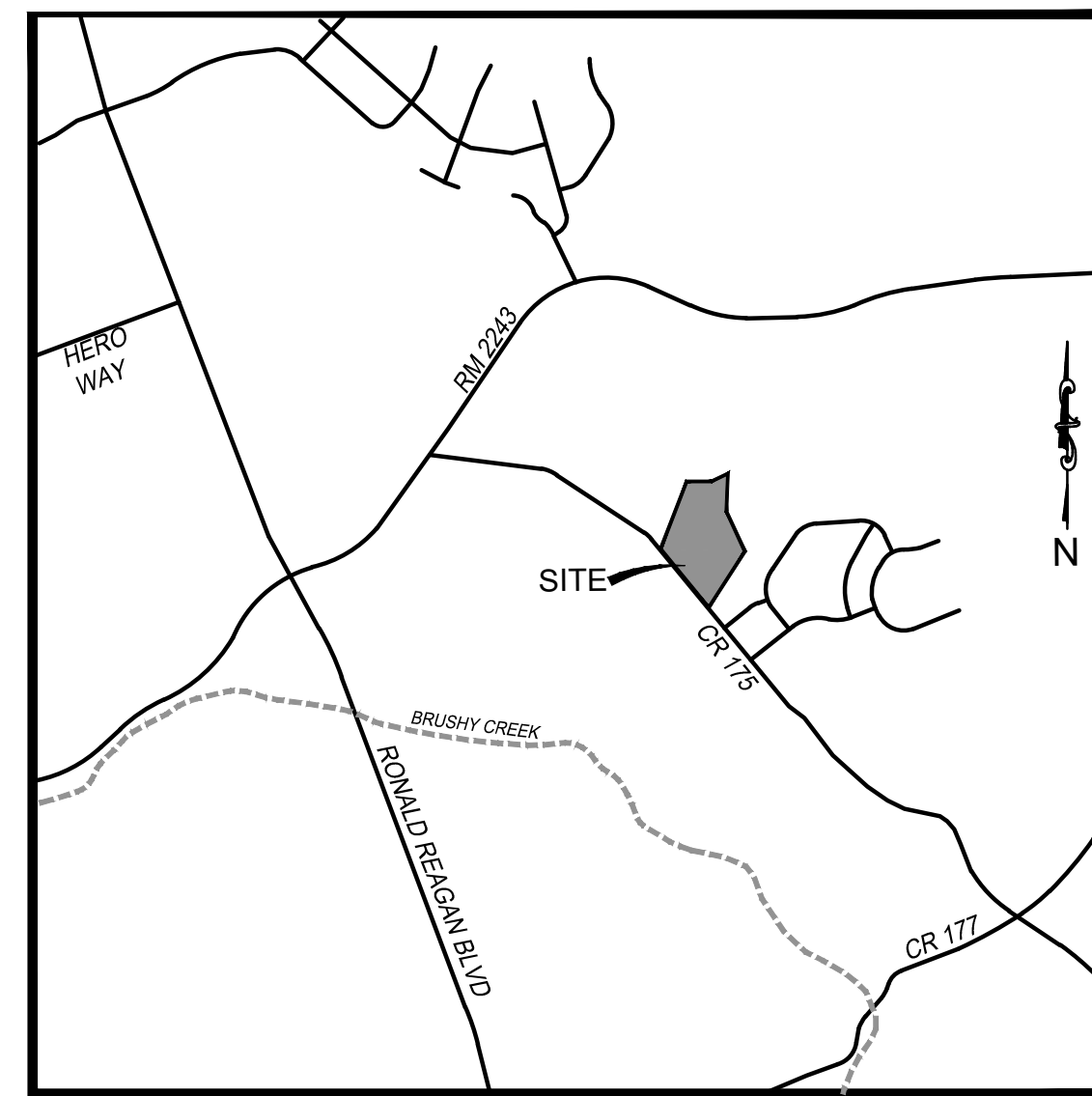
LOT SUMMARY		
RESIDENTIAL LOTS	47	(15.16 AC)
H.O.A. DRAINAGE EASEMENT LOTS	1	(1.12 AC)
H.O.A. LANDSCAPE LOTS	5	(0.68 AC)
BLOCKS (ONE L.U.E. PER RESIDENTIAL LOT)	3	
AREA SUMMARY		
LOTS	16.96 AC	
RIGHT-OF-WAY	3.00 AC	
TOTAL AREA	20.54 AC	

PROPOSED STREET SUMMARY TABLE						
STREET NAME	R.O.W WIDTH	PAVEMENT WIDTH	LENGTH	DESIGN SPEED	PUBLIC/ PRIVATE	CLASSIFICATION
MOONBLOSSOM LANE	50'	28' FOC-FOC	1309.29 LF	30 MPH	PUBLIC	LOCAL RESIDENTIAL
AZALEA CROWN LOOP	50'	28' FOC-FOC	1333.61 LF	30 MPH	PUBLIC	LOCAL RESIDENTIAL

*CURVES THAT DON'T MEET THE 30 MPH DESIGN SPEED WILL HAVE SIGNS POSTED FOR LOWER SPEED LIMIT

PROPOSED LOT SUMMARY TABLE		
RESIDENTIAL:		
BLOCK 'A'	BLOCK 'B'	BLOCK 'C'
LOT 2 - 0.43 AC	LOT 1 - 0.33 AC	LOT 3 - 0.28 AC
LOT 3 - 0.43 AC	LOT 2 - 0.29 AC	LOT 4 - 0.25 AC
LOT 4 - 0.34 AC	LOT 3 - 0.34 AC	LOT 5 - 0.27 AC
LOT 5 - 0.33 AC	LOT 4 - 0.34 AC	LOT 6 - 0.31 AC
LOT 6 - 0.33 AC	LOT 5 - 0.33 AC	LOT 7 - 0.29 AC
LOT 8 - 0.36 AC	LOT 6 - 0.34 AC	LOT 9 - 0.33 AC
LOT 9 - 0.30 AC	LOT 7 - 0.34 AC	LOT 10 - 0.30 AC
LOT 10 - 0.25 AC	LOT 8 - 0.39 AC	LOT 11 - 0.32 AC
LOT 11 - 0.25 AC	LOT 9 - 0.30 AC	LOT 12 - 0.34 AC
LOT 12 - 0.25 AC	LOT 11 - 0.36 AC	LOT 13 - 0.34 AC
LOT 13 - 0.28 AC	LOT 12 - 0.34 AC	LOT 14 - 0.35 AC
LOT 14 - 0.30 AC	LOT 13 - 0.32 AC	LOT 15 - 0.31 AC
LOT 15 - 0.28 AC	LOT 14 - 0.34 AC	LOT 16 - 0.34 AC
LOT 16 - 0.28 AC	LOT 15 - 0.31 AC	LOT 17 - 0.31 AC
LOT 17 - 0.28 AC	LOT 16 - 0.30 AC	LOT 18 - 0.32 AC
	LOT 17 - 0.32 AC	
	LOT 18 - 0.33 AC	

H.O.A. DRAINAGE EASEMENT / LANDSCAPE EASEMENT / ACCESS EASEMENT:		
BLOCK 'A'	BLOCK 'B'	BLOCK 'C'
LOT 1 - 0.05 AC	LOT 10 - 0.13 AC	LOT 1 - 0.06 AC
LOT 7 - 0.34 AC		LOT 2 - 0.10 AC
		LOT 11 - 1.12 AC



LOCATION MAP
SCALE: 1"=2000'

CONTACTS & UTILITIES

ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F:512-532-0560 g9texas@gmail.com	SURVEYOR JOHN MCCOWN, R.P.L.S. NO. 5135 600 WEST WHITESTONE BLVD. CEDAR PARK, TX 78613 512-249-8875 TBPELS FIRM NO. 10084600
OWNER / APPLICANT CR 175 INVESTMENTS, L.L.C. 621 COUNTY ROAD 175 LEANDER, TEXAS 78641 CONTACT: JOSH BECKER 512-909-4744 josh@dannendev.com	WATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
ELECTRIC PEDERNALES ELECTRIC COOPERATIVE 1949 WEST WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 888-554-4732	WASTEWATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
	TELEPHONE AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-8651 CONTACT: -----

*ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS. NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM. CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

THAT I, GARY ELI JONES, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN COMPLIES WITH CITY OF LEANDER SUBDIVISION ORDINANCE ARTICLE II, SECTION 21 AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LEANDER, TEXAS.

GARY ELI JONES, P.E.
LICENSED PROFESSIONAL ENGINEER
ELI ENGINEERING, PLLC, FIRM #: F-17877
700 THERESA COVE
CEDAR PARK, TEXAS 78613



Nov 04, 2025

ALL EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT, AS FOUND ON POLICY # CTA2501539, ISSUED BY CHICAGO TITLE INSURANCE COMPANY ON JUNE 16, 2025

JOHN MCCOWN, R.P.L.S. NO. 5135
600 WEST WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
TBPELS FIRM NO. 10084600
10-7-2025



Nov 04, 2025

ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560

OAK GROVE ESTATES SUBDIVISION
PRELIMINARY PLAT
COVER SHEET

DRAWING SCALE:	HORIZ. #	VERT. #
SURVEYED:	RR	
FILE NAME:	JTC	
DATE:	EEL	
DRAWN:		
DESIGNED:		

