AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, January 15, 2026
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM

Mayor – Vacant	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Stephen Chang	**Place 5 – Andrew Naudin**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – Natomi Blair	**City Manager – Todd Parton**

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Receive presentation regarding citywide wildfire adaptive community initiative.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.
6. Public comments on items not listed in the agenda.

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

   [All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]
7. Recognition of Special Guests and Visitors.
8. Proclamations.

   1. Proclamation recognizing Martin Luther King, Jr. March and Celebration on January 19, 2026.

9. Staff Reports

   1. Water update includes Sandy Creek Water Treatment Plant (CIP W.69), Brushy Creek Regional Utility Authority, and County water needs.
   2. Capital Improvement Project update includes Automated Metering Infrastructure (CIP W.42) conversation timeline, benefits to residents, how information is being communicated to residents, and where to find updates on the City's website.

3. Capital Improvement Project update includes Senior Center (CIP P.6) completion and opening timeline.

CONSENT AGENDA: ACTION

10. Approval of the minutes for meetings held on December 24, 2025 and January 6, 2026.

11. Approval of a Resolution appointing Christine Welborn as the Early Voting Ballot Board Judge and Barbara Reed as the alternate judge for the February 7, 2026, Special Election to fill vacancies in the office of Mayor and Place 4 on the City Council; authorize the appointment of up to fourteen (14) clerks to conduct the hand counting of ballots cast through mail ballots, and in-person voting during early voting and on election day; and establishing compensation at an hourly rate of $20.00 for the election judge, and an hourly rate of $18.00 for the alternate judge and clerks.

12. Ratify the City Manager's appointment of Dennis Farris to the City of Leander Fire Fighters' Civil Service Commissioner with a term expiring in January 2029.

13. Approval of Amendment 4 to Task Order KFA-56 with K Friese & Associates, Inc., relating to the Sandy Creek Water Treatment Plant (SCWTP) residuals management improvements and addition of redundant treatment module project (CIP W.69), for additional professional service hours necessary to cover increased coordination efforts due to various construction work defects in the amount of $60,652.50 for a new contract amount of $1,545,743.00; and authorize the City Manager to execute any and all necessary documents.

14. Approval of the purchase of library materials, including print, audio, and digital materials, as well as other auxiliary supplies and library support services, from Brodart Company using Texas Smart Buy Contract 715-M2 in the amount of $105,000.00 for the term of the Smart Buy contract expiring October 31, 2026; and authorize the City Manager to execute any and all necessary documents.

15. Approval of purchase of four (4) Ford trucks for Public Works from Sewell Ford of Odessa to replace vehicles which have exceeded their asset life in the total amount of $287,390.00 utilizing existing Contract L00321 (Solicitation S24-003) with Sewell Family of Companies for the purchase of fleet vehicles; and authorize the City Manager to execute any and all necessary documents.

16. Approval of the Second Reading of an Ordinance regarding the amendment to the existing Contract for Solid Waste Disposal and Collection Services between the City of Leander and Al Clawson Disposal, Inc., effective August 6, 2020, which is an exclusive contract for provision of Solid Waste collection and disposal services within the City, as well as other services providing to extend the term of the contract for three (3) years to January 31, 2029; and authorize the City Manager to execute First Amendment to the contract.

17. Approval of the Second Reading of an Ordinance granting a franchise to Google Fiber Texas, LLC, described as a non-exclusive franchise to install, maintain, operate, and control fiber optic infrastructure network in public right-of-way of the City of Leander, Texas.

18. Approval of a Resolution to apply for a grant through the Capital Area Metropolitan Planning Organization (CAMPO) 2025 Fall Call for Project for Safe Routes to School Plan and Hero Way South service road project with federal funding for Fiscal Years 2028–2031; committing full local funding for the projects; and authorize the City Manager to execute any and all necessary documents.

19. Approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) mitigation projects for a cybersecurity risk mitigation for City water infrastructure risk and resilience assessment consisting of mitigating cybersecurity risk to the City of Leander water system at a cost of $50,000.00 with $15,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

20. Approval of a Resolution to apply for a grant from the 2027 state and local Cybersecurity Grant Program (SLCGP) workforce development projects for a cybersecurity administration training for Microsoft artificial intelligence (AI) project consisting of training of information technology staff for advanced technologies at a cost of $10,000.00 with $3,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

21. Approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) governance and planning projects for a governance, risk and compliance program development project consisting of a third-party consulting expert to design and implement a foundational program at a cost of $100,000.00 with $30,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

22. Approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) assessment and evaluation projects for a cybersecurity framework assessment consisting of a third-party cybersecurity risk assessment at a cost of $50,000.00 with $15,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

23. Approval of a Resolution to apply for a grant from the 2027 Active Attack Response Equipment Grant Program for an equipment project consisting of five (5) bullet-resistant shields and fifteen (15) breaching tools at a cost of $40,000.00 with no matching funds; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

24. Conduct a Public Hearing 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.

25. Conduct a Public Hearing 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.

REGULAR AGENDA

26. Discuss and consider action regarding Tree Removal Case TRP-25-0038 for the removal of multiple Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), more particularly described by Williamson County Central Appraisal District Parcel R082171 and R082172; and generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

27. Discuss and consider action regarding Tree Removal Case TRP-25-0043 for the removal of multiple Heritage Trees associated with the Harvest Retreat (SD-24-0196), more particularly described by Williamson County Central Appraisal District Parcel R680242, and commonly known as 14751 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

28. Discuss and consider action regarding Tree Removal Case TRP-25-0045 for the removal of multiple Heritage Trees associated with the Titan Commerce Center (SD-25-0379), more particularly described by Williamson County Central Appraisal District Parcels R099758, R086290, R108828, R031580 and R555207, and generally located to the northeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

29. Discuss and consider action on the approval of the Barksdale Phase 3 and 4 Phasing Plan associated with Subdivision Case CP-25-0048 on three (3) parcels of land 52.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R338810, R407804, and R407805; generally located northwest of the intersection of CR 175 and Journey Parkway, Leander, Williamson County, Texas.

30. Discuss and consider action regarding Ordinance Cases OR-21-0004 and OR-21-0005 to amend the Subdivision Ordinance and Chapter 13 Utilities regarding phasing for residential development; and to provide for related matters; Williamson & Travis Counties, Texas.

31. Discuss and consider action on an Ordinance to amend Article 9.08 of the local ordinances regarding the classifications and number of positions in the Leander Fire Department, reclassifying seven (7) Lieutenant positions to seven (7) Captain positions.

32. Council Member Closing Statements.

33. Convene into Executive Session pursuant to

    1. Section 551.071, Section 551.072 and Section 551.087, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Project EDA-25-008; and
    2. Section 551.071 and Section 551.072, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purposes, along with consideration of an Agreement by and between Northline Development, Alex Tynberg and the City of Leander for acquisition of property for public purpose.

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

    1. Chapter 380 Agreement(s) Project EDA-25-008; and
    2. Agreement by and between Northline Development, Alex Tynberg and City of Leander.

34. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney]. 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], 551.0761 [critical infrastructure/cybersecurity systems, policies, and contracts] critical infrastructure or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 9 day of January 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary, TRMC

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Receive presentation regarding citywide wildfire adaptive community initiative.

BACKGROUND:
In 2011, the City experienced a devastating wildfire that destroyed several homes and caused millions of dollars in damages. This event underscored the urgent need for proactive measures to reduce wildfire risk and protect residents, property, and natural resources.

Since that time, the City has partnered with individual subdivisions to pursue Firewise Community recognition, a nationally recognized program that promotes neighborhood-level wildfire preparedness. These efforts have helped raise awareness, encourage defensible space practices, and strengthen collaboration between residents and fire officials.

However, the Firewise program is designed for subdivisions and homeowner associations, not for entire municipalities. As a result, the City cannot formally establish itself as a Firewise Community as a whole. To build on the success of subdivision-level initiatives, staff is proposing a citywide Wildfire Adaptive Community Initiative.

This initiative would include:

- A City proclamation recognizing wildfire preparedness as a community-wide priority,
- Development of policies and programs that extend Firewise principles across the entire city,
- Public education campaigns to encourage residents to adopt fire-safe landscaping, home hardening, and emergency preparedness practices, and
- Collaboration with regional partners to strengthen response capacity and reduce wildfire risk at the landscape scale.

The goal is to ensure that the lessons learned from the 2011 wildfire translate into long-term resilience. By expanding beyond subdivision-level efforts, the City can foster a culture of preparedness that protects lives, property, and the community's future.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Receive the presentation regarding citywide wildfire adaptive community initiative and provide direction to City staff.

PRESENTER:
Joshua Davis, Assistant Fire Chief

Fiscal Impact

Attachments:

1. PowerPoint Presentation Investing in a Fire Adapted Leander Our Community's Strategic Plan
2. FAC Leander Strategic Plan Summary
3. Leander Fire Adapted Strategic Plan

Investing in a Fire Adapted Leander:

Our Community's Strategic Plan

Presented by:
Assistant Chief/Fire Marshal Joshua Davis

LFDprevention@leandertx.gov • www.leandertx.gov/Fire



Vision & Mission

Vision

Leander is a **well-informed**, **prepared**, and **resilient community** that creates a fire-adapted environment c**apable of withstanding a major wildland fire,** ensuring the **protection of life, property, and the natural character and diversity** of the Texas Hill Country.

Mission

The **City of Leander will protect our community by becoming fire adapted** through the implementation of **data-driven vegetation management**, **promoting defensible space** and **ignition-resistant building methods**, p**roviding comprehensive community education**, and **improving early warning and evacuation systems.** This mission is **achieved through ongoing collaboration with our residents, partner agencies, and community groups**.

“WUI”

(Wildland Urban Interface)

The zone where homes and human development meet or mix with undeveloped wildlands and vegetation, creating a transition area for wildfire risk.





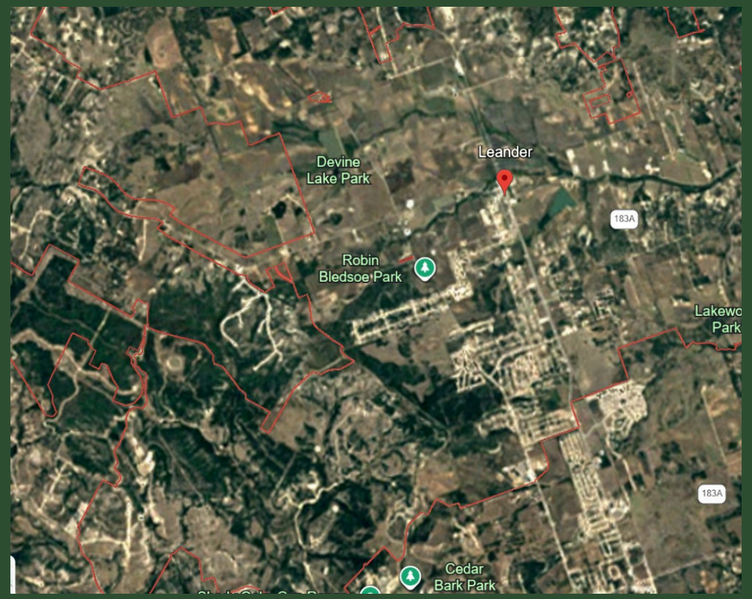
Growth into the WUI

As one of the fastest-growing cities in the United States, Leander's development has increasingly pushed into the Texas Hill Country, where residential density now frequently intermingles with fire-prone vegetative fuels.

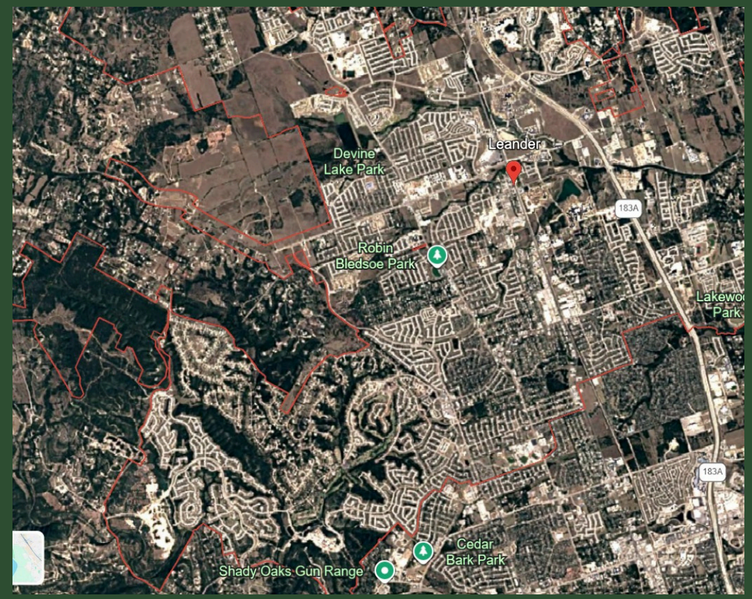
Approximately 27,000 properties in Leander are at risk of wildfire within the next 30 years.
(First Street Foundation's Wildfire Risk Map and Climate Risk Report)



Late 1800's
Pop. 300- 500



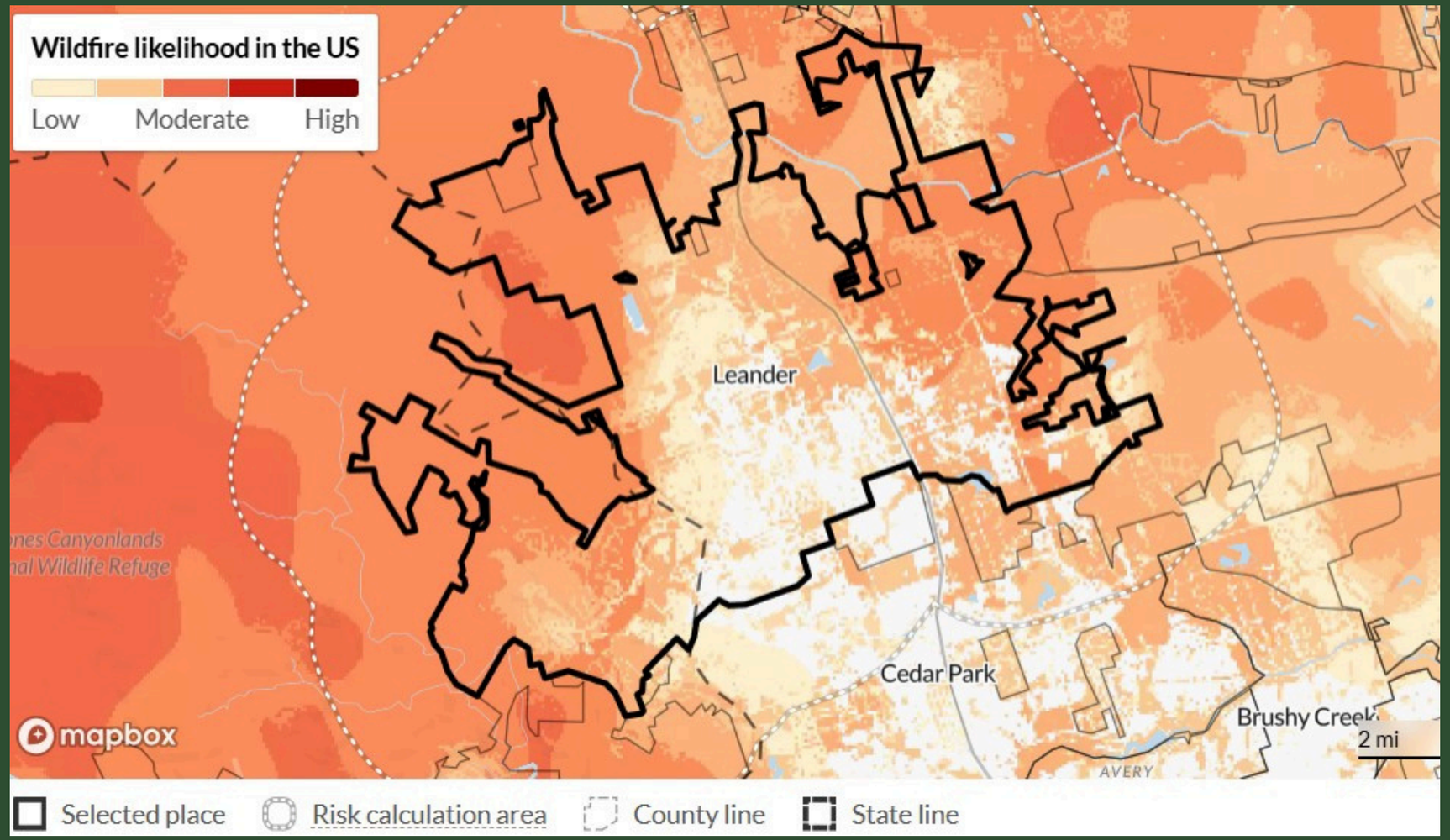
1985
Pop. 3,300- 3,500



2022
Pop. 76,000- 80,000

The Wildfire Likelihood

(USDA Forest Service. Wildfire Risk to Communities, partnering with Pyrologix and Headwaters Economics. https://wildfirerisk.org)

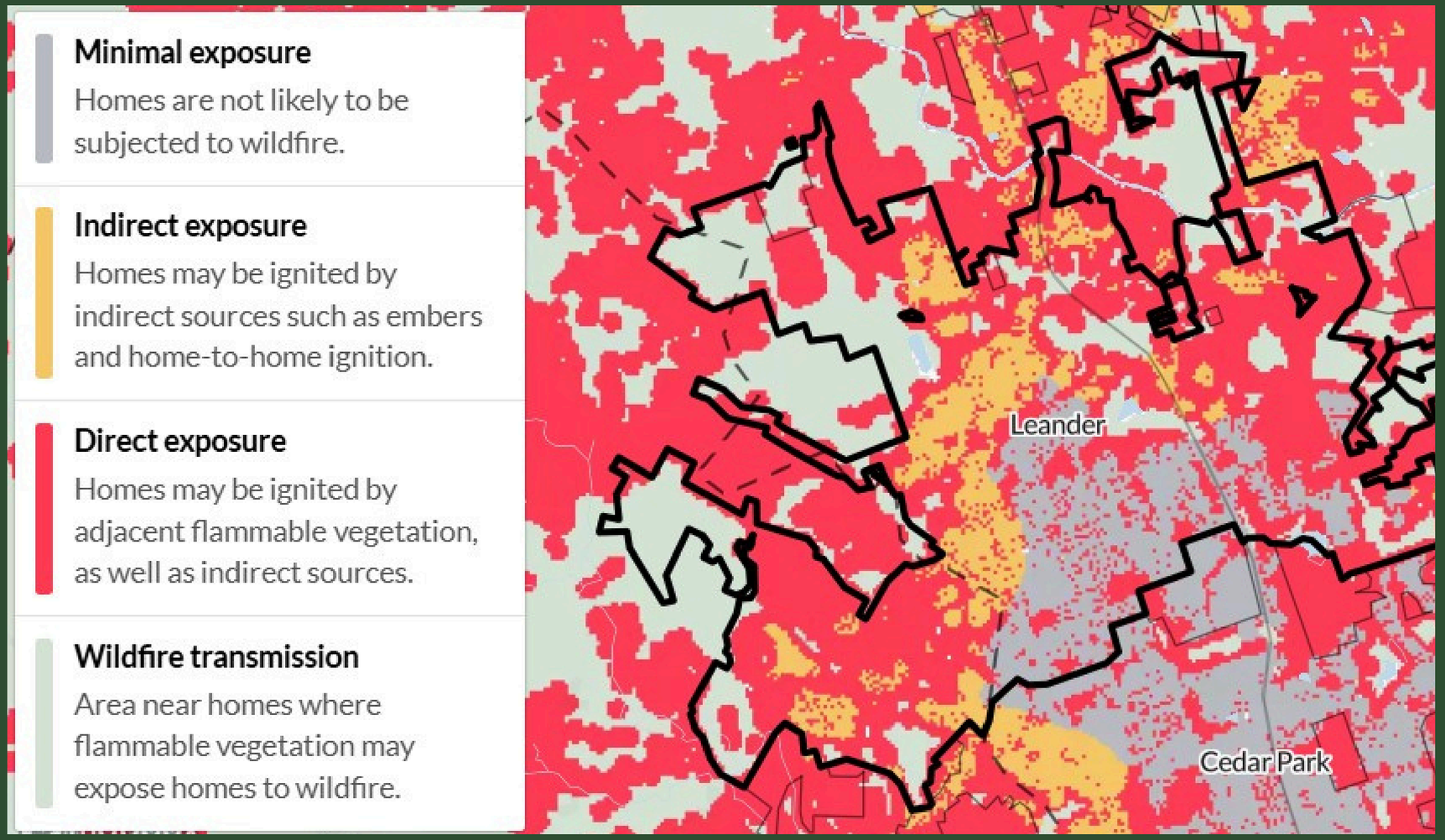


Leander has a higher average likelihood of wildfires than 50% of communities in Texas.

Wildfire likelihood is the probability of wildfire burning in any given year.

Risk Reduction Zones

(USDA Forest Service. Wildfire Risk to Communities, partnering with Pyrologix and Headwaters Economics. https://wildfirerisk.org)



Homes and other buildings in Leander are predominantly exposed to wildfire in a combination of Direct and Indirect Exposure Zones.

Risk Reduction Zones are the areas where mitigation activities will be most effective at protecting homes and other buildings from wildfire.

Texas
2011 Fire Season



November 15, 2010 to October 31, 2011

27,976 Fires
3,959,040 acres

2,862 Homes
(1,939 Labor Day Weekend)
2,700 “other” Structures

47.3% of total U.S acres burned
6 of the largest fires in TX history

(Reported by the Texas A&M Forest Service)

Horseshoe & Moonglow Fires



August 15, 2011 and September 5, 2011

- 2 Fires
  330 acres
- 26 Homes destroyed
  Numerous “other” Structures damaged

Horseshoe Fire





Moonglow Fire





Moonglow Fire

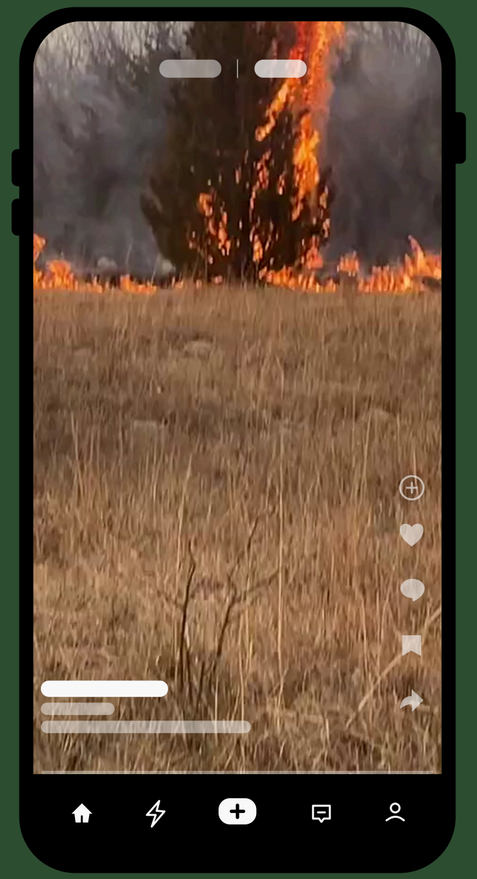




Local Hazards



Ashe Juniper
(Cedar Tree)



High Volatility (Volatile Oils):

Cedar trees are packed with resinous sap and volatile oils (like cedar oil) that have low boiling points, allowing the vegetation to ignite easily and burn intensely.

Physical Structure (Ladder Fuels):

The growth habit of many cedar species makes them ideal for spreading ground fires into the forest canopy (low-hanging branches, dense foliage, ladder effect).

Ember Production (Spotting):

When cedars burn, they produce a massive amount of firebrands (burning embers and pieces of bark/needles), creating long-distance spotting of fires, sometimes over a mile away.

Wicking Fences

A "wicking fence" is a combustible fence (typically wood) that acts like a fuse, drawing fire along its length and directly to a home or other structure.



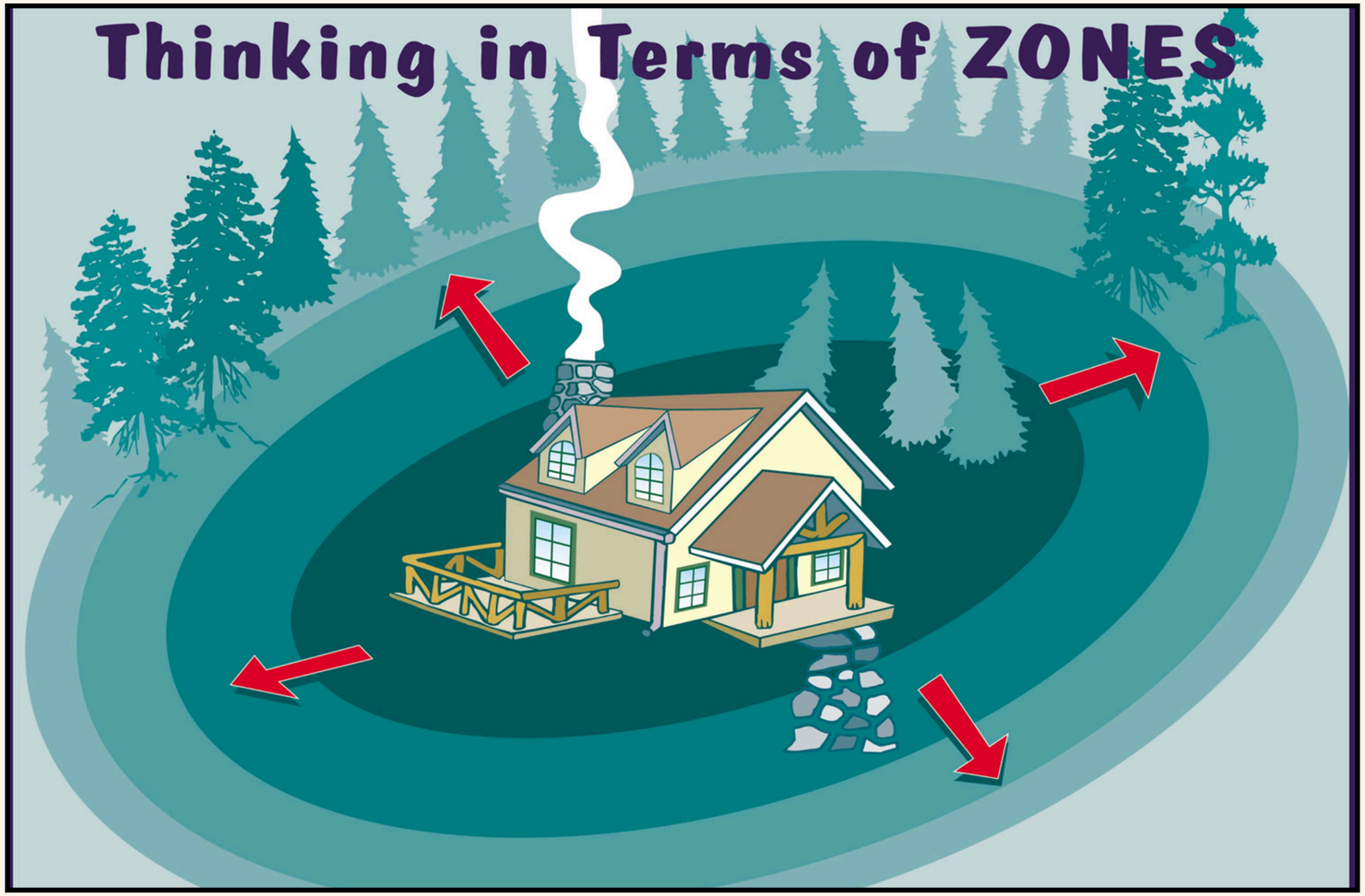




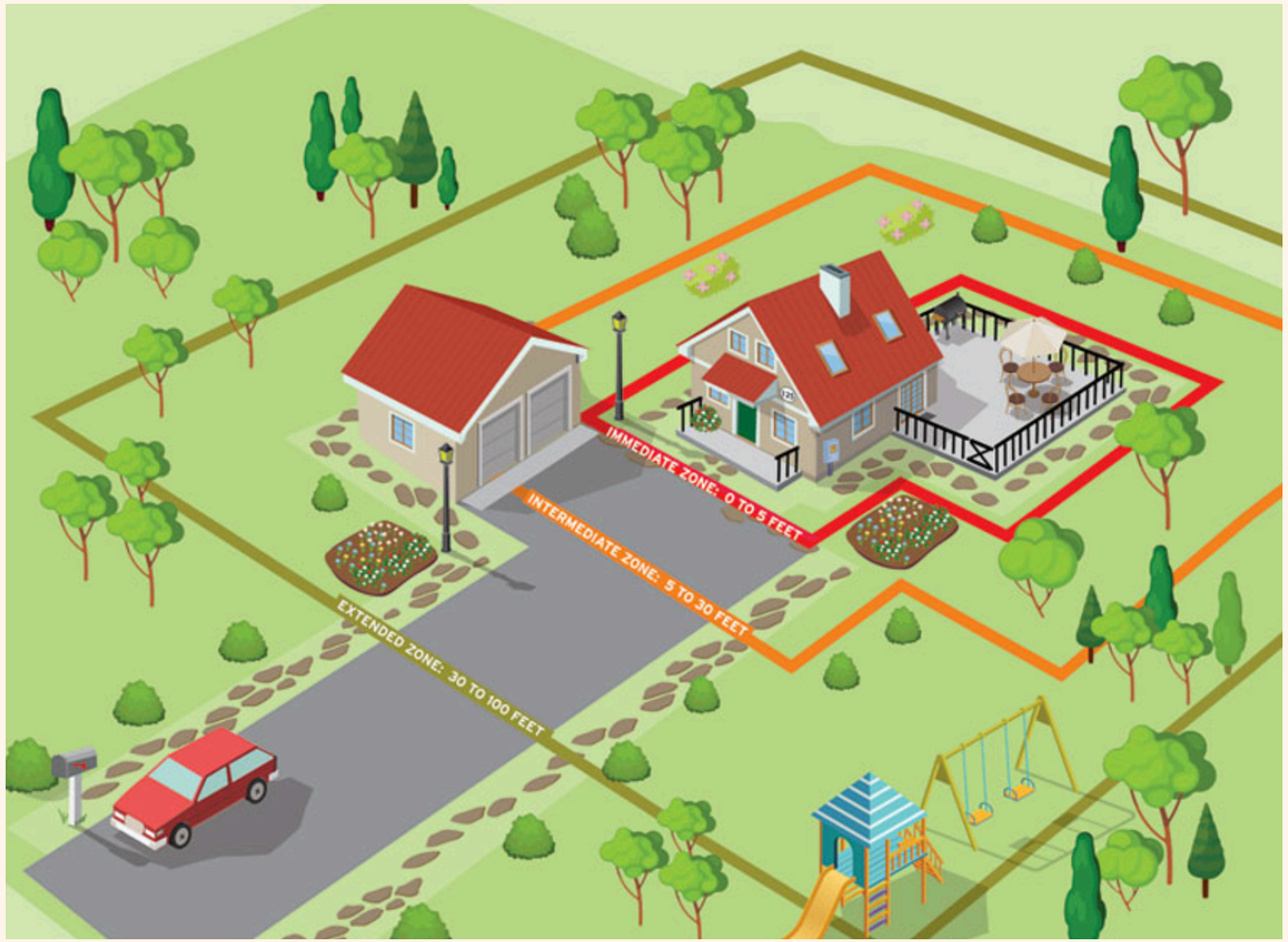
Ember Storm


DisasterSafety.org
Insurance Institute for
Business & Home Safety
Ember Storm Demo

First Line of Defense



Home Ignition Zone:



Wildfire science demonstrates that **homes ignite primarily from wind-blown embers and direct flame** contact with burning materials in their immediate surroundings.

Managing the Home Ignition Zone (HIZ) is your most effective tool.

Zone 1 (0–5ft): Immediate (“Ember-Resistant Zone”)

The first 0–5 feet should be a noncombustible, ember-resistant zone. This is the most critical area to prevent home ignition.

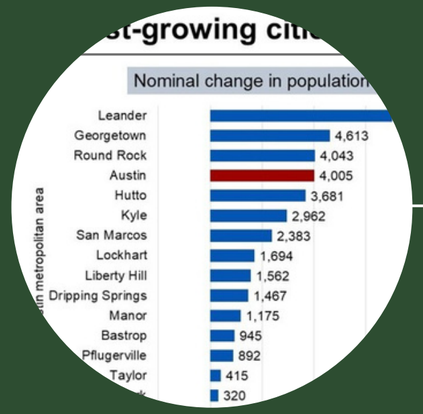
Zone 2 (5–30 ft): Intermediate (“Lean, Clean & Green Zone”)

Remove dead vegetation and debris and maintain spacing between shrubs and trees.

Zone 3 (30–100 ft): Extended (“Reduced Fuel Zone”)

Space and prune larger trees, restricting fire movement into the crowns and reducing fire intensity.

The Wildfire Challenge in Leander



Rapid Growth in the WUI

Leander's population is projected to grow to over 200,000, expanding our Wildland-Urban Interface (WUI) where homes and flammable vegetation meet.



High Likelihood

Data shows Leander has a greater likelihood of wildfire than 77% of communities in the United States.



A Proven Threat

The devastating 2011 Horseshoe and Moonglow fires destroyed dozens of homes, demonstrating our community's susceptibility.

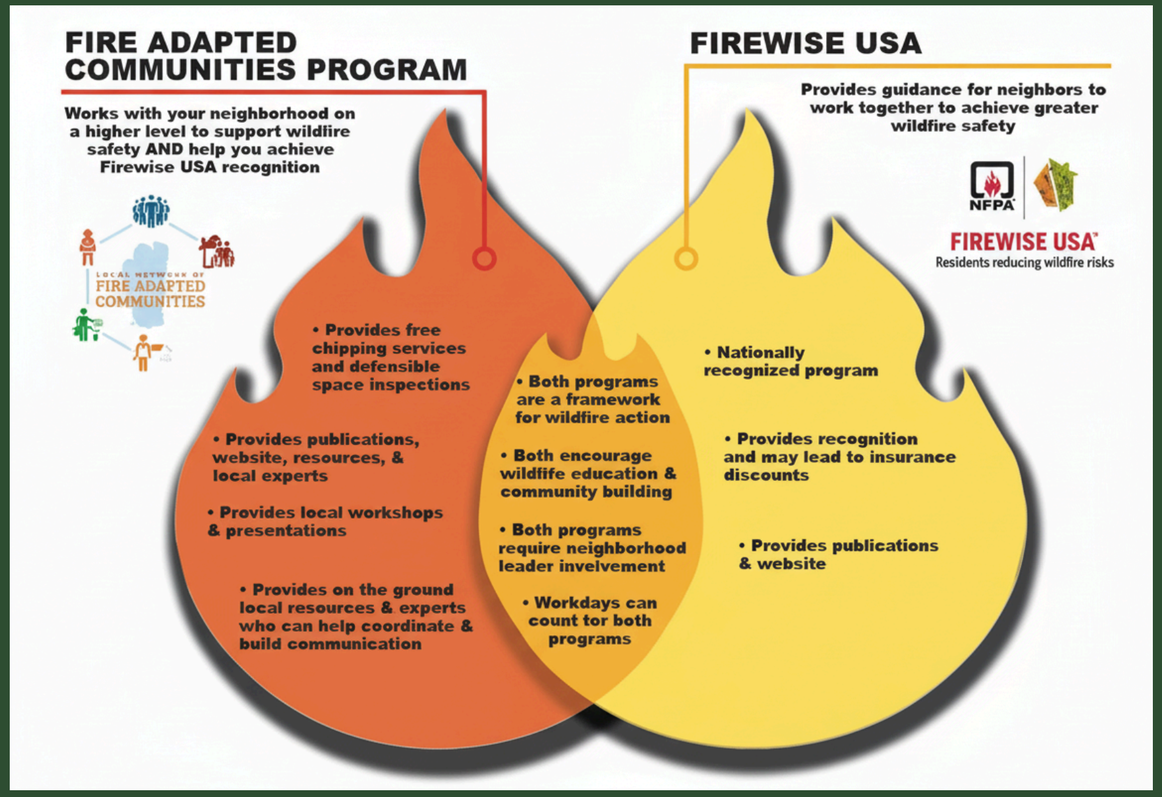


Local Hazards

Our risk is compounded by the WUI interface, rugged topography, frequent drought, and flammable native vegetation like Ashe juniper (cedar).

Our Solution

The Fire Adapted Community (FAC) Concept: A community in which residents, businesses, and government agencies collaborate to prepare for and mitigate the effects of wildfires.



Key concepts include:

- A Fire Adapted Community is a **community that understands its risk and takes collective action** to live safely with wildfire.
- It is a **proactive**, **shared-responsibility** model that shifts the focus from solely relying on firefighters to **empowering residents to be part of the solution**.
- The **core principle is that pre-fire actions determine survival**. Homes and communities can be designed and maintained to withstand a wildfire with minimal emergency assistance.

Three Pillars of our Leander FAC

This concept shifts our focus from a universal reactive response model to a more proactive, shared-responsibility model where:



Residents are Empowered:

Homeowners are given the knowledge and tools to create defensible space and harden their homes against embers.

Infrastructure is Resilient:

Community design, including roads and utilities, supports both safe evacuations and effective firefighting operations.

Ecosystems are Managed:

Hazardous fuels in our parks, greenbelts, and open spaces are proactively managed to reduce fire intensity and spread.

A Shared Responsibility:

Stakeholders & Roles

Becoming a Fire Adapted Community requires a "whole community" approach. Every member and organization has a vital role to play.

Residents & HOAs



The first line of defense. Create defensible space, harden homes, and organize neighbors to become Firewise USA® sites.

Leander Fire Department & Regional/State Partners



Provide education, home assessments, and expert response coordination.

City of Leander & Surrounding Communities



The framework for success. Provide supportive policies, modern codes, and resources for mitigation and emergency management.

Community Partners



Critical partners in public awareness, planning, and ensuring the safety of all community members.

Our Roadmap:
Four Strategic Goals

This strategic plan is built on guiding principles that inform every decision and partnership, formalizing our commitment to cultivating a culture of preparedness and resilience across our entire community.

Shared Responsibility

Wildfire preparedness is a collective responsibility shared by residents, government agencies, and community partners.

Data-Informed Decision-Making

Utilize the best available science and local risk assessments, such as the Leander CWPP, to prioritize actions and allocate resources effectively.

Community Engagement & Empowerment

Provide residents with the knowledge, tools, and resources to take personal action in reducing their wildfire risk.

Collaboration and Partnerships

Foster strong working relationships with local, state, and federal partners to create a unified effort in wildfire preparedness and response.

Proactive Mitigation

Emphasize actions taken before a wildfire occurs to reduce its potential impact, recognizing that pre-fire activities are what determine survival.

Proactive, shared-responsibility goals:



Goal 1: Strengthen Community Wildfire Mitigation

Reduce hazardous fuels and promote ignition-resistant homes and landscapes.



Goal 2: Enhance Wildfire Preparedness & Early Detection

Ensure residents and response agencies are ready before a fire strikes.



Goal 3: Improve Wildfire Response & Evacuation Procedures

Ensure a safe, timely, and effective response when a wildfire occurs.



Goal 4: Cultivate a Resilient & Engaged Community

Build a lasting, community-wide culture of wildfire awareness and preparedness.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
1.1: Reduce Hazardous Fuels	Develop and implement a prioritized fuel treatment plan for city parks, greenbelts, and other public lands based on the CWPP risk assessment.	LFD, PIO, CERT, Parks Dept., Pedernales Electric Co-op, HOAs	Year 1-3	Acres treated annually
	Promote and support fuel reduction efforts on private property through community chipping programs and grant assistance information.			
	Continue to maintain power line rights-of-way through proactive tree-trimming to reduce ignition sources.			
1.2: Promote Ignition-Resistant Homes & Defensible Space	Launch a city-wide "Get in the Zone 0" public education campaign to promote a 0-5 foot noncombustible, ember-resistant zone around all structures.	LFD, PIO, CERT, Building Dept., Planning Dept., Code Enforcement, HOAs	Ongoing	Number of home evaluations completed; updated codes adopted
	Offer free home hardening and defensible space evaluations to residents, with a focus on high- and extreme-risk neighborhoods.			
	Review and update building and fire codes to require ignition-resistant construction materials (e.g., Class A roofing, noncombustible siding, dual-pane tempered glass windows) in new WUI developments.			
1.3: Enhance Infrastructure Resilience	Assess high-risk neighborhoods for emergency access and egress deficiencies, such as road width, dead-ends, and turnarounds.	LFD, Public Works, Planning Dept.	Year 1-2	Number of access issues identified and mitigated
	Work with developers to ensure new roads meet fire apparatus standards.			
	Enforce clear and visible street signs and home			

Goal 1:
Strengthen Community Wildfire Mitigation

1.1: Reduce Hazardous Fuels

Implement prioritized fuel treatments in parks and greenbelts based on CWPP risk assessments, treat acres annually in Years, support private property fuel reduction through chipping programs and grant info, and maintain power line rights-of-way with proactive tree trimming.

1.2: Promote Ignition-Resistant Homes & Defensible Space

Launch a city-wide “Get in the Zone 0” campaign to promote a 0–5 ft ember-resistant zone around structures, offer free home hardening and defensible space evaluations in high-risk neighborhoods, and update building and fire codes to require ignition-resistant materials in new WUI developments.

1.3: Enhance Infrastructure Resilience

Assess high-risk neighborhoods for emergency access issues like narrow roads, dead-ends, and turnarounds; work with developers to ensure new roads meet fire apparatus standards; and enforce clear street signs and visible home addresses to speed emergency response.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
2.1: Improve Early Detection & Warning	Conduct a city-wide campaign to increase resident enrollment in the local emergency alert system.	Emergency Management, LFD, PIO	Ongoing	% increase in alert system registration
	Utilize Red Flag Warnings from the National Weather Service as a trigger for heightened community awareness messaging.			
	Promote multiple, redundant ways for the public to receive emergency information.			
2.2: Empower Resident Preparedness	Host annual "Ready, Set, Go!" workshops to educate residents on creating defensible space ("Ready"), maintaining situational awareness ("Set"), and evacuating early ("Go!").	LFD, CERT, Code Enforcement, Community Partners, PIO, HOAs	Annually	Number of workshops held and attendees
	Distribute Wildland Fire Action Plan templates and promote the creation of household "Go Kits" with essential supplies.			
	Develop specific evacuation preparedness plans for residents with functional needs and those with pets or livestock.			
2.3: Strengthen Inter-Agency Planning	Conduct an annual tabletop or full-scale WUI exercise with partner agencies (LPD, Public Works, Emergency Management, LISD, etc.).	LFD, Emergency Management, LPD, Mutual Aid Agencies	Annually	Exercise after-action report completed
	Formally review and update the Community Wildfire Protection Plan (CWPP), targeting every 5 years to reflect changes in risk and community growth.			
	Maintain and strengthen mutual aid agreements for resource sharing.			

Goal 2:
Enhance Wildfire Preparedness & Early Detection

2.1: Improve Early Detection & Warning

Conduct a city-wide campaign to boost enrollment in the local emergency alert system, use Red Flag Warnings as triggers for heightened messaging, and promote multiple redundant channels for emergency information.

2.2: Empower Resident Preparedness

Host annual “Ready, Set, Go!” workshops to teach residents about defensible space, situational awareness, and early evacuation; distribute Wildland Fire Action Plan templates and promote household “Go Kits”; and develop evacuation plans for residents with functional needs and pets/livestock.

2.3: Strengthen Inter-Agency Planning

Conduct an annual WUI tabletop or full-scale exercise with partner agencies, complete after-action reports, review and update the CWPP every five years to reflect changing risks and growth, and maintain strong mutual aid agreements for resource sharing.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metri
3.1: Ensure Safe & fficient Evacuations	Review and update pre-designated evacuation zones and routes based on current development and traffic patterns.	Emergency Management, LPD, LFD	Annually	Evacuation plan annex updated and exercised
	Develop and disseminate pre-scripted, clear, and consistent evacuation alert messages for various scenarios.			
	Plan for traffic control and security in evacuated areas.			
3.2: Enhance Suppression Capabilities	Continue to enhance and develop our wildland training plan for all personnel in cooperation with Texas Intrastate Fire Mutual Aid System (TIFMAS) and National Wildfire Coordinating Group (NWCG) standards.	LFD, Texas A&M Forest Service	Ongoing	% of personnel meeting wildland qualifications
	Assess and maintain all wildland apparatus (e.g., Type 3 or Type 6 engines) and personal protective equipment (PPE).			
	Continue to build wildland firefighting capacity within the department.			
.3: Foster Effective Unified Command	Host an annual meeting with all partner agency leadership to review WUI response protocols and Unified Command roles.	LFD, LPD, Emergency Management, County Partners	Annually	Meeting held and protocol reviewed
	Utilize the Incident Command System (ICS) for all wildland fire responses to ensure seamless integration with assisting agencies.			
	Pre-plan for Incident Management Team (IMT) integration for large, complex incidents.			

Goal 3: Improve Wildfire Response & Evacuation Procedures

3.1: Ensure Safe & Efficient Evacuations

Review and update pre-designated evacuation zones and routes annually based on current development and traffic patterns; develop and distribute clear, pre-scripted evacuation alert messages for different scenarios; and plan for traffic control and security in evacuated areas.

3.2: Enhance Suppression Capabilities

Enhance and maintain the wildland training plan for all personnel in alignment with TIFMAS and NWCG standards; ensure qualifications are met, maintain wildland apparatus and PPE, and continue strengtheningdepartmental wildland firefighting capacity.

3.3: Foster Effective Unified Command

Host an annual meeting with partner agency leadership to review WUI response protocols and Unified Command roles; ensure ICS is used for all wildland fire responses for seamless integration; and pre-plan for IMT integration for large, complex incidents.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
4.1: Expand Public Outreach & Education	Actively recruit and support neighborhoods to achieve and maintain NFPA Firewise USA® recognition status.	LFD, PIO, Code Enforcement, CERT, HOAs	Ongoing	Number of recognized Firewise USA® sites
	Develop targeted outreach materials for high and extreme-risk communities identified in the CWPP.			
	Utilize multiple communication channels, including social media, city websites, and public events like National Night Out, to disseminate wildfire safety information.			
4.2: Build Community Partnerships	Establish a WUI Task Force with representatives from key stakeholder groups (HOAs, Leander ISD, developers, businesses) to guide and support plan implementation.	LFD, CERT, LISD, NGOs, City Manager's Office	Year 1	Task force established and meeting quarterly
	Partner with Leander ISD to incorporate wildfire safety education into school curricula and ensure facility emergency plans are up-to-date.			
	Engage with community organizations to host volunteer fuel reduction and cleanup days.			
4.3: Plan for Post-Fire Recovery	Continue to update and enhance our pre-disaster recovery plan annex (ESF 14) to the City's Emergency Operations Plan that addresses short- and long-term needs.	Emergency Management, Public Works, Planning Dept.	Ongoing	Recovery plan annex completed
	The plan will address debris removal, utility restoration, temporary housing, and economic restoration.			
	Identify roles and partnerships for managing			

Goal 4:
Cultivate a Resilient & Engaged Community

4.1: Expand Public Outreach & Education

Actively recruit and support neighborhoods to achieve and maintain NFPA Firewise USA® recognition; create targeted outreach for high-risk communities identified in the CWPP; and use multiple communication channels—social media, city websites, and public events like National Night Out—to share wildfire safety information.

4.2: Build Community Partnerships

Establish a WUI Task Force with key stakeholders (HOAs, LISD, developers, businesses) to guide plan implementation; partner with LISD to integrate wildfire safety into school curricula and update facility emergency plans; and engage community organizations to host volunteer fuel reduction and cleanup days.

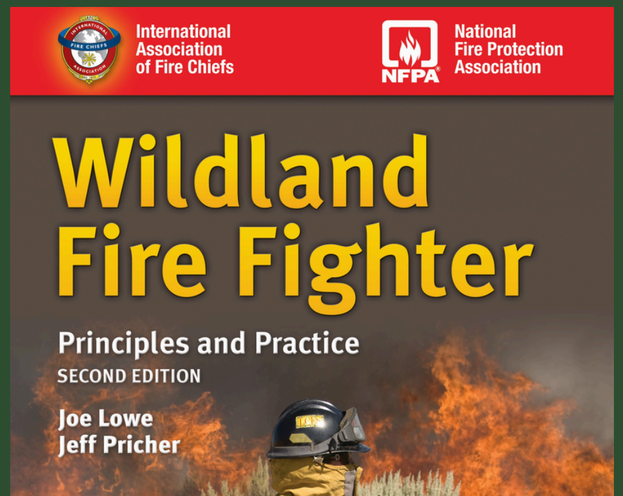
4.3: Plan for Post-Fire Recovery

Continue updating and enhancing the pre-disaster recovery plan annex (ESF 14) to address short- and long-term needs, including debris removal, utility restoration, temporary housing, and economic recovery; and define roles and partnerships for managing volunteers and donations post-incident.

Current Operational Capacity

FOUNDATION

86 uniformed staff are trained and certified as wildland firefighters. Each firefighter is qualified through the Texas Intrastate Fire Mutual Aid System (TIFMAS), enabling the department to gain experience through assisting statewide for wildland fire incidents and all-hazards emergency responses.
Fire Officers receive Command & Control of Wildland Fire Operations



BEYOND THE BASELINE

Department maintains a wildland team of up to 16 firefighters who receive advanced, specialized training, including enhanced tactics, chainsaw operations, firing operations, drones, sawyer teams, and the evaluation of the need for dozer operations. Team Fire Officers receive advanced training in wildland fire weather and leadership to qualify as TIFMAS Engine Bosses.



STRATEGIC RESOURCE POSITIONING

Each station is equipped with either a brush truck, or a tender.

In the event of a large scale or fast moving fire, TIFMAS resources from across Texas—including strike teams, dozers, and aircraft—can be requested to support our operations.



WILDLAND TEAM, BEYOND THE RESPONSE

Works closely with the Fire Marshal's Office and the Office of Emergency Management on a variety of community-focused initiatives, including fuels-reduction and mitigation projects, public education efforts (e.g., community meetings and pub ed events), and structural assessments aimed at reducing wildfire risk and improving community resilience.



Building on Our Momentum

Years 1- 2 in Action

UPDATE THE CWPP:

We are currently updating our 2015 Community Wildfire Protection Plan, re-assessing all neighborhoods and incorporating new developments to ensure our data is current.

EXPAND FIREWISE USA® SUCCESS:

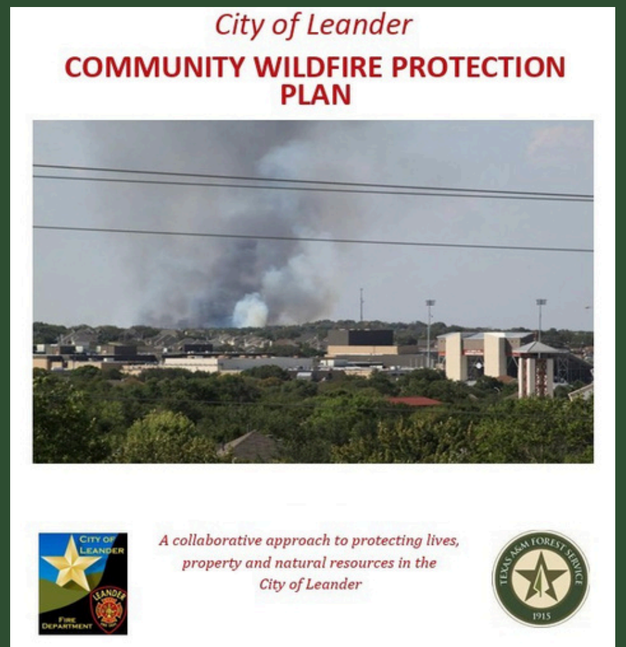
We are actively supporting our nationally recognized Firewise communities in Travisso and Crystal Falls (in-progress), and working toward expanding the program throughout the city.

DEVELOP A FIRE RESILIENT LANDSCAPING GUIDE:

We are creating a new plant list to help residents choose appropriate vegetation for each defensible space zone.

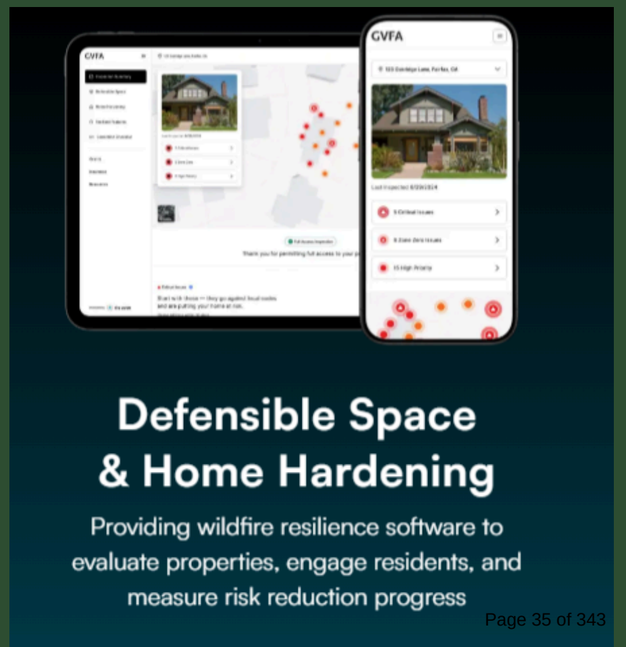
LAUNCH A DEFENSIBLE SPACE EVALUATION PROGRAM:

We are developing a program to provide residents with home risk assessments, supported by a trained team of FMO, LFD Wildland team, and CERT members.



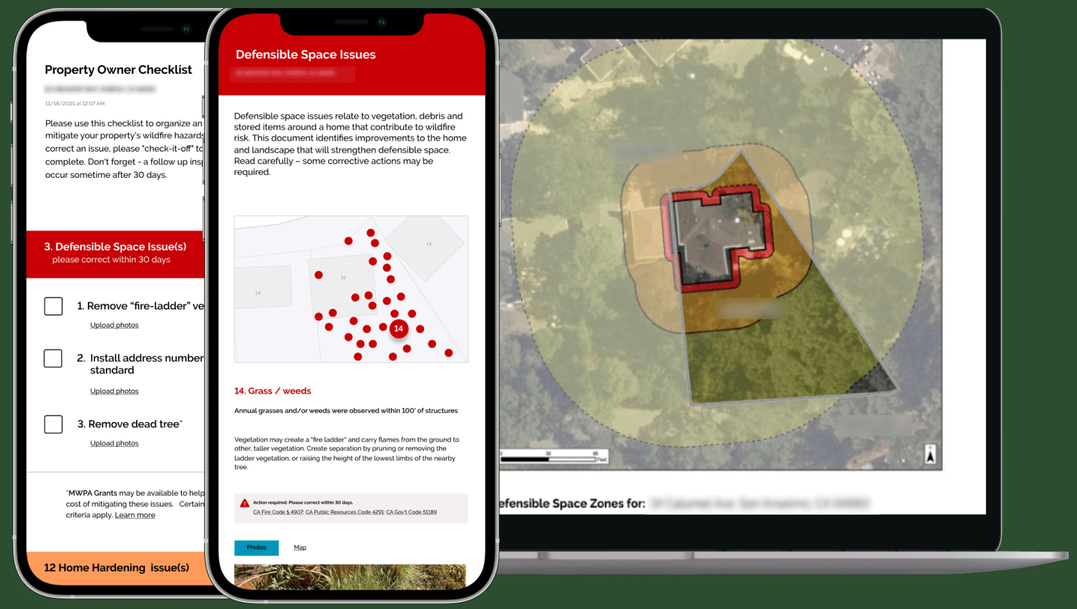






Tools for Success:

Fire Aside Software



To professionalize our new defensible space evaluation program, the City is considering Fire Aside software.

Resident Benefits:

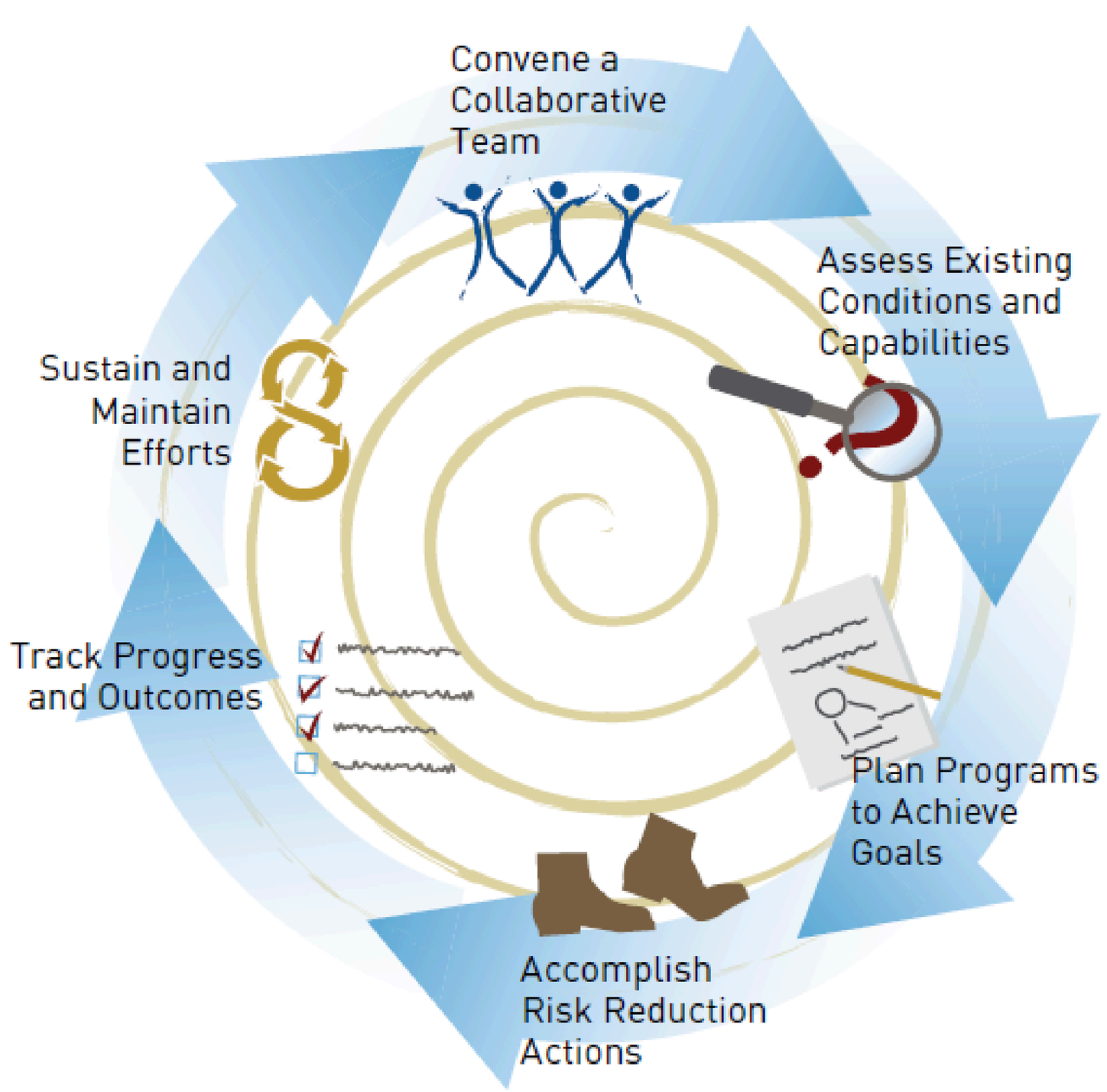
Provides customized, photo-based reports that are easy to understand, making it simple to take action on your property.

City Benefits:

Allows us to efficiently manage the program, track community-wide risk reduction, and measure our plan's success with real data.

Proven Technology:

This tool is already being used successfully by our regional partners, including the City of Austin and Lake Travis Fire Rescue (Travis County ESD#6).



THE ONGOING COLLABORATIVE CYCLE

Reducing wildfire risk is a long-term effort, and community collaboration and outreach should also be sustained over the long run.

To tackle new problems, the collaborative process should become an adaptive cycle, with repeated analysis and action, assessing outcomes to guide the next steps..

The process is repeated over time to develop new actions, incorporating lessons learned from previous activities.

A Call to Action



Living with wildfire is a reality in Leander, but catastrophic loss is not inevitable. Our safety will be determined by the choices we make and the actions we take today.

Start Now:

Create your defensible space, focusing on the critical 0-5 foot noncombustible zone around your home.

Get Your Family Ready, Set, Go!

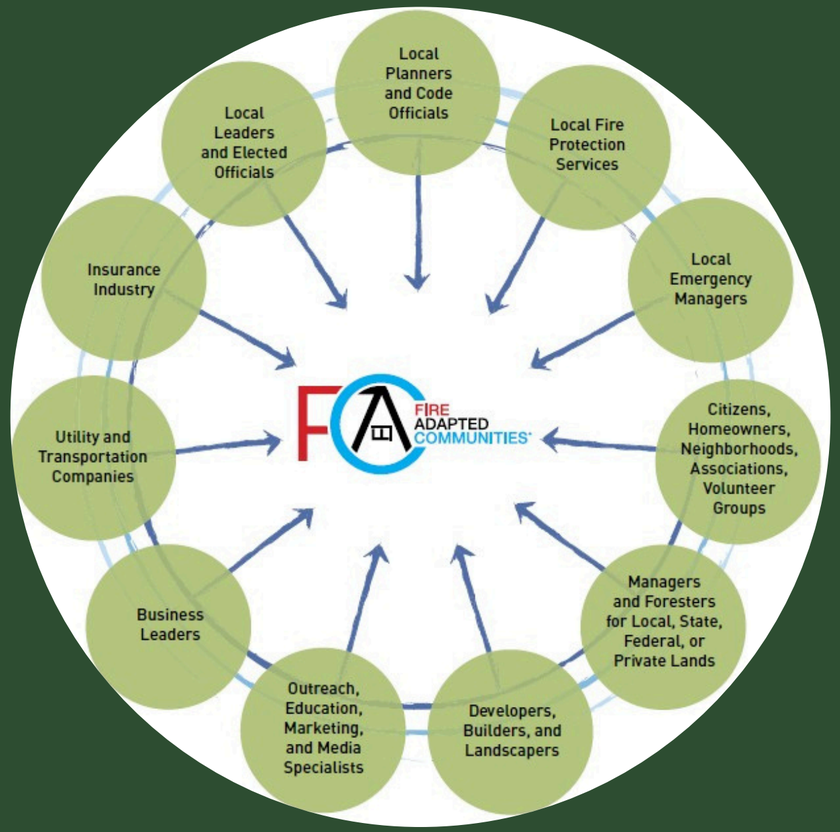
Make a personal Wildland Fire Action Plan and build your "Go Kit".

Get Involved:

Contact the Fire Department to learn how you and your neighborhood can be a part of building a Fire Adapted Leander.

Request for Action

To successfully launch this vital initiative, we respectfully request the Council's support on the following:



Proclamation of Commitment:

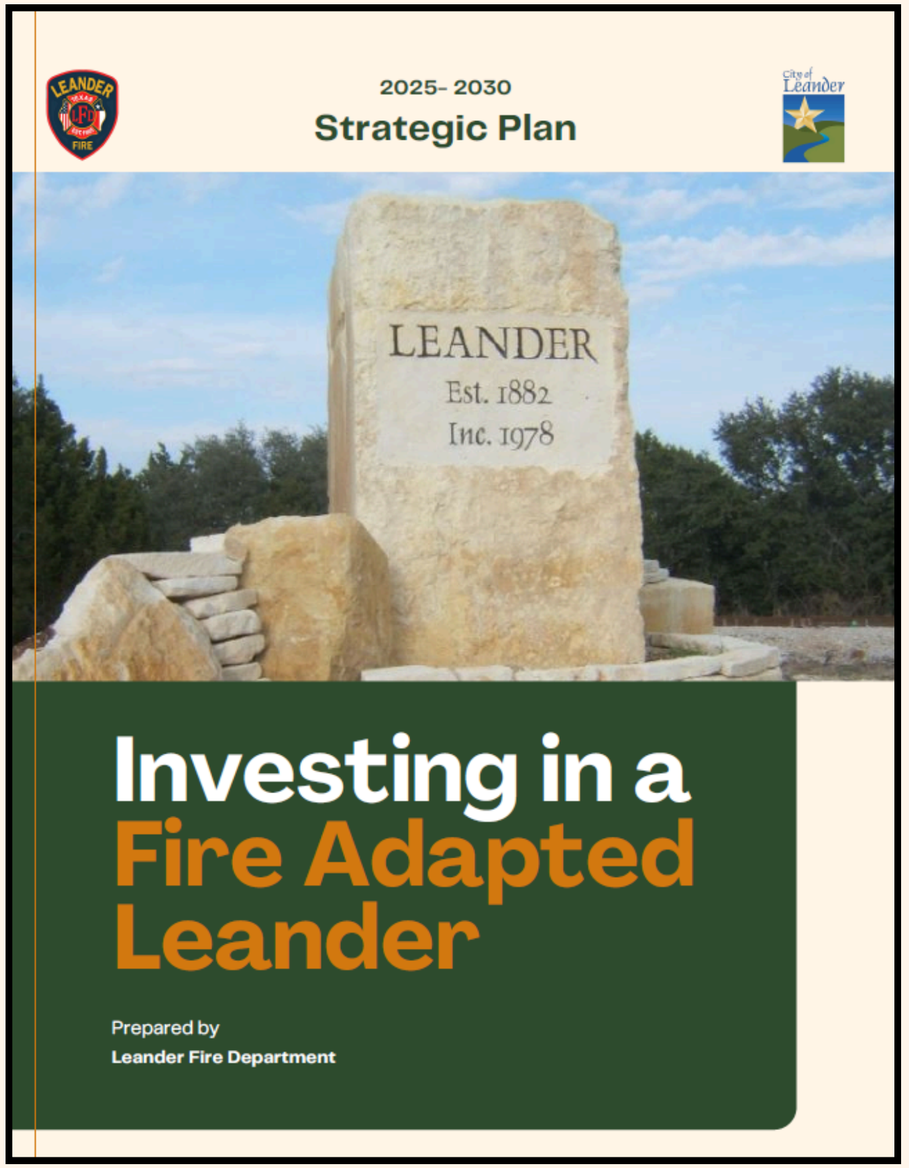
We respectfully request that the City Council issue a formal proclamation at an upcoming meeting declaring the City of Leander's official commitment to the principles and goals of becoming a Fire Adapted Community as outlined in the Strategic Plan.

“We welcome your questions and feedback.”

Together, we can build a community that is not just prepared for wildfire, but is truly fire-adapted, ensuring Leander remains a safe and vibrant place to live for generations to come.

Please reach out at

512-528-2848 • **LFDprevention@leandertx.gov**



Joshua Davis
Assistant Chief/Fire Marshal
(512)528-2847
jdavis@leandertx.gov

September 1, 2025

Summary of the Leander Fire Adapted Community 2025-2030 Strategic Plan

Introduction: The Wildfire Challenge and a Proactive Solution

The City of Leander is a vibrant community at the gateway to the Texas Hill Country, a unique setting that also places our growing neighborhoods squarely in the Wildland-Urban Interface (WUI). The devastating fires of 2011, which destroyed dozens of homes within our city, serve as a powerful reminder that our local geography, climate, and native vegetation create a significant and persistent risk of wildfires. To meet this challenge, the Leander Fire Department, in partnership with our community stakeholders, has developed the attached 2025-2030 Strategic Plan, titled *"Investing in a Fire Adapted Leander."* This plan charts a proactive course for enhancing our community's resilience by embracing the nationally recognized Fire Adapted Community (FAC) framework.

The Fire Adapted Community (FAC) Concept

A Fire Adapted Community is one where residents, businesses, and government agencies collaborate to prepare for and mitigate the effects of wildfires. The core principle is that pre-fire actions determine survival. Decades of wildfire science have proven that homes ignite primarily due to their immediate surroundings—the Home Ignition Zone—and their construction materials, not necessarily from the main front of a wildfire. This concept shifts our focus from a universal reactive response model to a proactive, shared-responsibility model where:

- **Residents are Empowered:** Homeowners are given the knowledge and tools to create defensible space and harden their homes against embers.
- **Infrastructure is Resilient:** Community design, including roads and utilities, supports both safe evacuations and effective firefighting operations.
- **Ecosystems are Managed:** Hazardous fuels in our parks, greenbelts, and open spaces are proactively managed to reduce fire intensity and spread.

This strategic plan formalizes our commitment to cultivating a culture of preparedness and

resilience throughout the entire city.

Year 1 Implementation: Building on Current Momentum

The first year of the Strategic Plan focuses on foundational actions that will build upon significant progress already underway and create the organizational structure necessary for long-term success. Key steps and current status updates for Year 1 include:

- **Update the Community Wildfire Protection Plan (CWPP):** We are currently in the process of updating our 2015 Leander CWPP. This critical process involves updating all existing community risk assessments and incorporating the many new communities that have been developed over the last decade.
- **Build Upon Firewise USA® Success:** Leander is already home to a thriving Firewise community, demonstrating our residents' commitment to wildfire safety.
    - **Travisso:** This 2,100-acre master-planned community was first recognized as a Firewise USA® site in May of 2020 and remains very active, holding numerous awareness events annually. They recently unveiled a new Fire Danger sign at our Fire Station 5 as part of their action plan.
    - **Crystal Falls:** This master-planned community is actively engaged in the process and anticipates achieving recognition for the entire community within the next six months.
- **Develop a Fire Resilient Landscaping Guide:** We are updating the city's preferred plant list to create a "Fire Resilient" landscaping guide for residents. This will help homeowners select appropriate vegetation and restrict highly flammable plants from critical defensible space zones around the home.
    - **Zone 1:** The first 5 feet from the home (Immediate Zone)
    - **Zone 2:** 5 to 30 feet from the home (Intermediate Zone)
    - **Zone 3:** 30 to 100 feet from the home (Extended Zone)
- **Launch a Professional Defensible Space Evaluation Program:** We are actively developing the framework for a city-wide defensible space evaluation program. We are meeting with representatives from Fire Aside and neighboring agencies, including the City of Austin and Lake Travis Fire Rescue (ESD #6), to determine the best way to utilize their software and incorporate it with residents. Concurrently, we are developing a training program for our CERT members and LFD Wildland Team to support these assessments and subsequent mitigation efforts.
- **Launch Public Education Campaigns:** We will initiate high-visibility public outreach campaigns for the Ready, Set, Go! Program and promote the creation of a noncombustible "Immediate Zone" (0-5 feet) around homes, which is the most critical area for preventing home ignition.

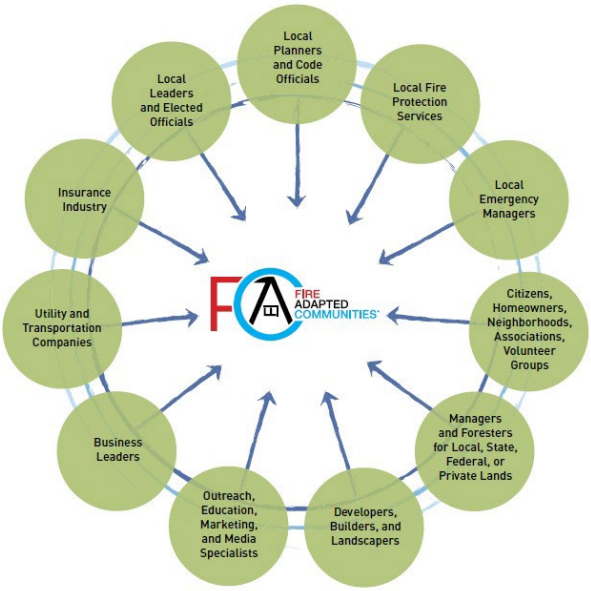
Requests for Action

To successfully launch this vital initiative, we respectfully request the Council's support on the following items:

1. **Proclamation of Commitment:** We request that the City Council issue a formal proclamation at an upcoming meeting, declaring the City of Leander's official commitment to the principles and goals of becoming a Fire Adapted Community as outlined in the Strategic Plan.
2. **Consideration of Fire Aside Software:** To effectively manage and track the defensible space evaluation program proposed in Year 1, we request the consideration of the purchase of Fire Aside software. This modern tool will enable our staff to conduct efficient property assessments, provide residents with customized and actionable reports, and track community-wide progress in reducing risk in a data-driven manner. This investment is key to professionalizing our mitigation efforts and measuring the program's success over time.

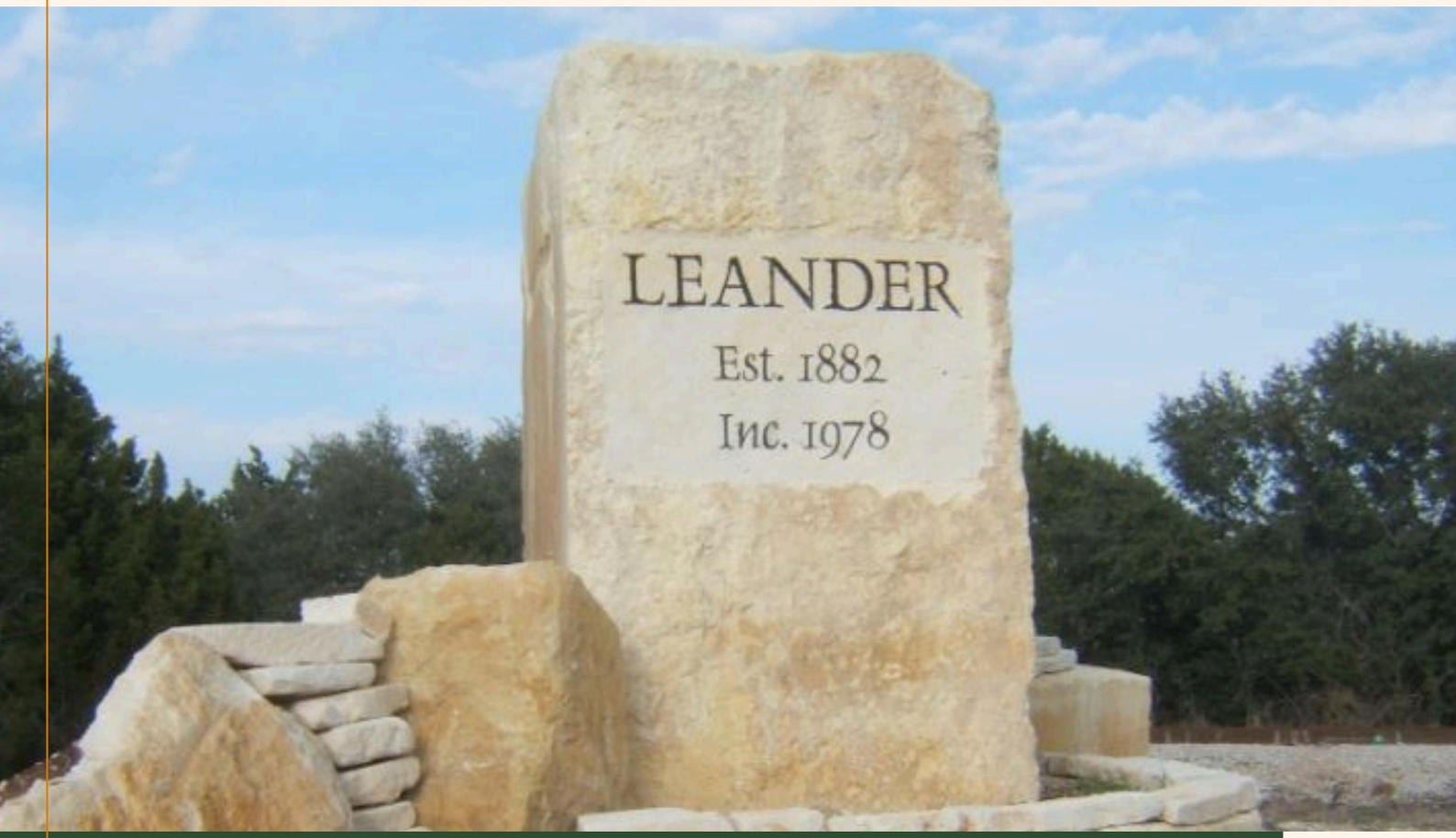
Conclusion

The Leander Fire Department is deeply grateful for the unwavering support of our elected officials and city management. This Strategic Plan represents a critical investment in the safety and long-term resilience of our city. Together, we can build a community that is not just prepared for wildfire, but is truly fire-adapted, ensuring Leander remains a safe and vibrant place to live for generations to come.



2025- 2030

Strategic Plan



Investing in a Fire Adapted Leander

Prepared by

Leander Fire Department

Table of Contents

03 Executive Summary

04 Vision & Mission

05 The Wildfire Challenge in Leander

09 The Fire Adapted Community Concept

10 Guiding Principles

11 Strategic Goals, Objectives, and Actions

15 Implementation and Performance Measurement

17 Links and Resources

18 Glossary of Terms

20 Conclusion



Executive Summary

The City of Leander is one of the fastest-growing suburbs of Austin, a growth that brings new residents and development into areas with a significant history and risk of wildland fire. The devastating fires of 2011, including the Horseshoe and Moonglow fires, serve as a stark reminder of the threat posed by the Wildland-Urban Interface (WUI) to our community. In response, this Strategic Plan provides a roadmap for Leander to become a Fire Adapted Community, a community that can withstand and recover from wildland fires in collaboration with emergency response efforts.

This Strategic Plan outlines Leander's long-term goals and strategies for achieving them. It acts as a guide to effectively focus energy and resources on key priorities. The plan may be updated in the future to reflect success indicators or adapt to changes in environmental, scientific, technological, and demographic conditions.

This plan is based on principles of shared responsibility, data-informed decision-making, community empowerment, and strong partnerships. It sets four main goals: strengthening mitigation, enhancing preparedness, improving response, and building a resilient community. Key strategies include promoting ignition-resistant homes, creating noncombustible defensible space zones, expanding hazardous fuel reduction projects, and advancing the Ready, Set, Go! Program for resident preparedness. It also aims to strengthen the NFPA Firewise USA® program throughout our neighborhoods. By implementing this plan, the City of Leander commits to a proactive, comprehensive, and ongoing effort to ensure the safety and resilience of its residents, property, and natural resources.

Vision & Mission

The City of Leander is a vibrant, rapidly growing community situated at the gateway to the Texas Hill Country. This unique setting, where the built environment intermingles with the natural landscapes of native grasslands and juniper woodland, forms our Wildland-Urban Interface (WUI). While this landscape provides immense beauty, it also brings an inherent and increasing risk of wildland fire. The devastating fires of 2011, which destroyed dozens of homes within our city, serve as a powerful reminder that the question is not if a wildfire will occur, but when.

To meet this challenge, we must continue to move beyond a predominantly reactive, response-based approach and embrace a proactive strategy of adaptation and resilience. This Strategic Plan charts our course to become a recognized Fire Adapted Community. This document represents a commitment to shared responsibility and serves as an investment in our collective safety and the enduring strength of our community.

Vision

·Leander is a well-informed, prepared, and resilient community that creates a fire-adapted environment capable of withstanding a major wildland fire, ensuring the protection of life, property, and the natural character and diversity of the Texas Hill Country.

Mission

The City of Leander will protect our community by becoming fire adapted through the implementation of data-driven vegetation management, promoting defensible space and ignition-resistant building methods, providing comprehensive community education, and improving early warning and evacuation systems. This mission is achieved through ongoing collaboration with our residents, partner agencies, and community groups.

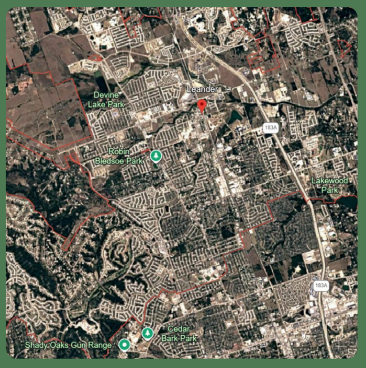
The Wildfire Challenge

Over the past twenty years, the City of Leander has seen rapid population growth and development, with a 2005 population of approximately 25,000 expected to surpass 130,000 by 2040, and a future population estimated to be around 250,000. This expansion transforms formerly agricultural land into planned communities situated directly within or adjacent to the Wildland-Urban Interface (WUI). This interface creates a significant risk, as over 80 percent of wildfires in Texas occur within two miles of a community.









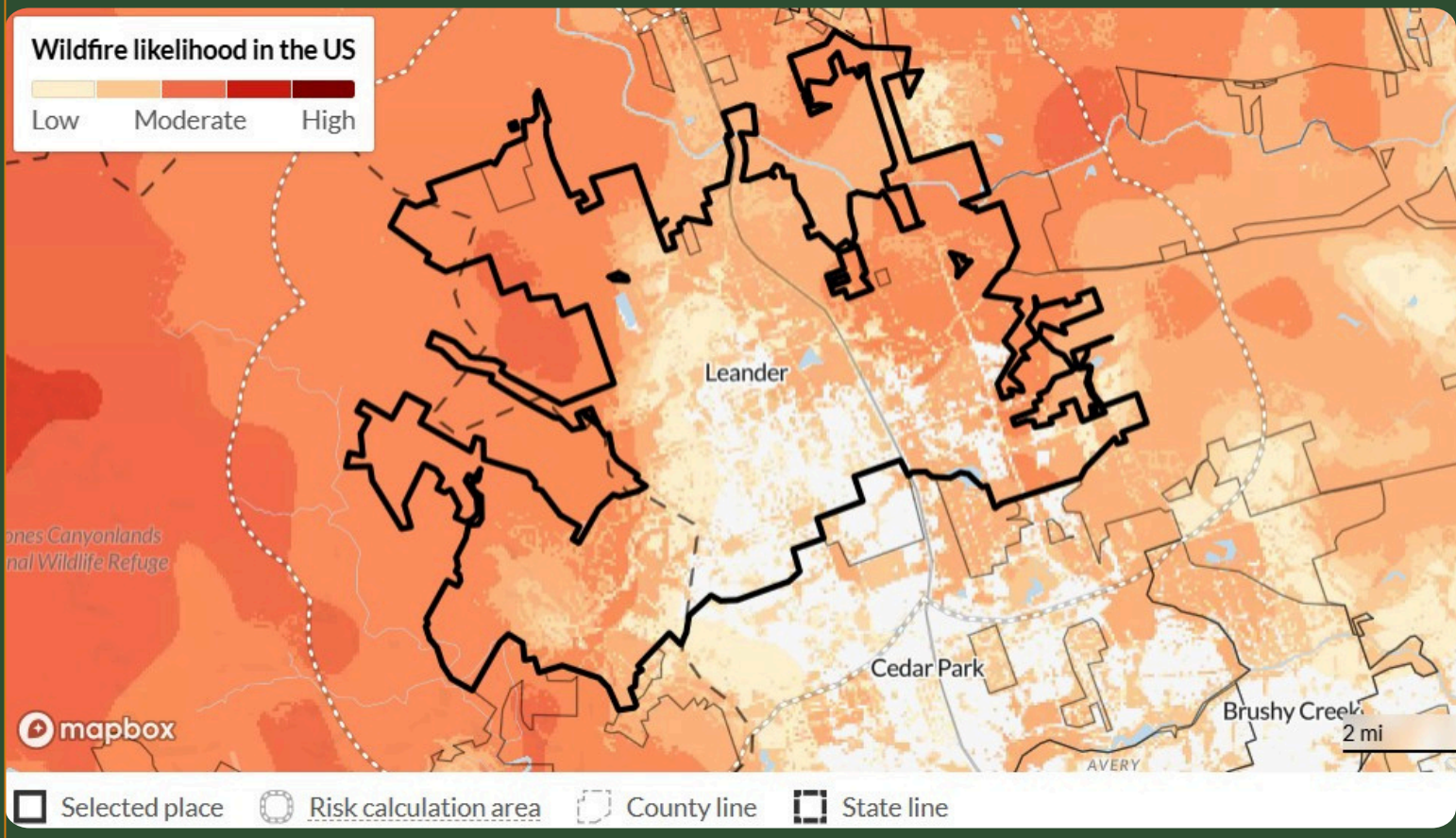
The Wildfire Challenge

Leander's geography compounds this risk. The landscape transitions from gently rolling plains in the east to deeply dissected canyons and hills in the west. This rugged topography, with its steep slopes, can accelerate fire spread and complicate suppression efforts.



The Wildfire Challenge

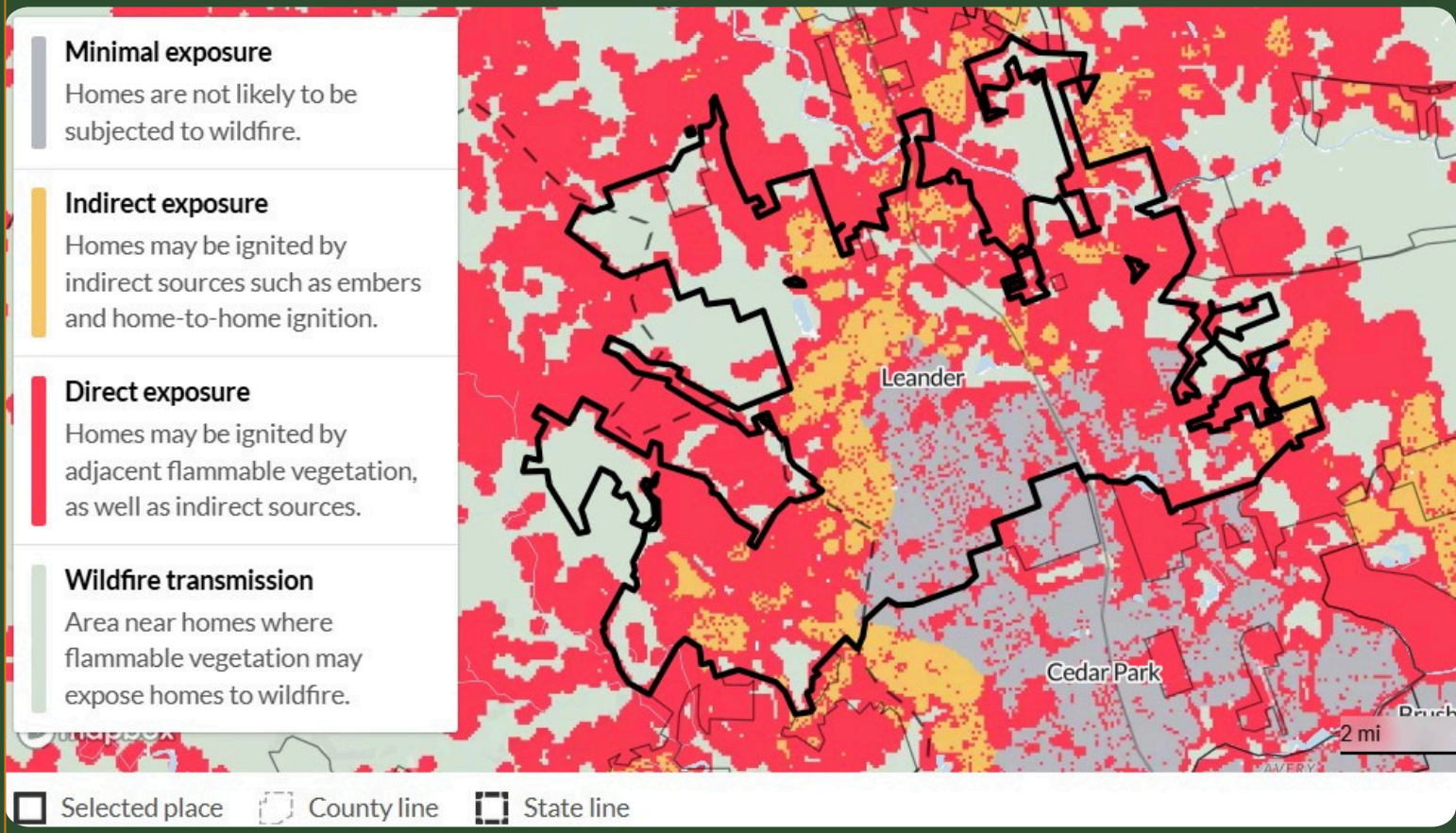
Our climate is characterized by hot summers, mild winters, and periods of significant drought. Although these weather patterns historically resulted in two peak fire seasons, climate change has extended the fire season in Texas to be a year-round threat. The highest risks now occur in winter (February to April) and summer (August to October). The winter fire season, also known as the dormant fire season, occurs when cold fronts introduce dry air, worsened by freeze-cured grasses and high winds. The summer wildfire season is intensified by extreme heat and prolonged drought conditions.



USDA Forest Service. Wildfire Risk to Communities. https://wildfirerisk.org
Leander has, on average, a greater likelihood of wildfires than 77% of communities in the US.

The Wildfire Challenge

The local vegetation is dominated by flammable fuel types, including dense Ashe juniper (cedar) breaks and Live Oak–Ashe Juniper woodlands. The significant fires of 2011, the Grand Mesa, Horseshoe, and Moonglow fires, destroyed dozens of homes and demonstrated the destructive potential of wildfire within our city limits. These factors underscore our need for a strategic, city-wide approach to wildfire adaptation.



USDA Forest Service. Wildfire Risk to Communities. https://wildfirerisk.org
Leander has, on average, a greater likelihood of wildfires than 77% of communities in the US.

Fire Adapted Concept

A Fire Adapted Community is one that needs minimal help from firefighters during a wildfire. Residents in these communities take responsibility for living in a high fire-hazard area and have the knowledge and skills to prepare their homes and properties to survive a wildfire. They are prepared to evacuate early, safely, and efficiently. The FAC concept is based on the understanding that homes ignite due to the condition of the home itself and the immediate area around it (the Home Ignition Zone). By focusing on pre-fire activities (actions completed before a fire occurs), homeowners can significantly increase the chances of their homes and communities surviving. This plan provides a framework to help Leander's neighborhoods implement these proven measures.

Achieving this vision is not the sole duty of the fire department; it is a shared responsibility that requires the active participation of a broad network of community partners and stakeholders. A truly Fire Adapted Leander is built upon a foundation of collaboration between residents, the Fire Department, local government, elected officials, emergency planners, neighborhood associations, and local businesses This partnership ensures efforts are coordinated throughout the community, from individual properties to public greenbelts and from city-wide policies to neighborhood projects, forming layers of protection that are more effective than any one entity could achieve alone..

Each stakeholder has a critical role in this collective effort. Residents are the first line of defense, responsible for creating defensible space and hardening their homes against ignition. The Leander Fire Department acts as a leader and resource, providing expert guidance, community education, and emergency response coordination. City government and elected officials provide the essential framework through supportive policies, modern building codes, and resource allocation. Meanwhile, neighborhood associations and civic groups are instrumental in organizing residents, spearheading community-wide mitigation projects, and fostering a culture of preparedness through programs like NFPA Firewise USA®. It is this active network of engaged partners that transforms the Fire Adapted Community concept from a plan into a resilient reality.

Guiding Principles

This strategic plan is built upon a foundation of guiding principles that inform every decision and partnership, representing a fundamental shift toward a proactive and collaborative approach to coexisting with the WUI environment. The success of this plan hinges on the shared understanding that preparedness is a community-wide responsibility, a commitment that empowers our residents and builds lasting resilience against the wildfire threat.

Shared Responsibility

Wildfire preparedness is a collective responsibility shared by residents, government agencies, and community partners.

Data-Informed Decision-Making

Utilize the best available science and local risk assessments, such as the Leander CWPP, to prioritize actions and allocate resources effectively.

Community Engagement & Empowerment

Provide residents with the knowledge, tools, and resources to take personal action in reducing their wildfire risk.

Collaboration and Partnerships

Foster strong working relationships with local, state, and federal partners to create a unified effort in wildfire preparedness and response.

Proactive Mitigation

Emphasize actions taken before a wildfire occurs to reduce its potential impact, recognizing that pre-fire activities are what determine survival.

Strategic Goals, Objectives, & Actions

Goal 1: Strengthen Community Wildfire Mitigation

To reduce the potential for wildfire ignition and spread throughout the community.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
1.1: Reduce Hazardous Fuels	Develop and implement a prioritized fuel treatment plan for city parks, greenbelts, and other public lands based on the CWPP risk assessment.	LFD, PIO, CERT, Parks Dept., Pedernales Electric Co-op, HOAs	Year 1-3	Acres treated annually
	Promote and support fuel reduction efforts on private property through community chipping programs and grant assistance information.			
	Continue to maintain power line rights-of-way through proactive tree-trimming to reduce ignition sources.			
1.2: Promote Ignition-Resistant Homes & Defensible Space	Launch a city-wide "Get in the Zone 0" public education campaign to promote a 0-5 foot noncombustible, ember-resistant zone around all structures.	LFD, PIO, CERT, Building Dept., Planning Dept., Code Enforcement, HOAs	Ongoing	Number of home evaluations completed; updated codes adopted
	Offer free home hardening and defensible space evaluations to residents, with a focus on high- and extreme-risk neighborhoods.			
	Review and update building and fire codes to require ignition-resistant construction materials (e.g., Class A roofing, noncombustible siding, dual-pane tempered glass windows) in new WUI developments.			
1.3: Enhance Infrastructure Resilience	Assess high-risk neighborhoods for emergency access and egress deficiencies, such as road width, dead-ends, and turnarounds.	LFD, Public Works, Planning Dept.	Year 1-2	Number of access issues identified and mitigated
	Work with developers to ensure new roads meet fire apparatus standards.			
	Enforce clear and visible street signs and home addressing to expedite emergency response.			

Strategic Goals, Objectives, & Actions

Goal 2: Enhance Wildfire Preparedness and Early Detection

To ensure the community and response agencies are ready before a wildfire strikes.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
2.1: Improve Early Detection & Warning	Conduct a city-wide campaign to increase resident enrollment in the local emergency alert system.	Emergency Management, LFD, PIO	Ongoing	% increase in alert system registration
	Utilize Red Flag Warnings from the National Weather Service as a trigger for heightened community awareness messaging.			
	Promote multiple, redundant ways for the public to receive emergency information.			
2.2: Empower Resident Preparedness	Host annual "Ready, Set, Go!" workshops to educate residents on creating defensible space ("Ready"), maintaining situational awareness ("Set"), and evacuating early ("Go!").	LFD, CERT, Code Enforcement, Community Partners, PIO, HOAs	Annually	Number of workshops held and attendees
	Distribute Wildland Fire Action Plan templates and promote the creation of household "Go Kits" with essential supplies.			
	Develop specific evacuation preparedness plans for residents with functional needs and those with pets or livestock.			
2.3: Strengthen Inter-Agency Planning	Conduct an annual tabletop or full-scale WUI exercise with partner agencies (LPD, Public Works, Emergency Management, LISD, etc.).	LFD, Emergency Management, LPD, Mutual Aid Agencies	Annually	Exercise after-action report completed
	Formally review and update the Community Wildfire Protection Plan (CWPP), targeting every 5 years to reflect changes in risk and community growth.			
	Maintain and strengthen mutual aid agreements for resource sharing.			

Strategic Goals, Objectives, & Actions

Goal 3: Improve Wildfire Response and Evacuation Procedures

To ensure a safe, timely, and effective response when a wildfire occurs.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
3.1: Ensure Safe & Efficient Evacuations	Review and update pre-designated evacuation zones and routes based on current development and traffic patterns.	Emergency Management, LPD, LFD	Annually	Evacuation plan annex updated and exercised
	Develop and disseminate pre-scripted, clear, and consistent evacuation alert messages for various scenarios.			
	Plan for traffic control and security in evacuated areas.			
3.2: Enhance Suppression Capabilities	Continue to enhance and develop our wildland training plan for all personnel in cooperation with Texas Intrastate Fire Mutual Aid System (TIFMAS) and National Wildfire Coordinating Group (NWCG) standards.	LFD, Texas A&M Forest Service	Ongoing	% of personnel meeting wildland qualifications
	Assess and maintain all wildland apparatus (e.g., Type 3 or Type 6 engines) and personal protective equipment (PPE).			
	Continue to build wildland firefighting capacity within the department.			
3.3: Foster Effective Unified Command	Host an annual meeting with all partner agency leadership to review WUI response protocols and Unified Command roles.	LFD, LPD, Emergency Management, County Partners	Annually	Meeting held and protocols reviewed
	Utilize the Incident Command System (ICS) for all wildland fire responses to ensure seamless integration with assisting agencies.			
	Pre-plan for Incident Management Team (IMT) integration for large, complex incidents.			

Strategic Goals, Objectives, & Actions

Goal 4: Cultivate a Resilient and Engaged Community

To build a culture of wildfire awareness and preparedness that is sustained over the long term.

Objective	Key Actions	Lead Agency/Partners	Timeline	Performance Metric
4.1: Expand Public Outreach & Education	Actively recruit and support neighborhoods to achieve and maintain NFPA Firewise USA® recognition status.	LFD, PIO, Code Enforcement, CERT, HOAs	Ongoing	Number of recognized Firewise USA® sites
	Develop targeted outreach materials for high and extreme-risk communities identified in the CWPP.			
	Utilize multiple communication channels, including social media, city websites, and public events like National Night Out, to disseminate wildfire safety information.			
4.2: Build Community Partnerships	Establish a WUI Task Force with representatives from key stakeholder groups (HOAs, Leander ISD, developers, businesses) to guide and support plan implementation.	LFD, CERT, LISD, NGOs, City Manager's Office	Year 1	Task force established and meeting quarterly
	Partner with Leander ISD to incorporate wildfire safety education into school curricula and ensure facility emergency plans are up-to-date.			
	Engage with community organizations to host volunteer fuel reduction and cleanup days.			
4.3: Plan for Post-Fire Recovery	Continue to update and enhance our pre-disaster recovery plan annex (ESF 14) to the City's Emergency Operations Plan that addresses short- and long-term needs.	Emergency Management, Public Works, Planning Dept.	Ongoing	Recovery plan annex completed
	The plan will address debris removal, utility restoration, temporary housing, and economic restoration.			
	Identify roles and partnerships for managing volunteers and donations post-incident.			

Implementation & Performance Measurement

The journey from a strategic plan to a fire-adapted reality is built on deliberate action, sustained commitment, and transparent accountability. The implementation of the Investing in a Fire Adapted Leander strategic plan will commence with a formal City Council proclamation, declaring the City's official commitment to developing a Fire Adapted Leander. This proclamation will serve as the foundational mandate, empowering city staff and signaling to residents and partner agencies that wildfire resilience is a top priority for our community.

Following this declaration, the city will initiate a multi-year, phased implementation process designed to establish a strong foundation and generate momentum for long-term success. Progress will be guided and measured by an Annual Action Plan, which will detail specific projects, timelines, and Key Performance Indicators (KPIs) for each fiscal year. This structured approach ensures that our actions are targeted, our resources are used effectively, and our progress toward becoming a more resilient community is clearly communicated to the public.

Year 1: Foundation and Engagement. The initial year will focus on establishing the necessary organizational structure, conducting baseline assessments, and launching high-visibility public education campaigns to build community awareness and buy-in.

- **Official Proclamation:** The Leander City Council will issue a formal proclamation declaring the City's intent to develop a Fire Adapted Leander, officially launching the initiative.
- **Establish WUI Task Force:** Form a collaborative Wildland-Urban Interface (WUI) Task Force comprised of residents, city staff, and representatives from partner organizations to guide the implementation of the strategic plan.
- **Baseline Assessment and Planning:** Conduct a comprehensive review of the 2015 Community Wildfire Protection Plan (CWPP) to identify and prioritize immediate risks. Based on this, the Task Force will develop the first Annual Action Plan.
- **Launch Public Education Campaigns:** Initiate city-wide public outreach for the Ready, Set, Go! Program and a targeted campaign to promote the creation of a noncombustible "Immediate Zone" (0-5 feet) around homes.
- **Promote Ignition-Resistant Homes & Defensible Space:** Offer free home hardening and defensible space evaluations to residents, with a focus on high- and extreme-risk neighborhoods. Update the city's preferred plan list to include fire-resilient landscaping.
- **Firewise USA® Recruitment:** Continue to identify and perform outreach to at-risk neighborhoods to support their journey toward achieving NFPA Firewise USA® recognition.

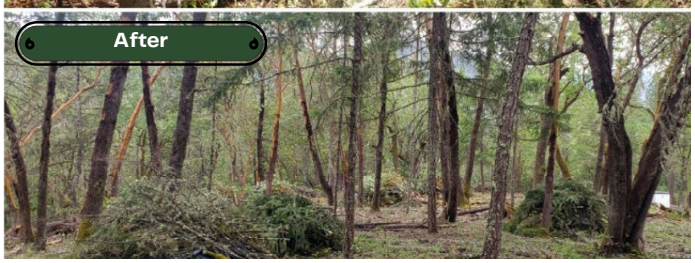
Implementation & Performance Measurement

Years 2–3: Mitigation and Capacity Building. Building on the foundation laid in Year 1, the following years will focus on executing on-the-ground mitigation projects, updating policies, and enhancing the city's operational capacity for wildfire response.

- **Execute Hazardous Fuel Reduction Projects:** Implement the first prioritized hazardous fuel reduction projects on public lands as identified in the Annual Action Plan.
- **Review and Update City Codes:** The WUI Task Force will work with the Planning and Building departments to review and propose updates to city ordinances and codes to incorporate WUI best practices for new construction and vegetation management.
- **Enhance Infrastructure Resilience:** Begin mitigation work on emergency access and egress routes identified as deficient in Year 1 assessments.
- **Conduct Inter-Agency Training and Exercises:** Host a tabletop or functional exercise with partner agencies to test and refine the City's WUI response and evacuation plans.
- **Expand and Sustain Programs:** Continue and expand public outreach efforts, support existing Firewise USA® sites, and recruit new neighborhoods into the program.