SHEET
1
OF
12

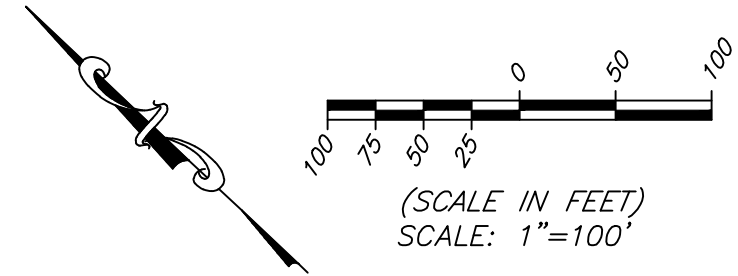
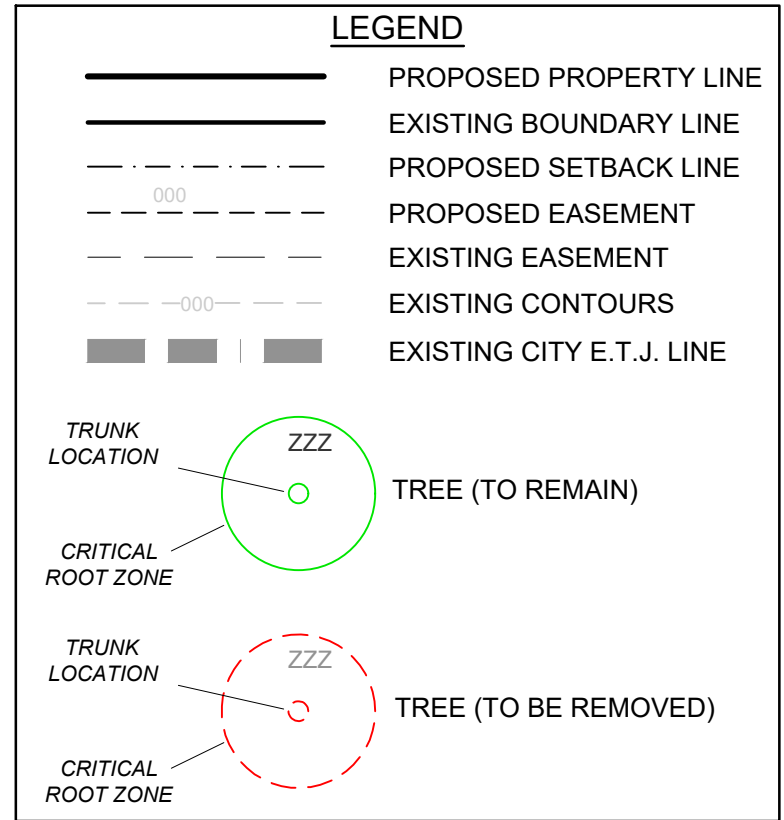
ADJACENT PROPERTY OWNER TABLE			
#	OWNER INFORMATION	ACRES	DEED/PLAT INFORMATION
1	CSM-MASON FAMILY, LP	173.8	2011086909
2	JOHN WAYNE & JODY M. BRODHECKER	5.00	2025012047
3	LEANDER ISD TRUSTEE	163.59	2010054945
4	JESSE W. STENCE	74.00	2021184954
5	GEORGE A. GLENN	5.368	2004056662
6	GEORGE A. GLENN	3.43	2004056662
7	GEORGE A. GLENN	2.39	2004056662
8	GEORGE A. GLENN	0.477	2004056662
9	G2JS, LLC	2.295	2016045671
10	MI HOMES OF AUSTIN, LLC	--	--
11	MI HOMES OF AUSTIN, LLC	--	--
12	MI HOMES OF AUSTIN, LLC	--	--
13	JONATHAN D. SAMUEL	--	2025014416
14	BALA KOTESWARA RAO MALLAMPATI & ARUNA RATAKUNDLA (CO-TRUSTEES OF THE MALLAMPATI LIVING TRUST)	--	2025005587
15	VIKRANT & MANISHA SONONE	--	2024066785
16	THAMILARASAN THANASINGH & SUGANTHA PRIYA RAJENDRAN	--	2025000315
17	SATISH MOTIPALLI & SUNITHA KAPARTHI	--	2024019384

SURVEYOR
 JOHN McCOWAN, R.P.L.S. NO. 5135
 600 WEST WHITESTONE BLVD.
 CEDAR PARK, TX 78613
 512-249-8875
 TBPELS FIRM NO. 10084600

OWNER / DEVELOPER
 CR 175 INVESTMENTS, L.L.C.
 621 COUNTY ROAD 175
 LEANDER, TEXAS 78641
 CONTACT: JOSH BECKER
 512-909-4744
 josh@dannendev.com

TREE NOTES:

- IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S 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.
- REFER TO SHEET 6 FOR COMPLETE TREE LIST.
- THE TREE SURVEY SHOWN WAS COMPLETED ON FEBRUARY 10, 2023.

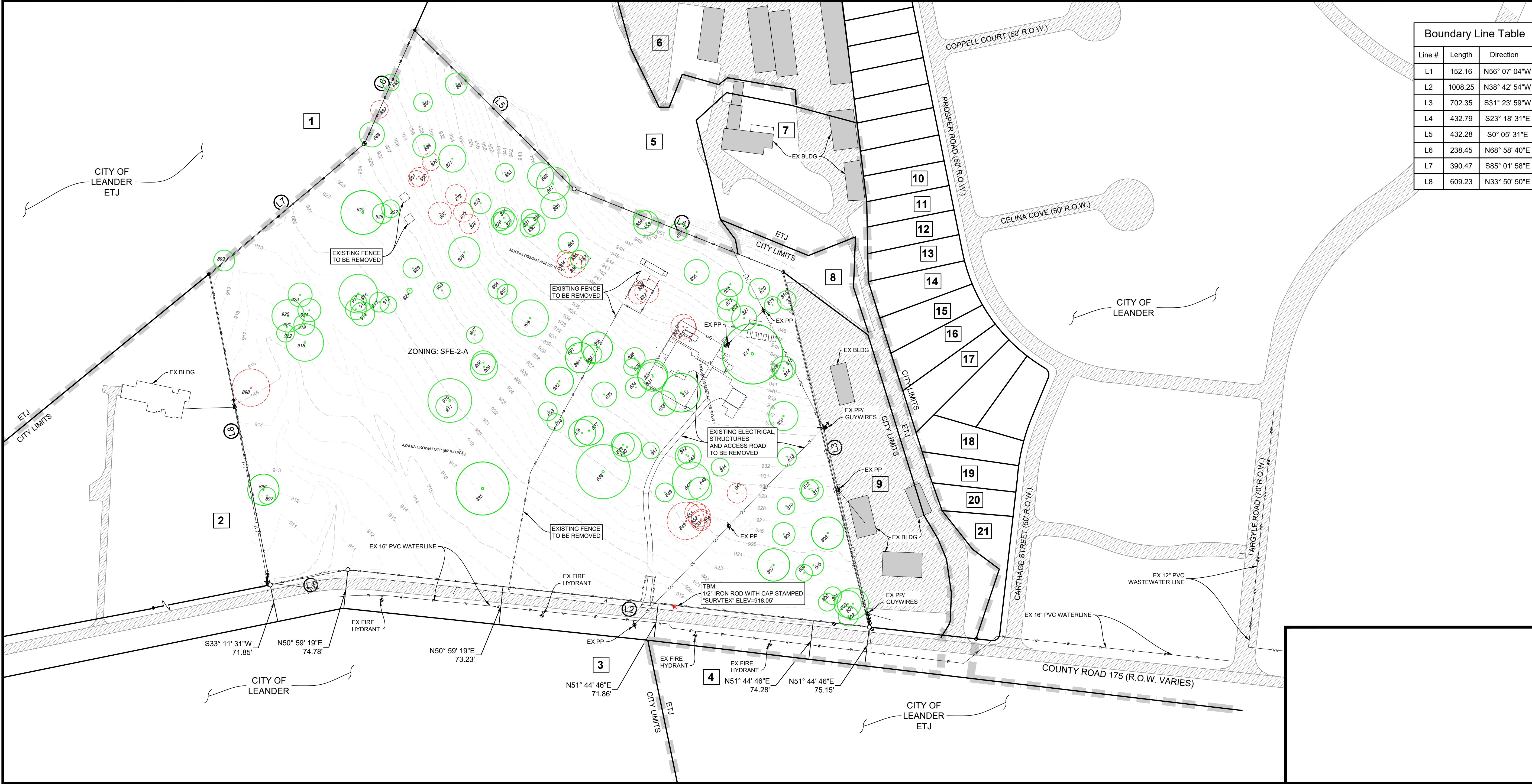


NOTES:

- THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY ESTATE (SFE-2-A).
- PARK PLAN: FEE IN LIEU.
- THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.
- NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0480F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Boundary Line Table

Line #	Length	Direction
L1	152.16	N56° 07' 04"W
L2	1008.25	N38° 42' 54"W
L3	702.35	S31° 23' 59"W
L4	432.79	S23° 18' 31"E
L5	432.28	S0° 05' 31"E
L6	238.45	N68° 58' 40"E
L7	390.47	S85° 01' 58"E
L8	609.23	N33° 50' 50"E



Nov 04, 2023

ELI ENGINEERING
 ELI ENGINEERING, PLLC.
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-919-0819 (F) 512-532-0560

OAK GROVE ESTATES SUBDIVISION
 PRELIMINARY PLAT
 EXISTING CONDITIONS MAP & TREE PROTECTION PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

SHEET
4
 OF
12

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LEGEND

- PROPOSED PROPERTY LINE
- EXISTING BOUNDARY LINE
- - - PROPOSED SETBACK LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - EXISTING CONTOURS
- EXISTING CITY E.T.J. LINE

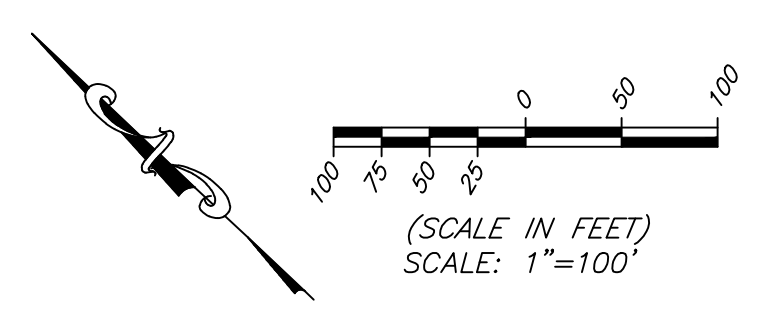
TRUNK LOCATION
CRITICAL ROOT ZONE

○ TREE (TO REMAIN)

○ TREE (TO BE REMOVED)

○ HERITAGE TREE (TO REMAIN)

○ HERITAGE TREE (TO BE REMOVED)



TREE NOTES:

1. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S 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.
2. REFER TO SHEET 6 FOR COMPLETE TREE LIST.
3. THE TREE SURVEY SHOWN WAS COMPLETED ON FEBRUARY 10, 2023.