Links & Resources

- Firewise: http://firewise.org
- Fire Adapted Communities: https://fireadapted.org/
- U.S. Fire Administration, Fire Adapted Communities: https://www.usfa.fema.gov/wui/communities/
- The Learning Network – Fire Adapted Communities: http://fireadaptednetwork.org
- Texas A&M Forest Service Wildfire Information: https://tfsweb.tamu.edu/wildfire-and-other-disasters/
- Texas A&M Forest Service Grants and Assistance Programs: https://tfsweb.tamu.edu/grants-financial-assistance/
- Healthy Forests and Rangelands: https://www.forestsandrangelands.gov/about.shtml
- National Wildfire Coordinating Group (NWCG): https://www.nwcg.gov/
- National Wildfire Coordinating Group (NWCG), Fire Weather, PMS 425-1: https://www.nwcg.gov/publications/pms425-1/fire-weather-pms-425-1
- U.S. Department of Agriculture, Forest Service: https://www.usda.gov/about-usda/disaster-resource-center/wildland-fire
- National Interagency Fire Center: https://www.nifc.gov/fire-information/fire-prevention-education-mitigation/wildfire-mitigation United States Department of the Interior: http://www.doi.gov/

Relevant Publications

- Fire Adapted Communities: The Next Step in Wildfire Preparedness. Living with Fire. (n.d.). https://www.livingwithfire.org/wp-content/uploads/2018/10/FAC-Storey-County-sp1107.pdf (Accessed: 31 August 2025).
- Fire Adapted Communities – Learning Network Field Guide (n.d.). Fire Adapted Learning Network. Available at: https://fireadaptednetwork.org/wp-content/uploads/2016/03/FACNet-FieldGuide-Jan2016-01.pdf (Accessed: 31 August 2025).
- Your role in fire-adapted communities (no date). U.S. Fire Administration. Available at: https://www.usfa.fema.gov/downloads/pdf/publications/fire_adapted_communities.pdf (Accessed: 31 August 2025).
- NWCG Wildland Urban Interface Mitigation Field Guide (2025 February). https://www.nwcg.gov/term/pms-number/nwcg-wildland-urban-interface-mitigation-field-guide (Accessed: 31 August 2025).
- Wildland-Urban Interface Chief's Guide. www.IAFC.org. (n.d.). https://www.iafc.org/docs/default-source/pdf/iafc-wui-guide-print-version.pdf?utm_source=IAFC%20website&utm_medium=Resource&utm_campaign=Wui%20Chiefs%20Guide%20PDF (Accessed: 31 August 2025).
- Medley-Daniel, M., Schmidt, A., & Paveglio, T.B. (2022). Fire Adapted Communities Pathways Tool Facilitation Guide. Fire Adapted Communities Learning Network. https://fireadaptednetwork.org/resources/fac-pathways-tool

Glossary of Terms

- **Community Wildfire Protection Plan (CWPP).** A local, collaborative blueprint designed to reduce wildfire risk to communities by identifying vulnerabilities, setting priorities, and outlining specific action plans, such as vegetation management and defensible space around homes. These plans bring together stakeholders like residents, fire departments, and land managers to create tailored strategies for mitigation and preparedness, often serving as a foundation for securing grant funding for projects.
- **Direct Exposure Zone.** Where homes may be subjected to wildfire from adjacent flammable wildland vegetation and from indirect sources such as embers. The Direct Exposure Zone is an area considered to be covered by flammable wildland vegetation. Because of this, homes may be exposed to wildfire through direct flame contact or radiant heat from burning wildland vegetation, as well as indirect sources, such as embers transported through the air from nearby vegetation or homes. Effective mitigation activities in the Direct Exposure Zone will reduce areas where embers can land and ignite, and limit the continuity of vegetation to slow fire spread and alter fire behavior. Activities should include building ignition-resistant homes and conducting hazardous fuel treatments, such as thinning and prescribed fire.
- **Fire Adapted Community (FAC).** Where residents, businesses, and local governments work together to understand their wildfire risk and take proactive steps to live safely in fire-prone environments. This collaborative, ongoing process involves fuel management (such as creating defensible space), resilient building practices, and developing emergency plans, including evacuation routes, to protect lives, homes, and infrastructure from wildfire damage.
- **Firewise Community:** A recognized neighborhood or community that collaborates to reduce its collective risk from wildfire by implementing community-wide and individual actions like creating defensible space around homes and developing evacuation plans. It is a Firewise USA® program recognized by the National Fire Protection Association (NFPA) and its partners, which requires communities to conduct a risk assessment, develop an action plan, and continually invest in risk-reduction activities to maintain their status.
- **Indirect Exposure Zone.** Where homes may be subjected to wildfire from indirect sources such as embers and home-to-home ignition. The Indirect Exposure Zone is within 1,500 meters (1 mile) of a large, contiguous area covered by flammable wildland vegetation, but has land cover that is not considered to be conducive to wildland fire spread (for example, urban land cover). Because of this, homes are unlikely to be directly exposed to wildfire through direct flame contact or radiant heat from burning wildland vegetation, but may still be exposed to ignition from indirect sources such as embers or home-to-home ignition. Effective mitigation activities in the Indirect Exposure Zone will reduce places where embers can land and ignite. This includes building ignition-resistant homes and having a 5-foot noncombustible area immediately around homes.
- **Minimal Exposure Zone.** Where homes are unlikely to be subjected to wildfire from either direct or indirect sources. The Minimal Exposure Zone is more than 1,500 m (1 mile) from a large, contiguous area of flammable wildland vegetation. As a result, homes are unlikely to be exposed to wildfires from direct sources, such as flame contact, or from indirect sources, including embers or home-to-home spread. In the event of an urban or suburban conflagration, minimally exposed homes could be ignited.

Glossary of Terms

- **Ready, Set, Go! (RSG) Program.** A national, free public education and risk reduction program developed by the International Association of Fire Chiefs (IAFC) that teaches residents in wildfire-prone areas to prepare for and respond to wildland fire threats. It consists of three steps: Ready (prepare your property and create a family plan), Set (gather information and be aware of the threat), and Go (act early and follow your personal evacuation plan).
- **Risk Reduction Zones.** The areas where mitigation activities will be most effective at protecting homes from most types of wildfires. Risk Reduction Zones are defined by the spatial overlap of wildfire likelihood and intensity with populated areas. There are four Risk Reduction Zones: the Minimal Exposure Zone, the Indirect Exposure Zone, the Direct Exposure Zone, and the Wildfire Transmission Zone. Wildfires can start in any zone and pose a risk to homes and communities. Effective wildfire risk-reduction activities will vary depending on the zone. In the Indirect Exposure Zone, activities should make homes ignition resistant, reducing places for embers to land and ignite. In the Wildfire Transmission Zone, hazardous fuel treatments can help reduce the continuity of vegetative fuels, thereby slowing fire spread and reducing ember exposure to communities. In Direct Exposure Zones, all of these activities are necessary for the most effective risk reduction.
- **Wildfire Intensity.** A measure of the energy expected from a wildfire. Intensity is largely a condition of the physical landscape (topography) and vegetative fuel available to burn. For example, a crown fire on a forested hillside can produce a greater wildfire intensity than grass fires on flat ground. While wildfire intensity is technically measured in units of heat transfer per length of fire perimeter, it is more easily observed and expressed in terms of flame length. Wildfire Risk to Communities uses wildfire intensities calculated in fire behavior modeling simulations.
- **Wildfire Likelihood.** The annual probability of wildfire burning in a specific location. Wildfire likelihood is based on fire behavior modeling across thousands of simulations of possible fire seasons. Factors contributing to the probability of a fire occurring, including weather, topography, and ignition sources, vary based on patterns derived from observations in recent decades. Wildfire likelihood is not predictive and does not reflect any currently forecasted weather or fire danger conditions. Wildfire likelihood is simply the probability that any specific location may experience wildfire in any given year. Wildfire likelihood is difficult to modify, but can be reduced through fuel treatment projects and ignition prevention efforts.
- **Wildfire Transmission Zone.** The vegetated area extends approximately 2.4 km (1.5 miles) from the buildings. In this zone, flammable vegetation can expose homes and other structures to wildfires, creating embers that can travel to nearby communities. Research indicates that embers can travel more than 2.4 km (1.5 miles) ahead of a wildfire, making wildfires in the Wildfire Transmission Zone a direct threat to homes and communities. In the Wildfire Transmission Zone, hazardous fuel treatments, such as thinning and prescribed fire, can help reduce the continuity of fuels and slow or contain the spread of fire toward homes. These activities can also create defensible spaces to anchor safe and effective wildfire response.
- **Wildland-Urban Interface (WUI).** The zone where human development and wildland vegetation meet or intermingle, creating areas at high risk for wildfires and other conflicts between people and the environment. It is a transitional area characterized by the presence of both structures and natural fuels, making communities within it vulnerable to the destruction of homes by embers and direct flames from wildfires.

Fire Adapted Leander

Living with wildland fire is an undeniable part of our landscape, but it does not have to define our future. This Strategic Plan is more than a document; it is a commitment—a collaborative promise between neighbors, community leaders, and first responders to proactively shape a safer Leander for generations to come. Our safety will not be determined by chance, but by the choices we make and the actions we take today. Every homeowner who creates defensible space, every neighborhood that works together to become a Firewise USA® site, and every family that prepares an evacuation plan contribute to our collective resilience. Let us move forward with shared purpose, investing our time and resources to build a community that is not only prepared for wildfires, but is truly fire adapted.

Thank you, from your

Leander Fire Department

101 E Sonny Drive,
Leander, TX, 78641

www.leandertx.gov/Fire

LFDprevention@leandertx.gov

AGENDA ITEM # 10

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of the minutes for meetings held on December 24, 2025 and January 6, 2026.

BACKGROUND:
Attached are the minutes for the special meeting on December 24, 2025, to canvass the December 13, 2025, runoff election to fill an unexpired term for Councilmember Place 3; and the regular meeting held on January 6, 2026.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 12.24.2025
2. Draft Minutes 01.06.2026

MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Development Services, San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
Wednesday, December 24, 2025
Special Meeting at 8:00 AM

Mayor – Vacant	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Stephen Chang	**Place 5 – Andrew Naudin**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

SEPCIAL MEETING – CONVENE AT 8:00 AM

1. Open Meeting and confirm a quorum is present.

   Opened meeting at 8:00 a.m. and confirmed a quorum of two (2) was present.

2. Canvass the results of the Runoff Election held on December 13, 2025, to duly elect a Councilmember Place 3 to fill an unexpired term.

   Motion: Approve to approve the votes as read into the record.

   By: Mayor Pro Tem Thompson
   Seconded: Councilmember Chang

   Vote: 2 - 0

3. Adjournment.

   Adjourned at 8:02 a.m.

APPROVED

_____
MAYOR PRO TEM

ATTEST:

_____
CITY SECRETARY

MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Tuesday, January 6, 2026
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM

Mayor – Vacant	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Stephen Chang	**Place 5 – Andrew Naudin**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – Natomi Blair	**City Manager – Todd Parton**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

   Opened meeting at 6:00 p.m.

2. Roll Call.

   Roll call reflected all present.

3. Convene into Executive Session pursuant to:

   1. Section 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Hero Way West Elevated Storage Tank and Waterline (CIP W.55); and
   2. Section 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the San Gabriel Parkway East Phase 3 (CIP T.46); and
   3. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.087, Texas Government Code, to deliberate with legal counsel regarding an addendum to a Chapter 380 Agreement by and between City of Leander and Titan Leander Land Investors, LLC along with consideration and possible action on a Chapter 380 Agreement Third Addendum; and
   4. Section 551.071, Section 551.072 and Section 551.087, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Project EDA-25-008.

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

1. Acquisition of property for the Hero Way West Elevated Storage Tank and Waterline (CIP W.55); and
2. San Gabriel Parkway East Phase 3 (CIP T.46); and
3. Chapter 380 Agreement Third Addendum with Titan Leander Land Investors, LLC; and
4. Chapter 380 Agreement(s) Project EDA-25-008.

Convened into Executive Session at 6:02 p.m.; reconvened into open session at 6:45 p.m.

1. Motion: Authorize the acquisition of property located in the Andrew Hamilton Survey, Abstract 370 and in the S.S. Evans Survey, Abstract 275, in Travis County, Leander, Texas as described in Executive Session.

By: Councilmember Ross
Seconded: Councilmember Naudin

Vote: 6 - 0

2. Motion: Authorize the acquisition of property located in the LB Johnson Survey, Abstract 350 and Talbot Chambers Survey, Abstract 125, Williamson County, Leander, Texas as discussed in Executive Session.

By: Councilmember Ross
Seconded: Councilmember Naudin

Vote: 6 - 0

3. No action.

4. No action.

Briefing workshop adjourned at 6:47 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

Opened meeting at 7:01 p.m.; Pastor Wendell Holmes with New Birth Community Baptist Church provided the invocation; and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

Roll call reflected all present.

6. Ceremonial Oath of Office to newly elected Councilmember Place 3.
[Following the oath of office, there will be a brief reception in the foyer.]

[Council recessed for the reception at 7:13 p.m.; reconvened the meeting at 7:27 p.m.]

7. 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.]

Marcia Back, 1013 Burgess Drive - commented on Blue Santa.

8. Recognitions/Proclamations/Visitors.

    1. Proclamation recognizing Martin Luther King, Jr. March and Celebration on January 19, 2026.
    2. Certificate of Recognition recognizing Leander High School Band's 6th place finish at State.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 9 through 20 with the minutes amended as stated.

By: Councilmember Chang
Seconded: Councilmember Ross

Vote: 6 - 0

9. Approval of the minutes for meeting held on December 18, 2025.

10. Approval of an Ordinance amending Ordinance No. 25-068-00 and Ordinance No. 25-069-00, which ordered the February 7, 2026 Special Called Election in the City of Leander to elect unexpired terms in the offices of Mayor and Councilmember Place 4 on the City Council; to amend the types of voting machines to be used in the election and provide for the use of paper ballots.

    Aprobación de una ordenanza que modifica las Ordenanzas número 25-068-00 y número 25-069-00, que convocaron a elecciones especiales el 7 de febrero de 2026 en la ciudad de Leander para elegir a los titulares de los cargos vacantes de alcalde y concejal lugar 4 del Consejo Municipal; para modificar los tipos de máquinas de votación que se utilizarán en las elecciones y autorizar el uso de papeletas de voto impresas.

11. Acceptance of public infrastructure improvements associated with Case No. PICP-24-0144 Leander Kinder Care for streets, drainage, water, and wastewater.

12. Approval of an Ordinance adopting an official map of the City of Leander, Williamson and Travis Counties, Texas; providing for the maintenance and filing of the official map; declaring the official City Limits and Extraterritorial Jurisdiction (ETJ); and providing an effective date.

13. Approval of an Ordinance adopting the official zoning map of the City of Leander, Williamson and Travis Counties, Texas Zoning Map, hereto and incorporated herein; providing for the maintenance and recorded into record as the official zoning map; and providing an effective date.

14. Authorize the purchase of seven (7) Dodge Ram trucks from Cameron Country CDJR at a cost of $326,425.00 under BuyBoard contract 724-23; three (3) Development Services - Engineering Inspectors, one (1) Development Services - Building Inspector, two (2) Development Services - Stormwater Inspectors, and one (1) Parks Department; and authorize the City Manager to execute any and all necessary documents.

15. Approval of an agreement with Texas Multi-Chem, LTD. utilizing BuyBoard Contract 705-23 to provide professional services in the amount of $71,472.00 to renovate, level and expand all existing baseball and softball infields at Benbrook Ranch Park, located at 1100 Halsey Drive, Leander, Williamson County, Texas; and authorize the City Manager to execute any and all necessary documents.

16. Approval of the Second Reading of an Ordinance 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.

17. Approval of the Second Reading of an Ordinance 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 20.726 acres ± in size, more particularly described as Williamson Central Appraisal District Parcels R032150, R032157, and R462464; and generally being located south of Hero Way West, approximately 400 feet west of Bagdad Road, Leander, Williamson County, Texas.

18. Approval of the Second Reading of an Ordinance 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 0.36 acres ± in size, more particularly described as Williamson Central Appraisal District Parcel R098183; and located at 2100 S. Bagdad Road, Leander, Williamson County, Texas.

19. Approval of the Second Reading of an Ordinance 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 one (1) acre ± in size, more particularly described as Williamson Central Appraisal District Parcel R341531; and generally located east of CR 269, approximately 300 feet south of Hero Way, Leander, Williamson County, Texas.

20. Approval of Assignment of Management and Services Agreement by and among Ryan Sanders Sports, LLC, a Texas limited liability company, Proof of the Pudding MGR, LLC, a Georgia limited liability company, and the City of Leander; and authorize the City Manager to sign any and all necessary documents.

PUBLIC HEARING: ACTION

21. Conduct a Public Hearing on a proposed amendment to the existing Contract for Solid Waste Disposal and Collection Services between the City of Leander and Al Clawson Disposal, Inc., effective August 6, 2020, which is an exclusive contract for provision of Solid Waste collection and disposal services within the City, as well as other services providing to extend the term of the contract for three (3) years to January 31, 2029.

    - Discuss and consider action on the First Reading of an Ordinance amending the existing Solid Waste Disposal and Collection Services between the City of Leander and Al Clawson Disposal, Inc., as described above on the posted agenda.

Public Hearing opened at 7:37 p.m.; closed at 7:41 p.m. No one spoke in favor of the request. Jay Howard, Texas Disposal spoke in opposition of the request.

Motion: Approve First Reading of an Ordinance amending the existing contract for solid waste disposal and collection services, following a discussion.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Naudin

Vote: 6 - 0

22. Conduct a Public Hearing on an Ordinance granting a franchise to Google Fiber Texas, LLC, described as a non-exclusive franchise to install, maintain, operate, and control fiber optic infrastructure network in public right-of-way of the city of Leander, Texas.

    - Discuss and consider action on the First Reading of an Ordinance granting a franchise to Google Fiber Texas, LLC as described above on the posted agenda.

Public Hearing opened at 7:48 p.m.; closed at 7:48 p.m. No spoke in favor or opposition of the request.

Motion: Approve First Reading of an Ordinance granting a franchise to Google Fiber Texas, LLC.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Naudin

Vote: 6 - 0

REGULAR AGENDA

23. Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case Z-24-0122 regarding a Special Use Permit to allow for a Mobile Food Establishment Park on one (1) parcel of land 0.54 acres ± in size, more particularly described as Williamson Central Appraisal District Parcel R035495; and being located at 703 Crystal Falls Parkway, Leander, Williamson County, Texas.

    Motion: Approve Second Reading of an Ordinance regarding Special Use Case Z-24-0122.

    By: Mayor Pro Tem Thompson
    Seconded: Councilmember Chang

    Vote: 4 - 2 (Thompson, Herrera)

24. Discuss a proposed rail grade separation project at the railroad crossing of Crystal Falls Parkway and US 183 for submitting the City of Leander Detailed Application to the Texas Department of Transportation (TxDOT) Off-System Rail Grade Separation State Fund Program.

25. Council Member Closing Statements.

    Natomi Blair - provided the Martin Luther King, Jr. quote: "The time is always right to do what is right."

    Andrew Naudin - commented on this day in 1941 US President Franklin D. Roosevelt's "Four Freedoms" speech during the State of the Union address; and in 1968 the Beatles *Magical Mystery Tour* album was #1 for eight (8) weeks on charts.

    Becki Ross - commented today was All King's Day marking official start of the Mardi Gras season.

Na'Cole Thompson - stated dinner came from Jardin Del Rey tonight; reminded everyone to shop local; commented on the upcoming Let's Talk series on January 13 and welcomed Councilmember Blair.

26. Adjournment

Adjourned at 8:36 p.m.

APPROVED

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MAYOR PRO TEM

ATTEST:

_____

CITY SECRETARY

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of a Resolution appointing Christine Welborn as the Early Voting Ballot Board Judge and Barbara Reed as the alternate judge for the February 7, 2026, Special Election to fill vacancies in the office of Mayor and Place 4 on the City Council; authorize the appointment of up to fourteen (14) clerks to conduct the hand counting of ballots cast through mail ballots, and in-person voting during early voting and on election day; and establishing compensation at an hourly rate of $20.00 for the election judge, and an hourly rate of $18.00 for the alternate judge and clerks.

BACKGROUND:
The City will conduct Special Elections on Saturday, February 7, 2026, to fill unexpired terms for the office of Mayor and Councilmember Place 4. Texas Election Code, Chapter 87, Section 87.001 provides that an early voting ballot board (the "Board") shall be created in each election to process early voting results from the territory served by the early voting clerk. To be eligible for appointment to the early voting ballot board, a person must meet the requirements for eligibility for service as a presiding election judge, except that the appointee must be a qualified voter of the territory served by the early voting clerk and is not required to be a qualified voter of any other particular territory.

Additionally, Section 87.002 of the Texas Election Code states that the Board shall consist of a presiding judge, an alternate presiding judge, and at least one (1) other member. The City Council appoints the presiding and alternate presiding judge, and the presiding judge appoints the other members of the Board. The Resolution authorizes up to fourteen (14) other members to be appointed. Staff has identified qualified and experienced individuals to serve as judges. The Resolution appoints Ms. Christine Welborn as presiding judge and Ms. Barbara Reed as alternate presiding judge. The clerks will conduct the hand counting of ballots cast through mail ballots, and in-person voting during early voting and on election day.

The resolution authorizes $20.00 an hour for the presiding judge and $18.00 an hour for the alternate presiding judge and clerks, which are the same rates of pay established for the election judges and the alternate election judge/clerks, respectively.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of the Resolution appointing Christine Welborn as the Early Voting Ballot Board Judge and Barbara Reed as the alternate judge for the February 7, 2026, Special Election to fill vacancies in the office of Mayor and Place 4 on the City Council; authorize the appointment of up to fourteen (14) clerks to conduct the hand counting of ballots cast through mail ballots, and in-person voting during early voting and on

election day; and establishing compensation at an hourly rate of $20.00 for the election judge, and an hourly rate of $18.00 for the alternate judge and clerks.

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Resolution

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, ESTABLISHING THE EARLY VOTING BALLOT BOARD FOR THE FEBRUARY 7, 2026, SPECIAL ELECTIONS; APPOINTING THE PRESIDING AND ALTERNATIVE PRESIDING JUDGES; ESTABLISHING COMPENSATION.

WHEREAS, the City of Leander is holding special elections on February 7, 2026, to fill vacancies in the office of Mayor and Place 4 on the City Council; and

WHEREAS, Section 87.002 of the Texas Election Code requires that the City Council appoint a presiding election judge and an alternate presiding judge for the early voting ballot board; and

WHEREAS, there is one (1) election precinct for the special elections which is the area within the city limits;

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

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Early Voting Ballot Board Established.

a) The Early Voting Ballot Board (the "Board") for the February 7, 2026 special elections to fill vacancies in the office of Mayor and Place 4 on the City Council is hereby established. The Early Voting Ballot Board shall consist of up to fourteen (14) members. The following individuals are hereby named as presiding judges and alternate presiding judge of the Board:
   Christine Welborn, Presiding Judge
   Barbara Reed, Alternate Presiding Judge
b) The presiding judge shall appoint the additional members of the Board in the same manner as election clerks are appointed.

SECTION 3. Compensation. The presiding judge shall be paid a set rate of $20.00 per hour, and the alternate presiding judge and other members of the Board shall be paid a set rate of $18.00 an hour for serving in such capacity that will include proper tabulation.

SECTION 4. Effective Date; Election Code. This Resolution shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Resolution conflicts with, or is inconsistent with, the *Texas Elections Code*, the *Texas Election Code* shall govern.

SECTION 5. Open Meetings. It is officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required *Chapter 551, Texas Government. Code*.

DULY PASSED and approved on this 15th day of January, 2026.

APPROVED:

Na'Cole Thompson, Mayor Pro Tem

ATTEST:

Dara Crabtree, City Secretary

AGENDA ITEM # 12

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Ratify the City Manager's appointment of Dennis Farris to the City of Leander Fire Fighters' Civil Service Commissioner with a term expiring in January 2029.

BACKGROUND:
Pursuant to a special election held on May 4, 2024, the voters of the City of Leander voted to adopt Chapter 143 of the Texas Local Government Code ("Chapter 143") providing for civil service for fire fighters.

Chapter 143 further states under Section 143.006(b) that the commission consists of three members appointed by the municipality's chief executive and confirmed by the governing body of the municipality. Members serve staggered three-year terms with the term of one member expiring each year with initial appointments having staggered terms of one member with a three-year term, one member with a two-year term and one member with the one-year term.. Initial appointments were made on or about June 20, 2024, with the appointment of the initial two-year term expiring in 2026.

A City staff team interviewed Mr. Farris and provided their input into the selection process. Based upon a review of the applicant's submitted materials and the interview, Mr. Dennis Farris was selected. Mr. Farris' professional experience includes nearly 30 years as a sworn officer in various capacities and more than 1200 hours of continuing education.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends that the City Council ratify the appointment of Dennis Farris to the City of Leander Fire Fighters' Civil Service Commissioner with a term expiring in January 2029.

PRESENTER:
Todd Parton, City Manager

Fiscal Impact

Attachments:

1. Dennis Farris Bio

- **Dennis Farris, Senior Police Officer (Retired)**

Austin Police Department – Public Information Unit | Austin, Texas
September 2008 to November 2012

- Served as General Support Officer/Security lead to Police Chief Art Acevedo
- Managed the APD Citizen's Police Academy: organized publicity and recruitment for the academy, determined eligibility of applicants, established a curriculum and coordinated presenters from across the Department; graduated approximately 200 students
- Responded to media inquiries including conducting interviews during critical events and at crime scenes.
- Participated in the Advanced Public Information School at Sam Houston State University

Austin Police Department – Executive Protection Unit | Austin, Texas
November 2012 to February 2015

- Collaborated with state and federal agencies to coordinate visits of dignitaries: determine security needs based on itinerary including contingency plans, conduct event site and route visits to establish what resources were needed to provide an appropriate level of protection, communicated with APD officials and other local law enforcement agencies as needed to ensure adequate resources were available, drafted an after action report and conducted debriefing for use during future visits
- Orchestrated a visit, in conjunction with the United States Secret Service, of President Obama and three former U.S. Presidents to Austin in celebration of the 50th Anniversary of the Civil Rights Act
- Provided security for the City of Austin Mayor as a member of his protection detail including advance work, during public appearances, and throughout Council meetings
- Graduated from the Texas Department of Public Safety Dignitary Protection School
- Continued serving as General Support Officer/Security lead to Police Chief Art Acevedo

Whisle of Texas Security on Demand | Austin, Texas
Director of Field Operations
February 2015-December 2015

- Consulted on software development for on-demand personal security app

KOKE-FM Radio | Austin, Texas
Content Contributor
February 2015-September 2017

- Weekly guest on morning show with particular emphasis on discussing law enforcement matters

KJCE-AM Talk Radio/KKMJ-HD3 95.9 Texas Country
Content Contributor
February 2021-present

- Fill-in guest host on morning show with particular emphasis on discussing law enforcement matters and current event topics

Dennis Farris, Senior Police Officer (Retired)

[redacted]

SUMMARY OF QUALIFICATIONS

- Established law enforcement professional with nearly 30 years experience and more than 1200 hours of continuing education
- Specializes in logistical planning of high profile operations, executive protection, media relations, and community engagement
- Resourceful project manager; able to maximize use of resources using a comprehensive perspective to accomplish tasks and execute initiatives
- Exceptional interpersonal skills, interest in and understanding of technology and the ability to manage multiple projects simultaneously

PROFESSIONAL EXPERIENCE

University of Texas at Austin Police Department | Austin, Texas
October 1985 to August 1990

- Oversaw security on campus and off site facilities owned by the University
- Conducted proactive patrols to deter criminal activity and responded to calls for service
- Attended the United States Secret Service Dignitary Protection School
- Passed Texas Commission on Law Enforcement Standard exam required to receive State of Texas Peace Officer License

Austin Police Department – Academy 78th Cadet Class | Austin, Texas
August 1990 to February 1991

- Underwent physical training and received relevant classroom, driving and firearm instruction

Austin Police Department – Patrol Division | Austin, Texas
February 1991 to September 2007

- Conducted community education and enforcement while on patrol
- Lead a team implemented to study and address recurring public safety issues in a high-crime area
- Partnered with outside engineers to overhaul and troubleshoot a Computer Aided Dispatch (CAD) System to fit the needs and practices of the Department. Personally trained 1,600 sworn APD personnel on the use of the revised program
- Submitted a proposal to the Chief of Police championing the formation of a unit to focus on Departmental technology needs

Austin Police Department – Police Technology Unit | Austin, Texas
September 2007 to September 2008

- Continued work on the CAD system as a member of the newly-established Police Technology Unit
- Evaluated technological options for implementation of digital cameras in interview rooms, heads up displays in police cars and digital cameras in patrol vehicles
- Presented project updates for briefings to executive staff

ICR Texas LLC | Austin, Texas
Project Manager
August 2019 - 2023

- Review commercial building plans to determine resource needs and project timeline
- Manage all subcontractors including plumbing, electrical, mechanical, and building finish out
- Coordinate with local jurisdiction to meet inspection and building requirements

T&M Protection USA | New York, New York
Personal Protection Officer
January 2013 - Present

- Coordinate trip details for clients
- Advance routes and itinerary logistics
- Provide protective detail services

PROFESSIONAL LICENSES, AFFILIATIONS, AND RECOGNITIONS

- Texas Commission on Law Enforcement Officer Standards and Education: Basic Peace Officer Certificate, Intermediate Peace Officer Certificate, Advanced Peace Officer Certificate, Master Peace Officer Certificate, Mental Health Officer Certificate and Basic Instructor Certificate.
- Recipient of the Dispute Resolution Center's 1995 Peacemaker of the Year Award
- Awarded a Safe Driving Ribbon, a Superior Service Citation and a Meritorious Unit Citation by the Austin Police Department
- Subject of more than 45 commendations
- Member of the Austin Police Association Board of Directors, 1994 to 1999 and 2002 to 2009
- Texas Board of Private Security Licenses: Commissioned Security Guard and Personal Protection Officer
- Served as Trustee Place 3 on Austin Police Retired Officers Association (APROA) board from November 2019 to November 20201
- Currently serving as APROA President through November 2023

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of Amendment 4 to Task Order KFA-56 with K Friese & Associates, Inc., relating to the Sandy Creek Water Treatment Plant (SCWTP) residuals management improvements and addition of redundant treatment module project (CIP W.69), for additional professional service hours necessary to cover increased coordination efforts due to various construction work defects in the amount of $60,652.50 for a new contract amount of $1,545,743.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
This project includes construction of residual (sludge) management systems and the addition of a redundant treatment module at the Sandy Creek Water Treatment Plant (SCWTP) as a part of Capital Improvements Program (CIP) Project W.69. The existing undersized lagoons do not allow for efficient solids removal; thus, more solids are returned to the plant resulting in more frequent backwashes that utilize time that would otherwise be used for finish water production. As a result, SCWTP's maximum production is capped at nine (9) million gallons of water per day (MGD) for consecutive days with peak production of approximately 10.5 MGD even though it is rated to treat 12 MGD.

Additionally, as a part of the project, the planned addition of another treatment module is projected to increase the overall reliability and redundancy of the plant by supplementing the operation of the existing six (6) treatment modules of which one (1) may be offline due to clarifier rinses, backwashes, maintenance, etc.

Task Order KFA-56 with K Friese & Associates, Inc., was awarded on August 5, 2021, by the City Council which included design, permitting, bidding, and construction phase services for the project. The project is currently in the final stages of the construction phase. During construction, the constructed equalization (EQ) basin was found to be defective, requiring demolition and reconstruction. The evaluation of the defect, coordination of resolution discussions, and development of a reconstruction plan delayed the project timeline and required additional professional service hours. Furthermore, other structures, clarifier, thickener, dewatering facility slabs, and treatment building slabs also required additional engineering support due to various construction issues. These additional efforts were outside the original scope of services.

The proposed amendment includes the necessary increase in professional service hours required to address these issues. All costs incurred for these additional services are being reimbursed to the City by the construction contractor, PGC General Contractors, LLC. The project is currently estimated to be completed by February 2026.

HISTORY/TIMELINE:

- 08/05/2021 – City Council approved of Task Order KFA-56 for professional services for the design of SCWTP residuals management improvements project (CIP W.69) in the amount of $921,512.00.
- 03/17/2022 – City Council approved of Amendment 1 to Task Order KFA-56 for professional services for design of an additional, redundant treatment module at the SCWTP (CIP W.69) in the amount of $491,483.00.

- 10/10/2023 – City Council awarded Solicitation CIPS23-013 to PGC General Contractors, LLC for construction services for the CWTP Residuals Management, (CIP W.69) in the amount of $21,814,065.00.
- 09/12/2023 – Staff approved Amendment 2 to Task Order KFA-56 for the transferring of unused funds of various design tasks to cover additional effort needed for LCRA permitting and bid phase services in the amount of $0.00.
- 11/20/2025 – City Council approved of Amendment 3 to Task Order KFA-56 for professional services for or additional professional service hours necessary to cover increased coordination efforts, such as site visits, progress meetings and other construction management activities in the amount of $72,095.50.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of Amendment 4 to Task Order KFA-56 with K Friese & Associates, Inc., relating to the Sandy Creek Water Treatment Plant (SCWTP) capital improvements project for an additional amount of $60,652.50 and a new overall contract amount of $1,545,743.00.

PRESENTER:
Gina M. Ellison, P.E., Executive Director of Public Works

Fiscal Impact

Amount requested:	$60,652.50
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Utility CO's and Impact Fees

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Attachments:

1. Sandy Creek WTP Amendment 4

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CONTRACT AMENDMENT FOR PROFESSIONAL SERVICES

AMENDMENT NO. 4 TO TASK ORDER NO. KFA-56

This will constitute authorization between the CITY OF LEANDER, TEXAS (Owner) and K FRIESE & ASSOCIATES, INC. (Firm), to adopt AMENDMENT NO. 4. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

CITY OF LEANDER
W.69 - SANDY CREEK WTP RESIDUALS MANAGEMENT IMPROVEMENTS

A. AMENDMENT DESCRIPTION

- The project is currently in the construction phase, which has been extended longer than originally anticipated. The schedule delay and various construction issues due to defective work have resulted in additional effort outside of the original scope of services. Attached amendment provides details of all additional efforts required outside of the original scope of services.
- The payable increase from the Task Order, including other amendments, amount of $1,485,090.50 to $1,545,743.00. Total amendment amount of $60,652.50.

B. EXHIBITS ATTACHED TO THIS AMENDMENT

- KFA Scope of services.

APPROVED:	ACCEPTED:
CITY OF LEANDER, TEXAS	K FRIESE & ASSOCIATES, INC.
Signature:	Signature: DocuSigned by: 29212621833D461...
Name:	Name: MICHAEL PERSYN
Title:	Title: Vice President
Date:	Date: 12/9/2025

Docusign Envelope ID: 621BFD54-4FF3-42C6-8DD4-0C323AEBE296

SCOPE OF SERVICES
SANDY CREEK WATER TREATMENT PLANT
AMENDMENT 4

K Friese & Associates, LLC, a Lochner Company (KFA) designed the expansion of the Sandy Creek Surface Water Treatment Plant (SCWTP) to increase the treatment capacity of the SCWTP by installing a residuals management process and the addition of another treatment module. The project is currently in the construction phase, which has been extended longer than originally anticipated. The schedule delay and various construction issues resulted in additional effort outside of the original scope of services. The additional effort required by KFA outside of the original scope of services is listed below.

ADDITIONAL CONSTRUCTION PHASE SCOPE OF SERVICES (NOT-TO-EXCEED)

A. KFA will assist the City of Leander with contract administration for the project. The initial scope of services assumed construction completion in June 2025; however, the schedule was delayed with an expected completion in February 2026 which will require additional services. This delay is based on the most current revised schedule from the Contractor. KFA's additional services will include:

1. Project Management – This task includes additional effort related to monitoring budgets and schedules, communications, and other tasks directly associated with the project for the additional construction duration.

2. EQ Basin Concrete Issues – This task includes the additional effort for KFA and Tsen Engineering to provide support for the City in reviewing the concrete issues at the equalization (EQ) basin after extensive issues were noted with the concrete basin following the initial concrete placement. Repair methods were presented by the Contractor and evaluated by the KFA design team and the City. This evaluation included additional effort for site visits and meetings to review and inspect the defective work, review proposed repair methods, and general coordination with the City and Contractor. Ultimately, the Contractor elected to demolish the rejected work and is in the process of rebuilding the EQ Basin. Additional effort has been included for the 2nd attempt at constructing this basin, including reviewing the Contractor's pour plans, making site visits to inspect the work, and attending meetings.

3. Structural Engineering Support – Tsen Engineering has provided additional structural engineering support on the project above what was assumed in the original scope. This includes additional effort reviewing issues at the clarifier, thickener, dewatering building, and treatment building, making site visits to inspect the concrete basins and structures, and providing recommendations for repairs. A summary of defective work includes:

    a. Clarifier and Thickener Concrete Basins Leaks – following the concrete placement for these two basins, repairs were required to fix leaks that exceeded the allowable amount per the contract documents. This included additional site visits and meetings to determine repair methods and inspections from the design team.

    b. Dewatering and Treatment Building Foundations – the foundations for these buildings had to be redesigned to accommodate the design of the pre-engineered metal buildings (PEMB), which were designed by the PEMB manufacturer. This included additional site visits, meetings, and structural analysis from the design team.

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FEE SUMMARY
CITY OF LEANDER
SANDY CREEK WATER TREATMENT PLANT
AMENDMENT 4

Task	Technical Advisor / Quality Consultant Hours $ 330.00	Project Manager Hours $ 225.00	Senior Engineer Hours $ 260.00	Project Engineer Hours $ 200.00	Graduate EIT Hours $ 125.00	CADD Technician Hours $ 110.00	General Office Clerk Hours $ 90.00	Total Labor	KFA Total Labor Cost	Subconsultants: Architect Cost	Subconsultants: Structural Cost	Subconsultants: Elect. & Inst. Cost	Subconsultants: Building MEP Cost	Subconsultants: Survey Cost	Subconsultants: Geotech Cost	Total Sub-Consultant Cost	Expenses Cost	Total Cost
Construction Phase (Not-to-Exceed)																		
Project Management	*0*	*4*	*0*	*0*	*0*	*0*	*4*	*8*	*$1,260.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$1,260.00*
EQ Basin Concrete Issues	*14*	*14*	*0*	*24*	*32*	*0*	*0*	*84*	*$16,570.00*	*$0.00*	*$13,548.25*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$13,548.25*	*$140.00*	*$30,258.25*
Additional Structural Engineering Support	*0*	*4*	*0*	*8*	*12*	*0*	*0*	*24*	*$4,000.00*	*$0.00*	*$25,134.25*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$25,134.25*	*$0.00*	*$29,134.25*
Amendment Total	**14**	**22**	**0**	**32**	**44**	**0**	**4**	**116**	**$21,830.00**	**$0.00**	**$38,682.50**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$38,682.50**	**$140.00**	**$60,652.50**

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of the purchase of library materials, including print, audio, and digital materials, as well as other auxiliary supplies and library support services, from Brodart Company using Texas Smart Buy Contract 715-M2 in the amount of $105,000.00 for the term of the Smart Buy contract expiring October 31, 2026; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
Leander Public Library has been using Brodart as its main book vendor and receives a 40% or greater discount on adult, children's, and youth titles. Their online portal provides several useful features that help librarians in the selection process, including publisher annotations and reviews. They also have high interest book lists that are current with industry and consumer trends. Along with the books, Brodart includes Machine-Readable Cataloging (MARC) records which are developed and maintained by the Library of Congress. Including these MARC records saves hours of staff time that would otherwise be spent performing original cataloging or locating viable records elsewhere. Additionally, most of the books are delivered almost shelf-ready with the library's in-house processing consisting of location-stamping and applying RFID tags. Finally, Brodart provides excellent customer service. Any issues the library has encountered with them were responded to and resolved quickly, including providing free replacements or account credit for publisher errors or shipping damages.

City of Leander has been a member of Texas Smart Buy Cooperative Purchasing since February 2001. Chapter 791, 271.102 of the Texas Government Code states, "A local government may participate in a Cooperative Purchasing Program with another local government or a local cooperative organization. A local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of goods or services."

Authorization of this blanket PO would allow the library to purchase books from Brodart up to $105,000.00 in costs on or before the expiration date of the Smart Buy contract on October 31, 2026.

HISTORY/TIMELINE:
A blanket PO of $102,000 for this vendor was approved by City Council on February 15, 2024.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of the purchase of library materials, including print, audio, and digital materials, as well as other auxiliary supplies and library support services, from Brodart Company using Texas Smart Buy Contract 715-M2 in the amount of $105,000.00.

PRESENTER:
Amy Miller, Library Director

Fiscal Impact

Amount requested:	$105,000.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-time blanket PO
Fund source (Operating / Utility / etc.):	Operating

Attachments:

1. 715M2 Library Publications Brodart Co.
2. Texas Smart Buy 715-M2 contract details 10.2026

Contract Item List
Contract Category: 715M2 Publications, Audiovisual Materials, Books, Textbooks, and Ancillary Services
Contract ID No. 715M2-3350
RFP No. 304T-26-715M2

Brodart Co.		**School Libraries**	**Public Libraries (Municipalities)**	**Academic Institutions**	**State Agencies and Texas SmartBuy Members**	**Publications for Resale**	Additional Discounts	
							Volume Price Breaks	Additional Percentage Discount
Digital Materials								
Category 1	Digital Pre-Loaded; all-in-one audio books	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 2	Digital Pre-Loaded; all-in-one audio book pack kits	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 3	Digital Pre-Loaded; Items not covered in lines 1 & 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 4	Audiovisual Pre-loaded; device included	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Print Materials								
Category 5	Adult Trade; fiction/non-fiction hardbound	46.00%	46.00%	46.00%	46.00%	46.00%	N/A	N/A
Category 6	Adult Trade; fiction/non-fiction paperback	40.00%	40.00%	40.00%	40.00%	40.00%	N/A	N/A
Category 7	Adult Trade; fiction/non-fiction braille	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 8	Juvenile Trade; fiction/non-fiction hardbound	46.00%	46.00%	46.00%	46.00%	46.00%	N/A	N/A
Category 9	Juvenile Trade; fiction/non-fiction paperback	40.00%	40.00%	40.00%	40.00%	40.00%	N/A	N/A
Category 10	Juvenile Trade; fiction/non-fiction braille	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 11	Mass Market Paperback; rack	40.00%	40.00%	40.00%	40.00%	40.00%	N/A	N/A
Category 12	Non-Trade Publication; hardbound	12.00%	12.00%	12.00%	12.00%	12.00%	N/A	N/A
Category 13	Non-Trade Publication; paperback	12.00%	12.00%	12.00%	12.00%	12.00%	N/A	N/A
Category 14	Non-Trade Publication; braille	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 15	University Press	12.00%	12.00%	12.00%	12.00%	12.00%	N/A	N/A
Category 16	University Press, braille	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 17	Adult Library Bound; fiction/non-fiction	23.00%	23.00%	23.00%	23.00%	23.00%	N/A	N/A
Category 18	Adult Library Bound; fiction/non-fiction braille	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 19	Juvenile Library Bound; fiction/non-fiction	23.00%	23.00%	23.00%	23.00%	23.00%	N/A	N/A
Category 20	Juvenile Library Bound; fiction/non-fiction braille	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 21	Pre-Bound Hardback	10.00%	10.00%	10.00%	10.00%	10.00%	N/A	N/A
Category 22	Pre-Bound Paperback	10.00%	10.00%	10.00%	10.00%	10.00%	N/A	N/A
Nonstandard Formats								
Category 23	Music/Audio Compacts Disc; pre-recorded	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 24	Music/Audio Record Disc, Vinyl; pre-recorded	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 25	Audiovisual DVD Pre-Recorded; feature/non-feature films	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 26	Spoken Word/Audio Compact Disc Pre-Recorded; abridged	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 27	Spoken Word/Audio Compact Disc Pre-Recorded; un-abridged	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Category 28	Spoken Word/Audio MP3 Format Pre-Recorded; un-abridged	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Additional Information

Non-Trade: Subject matter such as technical, reference, scientific, medical publications, retrospective titles, titles published by a small press for adult and juvenile readers, and/or titles on which Brodart receives minimal or no discount. Publishers whose titles have limited sales volume and/or limited demand may be in this category and will be invoiced with the nontrade discount of 12.0% or invoiced at the publisher's list price. Publisher's list prices are subject to change without notice.

N/A = Not Awarded

Contract Item List
Contract Category: 715M2 Publications, Audiovisual Materials, Books, Textbooks, and Ancillary Services
Contract ID No. 715M2-3350
RFP No. 304T-26-715M2

Brodart Co.

Premium Processing - Shelf-Ready	Base Price	Description
Mylar Jacket (or Laminate Cover), Label Protectors, Spine Label, Barcode, and Standard MARC Record	$1.99	Brodart's Starter Cataloging & Processing Service, for a description of our cataloging services plase see Page 38.
Mylar Jacket (or Laminate Cover), Label Protectors, Spine Label, Barcode, RFID Tag (programmed and applied), and Standard MARC Record	$2.64	Brodart's Starter Cataloging & Processing Service. The pricing reflects the RFID tag being supplied by the library, Brodart applied and linked.
Flex Cataloging & Processing Service	$2.50 - $6.00	Per item pricing is dependant on Cataloging specifications and Processing components
Compleat Cataloging & Processing Service	$3.50 - $7.00	Per item pricing is dependant on Cataloging specifications and Processing components

Processing Services	Base Price	Description
Brief MARC Record	No Charge	*If Respondent offers MARC records, a brief MARC Record shall be free of charge, per the terms of this RFP.*
Standard MARC Record	$0.75	Per item pricing - Starter cataloging record
Mylar Jacket	$1.15	Per item pricing - supplied and applied by Brodart tape or glued
Barcode Label	$0.38	Per item pricing - supplied and applied by Brodart
Label (per application-Customer supplied)	$0.30	Per label pricing - customer supplied
Label (per application-Vendor supplied)	$0.38	Per label pricing - Brodart supplied
Genre Label	$0.38	Per label pricing - Brodart supplied
Spine Label	$0.38	Per label pricing - Brodart supplied
Label Protector	$0.25	Per label protector pricing - Brodart supplied
Pocket (paper)	$0.35	Per item pricing - Brodart supplied
Pocket (vinyl)	$0.45	Per item pricing - Brodart supplied vinyl corner pockets for accompanying material
Property Stamp (per impression)	$0.32	Per stamp location per item pricing
Spine Tape (inside)	$0.42	Per item pricing - 1" tape applied to inside cover
Spine Tape (outside)	$0.95	Per item pricing - 4" tape applied to outside cover

Additional Processing Components	
Opening Day Collection Vendor Selection Service - $1.25 - $1.40 per item (depending on complexity of selection)	
TIPS -Collection Development Services (double click to see additional ancillary information below)	
Collection Builder (Customized Selection Lists)	
Collection Builder Custom Selection Lists	*No Charge*
FASTips (Standing Orders)	
FASTips Profiles	*No Charge*
TIPS Profiles (Profiled Selection Lists)	
Silver TIPS	*No Charge*
Diamond TIPS	
Up to 3 profiles for $100 monthly; Up to 8 profiles for $200 monthly; Up to 15 profiles for $300 monthly	

Audio Visual Processing and Accessories	Base Price	Description
Digital Processing for Media	N/A	N/A
Format Conversion Service	N/A	N/A
Hub Label (per application)	N/A	N/A
Shrink Wrap Removal	N/A	N/A
DVD/CD Case, Holds Single Disc (paper)	N/A	N/A
DVD/CD Case, Holds Single Disc (plastic)	N/A	N/A
DVD/CD Case, Holds Multiple Discs	N/A	N/A
DVD/CD Case, Locking	N/A	N/A
Spoken Audio CD Case; Various Capacities	N/A	N/A

Laminated Paperback Covers	Base Price	Description
Polypropylene Laminate; Various Thicknesses	$2.50	BrodartGuard - Paperback reinforced with laminate to increase circulation durability.
Vinyl Laminate; Various Thicknesses	$9.00	BrodartConvert - Paperbacks transformed into hardcovers for little more than the cost of a paperback.

RFID/Theft Deterrents	Base Price	Description
Pre-programmed RFID/Barcode Set (1 Barcode)	$0.48	*This pricing reflects the RFID tag being supplied by the library. Brodart will apply the tag to each book.*
RFID ("universal" tag programmed and applied)	$0.65	This pricing reflects the RFID tag being supplied by the library. Brodart will program a barcode number on the tag and apply the tag to a book.
CD/DVD Overlay RFID Tag	N/A	N/A
Theft Deterrent Tape	$0.70	3M Tattle Tape- machine application between random pages

Contract Details: # 715-M2

Number	715-M2
Description	Publications, Audiovisual Materials, Books, Textbooks and Ancillary Services
Category	Managed
Type	Term
Start Date	11/1/2025
End Date	10/31/2026
Purchase Category Code (Agencies Only)	PCC C
Optional Renewal Terms	November 1, 2026, through October 31, 2027 November 1, 2027, through October 31, 2028 November 1, 2028, through October 31, 2029 November 1, 2029, up to one (1) additional year
Purchase Orders	Customers will issue an internal purchase order that references this CPA Contract Number and current item description(s) and pricing as stated on this contract. The Contractor will not ship any products or provide related services until receipt of a Purchase Order generated by the State Agency, Higher Education or Cooperative member. Note: This contract contains line items that may be available through multiple contractors. Agencies should document its best value determination when selecting other than the lowest-priced contractor.
NIGP Codes(s)	52520 ; 52540 ; 71504 ; 71505 ; 71546 ; 71555 ; 95610

CPA Contract Management	Questions regarding contract management issues, price changes, amendments or other post-award concerns should be directed to: SPD Contract Management Office (SCMO) Texas Comptroller of Public Accounts (CPA) Phone: (512) 463-3034 option 3 Email: spd.cmo@cpa.texas.gov (mailto:spd.cmo@cpa.texas.gov)

Contract Items and Pricing	**Customers should contact the applicable company representative in order to set up an account.** **715-M2 Library Publications Lerner Publishing Group Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2_Library Publications Lerner Publishing Group.pdf) **715-M2 Library Publications The Penworthy Company Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications The Penworthy Company.pdf) **715-M2 Library Publications Midwest Tape LLC.** (https://www.txsmartbuy.gov/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications Midwest Tape LLC.pdf) **715-M2 Library Publications Ingram Library Service Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications Ingram Library Service.pdf) **715-M2 Library Publications H-NM dba Perma-Bound Books Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications H-NM dba Perma-Bound Books.pdf) **715-M2 Library Publications Brodart Co. Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications Brodart Co..pdf) **715-M2 Library Publications Barnes&Nobl Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications Barnes&Noble.pdf) **715-M2 Library Publications Children's Plus, Inc. DBA Libraria Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications Children's

	Plus, Inc. DBA Libraria.pdf) **715-M2 Library Publications Midwest Library Service.pdf Price Sheet** (https://www.txsmartbuy.com/SSP Applications/NetSuite Inc. - Shopping/Custom ShopFlow/Documents/Contract Attachments/715M2 Library Publications Midwest Library Service.pdf)
Adding New Products to the Contract	Additional products or services of the same general category that are not already on the contract may be added by submitting an Open Market Requisition (https://comptroller.texas.gov/purchasing/forms/) to the Statewide Contract Development section at open.market@cpa.texas.gov (mailto:open.market@cpa.texas.gov).
Delivery Delays by Contractor	If delay is foreseen, Contractor shall give written notice to the Customer and must keep Customer advised at all times of status of order. Default in promised Delivery Days After Receipt of Order (ARO) without accepted reasons or failure to meet specifications authorizes the Customer to purchase goods and services of this contract elsewhere and charge any increased costs for the goods and services, including the cost of re-soliciting, to the Contractor. Failure to pay a damage assessment is cause for contract cancellation and/or debarment or removal of the contractor, as applicable, from the State's Centralized Master Bidders List (CMBL).
Compliant Products by Contractor	Delivery does not occur until the Contractor delivers products, materials or services in full compliance with the specifications to Customer's F.O.B. destination, unless delivery is specifically accepted, in whole or in part, by the Customer. Providing products, materials or services which do not meet all specification requirements does not constitute delivery. Customer reserves the right to require new delivery or a refund in the event that materials or products not meeting specifications are discovered after payment has been made.
Purchase Order Cancellations	Customers will issue an internal purchase order that references this CPA Contract Number and current item description(s) and pricing as stated on this contract. The Contractor will not ship any products or provide related services until receipt of a Purchase Order generated by the State Agency, Higher Education or Cooperative member.