Nov 04, 2023

TPPELS FIRM No. 17877

ELI ENGINEERING

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-919-0819 (F) 512-532-0560

gajones@gmail.com

LEANDER, TEXAS 78641 (ETJ)

OAK GROVE ESTATES SUBDIVISION

PRELIMINARY PLAT

EXISTING HERITAGE TREE MAP

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

SHEET
5
OF
12



EXISTING TREE LIST

TREE NO.	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
800	LIVE OAK	17		0	0	
801	LIVE OAK	17		0	0	
802	CEDAR ELM	19		19	0	
803A	CEDAR ELM	15		0	0	
803B	CEDAR ELM	15		0	0	
804A	LIVE OAK	22		22	0	
804B	LIVE OAK	16		0	0	
805A	LIVE OAK	13		0	0	
805B	LIVE OAK	13		0	0	
806A	LIVE OAK	11		0	0	
806B	LIVE OAK	10		0	0	
807	LIVE OAK	31		0	31	
808	LIVE OAK	31		0	31	
809	LIVE OAK	22		22	0	
810	CEDAR ELM	17		0	0	
811	LIVE OAK	21		21	0	
812	LIVE OAK	18		18	0	
813	LIVE OAK	18		18	0	
814	LIVE OAK	18		18	0	
815	LIVE OAK	23		23	0	
816	LIVE OAK	16		0	0	
817	LIVE OAK	58		0	58	
818	LIVE OAK	18		18	0	
819	LIVE OAK	16		0	0	
820	CEDAR ELM	20		20	0	
821A	LIVE OAK	16		0	0	
821B	LIVE OAK	16		0	0	
822A	LIVE OAK	15		0	0	
822B	LIVE OAK	13		0	0	
823A	LIVE OAK	15		0	0	
823B	LIVE OAK	10		0	0	
824	LIVE OAK	24	24			ROADWAY CONSTRUCTION
825	LIVE OAK	18	18			ROADWAY CONSTRUCTION
826A	LIVE OAK	12	12			ROADWAY CONSTRUCTION
826B	LIVE OAK	11	11			ROADWAY CONSTRUCTION
827A	LIVE OAK	13	13			ROADWAY CONSTRUCTION
827B	LIVE OAK	12	12			ROADWAY CONSTRUCTION
828	LIVE OAK	20		20	0	
829	LIVE OAK	16		0	0	
830A	LIVE OAK	23		23	0	
830B	LIVE OAK	11		0	0	
831A	LIVE OAK	18		18	0	
831B	LIVE OAK	10		0	0	
831C	LIVE OAK	10		0	0	
832	LIVE OAK	37		0	37	
833	LIVE OAK	24		24	0	
834	LIVE OAK	20		20	0	
835A	LIVE OAK	16		0	0	
835B	LIVE OAK	16		0	0	
836	LIVE OAK	26		0	26	
837	LIVE OAK	28		0	28	
838A	LIVE OAK	23		23	0	
838B	LIVE OAK	23		23	0	
838C	LIVE OAK	23		23	0	
838D	LIVE OAK	11		0	0	
839A	LIVE OAK	17		0	0	
839B	LIVE OAK	10		0	0	
840A	LIVE OAK	21		21	0	
840B	LIVE OAK	14		0	0	
841	LIVE OAK	16		0	0	
842	LIVE OAK	16		0	0	
843	LIVE OAK	25		25	0	
844	LIVE OAK	17		0	0	
845	LIVE OAK	19	19			ROADWAY CONSTRUCTION
846A	LIVE OAK	15		0	0	
846B	LIVE OAK	14		0	0	
847A	LIVE OAK	26		0	26	
847B	LIVE OAK	19		19	0	
848	LIVE OAK	18		18	0	
849A	LIVE OAK	21	21			ROADWAY CONSTRUCTION
849B	LIVE OAK	16				ROADWAY CONSTRUCTION
849C	LIVE OAK	13				ROADWAY CONSTRUCTION
850A	LIVE OAK	17		0	0	
850B	LIVE OAK	8		0	0	
851	LIVE OAK	21	21			ROADWAY CONSTRUCTION
852	LIVE OAK	22	22			ROADWAY CONSTRUCTION
853	LIVE OAK	19	19			ROADWAY CONSTRUCTION
854A	LIVE OAK	14	14			ROADWAY CONSTRUCTION
854B	LIVE OAK	9		0	0	
855A	LIVE OAK	16		0	0	
855B	LIVE OAK	15		0	0	
856A	CEDAR ELM	14		0	0	
856B	CEDAR ELM	12		0	0	
856C	CEDAR ELM	8		0	0	
857A	LIVE OAK	12		0	0	
857B	LIVE OAK	9		0	0	
858	LIVE OAK	24		24	0	

EXISTING TREE LIST

TREE NO.	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
859	LIVE OAK	18		18	0	
860A	CEDAR ELM	13		0	0	
860B	CEDAR ELM	11		0	0	
860C	CEDAR ELM	8		0	0	
860D	CEDAR ELM	5		0	0	
861A	CEDAR ELM	11		0	0	
861B	CEDAR ELM	10		0	0	
861C	CEDAR ELM	9		0	0	
861D	CEDAR ELM	9		0	0	
861E	CEDAR ELM	8		0	0	
861F	CEDAR ELM	6		0	0	
862A	LIVE OAK	17		0	0	
862B	LIVE OAK	16		0	0	
863	LIVE OAK	18		18	0	
864A	LIVE OAK	16		0	0	
864B	LIVE OAK	10		0	0	
865	LIVE OAK	16		0	0	
866A	LIVE OAK	11		0	0	
866B	LIVE OAK	8		0	0	
866C	LIVE OAK	6		0	0	
867A	CEDAR ELM	12		0	0	
867B	CEDAR ELM	10		0	0	
868A	LIVE OAK	18		18	0	
868B	LIVE OAK	6		0	0	
868C	LIVE OAK	5		0	0	
869A	LIVE OAK	12		0	0	
869B	LIVE OAK	10		0	0	
869C	LIVE OAK	9		0	0	
870A	LIVE OAK	10		0	0	
870B	LIVE OAK	8		0	0	
870C	LIVE OAK	5		0	0	
871A	LIVE OAK	16		0	0	
871B	LIVE OAK	11		0	0	
871C	LIVE OAK	9		0	0	
872A	LIVE OAK	9		0	0	
872B	LIVE OAK	8		0	0	
872C	LIVE OAK	8		0	0	
872D	LIVE OAK	6		0	0	
873	LIVE OAK	20		20	0	
874	LIVE OAK	20		20	0	
875	LIVE OAK	23		23	0	
876	LIVE OAK	18		18	0	
877A	LIVE OAK	12		0	0	
877B	LIVE OAK	7		0	0	
877C	LIVE OAK	6		0	0	
878A	LIVE OAK	10	10			ROADWAY CONSTRUCTION
878B	LIVE OAK	8		0	0	
878C	LIVE OAK	5		0	0	
878D	LIVE OAK	4		0	0	
879A	LIVE OAK	16		0	0	
879B	LIVE OAK	9		0	0	
879C	LIVE OAK	8		0	0	
879D	LIVE OAK	5		0	0	
879E	LIVE OAK	5		0	0	
880	LIVE OAK	19		19	0	
881	LIVE OAK	16		0	0	
882	LIVE OAK	21		21	0	
883A	LIVE OAK	9		0	0	
883B	LIVE OAK	9		0	0	
883C	LIVE OAK	7		0	0	
883D	LIVE OAK	6		0	0	
884A	LIVE OAK	8	8			ROADWAY CONSTRUCTION
884B	LIVE OAK	8	8			ROADWAY CONSTRUCTION
885	LIVE OAK	24	24			ROADWAY CONSTRUCTION
886	LIVE OAK	18	18			ROADWAY CONSTRUCTION
887A	LIVE OAK	12		0	0	
887B	LIVE OAK	10		0	0	
888	LIVE OAK	30		0	30	
889	LIVE OAK	18		18	0	
890	LIVE OAK	29		0	29	
891	POST OAK	16		0	0	
892	LIVE OAK	27		0	27	
893	CEDAR ELM	18		18	0	
894	LIVE OAK	16		0	0	
895A	LIVE OAK	32		0	32	
895B	LIVE OAK	14		0	0	
895C	LIVE OAK	14		0	0	
895D	LIVE OAK	9		0	0	
896	LIVE OAK	30	0		30	
897	LIVE OAK	16	0		0	
898A	LIVE OAK	13	13			CHANNEL CONSTRUCTION
898B	LIVE OAK	13	13			CHANNEL CONSTRUCTION
898C	LIVE OAK	11	11			CHANNEL CONSTRUCTION
898D	LIVE OAK	11	11			CHANNEL CONSTRUCTION
898E	LIVE OAK	10	10			CHANNEL CONSTRUCTION
899	LIVE OAK	20		20	0	
900A	LIVE OAK	13	13			ROADWAY CONSTRUCTION
900B	LIVE OAK	10	10			ROADWAY CONSTRUCTION

EXISTING TREE LIST

TREE NO.	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
901A	LIVE OAK	11	11			ROADWAY CONSTRUCTION
901B	LIVE OAK	10	10			ROADWAY CONSTRUCTION
902A	LIVE OAK	9	9			ROADWAY CONSTRUCTION
903	LIVE OAK	16		0	0	
904	LIVE OAK	19		19	0	
905	LIVE OAK	19		19	0	
906A	LIVE OAK	21		21	0	
906B	LIVE OAK	18		18	0	
906C	LIVE OAK	9		0	0	
907A	LIVE OAK	8		0	0	
907B	LIVE OAK	8		0	0	
907C	LIVE OAK	8		0	0	
908A	LIVE OAK	15		0	0	
908B	LIVE OAK	15		0	0	
909A	LIVE OAK	17		0	0	
909B	LIVE OAK	10		0	0	
910A	LIVE OAK	17		0	0	
910B	LIVE OAK	16		0	0	
910C	LIVE OAK	12		0	0	
910D	LIVE OAK	12		0	0	
910E	LIVE OAK	9		0	0	
911A	LIVE OAK	16		0	0	
911B	LIVE OAK	9		0	0	
912A	LIVE OAK	11		0	0	
912B	LIVE OAK	10		0	0	
913A	LIVE OAK	13		0	0	
913B	LIVE OAK	12		0	0	
914A	LIVE OAK	13		0	0	
914B	LIVE OAK	12		0	0	
914C	LIVE OAK	8		0	0	
915A	LIVE OAK	13		0	0	
915B	LIVE OAK	13		0	0	
916A	LIVE OAK	11		0	0	
916B	LIVE OAK	10		0	0	
917A	LIVE OAK	25		25	0	
917B	LIVE OAK	23		23	0	
918A	LIVE OAK	21		21	0	
918B	LIVE OAK	19		19	0	
918C	LIVE OAK	10		0	0	
919	LIVE OAK	20		20	0	
920A	CEDAR ELM	21		21	0	
920B	CEDAR ELM	20		20	0	
921A	LIVE OAK	12		0	0	
922A	LIVE OAK	12		0	0	
922B	LIVE OAK	9		0	0	
923A	LIVE OAK	16		0	0	
923B	LIVE OAK	14		0	0	
924A	LIVE OAK	18		18	0	
925	LIVE OAK	42		0	42	
926A	LIVE OAK	14		0	0	
926B	LIVE OAK	10		0	0	
927	CEDAR ELM	17		0	0	
928A	LIVE OAK	9		0	0	
928B	LIVE OAK	8		0	0	
928C	LIVE OAK	7		0	0	
929A	LIVE OAK	11		0	0	
929B	LIVE OAK	10		0	0	
929C	LIVE OAK	9		0	0	
929D	LIVE OAK	8		0	0	