Restocking Fee	The Customer may request that a Contractor accept return of products already delivered. If the return is required through no fault of the Contractor, the Contractor may request a reasonable restocking charge. The Customer may pay a restocking charge if the CPA or Customer determines that the charge is justifiable. As a guideline, such charges shall not exceed 10% for contractors.
Substitutions	During the Contract term, the Contractor shall not substitute a product or brand unless the Contractor has obtained prior written approval from the CPA Contract Manager in coordination with the Customer. The Contractor must have written confirmation from the CPA Contract Manager of the substitution before making delivery.
Contract Performance	The Statewide Procurement Division Contract Management Office (SCMO), a division of the Comptroller of Public Accounts (CPA), administers a vendor performance program for use by all customers per Texas Government Code (TGC), §2262.055, and 34 Texas Administrative Code (TAC), §20.108. The Vendor Performance relies on the customer's participation in gathering information on vendor performance. State agency customers shall report vendor performance on purchases of $25,000 or more from contracts administered by CPA, or any other purchase of $25,000 or more made through delegated authority granted by CPA (TAC 20.108), or purchases exempt from CPA procurement rules and procedures. State agencies are additionally encouraged to report vendor performance on purchases under $25,000. Vendor Performance shall be reported through the CPA VENDOR PERFORMANCE TRACKING SYSTEM. (https://www.comptroller.texas.gov/purchasing/programs/vendor-performance-tracking/) The purpose of the Vendor Performance Tracking System is to: • Identify vendors that have exceptional performance • Aid purchasers in making a best value determination based on vendor past performance • Protect the state from vendors with unethical business practices • Track vendor performance for delegated and exempt purchases

Contractors

Contractor VID: 11340303897
Contractor: Barnes & Noble Booksellers, Inc.
Contact Name: Brian Shapuras
Email: businessdevelopmentbids@bn.com
Phone: (212) 414-6004
Alternate Contact Name: Mary Wilson

Alternate Email: mwilson1@bn.com
Alternate Phone: (212) 313-6300
Address: 33 E. 17th Street New York, NY 10003

Contractor VID: 12322487583
Contractor: Brodart Co.
Contact Name: Beth Blazina
Email: beth.blazina@brodart.com
Phone: (800) 233-8467
Alternate Contact Name: Brendae Keith
Alternate Email: brendae.keith@brodart.com
Alternate Phone: (800) 233-8467
Address: 500 Arch Street Williamsport PA 17701-7809

Contractor VID: 13640789668
Contractor: Children’s Plus, Inc. dba Libraria
Contact Name: Ansley R Walsh
Email: Bid@libraria.com
Phone: (800) 230-1279
Alternate Contact Name: Mike Beechin
Alternate Email: mikeb@libraria.com
Alternate Phone: (800) 230-1279
Address: PO Box 847 Beecher, IL 60401

Contractor VID: 1371001726300
Contractor: Hertzberg-New Method Inc. dba Perma-Bound Books
Contact Name: Debra Northcutt
Email: books@perma-bound.com
Alternate Contact Name: Alan Johnston
Alternate Email: alanjohnston@perma-bound.com
Alternate Phone: (254) 366-2745
Address: Perma-Bound Hertzberg-New Meth 617 East Vandalia Road Jacksonville IL 62650-3599

Contractor VID: 16217466966
Contractor: Ingram Library Services LLC
Contact Name: Karen Peck
Email: Karen.Peck@ingramcontent.com

Phone: (214) 952-6310
Alternate Contact Name: Kate Collingwood
Alternate Email: Kate.Collingwood@ingramcontent.com
Alternate Phone: (615) 213-5736
Address: One Ingram Blvd La Vergne TN 37086-1986

Contractor VID: 14108338998
Contractor: Lerner Publishing Group, Inc.
Contact Name: Brad D. Richason
Email: brichason@lernerbooks.com
Phone: (800) 328-4929
Alternate Contact Name: Mindy Ondich
Alternate Email: mondich@lernerbooks.com
Alternate Phone: (800) 328-4929
Address: 241 1st Ave North Minneapolis, MN 55401

Contractor VID: 14308345058
Contractor: Midwest Library Service, Inc.
Contact Name: Trish Banta
Email: banta@midwestls.com
Phone: (800) 325-8833
Address: 11443 Saint Charles Rock Rd Bridgeton MO 63044-2724

Contractor VID: 13714996868
Contractor: Midwest Tape, LLC
Contact Name: Nate Keeton
Email: nkeeton@midwesttape.com
Phone: (800) 875-2785
Alternate Contact Name: Janet Timm
Alternate Email: nkeetin@midwesttape.com
Alternate Phone: (800) 875-2785
Address: PO Box 820 Holland OH 43528

Contractor VID: 18120431426
Contractor: The Penworthy Company, LLC
Contact Name: Nicolette Finocchiaro
Email: nicolette.finocchiaro@penworthy.com

Phone: (414) 921-1506
Alternate Contact Name: Customer Service
Alternate Email: customerservice@penworthy.com
Alternate Phone: (800) 262-2665 x0
Address: 219 N. Milwaukee Street, Ste. #400 Milwaukee, WI 53202


Texas Comptroller of Public Accounts

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Contact Us (https://comptroller.texas.gov/about/contact/)

Policies

Privacy and Security Policy (https://comptroller.texas.gov/about/policies/privacy.php)
Accessibility Policy (https://comptroller.texas.gov/about/policies/accessibility.php)
Link Policy (https://comptroller.texas.gov/about/policies/links.php)
Search from the Texas State Library (https://www.tsl.texas.gov/trail/index.html)
Texas Homeland Security (https://www.dhs.gov/see-something-say-something/reporting/texas)
Public Information Act (https://comptroller.texas.gov/about/policies/open-records/public-information-act.php)
Texas Secretary of State (https://www.sos.state.tx.us/)
HB 855

Other State Sites

Texas.gov (https://texas.gov)
Texas Records and Information Locator(TRAIL) (https://www.tsl.state.tx.us/trail/)
State Link Policy (https://dir.texas.gov/resource-library-item/state-website-linking-privacy-policy)
Texas Veterans Portal (https://veterans.portal.texas.gov)

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of purchase of four (4) Ford trucks for Public Works from Sewell Ford of Odessa to replace vehicles which have exceeded their asset life in the total amount of $287,390.00 utilizing existing Contract L00321 (Solicitation S24-003) with Sewell Family of Companies for the purchase of fleet vehicles; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The Public Works Streets and CIP department has four (4) trucks that have met or exceeded their asset life (10 years for vehicles) and are recommended to be replaced in the FY26 budget. Replacement is necessary to ensure the reliability and safety of operations for the department and to avoid excessive, unpredictable maintenance costs associated with the current vehicles. Replacement vehicles are budgeted in the City's Vehicle Reserve Fund. Each year, departments are assessed, and an internal service fund charged based on the future replacement cost of their respective fleet vehicles. Trucks will be purchased for a total amount of $287,390.00 from Sewell Ford of Odessa utilizing existing Contract L00321 (Solicitation S24-003) with Sewell Family of Companies for the purchase of fleet vehicles.

The four (4) trucks being replaced include:

Department	Unit ID	Model Year	Make	Model
PW CIP	CIP 1	2014	Ford	F-150
PW Street	PW38	2015	Chevy	1500
PW Street	PW35	2016	Ford	F-450
PW Street	PW34	2016	Ford	F-550

HISTORY/TIMELINE:
1/4/2024 - City Council approved six (6)- year term contract with Cameron Country CDJR (Contract# L00320) in addition to Sewell Family of Companies (Contract# L00321) for fleet vehicles.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval purchase of four (4) Ford trucks for Public Works from Sewell Ford of Odessa in the total amount of $287,390.00 utilizing existing Contract L00321 (Solicitation S24-003) with Sewell Family of Companies; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
Gina M. Ellison, P.E., Executive Director of Public Works

Fiscal Impact

Amount requested:	$287,390.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Vehicle Reserve Fund

Attachments:

1. PW Street-Replacement Trucks-Quotes_Redacted

SEWELL
FAMILY OF COMPANIES

Dealership: **SEWELL FORD LINCOLN**
Address: **4400 PARKS LEGADO RD, ODESSA, TX 79765, US**
Phone: **(432)498-0421**

AUTOMOBILE SALES ORDER

ODOMETER : 27 MILES

Sold To **CITY OF LEANDER** Date **10/07/2025** Deal # **544394**

Residence **105 N BRUSHY STREET, LEANDER, TX 78641** RES #

Mailing Address BUS # **(512)528-2773**

Email **mriley@leandertx.gov** Salesman **ABEL CANTU**

New **X**
Used
Rental
Demo

Car **2025 FORD F-150** $ **55,000.00**

Car No: **1562305** VIN No. [redacted]

Accessories $

Discount

Subtotal	$ 55,000.00
Rebate(s)	$
Trade	$
TOTAL SELLING PRICE INCLUDING ACCESSORIES	$ 55,000.00

THE DEALER'S INVENTORY TAX CHARGE IS INTENDED TO REIMBURSE THE DEALER FOR AD VALOREM TAXES ON ITS MOTOR VEHICLE INVENTORY. THE CHARGE, WHICH IS PAID BY THE DEALER TO THE COUNTY TAX ASSESSOR-COLLECTOR, IS NOT A TAX IMPOSED ON A CONSUMER BY THE GOVERNMENT, AND IT IS NOT REQUIRED TO BE CHARGED BY THE DEALER TO THE CONSUMER.

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQURIED BY LAW.

UN CARGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEY NO EXIGE QUE SE IMPONGA UN CARGO DOCUMTAL. PERO ESTE PODRIA COMBRARSE A LOS COMPRADORES PRO EL MANEJO DE LA DOCUMENTACION EN RELACION CON LA VENTA UN CARGO DOCUMENTAL, NO PUEDE EXCEDER UNA CANTIDAD RAZONABLE. ACORDADA PRO LAS PARTES. ESTA NOTIFICACION SE EXIGE POR LEY.

DEALER'S INVENTORY TAX	$
Documentary Fee	$ 225.00
Tax, Title & License: **TAX 0.00 TITLE & LIC**	$ 0.00
Payoff	$
Auto Insurance	$
Credit Life & Accident	$
Other	$
Total	$ 55,225.00

Trade in Co. No.

Motor No. License No. $

Cash **N/A**

Finance $ **55,225.00** Payments at **1** Beginning **10/02/2025**

Customer Number **964468** Lien to:

Trade Difference

Total $ **55,225.00**

Insurance

Title Approved

Buyer assumes responsibility for any difference in pay-off in excess of amount shown above, and will pay such difference in cash on demand. If not so paid, buyer authorizes dealer to increase the monthly payments and contract balance to cover the difference and finance charges thereon.

R_FTX_SO_SEWFORD_PP1

Signature

Dealership: **SEWELL FORD LINCOLN**
Address: **4400 PARKS LEGADO RD, ODESSA, TX 79765, US**
Phone: **(432)498-0421**

Signature _____

SEWELL
FAMILY OF COMPANIES

Dealership: **SEWELL FORD LINCOLN**
Address: **4400 PARKS LEGADO RD, ODESSA, TX 79765, US**
Phone: **(432)498-0421**

AUTOMOBILE SALES ORDER

ODOMETER : 10 MILES

Sold To **CITY OF LEANDER** Date **10/03/2025** Deal # **544403**

Residence **105 N BRUSHY STREET, LEANDER, TX 78641** RES #

Mailing Address BUS # **(512)528-2773**

Email **mriley@leandertx.gov** Salesman **ABEL CANTU**

New **X**
Used
Rental
Demo

Car **2025 FORD F-150 EXTENDED CAB V8** $ **50,500.00**

Car No: **1558394** VIN No. **TBD**

Accessories $

Discount

Subtotal	$ **50,500.00**
Rebate(s)	$
Trade	$
TOTAL SELLING PRICE INCLUDING ACCESSORIES	$ **50,500.00**

THE DEALER'S INVENTORY TAX CHARGE IS INTENDED TO REIMBURSE THE DEALER FOR AD VALOREM TAXES ON ITS MOTOR VEHICLE INVENTORY. THE CHARGE, WHICH IS PAID BY THE DEALER TO THE COUNTY TAX ASSESSOR-COLLECTOR, IS NOT A TAX IMPOSED ON A CONSUMER BY THE GOVERNMENT, AND IT IS NOT REQUIRED TO BE CHARGED BY THE DEALER TO THE CONSUMER.

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DEALER'S INVENTORY TAX	$
Documentary Fee	$ **225.00**
Tax, Title & License: **TAX 0.00 TITLE & LIC**	$ **0.00**
Payoff	$
Auto Insurance	$
Credit Life & Accident	$
Other	$
Total	$ **50,725.00**

Trade in Co. No.

Motor No. License No. $

Cash **N/A**

Finance $ **50,725.00** Payments at **1** Beginning **10/02/2025**

Customer Number **964468** Lien to:

Trade Difference

Total	$ **50,725.00**

Insurance

Title Approved

Buyer assumes responsibility for any difference in pay-off in excess of amount shown above, and will pay such difference in cash on demand. If not so paid, buyer authorizes dealer to increase the monthly payments and contract balance to cover the difference and finance charges thereon.

R_FTX_SO_SEWFORD_PP1

Signature

Dealership: **SEWELL FORD LINCOLN**
Address: **4400 PARKS LEGADO RD, ODESSA, TX 79765, US**
Phone: **(432)498-0421**

Signature _____

SEWELL
FAMILY OF COMPANIES

Dealership: **SEWELL FORD LINCOLN**
Address: **4400 PARKS LEGADO RD, ODESSA, TX 79765, US**
Phone: **(432)498-0421**

AUTOMOBILE SALES ORDER

ODOMETER : 10 MILES

Sold To **CITY OF LEANDER** Date **10/03/2025** Deal # **544403**

Residence **105 N BRUSHY STREET, LEANDER, TX 78641** RES #

Mailing Address BUS # **(512)528-2773**

Email mriley@leandertx.gov Salesman **ABEL CANTU**

New **X**
Used
Rental
Demo

Car **2024 FORD F-550** $ **66,000.00**

Car No: **1558394** VIN No. TBD

Accessories

KNAPHEIDE DUMP BED	$ 25500.00

Subtotal	$	**91,500.00**
Rebate(s)	$	
Trade	$	
TOTAL SELLING PRICE INCLUDING ACCESSORIES	$	**91,500.00**

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DEALER'S INVENTORY TAX	$	
Documentary Fee	$	**225.00**
Tax, Title & License: **X** **0.00** **TITLE & LIC**	$	**0.00**
Payoff	$	
Auto Insurance	$	
Credit Life & Accident	$	
Other	$	
Total	$	**91,725.00**

Trade in Co. No.

Motor No. License No. $

Cash **N/A**

Finance $ **91,725.00** Payments at **1** Beginning **10/02/2025**

Customer Number **964468** Lien to:

Trade Difference

Total	$	**91,725.00**

Insurance

Title Approved

Buyer assumes responsibility for any difference in pay-off in excess of amount shown above, and will pay such difference in cash on demand. If not so paid, buyer authorizes dealer to increase the monthly payments and contract balance to cover the difference and finance charges thereon.

R_FTX_SO_SEWFORD_PP1

Signature

SEWELL
FAMILY OF COMPANIES

Dealership: **SEWELL FORD LINCOLN**
Address: **4400 PARKS LEGADO RD, ODESSA, TX 79765, US**
Phone: **(432)498-0421**

AUTOMOBILE SALES ORDER

ODOMETER : 20 MILES

Sold To **CITY OF LEANDER** Date **10/07/2025** Deal # **544396**

Residence **105 N BRUSHY STREET, LEANDER, TX 78641** RES #

Mailing Address BUS # **(512)528-2773**

Email **MRILEY@LEANDERTX.GOV** Salesman **ABEL CANTU**

New **X**
Used
Rental
Demo

Car **2025 FORD SUPER DUTY F-550 DRW** $ **79,590.00**

Car No: **1577743** VIN No. [redacted]

Accessories		
	FLATBED	$ **9,150.00**
	TRANSPORTATION	**750.00**
Discount		

Subtotal	$	**89,490.00**
Rebate(s)	$	
Trade	$	
TOTAL SELLING PRICE INCLUDING ACCESSORIES	$	**89,490.00**

THE DEALER'S INVENTORY TAX CHARGE IS INTENDED TO REIMBURSE THE DEALER FOR AD VALOREM TAXES ON ITS MOTOR VEHICLE INVENTORY. THE CHARGE, WHICH IS PAID BY THE DEALER TO THE COUNTY TAX ASSESSOR-COLLECTOR, IS NOT A TAX IMPOSED ON A CONSUMER BY THE GOVERNMENT, AND IT IS NOT REQUIRED TO BE CHARGED BY THE DEALER TO THE CONSUMER.

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQURIED BY LAW.

UN CARGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEY NO EXIGE QUE SE IMPONGA UN CARGO DOCUMTAL. PERO ESTE PODRIA COMBRARSE A LOS COMPRADORES PRO EL MANEJO DE LA DOCUMENTACION EN RELACION CON LA VENTA UN CARGO DOCUMENTAL, NO PUEDE EXCEDER UNA CANTIDAD RAZONABLE. ACORDADA PRO LAS PARTES. ESTA NOTIFICACION SE EXIGE POR LEY.

DEALER'S INVENTORY TAX	$	
Documentary Fee	$	**225.00**
Tax, Title & License: **TAX 0.00 TITLE & LIC**	$	**0.00**
Payoff	$	
Auto Insurance	$	
Credit Life & Accident	$	
Other	$	
Total	$	**89,715.00**

Trade in Co. No.

Motor No. License No. $

Cash **N/A**

Finance $ **89,715.00** Payments at **1** Beginning **10/02/2025**

Customer Number **964468** Lien to:

Trade Difference

Total $ **89,715.00**

Insurance

Title Approved

Buyer assumes responsibility for any difference in pay-off in excess of amount shown above, and will pay such difference in cash on demand. If not so paid, buyer authorizes dealer to increase the monthly payments and contract balance to cover the difference and finance charges thereon.

R_FTX_SO_SEWFORD_PP1

Signature

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of the Second Reading of an Ordinance regarding the amendment to the existing Contract for Solid Waste Disposal and Collection Services between the City of Leander and Al Clawson Disposal, Inc., effective August 6, 2020, which is an exclusive contract for provision of Solid Waste collection and disposal services within the City, as well as other services providing to extend the term of the contract for three (3) years to January 31, 2029; and authorize the City Manager to execute First Amendment to the contract.

BACKGROUND:
In 2005, the City conducted a Request for Proposal (RFP) for a single source solid waste disposal provider and selected Al Clawson Disposal, Inc. (Clawson). The contract between the City and Clawson was approved by the City Council on September 15, 2005. The most recent renewal to the contract was approved by the City Council on August 6, 2020, for a five (5) year term beginning on February 1, 2021, and ending on January 31, 2026.

On December 10, 2025, City staff held a workshop with the City Council for direction regarding the current contract with Clawson for solid waste disposal and collection services, which expires January 31, 2026. The City Council agreed to pursue a three (3) year extension to the current contract prior to expiration. The three (3) year extension will allow the City to collect feedback from residents and businesses on current and future service needs in the upcoming year to help determine next steps for planning solid waste services. The proposed renewal of extending the current contract for three (3) years does not change any other of the existing terms and services.

The proposed three (3) year extension would begin with an effective date of February 1, 2026, and end on January 31, 2029. The amendment also includes an option to be extended for an additional two (2) year term pursuant to the terms in the Agreement.

The required public hearing and first reading of the franchise ordinance to consider an amendment to the contract for a three (3) year extension was held at the City Council meeting on January 6, 2026. This is the second reading and approval of the franchise ordinance and contract amendment between the City and Clawson.

HISTORY/TIMELINE:
08/06/2020 - Council approved contract expiring 01/31/2026.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of the Franchise Ordinance and the First Amendment to the existing Contract for Solid Waste Disposal and Collection Services for a three (3) year extension.

PRESENTER:
Kent Souriyasak, Assistant to the City Manager/Innovation Coordinator

Fiscal Impact

Attachments:

1. Ordinance
2. First Amendment Clawson Agreement
3. Al Clawson Disposal, Inc. Contract for Solid Waste Disposal and Collection Services

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE EXTENDING THE TERM OF A FRANCHISE GRANTED TO AL CLAWSON DISPOSAL, INC. TO PROVIDE RECYCLING AND SOLID WASTE COLLECTION AND DISPOSAL SERVICES WITHIN THE CITY OF LEANDER

WHEREAS, Al Clawson Disposal, Inc. ("Company") operates a recycling, solid waste collection and disposal service;

WHEREAS, the City Council of the City of Leander ("City") granted the Company a franchise to provide recycling and solid waste collection and disposal services within the City under Ordinance Number 20-045-00 (the "Franchise") for a five-year term; and

WHEREAS, the Council finds that an extension of the Franchise for three years is in the best interest of the public and provides for good and acceptable services within the City at reasonable costs;

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

ARTICLE I.
EXTENSION OF FRANCHISE AND GENERAL PROVISIONS

Section l. Definitions. For the purpose of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number, and the use of any gender shall be applicable to all genders whenever the sense requires. The words "shall" and "will" are mandatory and the word "may" is permissive. Words not defined herein shall have the meaning set forth in the Contract for Solid Waste Collection and Disposal Services between Clawson, Inc. and the City of Leander dated effective February 1, 2021, which may be amended from time to time (the "Contract"). Words not so defined shall be given their common and ordinary meaning.

"Gross Revenues" or "Gross Receipts" shall mean all revenues derived or received, directly or indirectly by the Company, its affiliates, subsidiaries, parent, and any person in which the Company has a financial interest, from or in connection with its operation pursuant to the Contract, or providing any similar service within the corporate limits of the City. The revenues included within such definition, include but are not limited to all revenues received

by the Company from the City or from any resident, landowner, business or third person for or with respect any service named, referenced or described in the Contract and provided by the Company within the City or its extraterritorial jurisdiction. Such terms shall not include any sales taxes on waste hauling services furnished by the Company imposed directly upon any customer by the state, city or other governmental unit and collected by the Company on behalf of such governmental units.

Section 2. Extension of Franchise. The term of the Franchise is hereby extended for three years, which additional three-year term shall commence on February 1, 2026 and ending on January 31, 2029 to have, use and operate a solid waste collection and disposal service, inclusive of recycling service, within the City of Leander. This grant includes the nonexclusive use of the streets and alleys of the City for such purpose, and does not establish priority for use over other franchise holders, permit holders and the City's or public's use of public property. This franchise and the Company's use of the City streets and alleys, shall be subject to and in accordance with the City Charter, and the policies, procedures and ordinances of the City.

Section 3. Acceptance of Franchise by the Company. The Company shall, if it accepts this franchise grant, deliver a fully executed copy of this Ordinance signed and acknowledged by the Company as provided for below, within fifteen days of the final passage of this Ordinance. Upon adoption of this Ordinance and the execution of this Ordinance by the Company, the Company agrees to be bound by all the terms and conditions of this Ordinance. If not accepted and filed as provided above, this Ordinance and the rights and privileges hereby granted shall terminate and become null and void.

Section 4. Time is of the Essence. Whenever this franchise shall set forth any time for an act to be performed by or on behalf of the Company, such time shall be deemed of the essence.

Section 5. Franchise Terms and Provisions. The Company shall comply with the terms and provisions of this Franchise, the City Charter, and the Contract.

Section 6. Police Powers. In accepting this franchise, the Company acknowledges that its rights hereunder are subject to the police powers of the City, to adopt and enforce Charter provisions and ordinances necessary to the health, safety and welfare of the public, and that the terms and provisions of this Ordinance are subject to the continuing operation, amendment and enforcement of the ordinances and police powers of the City. The City reserves continuing authority and discretion to exercise its police powers in the best interests of the citizens and the discretion of the City Council.

Section 7. Notices. All notices from the Company to the City pursuant to this franchise shall be to the City Manager, City of Leander, 105 N. Brushy Street, Leander, Texas 78646. All notices to the Company pursuant to this franchise shall be to Al Clawson Disposal, Inc., P.O. Box 416, Jarrell, Texas. 76537. The Company shall immediately notify City of any change of address.

Section 8. Insurance Coverage. The Company shall provide, keep and maintain in full force and effect at all times, with carriers and insurance providers acceptable to the City, the insurance coverages and amounts set forth in, and required pursuant to, the Contract.

Section 9. Indemnity. The Company agrees to indemnify, defend, and save harmless the City, its agents, officers and employees, against and from any and all claims by or on behalf of any person, firm, or corporation, arising from the conduct of or management of the Company or the franchise; from any occurrence in connection with the franchise; from providing any service required by or contemplated under the franchise; and from any and all claims arising from any breach or default on the part of the Company in the performance of any covenant or agreement on the part of the Company to be performed pursuant to the terms of this Ordinance or the Contract, or arising from any act or negligence of the Company, or any of its agents, contractors, subcontractors, servants, employees, or licensees; and from and against all costs, counsel fees, expenses and liabilities incurred in or about any such claim or proceeding brought thereon.

Section 10. No Waiver. The Company shall not be excused from complying with any of the terms and conditions of the Contract or this Ordinance by any failure of the City upon any one or more occasions to insist upon or to seek compliance with any such terms or conditions.

Section 11. Right of Individuals. The Company shall not deny service, or otherwise discriminate against customers or any citizen on the basis of race, sex, color, religion or national origin.

Section 12. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 13. Forfeiture and Termination.

a) In addition to all other rights and powers retained by the City under this franchise or otherwise, the City reserves the right to declare this franchise forfeited and to terminate the franchise and all rights and privileges of the Company hereunder in the event of:

1) Violation by the Company of any material provision of the Contract or the franchise or any material rule, order, regulation, or determination of the City made pursuant to the franchise;

2) Attempt by the Company to evade any material provision of the franchise or to practice any fraud or deceit upon the City or the Company's customers;

3) City's decision to initiate a municipal waste hauling and removal service or to grant an exclusive franchise.

(b) If the City seeks to declare a forfeiture under (a)(1) or (a)(2) above, such action may be taken only after notices and hearings are given as provided in the Contract.

Section 14. Receivership. The City shall have the right to cancel this franchise one hundred twenty (120) days after the appointment of a receiver or trustee to take over and conduct the business of the Company, whether in receivership, reorganization, bankruptcy or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless:

(a) Within one hundred twenty (120) days after his election or appointment, such receiver or trustee shall have fully complied with all the provisions of this ordinance and remedied all defaults thereunder; and

(b) Such receiver or trustee, within one hundred twenty (120) days, shall have executed an agreement, duly approved by the court having jurisdiction, whereby the receiver or trustee assumes and agrees to be bound by each and every provision of this ordinance and the franchise granted to the Company.

Section 15. Bankruptcy. The Council shall have the right to cancel this franchise immediately should the Company liquidate, become insolvent, bankrupt, make a transfer for the benefit of creditors, reorganize and enter into an arrangement for the benefit of creditors, or file a voluntary petition under any section or chapter of the National Bankruptcy Act, as amended, or under any similar law or statute of the United States or state thereof; or should an involuntary petition in bankruptcy be filed against the Company and not be dismissed within one hundred twenty (120) days after the filing.

ARTICLE III. PASAGE OF FRANCHISE ORDINANCE

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

Section 2. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance was passed was held after a public hearing on the subject of this Franchise, and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, as required by the Open Meetings Act, Chapter 551, Texas Government Code.

Section 3. Endorsements and Records. The City Secretary is directed to make endorsements as appropriate over her/his official hand and the seal of the City on the form provided at the conclusion of this Franchise, for the public record and convenience of the

citizens, of the date upon which this Franchise is finally passed and adopted and, if the Company accepts the Franchise, the date of such acceptance.

PASSED AND APPROVED on first reading this the 6th day of January, 2026.
PASSED AND APPROVED on second reading this the 15th day of January, 2026.

_____
Na'Cole Thompson, Mayor Pro Tem

ATTEST:

_____
Dara Crabtree, City Secretary

FIRST AMENDMENT TO THE
CONTRACT FOR SOLID WASTE DISPOSAL AND COLLECTION SERVICES

This First Amendment to the Contract for Solid Waste and Collection Services is entered into this ____ day of _____, 2026 (the "Amendment"), by and between the City of Leander, a Texas home rule municipal corporation (the "City") and Al Clawson Disposal, Inc., a Texas corporation ("Contractor"). The City and Contractor are herein referred to together as the "Parties".

WITNESSETH:

WHEREAS, the City and Contractor are parties to that certain Contract for Solid Waste and Collection Services dated effective February 1, 2026 (the "Agreement or Contract");

WHEREAS, the Agreement has an initial five-year term which ends on January 31, 2026, provided that the City may extend the Agreement for an additional term or terms that do not exceed a total of five (5) years by providing written notice to the Contractor on or before the expiration of the Agreement;

WHEREAS, the City has provided the Contractor with notice that the City wishes to extend the term of the Agreement; and

WHEREAS, the Parties wish to document the extension of the term of the Agreement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency thereof is hereby acknowledged the parties agree to the following:

1. The above recitals are true and accurate and are incorporated herein and made a part of this Agreement.

2. The Agreement is hereby extended for an additional three-year term, beginning on February 1, 2026 and, unless terminated earlier, ending on January 31, 2029. The Agreement may be extended for an additional two-year term pursuant to the procedure set forth in Section 10.00, TERMS, Exhibit "A" of the Agreement.

3. The capitalized terms herein have the same definition as those capitalized terms in the Agreement.

4. The Agreement is hereby amended only to the extent described herein and all other terms and conditions of the Agreement remain unaltered. If any provisions conflict between this Amendment and the Agreement, this Amendment shall control.

5. This Amendment and the Agreement, as amended by this Amendment, constitute the entire agreement between the Parties with respect to the subject matter stated therein, and may not be amended except by a writing signed by the Parties and dated subsequent to the date hereof.

6. Each party hereto has the full legal authority to execute and deliver this Amendment. In addition, the individual who executes this Amendment on behalf of each party hereto is authorized to act for and on behalf of such party and to bind such party to the terms and provisions hereof.

7. If any provision of this Amendment shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable, unless enforcement of this Amendment as so invalidated would be unreasonable or grossly inequitable under the circumstances or would frustrate the purpose of this Amendment.

8. Verifications of Statutory Representations and Covenants. Contractor makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Contractor within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.

a. Not a Sanctioned Company. Contractor represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Fifth Amendment. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Fifth Amendment. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Fifth Amendment. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

IN WITNESS WHEREOF, the Contract and the City have caused this Amendment to be executed as of the date and year first written above.

[SIGNATURE PAGE FOLLOWS]

CITY:
CITY OF LEANDER, TEXAS
a Texas home rule municipal corporation

BY: _____
Todd Parton, City Manager
DATE:_____

ATTEST:

BY: _____
Dara Crabtree
City Secretary

[ADDITIONAL SIGNATURE PAGE FOLLOWS]

Al Clawson Disposal, Inc., a Texas Corporation

BY: Tanya Clawson

NAME: Tanya Clawson

TITLE: Director

DATE: January 8, 2026

CONTRACT FOR SOLID WASTE DISPOSAL AND COLLECTION SERVICES

This Contract for Solid Waste Disposal and Collection Services ("Agreement") is made, entered into by and between the City of Leander, a Texas home-rule municipal corporation ("City"), and Al Clawson Disposal, Inc. ("Contractor").

W I T N E S S E T H:

WHEREAS, in 2005 Contractor and its competitors submitted competitive proposals and bids to provide Refuse collection and Disposal within the City and to perform incidental work (the "Services");

WHEREAS, City negotiated in good faith with Contractor and its competitors for the Services;

WHEREAS, City granted Contractor a franchise to use the streets and public ways for a five-year term;

WHEREAS, City and Contractor entered into a Contract for Solid Waste Disposal and Collection Services, providing for Contractor to have an exclusive contract to provide the Services within the City;

WHEREAS, Contractor has provided the Services in a good and satisfactory manner;

WHEREAS, Contractor desires to obtain a new franchise and this contract for services, and to continue providing solid waste and refuse collection and disposal service within the City under the franchise and pursuant to this Agreement;

WHEREAS, the City Council finds and determines the contract and offer made by the Contractor to renew the Agreement offers competitive costs and provides for acceptable services, and standards for performance;

WHEREAS, the Council finds this Agreement is in the best interest of the public and provides for good and acceptable services within the City at reasonable costs; and

WHEREAS, the award, grant and renewal of this Agreement is authorized by State law, and by the franchise granted to Contractor in compliance with the City Charter;

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties hereto as follows:

1. The City Charter requires, among other things, that persons, firms and entities may not use or occupy the city streets and alleys to provide utility or public services to property adjacent to such streets and alleys unless first granted a franchise, license or permit by the City.
Contractor has been granted a non-exclusive franchise and license to use the City streets and public rights-of-way to provide the services authorized pursuant to this Agreement. The term of such

franchise is five years; provided the Council may by ordinance grant extensions of the franchise for periods of one or more years so long as all extensions granted do not exceed a total of five years. The limitation on the extension of the franchise does not imply the Council cannot grant a new franchise to the Company upon the expiration of the franchise.

2. Contractor is hereby granted the sole and exclusive contract by the City to provide Solid Waste and Refuse collection and disposal services as defined in this Agreement within the city limits of Leander. Contractor is also granted a non-exclusive contract to provide recycling services within the City, and all recycling, collection and disposal services shall be provided in compliance with this Contract and Exhibit "A". Contractor shall furnish all personnel, labor, equipment, trucks, landfill, and all other items necessary and useful to provide recycling services, and refuse collection, removal and disposal services, for all residential and commercial customers as specified, and to perform all of the work called for and described in the contract documents. The capitalized words used in this Section 2 are defined in Exhibit "A". Contractor is granted a non-exclusive ability under the terms of the franchise to provide Temporary Services as defined herein, but such services are not part of and not controlled under this Agreement.

3. The contract documents shall consist of and include the following documents, and this Agreement hereby expressly incorporates the same herein as if set forth verbatim herein:

a. The Solid Waste Collection and Disposal General Conditions, attached hereto and incorporated herein for all purposes as Exhibit "A";

b. Attachment 1 to Exhibit "A";

d. Certificates of Insurance; and

e. Written addenda and amendments to the foregoing documents agreed to by Contractor and approved by the City Council.

4. All provisions of the contract documents shall be strictly complied with and conformed to by Contractor, and no amendment to this Agreement shall be made except upon the written consent of the parties, which consents shall not be unreasonably withheld. No amendment shall be construed to release either party from any obligation of the contract documents except as specifically provided for in such amendment.

5. This Agreement is entered into subject to the following conditions:

a. Contractor shall procure and keep in full force and effect throughout the term of this Agreement all of the insurance policies specified in, and required by, the Contract Documents.

b. Force Majeure. Except for any payment obligation by either party, if the City or Contractor is unable to perform, or is delayed in its performance of any of its obligations under this Contract by reason of any event of force majeure, such inability of delay shall be excused at any time during which compliance therewith is prevented by such event and during such period thereafter as may be reasonably

necessary for the City or Contractor to correct the adverse effect of such event of force majeure. An event of "Force Majeure" shall mean the following events or circumstances to the extent that they delay the City or Contractor from performing any of its obligations (other than payment obligations) under this Contract:

(i) Acts of God, tornadoes, hurricanes, floods, sinkholes, fires, and explosions (except those caused by negligence of Contractor, its agents, and assigns), landslides, earthquakes, epidemics, quarantine, pestilence, and extremely abnormal and excessively inclement weather; and

(ii) Acts of public enemy, acts of war, terrorism, effects of nuclear radiation, blockades, insurrection, riots, civil disturbances, or national or international calamities.

c. In the event that any provision or portion thereof of any contract document shall be found to be invalid or unenforceable, then, such provisions or portion shall be reformed in accordance with the applicable laws. The invalidity or unenforceability of any provision or portion of any contract document shall not affect the validity or enforceability of any other provision or portion thereof within the contract document; provided that, if Contractor seeks to invalidate or void any term or provision of this Agreement, this Agreement shall, at the sole discretion of the City, be terminated and become null and void.

d. Contractor shall pay a license, permit and franchise fee to the City equal to ten percent (10%) of its gross revenues within the City, during the initial and any extended term of this Agreement, as provided in the Franchise. The Contractor shall be assessed a late payment penalty equal to five percent (5%) of the amount due if payment is not received by the City within fifteen days after the due date.

The Contractor shall have the option to make an estimated franchise fee payment equal to the prior quarter's franchise payment in order to avoid the late penalty if the estimated payment is received by the City within fifteen days after the due date.

6. Effective Date. This Contract shall become effective beginning February 1, 2021 and end, unless terminated earlier, on January 31, 2026.

IN WITNESS WHEREOF, we, the contracting parties, by our fully authorized agents, hereto affix our signatures and seals at Leander, Texas, as of this the 6 day of August, 2020.

City of Leander

By: _____
Name: Troy Hill
Title: Mayor

By: _____
Name: Dara Crabtree
Title: City Secretary

Al Clawson Disposal, Inc.

By: Tanya Clawson

Name: Tanya Clawson

Title: Corporate Secretary

Exhibit "A"

SOLID WASTE COLLECTION AND DISPOSAL GENERAL SPECIFICATIONS

1.00 DEFINITIONS
1.01 Bag
1.02 Bulky Waste
1.03 Bundle
1.04 Cart(s)
1.05 Cart(s) Recycle
1.06 City
1.07 Commercial
1.08 Construction Debris
1.09 Container
1.10 Contract Documents
1.11 Contract Year
1.12 Contractor
1.13 Customer
1.14 Dead Animals
1.15 Disposal Site
1.16 Electronic Waste
1.17 Garbage
1.18 Hazardous Waste
1.19 Landfill
1.20 Multi-Family
1.21 Recyclable Material
1.22 Recycling
1.23 Refuse
1.5 Residential and Commercial Refuse
1.26 Residential Unit
1.27 Rubbish
1.28 Solid Waste
1.29 Special Services
1.30 Stable Matter
1.31 Temporary Services
2.00 SCOPE OF WORK
3.00 TYPE OF COLLECTION
3.01 Services Provided
3.02 Location of Containers, Bags, and Bundles for Collection
3.03 Recycling Services
3.04 Performance Standards
4.00 OPERATION
4.01 Hours of Operation
4.02 Routes of Collection

4.03 Holidays
4.04 Complaints
4.05 Collection Equipment
4.06 Office
4.07 Hauling
4.08 Disposal
4.09 Notification
4.10 Point of Contact
5.00 COMPLIANCE WITH LAWS
6.00 EFFECTIVE DATE
7.00 NONDISCRIMINATION
8.00 INDEMNITY
9.00 LICENSES AND TAXES
10.00 TERMS
11.00 INSURANCE
12.00 BASIS AND METHOD OF PAYMENT
12.01 Rates
12.02 Modification to Rates
12.03 City to Act as Collector
12.04 Delinquent and Closed Accounts
12.05 Contractor Billing to City
13.00 TRANSFERABILITY OF CONTRACT
14.00 RIGHTS OF CONTRACTOR
15.00 OWNERSHIP
16.00 EXCLUSIONS
17.00 SUBCONTRACTOR
18.00 RIGHTS OF THE CITY
19.00 PROHIBITIONS AND ADDITIONAL REGULATIONS
20.00 RECYCLING

1.00 DEFINITIONS.

1.01 Bag – A bin bag, rubbish bag, garbage bag, bin liner, trash bag or refuse sack is a disposable bag used to contain solid waste. Bag is referred to herein as 35 gallons or less and not to exceed 50 pounds in weight. A bag is not to be used to contain materials intended to be recycled.

1.02 Bulky Waste - Stoves, refrigerators, hot water heater, washer and dryer machines, furniture and other similar household waste materials.

1.03 Bundle - Tree, shrub and brush trimmings or newspaper and magazines securely tied together, forming an easily handled package not exceeding four feet in length or 50 pounds in weight.

1.04 Cart(s) - Waste receptacle provided by the Contractor not to exceed ninety-five (95) gallon capacity or 150 pounds in weight.

1.05 Cart(s) Recycle – Recycle receptacle provided by the Contractor not to exceed ninety-five (95) gallon capacity or 150 pounds in weight.

1.06 City - City of Leander.

1.07 Commercial - any retail, commercial, industrial, manufacturing or multi-family use or service. This definition and category includes all businesses, construction sites and places that generate Refuse and service units, other than a "Residential Unit" as hereinafter defined.

1.08 Construction Debris - Waste building materials resulting from construction remodeling, repair or demolition operations.

1.09Container - A residential or small office container is a receptacle with a capacity of greater than 20 gallons, but less than 35 gallons, constructed of plastic, metal or fiberglass, having handles of adequate strength for lifting, and having a tight-fitting lid capable of preventing entrance into the container by vectors. The top of the container shall have a diameter greater than or equal to that of the base. The total weight of a container and its contents shall not exceed 50 pounds. A front load container has a capacity equal to or greater than one cubic yard.

1.10 Contract Documents - The General Specifications, the Rates for Collection and Disposal of Refuse, Certificates of Insurance, and any addenda for changes to the foregoing documents agreed to by the City and the Contractor.

1.11 Contract Year - Each 365 or 366 day period during the term hereof commencing upon the Effective Date of the agreement and each anniversary thereafter and ending the day prior to the next such anniversary date.

1.12 Contractor - The person, corporation or partnership performing the Refuse collection and disposal under contract with the City.

1.13 Customer - An occupant of a residential, commercial or industrial unit or property within the City who generates Refuse.

1.14 Dead Animals - Animals, or portions thereof, any and all household animals, less than 10 pounds in weight, that have expired from any cause, except those slaughtered or killed for human use.

1.15 Disposal Site - A refuse depository licensed or permitted by the State of Texas, including but not limited to, sanitary landfills, transfer stations, incinerators, and waste processing/separation centers licensed, permitted, or approved to receive for processing or final disposal of refuse and Dead Animals by all governmental bodies and agencies having jurisdiction and requiring such licenses, permits or approvals.

1.16 Electronic Waste – Computers, Televisions, Cell Phones or any device containing a lithium battery.

1.17 Garbage - Any and all dead animals of less than 10 pounds in weight, except those slaughtered for human consumption; every accumulation of waste (animal, vegetable and/or other matter) that results from the preparation, processing, consumption, dealing in, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal or vegetable matter (including, but not by way of limitation, used tin cans and other food containers, and all putrescible or easily decomposable waste animal or vegetable matter which is likely to attract flies or rodents), except (in all cases) any matter included in the definition of Bulky Waste, Construction Debris, Dead Animals, Hazardous Waste, Rubbish or Stable Matter.

1.18 Hazardous Waste - Any chemical, compound, mixture, substance or article which is designated by the United States Environmental Protection Agency, or appropriate agency of the state, to be "hazardous" as that term is defined by or pursuant to Federal or State law.

1.19 Landfill - A permitted sanitary landfill of the Contractor's selection subject to City Council determination that other, more cost-effective or practical landfill options do not exist.

1.20 Multi-Family - includes all apartment projects and residential dwelling containing three or more units designed and intended for occupancy by a single family.

1.22 Recyclable Material - This term shall mean and include the following materials, and none other: newspaper, junk mail, phone books, paperboard, cardboard, Plastic Containers 1-7 labeled with a recycle symbol, aluminum cans, aluminum foil without food contamination, steel & tin cans, clear, brown, and green glass.

1.23 Recycling - "Recycle" or "Recycling" means any process or portion thereof by which solid waste or materials which would otherwise become solid waste are separated, collected and processed for reuse or returned to use or to market in the form of raw materials or products.

1.24 Refuse - This term means and includes all solid waste and debris that is not Hazardous Materials, including but not limited to Residential and Commercial Refuse, Bulky Waste, Construction Debris, Garbage, Rubbish and Stable Matter generated at a Residential or Commercial Unit, or a job site unless the context otherwise requires.

1.25 Residential and Commercial Refuse - All garbage and rubbish generated by a Customer at a residential, commercial or industrial occupied property within the City.

1.26 Residential Unit - A single family dwelling and each unit of a multi-family dwelling having no more than three (3) units within the corporate limits of the City. A Residential Unit shall be deemed occupied when water services are being supplied thereto; except when shown otherwise. A garage apartment is separate residential unit.

1.27 Rubbish - All waste wood, wood products, tree trimmings, grass cutting, dead plants, weeds, leaves, dead trees or branches thereof, chips, shavings, sawdust, printed matter, used and discarded shoes and boots, combustible waste pulp and other products, such as

those used for packaging, or wrapping crockery and glass, ashes, cinders, floor sweeping, glass, mineral or metallic substances, and any and all other waste materials not included in the definition are not included in the definition of 50 pounds Bag, Bulky Waste, Bundle, Container, Construction Debris, Dead Animals, Garbage, Hazardous Waste or Stable Matter; provided that organic materials, e.g. grass, weeds, flowers, bushes and tree branches resulting from work performed at a Residential Unit or an existing business, by a lawn maintenance or tree trimming service may be disposed of by the lawn maintenance or tree trimming service.

1.28 Solid Waste - means garbage, rubbish, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including solid or semisolid resulting from industrial, municipal, commercial, mining, and agricultural operations and from community and industrial activities, but does not include:

(A) Solid or dissolved material in domestic sewage or irrigation return flows or industrial discharges subject to regulation by permit issued under *Chapter 26, Texas Water Code.*

(B) Soil, dirt, rock, sand, and other natural or man-made inert solid materials used to fill land if the object of the fill is to make the land suitable for surface improvement construction; or

(C) Waste materials that result from activities associated with the exploration, development, or production of oil or gas and are subject to control by the Railroad Commission of Texas.

1.29 Special Services – means all services provided by Contractor to any Commercial account or Residential Unit that are not provided to the Customer as regular monthly services included in the monthly rate established for services.

1.30 Stable Matter - All manure and other waste matter normally accumulated in or about a stable, or any animal, livestock or poultry enclosure, and resulting from the keeping of animals, poultry or livestock.

1.31 Temporary Services - means and includes roll-off containers or other commercial containers that are used for one-time, short-term projects such as construction, remodeling, junk removal, etc. Temporary Services do not include services that are required as part of normal business operations of a commercial or industrial or public enterprise.

2.00 SCOPE OF WORK.

The work under this Contract shall consist of the collection and disposal of Residential and Commercial Refuse for all residential, commercial and industrial Customers located within the City, including all the supervision, materials, equipment, labor and all other items necessary to complete said work in accordance with the Contract Documents.

3.00 TYPE OF COLLECTION.

3.01 Service Provided.

(a) Contractor shall provide curbside collection of garbage for Residential Units one (1) time per week. Carts, Containers, Bags and Bundles shall be placed at curbside by 7:00 a.m. on the designated collection day. Customer shall be encouraged to place cart with the arrows facing the roadway. Contractor will provide and maintain one 95-gallon cart, for each Residential Unit. Collections shall include up to (5) five additional containers, bags, bundles, small appliances, and small items of furniture, e.g. blenders, microwave ovens, water heaters, broken down boxes, and yard clippings (Not to exceed 50 pounds). No rocks, dirt, bricks, large furniture, electronic waste, lithium batteries, liquids, propane bottles, car batteries, electronic waste, lithium batteries, oil, oil filters or hazardous chemicals will be collected in curbside pickup.

(b) The contractor shall provide for the special collection of hauling from Residential Units of Bulky Waste, Construction Debris and Stable Matter. Also, the Contractor may provide for the special collection of Dead Animals over ten (10) pounds at Residential or Commercial Units at its sole discretion and upon such terms as Contractor shall specify provided that the City or any Residential or Commercial Unit may contract with any third party for the collection, hauling and disposal of any such dead animal.

(c) Contractor shall provide collection service by use of a dumpster for the collection of multi-family, commercial and industrial refuse and waste, to multi-family and the larger commercial and industrial units according to the contract rate. In those instances where the Customer requires additional service, the Contractor shall provide additional collection frequency, multiple collections according to individual agreement. As appropriate and reasonable given the volume of refuse, Contractor will provide Carts to smaller Commercial and Industrial Units on an as needed basis, once or twice a week.

3.02 Location of Carts, Containers and Bundles for Collection. Each Cart, Container, Bag and Bundle shall be placed at curbside or alley for collection. Curbside refers to that portion of right-of-way adjacent to paved or traveled City Roadways (including alleys). Carts, Containers, Bags and Bundles shall be placed as close to the roadway as practicable to an access point for the collection vehicle. Contractor may decline to collect any Cart, Container, Bag or Bundle not so placed or any Refuse not in a cart, container, bag, bin or bundle.

3.03 Recycling Services - Contractor will provide for special collection of recyclable materials for all Residential or Commercial Units. Contractor shall collect recyclable materials inside the Container or Dumpster as part of the Recycling Services, which shall be provided on the same day as refuse collection, or on another day of the week.

3.04 Performance Standards. The following performance goals and standards shall be applicable for the purpose of contract monitoring and performance; enhancing sanitary and aesthetic living conditions; protecting the environment; delivering consistent, reliable, convenient and safe services; providing respectful, friendly, responsive communications with customers; and showing a continuing commitment to the community.

(a) Residential carts shall be replaced within five (5) feet of customer's placement without obstructing traffic or damaging landscaping. Lids will be closed after servicing so that the whole street is uniform wherever possible.

(b) Trash cans (including lids) shall be placed upright within five (5) feet of carts without obstructing traffic or damaging landscaping.

(c) Residential collection areas shall be free of litter and debris larger than three (3) inches within a ten-foot radius of the carts.

(d) Contractor shall make all reasonable efforts to collect waste and refuse regardless of barriers (i.e. blocked streets) except when the safety and health of the Contractor's employees or the public is placed in danger.

(e) Contractor will make every effort to maintain a consistent route schedule.

(f) Contractor will not leave loose trash, which, during collection, may fall in the streets or yards of the residents, and will make every reasonable effort to keep the City clean and free of litter.

(g) Commercial carts and containers shall be replaced within 6 inches of its original location after collection.

(h) Contractor shall not provide residential collection service one (1) hour before the beginning or one (1) hour after dismissal on a scheduled school date on streets directly adjacent to school campuses.

(i) Drivers will be expressly forbidden to use their emergency brake to stop a moving vehicle, except in an emergency threat to the safety of the driver or general public.

(j) If collection of a customer's refuse is missed, upon notice the Contractor will take appropriate measures to retrieve the missed collection, and shall in any event collect all such missed collections within a 24 hour period and no later than 4:30 p.m. of the next regular business day following the date notification is received; and Contractor shall investigate each missed service so as to attempt to eliminate future misses.

(k) Contractor shall install a voice mail system, which will provide 24 hour a day and 7 day a week customer communication.

(l) Carts for new Residential Unit customers shall be delivered within five (5) business days following the date notification is received for new customer service.

(m) A Residential Unit cart that has been lost or stolen shall be replaced within a 24-hour period and no later than 4:30 p.m. of the next regular business day following the date notification is received.

(n) Contractor shall pay the franchise fee to the City quarterly on all revenues received by Contractor in the preceding quarter for all services within the City other than regularly scheduled curbside service to Residential Units; provided the City will withhold the franchise fee from the monthly fee rate established for Residential Units as such fees are billed and collected by the City, or, as agreed from time to time, the Contractor providing the ten percent (10%) as a credit on bills to the City for service to Residential Units.

4.00 OPERATION.

4.01 Hours of Operation. Collection of Residential Refuse shall not start before 7:00 a.m. or continue after 7:00 p.m. on the same day. Exceptions to collection hours shall be effected only upon the mutual agreement of the City and Contractor, or when Contractor reasonably determines that an exception is necessary in order to complete collection on an existing collection route due to unusual circumstances. Commercial refuse and waste may be collected at any time, around the clock.

4.02 Routes of Collection. Collection routes shall be established by the Contractor. Contractor shall submit a map designating the collection routes to the City for their approval, which approval shall not be unreasonably withheld. The contractor may from time to time propose to the City for approval changes in routes or days of collection, which approval shall not be unreasonably withheld. Upon City's approval of the proposed changes, City shall promptly give written or published notice to the affected Residential Units.