TREE PRESERVATION PLAN - ONSITE ONLY

OAK GROVE ESTATES

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 26"	3041	2676	88%	365	12%
>					

ADJACENT PROPERTY OWNER TABLE			
#	OWNER INFORMATION	ACRES	DEED/PLAT INFORMATION
1	CSM-MASON FAMILY, LP	173.8	2011086909
2	JOHN WAYNE A. JODY M. BRODHECKER	5.00	2025012047
3	LEANDER ISD TRUSTEE	163.59	2010054945
4	JESSE W. STENCE	74.00	2021184954
5	GEORGE A. GLENN	5.368	2004056662
6	GEORGE A. GLENN	3.43	2004056662
7	GEORGE A. GLENN	2.39	2004056662
8	GEORGE A. GLENN	0.477	2004056662
9	G2JS, LLC	2.295	2016045671
10	MI HOMES OF AUSTIN, LLC	--	--
11	MI HOMES OF AUSTIN, LLC	--	--
12	MI HOMES OF AUSTIN, LLC	--	--
13	JONATHAN D. SAMUEL	--	2025014416
14	BALA KOTESWARA RAO MALLAMPATI & ARUNA RATAKUNDLA (CO-TRUSTEES OF THE MALLAMPATI LIVING TRUST)	--	2025005587
15	VIKRANT & MANISHA SONONE	--	2024066785
16	THAMILARASAN THANASINGH & SUGANTHA PRIYA RAJENDRAN	--	2025000315
17	SATISH MOTIPALLI & SUNITHA KAPARTHI	--	2024019384

PROPOSED LOT SUMMARY TABLE		
RESIDENTIAL:		
BLOCK 'A'	BLOCK 'B'	BLOCK 'C'
LOT 2 - 0.43 AC	LOT 1 - 0.32 AC	LOT 3 - 0.28 AC
LOT 3 - 0.43 AC	LOT 2 - 0.29 AC	LOT 4 - 0.25 AC
LOT 4 - 0.34 AC	LOT 3 - 0.34 AC	LOT 5 - 0.27 AC
LOT 5 - 0.33 AC	LOT 4 - 0.34 AC	LOT 6 - 0.31 AC
LOT 6 - 0.33 AC	LOT 5 - 0.33 AC	LOT 7 - 0.29 AC
LOT 8 - 0.36 AC	LOT 6 - 0.34 AC	LOT 8 - 0.33 AC
LOT 9 - 0.30 AC	LOT 7 - 0.34 AC	LOT 9 - 0.30 AC
LOT 10 - 0.25 AC	LOT 8 - 0.39 AC	LOT 10 - 0.32 AC
LOT 11 - 0.25 AC	LOT 9 - 0.30 AC	LOT 12 - 0.34 AC
LOT 12 - 0.25 AC	LOT 11 - 0.36 AC	LOT 13 - 0.34 AC
LOT 13 - 0.28 AC	LOT 12 - 0.34 AC	LOT 14 - 0.35 AC
LOT 14 - 0.30 AC	LOT 13 - 0.32 AC	LOT 15 - 0.51 AC
LOT 15 - 0.28 AC	LOT 14 - 0.34 AC	LOT 16 - 0.34 AC
LOT 16 - 0.28 AC	LOT 15 - 0.31 AC	LOT 17 - 0.31 AC
LOT 17 - 0.28 AC	LOT 16 - 0.30 AC	LOT 18 - 0.32 AC
	LOT 17 - 0.33 AC	

THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN. THE PROPOSED SFE-2-A USE IS COMPATIBLE WITH THE FUTURE LAND USE PLAN.

LOT SUMMARY		
RESIDENTIAL LOTS	47	(15.16 AC)
H.O.A. DRAINAGE EASEMENT LOTS	1	(1.12 AC)
H.O.A. LANDSCAPE LOTS	5	(0.68 AC)
BLOCKS	3	
(ONE L.U.E. PER RESIDENTIAL LOT)		

AREA SUMMARY		
LOTS		16.96 AC
RIGHT-OF-WAY		3.00 AC
RIGHT-OF-WAY DEDICATION		0.58 AC
TOTAL AREA		20.54 AC

PROPOSED STREET SUMMARY TABLE						
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	DESIGN SPEED	PUBLIC/PRIVATE	CLASSIFICATION
MOONBLOSSOM LANE	50'	28' FOC-FOC	1309.29 LF	30 MPH	PUBLIC	LOCAL RESIDENTIAL
AZALEA CROWN LOOP	50'	28' FOC-FOC	1333.61 LF	30 MPH	PUBLIC	LOCAL RESIDENTIAL

*CURVES THAT DON'T MEET THE 30 MPH DESIGN SPEED WILL HAVE SIGNS POSTED FOR LOWER SPEED LIMIT

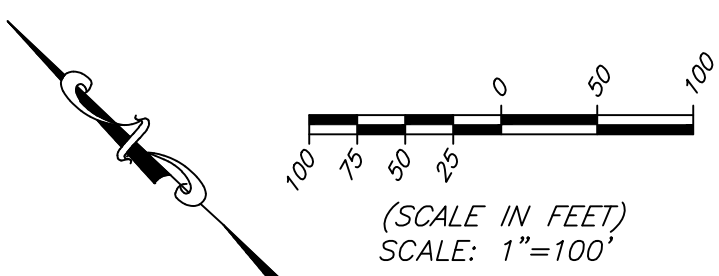
LAND USE					
ZONING	AREA	LOTS	UPA	LUE'S	SIZE
SFE-2-A RESIDENTIAL	20.536	47	2.39	47	12,000 SF

BOUNDARY STREET IMPROVEMENT NOTES:
CR 175 IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS IN THE CITY OF LEANDER CODE OF ORDINANCES.

NOTES:

- PARK PLAN, FEE IN LIEU
- THE WAIVER TO THE PHASING PLAN WAS APPROVED BY CITY COUNCIL ON JUNE 17, 2025.
- NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
- THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 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') PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- EACH RESIDENTIAL LOT SHALL CONTAIN TWENTY (20') FOOT FRONT BUILDING SETBACKS, FIVE FOOT (5') SIDE BUILDING SETBACKS, FIFTEEN FOOT (15') SIDE FACING STREET SETBACKS, AND FIFTEEN (15') FOOT REAR SETBACKS.
- ALL HOMES BUILT ON LOTS SIDING OR BACKING A MAJOR ARTERIAL ROADWAY ARE REQUIRED TO BE CONSTRUCTED TO TYPE "A" ARCHITECTURAL STANDARDS.
- DIRECT ACCESS FROM PROPOSED LOTS TO COUNTY ROAD 175 IS PROHIBITED.
- THE PROPOSED SUBDIVISION COMPLIES WITH THE AUSTIN TRANSPORTATION CRITERIA MANUAL.
- BLOCK C, LOTS 4-11 SHALL HAVE A 10' LANDSCAPE, ACCESS AND PUBLIC UTILITY EASEMENT ALONG THE RIGHT-OF-WAY.
- ALL EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT, AS FOUND BY CHICAGO TITLE INSURANCE COMPANY, GE # CT2501539, DATED JUNE 16, 2025.
- ALL ACCESS MAINTENANCE TO POND TO BE DESIGNED PER CITY OF AUSTIN DRAINAGE CRITERIA MANUAL 1.2.4.
- THE HOME OWNERS ASSOCIATION (H.O.A.) SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A LOT 7, BLOCK B LOT 10, BLOCK C, LOT 2, LOT 3 & LOT 12.
- THE SECONDARY PAVED EMERGENCY ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT FIRE CODE AND CITY STANDARD DETAILS AND SPECIFICATIONS.
- MASONRY FENCE REQUIRED FROM THE REAR LOT LINE TO A POINT EVEN WITH THE REAR WALL OF THE HOUSE AT A MINIMUM, BUT NO FURTHER THAN TO A POINT EVEN WITH THE FRONT WALL OF THE HOUSE.
- THE PERIMETER LENGTHS OF BLOCKS A, B & C ARE AS FOLLOWS:

BLOCK A - 1328.90 LF
BLOCK B - 2038.45 LF
BLOCK C - 1285.22 LF



LEGEND	
—	PROPOSED PROPERTY LINE
- - - -	EXISTING BOUNDARY LINE
- - - - -	PROPOSED SETBACK LINE
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
- - - - -	EXISTING CONTOURS
█	EXISTING CITY E.T.J. LINE