4.03 Holidays. The following shall be holidays for purposes of this Contract:

New Year's Day
Thanksgiving Day
Christmas Day

Contractor may decide to observe any or all of the above-mentioned holidays by suspension of collection service on the holiday, but such decision in no manner relieves Contractor of his obligation to provide collection service at least once per week.

4.04 Complaints. All complaints shall be made directly to the Contractor and shall be given prompt and courteous attention. In the case of alleged missed scheduled collections, the Contractor shall investigate and, if such allegations are verified, shall arrange for the collection of the Refuse within a 24-hour period and no later than 4:30 p.m. of the next regular business day following the date notification is received. The contractor shall keep and maintain a record of all complaints received during the Term and any extended Term of this Contract.

4.05 Collection Equipment. The Contractor shall provide an adequate number of vehicles for regular collection services. All vehicles and other equipment shall be kept in good repair, appearance, and in a sanitary condition at all times. Each vehicle shall have clearly visible on each side the identity and telephone number of the Contractor.

4.06 Office. The Contractor shall maintain an office or such other facilities through which they can be contacted. It shall be equipped with sufficient telephones and shall have a responsible person in charge from 8:00 a.m. to 5:00 p.m. on regular collection days.

4.07 Hauling. All Refuse hauled by the Contractor shall be so contained, tied or enclosed that leaking, spilling or blowing are minimized.

4.08 Disposal. All Refuse collected for disposal by the Contractor shall be hauled to a disposal site. The charge for disposal shall be included in the rate set forth in the proposal for each Residential Unit serviced by the Contractors.

4.09 Notification. The Contractor shall notify all producers about complaint procedures, rates, regulation, and day(s) for scheduled Refuse collection. Notification will be made via the Contractor's website and Social Media.

4.10 Point of Contact. Contact regarding legal issues shall be expressly between the Contractor and the Director of Finance or the City Manager.

5.00 COMPLIANCE WITH LAWS.

The Contractor shall conduct operations under this contact in compliance with all applicable local, state and federal laws, rule, regulations and ordinances, including specifically, but not limited to all rules, regulations and laws applicable to employment, the qualifications of persons for employment, the eligibility of persons authorized under applicable law to be employed within the State of Texas. Contractor shall perform all services under this Contract with qualified personnel. Contractor shall promptly file with the applicable state and federal agencies all reports required for each new employee.

6.00 EFFECTIVE DATE.

This Contract shall be effective upon the execution of the Contract and performance of such Contract shall begin on February 1, 2021.

7.00 NONDISCRIMINATION.

The Contractor shall not discriminate against any person because of race, sex, age, creed, color, religion or national origin.

8.00 INDEMNITY.

The Contractor will indemnify and save harmless the City, its officers, agents, servants, and employees for and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, and attorney's fees, arising out of a willful or negligent act or omission of the contractor, its officers, agents, servants and employees; provided, however, this indemnity shall not apply to any claims, demands, damages, costs, expenses and attorneys' fees arising out of the award of this Contract based upon any willful or negligent act or omission of the City, its officer, agents, servants and employees.

9.00 LICENSES AND TAXES.

The Contractor shall obtain all licenses and permits (other than the license and permit granted by the Contract) and promptly pay all taxes required by the City.

10.00 TERM.

The Contract shall be for a five (5) year period beginning on February 1, 2021 and ending five (5) years thereafter. Provided the Company's franchise is extended as referenced above, the City may, by written notice given on or before the expiration of this Contract, extend this Contract for an additional term or terms not to exceed extensions for a total of five (5) years. It is specifically proved that the foregoing limit on the extension of this Contract shall not imply that the City cannot, in its discretion, execute another contract on the termination hereof.

10.01 Franchise. The Contractors franchise with the City will be extended for a period as referenced above in Sections 10.00. The City, during the term of this Contract, shall not enter into any franchise agreement with a third party to obtain the services performed by the Contractor under this Contract.

11.00 INSURANCE.

The Contractor shall at all times during the Contract maintain in full force and effect Employer's Liability, Workmen's Compensation, Public Liability and Property Damage Insurance. All insurance shall be maintained with insurers licensed and approved to do an insurance business in the State of Texas. Before commencement of work hereunder, the Contractor agrees to furnish the City Certificates of Insurance or other evidence satisfactory to the City to the effect that such insurance has been procured and is in force. The certificates shall contain the following express obligation:

> "This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given the certificate holder."

For the purpose of the contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

Coverage's	Limits of Liability
Workmen's Compensation	Statutory
Employers' Liability	$1,000,000.00
Bodily Injury Liability	$1,000,000.00 each occurrence
Except Automobile	$1,000,000.00 aggregate
Property Damage Liability	$1,000,000.00 each occurrence
Except Automobile	$1,000,000.00 aggregate
Automobile Bodily Injury	$1,000,000.00 each person

Liability	$1,000,000.00 each occurrence
Automobile Property Damage Liability	$1,000,000.00 each occurrence
Excess Umbrella Liability	$2,000,000.00 each occurrence

A Certificate of Insurance from the Contractor to the City must be provided by January 31 of each calendar year during the contract. The City must be named on the Contractor's Insurance Policy as Certificate Holder.

12.00 BASIS AND METHOD OF PAYMENT.

(a) The rates, fees and charges payable to the Contractor for the recycling, collection and disposal of refuse and materials, and the Contractor's services pursuant to this Contract shall be as provided in Appendix No. 1 to this Agreement. For recycling, collection and disposal services required to be performed pursuant to this Contract, the charges payable to the Contractor shall not exceed the rates as fixed by the Contract Documents or, as permitted for Commercial Customers by contract with the Customer, as adjusted in accordance with paragraph 12.02.

(b) The rates and fees charged by the City to its residents for such services shall be in the discretion of the City Council and shall include sufficient sums to recover its fees and charges for billing and accounting. The actual rates charged to the residential and commercial customers shall be as set by the City Council from time to time.

(c) The fees payable to the Contractor for service to Residential Units shall be based on the actual count and number of the Residential Units served, and City shall be responsible for collections. The City will pay Contractor the Residential Unit fee, provided in Appendix No. 1, each month for Residential Units receiving service. The City shall withhold the franchise fee from the monthly payments, and credit such withheld amounts to the franchise fee.

(d) For special collection provided by the Contractor pursuant to Section 3.01(b), the charges shall be negotiated between the Contractor and Producer prior to collection. If agreement cannot be reached, the matter may be submitted to the City for determination of a reasonable fee.

(e) The refuse collection charges provided by Section 12.01(a)-(b), shall include all disposal and related costs.

(f) Contractor may, at its option, elect to acquire Bags from a supplier of its choice and attempt to market such Bags to Residential Units; however, this option in no way interferes with the right of each owner or occupant of a Residential Unit to obtain Bags from another sources.

12.02 Modification of Rates.

(a) The fees which may be charged by the Contractor for the second and subsequent

years of the term hereof may be adjusted upward to reflect changes in the cost of operations, as reflected by fluctuations in the Consumer Price Index for Urban Wage Earners and Clerical Workers (All items) as published by the U.S. Department of Labor, Bureau of Labor Statistics. Contractor will give the City ninety (90) days notice of a request to a change in rates prior to the anniversary date. The City Council shall make a determination within forty-five days of the request.

(b) The addition to the above, the Contractor may petition the City at any time for additional rate and price adjustments at reasonable times on the basis of unusual changes in its cost of operations, such as revised laws, ordinance, or regulations; changes in location of disposal sites or changes in disposal charges; and increase in the number of Residential Units as a result of City growth or annexation; and for other reasons.

12.03 City to Act as Collector. The City shall submit monthly statements to and collect from all Residential Units for services provided by the Contractor pursuant to Section 3.01(a), including those accounts that are delinquent. The Contractor shall submit statements to the City for all billings under Section 3.01(a) for all Residential Units, and the Contractor shall bill and collect directly from all Commercial Units for services that are provided pursuant to Section 3.01(b) and (c). City retains the right to ride with the commercial collection unit once a year to verify the commercial accounts.

12.04 Delinquent and Closed Accounts. The Contractor shall discontinue Refuse collection service at any Residential Unit or Commercial Unit as set forth in written notice sent to it by the City. Upon further notification by the City with respect to a Residential Unit, and upon agreement between Contractor and a Commercial Customer, the Contractor shall resume Refuse collection on the next regularly scheduled collection day. To the extent, if any, permitted by law, the City shall indemnify and hold the Contractor harmless from all claims, suits, damages, liabilities or expenses (including but not limited to expenses of investigation and attorney's fees) resulting from the Contractor's discontinuing service at any location at the direction of the City. The City will advise Contractor monthly of the number of new water connections and disconnections made during the prior calendar month.

12.05 Contractor Billing to City. The Contractor shall bill the City for services rendered to Residential Units within ten (10) business days following the end of the month and the City shall pay the Contractor on or before the 25th day following the end of said month; provided that Contractor and City will, on either party's request at any time, audit and confirm the number Residential Units actually being served by Contractor. Such billing and payment shall be based on the rates and schedules set forth in the Contract Documents. Commercial Customers and additional services to Residential Units for special collections for which a separate charge is authorized will be billed directly by the Contractor to the customer; provided that Contractor may require advance payment for special collections.

The Contractor shall be entitled to payment for services rendered to Residential Units irrespective of whether or not the City collects from the customer for such services. In the

event that the Contractor's quarterly franchise fee payment is past due, then the City shall have the right to withhold payment(s) equal to or less than the previous quarter's franchise payment from Contractor's invoice(s) for Residential Units.

13.00 TRANSFERABILITY OF CONTRACT.

No Assignment of the Contract or any right occurring under this Contract shall be made in whole or in part by the Contractor without the express written consent of the City. Contractor is not authorized to contract or subcontract with any third party to provide any part or portion of the work or services to be provided by Contractor under this Contract.

14.00 RIGHTS OF CONTRACTOR.

The City, during the term of this Contract, shall not enter into any contract with a third party to obtain the services performed by the Contractor under this Contract. The Contractor shall at all times have the right of first refusal to the collection of Dead Animals From Residential Units which right shall be exercised or waived immediately on notice from the Residential Unit, and shall be deemed waived if the Residential Unit so elects upon a lower cost being offered by any third party.

15.00 OWNERSHIP.

Title to Garbage, Refuse and Dead Animals shall pass to the Contractor when placed in Contractor's collection vehicle, removed by Contractor from a Container, or removed by Contractor from the Customer's premises, whichever last occurs.

16.00 EXCLUSIONS.

This Contract shall not cover hazardous, toxic or radioactive wastes or substances as currently or in future defined as such by applicable Federal, State or Local laws or regulations, nor be interpreted to prevent the removal of trash or rubbish by the generator of such trash or rubbish. Contractor may contract, but shall not be required, pursuant to this Contract, for hauling human waste or stable matter, hazardous waste, auto parts, rocks, concrete, sand, gravel, dirt, or construction debris; provided that Contractor shall be responsible for and the Owner of any such materials the Contractor agrees to collect or haul.

17.00 SUBCONTRACTORS.

Use of Subcontractors or subsidiaries or affiliates of the Contractor, for technical or professional services, shall not be considered an assignment of this agreement; provided that in any such event the Contractor shall be and remain responsible for all services and performance provided under this Contract. However, the City reserves the right to approve in writing the use of specific subcontractors for technical or professional services.

18.00 RIGHTS OF THE CITY.

(a) The City shall have the right and option to terminate this Contract, after notice to Contractor and hearing, for breach of this Contract or for inadequate quality of service; provided that Contractor shall be given a thirty (30) day period after the hearing in which to cure such breach or inadequate service. In the event a period for curing such breach or inadequate quality of service is provided, a second hearing shall be held at the expiration of the cure period and this Contract shall not be terminated if it is found that the breach or inadequate quality of service has been cured and resolved during such cure period. In the event the City Council finds, after notice and hearing held at any time after any previous opportunity to cure, that Contractor has breached this Contract or is providing an inadequate quality of service, the City Council may terminate this Contract.

(b) The City Council shall be entitled to establish the amounts to be billed by the City for the services to be provided pursuant to this Contract, to include the contract fees and charges payable to the Contractor, a fee established by the City Council for the cost of billing and accounting for such services, and any other reasonably related fees and charges.

(c) The City Council shall have the power and authority to regulate any fees and charges established or imposed by the Contractor within the City for any refuse collection and disposal services provided and for which the rates are not established pursuant to this Contract.

(d) The City shall have the right to deduct from any Contractor's invoice for Residential Units any out-of-pocket costs incurred by the City for repairing or cleaning any City street or other public rights-of-way due to actions or negligence by the Contractor or Contractor's equipment.

19.00 PROHIBITIONS AND ADDITIONAL REGULATIONS.

The deposit of cinders or ashes in a cart, container, or dumpster is prohibited, unless the person depositing the same shall first ensure that no part of such cinders or ashes are lighted, smoldering or burning. No ashes or cinders of any kind shall, in any event, ever be placed in a cart provided by Contractor. The City and Contractor may adopt additional regulations applicable to refuse and waste disposal that are enforceable by Contractor. In addition, the City reserves all its police powers to regulate by ordinance, rule or regulation, any and all issues with respect to the public health, safety and welfare.

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of the Second Reading of an Ordinance granting a franchise to Google Fiber Texas, LLC, described as a non-exclusive franchise to install, maintain, operate, and control fiber optic infrastructure network in public right-of-way of the City of Leander, Texas.

BACKGROUND:
On August 21, 2025, the City Council adopted Ordinance No. 25-049-00 amending the Composite Zoning Ordinance to adopt standards and a permitting process associated with micro-trenching wireless communication facilities. The City actively works to improve telecommunication infrastructure standards and installation options to assist in providing reliable telecommunication services to the community as new technology advances.

With the adoption of the micro-trenching ordinance, the City and Google Fiber Texas, LLC (Google Fiber) have prepared the Non-Exclusive Public Right-of-Way (ROW) Franchise Agreement for consideration by the City Council. The City has jurisdiction over the use of the public ROW in the City and Google Fiber desires to install, maintain, operate, and control a fiber optic infrastructure network to offer communications services, including broadband internet access and voice over internet protocol services to residents and businesses. This franchise agreement will allow Google Fiber to install a network to provide services through the network facilities. This does not authorize Google Fiber to use any property other than the public ROW. This franchise is non-exclusive, and Google Fiber will comply with all applicable laws and regulations.

Google Fiber will pay a one percent (1%) franchise fee of gross revenues quarterly each year commencing on the first date on which gross revenues are received. The franchise agreement requires a performance bond in the amount of $50,000.00 and commercial general liability insurance of at least $2,000,000.00. The initial term of the franchise agreement is for a period of ten (10) years, at which the agreement can be renewed or extended by ordinance for a set term, or terms, not exceeding ten (10) years.

The required public hearing and first reading to consider the proposed ordinance granting a franchise to Google Fiber was held at the City Council meeting on January 6, 2026. This is the second reading to approve the proposed ordinance and authorize the Mayor Pro Tem to execute the Non-Exclusive Public ROW Franchise Agreement between the City and Google Fiber.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of the proposed ordinance granting a franchise to Google Fiber Texas, LLC and entering into a Non-Exclusive Public Right-of-Way Franchise Agreement.

PRESENTER:
Kent Souriyasak, Assistant to the City Manager/Innovation Coordinator

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Fiscal Impact

Attachments:

1. Ordinance - Google Fiber Texas LLC Non-Exclusive Franchise
2. Exhibit A - Agreement

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE GRANTING GOOGLE FIBER, TEXAS. LLC, A NON-EXCLUSIVE FRANCHISE TO INSTALL, MAINTAIN, OPERATE, AND CONTROL A FIBER OPTIC INFRASTRUCTURE NETWORK IN THE PUBLIC RIGHT-OF-WAY OF THE CITY OF LEANDER, TEXAS; PRESCRIBING COMPENSATION FOR THE PRIVILEGE CONFERRED; PRESCRIBING CONDITIONS AND TERMS GOVERNING THE USE OF THE PUBLIC RIGHT-OF-WAY; PROVIDING FOR NOTICE, DEFAULT AND TERMINATION; PROVIDING PENALTIES; PROVIDING FOR ACCEPTANCE AND AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

Whereas, Google Fiber, Texas, LLC ("Google Fiber" or "Company") has applied for a franchise to provide Broadband Internet Access services and Voice over Internet Protocol ("VoIP") services ("Services") within the City of Leander, Texas ("City");

Whereas, Google Fiber seeks use of the City's public right-of-way ("ROW") to install, maintain, operate, and control a fiber optic infrastructure network ("Network) to deliver services;

Whereas, as a condition of receiving this franchise, Google Fiber has agreed to the terms, conditions and provisions of the franchise agreement provided as Exhibit A to this Ordinance and has agreed to abide by the current and future policies, ordinances and regulations regarding infrastructure and land usage, street cuts and rights-of-way; and

Whereas, the franchise granted by, and the services to be provided pursuant to this Ordinance will be subject to the terms, provisions, and conditions of the City Charter and all ordinances, rules and regulations of the City that are not inconsistent with this Ordinance;

Whereas, the City Council hereby determines that granting of a franchise on the terms set forth in Exhibit A hereto is in the public interest and in the interest of the City and its residents.

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

Part 1. Granting of Franchise. There is hereby granted to Google Fiber Texas, LLC a non-exclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the City right-of-way for the provision of Broadband Internet Service and VoIP services to homes, businesses, and institutions in the City and to deliver those Services in accordance with the terms and conditions set forth in the agreement in Exhibit A attached to this Ordinance.

Part 2. Notice and Hearing. In compliance with the provisions of the Charter of the City of Leander, this Ordinance, upon being introduced at a regular meeting of the City Council, was read twice after a public hearing for which ten (10) days' notice was given.

Part 3. Effective Date. Subject to the terms, provisions and conditions of the City Charter and this Ordinance and Google Fiber's timely acceptance of this Franchise as provided in Part 3, this Franchise shall be in force and effect on the Effective Date.

Passed and Approved on first reading this the 6 day of January 2026.

Adopted on second and final reading this the 15 day of January 2026.

ATTEST:	**THE CITY OF LEANDER, TEXAS**
_____	_____
Dara Crabtree, City Secretary	Na'Cole Thompson, Mayor Pro Tem

NON-EXCLUSIVE PUBLIC ROW FRANCHISE AGREEMENT

This Non-Exclusive Public Right-of-Way ("ROW") Franchise Agreement ("**Agreement**") is by and between **City of Leander**, a city organized and existing under the laws of the State of Texas ("**City**"), and **Google Fiber Texas, LLC**, a Texas limited liability company, and its direct parent, and its direct parent's subsidiaries, successors, or assigns ("**Company**").

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER:

PART 1.

RECITALS

WHEREAS, City has jurisdiction over the use of the public rights-of-way in the City ("**Public ROW**").

WHEREAS, Company desires to install, maintain, operate, and control a fiber optic infrastructure network in Public ROW (**"Network**") for the purpose of offering communications services ("**Services**"), including broadband Internet access service as defined in 47 C.F.R. § 8.1(b) ("**Broadband Internet Services**") and Voice over Internet Protocol services, but excluding multichannel video programming services that would be subject to a video services franchise and telecommunications services as defined in 47 C.F.R. § 153(53), to residents and businesses in the City ("**Customers**").

WHEREAS, the Network consists of equipment and facilities that may include aerial or underground fiber optic cables, lines, wires, or strands; underground conduits, vaults, access manholes and handholes; electronic equipment; power generators; batteries; pedestals; boxes; cabinets; vaults; huts; and other similar facilities ("**Network Facilities**").

WHEREAS, the City is willing to allow Company to install a Network to provide Services through the Network Facilities.

AGREEMENT

In consideration of the mutual promises made below, City and Company agree as follows:

1. Permission to Use and Occupy.

1.1. Permission to Use and Occupy the Public ROW. The City grants Company permission to use and occupy the Public ROW (the "**Franchise**") for the purpose of constructing, installing, repairing, maintaining, operating, and if necessary removing the Network and the related Network Facilities (the "**Work**"). This Agreement and the Franchise do not authorize Company to use any property other than the Public ROW as agreed herein. Company's use of any other City property, including poles and conduits, will be governed under a separate Agreement regarding that use. For the avoidance of doubt, this Agreement does not grant Company authorization to install new poles in the Public ROW.

1.2. Subject to State and Local Law. This Agreement and the Franchise are subject to City's valid authority under state and local laws as they exist now or may be amended from time-to-time, and subject to the conditions set forth in this Agreement. In the event of a material conflict between the terms of local law and this Agreement, the applicable provisions of this Agreement will prevail.

1.3. Subject to City's Right to Use Public ROW. This Agreement and the Franchise are subject and subordinate to City's prior and continuing right to use the Public ROW for public utility and other municipal uses, including constructing, installing, operating, maintaining, repairing, or removing sewers, water pipes, storm drains, gas pipes, utility poles, overhead and underground electric lines and related facilities.

1.4. Subject to Pre-Existing Property Interests. City's grant of the Franchise is subject to all valid pre-existing easements, restrictions, conditions, covenants, encumbrances, claims of title or other property interests that may affect the Public ROW. Company will obtain at its own cost and expense any permission or rights as may be necessary to accommodate such pre-existing property interests.

1.5. No Grant of Property Interest. The Franchise does not grant or convey any property interest.

1.6. Non-Exclusive. The Franchise is not exclusive. City expressly reserves the right to grant licenses, permits, franchises, privileges or other rights to any other individual, corporation, partnership, limited liability company, trust, joint stock company, business trust, unincorporated association, joint venture, governmental authority or other entity of any nature whatsoever ("Person"), as well as the right in its own name as a City, to use Public ROW for similar or different purposes allowed Company under this Agreement.

1.7. Disclosure. Company will comply with all applicable laws, including any disclosures of information required by law.

1.8. Permit Duration. Upon City issuance of a permit, Company shall begin the Work within the time period specified in the micro-trenching regulations in the City Code, unless a different applicable time period is specified in the City Code.

2. Company's Obligations.

2.1. Individual Permits Required. Once Company has entered into a franchise agreement with the City, Company may seek City's approval of required individual encroachment, construction, and other necessary permits before placing its Network Facilities in the Public ROW or other property of City as authorized. Company will pay for all lawful processing, field marking, engineering, and inspection fees associated with the review of a Company request for and issuance of individual permits by City. The City will transmit to Company an invoice for reimbursement of said fees.

2.1.1. For any fees that are not generally applicable to all franchisees or permit applicants, incurred due to Company's desire to shorten permitting timelines, the City will transmit to Company an estimate of such fees, identifying, at a minimum, the task or activity, project location, amount, and date of performance, and the parties will separately agree in writing before such fees are incurred. Payment shall be submitted prior to issuance of the related individual permit.

2.2. Company's Sole Cost and Expense. Company will perform the Work at its sole cost and expense.

2.3. Compliance with Laws. Company will comply with all applicable laws and regulations when performing the Work. Company will place its Network Facilities in conformance with the required permits, applicable micro-trenching requirements, plans, and drawings approved by City.

2.4. Reasonable Care. Company will exercise reasonable care when performing the Work and will use commonly accepted practices and equipment to minimize the risks of personal injury, property damage, soil erosion, and pollution of the surface or groundwater.

2.5. No Nuisance. Consistent with all City regulations, Company will maintain its Network Facilities in good and safe condition so that its Network Facilities do not cause a public nuisance.

2.6. Repair. Consistent with all City regulations, Company will promptly repair any damage to the Public ROW at the surface or subsurface, City property (real and personal), or private property (real and personal) if such damage is directly caused by Company's Work performed by Company employees, contractors, and subcontractors, and no other Person is responsible for the damage (e.g., where a Person other than Company fails to accurately or timely locate its underground facilities as required by applicable law). Company will repair the damaged property to a condition equal to or better than that which existed prior to the damage. Company's obligation under this Section 2.6 will be limited by, and consistent with, any applicable seasonal or other restrictions on construction or restoration work.

2.7. As-Built Drawings and Maps. Company will maintain accurate as-built drawings and maps bearing the installation date of its Network Facilities located in areas described and depicted therein and will provide them to the City on a mutually-agreed timetable following the closure of each permit, subject to applicable confidentiality protections.

2.8. Network Design. Nothing in this Agreement requires Company to build to all areas of City. For areas where Company does plan to build, Company agrees to scope, locate, time, and perform the Work with minimal disturbance to streets and surrounding areas the City plans to improve (maintenance and upgrades) such as by:

2.8.1. Incorporating into the initial phases of the Work, the streets in the City's maintenance and upgrade plan; and

2.8.2. Timing Network installation activities to coincide with street construction in new development where appropriate.

2.9. Company's Network Design shall follow the City's micro-trenching regulations and applicable Leander Code of Ordinances (Code) requirements.

2.10. Company will comply at all times with all applicable laws and regulations relating to nondiscrimination with respect to access to, the availability of, or the rates, terms, and conditions of, Broadband Internet Services.

2.11. Company shall at all times comply with the maintenance bond requirements in the micro-trenching regulations, Article IX, Site Development, Chapter 14, Zoning.

2.12. Pursuant to a separate and mutual agreement by the parties, Company may provide Broadband Internet Services free of charge to the City's community connection facilities mutually agreed upon by the parties.

3. City's Obligations.

3.1. Emergency Removal or Relocation by City. In the event of a public emergency that creates an imminent threat to the health, safety, or property of City or its residents, City may remove or relocate the applicable portions of the Network Facilities without prior notice to Company. City will, however, make best efforts to provide prior notice to Company before making an emergency removal or relocation. In any event, City will promptly provide to Company a written description of any emergency removals or relocations of Company's Network Facilities. Company will reimburse City for its actual, reasonable, and documented costs or expenses incurred for any such work performed by City, the direct cause of which was Company's construction, installation, operation, maintenance, repair, or removal of its Network Facilities. Company's obligation to reimburse City under this section will be separate from Company's obligation to pay the Franchise Fee (as defined below).

3.2. Relocation to Accommodate Governmental Purposes. If Company's then-existing Network Facilities would interfere with City's planned use of the Public ROW or other City property for a legitimate governmental purpose, such as, but not limited to the construction, installation, repair, maintenance, or operation of a new water, sewer, or storm drain line, or a public road, curb, gutter, sidewalk, park, or recreational facility, Company will, upon written notice from City, relocate its Network Facilities at Company's own expense to such other location or locations in the Public ROW as may be mutually agreed by the parties, taking into account the needs of the City's governmental purpose and Company's interest in maintaining the integrity and stability of its Network. Company will relocate its Network Facilities within a commercially reasonable period of time agreed to by the parties, taking into account the urgency of the need for relocation, the difficulty of the relocation, and other relevant facts and circumstances, except that City may not require Company to relocate or remove its Network Facilities with less than one hundred and twenty (120) days' notice, unless the relocation is necessary to address a public emergency as described in Section 3.1. Temporary relocations shall meet the standards and requirements applicable to initial installations under provisions of the City Code and this Agreement.

3.3. Relocation to Accommodate Non-Governmental Purposes. If Company's then-existing Network Facilities would interfere with (a) City's planned use of the Public ROW for a non-governmental (e.g., commercial) purpose, or (b) a third-party's use of the Public ROW, Company will not be required to relocate its Network Facilities. However, Company will be required to relocate its Network Facilities if Company was notified of the planned non-governmental or third-party use in advance and elected to proceed with the Network Facilities installation rather than reschedule.

3.4. Non-Discrimination. City will at all times treat Company in a non-discriminatory manner as compared to other non-incumbent holders of local or state franchise authority offering facilities-based broadband Internet access services.

3.5. Any agreements between City and Company that provide Company access to the Public ROW will be available to other network operators that offer broadband Internet access services, on rates, terms, and conditions that are as favorable as those City provides Company for the same access (recognizing that the equivalent consideration afforded by other service providers may be different from the Franchise Fee).

3.6. Post-Removal Restoration of Public ROW. When removal or relocation is required under this Agreement, Company will, after the removal or relocation of the Network Facilities, at its own cost, repair and return the Public ROW in which the facilities were located to a safe and satisfactory condition in accordance with the construction-related conditions and specifications as established by City.

4. Contractors and Subcontractors.

4.1. Use of Contractors and Subcontractors. Company may retain contractors and subcontractors to perform the Work on Company's behalf; provided that Company maintains on file with the City a written list of its contractors.

4.2. Contractors and Subcontractors. Company's contractors and subcontractors used for the Work will be properly licensed under applicable law and insured.

4.3. Authorized Individuals. Company's contractors and subcontractors may submit individual permit applications to City on Company's behalf, so long as the permit applications are signed by individuals that Company has authorized to act on its behalf via a letter of authorization provided to City in the form attached as **Exhibit A** ("**Authorized Individuals**") to this Agreement. City will accept permit applications under this Agreement submitted and signed by Authorized Individuals, and will treat those applications as if they had been submitted by Company under this Agreement.

5. Franchise Fee. Company will pay City a fee ("**Franchise Fee**") to compensate City for Company's use and occupancy of Public ROW pursuant to the Franchise. Company and City acknowledge and agree that the Franchise Fee provides fair and reasonable compensation for Company's use and occupancy of Public ROW and other City property as authorized. The Franchise Fee will begin accruing on the Effective Date (as defined herein) and will be calculated as set forth in Section 5.1.

5.1. Franchise Fee. Company will pay City one percent (1%) (the "**Revenue Percentage**") of Gross Revenues for a calendar quarter, remitted within forty-five (45) days of the end of each calendar quarter, commencing on the first date on which Company receives any Gross Revenues (as defined below). The payment will be accompanied by a report showing the basis for the computation and such other relevant facts as may be required by City to determine the accuracy of the payment.

5.1.1. As used herein, "**Gross Revenues**" means all consideration of any kind or nature, including without limitation, cash, credits, property, and in-kind contributions (services or goods) received by Company from Customers for

Broadband Internet Services that are provided to Customers through Network Facilities located at least in part in the Public ROW.

5.1.2. Gross Revenues do not include:

(i) any revenue not actually received, even if billed, such as bad debt;

(ii) refunds, rebates, or discounts made to Customers, or City;

(iii) revenue received from the sale of Broadband Internet Services for resale in which the purchaser is required to collect and remit similar fees from the purchaser's customer;

(iv) revenue derived from the provision of Broadband Internet Services to Customers where none of the Network Facilities used to provide such Broadband Internet Services are located in the Public ROW;

(v) any forgone revenue from Company's provision of Broadband Internet Services to Customers at no charge if required by state law;

(vi) any revenue derived from advertising;

(vii) any revenue derived from Services other than Broadband Internet Services, including without limitation, any revenue derived from rental of modems or other equipment used to provide or facilitate the provision of the Broadband Internet Services;

(viii) any revenue derived from referral or marketing agreements with third party providers of online services which Company may make available to Customers;

(ix) any tax of general applicability imposed upon Company or its Customers by City or by any state, federal, or any other governmental entity, and required to be collected by Company and remitted to the taxing entity (including but not limited to sales and use tax, gross receipts tax, excise tax, utility users tax, public service tax, communications taxes, and fees not imposed by this Agreement);

(x) any forgone revenue from Company's provision, in Company's discretion, of free or reduced cost Broadband Internet Services to any Person, including without limitation employees of Licensee; provided, however, that any forgone revenue which Company chooses not to receive in exchange for trades, barters, services, or other items of value will be included in Gross Revenues; and

(xi) sales of capital assets or sales of surplus equipment.

5.2. Pass Through. Company may identify and collect as a separate item on the regular bill of any Customer whose Broadband Internet Services are provided by Network Facilities located at least in part in the City Public ROW, that Customer's pro rata amount of the Franchise Fee.

5.3. Interest on Late Payments. Any payments that are due and payable under this Agreement that are not received within sixty (60) days from the specified due date will be assessed interest at an annual rate equal to the prevailing commercial prime interest rate in effect upon the due date.

5.4. Change in Law. Notwithstanding anything to the contrary herein, in the event of a change in applicable law that (i) prohibits collection by any City or franchising authority of any fee, including franchise fees, from any provider of video programming or communications services, including broadband Internet services, or (ii) reduces the percentage of revenue on which the fee, including franchise fee, paid by any provider of video programming or communications services is based to a percentage that is lower than the Revenue Percentage, then Company will have no obligation to pay the Company Fee or to pay a Company Fee based on the Revenue Percentage, as the case may be. In the case of a reduction in the percentage of revenue on which such fees may be based, the Revenue Percentage will be commensurately reduced.

6. Defense and Indemnity.

6.1. Obligations. Company will defend City, its officers, elected representatives, and employees, and indemnify them against any (a) settlement amounts approved by Company; and (b) damages and costs finally awarded against the indemnified party by a competent tribunal in any legal proceeding filed by a third party for property damage, personal injury, or death to the extent caused by the gross negligence or willful misconduct of Company or its contractors arising from this Agreement ("**Third Party Legal Proceeding**").

6.2. Exclusions. Section 6 (Defense and Indemnity) will not apply to the extent the underlying allegation (a) arises from or is related to the negligence or willful misconduct of an indemnified party or (b) is made by City's employee and covered under applicable workers' compensation laws.

6.3. Conditions. Section 6.1 (Obligations) is conditioned on the following: (a) City must promptly notify Company in writing of the Third Party Legal Proceeding and any allegation(s) that preceded the Third Party Legal Proceeding no later than fifteen (15) days after City became aware of the Third Party Legal Proceeding; (b) City must reasonably cooperate in the defense at Company's request; and (c) City must tender sole control of the indemnified portion of the Third Party Legal Proceeding to Company, subject to the following: (i) City may appoint its own non-controlling counsel, at its own expense; and (ii) any settlement requiring City to admit liability, pay money, or take (or refrain from taking) any action, will require City's prior written consent, not to be unreasonably withheld, conditioned, or delayed.

7. Limitation of Liability. NEITHER PARTY WILL BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES IN CONNECTION WITH THIS AGREEMENT. THE PARTIES ACKNOWLEDGE THAT THIS LIMITATION WILL BE SUBJECT TO AND MAY BE LIMITED BY APPLICABLE LAW.

8. Performance Bond. Company will, promptly after the Effective Date, provide City with a performance bond in the amount of fifty thousand dollars ($50,000) naming City as obligee

and guaranteeing Company's faithful performance of its obligations under this Agreement. The performance bond will remain in full force during the Term of this Agreement.

9. Insurance.

9.1. Company will carry and maintain:

9.1.1. Commercial General Liability (CGL) insurance, with policy limits not less than $2,000,000 in aggregate and $2,000,000 for each occurrence covering bodily injury and property damage with the following features: (a) CGL primary insurance endorsement; and (b) CGL policy will include an endorsement which names the City, its employees, and officers as additional insureds.

9.1.2. Workers' Compensation insurance with policy limits not less than the City's requirements.

9.2. All insurance certificates, endorsements, coverage verifications and other items required pursuant to this Agreement will be provided to City's insurance compliance representative within thirty (30) days upon the effective date of this Agreement.

10. Term. This Agreement is effective on the date the last party to sign executes this Agreement ("**Effective Date**"). The Agreement will expire automatically on the tenth anniversary of the Effective Date ("**Original Term**"), unless earlier terminated in accordance with the provisions herein. Thereafter, the Agreement can only be renewed or extended by ordinance for a set term or terms (each a "**Renewal Term**") not exceeding ten (10) years, unless a party provides at least six (6) months' prior written notice to the other party of its intent not to renew.

11. Termination.

11.1. Termination by City. City may terminate this Agreement if Company is in material breach of the Agreement, provided that City must first provide Company written notice of the breach and allow Company one hundred eighty (180) days to cure, unless the cure cannot reasonably be accomplished in that time period, in which case Company must commence its efforts to cure within that time period and the cure period will continue as long as such diligent efforts to cure continue. No termination under this paragraph will be effective until the relevant cure period has expired.

11.2. Termination by Company. Company may terminate this Agreement for convenience upon one hundred eighty (180) days' written notice to City.

12. Assignment. Except as set forth below, neither party may assign or transfer its rights or obligations under this Agreement, in whole or part, to a third party, without the written consent of the other party. Any agreed upon assignee will take the place of the assigning party, and the assigning party will be released from all of its rights and obligations upon such assignment.

12.1. Notwithstanding the foregoing, Company may at any time, on prior written notice to City, assign this Agreement or any or all of its rights and obligations under this Agreement:

12.1.1. to any Affiliate (as defined below) of Company;

12.1.2. to any successor in interest of Company's business operations in City in connection with any merger, acquisition, or similar transaction if Company determines after a reasonable investigation that the successor in interest has the resources and ability to fulfill the obligations of this Agreement; or

12.1.3. to any purchaser of all or substantially all of Company's Network Facilities in City if Company determines after a reasonable investigation that the purchaser has the resources and ability to fulfill the obligations of this Agreement.

12.2. Following any assignment of this Agreement to an Affiliate, Company will remain responsible for such Affiliate's performance under the terms of this Agreement. For purposes of this section, (a) "Affiliate" means any Person that now or in the future, directly or indirectly controls, is controlled with or by, or is under common control with Company; and (b) "control" means, with respect to: (i) a U.S. corporation, the ownership, directly or indirectly, of fifty percent (50%) or more of the voting power to elect directors thereof, or (ii) a non-U.S. corporation, if the voting power to elect directors thereof is less than fifty percent (50%), the maximum amount allowed by applicable law; and (iii) any other Person, fifty percent (50%) or more ownership interest in said Person, or the power to direct the management of such Person.

13. **Notice**. All notices related to this Agreement will be in writing and sent, if to Company to the email addresses set forth below, and if to City to the address set forth in City's signature block to this Agreement. Notices are effective (a) when delivered in person, (b) upon confirmation of a receipt when transmitted by electronic mail, (c) on the next business day if transmitted by registered or certified mail, postage prepaid (with confirmation of delivery), (d) on the next business day if transmitted by overnight courier (with confirmation of delivery), or (e) three (3) business days after the date of mailing, whichever is earlier.

Company's e-mail address for notice is googlefibernotices@google.com, with a copy to legal-notices@google.com.

City's additional address for notice is Paige Saenz, The Knight Law Firm LLP, 223 West Anderson Lane, Suite A-105, Austin, Texas 78752.

14. **General Provisions**. This Agreement is governed by the laws of the state of Texas. Neither party will be liable for failure or delay in performance to the extent caused by circumstances beyond its reasonable control. This Agreement sets out all terms agreed between the parties and supersedes all previous or contemporaneous agreements between the parties relating to its subject matter. This Agreement, including any exhibits, constitutes the entire agreement between the parties related to this subject matter, and any change to its terms must be in writing and signed by the parties. The parties may execute this Agreement in counterparts, including facsimile, PDF, and other electronic copies, which taken together will constitute one instrument. Each party to this Agreement agrees that Company may use electronic signatures.

15. Statutory Provisions.

15.1. Iran, Sudan, and Foreign Terrorist Organizations. To the extent this Agreement constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Company represents that neither Company nor any wholly

owned subsidiary, majority-owned subsidiary, parent company or affiliate of Company is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

15.2. Anti-Boycott Verification-Israel. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, Company represents that neither Company nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Company (i) boycotts Israel or (ii) will boycott Israel during the term of this Agreement.

15.3. Anti-Boycott Verification – Energy Companies. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2276 of the Texas Government Code, as amended, solely for purposes of compliance with and subject to applicable Federal law, Company represents that neither Company nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate (i) boycotts energy companies or (ii) will boycott energy companies through the term of this Agreement.

The phrase “Boycott Energy Companies” as used in this paragraph have the meanings assigned to the phrase “Boycott Energy Company” in Section 809.001 of the Texas Government Code, as amended.

15.4. Anti-Discrimination Verification – Firearm Entities and Firearm Trade Associations. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2274 of the Texas Government Code, as amended, solely for purposes of compliance therewith, and subject to applicable Federal law, Company represents that Company and all wholly owned subsidiary, majority-owned subsidiary, parent company and affiliates of Company do not, and will not for the duration of this Agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association.

The phrase “Discriminates Against a Firearm Entity or Firearm Trade Association” as used in this paragraph have the meanings assigned to the phrase in Section 2274.001(3) of the Texas Government Code, as amended.

[*Signature page follows*]

Signed by authorized representatives of the parties on the dates written below.

Google Fiber Texas, LLC	**City of Leander**
_____	_____
(Authorized Signature)	(Authorized Signature)
_____	Na'Cole Thompson
(Name)	(Name)
_____	Mayor Pro Tem
(Title)	(Title)
Address: 1600 Amphitheatre Parkway Mountain View, CA 94043	Address: P.O. Box 319 Leander, TX 78646
Date:	Date:
_____	_____

EXHIBIT A
FORM OF LETTER OF AUTHORIZATION

[COMPANY LETTERHEAD]
[Date]
Via Email ([Email Address])

City of Leander
[Addressee]
[Address]

Re: [Amended] Letter of Authorization

Dear [Name],

In accordance with Section 4.3 of the Non-Exclusive Public ROW Franchise Agreement dated _____ between the **City of Leander** and **Google Fiber Texas, LLC** ("**Google Fiber**"), Google Fiber hereby designates the following Authorized Individuals (as that term is defined in the Agreement), who may submit and sign permit applications and other submissions to the City on behalf of Google Fiber. [*If applicable:* This letter amends and supersedes the Letter of Authorization dated _____.]

[Insert name and title for each Authorized Individual, including any Authorized Individual previously named and whose authority continues. Strike through the names of any individuals who are no longer authorized, if any.]

1. Name, Title
2. Name, Title
3. Name, Title (previously authorized, authorization continues)
4. ~~Name, Title~~ (authorization withdrawn)

This authorization may be withdrawn or amended and superseded by a written amendment to this Letter of Authorization, which will be effective 24 hours after receipt by the City.

Kind regards,

[Name]
Manager, Google Fiber Texas, LLC

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of a Resolution to apply for a grant through the Capital Area Metropolitan Planning Organization (CAMPO) 2025 Fall Call for Project for Safe Routes to School Plan and Hero Way South service road project with federal funding for Fiscal Years 2028–2031; committing full local funding for the projects; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The Capital Area Metropolitan Planning Organization (CAMPO) has issued a Call for Projects to submit eligible transportation projects for federal funding opportunities. The City has reviewed and identified two transportation-related capital projects that would improve transportation safety and mobility and for which the City may competitively qualify, which are listed below.

- Safe Routes to School Plan: A planning effort to enhance multimodal connectivity and student safety. This project is programmed under the City's Capital Improvement Program with an estimated cost of $500,000.
- Hero Way South Service Road Construction Project: A roadway improvement project from 183A Toll Road to Gary Park, aimed at increasing capacity and safety. This project is programmed under the City's Capital Improvement Program (CIP) with an estimated cost of $26.9 million, scheduled for design in Fiscal Year 2026 and construction in Fiscal Year 2028.

Applications will be submitted under CAMPO's Transportation Planning and Roadway Construction categories by January 30, 2026. If the applications are accepted for federal funding, the City can receive up to 80% of the total project costs.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of a resolution to apply for a grant through the Capital Area Metropolitan Planning Organization (CAMPO) 2025 Fall Call for Project for Safe Routes to School Plan and Hero Way South service road project with federal funding for Fiscal Years 2028–2031; committing full local funding for the projects; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
Sarvesh Dhakal, PE, Assistant City Engineer

Fiscal Impact

Attachments:

1. Council Resolution CAMPO fall 2025 applicationerrev

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF CITY OF LEANDER, TEXAS, SUPPORTING THE SUBMISSION OF APPLICATIONS TO THE CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION (CAMPO) 2025 FALL CALL FOR PROJECT FOR THE SAFE ROUTES TO SCHOOL PLAN, AND HERO WAY SOUTH SERVICE ROAD PROJECT; AND COMMITTING FULL LOCAL FUNDING FOR THE PROJECTS.

WHEREAS, the Capital Area Metropolitan Planning Organization (CAMPO) administers federal transportation funding programs for regional projects, including Transportation Planning and Construction activities; and

WHEREAS, the City of Leander seeks to improve multimodal connectivity, safety, and mobility through the development of a Safe Routes to School Plan, and to enhance roadway capacity and safety through the Hero Way South Service Road Construction Project; and

WHEREAS, the estimated total cost for Safe Routes to School Plan is $500,000, and the City Council desires to demonstrate its commitment to fully funding this project; and

WHEREAS, the Hero Way South Service Road Construction Project, with limits from 183A Toll Road to Gary Park, will be programmed in the upcoming CIP plan with an estimated cost of $26,900,000, scheduled for implementation in Fiscal Year 2028, and the City Council reaffirms its commitment to allocating these funds for construction; and

WHEREAS, the City Council recognizes that federal funding may be awarded through CAMPO's Call for Projects, and the City will proceed with implementation of the above two projects; and

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

SECTION 1. The City Council authorizes the submission of applications to CAMPO for Safe Routes to School Plan (Transportation Planning category), and Hero Way South Service Road Construction Project (Roadway Construction category).

SECTION 2. The City Council commits to providing full funding of $500,000 for Safe Routes to School plan.

SECTION 3. The City Council commits to providing full funding of $26,900,000 in the City's CIP program for the Hero Way South Service Road Construction Project, scheduled for design in 2026 and construction in Fiscal Year 2028.

SECTION 4. The City Manager, or designee, is authorized to execute all necessary agreements with TxDOT, and take all actions necessary to implement these projects.

SECTION 5. This resolution shall take effect immediately upon adoption.

DULY PASSED AND APPROVED on the 15TH of JANUARY, 2026.

_____	_____
Dara Crabtree, City Secretary	Na'Cole Thompson, Mayor Pro Tem

AGENDA ITEM # 19

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:

Approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) mitigation projects for a cybersecurity risk mitigation for City water infrastructure risk and resilience assessment consisting of mitigating cybersecurity risk to the City of Leander water system at a cost of $50,000.00 with $15,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLGCP objectives listed below.

- Objective 1 – Governance and Planning: Develop and establish appropriate governance structures, including developing, implementing, or revising cybersecurity plans, to improve capabilities to respond to cybersecurity incidents and ensure continuity of operations.
- Objective 2 – Assessment and Evaluation: Understand the current cybersecurity posture and areas for improvement based on continuous testing, evaluation, and structured assessments.
- Objective 3 - Mitigation: Implement security protections commensurate with risk.
- Objective 4 – Workforce Development: Ensure organization personnel are appropriately trained in cybersecurity, commensurate with responsibility.

All SLCGP Objective 3 Mitigation projects must support the implementation of the approved State SLCGP Plan. Additionally, projects can only support one-time services that reduce cybersecurity risks to; and identify, respond to, and recover from cybersecurity threats to information systems owned or operated by or on behalf of local governments within the State of Texas. Project examples include those listed below.

1. Multi Factor Authentication: Implementing multi-factor authentication for all remote access and privileged accounts.
2. Data Encryption: Implementing data encryption for data at rest and data in transit.
3. End-of-Support (EoS)/End-of-Life (EoL) Hardware/Software: End use of unsupported EoS/ (EoL) software and hardware.
4. Default Passwords: Prohibiting use of known/fixed/default passwords and credentials on all systems.
5. Backups: Ensuring the ability to reconstitute critical systems (backups).
6. .gov Domain: Migration to the .gov domain.
7. Endpoint Detection and Response: Implementing Endpoint Detection and Response.
8. Cloud Migration: Migrating applications and data to the cloud.
9. Uninterruptible Power Supply (UPS) Backup Power: Deploying UPS systems to support critical systems.
10. Firewalls: Implementing web application firewalls to monitor and filter web traffic.
11. Intrusion Detection System (IDS)/Intrusion Prevention System (IPS): Implementing IDS/IPS to detect and prevent cyber-attacks.

12. Vulnerability Patching: Implementing patching solution to patch vulnerabilities in IT assets.
13. Web Filtering: Implementing web filtering solution to scan web traffic for cyber threats.
14. Virtual Private Network (VPN): Implementing VPN solutions to encrypt all traffic to/from remote users.

Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS). All awards are subject to the availability of appropriated federal funds and any modifications or additional requirements that may be imposed by law.

The funding levels for this grant are a minimum of $10,000.00 with a matching fund requirement of 30%.

HISTORY/TIMELINE:
02/12/2026 - Final date to submit applications
09/01/2026 - Projects are expected to begin and may not exceed a 12-month period.

The mitigation projects have already been identified and if awarded, the IT department will immediately begin to address as many priority mitigation projects as possible within the 12-month project period.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) mitigation projects for a cybersecurity risk mitigation for City water infrastructure risk and resilience assessment consisting of mitigating cybersecurity risk to the water system at a cost of $50,000.00 with $15,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
Trace Caraway, Information Technology Director
Stuart Smith, Deputy Director / Information Security Officer

Fiscal Impact

Attachments:

1. 2027 SLCGP Resolution (MITIGATION)

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS TO APPLY FOR A GRANT FROM THE 2027 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) MITIGATION PROJECTS FOR A CYBERSECURITY RISK MITIGATION FOR CITY WATER INFRASTRUCTURE RISK AND RESILIENCE ASSESSMENT CONSISTING OF MITIGATING CYBERSECURITY RISK TO THE CITY OF LEANDER WATER SYSTEM AT A COST OF FIFTY THOUSAND DOLLARS $50,000.00 WITH $15,000.00 MATCHING FUNDS FROM THE CITY OF LEANDER.

WHEREAS, the City of Leander finds it in the best interest of the citizens of Leander that the city of Leander applies for a grant from the 2027 State And Local Cybersecurity Grant Program (SLCGP) for a cybersecurity risk mitigation for city water infrastructure risk and resilience assessment consisting of mitigating cybersecurity risk to the city of Leander water system at a cost of $50,000.00 with $15,000.00 matching funds from the City of Leander; and

WHEREAS, the City of Leander agrees that in the event of loss or misuse of the 2027 State and Local Cybersecurity Grant Program (SLCGP), the City of Leander City Council assures that the funds will be returned to the State and Local Cybersecurity Grant Program in full; and

WHEREAS, the City of Leander designates Assistant Emergency Management Coordinator Rousner Ermonfils as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Leander designates Chief Financial Officer Otis Williams as the Grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that city council of the City of Leander, Texas, approves submission of the grant application for the cybersecurity risk mitigation for city water infrastructure risk and resilience assessment project to the office of the governor.

PASSED, AND APPROVED this the 15 day of January 2026.

CITY OF LEANDER, TEXAS

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Na'Cole Thompson, Mayor Pro Tem

ATTEST:

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Dara Crabtree, City Secretary

AGENDA ITEM # 20

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:

Approval of a Resolution to apply for a grant from the 2027 state and local Cybersecurity Grant Program (SLCGP) workforce development projects for a cybersecurity administration training for Microsoft artificial intelligence (AI) project consisting of training of information technology staff for advanced technologies at a cost of $10,000.00 with $3,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLGCP objectives listed below.

- Objective 1 – Governance and Planning: Develop and establish appropriate governance structures, including developing, implementing, or revising cybersecurity plans, to improve capabilities to respond to cybersecurity incidents and ensure continuity of operations.
- Objective 2 – Assessment and Evaluation: Understand the current cybersecurity posture and areas for improvement based on continuous testing, evaluation, and structured assessments.
- Objective 3 - Mitigation: Implement security protections commensurate with risk.
- Objective 4 – Workforce Development: Ensure organization personnel are appropriately trained in cybersecurity, commensurate with responsibility.

All SLCGP Objective 4 Workforce Development projects must support the implementation of the approved State SLCGP Plan. Additionally, projects can only support one-time services that reduce cybersecurity risks to; and identify, respond to, and recover from cybersecurity threats to information systems owned or operated by or on behalf of local governments within the State of Texas. Funds may be used for Cyber/Information Technology (IT) Training: Providing training to cyber/IT staff to enhance their knowledge, skills, and abilities to implement cybersecurity best practices and respond to incidents.

Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS). All awards are subject to the availability of appropriated federal funds and any modifications or additional requirements that may be imposed by law.