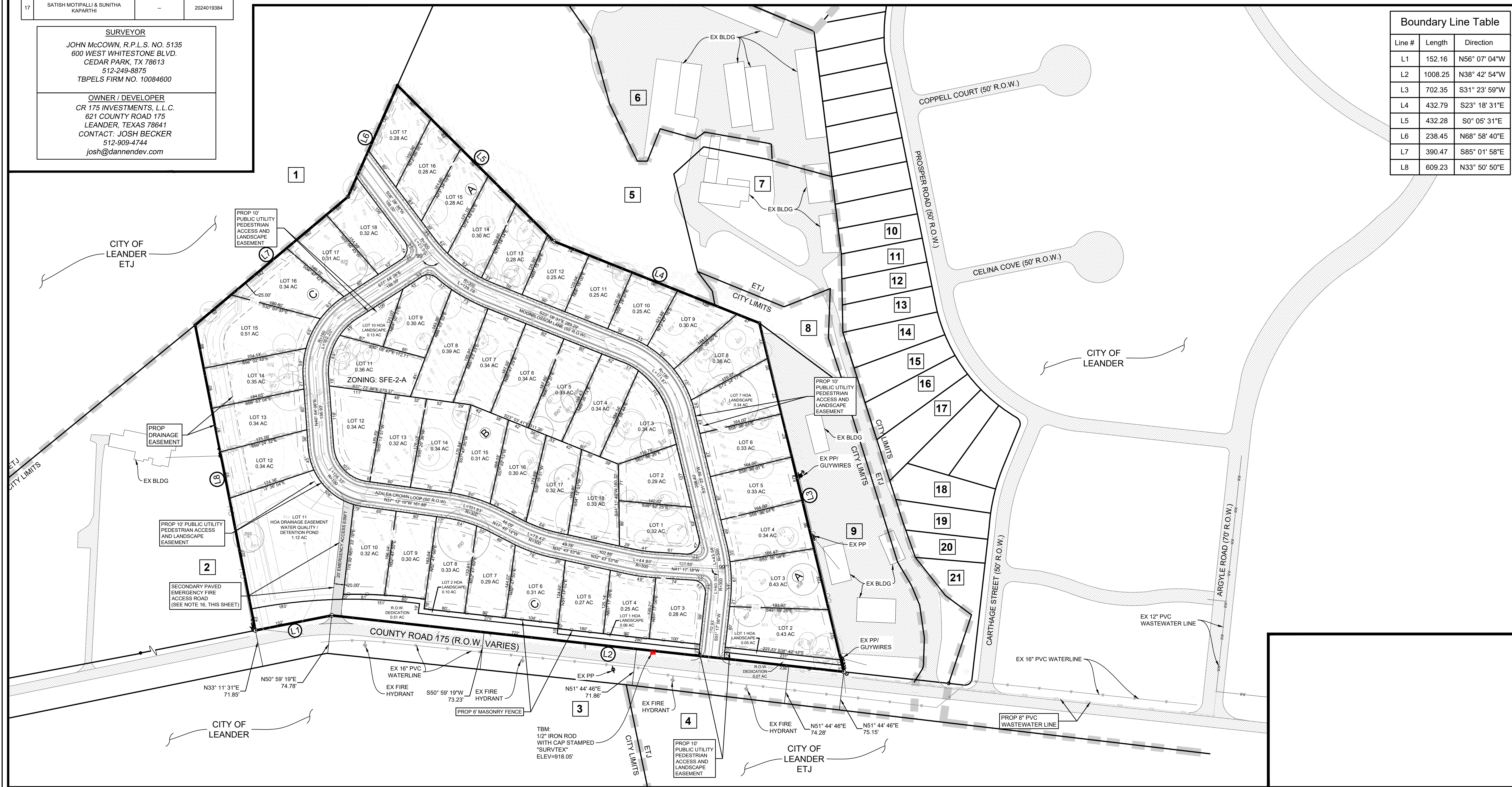
SURVEYOR
JOHN McCOWN, R.P.L.S. NO. 5135
600 WEST WHITESTONE BLVD.
CEDAR PARK, TX 78613
512-249-8875
TBPELS FIRM NO. 10084600

OWNER / DEVELOPER
CR 175 INVESTMENTS, L.L.C.
621 COUNTY ROAD 175
LEANDER, TEXAS 78641
CONTACT: JOSH BECKER
512-909-4744
josh@dannendev.com

Boundary Line Table		
Line #	Length	Direction
L1	152.16	N56° 07' 04"W
L2	1008.25	N38° 42' 54"W
L3	702.35	S31° 23' 59"W
L4	432.79	S23° 18' 31"E
L5	432.28	S0° 05' 31"E
L6	238.45	N68° 58' 40"E
L7	390.47	S85° 01' 58"E
L8	609.23	N33° 50' 50"E



TBPELS FIRM NO. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560



LEANDER, TEXAS 78641 (ETJ)
OAK GROVE ESTATES SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

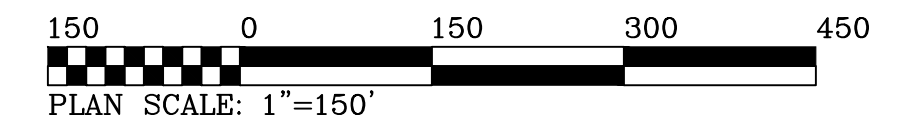
SHEET
7
OF
12

BYPASS CHANNEL Q100 ANALYSIS

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Sep 12 2025

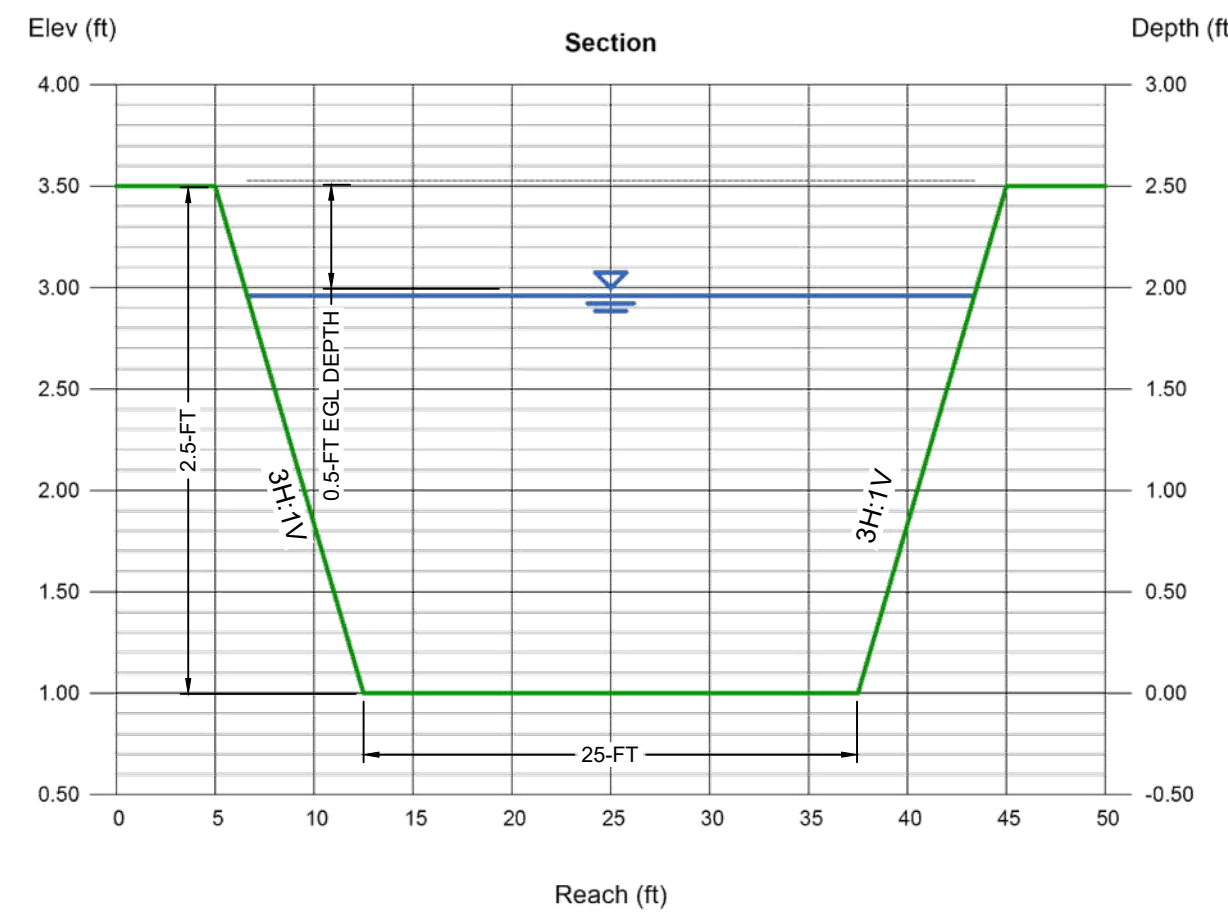
Q100 BYPASS CHANNEL

Trapezoidal		Highlighted	
Bottom Width (ft)	= 25.00	Depth (ft)	= 1.96
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 365.42
Total Depth (ft)	= 2.50	Area (sqft)	= 60.52
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 6.04
Slope (%)	= 0.55	Wetted Perim (ft)	= 37.40
N-Value	= 0.025	Crit Depth, Yc (ft)	= 1.75
		Top Width (ft)	= 36.76
		EGL (ft)	= 2.53
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 365.42		



LEGEND	
	EXISTING BASIN LINE
	PROPOSED SETBACK LINE
	EXISTING CONTOURS (5-FT INTERVALS)
	FLOW DIRECTION

NOTE:
OS-1 IS CONVEYED AROUND THE POND. THEREFORE,
ONLY AREAS DIRECTLY FLOWING INTO THE POND ARE
CONSIDERED FOR THE PRE-POST DISCHARGE ANALYSIS.



PROPOSED Analysis Point				
	Existing Flows		Proposed Flows	
2 YR	44.43	CFS	44.22	CFS
10 YR	104.70	CFS	104.65	CFS
25 YR	149.81	CFS	149.20	CFS
100 YR	230.56	CFS	230.44	CFS

NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS

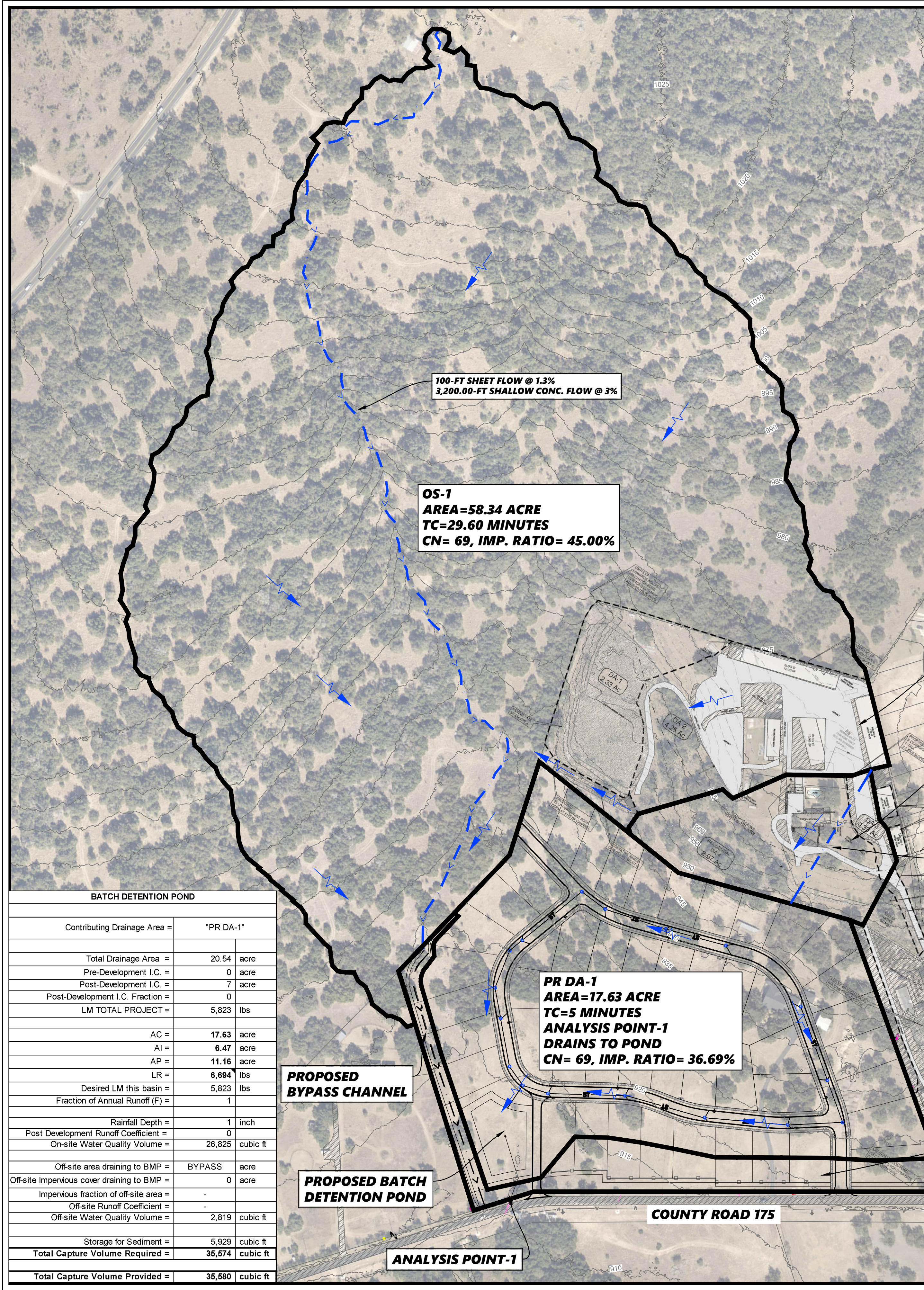
Detention Analysis Summary - Pond #1						
	Peak Pre-Dev Flows(cfs)	Peak Post-Dev Flows(cfs)	Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
2-YR	44.43	44.22	65.03	39.47	910.27	2.59
10-YR	104.70	104.65	122.42	92.89	910.96	1.90
25-YR	149.81	149.20	164.45	131.53	911.33	1.53
100-YR	230.56	230.44	239.05	203.59	911.86	1.00

Drainage Basin Characteristics - Existing Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	20.54	1.30%	69	7.89	37.00	88.71	127.53	197.05
OS-1	58.34	45.00%	69	29.60	109.87	194.95	256.70	365.42
OS-2	3.36	14.29%	69	7.89	7.50	15.99	22.28	33.50
AP-1	-	-	-	-	44.43	104.70	149.81	230.56

Drainage Basin Characteristics - Proposed Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	17.63	36.69%	69	5.00	58.27	107.77	143.86	207.82
BYPASS	2.91	16.81%	69	5.00	7.51	15.64	21.69	32.48
POND	-	-	-	-	39.47	92.89	131.53	203.59
AP-1	-	-	-	-	44.22	104.65	149.20	230.44

Drainage Area	PROPOSED		IMPERVIOUS			GRASS		
	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
PR DA-1	17.63	767,771	281,714	6.47	36.69%	486,057	11.16	63.3%
BYPASS	2.91	126,763	21,312	0.49	16.81%	105,451	2.42	83.2%
OS-1	58.34	2,541,427	1,143,642	26.25	45.0%	1,397,785	32.09	55.0%
OS-2	3.36	146,362	20,909	0.48	14.3%	125,453	2.88	85.7%

Time of Concentration Calculations				Sheet Flow		Shallow Conc. Flow		Total					
From	To	Area (Ac)	Area (sf)	L (ft)	n	S	T _r (min)	L (ft)	Surface Type	S	T _r (min)	T _c (min)	Lag Time (min)
PR DA-1	ANALYSIS POINT VIA POND	17.67	769,534									5.00	3.00
BYPASS	ANALYSIS POINT BYPASSES POND	2.87	125,000									5.00	3.00
OS-1	DRAINS TO BYPASS CHANNEL	58.34	2,541,427	100	0.150	0.013	10.52	3,200	Unpaved	0.0300	19.08	29.60	17.76
OS-2	ANALYSIS POINT VIA POND - TC CALCULATED TO PROPERTY BOUNDARY +5 MINUTES WITHIN PR DA-1	3.36	146,362	100	0.012	0.020	1.17	300	Unpaved	0.0400	1.55	7.72	4.63



100-FT SHEET FLOW @ 1.3%
3,200.00-FT SHALLOW CONC. FLOW @ 3%

OS-1
AREA=58.34 ACRE
TC=29.60 MINUTES
CN= 69, IMP. RATIO= 45.00%

RECORD DRAWING: AT THE
TOWER RV & BOAT STORAGE
BY CARTEX ENGINEERING
DATED FEB 19, 2016.

OS-2
AREA=3.36 ACRE
TC=7.72 MINUTES
CN= 69, IMP. RATIO= 14.30%

100-FT SHEET FLOW @ 2%
300-FT SHALLOW CONC. FLOW @ 5%
PLUS 5 MINS. WITHIN THE PR DA-1
TO ANALYSIS POINT-1

PR DA-1
AREA=17.63 ACRE
TC=5 MINUTES
ANALYSIS POINT-1
DRAINS TO POND
CN= 69, IMP. RATIO= 36.69%

BYPASS
AREA=2.91 ACRE
TC=5 MINUTES
ANALYSIS POINT-1
BYPASSES POND
CN= 69, IMP. RATIO= 16.81%

BATCH DETENTION POND	
Contributing Drainage Area =	"PR DA-1"
Total Drainage Area =	20.54 acre
Pre-Development I.C. =	0 acre
Post-Development I.C. =	7 acre
Post-Development I.C. Fraction =	0
LM TOTAL PROJECT =	5,823 lbs
AC =	17.63 acre
AI =	6.47 acre
AP =	11.16 acre
LR =	6,694 lbs
Desired LM this basin =	5,823 lbs
Fraction of Annual Runoff (F) =	1
Rainfall Depth =	1 inch
Post Development Runoff Coefficient =	0
On-site Water Quality Volume =	26,825 cubic ft
Off-site area draining to BMP =	BYPASS acre
Off-site Impervious cover draining to BMP =	0 acre
Impervious fraction of off-site area =	-
Off-site Runoff Coefficient =	-
Off-site Water Quality Volume =	2,819 cubic ft
Storage for Sediment =	5,929 cubic ft
Total Capture Volume Required =	35,574 cubic ft
Total Capture Volume Provided =	35,580 cubic ft

PROPOSED
BYPASS CHANNEL

PROPOSED BATCH
DETENTION POND

ANALYSIS POINT-1

COUNTY ROAD 175

ARGYLE ROAD

NO.	DATE	REVISION

BY: _____

DATE: _____

NO.: _____

REVISION: _____

PROJECT NO: PP-25-0071

Page 94 of 98

LELANDER, TEXAS 78841 (ETJ)

OAK GROVE ESTATES SUBDIVISION

PRELIMINARY PLAT

POST DRAINAGE AREA MAP

HORIZ. SCALE: _____

VERT. SCALE: _____

DRAWING SCALE: _____

SURVEYED: _____

FILE NAME: RR

DATE: _____

DRAWN: JTC

DESIGNED: EEI

SHEET 9 OF 12

REGISTERED PROFESSIONAL ENGINEER
GARY ELI JONES
79198
NOV 04, 2025

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-818-0818 (F) 512-532-0560

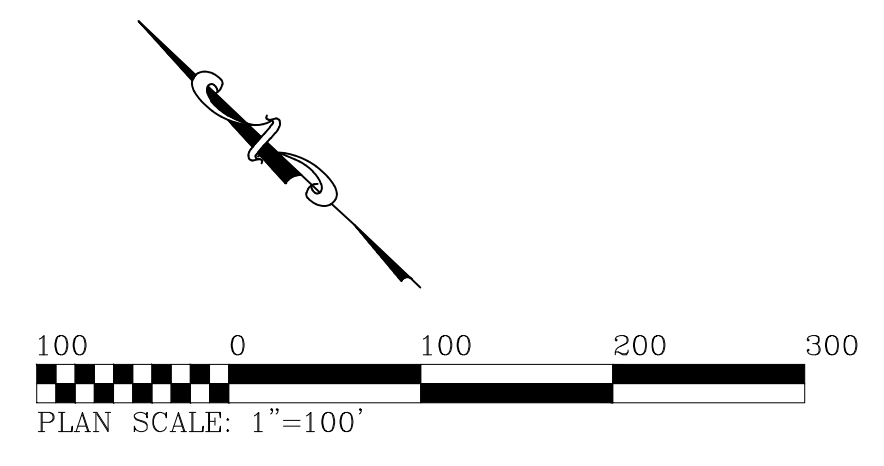
C:\Users\jcoax\Dropbox\Elit Engineering\2-Working Folders\Oak Grove Subdivision\00_01-CAD\00_04-Sheets\PRELIMINARY\ELL_OAK_GROVE_PREPOST DAM.DWG Nov 04, 25 3:51 pm