The funding levels for this grant are a minimum of $10,000.00 with a matching fund requirement of 30%.

HISTORY/TIMELINE:

02/12/2026 - Final date to submit applications
09/01/2026 - Projects are expected to begin and may not exceed a 12-month period.
09/01/2026 - Six (6) IT personnel will be assigned various advance training courses to attend or complete over the next 12-month period, if awarded

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of a Resolution to apply for a grant from the 2027 state and local Cybersecurity Grant Program (SLCGP) workforce development projects for a cybersecurity administration training for Microsoft artificial intelligence (AI) project at a cost of $10,000.00 with $3,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
Trace Caraway, Information Technology Director
Stuart Smith, Deputy Director / Information Security Officer

Fiscal Impact

Attachments:

1. 2027 SLCGP Resolution (WORKFORCE)

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS TO APPLY FOR A GRANT FROM THE 2027 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) WORKFORCE DEVELOPMENT PROJECTS FOR A CYBERSECURITY ADMINISTRATION TRAINING FOR MICROSOFT ARTIFICIAL INTELLIGENCE (AI) PROJECT CONSISTING OF TRAINING OF INFORMATION TECHNOLOGY (IT) STAFF FOR ADVANCED TECHNOLOGIES AT A COST OF $10,000.00 WITH $3,000.00 MATCHING FUNDS FROM THE CITY OF LEANDER.

WHEREAS, the City of Leander finds it in the best interest of the citizens of Leander that the city of Leander applies for a grant from the 2027 State And Local Cybersecurity Grant Program (SLCGP) for a cybersecurity administration training for Microsoft AI project consisting of training of Information Technology (IT) staff for advanced technologies at a cost of ten thousand dollars ($10,000) with three thousand dollars ($3,000) matching funds from the City of Leander; and

WHEREAS, the City of Leander agrees that in the event of loss or misuse of the 2027 State and Local Cybersecurity Grant Program (SLCGP), the City of Leander City Council assures that the funds will be returned to the State and Local Cybersecurity Grant Program in full; and

WHEREAS, the City of Leander designates Assistant Emergency Management Coordinator Rousner Ermonfils as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Leander designates Chief Financial Officer Otis Williams as the Grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that city council of the City of Leander, Texas, approves submission of the grant application for the cybersecurity administration training for Microsoft artificial intelligence project to the office of the governor.

PASSED, AND APPROVED this the 15 day of January 2026.

CITY OF LEANDER, TEXAS

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Na'Cole Thompson, Mayor Pro Tem

ATTEST:

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Dara Crabtree, City Secretary

AGENDA ITEM # 21

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:

Approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) governance and planning projects for a governance, risk and compliance program development project consisting of a third-party consulting expert to design and implement a foundational program at a cost of $100,000.00 with $30,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLGCP objectives listed below.

- Objective 1 – Governance and Planning: Develop and establish appropriate governance structures, including developing, implementing, or revising cybersecurity plans, to improve capabilities to respond to cybersecurity incidents and ensure continuity of operations.
- Objective 2 – Assessment and Evaluation: Understand the current cybersecurity posture and areas for improvement based on continuous testing, evaluation, and structured assessments.
- Objective 3 – Mitigation: Implement security protections commensurate with risk.
- Objective 4 – Workforce Development: Ensure organization personnel are appropriately trained in cybersecurity, commensurate with responsibility.

All SLCGP Objective 1 Governance and Planning projects must support the implementation of the approved State SLCGP Plan. Additionally, projects can only support one-time services that reduce cybersecurity risks to; and identify, respond to, and recover from cybersecurity threats to information systems owned or operated by or on behalf of local governments within the State of Texas. Project examples include those listed below.

1. Incident and Response Planning: Establishing and testing an incident response plan.
2. Cloud Migration Strategy: Developing cloud migration strategy.

Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS). All awards are subject to the availability of appropriated federal funds and any modifications or additional requirements that may be imposed by law.

The funding levels for this grant are a minimum of $10,000.00 with a matching fund requirement of 30%.

HISTORY/TIMELINE:
02/12/2026 - Final date to submit applications
09/01/2026 - Projects are expected to begin and may not exceed a 12-month period
12/2026 - Third-party consultant would be identified, if awarded
03/2027 - Initial assessment and Governance Risk Compliance program design
08/01/2027 - Final report and implementation assessment

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) governance and planning projects for a governance, risk and compliance program development project consisting of a third-party consulting expert to design and implement a foundational program at a cost of $100,000.00 with $30,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
Trace Caraway, Information Technology Director
Stuart Smith, Deputy Director / Information Security Officer

Fiscal Impact

Attachments:

1. 2027 SLCGP Resolution (GOVERNANCE)

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS TO APPLY FOR A GRANT FROM THE 2027 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) GOVERNANCE AND PLANNING PROJECTS FOR A GOVERNANCE, RISK AND COMPLIANCE (GRC) PROGRAM DEVELOPMENT PROJECT CONSISTING OF A THIRD-PARTY CONSULTING EXPERT TO DESIGN AND IMPLEMENT A FOUNDATIONAL GRC PROGRAM AT A COST OF $100,000.00 WITH $30,000.00 MATCHING FUNDS FROM THE CITY OF LEANDER.

WHEREAS, the City of Leander finds it in the best interest of the citizens of Leander that the city of Leander applies for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) for a Governance, Risk And Compliance (GRC) Program development project consisting of a third-party consulting expert to design and implement a foundational GRC program at a cost of $100,000.00 with $30,000.00 matching funds from the City of Leander; and

WHEREAS, the City of Leander agrees that in the event of loss or misuse of the 2027 State and Local Cybersecurity Grant Program (SLCGP), the City of Leander City Council assures that the funds will be returned to the State and Local Cybersecurity Grant Program in full; and

WHEREAS, the City of Leander designates Assistant Emergency Management Coordinator Rousner Ermonfils as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Leander designates Chief Financial Officer Otis Williams as the Grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that city council of the City of Leander, Texas, approves submission of the grant application for a governance, risk and compliance (GRC) program development project to the office of the governor.

PASSED, AND APPROVED this the 15 day of January 2026.

CITY OF LEANDER, TEXAS

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Na'Cole Thompson, Mayor Pro Tem

ATTEST:

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Dara Crabtree, City Secretary

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:

Approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) assessment and evaluation projects for a cybersecurity framework assessment consisting of a third-party cybersecurity risk assessment at a cost of $50,000.00 with $15,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLGCP objectives listed below:

- Objective 1 – Governance and Planning: Develop and establish appropriate governance structures, including developing, implementing, or revising cybersecurity plans, to improve capabilities to respond to cybersecurity incidents and ensure continuity of operations.
- Objective 2 – Assessment and Evaluation: Understand the current cybersecurity posture and areas for improvement based on continuous testing, evaluation, and structured assessments.
- Objective 3 - Mitigation: Implement security protections commensurate with risk.
- Objective 4 – Workforce Development: Ensure organization personnel are appropriately trained in cybersecurity, commensurate with responsibility.

All SLCGP Objective 2 Workforce Development projects must support the implementation of the approved State SLCGP Plan. Additionally, projects can only support one-time services that reduce cybersecurity risks to; and identify, respond to, and recover from cybersecurity threats to information systems owned or operated by or on behalf of local governments within the State of Texas. Project examples include those listed below.

1. Enhanced Logging: Implementing enhanced logging for systems.
2. Security Assessments: Conducting security assessments to evaluate an entity's maturity level and provide recommendations for improving the security maturity and posture of the organization.
3. Automated Asset Discovery: Installing automated asset discovery to identify and catalogue all the systems, services, hardware, and software.
4. Vulnerability Scanning: Implementing solutions to scan IT assets for vulnerabilities.
5. Penetration Testing: Conducting penetration tests to check for exploitable vulnerabilities on a computer network.

Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS). All awards are subject to the availability of appropriated federal funds and any modifications or additional

requirements that may be imposed by law.

The funding levels for this grant are a minimum of $10,000.00 with a matching fund requirement of 30%.

HISTORY/TIMELINE:
12/12/2026 - Final date to submit applications
09/01/2026 - Projects are expected to begin and may not exceed a 12-month period.
12/2026 - Third-party consultant would be identified, if awarded
02/2027 - Initial cybersecurity risk assessment
06/01/2027 - Final report and recommendations for improvement

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of a Resolution to apply for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) assessment and evaluation projects for a cybersecurity framework assessment consisting of a third-party cybersecurity risk assessment at a cost of $50,000.00 with $15,000.00 matching funds; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
Trace Caraway, Information Technology Director
Stuart Smith, Deputy Director / Information Security Officer

Fiscal Impact

Amount requested:
Approved in current budget (Yes / No):
Expenditure (New / Amended):
Recurring or one-time:
Fund source (Operating / Utility / etc.):

Attachments:

1. 2027 SLCGP Resolution (ASSESSMENT)

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS TO APPLY FOR A GRANT FROM THE 2027 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) ASSESSMENT AND EVALUATION PROJECTS FOR A CYBERSECURITY FRAMEWORK ASSESSMENT CONSISTING OF A THIRD-PARTY CYBERSECURITY RISK ASSESSMENT AT A COST OF $50,000.00 WITH $15,000.00 MATCHING FUNDS FROM THE CITY OF LEANDER.

WHEREAS, the City of Leander finds it in the best interest of the citizens of Leander that the city of Leander applies for a grant from the 2027 State and Local Cybersecurity Grant Program (SLCGP) for a cybersecurity framework assessment consisting of a third-party cybersecurity risk assessment at a cost of $50,000.00 with $15,000.00 matching funds from the City of Leander; and

WHEREAS, the City of Leander agrees that in the event of loss or misuse of the 2027 State and Local Cybersecurity Grant Program (SLCGP), the City of Leander City Council assures that the funds will be returned to the State and Local Cybersecurity Grant Program in full; and

WHEREAS, the City of Leander designates Assistant Emergency Management Coordinator Rousner Ermonfils as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Leander designates Chief Financial Officer Otis Williams as the Grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THERFORE, BE IT RESOLVED that City Council of the City of Leander, Texas, approves submission of the grant application for a cybersecurity framework assessment project to the Office of the Governor.

PASSED, AND APPROVED this the 15 day of January 2026.

CITY OF LEANDER, TEXAS

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Na'Cole Thompson, Mayor Pro Tem

ATTEST:

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Dara Crabtree, City Secretary

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Approval of a Resolution to apply for a grant from the 2027 Active Attack Response Equipment Grant Program for an equipment project consisting of five (5) bullet-resistant shields and fifteen (15) breaching tools at a cost of $40,000.00 with no matching funds; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The Active Attack Response Equipment Grant supports law enforcement agencies to equip peace officers with bullet-resistant shields and breaching tools which are compliant with the National Institute of Justice (NIJ) Level III, III+, or IV.

State funds for these projects are authorized by the Budget Execution Order proposed by the Legislative Budget Board and ratified by Governor Abbott on June 28, 2022, pursuant to Texas Government Code, Section 317.002 and Section 317.005(b), and The Texas General Appropriations Act, Article IX, Sec. 18.03. All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

There is no minimum funding level for this grant and no matching fund requirement.

HISTORY/TIMELINE:
02/12/2026 - Final date to submit applications
09/01/2026 - Projects are expected to begin and may not exceed a 12-month period
09/01/2026 - Police department will purchase various bullet-resistant shields and breaching tools over the next 12 months, if awarded

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of a Resolution to apply for a grant from the 2027 Active Attack Response Equipment Grant Program for an equipment project at a cost of $40,000.00 with no matching funds; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:
John Lauden, Police Lieutenant
Aubury Holmes, Emergency Management Coordinator

Fiscal Impact

Attachments:

1. 2027 Resolution Active Attack

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LEANDER, TEXAS TO APPLY FOR A GRANT FROM THE 2027 ACTIVE ATTACK RESPONSE EQUIPMENT GRANT FOR AN EQUIPMENT PROJECT CONSISTING OF FIVE BULLET-RESISTANT SHIELDS AND FIFTEEN BREACHING TOOLS AT A COST OF $40,000.00 WITH NO MATCHING FUNDS FROM THE CITY OF LEANDER.

WHEREAS, the City of Leander finds it in the best interest of the citizens of Leander that the City of Leander applies for a grant from the 2027 Active Attack Response Equipment Grant Program for five bullet-resistant shields and fifteen breaching tools at a cost of $40,000.00 with no matching funds from the City of Leander; and

WHEREAS, the City of Leander agrees that in the event of loss or misuse of the 2027 Active Attack Response Equipment Grant Program, the City of Leander City Council assures that the funds will be returned to the Active Attack Response Equipment Grant Program in full; and

WHEREAS, the City of Leander designates Assistant Emergency Management Coordinator Rousner Ermonfils as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Leander designates Chief Financial Officer Otis Williams as the Grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THERFORE, BE IT RESOLVED that City Council of the City of Leander, Texas, approves submission of the grant application for the equipment grant to the Office of the Governor.

PASSED, AND APPROVED this the 15 day of January 2026.

CITY OF LEANDER, TEXAS

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Na'Cole Thompson, Mayor Pro Tem

ATTEST:

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Dara Crabtree, City Secretary

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Conduct a Public Hearing 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 second 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. Existing use(s) on the property are lumber, millwork, and custom door manufacturing that is currently classified as legal nonconforming uses, which allows the existing uses and structures to remain as they were at the time of annexation. The property owner intends to expand the existing structure while maintaining the same uses. 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, lumberyards, 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
12/11/2025 – Planning & Zoning, 1st Public Hearing

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 City Council 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.

During the meeting of December 11, 2025, the Planning & Zoning Commission recommended approval.

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

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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
9. Z-25-0194 Att 9 Ordinance - Hardwood Products & Doors
10. 12-11-2025 P & Z Minutes

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.

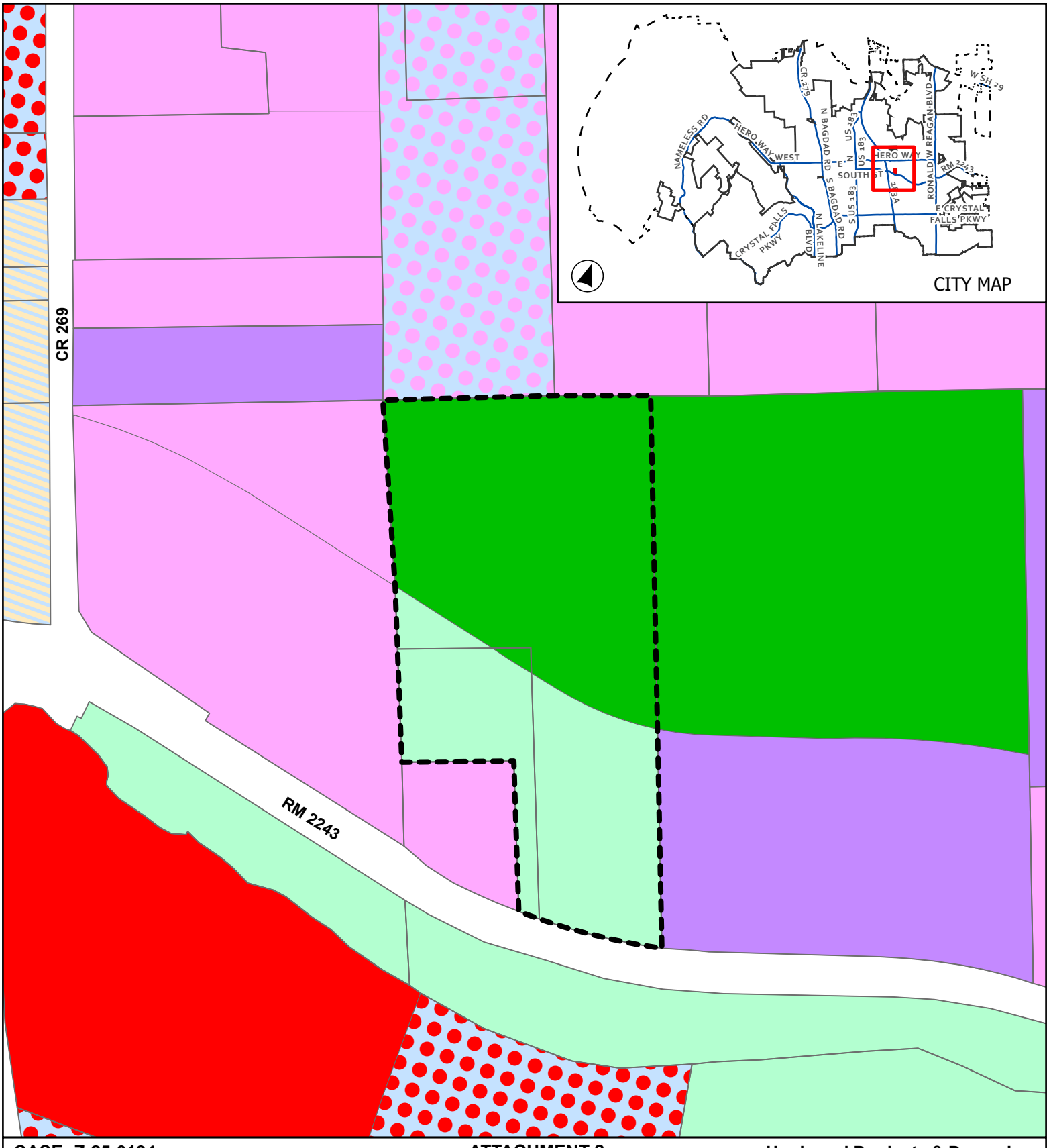
We are submitting this zoning change request to align the current and long-standing use of our property with the City's zoning designations. Our facility is located at 9430 FM-2243, Leander, Texas 78641, on parcels R031291 and R315913 in Williamson County. The current zoning district (SFS) does not reflect 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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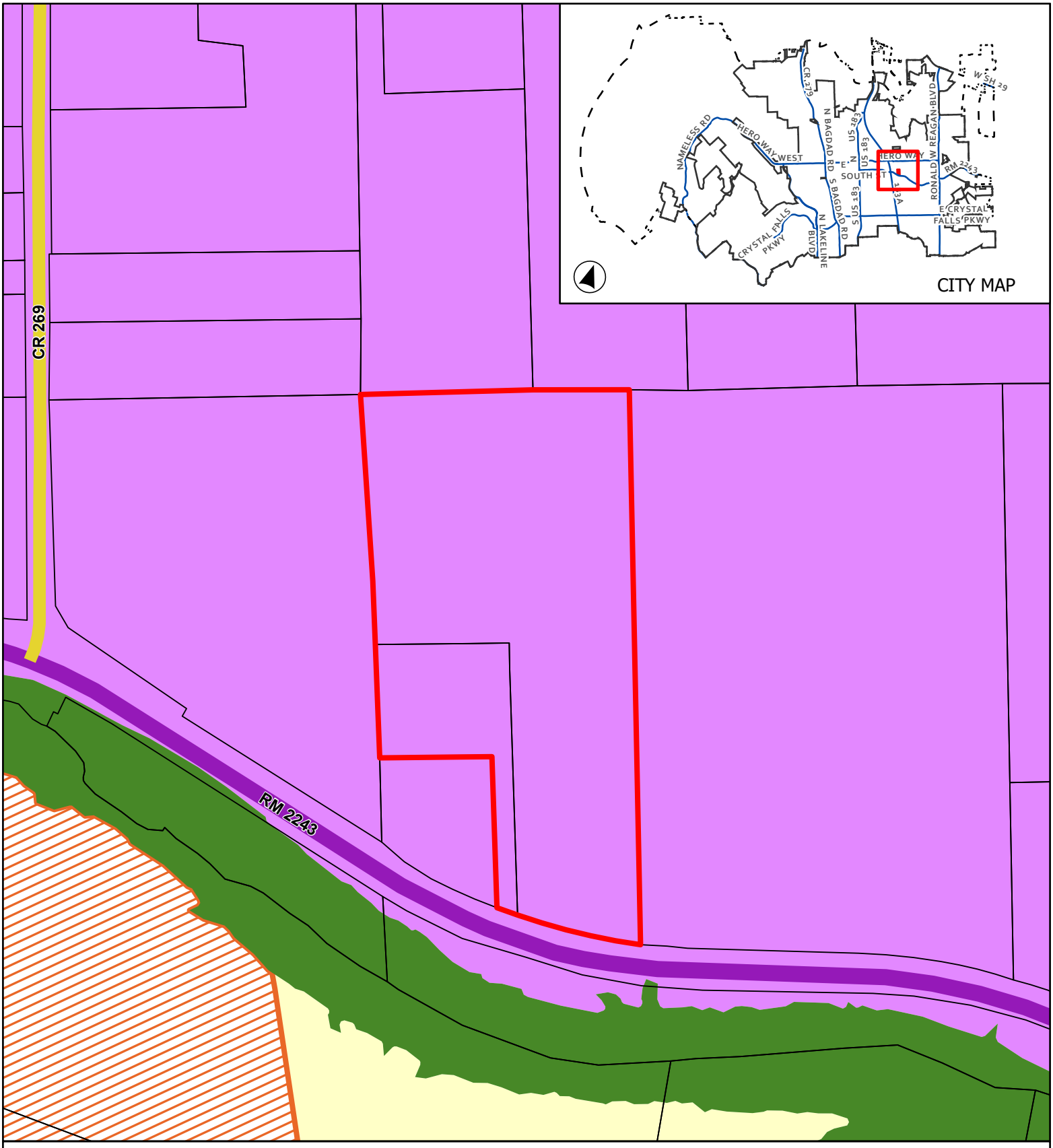
0 215 430

Feet

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.**

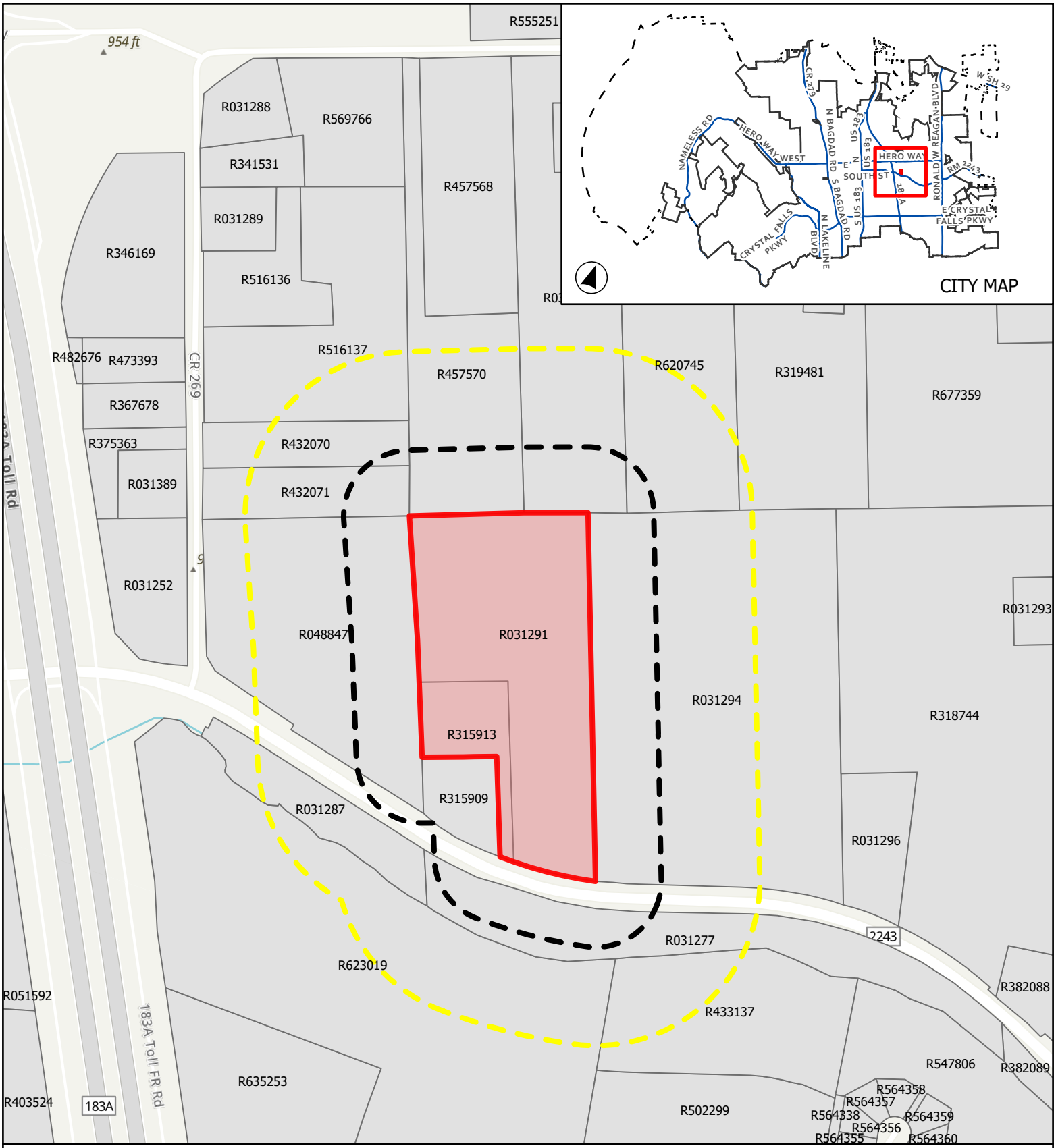
Future Land Use Map

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0 105 210

Feet

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



CASE: Z-25-0194 **ATTACHMENT 4** **HARDWOOD PRODUCTS & DOORS, INC.**

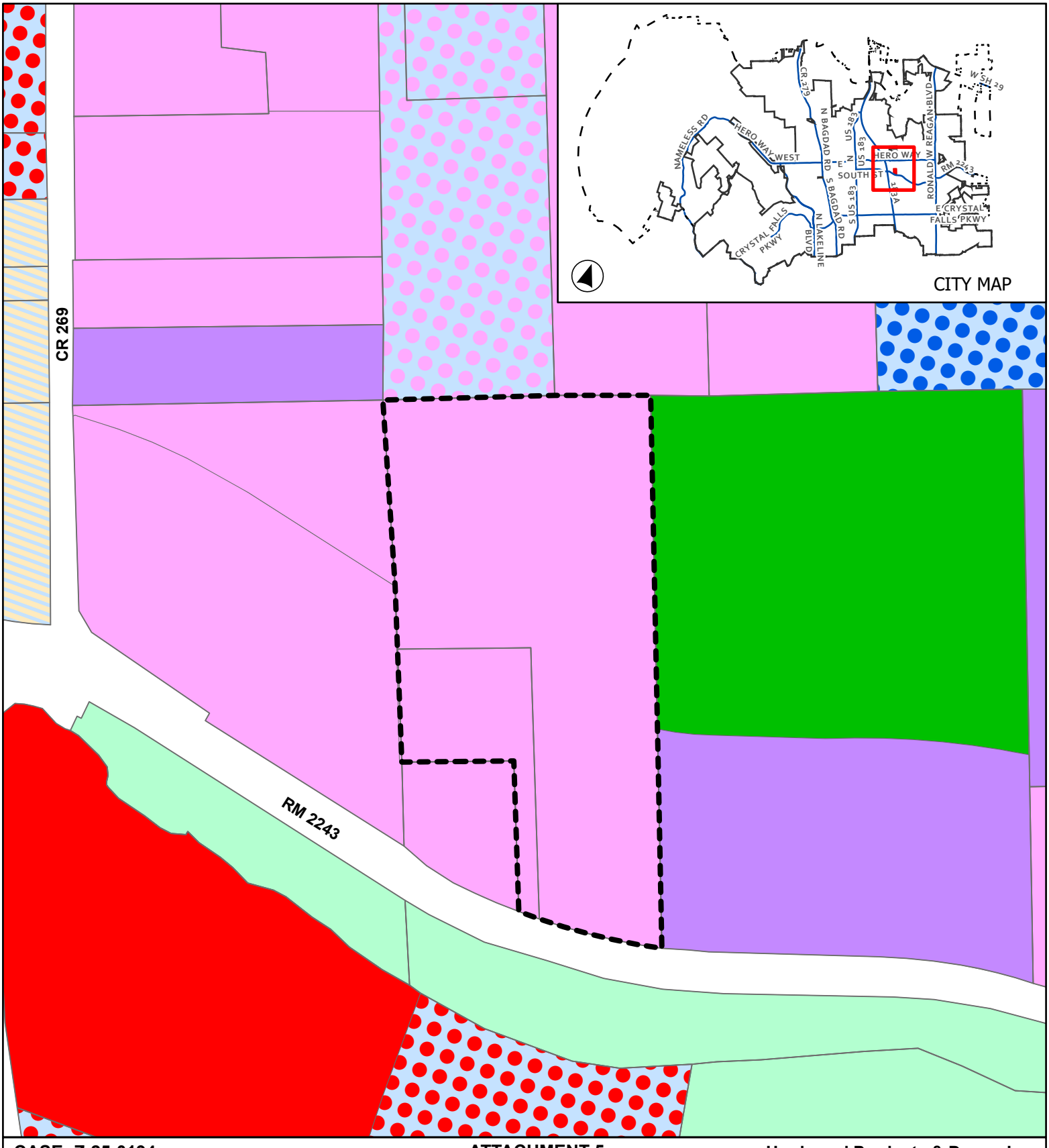
Public Notification

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0 155 310
Feet

City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-25-0194 **ATTACHMENT 5** **Hardwood Products & Doors, Inc.**

Proposed Zoning

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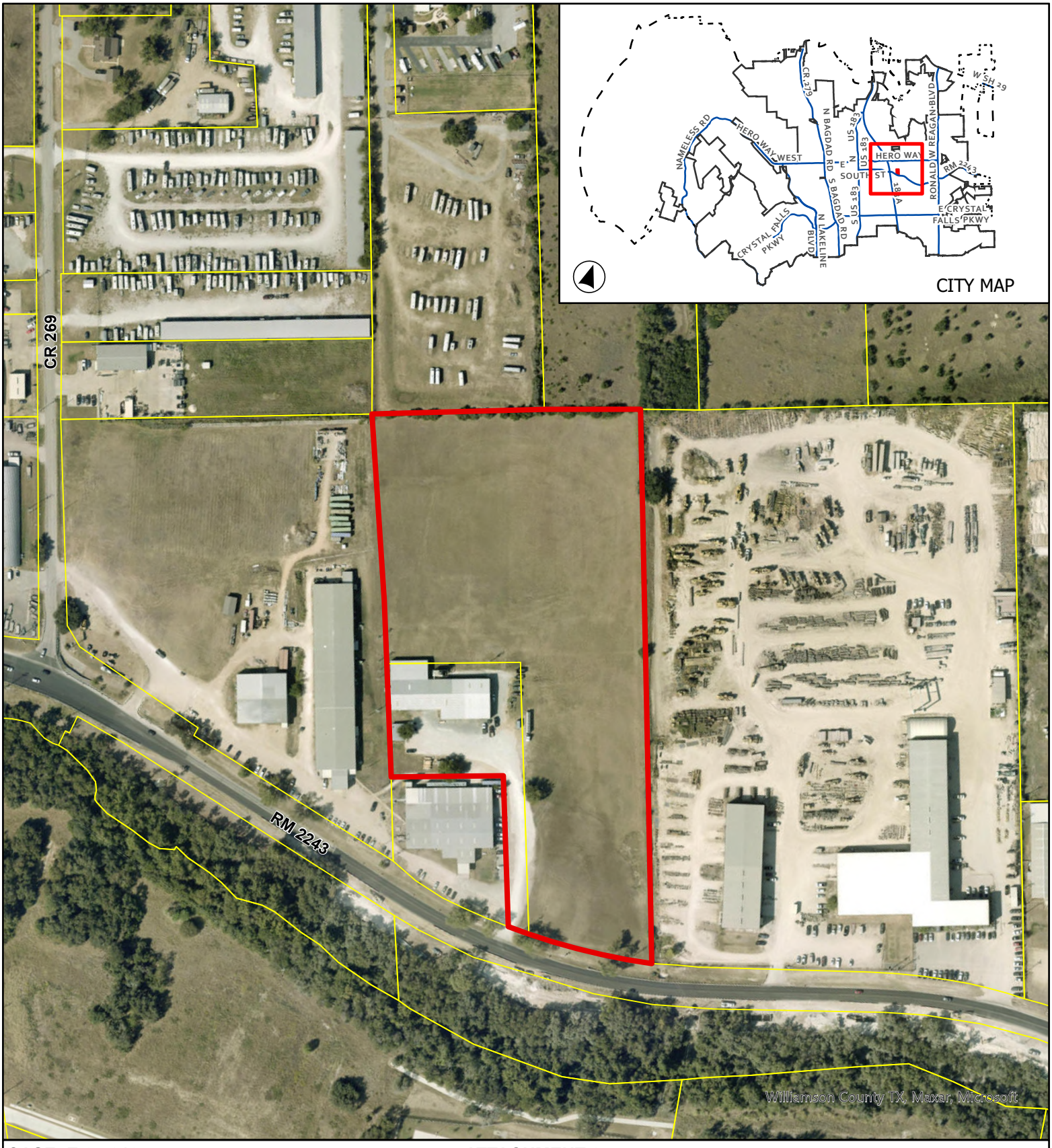
0 215 430

Feet

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



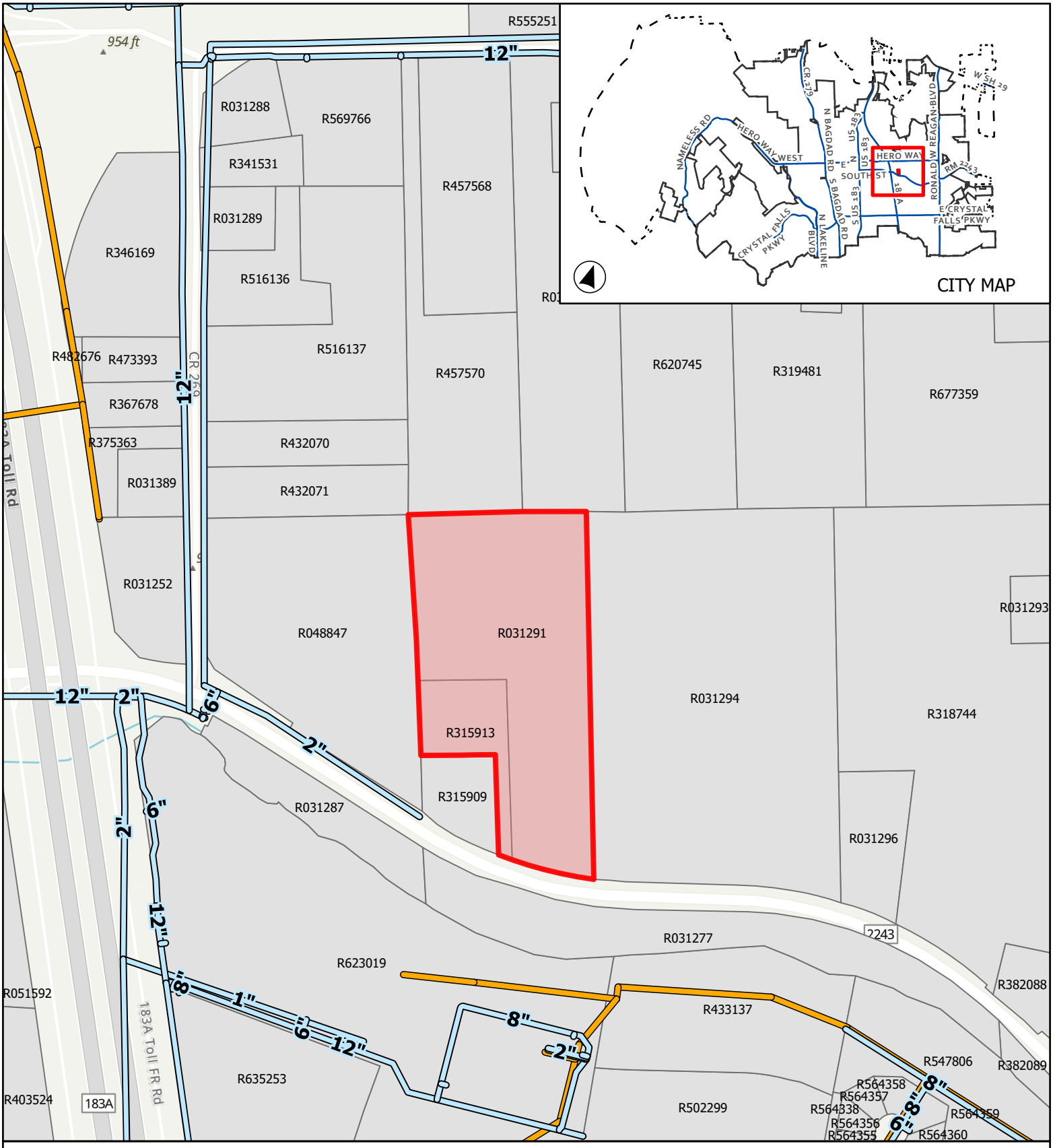
CASE: Z-25-0194 **ATTACHMENT 6** **Hardwood Products & Doors, Inc.**

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

City Limits
ETJ
Subject Boundary
Waste Water Line
Water Main Line

0 155 310
Feet

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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

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING TWO (2) PARCELS OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) AND INTERIM SFS-2-B (SINGLE-FAMILY SUBURBAN) TO HC-5-B (HEAVY COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 11.65 acres ±; being more particularly described in **Exhibit "A"**; erally located on the northside of RM 2243, approximately 1,100 feet east of the intersection with CR 269; identified by Williamson Central Appraisal District tax identification number R315913 and R031291; more particularly described in Instrument Number 2020106949; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to HC-5-B (Heavy Commercial) as shown in **Exhibit "A"**.

SECTION 5. Recording Zoning Change. The City Council directs the Planning

Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

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

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

PASSED AND APPROVED on First Reading this the 15th day of January, 2026.
FINALLY PASSED AND APPROVED on this the 10th day of February, 2026.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

_____ _____

Dara Crabtree, City Secretary Na'Cole Thompson, Mayor Pro Tem

MINUTES
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 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip, Vice-Chair**
Place 3 – Karen Lewis	**Place 7 –Tyler Bray**
Place 4 – Jay Coats	**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 except Commissioner Karen Lewis was absent and Commissioner Joseph Morales arrived at 6:06 p.m.

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.]
   No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-13.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 5 - 0

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.

Public Hearing opened at 6:03 p.m.; Public Hearing closed at 6:03 p.m.; following discussion.

Commissioner Joseph Morales joined the meeting at 6:06 p.m.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0194.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 0

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.

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

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0200.

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 6 - 0

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.

Motion to approve Zoning Case Z-25-0183 with the condition that upon change of use the exception is removed as well as the destruction of the fence within the Public Utility Easement being at the owner's expense.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 5 - 1 (Board Member Lantrip)

Motion to amend the previous motion to include the smooth side of the fence being required to be facing the right-of-way.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 5 - 1 (Board Member Lantrip)

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.

Motion to approve the Significant Tree Removal requests associated with Subdivision Case PP-25-0071.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 0

18. Adjournment
Meeting adjourned at 6:50 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Conduct a Public Hearing 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 second 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
12/11/2025 – Planning & Zoning, 1st Public Hearing

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 City Council 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.

During the meeting on December 11, 2025, the Planning & Zoning Commission recommended approval.

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

---

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
9. Z-25-0200 Att 9 Ordinance - ARS Hero Way

10. 12-11-2025 P & Z Minutes

Jamison Civil Engineering LLC

JCE

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

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).

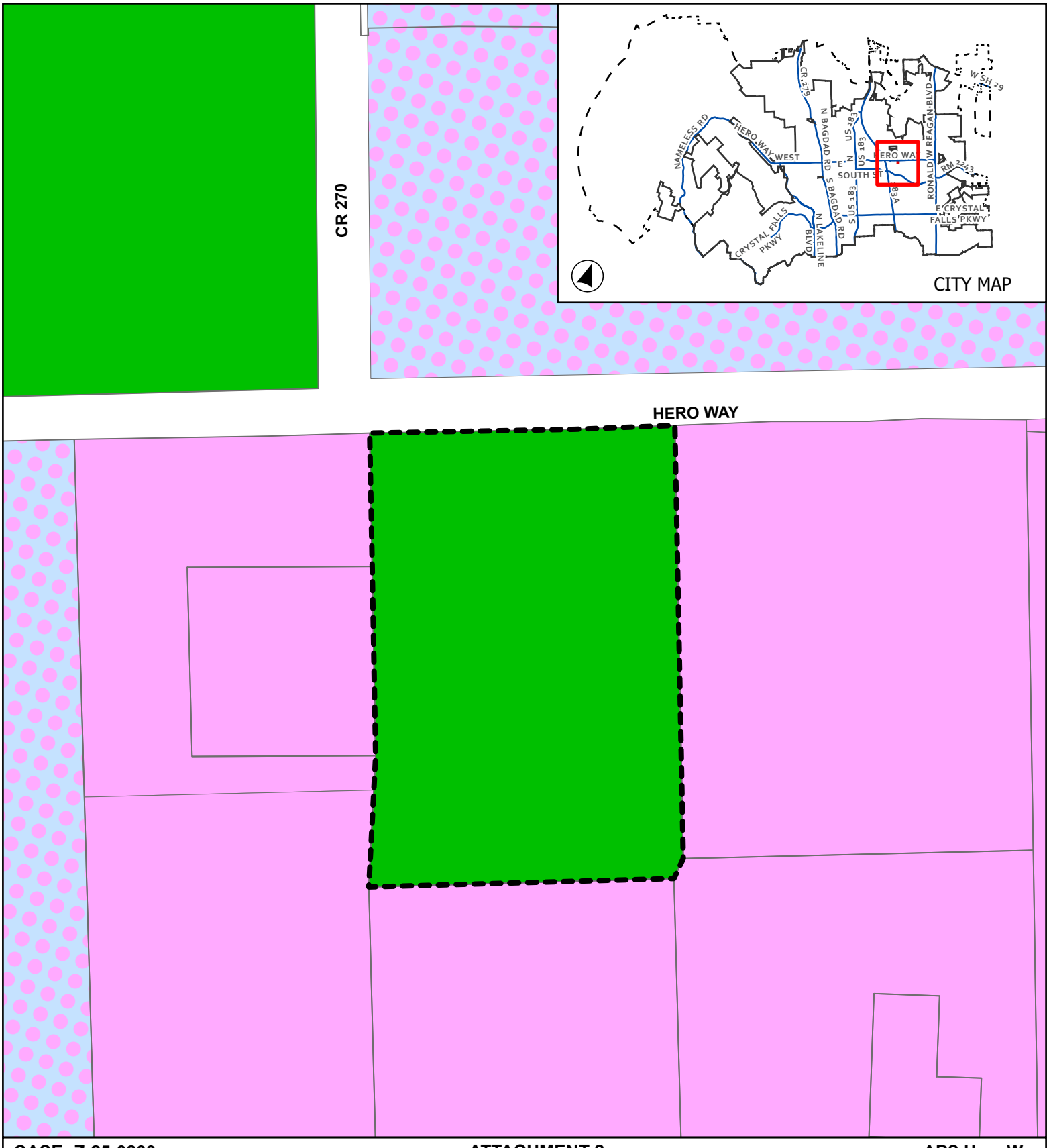
Please reach out with any questions or concerns.

Sincerely,

10/17/2025



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



CASE: Z-25-0200

ATTACHMENT 2

ARS Hero Way Zoning Change

Current Zoning

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0 115 230

Feet

City Limits

ETJ

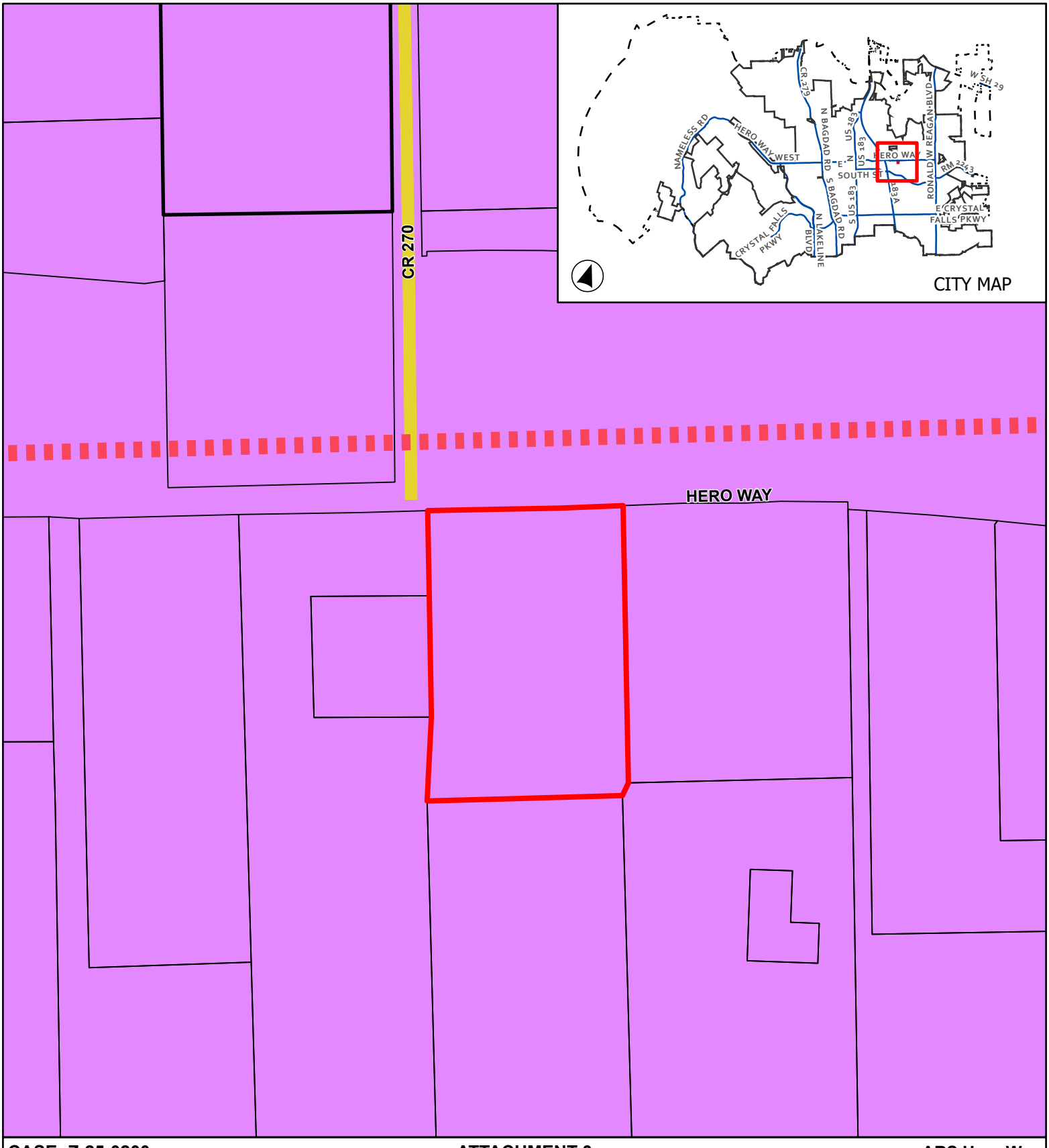
Subject Boundary

Current Zoning

SFR - Single-Family Rural

HC - Heavy Commercial

PUD - Heavy Commercial



CASE: Z-25-0200

ATTACHMENT 3

ARS Hero Way Zoning Change

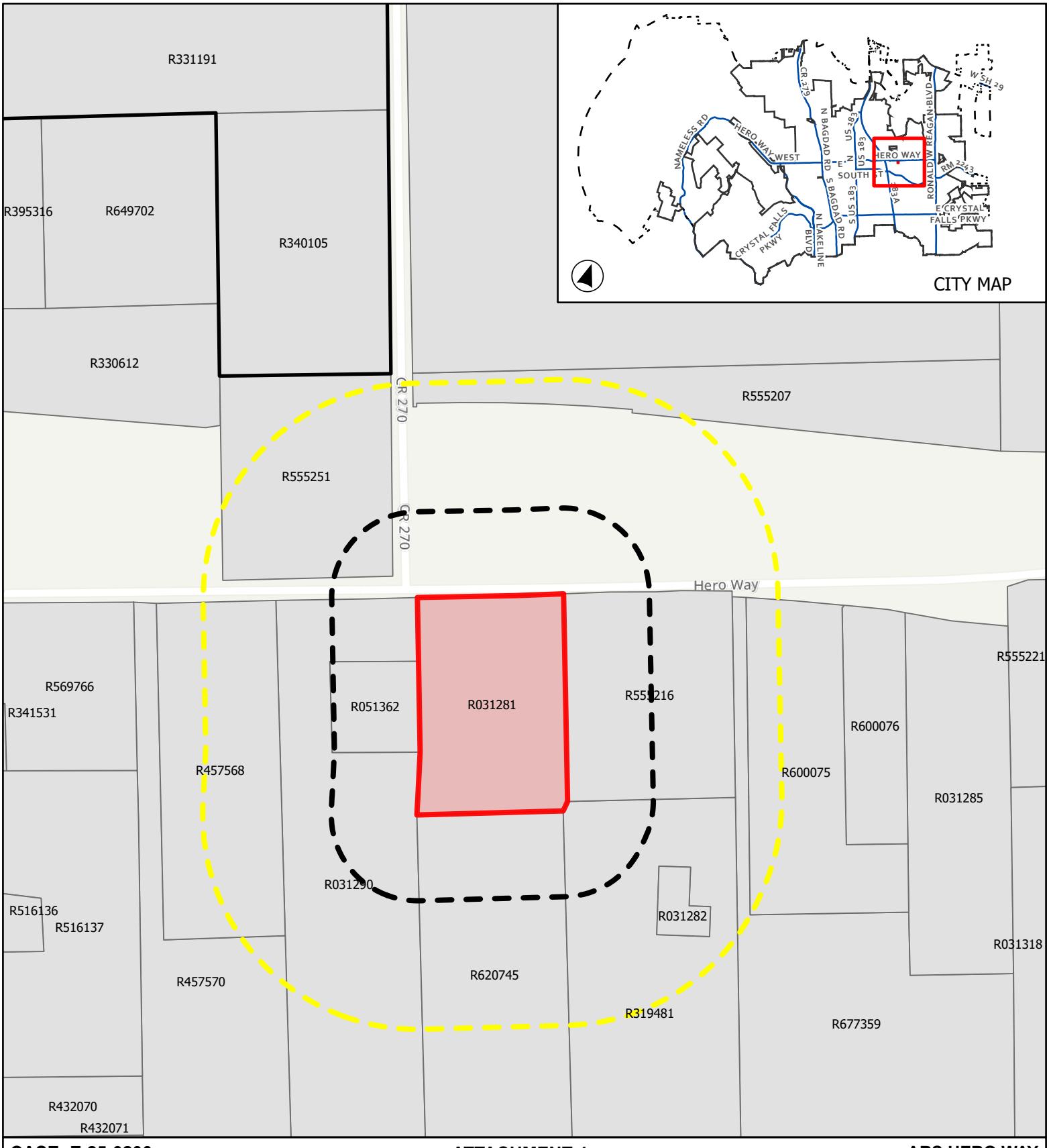
Future Land Use Map

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0 90 180

Feet

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



CASE: Z-25-0200 **ATTACHMENT 4** **ARS HERO WAY ZONING CHANGE**

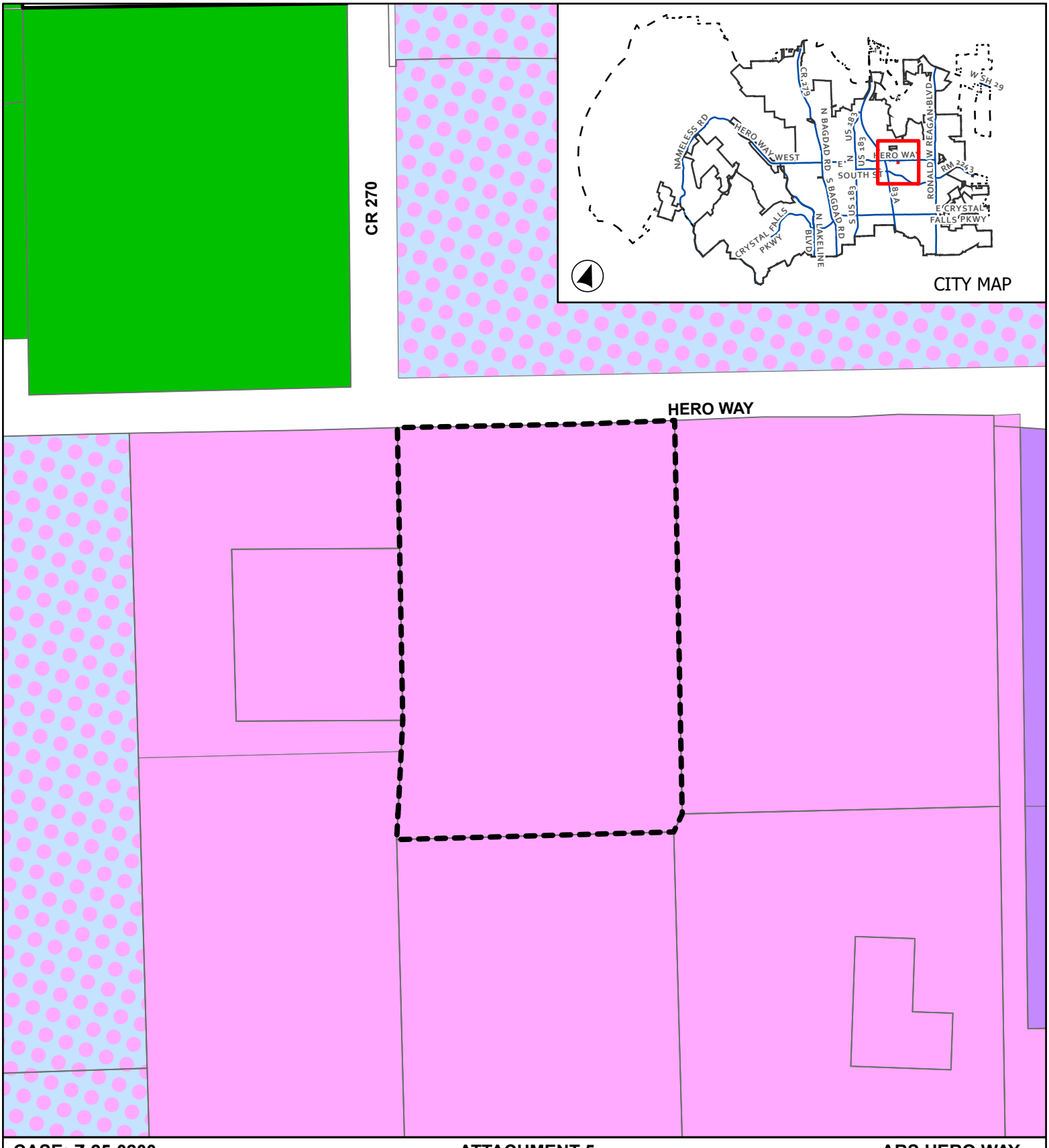
Public Notification

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 herin provided.