NOTES:

- REFER TO EXISTING CONDITIONS PLAN (SHEET 5) FOR EXISTING PROPERTY OWNER INFORMATION.
- ALL PROPOSED WATER LINES TO BE C-900 DR-14 PVC.
- ALL PROPOSED FIRE LEADS TO BE 6" DUCTILE IRON.
- ALL PROPOSED WATER LINE FITTINGS, VALVES, AND HYDRANTS TO BE INSTALLED PER APPLICABLE CITY OF LEANDER AND CITY OF AUSTIN STANDARD DETAILS.
- PROPOSED WATER DEMAND (PENDING)
(PER K. FRIESE, MAY 2023 IMPACT FEE STUDY):
47 LUE x 268.8 GPD/LUE = 12,634 GPD AVERAGE DAY DEMAND
47 LUE x 635.9 GPD/LUE = 29,897 GPD MAX DAY DEMAND
47 LUE x 1194.53 GPD/LUE = 55,938 GPD PEAK HOUR DEMAND.
- WATER MODEL BASED ON MAXIMUM DAY DEMAND
(PER K. FRIESE - OCT, 2025):
MINIMUM PRESSURE = 73 PSI (1,119 HGL)
MAXIMUM PRESSURE = 96 PSI (1,133 HGL)
FIRE FLOW AVAILABLE = 3,761 GPM @ 20 PSI RESIDUAL
(MINIMUM FIRE FLOW REQUIRED = 1,000 GPM)
- HIGHEST PROPOSED WATER PRESSURE: BLOCK A, LOT 16, ELEV=912.00
LOWEST PROPOSED WATER PRESSURE: BLOCK A, LOT 29, ELEV=951.00
- FOR HOMES UP TO 3600 SF, THE FIRE FLOW REQUIRED IS 1000 GPM FOR A DURATION OF ONE HOUR. FOR HOMES UP TO 4800 SF, THE FIRE FLOW REQUIRED IS 1500 GPM FOR ONE HOUR.
- IF PRESSURE IS GREATER THAN 110 PSI, A PRESSURE RELEASE VALVE (PRV) WILL BE NECESSARY.

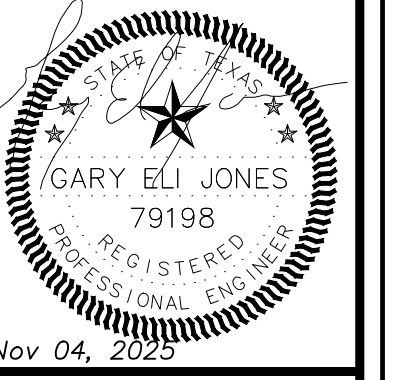
LEGEND

- PROPERTY LINE
- ▬ EXISTING CITY ETJ LINE
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING VALVE
- ⊕ PROPOSED VALVE
- ⊕ PROPOSED REDUCER
- EXISTING WATER
- PROPOSED WATER
- EXISTING WASTEWATER
- PROPOSED WASTEWATER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER



Boundary Line Table

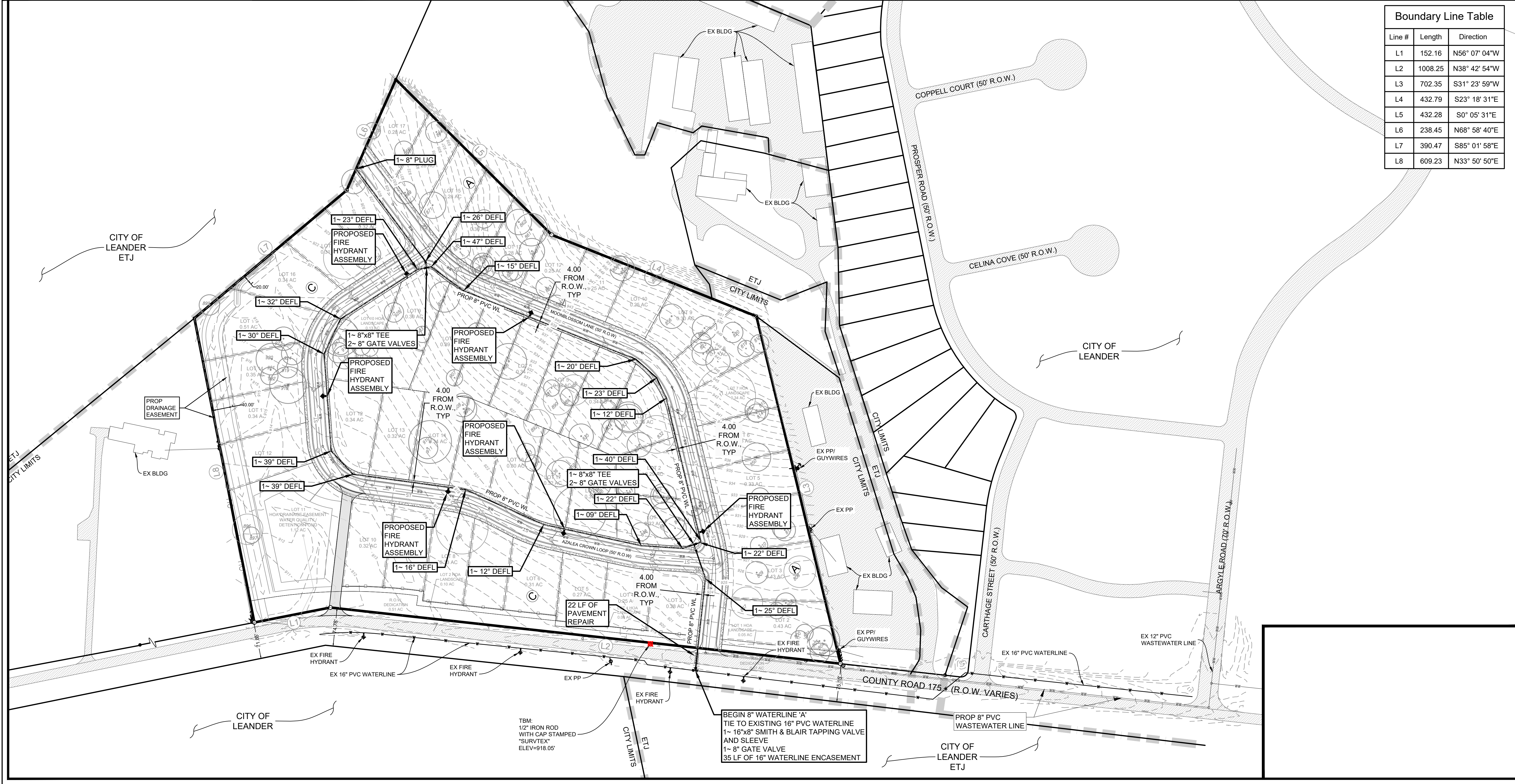
Line #	Length	Direction
L1	152.16	N56° 07' 04"W
L2	1008.25	N38° 42' 54"W
L3	702.35	S31° 23' 59"W
L4	432.79	S23° 18' 31"E
L5	432.28	S0° 05' 31"E
L6	238.45	N68° 58' 40"E
L7	390.47	S85° 01' 58"E
L8	609.23	N33° 50' 50"E



Nov 04, 2025
 TPELS FIRM No. 17877
ELI ENGINEERING
 ELI ENGINEERING, PLLC.
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-818-0818 (F) 512-552-0560

LEANDER, TEXAS 78641 (ETJ)
OAK GROVE ESTATES SUBDIVISION
 PRELIMINARY PLAT
 WATER PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	
SHEET		
11		
OF		
12		



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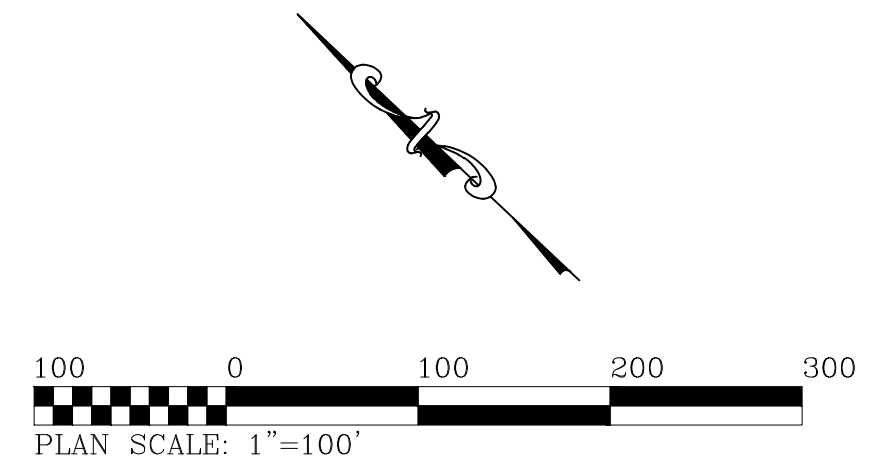
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LEGEND

- PROPERTY LINE
- ▬▬▬ EXISTING CITY ETJ LINE
- - - EXISTING EASEMENT
- PROPOSED CONTOURS
- - - EXISTING CONTOURS
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING VALVE
- ⊕ PROPOSED VALVE
- ⊕ PROPOSED REDUCER
- W — EXISTING WATER
- W — PROPOSED WATER
- WW — EXISTING WASTEWATER
- WW — PROPOSED WASTEWATER
- SS — EXISTING STORM SEWER
- SS — PROPOSED STORM SEWER