0 120 240
Feet

City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-25-0200 **ATTACHMENT 5** **ARS HERO WAY**

Proposed Zoning

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

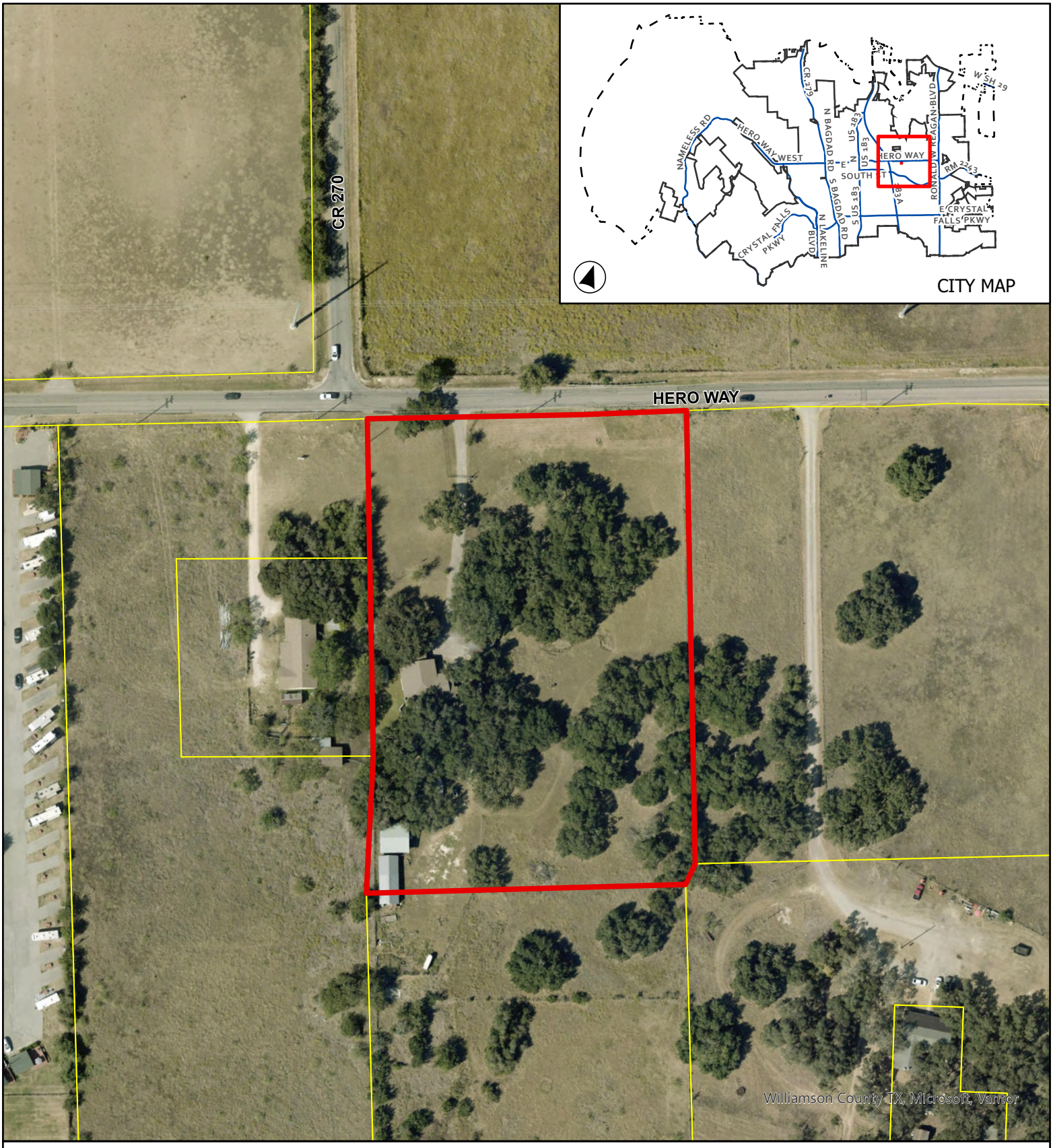
0 130 260

Feet

City Limits
ETJ
Subject Boundary

Proposed Zoning

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



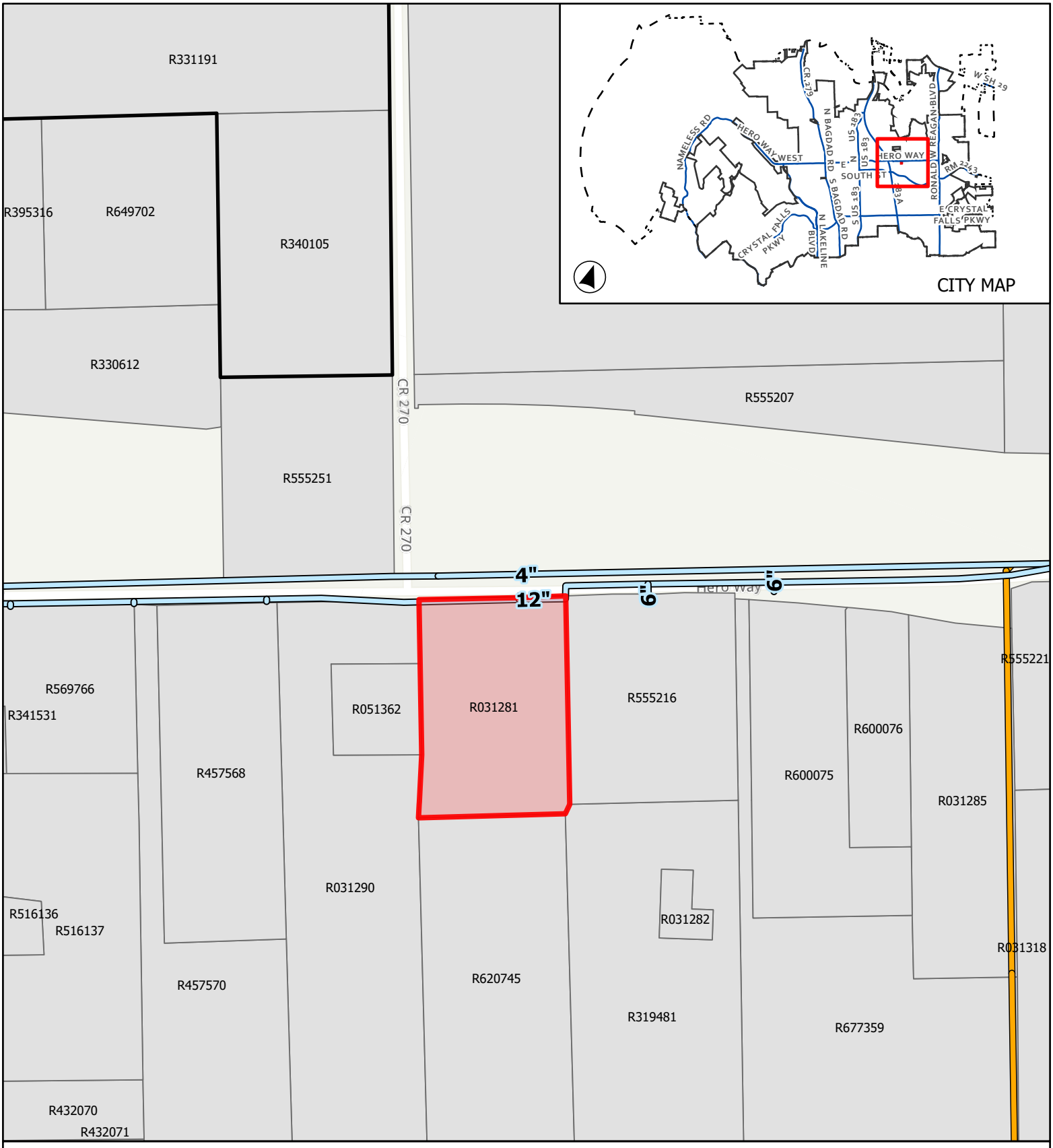
CASE: Z-25-0200 **ATTACHMENT 6** **ARS HERO WAY ZONING CHANGE**

Aerial Map

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 herin provided.

0 55 110
Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels



CASE: Z-25-0200 **ATTACHMENT 7** **ARS HERO WAY ZONING CHANGE**

Utilities Map

City Limits
ETJ
Subject Boundary
Waste Water Line
Water Main Line

0 120 240
Feet

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 herin provided.

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.

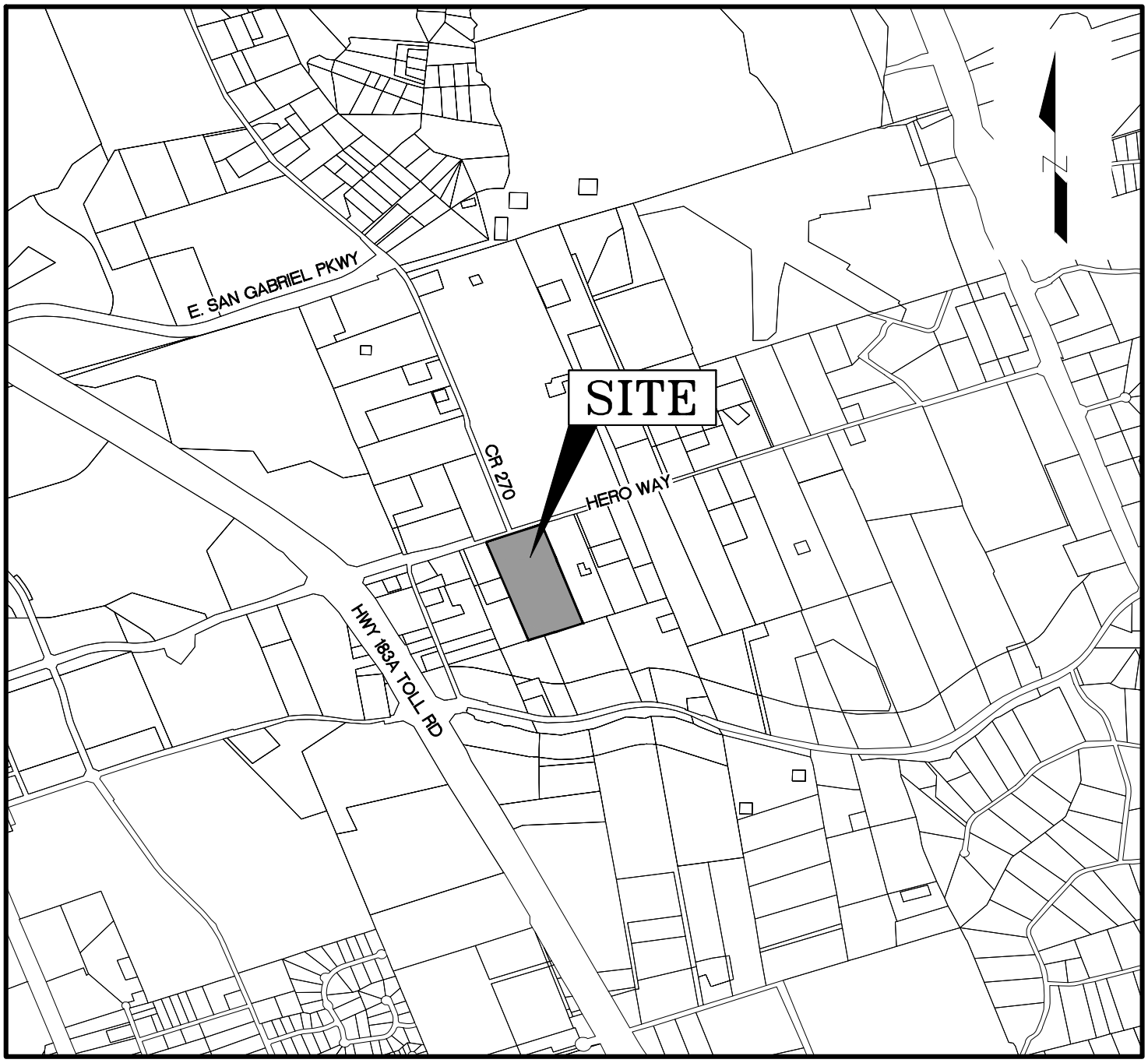
Sincerely,

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'

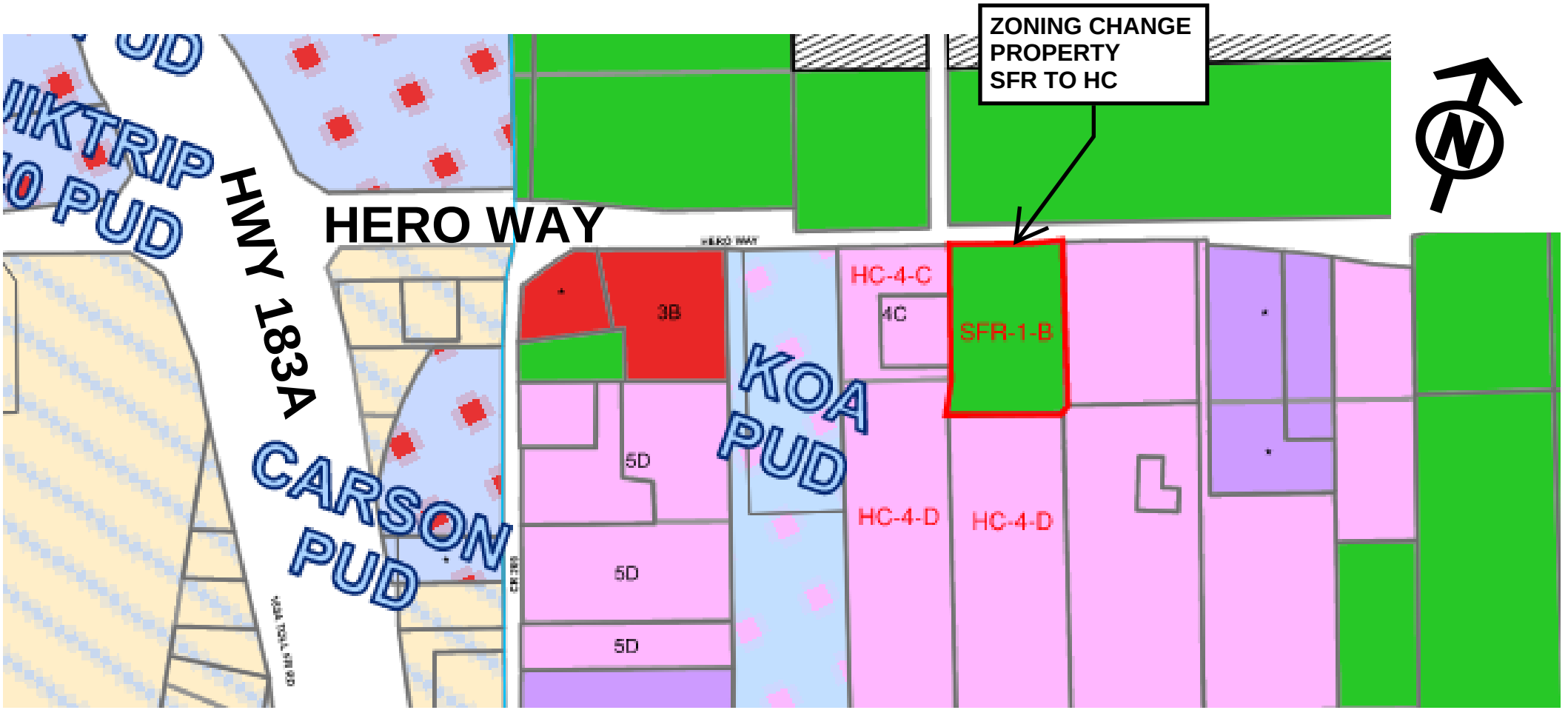
Guillermo Calvillo
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

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

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE (1) PARCEL OF LAND FROM INTERIM SFR-1-B (SINGLE FAMILY RURAL) TO HC-4-C (HEAVY COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 3.973 acres ±; being more particularly described in **Exhibit "A"**; generally located southeast of the intersection of CR 270 and Hero Way; identified by Williamson Central Appraisal District tax identification number R031281; more particularly described in Instrument Number 2025030840; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single Family Rural) to HC-4-C (Heavy Commercial) as shown in **Exhibit "A"**.

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

notation as prescribed by the City's zoning ordinance.

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

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

PASSED AND APPROVED on First Reading this the 15th day of January, 2026.
FINALLY PASSED AND APPROVED on this the 10th day of February, 2026.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

_____ _____

Dara Crabtree, City Secretary Na'Cole Thompson, Mayor Pro Tem

MINUTES
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 5 – James Oliver, Chair**
Place 2 – Joseph Morales	**Place 6 –Laura Lantrip, Vice-Chair**
Place 3 – Karen Lewis	**Place 7 –Tyler Bray**
Place 4 – Jay Coats	**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 except Commissioner Karen Lewis was absent and Commissioner Joseph Morales arrived at 6:06 p.m.

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.]
   No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-13.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 5 - 0

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.

Public Hearing opened at 6:03 p.m.; Public Hearing closed at 6:03 p.m.; following discussion.

Commissioner Joseph Morales joined the meeting at 6:06 p.m.

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0194.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 0

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.

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

No one spoke in favor or opposition of the request.

Motion to approve the Zoning Case Z-25-0200.

By: Board Member Oliver
Seconded: Board Member Lantrip

Vote: 6 - 0

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.

Motion to approve Zoning Case Z-25-0183 with the condition that upon change of use the exception is removed as well as the destruction of the fence within the Public Utility Easement being at the owner's expense.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 5 - 1 (Board Member Lantrip)

Motion to amend the previous motion to include the smooth side of the fence being required to be facing the right-of-way.

By: Board Member Mahan
Seconded: Board Member Oliver

Vote: 5 - 1 (Board Member Lantrip)

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.

Motion to approve the Significant Tree Removal requests associated with Subdivision Case PP-25-0071.

By: Board Member Lantrip
Seconded: Board Member Oliver

Vote: 6 - 0

18. Adjournment
Meeting adjourned at 6:50 p.m.

APPROVED

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0038 for the removal of multiple Heritage Trees associated with the Glory Hill Public Improvement Construction Plans (PICP-25-0217), more particularly described by Williamson County Central Appraisal District Parcel R082171 and R082172; and generally located at the eastern terminus of Private Road 921, Williamson County, Texas.

BACKGROUND:

This request is the second step in the tree removal request process. The applicant has submitted a request to remove numerous Significant and Heritage Trees. Per the applicant, the Glory Hill subdivision public improvements contain extreme topographical challenges and require extensive grading for the roads and home sites. Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than 18 caliper inches requires the approval of the Planning & Zoning Commission. The Planning & Zoning Commission completed their review of the Significant Tree Removal on January 8, 2026. The action will be provided during the January 15, 2026, City Council Meeting.

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

Per the Composite Zoning Ordinance, a non-disturbance zone shall be maintained on single-family and two-family lots during the subdivision construction and building permit phases of development. A disturbance area no more than five (5') feet from the foundation necessary for construction and grade transitions shall be permitted. The trees located on the remainder of the lot shall not be removed unless a unique situation is approved. If trees are proposed for removal at this stage, mitigation requirements shall apply.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions,
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches;
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 26 caliper inches;
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of $300.00 per caliper inch removed; and
- Mitigation may be achieved through credit for existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to $150.00 per caliper inch of replacement tree.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION
There are seven (7) Heritage Trees on the site and the applicant is proposing to remove six - 86%. As part of this request, the following mitigation will be required for the Heritage Tree removal request:

- Payment of a Heritage Tree removal fee in the amount of $32,100.00 calculated for the removal of 107 caliper inches at a rate of $300.00 per inch; and
- Planting of Replacement Trees at a 3:1 ratio for a total of 319.5 inches or payment of a fee in lieu in the amount of $95,850 as may be approved by the Planning Director. The applicant is proposing to pay the fee in lieu of planting the replacement trees.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION
Action was taken by the Planning & Zoning Commission on January 8, 2026, regarding Significant Trees. No additional action is required by the City Council for this portion of the request. The applicant is removing 550 Significant Trees between eight (8) and eighteen caliper inches and 45 Significant Trees between 18 and 26 caliper inches. Tree mitigation requirements are provided below.

- Replacement Trees provided include:
    - Significant Trees between eight (8) and 18 caliper inches — Replacement Trees required at a 1:1 ratio, 2,935.5 inches or payment of fees in lieu of planting new trees. The applicant is proposing to plant 237 caliper inches and pay a fee in lieu in the amount of $404,775 for the remainder; and
    - Significant Trees between 18 and 26 caliper inches — Replacement Trees required at a 2:1 ratio, 865 inches or payment of fees in lieu of planting new trees. The applicant is proposing to pay a fee in lieu in the amount of $129,750.

A complete preservation plan for this site is provided as Attachment 4. All the fees and mitigation will be paid with the Public Improvement Construction Plan (PICP) permit.

GENERAL INFORMATION:
Current Zoning: SFS-2-B (Single Family Suburban)
Size and Location: This property is generally located at the eastern terminus of Private Road 921, including approximately 15.15 acres.
Surrounding Area: This property is surrounded by residential subdivisions including Marbella Phases 1 and 2, Ridgmar Landing, and Rouse High School.
Physical and Natural Features: This property contains no floodplain and there is heavy tree cover throughout the tract.

HISTORY/TIMELINE:
01/17/2013 – Annexation Approved
11/02/2023 – Zoning Approved
07/02/2024 – Concept Plan Approved
09/20/2024 - Preliminary Plat Approved
01/08/2025 – Planning and Zoning

APPLICANT/AGENT:
Doucet & Associates, Inc. (Victor Ostguin) on behalf of Tri Point Homes Texas, Inc (Pat Helgeson).

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

1. Approve the tree removal request.

2. Deny the tree removal request.

Staff recommends Option 1 listed above – Approve the tree removal request. This recommendation is based on the topographical challenges and the extensive grading needed for the subdivision. Staff determined the applicant has demonstrated a unique situation. The Planning & Zoning Commission reviewed this request during the January 8, 2026, meeting and the recommendation will be available during the meeting.

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

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Fiscal Impact

Attachments:

1. TRP-25-0038 Att 1 Letter of Intent - Glory Hill Subdivision
2. TRP-25-0038 Att 2 Location Map - Glory Hill Subdivision
3. TRP-25-0038 Att 3 Aerial Map - Glory Hill Subdivision
4. TRP-25-0038 Att 4 Tree Removal Exhibit - Glory Hill Subdivision
5. TRP-25-0038 Att 5 Tree Field Data - Glory Hill Subdivision
6. TRP-25-0038 Att 6 Arborist Letter - Glory Hill Subdivision

Entellus
3636 Executive Center Dr., Suite 209, Austin, Tx. 78731
(512) 917-1122 www.entellus.com

TREE MITIGATION SUMMARY

The Glory Hill subdivision is a proposed single family subdivision located at the end of East Woodview Drive, directly north of the Rouse High School. The proposed development consists of 43 single family lots, 2 access lots, and a detention/water quality pond lot.

The existing site consists of one single family house on 15 acres. The land contains steep hills with large changes in topography. The extreme nature of the landscape requires extensive grading to be done in order for streets to be designed per the City criteria. The deep cuts and large fill for the roadway then create the need to grade the lots in order to make much of the site accessible and buildable.

There are additional constraints created by the wastewater and storm sewer design, and many portions of those lines are designed and minimum tolerances so that storm water can be taken to the southeast, while wastewater is required to drain to the north (the only point of service).

Because of the necessary grading and infrastructure mentioned above, as well as sidewalk and pond requirements, very few trees are able to be saved.

Existing trees will be preserved wherever possible, mostly along the edges of the property, utilizing small tree wells (dry-stack or mortared rock walls under 4' in height). Two trees will be planted on each home site, but these do not count towards mitigation. As many trees as possible will be planted along the south side of the entry, as well as around pond. The remainder of the mitigation required will be accomplished via payment in lieu of replacement trees because of the lack of space to do so.

Though the number of trees to be removed seems large, analysis of the canopy shows that the future canopy cover will actually be improved because the replacement trees and homesite trees will placed more evenly throughout the site. Their mature canopy will be superior to the clumped and crowded nature of the existing trees.

Furthermore, the city will receive over $500,000 in mitigation fees for tree planting in other areas. We fill this, in addition to the improved canopy and a high quality development will be beneficial to all parties.

If you have any questions or concerns, please feel free to contact me at:
cgiles@entellus.com, and 512-294-3609.

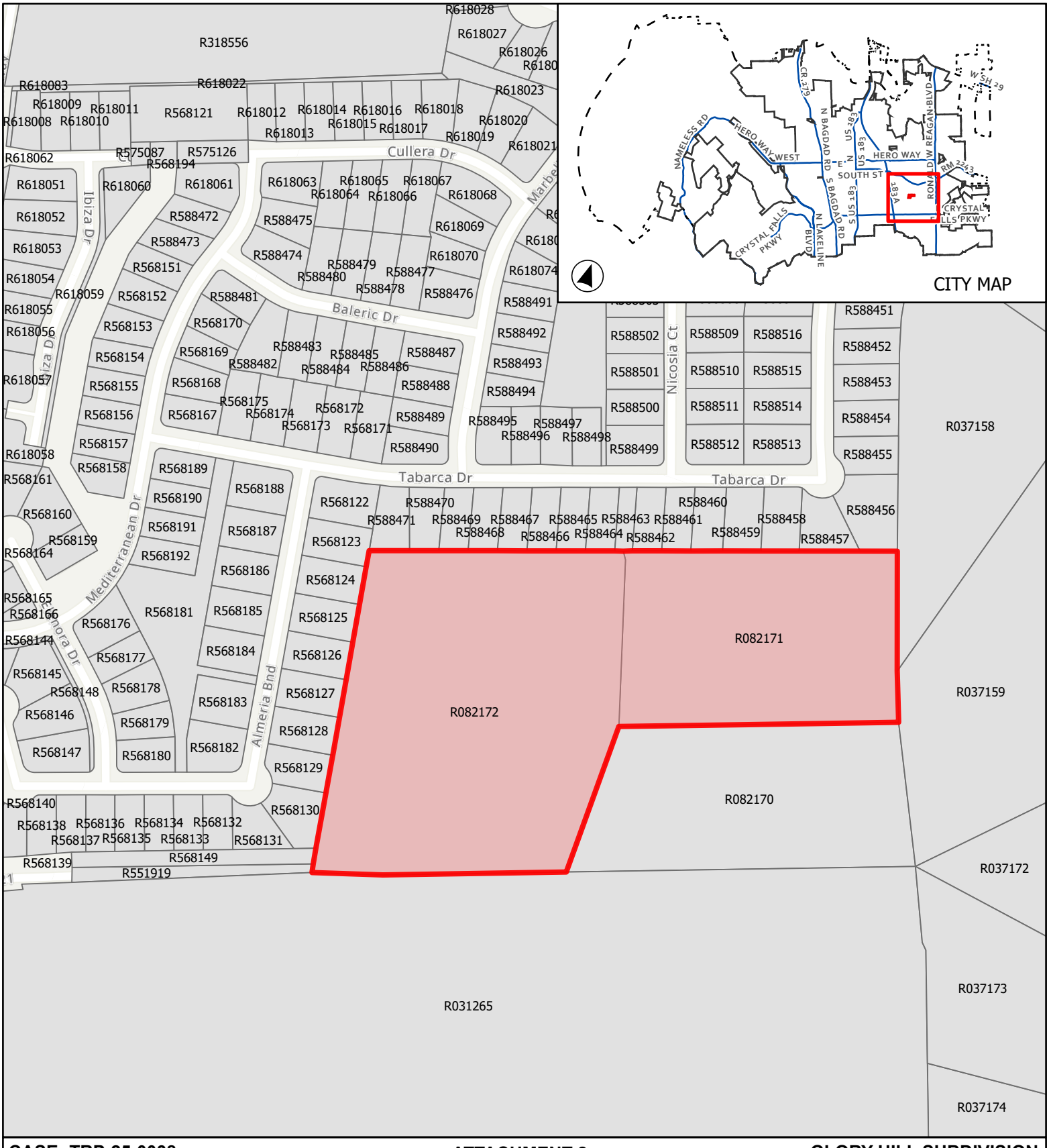
Sincerely,

Casey Giles, P.E.

Engineer Signature and Seal



12/11/2025
Firm #22613



CASE: TRP-25-0038 **ATTACHMENT 2** **GLORY HILL SUBDIVISION**

Location Map

City Limits

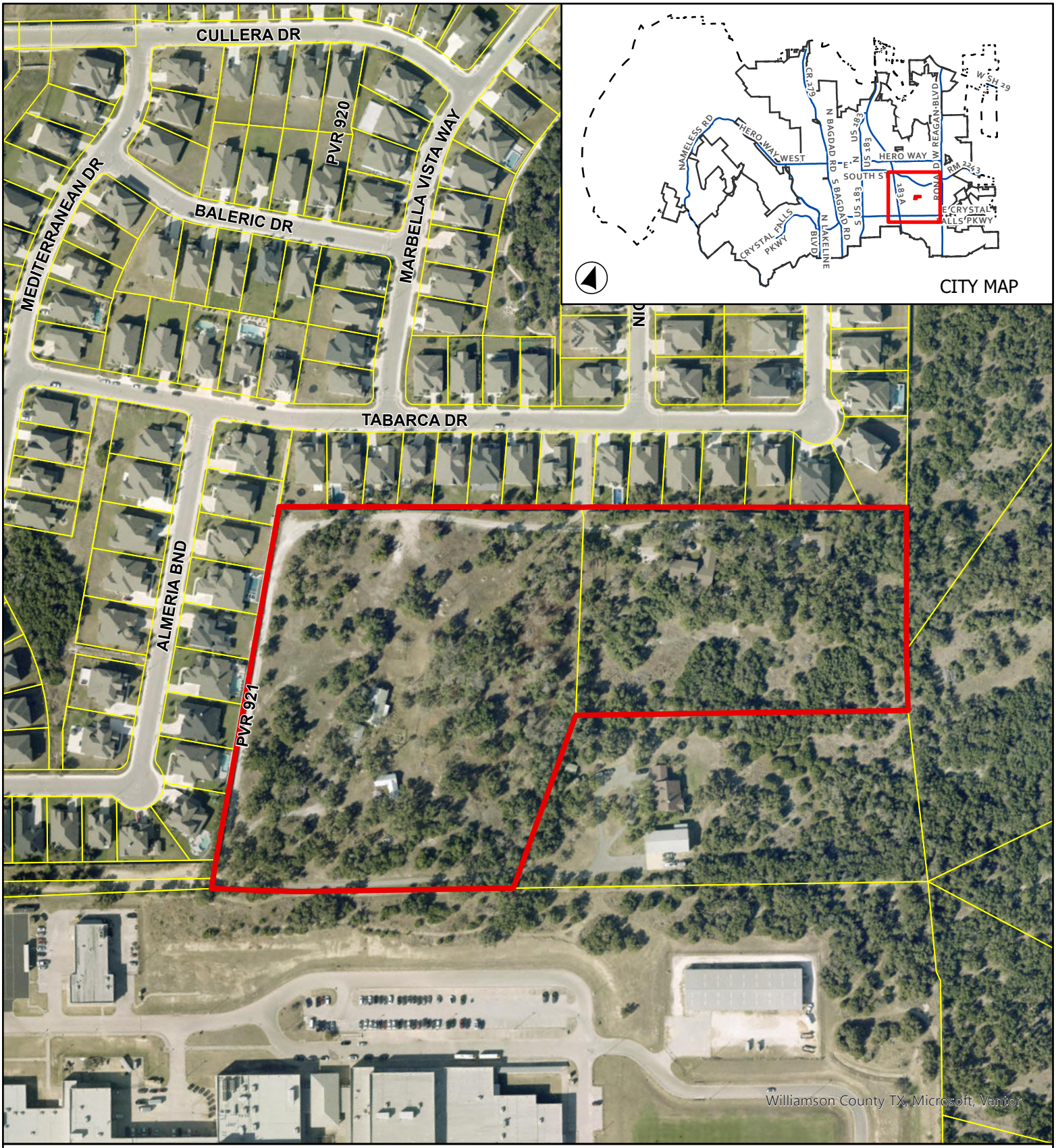
ETJ

Subject Boundary

0 115 230

Feet

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 herin provided.



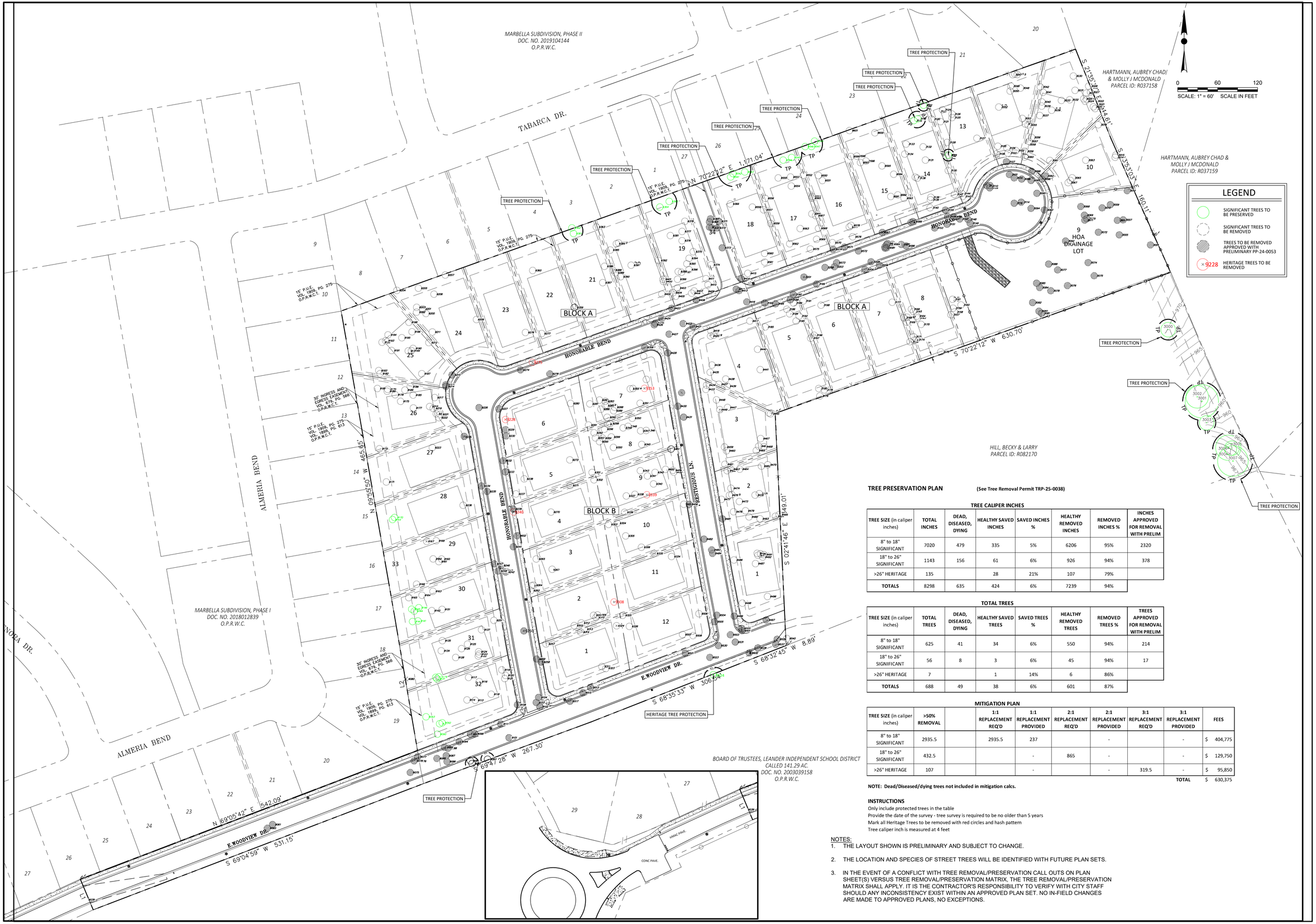
CASE: TRP-25-0038 **ATTACHMENT 3** **GLORY HILL SUBDIVISION**

Aerial Map

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

0 95 190
Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels



LEGEND

- SIGNIFICANT TREES TO BE PRESERVED
- SIGNIFICANT TREES TO BE REMOVED
- TREES TO BE REMOVED APPROVED WITH PRELIMINARY PP-24-0053
- ×9228 HERITAGE TREES TO BE REMOVED

TREE PRESERVATION PLAN

(See Tree Removal Permit TRP-25-0038)

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	DEAD, DISEASED, DYING	HEALTHY SAVED INCHES	SAVED INCHES %	HEALTHY REMOVED INCHES	REMOVED INCHES %	INCHES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	7020	479	335	5%	6206	95%	2320
18" to 26" SIGNIFICANT	1143	156	61	6%	926	94%	378
>26" HERITAGE	135		28	21%	107	79%	
TOTALS	8298	635	424	6%	7239	94%	

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	DEAD, DISEASED, DYING	HEALTHY SAVED TREES	SAVED TREES %	HEALTHY REMOVED TREES	REMOVED TREES %	TREES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	625	41	34	6%	550	94%	214
18" to 26" SIGNIFICANT	56	8	3	6%	45	94%	17
>26" HERITAGE	7		1	14%	6	86%	
TOTALS	688	49	38	6%	601	87%	

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL		1:1 REPLACEMENT REQ'D	1:1 REPLACEMENT PROVIDED	2:1 REPLACEMENT REQ'D	2:1 REPLACEMENT PROVIDED	3:1 REPLACEMENT REQ'D	3:1 REPLACEMENT PROVIDED	FEES
8" to 18" SIGNIFICANT	2935.5		2935.5	237		-		-	$ 404,775
18" to 26" SIGNIFICANT	432.5			-	865	-		-	$ 129,750
>26" HERITAGE	107			-		-	319.5	-	$ 95,850
								TOTAL	$ 630,375

NOTE: Dead/Diseased/dying trees not included in mitigation calcs.

INSTRUCTIONS

Only include protected trees in the table
Provide the date of the survey - tree survey is required to be no older than 5 years
Mark all Heritage Trees to be removed with red circles and hash pattern
Tree caliper inch is measured at 4 feet

NOTES:

1. THE LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. THE LOCATION AND SPECIES OF STREET TREES WILL BE IDENTIFIED WITH FUTURE PLAN SETS.
3. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE 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.

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF CASEY GILES, P.E., TBPE#91797 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

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Tel (512) 614-4466
www.entellus.com Texas Registered Firm No. F-26613

GLORY HILL SUBDIVISION
CITY OF LEANDER, TEXAS

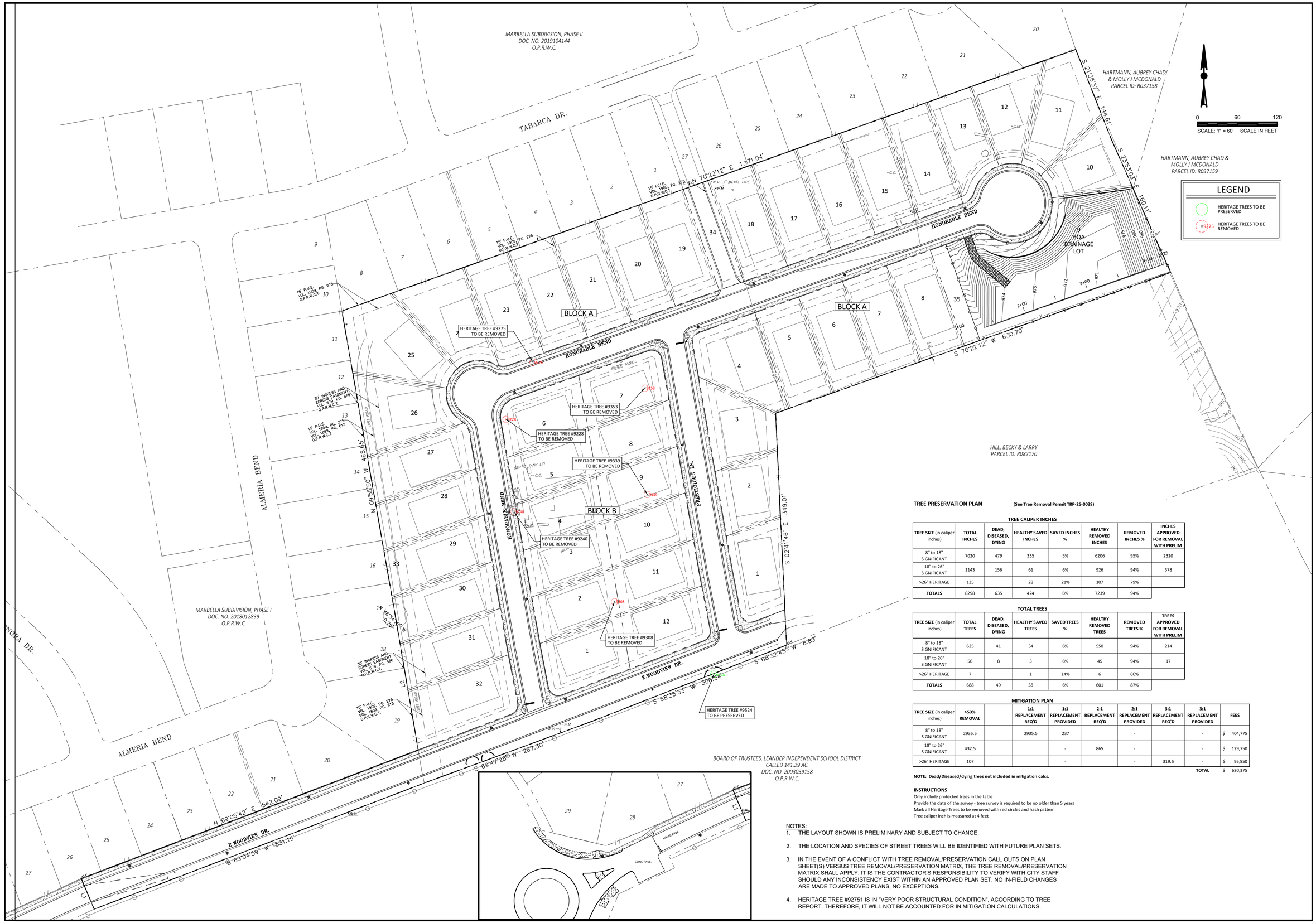
TREE PROTECTION PLAN

DESIGNED: JS
DRAWN: JS
REVIEWED: CG
DATE: 08-19-2025

10

SHEET

Project No.: 20501.01



TREE PRESERVATION PLAN (See Tree Removal Permit TRP-25-0038)

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	DEAD, DISEASED, DYING	HEALTHY SAVED INCHES	SAVED INCHES %	HEALTHY REMOVED INCHES	REMOVED INCHES %	INCHES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	7020	479	335	5%	6206	95%	2320
18" to 26" SIGNIFICANT	1143	156	61	6%	926	94%	378
>26" HERITAGE	135		28	21%	107	79%	
TOTALS	8298	635	424	6%	7239	94%	

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	DEAD, DISEASED, DYING	HEALTHY SAVED TREES	SAVED TREES %	HEALTHY REMOVED TREES	REMOVED TREES %	TREES APPROVED FOR REMOVAL WITH PRELIM
8" to 18" SIGNIFICANT	625	41	34	6%	550	94%	214
18" to 26" SIGNIFICANT	56	8	3	6%	45	94%	17
>26" HERITAGE	7		1	14%	6	86%	
TOTALS	688	49	38	6%	601	87%	

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL		1:1 REPLACEMENT REQ'D	1:1 REPLACEMENT PROVIDED	2:1 REPLACEMENT REQ'D	2:1 REPLACEMENT PROVIDED	3:1 REPLACEMENT REQ'D	3:1 REPLACEMENT PROVIDED	FEES
8" to 18" SIGNIFICANT	2935.5		2935.5	237		-		-	$ 404,775
18" to 26" SIGNIFICANT	432.5			-	865	-		-	$ 129,750
>26" HERITAGE	107			-		-	319.5	-	$ 95,850
								TOTAL	$ 630,375

NOTE: Dead/Diseased/dying trees not included in mitigation calcs.

INSTRUCTIONS
Only include protected trees in the table
Provide the date of the survey - tree survey is required to be no older than 5 years
Mark all Heritage Trees to be removed with red circles and hash pattern
Tree caliper inch is measured at 4 feet

NOTES:
1. THE LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. THE LOCATION AND SPECIES OF STREET TREES WILL BE IDENTIFIED WITH FUTURE PLAN SETS.
3. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE 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.
4. HERITAGE TREE #92751 IS IN "VERY POOR STRUCTURAL CONDITION", ACCORDING TO TREE REPORT. THEREFORE, IT WILL NOT BE ACCOUNTED FOR IN MITIGATION CALCULATIONS.