Boundary Line Table

Line #	Length	Direction
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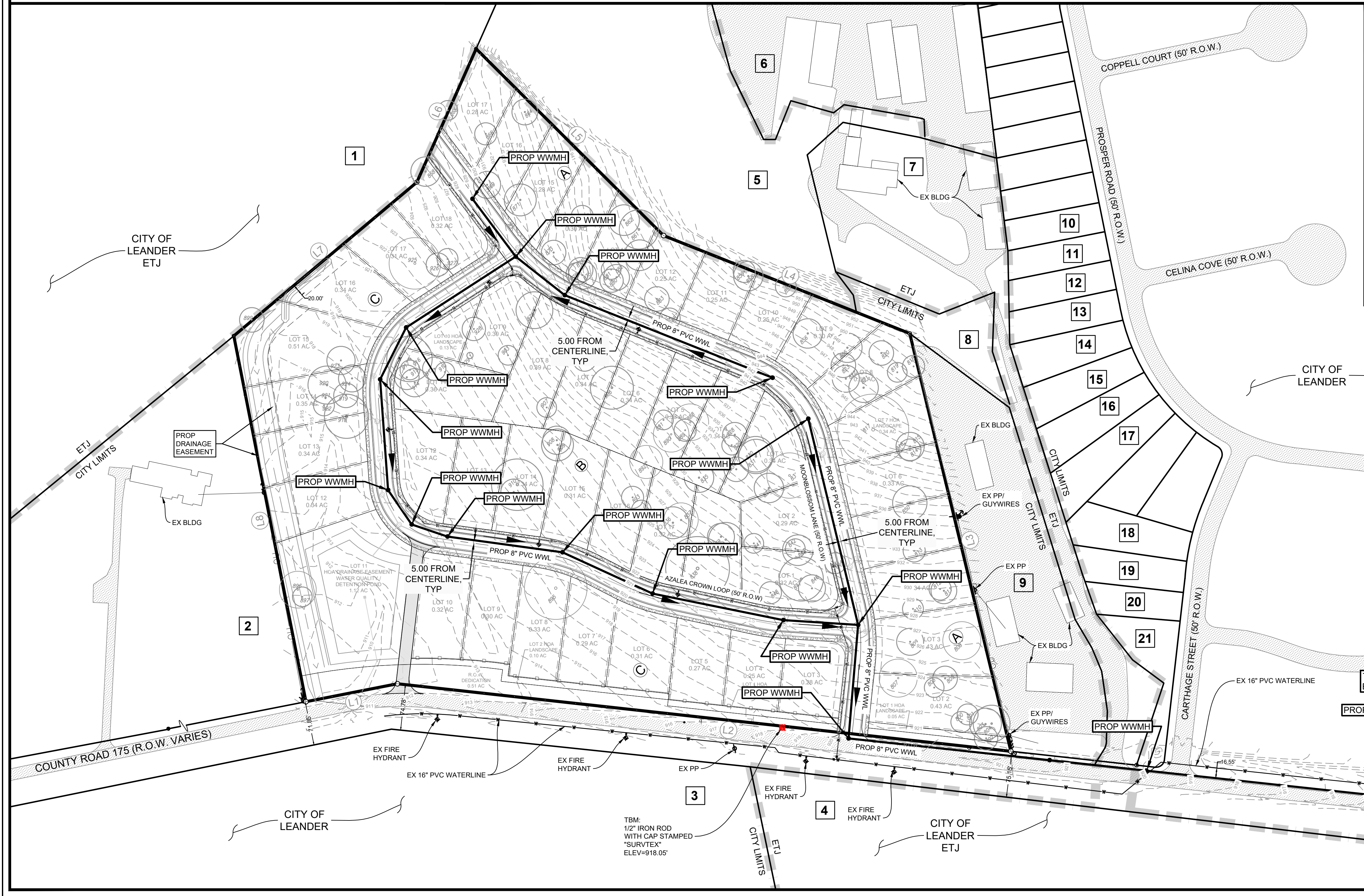


- NOTES:**
- REFER TO EXISTING CONDITIONS PLAN (SHEET X) FOR EXISTING PROPERTY OWNER INFORMATION.
 - ALL PROPOSED 8" WASTEWATER LINE TO BE SDR-26 PVC.
 - ALL PROPOSED WASTEWATER MANHOLES TO BE INSTALLED PER CITY OF AUSTIN DETAIL 506S-10.
 - PROPOSED WASTEWATER DEMAND:

Wastewater Flow Estimation

Total No of LUEs:	=	47
Average Dry Weather Flow:		
Average Flow F	=	(63 gallons/person/day x No of LUEs x 3.1 person) / 1440
	=	6.37 gpm
Peak Dry Weather Flow (PDWF):		
Peak Flow	=	$[(18 + (0.0206 \times F) \times 0.5)] / [4 + (0.0206 \times F) \times 0.5] \times F$
	=	26.90 gpm
Infiltration & Inflow (I&I):		
I&I	=	(750 gpd/ac x Area) Area = 17.47
	=	9.10 gpm
Peak Wet Weather Flow (PWWF):		
Peak Flow PWWF	=	PDWF + I&I
	=	36.00 gpm
Minimum Flow:		
Min Flow	=	$(0.2(0.0144 \times F) \times 0.198) \times F$
Min Flow	=	0.79 gpm

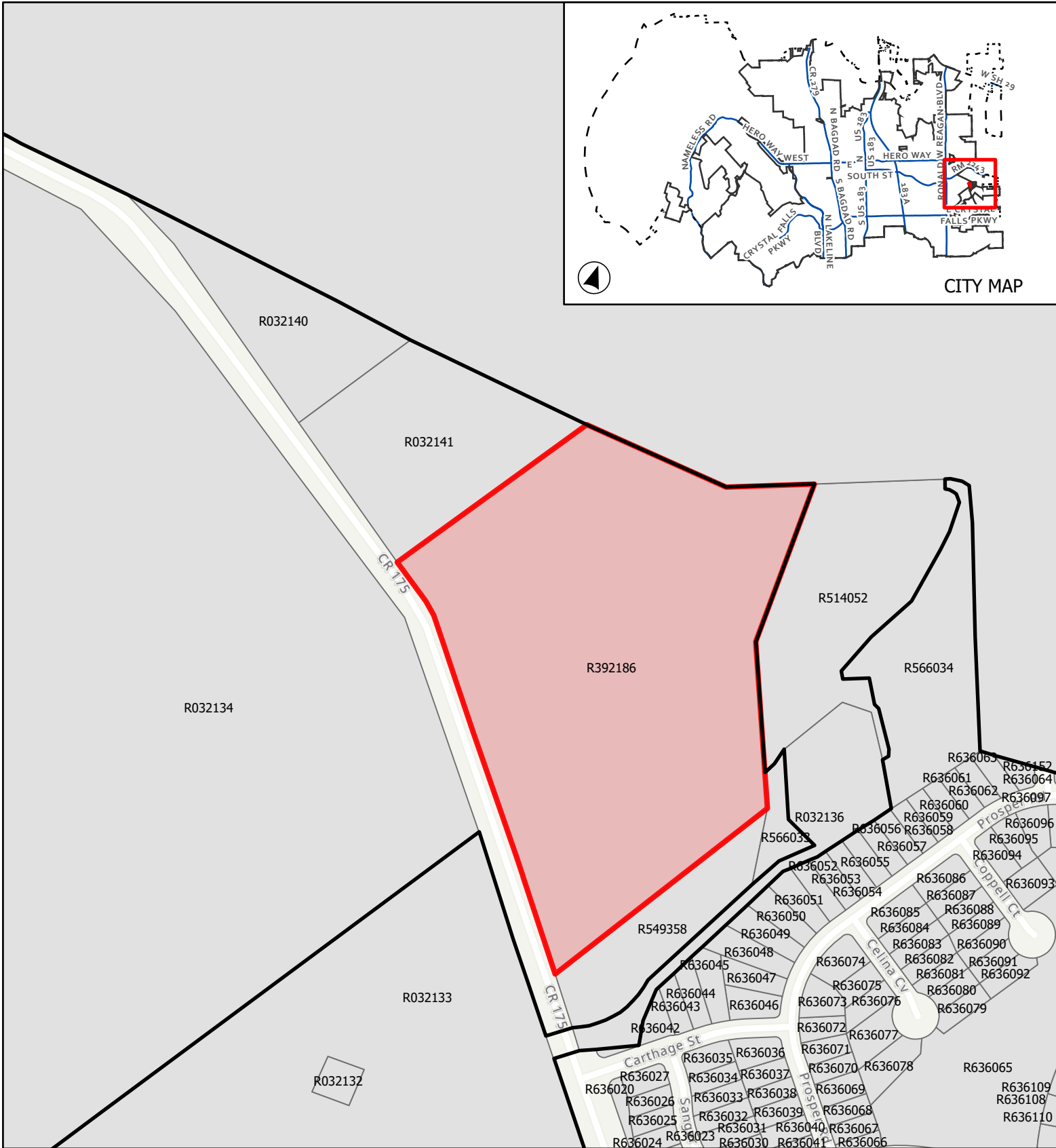
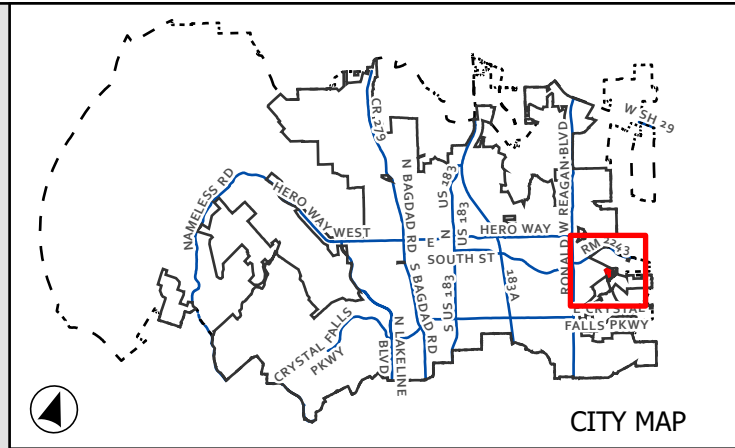
Note: Per COJ, 1 LUE=1 Single Family Residence=3.1 Persons=105 gpd=0.170 gpm (Avg Dry Weather Flow)



TPBELS FIRM No. 17917
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 gajones@gmail.com

LEANDER, TEXAS 78641 (ETJ)
OAK GROVE ESTATES SUBDIVISION
 PRELIMINARY PLAN
 WASTEWATER PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	
SHEET		
12		
OF		
12		



CASE: PP-25-0071

ATTACHMENT 2

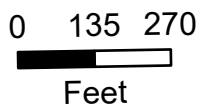
OAK GROVE ESTATES
SUBDIVISION

Location Map



City Limits
ETJ

Subject Boundary



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.