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF CASEY GILES, P.E., TBPE#91797 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

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GLORY HILL SUBDIVISION
CITY OF LEANDER, TEXAS

TREE PROTECTION HERITAGE

DESIGNED: JS
DRAWN: JS
REVIEWED: CG
DATE: 08-19-2025

SHEET 11

Project No.: 20501.01

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
3001	13" LIVE OAK	13		13			Det/WQ pond	y
3005	10" LIVE OAK	10		10			Det/WQ pond	y
3006	13" LIVE OAK	13		13			Det/WQ pond	y
3007	10" LIVE OAK	10		10			Det/WQ pond	y
3009	12" LIVE OAK	12		12			Det/WQ pond	y
3010	12" LIVE OAK	12		12			Det/WQ pond	y
3012	8" LIVE OAK	8		8			Det/WQ pond	y
3014a	15" CEDAR ELM (11-8)	11		11			Street and lot grading	
3014b	15" CEDAR ELM (11-8)	8		8			Street and lot grading	
3015	10" CEDAR ELM	10		10			Street and lot grading	
3018	10" LIVE OAK	10		10			Street and lot grading	
3019	18" LIVE OAK	18		18			Street and lot grading	
3020	11" LIVE OAK (8-6)	8		8			Street and lot grading	
3023	8" LIVE OAK	8		8			House Pad	
3024	8" LIVE OAK	8		8			House Pad	
3025	8" LIVE OAK	8		8			House Pad	
3026a	18" LIVE OAK (10-9-6)	10		10			Street and lot grading	
3026b	18" LIVE OAK (10-9-6)	9		9			Street and lot grading	
3027	10" LIVE OAK	10	10	0			very poor, stem failure	
3028	14" CEDAR ELM	14		14			Street and lot grading	
3030a	20" LIVE OAK (13-13)	13		13			Street and lot grading	
3030b	20" LIVE OAK (13-13)	13	13	0			very poor structure/vigor	
3031	11" LIVE OAK (8-5)	8		8			Street and lot grading	
3032	13" LIVE OAK (13)	13		13			House Pad	
3033	9" LIVE OAK	9		9			House Pad	
3037	14" LIVE OAK	14		14			House Pad	
3038	10" LIVE OAK	10		10			House Pad	
3039	9" LIVE OAK	9		9			House Pad	
3040	13" LIVE OAK (10-6)	10		10			House Pad	
3041	9" LIVE OAK	9		9			Street and lot grading	
3042	13" CEDAR ELM	13		13			Street and lot grading	
3045	12" CEDAR ELM	12	12	0			very poor structure	
3046	9" CEDAR ELM	9		9			Street and lot grading	
3047	11" CEDAR ELM	11	11	0			very poor structure	
3048	11" CEDAR ELM	11		11			House Pad	
3049	11" CEDAR ELM	11		11			Street and lot grading	
3050	10" CEDAR ELM	10		10			House Pad	
3052a	25" CEDAR ELM (11-10-9-9)	11		11			House Pad	
3052b	25" CEDAR ELM (11-10-9-9)	10		10			House Pad	
3052c	25" CEDAR ELM (11-10-9-9)	9		9			House Pad	
3052d	25" CEDAR ELM (11-10-9-9)	9		9			House Pad	
3053	11" LIVE OAK	11		11			House Pad	
3054	11" LIVE OAK	11		11			House Pad	
3055	9" LIVE OAK	9		9			Street and lot grading	
3056	14" LIVE OAK	14		14			Street and lot grading	
3057	12" LIVE OAK (9-5)	9		9			Street and lot grading	
3058	9" LIVE OAK	9		9			Street and lot grading	
3059	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3060	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
3061	13" LIVE OAK	13		13			Street and lot grading	
3062	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
3063	8" LIVE OAK	8		8			House Pad	
3065	15" CEDAR ELM (12-5)	12		12			House Pad	
3067	18" LIVE OAK (8-6-5-4-4)	8		8			House Pad	
3068	11" LIVE OAK	11		11			Det/WQ pond	y
3069	14" LIVE OAK	14		14			Det/WQ pond	y
3070	13" LIVE OAK	13	13	0			poor condition/Pond	y
3071	15" LIVE OAK	15		15			Det/WQ pond	y
3072	14" LIVE OAK (10-7)	10		10			Det/WQ pond	y
3074	9" LIVE OAK	9		9			Det/WQ pond	y
3075	18" LIVE OAK	18		18			Det/WQ pond	y
3076	13" LIVE OAK (8-5-5)	8		8			Det/WQ pond	y
3077	13" LIVE OAK (10-5)	10		10			Det/WQ pond	y
3078	11" LIVE OAK (8-6)	8		8			Det/WQ pond	y
3080	10" LIVE OAK	10		10			Det/WQ pond	y
3081	9" LIVE OAK	9		9			Det/WQ pond	y
3082	9" LIVE OAK	9		9			Det/WQ pond	y
3084	11" LIVE OAK (8-6)	8		8			Det/WQ pond	y
3085	9" LIVE OAK	9		9			Det/WQ pond	y
3088	8" LIVE OAK	8		8			Det/WQ pond	y
3092	13" LIVE OAK (8-7-3)	8		8			Det/WQ pond	y
3093	18" LIVE OAK	18		18			Det/WQ pond	y
3094	16" LIVE OAK	16		16			Street/ROW/Sidewalk	y
3095	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3096	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3097	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3098	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3099	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
3100a	17" LIVE OAK (13-8)	13		13			Street/ROW/Sidewalk	y
3100b	17" LIVE OAK (13-8)	8		8			Street/ROW/Sidewalk	y
3101a	14" LIVE OAK (10-8)	10		10			Street/ROW/Sidewalk	y
3101b	14" LIVE OAK (10-8)	8		8			Street/ROW/Sidewalk	y
3102	12" LIVE OAK	12		12			Street/ROW/Sidewalk	y
3103	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
3104	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3105	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y
3106	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
3107	11" LIVE OAK	11		11			Street/ROW/Sidewalk	y
3108a	18" LIVE OAK (11-8-5)	11		11			Street/ROW/Sidewalk	y
3108b	18" LIVE OAK (11-8-5)	8		8			Street/ROW/Sidewalk	y
3109	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3110	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3114	16" LIVE OAK	16		16			Street/ROW/Sidewalk	y
3115	20" LIVE OAK	20		20			Street/ROW/Sidewalk	y
3116	16" LIVE OAK	16			16		House Pad	
3119	16" LIVE OAK	16			16		House Pad	
3120	16" LIVE OAK	16		16			Street and lot grading	
3121	17" LIVE OAK	17		17			House Pad	
3122	8" LIVE OAK	8			8		House Pad	
3124	11" LIVE OAK	11		11			House Pad	
3125	11" LIVE OAK	11		11			House Pad	
3126a	17" LIVE OAK (11-11)	11		11			House Pad	
3126b	17" LIVE OAK (11-11)	11		11			House Pad	
3127	14" LIVE OAK	14		14			House Pad	
3128a	18" LIVE OAK (13-10)	13		13			House Pad	
3128b	18" LIVE OAK (13-10)	10		10			House Pad	
3129	17" LIVE OAK	17			17			
3130	17" LIVE OAK	17		17			Street and lot grading	
3131	16" CEDAR ELM	16		16			House Pad	
3132	13" LIVE OAK	13		13			House Pad	
3133	12" LIVE OAK	12		12			House Pad	
3134	15" CEDAR ELM	15		15			House Pad	
3135a	17" LIVE OAK (12-10)	12		12			House Pad	
3135b	17" LIVE OAK (12-10)	10		10			House Pad	
3136	12" CEDAR ELM	12		12			Street and lot grading	
3138	18" LIVE OAK	18		18			House Pad	
3139	16" LIVE OAK	16	16	0			very poor, decay, cracks	
3140	16" LIVE OAK	16		16			Street and lot grading	
3142	11" LIVE OAK	11		11			Street and lot grading	
3143	10" LIVE OAK	10		10			Street and lot grading	
3144	12" LIVE OAK	12		12			Street and lot grading	
3146a	14" LIVE OAK (10-8)	10		10			Street/ROW/Sidewalk	y
3146b	14" LIVE OAK (10-8)	8		8			Street/ROW/Sidewalk	y
3147	15" LIVE OAK (9-6-6)	9		9			Street/ROW/Sidewalk	y
3148a	18" LIVE OAK (13-10)	13		13			Street/ROW/Sidewalk	y
3148b	18" LIVE OAK (13-10)	10		10			Street/ROW/Sidewalk	y
3148c	18" LIVE OAK (13-10)	10		10			Street/ROW/Sidewalk	y
3149	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
3151	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
3153	22" LIVE OAK	22		22			Street/ROW/Sidewalk	y
3154	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
3155	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
3157a	20" LIVE OAK (9-8-7-6)	9		9			Street and lot grading	
3157b	20" LIVE OAK (9-8-7-6)	8		8			Street and lot grading	
3158	16" LIVE OAK (9-7-7)	9		9			Street and lot grading	
3159	8" LIVE OAK	8		8			Street and lot grading	
3160a	22" LIVE OAK (8-8-7-7-6)	8		8			Street and lot grading	
3160b	22" LIVE OAK (8-8-7-7-6)	8		8			Street and lot grading	
3161a	15" LIVE OAK (11-8)	11		11			Street and lot grading	
3161b	15" LIVE OAK (11-8)	8		8			Street and lot grading	
3163	8" LIVE OAK	8		8			House Pad	
3164	9" LIVE OAK	9		9			House Pad	
3165a	13" LIVE OAK (9-8)	9		9			House Pad	
3165b	13" LIVE OAK (9-8)	8		8			House Pad	
3166	8" LIVE OAK	8		8			House Pad	
3167	9" LIVE OAK	9		9			Street and lot grading	
3168	12" LIVE OAK	12	12	0			poor structure/vigor	
3169	8" LIVE OAK	8		8			Street and lot grading	
3170	9" LIVE OAK	9		9			House Pad	
3171	9" LIVE OAK	9		9			House Pad	
3172	13" LIVE OAK	13		0			blown over, laying on side.	
3173	9" LIVE OAK	9		9			Street and lot grading	
3175	10" LIVE OAK	10		10			Street and lot grading	
3177	8" LIVE OAK	8		8			Street and lot grading	
3178	13" LIVE OAK	13		13			Street and lot grading	
3179a	20" LIVE OAK (15-9)	15		15			Street and lot grading	
3179b	20" LIVE OAK (15-9)	9		9			Street and lot grading	
3180a	15" LIVE OAK (10-10)	10		10			Street and lot grading	
3180b	15" LIVE OAK (10-10)	10		10			Street and lot grading	
3182	19" LIVE OAK	19		19			Street/ROW/Sidewalk	y
3183	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
3184	10" LIVE OAK	10	10	0			poor condition, decay/ROW	y
3185	16" LIVE OAK	16		16			House Pad	

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
3186	17" LIVE OAK	17		17			Street and lot grading	
3188	10" LIVE OAK	10		0			poor condition/ROW	y
3189	14" LIVE OAK	14		14			Street and lot grading	
3190	13" LIVE OAK	13		13			Street/ROW/Sidewalk	y
3191	12" LIVE OAK	12		12			Street and lot grading	
3192	19" LIVE OAK	19		19			House Pad	
3194	11" LIVE OAK	11		11			House Pad	
3195	25" LIVE OAK	25		25			House Pad	
3196	17" LIVE OAK	17		17			Street and lot grading	
3197	14" LIVE OAK	14		14			Street and lot grading	
3198	13" LIVE OAK	13		13			House Pad	
3199	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3201a	33" LIVE OAK (21-16-10)	21		21			Street/ROW/Sidewalk	y
3201b	33" LIVE OAK (21-16-10)	14		14			Street/ROW/Sidewalk	y
3201c	33" LIVE OAK (21-16-10)	10		10			Street/ROW/Sidewalk	y
3202a	16" LIVE OAK (12-8)	12		12			Street/ROW/Sidewalk	y
3202b	16" LIVE OAK (12-8)	8		8			Street/ROW/Sidewalk	y
3203	14" LIVE OAK	14		14			Street/ROW/Sidewalk	y
3204	18" LIVE OAK (8-7-7-6)	8		8			Street/ROW/Sidewalk	y
3205	10" LIVE OAK (7-6)	7		7			Street/ROW/Sidewalk	y
3206	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
3060	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3061	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3075	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
3076	11" LIVE OAK (9-6)	9		9			Street/ROW/Sidewalk	y
3077	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
3078	11" LIVE OAK (9-6)	9		9			Street/ROW/Sidewalk	y
3079	8" LIVE OAK	8		8			Street/ROW/Sidewalk	y
3194a	21" LIVE OAK (12-8-8)	12		12			Street/ROW/Sidewalk	y
3194b	21" LIVE OAK (12-8-8)	9		9			House Pad	
3194c	21" LIVE OAK (12-8-8)	8		8			House Pad	
3195	21" LIVE OAK	21	21	0			poor condition/decay/In house pad	
3196	9" LIVE OAK	9		9			Street and lot grading	
3198	8" LIVE OAK	8		8			Street and lot grading	
3200a	17" CEDAR ELM (12-9)	12		12			House Pad	
3200b	17" CEDAR ELM (12-9)	9		9			House Pad	
3201	12" LIVE OAK (9-5)	9		9			House Pad	
3202a	13" LIVE OAK (9-8)	9		9			Street and lot grading	
3202b	13" LIVE OAK (9-8)	8		8			Street and lot grading	
3203	8" LIVE OAK	8		8			House Pad	
3204	24" LIVE OAK	24			24			
3205	14" LIVE OAK	14			14			
3206	18" CEDAR ELM (12-13)	12		12			House Pad	
3206	18" CEDAR ELM (12-13)	11		11			Street and lot grading	
3207	13" LIVE OAK	13			13			
3209a	43" RED OAK (12-11-10-10-9-9)	12		12			House Pad	
3209b	43" RED OAK (12-11-10-10-9-9)	12	12	0			very poor condition/In house pad	
3209c	43" RED OAK (12-11-10-10-9-9)	11	11	0			very poor condition/In house pad	
3209d	43" RED OAK (12-11-10-10-9-9)	10	10	0			very poor condition/In house pad	
3209e	43" RED OAK (12-11-10-10-9-9)	10	10	0			very poor condition/In house pad	
3209f	43" RED OAK (12-11-10-10-9-9)	9	9	0			significant decay/In house pad	
3209g	43" RED OAK (12-11-10-10-9-9)	9	9	0			very poor condition/In house pad	
3211	11" CEDAR ELM	11		11			Street and lot grading	
3212a	17" CEDAR ELM (11-11)	11		11			Street and lot grading	
3212b	17" CEDAR ELM (11-11)	11		11			House Pad	
3213a	16" LIVE OAK (11-9)	11		11			Street/ROW/Sidewalk	y
3213b	16" LIVE OAK (11-9)	11	11	0			poor, large area of decay	y
3214	8" RED OAK	8		8			Street/ROW/Sidewalk	y
3215	14" RED OAK	16	16	0			very poor, decay, failure	
3217	11" CEDAR ELM	11		11			Street and lot grading	y
3218	10" LIVE OAK	10		10			House Pad	y
3219	9" LIVE OAK	9		9			House Pad	y
3220	8" LIVE OAK	8		8			House Pad	y
3221	11" LIVE OAK	11		11			Street and lot grading	y
3222	11" LIVE OAK	11		11			Street and lot grading	y
3223a	17" LIVE OAK (11-11)	11		11			House Pad	
3223b	17" LIVE OAK (11-11)	11		11			House Pad	
3225a	32" RED OAK (22-19)	22	22	0			very poor, decay, deadwood	y
3225b	32" RED OAK (22-19)	19	19	0			very poor structure, decay	y
3226a	22" RED OAK (15-13)	15	15	0			very poor structure	y
3226b	22" RED OAK (15-13)	13	13	0			very poor, decay, failure	y
3227	25" LIVE OAK	25		25			Street/ROW/Sidewalk	y
3228	28" LIVE OAK	28.0		28		Y	Street and lot grading	
3229	9" CEDAR ELM	9		9			Street and lot grading	
3230	11" CEDAR ELM	11		11			Street and lot grading	
3232a	18" RED OAK (14-8)	14		14			Street and lot grading	
3232b	18" RED OAK (14-8)	18	18	0			poor, storm damage, decay	y
3233a	24" LIVE OAK (17-14)	17		17			Street/ROW/Sidewalk	y
3233b	24" LIVE OAK (17-14)	14		14			Street/ROW/Sidewalk	y
3234	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y

TREE NUMBER	TREE TYPE	SIZE (IN)	size if sick for calcs	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL	Removal Approved in Prelim
9240	32" LIVE OAK	31.5		31.5		Y	Street/ROW/Sidewalk	y
9242a	23" LIVE OAK (13-11-8)	13		13			Street/ROW/Sidewalk	y
9242b	23" LIVE OAK (13-11-8)	11		11			Street/ROW/Sidewalk	y
9242c	23" LIVE OAK (13-11-8)	8		8			Street/ROW/Sidewalk	y
9243	12" LIVE OAK	12		12			Street/ROW/Sidewalk	y
9244	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9245a	19" LIVE OAK (14-9)	14		14			Street/ROW/Sidewalk	y
9245b	19" LIVE OAK (14-9)	9		9			Street/ROW/Sidewalk	y
9246a	21" LIVE OAK (12-10-7)	12		12			Street/ROW/Sidewalk	y
9246b	21" LIVE OAK (12-10-7)	10		10			Street/ROW/Sidewalk	y
9247	17" RED OAK (15-4)	15	15	0			very poor structure/hazard	y
9248	10" LIVE OAK	10		10			Street/ROW/Sidewalk	y
9251	9" LIVE OAK	9		9			Street and lot grading	y
9257	17" LIVE OAK	17		17			Street and lot grading	
9258	25" LIVE OAK	25		25			Street/ROW/Sidewalk	y
9259	21" LIVE OAK	21		21			Street/ROW/Sidewalk	y
9260a	27" LIVE OAK (12-12-11-7)	12		12			Street/ROW/Sidewalk	y
9260b	27" LIVE OAK (12-12-11-7)	12		12			Street/ROW/Sidewalk	y
9260c	27" LIVE OAK (12-12-11-7)	11		11			Street/ROW/Sidewalk	y
9262	12" LIVE OAK (9-6)	9		9			Street and lot grading	y
9263	12" LIVE OAK	12		12			Street and lot grading	y
9264	9" LIVE OAK	9		9			Street and lot grading	y
9267	25.5" LIVE OAK	26		26			House Pad	
9270	14" PECAN	14		14			House Pad	
9271	17" CEDAR ELM	17		17			Street and lot grading	
9272	13" CEDAR ELM	13		13			House Pad	
9274	14" LIVE OAK	14		14			Street and lot grading	
9275a	38" LIVE OAK (27-22)	26.5		26.5		Y	Street/ROW/Sidewalk	y
9275b	38" LIVE OAK (27-22)	22		22			Street/ROW/Sidewalk	y
9276	18" RED OAK	18	18	0			very poor structure/vigor/In house pad	
9277	20" LIVE OAK	20		20			House Pad	
9278	17" LIVE OAK	17		17			Street/ROW/Sidewalk	y
9280	11" CEDAR ELM	11		11			House Pad	
9281	25" LIVE OAK	25		25			Street and lot grading	
9282	8" CEDAR OAK	8		8			House Pad	
9283	13" CEDAR ELM	13		13			House Pad	
9284	8" LIVE OAK	8		8			House Pad	
9285	9" LIVE OAK	9		9			House Pad	
9286	10" CEDAR ELM	10		10			House Pad	
9288	11" LIVE OAK	11		11			House Pad	
9289	18" LIVE OAK	18		18			House Pad	
9290	12" CEDAR ELM	12		12			Street and lot grading	
9291	12" CEDAR ELM	12		12			Street and lot grading	
9292	18" LIVE OAK	18		18			Street and lot grading	
9293	12" CEDAR ELM	12		12			Street and lot grading	
9294	23" LIVE OAK	23		23			House Pad	
9295	17" LIVE OAK	17		17			House Pad	
9296	11" CEDAR ELM	11		11			House Pad	
9298a	15" LIVE OAK (11-8)	11		11			House Pad	
9298b	15" LIVE OAK (11-8)	8		8			House Pad	
9299	13" CEDAR ELM	13	13	0			dead	
9300	23" LIVE OAK	23		23			House Pad	
9301a	21" LIVE OAK (14-14)	14		14			Street and lot grading	
9301b	21" LIVE OAK (14-14)	14		14			Street and lot grading	
9302	17" CEDAR ELM	17	17	0			very poor, deadwood	
9303a	24" CEDAR ELM (20-8)	20		20			Street and lot grading	
9303b	24" CEDAR ELM (20-8)	8		8			Street and lot grading	
9304	12" CEDAR ELM	12		12			House Pad	
9305	13" CEDAR ELM	13		13			House Pad	
9306	10" CEDAR ELM	10		10			Street and lot grading	
9308	27" LIVE OAK	27		27		Y	House Pad	
9309	14" LIVE OAK	14		14			House Pad	
9310	22" LIVE OAK	22		22			House Pad	
9311	14" LIVE OAK	14		14			House Pad	
9312	17" LIVE OAK	17		17			House Pad	
9313	11" LIVE OAK	11		11			Street and lot grading	
9314	10" LIVE OAK	10		10			House Pad	
9315	12" LIVE OAK	12		12			House Pad	
9324a	28" LIVE OAK (20-15)	20		20			Street and lot grading	
9324b	28" LIVE OAK (20-15)	15		15			Street and lot grading	
9325	15" LIVE OAK	15		15			Street and lot grading	
9326a	18" LIVE OAK (13-10)	13		13			House Pad	
9326b	18" LIVE OAK (13-10)	10		10			House Pad	
9334	20" LIVE OAK	20		20			House Pad	
9335	23" LIVE OAK	23		23			Street and lot grading	
9336	18" LIVE OAK	18		18			Street and lot grading	
9337	11" CEDAR ELM	11		11			House Pad	
9338	18" LIVE OAK	18		18			House Pad	
9339	31" LIVE OAK	31		31		Y	House Pad	
9340	20" LIVE OAK	20		20			House Pad	
9341	22" LIVE OAK	22		22			House Pad	
9342	15" LIVE OAK	15		15			House Pad	
9343	15" CEDAR ELM	15		15			House Pad	
9345	18" CEDAR ELM	18		18			House Pad	
9346a	17" CEDAR ELM (12-10)	12		12			House Pad	
9346b	17" CEDAR ELM (12-10)	10		10			House Pad	
9347	9" CEDAR ELM	9		9			House Pad	
9348	13" LIVE OAK	13		13			House Pad	
9349	11" CEDAR ELM	11		11			House Pad	
9350	17" LIVE OAK	17		17			Street and lot grading	
9351	11" CEDAR ELM	11		11			House Pad	
9353	26" LIVE OAK	26.5		26.5		Y	in house pad, poor cond.	
9354	22" LIVE OAK	22		22			House Pad	
9355	13" LIVE OAK	13		13			House Pad	
9356	8" CEDAR ELM	8		8			House Pad	
9357	22" LIVE OAK	22		22			Street and lot grading	
9358	18" LIVE OAK	18		18			Street/ROW/Sidewalk	y
9359	10" RED OAK	10		10			Street and lot grading	
9360a	21" RED OAK (15-12)	15		15			House Pad	
9360b	21" RED OAK (15-12)	12		12			Street and lot grading	
9361	10" RED OAK	10		0			very poor, mostly dead	
9362a	19" RED OAK (13-12)	13		13			House Pad	
9362b	19" RED OAK (13-12)	12		12			House Pad	
9363	12" RED OAK	12		12			Street and lot grading	
9364	11" CEDAR ELM	11		11				
9365	18" LIVE OAK	18		18				
9366	9" CEDAR ELM	9		9			House Pad	
9367a	19" LIVE OAK (12-8-6)	12		12			Street/ROW/Sidewalk	y
9367b	19" LIVE OAK (12-8-6)	8		8			Street/ROW/Sidewalk	y
9368	12" LIVE OAK (9-5)	9		9			Street/ROW/Sidewalk	y
9369	11" LIVE OAK	11		11			Street and lot grading	
9370a	21" LIVE OAK (14-13)	14		14			Street/ROW/Sidewalk	y
9370b	21" LIVE OAK (14-13)	13		13			Street/ROW/Sidewalk	y
9371	9" LIVE OAK	9		9			Street/ROW/Sidewalk	y
9372	11" CEDAR ELM (8-6)	8		8			Street/ROW/Sidewalk	y
9373	8" CEDAR ELM	8		8			Street and lot grading	
9374a	13" CEDAR ELM (9-8)	9		9			Street and lot grading	
9374b	13" CEDAR ELM (9-8)	8		8			Street and lot grading	
9375	13" LIVE OAK	13		13			Street and lot grading	
9376	15" LIVE OAK	15		15			Street and lot grading	
9377	13" CEDAR ELM	13		13			Street and lot grading	
9378	11" CEDAR ELM	11		11			Street and lot grading	
9381	11" CEDAR ELM	11		11			Street and lot grading	
9383	10" RED OAK	10		10			House Pad	
9384	13" RED OAK (13)	13	13	0			very poor, almost dead, in house pad	
9385	10" RED OAK	10		10			House Pad	
9386	18" RED OAK	18	18	0			very poor, mostly dead, in house pad	
9387a	20" LIVE OAK (14-11)	14		14			House Pad	
9387b	20" LIVE OAK (14-11)	11		11			House Pad	
9388	11" RED OAK	11		11			Street and lot grading	
9389	10" RED OAK	10		10			Street and lot grading	
9390	13" RED OAK	13	13	0			very poor, decay, bad lean, in house pad	
9391	12" RED OAK	12		12			House Pad	
9392	12" CEDAR ELM	12		12			Street and lot grading	
9394	9" CEDAR ELM	9		9			House Pad	
9395	9" CEDAR ELM	9

8/8/2024

Tree Evaluations: Tri Pointe Homes
Glory Hill-Private Rd 921
Leander, TX, 78641

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

Summary:

Tree Mann Solutions assessed 632 trees, per the provided survey. Many of the multi-stem trees were found to have been measured incorrectly and were separated in accordance with the City of Leander measuring guidelines; 98 “new trees” were added to the tree list. Also due to these measuring guidelines, 65 trees were found to be undersized and dropped out of regulation entirely. The majority of the trees were found to be in fair or better condition with only ~75 in poor or worse condition.

Introduction:

Tri Pointe Homes contacted TMS regarding a property they were studying for development. The team wanted a better understanding of surveyed trees and their potential impacts/benefits to the site design.

Assignment:

Tree Mann Solutions to inspect, identify, measure DBH, and provide condition rating with supportive notes for ~635 trees, 8” in diameter or larger, per the provided survey. TMS to make preservation/removal recommendations where warranted. Summary report and excel tree list with arborist verified data and links to individual tree reports with photos of each tree provided for team use.

Analysis:

Undersized, invasive species, and native tree species that do not require mitigation are shown in light grey. Significant trees 8-17.9” are shown in light green. Larger significant trees >18”-<26” are shown in light yellow. Heritage trees 26” and larger are shown in light red. Trees in fair or above condition have no special markings. **Poor** condition trees have **bolded text**. Dead trees and those in very poor condition have red text. An excerpt from the inventory can be seen below:

Tree #	Provided Survey	Species	DBH	Condition	Notes	Summary	Individual Tree Report
3001	13" LIVE OAK	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=80c68710-4699-4fd0-8bde-194d46cb691b
3005	10" LIVE OAK	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4f6fd6ac-c10e-4dbd-9f7a-f2676fc6e441
3006	13" LIVE OAK	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=01ca9010-651f-4059-8d50-30df11f52826
3007	10" LIVE OAK	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c5e1185-4796-4965-b75f-33d93ee54b50
3009	12" LIVE OAK	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c245b5b2-bbea-4936-98bd-11dd9091dd4b
3010	12" LIVE OAK	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=282b831a-731a-4e15-a7da-2033629613ab
3012	8" LIVE OAK	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4802e3b3-0581-4d48-9c40-aabd5cf29728
3013	11" LIVE OAK (6-5-4)	Live Oak	6	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21d00c1d-2520-4a6c-ab3b-8c2960166861
3014	15" CEDAR ELM (11-8)	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b90c2687-7c5c-4ce2-a769-97dd053cc74a
3015	10" CEDAR ELM	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37904bad-84f7-4153-9ec1-14bfff83792b
3018	10" LIVE OAK	Live Oak	10	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bc761c31-fe28-431d-be70-01a594d7a92a
3019	18" LIVE OAK	Live Oak	18	Fair	fair structure & vigor	Low limbs E through S, along with the bulk of the canopy growing in those directions. Moderate deadwood to remove but overall in fair condition (though growth form is not the “prettiest”).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ba310686-e407-41b2-8aae-d6284d24477c
3020	11" LIVE OAK (8-6)	Live Oak	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caf97651-248b-4579-a98f-c21a656eb794
3023	8" LIVE OAK	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88e5

Observations:

- Tree Mann Solutions inspected 632 trees across the site.
    - 98 trees were added/separated from previously surveyed multi-stem trees (Leander code dictates that any 8"+ stem with a union below 48" is a separate tree). Tagged stems retained the original tag number and additional stems had a "1, 2, 3, or 4" added to the end of the original tag number, depending on the number of additional/separate stems that the tagged tree possessed.
    - *Condition:* 650 trees were in fair or better condition, 35 were in poor condition, 37 were in very poor condition, 3 were completely dead, 4 were missing (appeared to have been removed for road construction), and the remaining were invasive species.
        - Primary contributing factors to the assigned condition ratings were significant history of storm damage, significantly diminished canopies, and damage/decay affecting structural integrity.
    - *Species:* 1 each of Ashe juniper/Chinese parasol tree/hackberry (all were previously identified incorrectly), 144 cedar elm, 532 live oak, 6 Mexican persimmon, 2 pecan, 42 red oak, and one white mulberry.
    - *Size:* 7 trees were heritage species 26" + (12 fewer than provided survey), 70 were larger significant trees 18-25.9", 584 were 8-17.9", 65 were undersized/under 8", and 4 were missing.
- *Heritage trees*:
    - **T9593** (26.5" live oak) was found to be in fair condition.
    - **T92751** (26.5" live oak) was found to be in low-fair condition.
    - **T9228** (27" live oak) was found to be in fair condition.
    - **T9308** (27" live oak) was found to be in fair condition.
    - **T9524** (28" live oak) was found to be in fair-good condition.
    - **T9339** (30" live oak) was found to be in poor condition.
    - **T9240** (31.5" live oak) was found to be in fair condition.
- *Larger significant*:
    - Six 18-25.9" trees were found to be in good condition and would make for some of the better preservation candidates on site.
    - **T9572** (24" live oak) was found to be in excellent condition and was one of the, if not the best preservation candidates on the entire site.
- There are many trees across the site with preservation potential if feasible with site design and project goals.
- TMS recommends implementation of proper and thorough care plan for preserved trees to ensure health and longevity beyond the scope of the project.



Approximate locations of heritage trees assessed



Approximate locations of all trees assessed

Blue are undersized/unmitigated species; orange are significant trees 8-17.9"; red are significant trees 18-25.9"; pink are heritage trees 26"+

Conclusion:

Tree Mann Solutions assessed 632 trees per the provided survey and added 98 that were found to be separate trees per City of Leander code. Many trees dropped size classes with some dropping out of regulation entirely; TMS reports 2195 fewer standard mitigation inches than the provided survey with an additional 569.5 inches of condition related reductions (pending city staff approval). There are many potential preservation candidates across the site if feasible with site design and project goals. TMS recommends preservation of the larger, better-condition trees, investment of tree mitigation fees into thorough care plans for existing trees preserved on site, and thoughtful design for tree replacement with good-quality mitigation trees that will thrive for decades to come.

- Links are included on the spreadsheet to individual tree reports with photos.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, you can reach Joe at (512)470-9073 joe@treemannsolutions.com or me at (512)529-7034 donald@treemanncolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,

Donald Gytri

Donald Gytri | Project Arborist
Tree Mann Solutions, LLC
ISA Certified Arborist TX-4752A
Tree Risk Assessment Qualified (TRAQ)
Texas Oak Wilt Qualified #503 (TXOWQ)

Tree #	Species	DBH	Condition	Notes	Summary	Individual Tree Report
3001	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=80c68710-4699-4fd0-8bde-194d46cb691b
3005	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4f6fd6ac-c10e-4dbd-9f7a-f2676fc6e441
3006	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=01ca9010-651f-4059-8d50-30df11f52826
3007	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c5e1185-4796-4965-b75f-33d93ee54b50
3009	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c245b5b2-bbea-4936-98bd-11dd9091dd4b
3010	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=282b831a-731a-4e15-a7da-2033629613ab
3012	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4802e3b3-0581-4d48-9c40-aabd5cf29728
3013	Live Oak	6	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21d00c1d-2520-4a6c-ab3b-8c2960166861
3014	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b90c2687-7c5c-4ce2-a769-97dd053cc74a
3015	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37904bad-84f7-4153-9ec1-14bfff83792b
3018	Live Oak	10	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bc761c31-fe28-431d-be70-01a594d7a92a
3019	Live Oak	18	Fair	fair structure & vigor	Low limbs E through S, along with the bulk of the canopy growing in those directions. Moderate deadwood to remove but overall in fair condition (though growth form is not the “prettiest”).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ba310686-e407-41b2-8aae-d6284d24477c
3020	Live Oak	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caf97651-248b-4579-a98f-c21a656eb794
3023	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88e5f53a-e9af-4724-b025-c0763b0a39bc
3024	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=12331d00-bd96-4a6e-853b-6458f38357da
3025	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c40b96b2-23a7-4536-be8d-fa2b1869a926
3026	Live Oak	10	Fair	fair structure & vigor	One stem was separated and one was undersized/not included in measurment.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=819898d3-2cd1-42b6-aef8-bbd3e4b7c7fa
3027	Live Oak	10	Very Poor		Very poor due to stem failure. All that remains is a ~10’ stump with epicormic sprouts.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4a5d407d-2c36-4a40-97e2-5ea234d93125
3028	Hackberry	14	Fair	fair structure & vigor	Previously identified as cedar elm (likely due to its atypical bark for species) but is an unregulated hackberry.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e0c3217a-0303-4881-b5c1-517db25843ed
3030	Live Oak	12.5	Very Poor	very poor structure & vigor	Previously included two stems in measurement but one was separated out. This one is in very poor condition due to stem failure and decay. Only a handful of epicormic sprouts remain on it. Other separate “tree” is in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b2d801f-cdc5-48be-aed9-8969cfa1fe8c
3031	Live Oak	7.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caae1cde-b4dd-4102-b60f-17baf7c960eb
3032	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d444c559-1de2-43ee-86a0-3506f3ec8733
3033	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bad72752-2b3c-4efa-bb8c-23eb635e72b8
3034	Live Oak	7.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c370a82-c5b7-4691-b512-2fb9cde063af
3037	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1877a05c-a39a-4e5f-a082-7d567525b4d4
3038	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8562d784-1115-4eb5-983a-94afd0a841db
3039	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bbf497c3-bf94-492a-b51e-7831c436b81d
3040	Live Oak	10	Fair	fair structure & vigor	Significant lean N. Smaller stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e9e10379-12eb-48f3-a598-52feb5325328
3041	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3a286fe1-d2e3-4bd3-a79b-8bb5571b0fef
3042	Cedar Elm	11.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f929dbd9-f48f-4143-90a7-df472b32aea5
3045	**Cedar Elm**	**12**	**Poor**	**very poor structure**	**Poor due to stem failure. Not an ideal preservation candidate .**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c21816b-4db9-4953-8d5f-a3d3087813bc**
3046	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=65b75aa0-5304-4031-9a14-e0aa02084693
3047	Cedar Elm	10.5	Very Poor	very poor structure	All stems and limbs have failed leaving only a portion of the trunk with epicormic sprouts. It is not an ideal preservation candidate.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e2ce6c26-fecc-48ef-a1b3-9b45fbd31af7
3048	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=04cfa1d9-6e50-486e-8a4b-dd7b455ceb81
3049	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=204b5ef8-91a9-4e11-9bb6-b1b72d95aace
3050	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=feab4d10-ea72-4946-bd3e-65443bf32d62
3051	Live Oak	7	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=182ce86b-d381-4de9-ba40-772d6bfb1ddd

3052	Cedar Elm	9	Fair	fair structure & vigor	Other 3 stems have been separated into separate trees.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c394cb1-f64a-4aa9-9ec2-ed9da2be7392
3053	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d76317e-fedc-4619-a3b3-bd00fc8fa88d
3054	Live Oak	10.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=81ffcb51-d2e8-4b32-96a5-f1e2d845b855
3055	Live Oak	9	Fair	fair structure & vigor	Vine cover removal recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbc30f2e-3d44-4cae-8d17-68d87aeb8e11
3056	Live Oak	14	Fair	fair structure & vigor	Moderate lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=15bd10ba-bde5-465c-87d0-e0a3f9b368ec
3057	Live Oak	9	Fair	fair structure & vigor	On stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=89dd31b9-ff50-4b8c-875a-affa0888d091
3058	Live Oak	9	Fair	fair structure & vigor	Low fair due to storm damage, dieback and suckering.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ee9653df-2540-449d-a2e2-92d15d7fbfa2
3059	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bcdbb93c-1502-499d-8737-5b78fd672a6b
3060	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=75cdf72a-5231-49ec-a832-36c40543fe5b
3061	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=895623de-6b98-4f0a-a6e4-45909a161353
3062	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48999866-868a-460f-97f9-cef8f7bf9ae0
3063	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2f137b82-a091-4c47-b235-a340ef91342f
3065	Cedar Elm	12	Fair	fair structure & vigor	Smaller stem is a separate/undersized tree.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b1a17ba0-c9ec-44cd-a074-731c25f91572
3066	Live Oak	7	Fair	fair structure & vigor	Both stems undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40698664-c4cc-4cfe-9b07-9fc5ae9c25e2
3067	Live Oak	7.5	Fair	fair structure & vigor	All stems are under 8” with the largest being 7.5”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b65bff7-b802-406e-9d99-3f82ccb1b668
3068	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=38940a20-3554-407e-9e4c-cea46af9f281
3069	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=778dace8-b273-4463-a338-1d4cbc677b25
3070	**Live Oak**	**13**	**Poor**		**On stem has failed and the other grows 6’ above the ground across its length and has substantial deadwood.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ef034dfb-5d23-4386-8c0b-4f6112454ae8**
3071	Live Oak	15	Fair	fair structure & vigor,moderate decay		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3b9bbfd7-fb99-4a5c-8afb-4c8f11d84ab6
3072	Live Oak	10	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dd795db3-b4d6-43e5-9f1c-8dadd7e64262
3073	Live Oak	7.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=14cd0224-21dc-4881-9297-509957603051
3074	Live Oak	7.5	Fair	fair structure & vigor	Waist measurement due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caafe43f-c403-4302-9d72-9d42982be86b
3075	Live Oak	17	Fair	fair structure & vigor	Waist measurement due to swell at DBH. Canopy hangs low around the majority of its circumference.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4501bf02-2fd3-49ff-b698-8fd1bcaf670c
3076	Live Oak	7.5	Fair	fair structure & vigor	All stems/separate trees are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e9d78351-520b-4222-98b9-d5fcac0d8023
3077	Live Oak	9.5	Fair	fair structure & vigor	One stem is under 8” and a separate tree per COL.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4633061b-d87f-4c89-a3e6-818f2f01b22b
3078	Live Oak	7	Fair	fair structure & vigor	Stems are separate trees and both undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2eedf0a8-7b7c-4178-953a-a05b3cf8c926
3080	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a996ea39-ee23-49c0-887e-6d5e53e2fdc2
3081	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=953a15f0-1496-40f7-9130-d0ce1bffc683
3082	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c948e1af-f922-4a40-862d-0602fdc7ebb7
3084	Live Oak	7.5	Fair	fair structure & vigor	Both stems are separate and undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2dce14b6-fd19-4891-b490-b45b6e981746
3085	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dfc55351-1e9e-490d-881e-19ff596990ff
3086	Live Oak	6.5	Fair	fair structure & vigor	Both stems well under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1100fcf7-bb08-4281-833f-2b51224bae21
3088	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1f327c6a-f650-40c7-af06-2281d1d41b32
3089	Live Oak	6	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f7550e5f-dbb8-420a-8d09-9138035a5b6a
3090	Live Oak	7	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9fd15971-3db0-4648-93ae-8440b1f4101e
3091	Live Oak	6	Fair	fair structure & vigor	Both stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4d744dee-314b-4574-818e-cbffd881718d
3092	Live Oak	7.5	Fair	fair structure & vigor	None of the previously surveyed stems/trees are over 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de093e5e-e683-4a8d-aabd-f92ebc334369
3093	Live Oak	17	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6a650a1-cd71-46d2-8ba2-eb1ac58151af

3094	Live Oak	15	Fair	fair structure & vigor	Fairly substantial suckering, care plan recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40048243-8ad3-4003-b1a4-1d0ebdb42296
3095	Live Oak	12	Fair		Waist measurement. Low fair due to substantial storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f899ff35-aa2f-455d-88d1-c32d6308765d
3096	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=731f461a-b0bb-49f3-aa39-c03e139ff19e
3097	Live Oak	13	Fair	fair structure & vigor	Fair candidate with mitigation work to remove dead/broken branches.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d4d766f1-81fa-4f3d-b20f-3b6510b82e81
3098	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ae22978e-65e6-48e0-b61c-4516023bb436
3099	Live Oak	14	Fair	significant decay	Low fair candidate for preservation with large low limb removal. Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=764519b8-f495-4515-ace5-ea5693ed8e25
3100	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=359b07e1-ab41-4078-a9fe-3b23257e746c
3101	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21bab3c0-0015-44b2-bd94-af1c775b63be
3102	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bde2b60f-dfb7-4c40-a46e-828178a38bac
3103	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b269d08-72c3-4c53-bce7-3a0aa96ea3f7
3104	Live Oak	12.5	Fair	good structure & vigor	Fair candidate for preservation with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c357f4f-f0b0-4198-807a-f0b0cc7ecc08
3105	Live Oak	17	Fair	good structure & vigor	High fair-good.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=263ba1a3-9383-4207-8d63-32a30368d7fe
3106	Live Oak	10.5	Fair	fair structure & vigor	Significant imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0a050e16-181d-43c5-8a6e-c80e36b94a18
3107	Live Oak	11	Fair	fair structure & vigor	Low fair due to dieback/storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8a048c2e-ee81-4304-aa99-1b07bd713560
3108	Live Oak	10.5	Fair	fair structure & vigor	5” stem is undersized and 8” stem was separated to 3108.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c0ff6791-6db0-470a-8b2d-c413bf8fa62a
3109	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3935cf83-32fe-48c7-a04b-fdf4acec9774
3110	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fbe397de-7882-4644-8caf-1bf179531803
3111	Live Oak	7	Fair	fair structure & vigor	Neither stem is 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e1e1e412-bb7d-4677-974c-c148c446a5f4
3114	Live Oak	15.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d8ee2401-d010-4065-bbe0-6015fa7c73e2
3115	Live Oak	19.5	Fair	fair structure & vigor	Fair amount of suckering and some dieback/deadwood but is not surprising due to location on rocky hill surrounded by Ashe juniper.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bfc6f563-3a7c-421a-9b0a-15642572f4f6
3118	Live Oak	16.5	Good	75% potential canopy,good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a529f2b8-ea89-492b-8de3-206062197015
3119	Live Oak	16.5	Fair	75% potential canopy,fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40e85014-8458-4514-8be9-bb4155df4b87
3120	Live Oak	16	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4c758f28-a07f-49d5-b43f-5debd4272925
3121	Live Oak	17	Good	75% potential canopy,good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0e45b4e9-e02f-4997-a6b9-a5e0667d128e
3122	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e7a3bb82-961f-4b3e-b6de-1cd908b692b4
3124	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy	Significant lean N.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e3096890-5735-48db-99ac-1ff40c661ebd
3125	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5869e6b2-4a12-438a-9bab-6d503d56987d
3126	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy	Moderate canopy lean NNE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=280a6afe-9fc4-462e-b677-c21caecabf49
3127	Live Oak	15	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2caeba62-2cb3-49db-9c53-10794cb7ae74
3128	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=805daecf-cfa7-4f76-8536-f14cbe22b225
3129	Live Oak	17.5	Fair	fair structure & vigor,75% potential canopy	Significant lean SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=66f4c4a2-e0b9-4bb7-849d-e947f187909f
3130	Live Oak	17.5	Fair	fair structure & vigor,50% potential canopy	Moderate lean ENE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3949692a-864f-4645-a752-4d9cba8e2e5e
3131	Cedar Elm	15.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a6f21cc2-b574-4cc7-a6af-52ac7cbba6c4
3132	Live Oak	13.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9fd1e8dd-9457-4bec-ade5-df47b459a4a9
3133	Live Oak	12	Fair	75% potential canopy,fair structure & vigor	Canopy lean NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77b22502-dd08-4630-a251-a1ebac6c9fda
3134	Cedar Elm	14.5	Fair	fair structure & vigor,50% potential canopy	Low-fair due to storm damage in the center of canopy but tree is still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=08605f06-2817-4402-94be-1cbedb593732
3135	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Significant lean NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c88aeda9-7794-40b4-9860-37472b49dad8
3136	Cedar Elm	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b25b8de4-6c19-4bd4-a4c7-130675857b34

3138	Live Oak	18	Good	good structure & vigor	Typical amount of deadwood in lower canopy but overall in good condition and a good candidate for preservation with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=125cb0c5-afb8-4c79-9c4a-8d06d8f7f4ee
3139	Live Oak	16	Very Poor		Columns of decay on tension side/wrapping around tree encompass over half of the stems circumference, with cracks showing mid stem where the load appears to be the greatest on the defect (significant lean). The canopy is over half deadwood and this tree will pose a hazard to future targets. Preservation is not recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d542fc6d-264d-44f9-9d23-26a1176cb656
3140	Live Oak	15.5	Fair	fair structure & vigor	Fair overall condition and a fair candidate for preservation with deadwood removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=797e800e-ced0-4b1b-8d22-0e6a66d6c31e
3142	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Low-fair due to storm damage in the canopy but likely to recover. Still a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=75f03cff-fda6-45ab-b1d7-4721cb6211f0
3143	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=94cb1d5f-cbd0-4d18-81f6-a6a9a9e69df5
3144	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Low-fair due to storm damage in the canopy but likely to recover. Still a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=24df7b46-54c8-4a90-a59f-0be2a5a28d39
3146	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1294caca-dead-44fa-b0e5-c053f7df7874
3147	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e8f54b7a-6056-4412-98dc-01d7c7450201
3148	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c0fa196b-e742-460b-b11c-27a93429ace6
3149	Live Oak	18	Good	good structure & vigor,75% potential canopy	Single stem live oak with moderate lean SSW and several main leaders that extend into a very full and healthy canopy. Good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=faa540e8-7249-4241-a48a-195ec48b28a0
3151	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7a9f45e9-d61d-4bff-b649-de774dd69db5
3153	Live Oak	22	Fair	fair structure & vigor	Moderate imbalance S with a low heavy limb in the same direction. Fair amount of deadwood to clean up but overall in fair condition and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0e6f1653-2bc1-4ce9-9679-3ff0a573a1c2
3154	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3656a927-7d60-4ae2-a5d2-5820fa536d7c
3155	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48e3cf02-2f7d-446d-91b8-ba105832d944
3156	Live Oak	6	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8bf1f3e5-a869-407d-a893-24670764b05d
3157	Live Oak	8.5	Fair	fair structure & vigor	Stems from previous survey are separate trees with two undersized .	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f174b7d3-4c0d-4589-af18-a48814d1bd7d
3158	Live Oak	8.5	Fair	fair structure & vigor	The other two stems are separate trees and both are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d25e2c81-9617-41a7-afec-590bc4a5d75f
3159	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5036368e-5b5e-4088-9563-3968fcd6a2e2
3160	Live Oak	8	Fair	fair structure & vigor	4 separate trees per COL with two undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ed952029-a50c-4c4d-a3b1-241f27b56a77
3161	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ac662d78-a78f-4212-a497-1867d6750966
3163	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c0fc3f0-cc39-4aa6-bbfc-68e2872695cd
3164	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ec610210-9a1b-40cf-859f-4408adbf5b44
3165	Live Oak	9	Fair	fair structure & vigor	Second tree included in previous surveyed measurements is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=51039c0d-c9ba-4843-b015-8302c40e30bc
3166	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=debf3186-1f9e-4c6f-8c80-fd3ef1372348
3167	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=79f7061b-2a4d-43b8-b7d7-c6baccbe7437
3168	**Live Oak**	**11.5**	**Poor**	**poor structure & vigor**	**Poor due to dieback, deadwood, and decay pockets in multiple places. Waist measurement due to swell.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a2db3789-ac9a-427d-b382-45544d194308**
3169	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f543517f-3d67-45a5-aaaa-0edc4dc0e0d4
3170	Live Oak	8	Fair		Waist measurement. Low fair due to pockets of decay and deadwood.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=db6df553-b512-448b-8ee5-f6dc0ffcd7e7
3171	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ec21fbf6-1c97-4ae7-ba2b-e8a9f46cf3d9
3172	Live Oak	13	Very Poor	very poor structure	Tree has blown over and has exposed roots/is laying on its side. It is not a suitable preservation candidate.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fddf59ec-f2c3-4f73-b417-2f250418cb07
3173	Live Oak	9.5	Fair	fair structure & vigor	Stem hangs low SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=724ffa8b-4a07-46d0-837a-a7a7547158db
3174	Live Oak	6.5	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=58152de5-bed1-432e-a350-9982aae2a3d9
3175	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b59e518e-0f18-49fe-bcf4-aa76f4615da7
3177	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=768b92a3-1846-432e-bc27-ce2c720e694e
3178	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=091d2091-b1d4-4a3f-a813-55bca8f03209
3179	Live Oak	15	Fair	fair structure & vigor	Previous survey included a limb in measurements. Low fair due to deadwood and moderate decay. Low limbs S and W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4cac78e5-3268-4433-818b-d318845d7286
3180	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f62d9646-3d8c-44ea-881b-d6ab27de9e9f

3182	Live Oak	19	Fair	fair structure & vigor	Fair amount of storm damage/deadwood. Fair candidate for preservation with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c3a5a2e4-bc02-4af0-9d9a-b2e609592f4f
3183	Live Oak	17.5	Fair	fair structure & vigor	Fair candidate for preservation with mitigation work to clean up storm damage/deadwood and a care plan to address thin canopy.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8e1ab071-5697-4c46-9a3a-6681a688f628
3184	**Live Oak**	**12.5**	**Poor**		**Poor due to decay running up the majority of the stem and substantial deadwood. Preserve if convenient and will to preform mitigation work to clean it up.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b98c5a0a-2b68-4411-8006-793383c82c58**
3185	Live Oak	16.5	Fair	fair structure & vigor	Low limbs E and a fairly storm damaged/deadwood accumulated SW growing stem. Fair candidate with mitigation work to clean it up.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fe15cd51-2775-4048-bc37-d7b6b1b26c0d
3186	Live Oak	19	Fair	fair structure & vigor	Previous survey measured way about DBH. Waist. Significantly unbalanced WSW, fair candidate for preservation with deadwood removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1f7d9ab8-f97c-47b1-8409-85ecf630bd11
3188	**Live Oak**	**9.5**	**Poor**		**Poor due to failure of tip of stem and resulting canopy loss. Preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=81b755a3-a550-41ce-8581-cfc1b689ff41**
3189	Live Oak	14	Fair	fair structure & vigor	Moderate lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6f2305f-2596-4af0-8c94-c89ba4ba33fa
3190	Live Oak	13	Fair		Low fair due to failure of one of the stems (still has a substantial amount of canopy left).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=228f6312-b262-4347-99af-b7f9700ed716
3191	Live Oak	12	Fair	fair structure & vigor	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d8abf397-0a2c-4d37-89b4-74e2f2cf7c43
3192	Live Oak	20	Good	good structure & vigor	Moderately unbalanced S and one of the better trees in the area. Good candidate for preservation with removal of dead portion of lower limb.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bfeb188f-4cdd-49ac-939f-1ad218481316
3194	Live Oak	14	Fair	fair structure & vigor	Significant lean S with a fair amount of deadwood to remove. Previous survey appears to have measured 3' over DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d9910bf-3255-4def-8e71-33e2095d8d69
3195	Live Oak	24.5	Fair	fair structure & vigor	Tree is significantly unbalanced S and has an area of decay ~12 feet up the stem (tension side) with decent response growth. It is a fair preservation candidate and could benefit from some work to clean up deadwood.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=156aef70-133a-48be-94e4-95d2ee5b633b
3196	Live Oak	17.5	Fair	fair structure & vigor	Low limbs SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a707ff32-075f-4dfc-a65d-ca7a7ffba3aa
3197	Live Oak	15	Fair	fair structure & vigor	Previous survey measured high.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=787670d6-012c-4f85-94eb-9e69ffe54469
3198	Live Oak	12.5	Fair	fair structure & vigor	Waist measurement. Moderately unbalanced W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0a13631c-3001-4b95-a315-a576d52051db
3199	Live Oak	10	Fair	fair structure & vigor	Fair candidate for preservation with mitigation work to remove dead/broken branches.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b8d8ae82-c3e7-48fb-af6f-6896db1f4049
3201	Live Oak	23	Good	good structure & vigor,moderate storm damage,deadwood 15%-30%	Good overall condition and a good candidate for preservation with deadwood removal. Other two stems included in measurements are serperate trees per city of Georgetown.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a92531d2-5542-468e-ac32-db9ab3ee9e0b
3202	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9734b59f-50c5-4280-a0b2-4988bcaa9471
3203	Live Oak	14	Fair	fair structure & vigor	Moderate imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=256c0e57-fb35-42a4-b75d-da0f90aeecab
3204	Live Oak	7.5	Fair	fair structure & vigor	All stems are under 8".	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6ef1e487-abac-437f-8de0-71dfc7c5c6be
3205	Live Oak	7	Fair	fair structure & vigor	Both stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2725a710-cbf9-478b-b4f1-e7d2a8dbb2fa
3206	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d4241a8e-1509-4dd6-8bc3-9b58aec08575
9006	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6c5df4f7-5644-483b-a4c1-daa56fee926c
9019	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=76f123c1-0137-482c-9c60-d54bc02a725c
9020	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b1fa0a1a-48d5-496c-8f1c-2ae97e3c2a94
9027	**Cedar Elm**	**7**	**Poor**		**No stem over 8" and only about 30% living green canopy remaining.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=18016c1d-80d9-4962-b92e-a7c690471e5c**
9030	Live Oak	0	Missing	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=38ae934d-6f1f-41c7-873b-440efdc9bb8e
9060	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=71bcc769-8169-4277-8dfb-596d096eaaa0
9061	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=76ee2bab-7509-4591-a73e-59f1e5f6876a
9075	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e5478492-4878-402a-b3f2-ea20ad5bcc8c
9076	Live Oak	11	Fair	fair structure & vigor	Removal of barbwire from around stem is recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2597c546-7bba-4a0f-ae5d-8f3395f7f94e
9077	Live Oak	12	Fair	fair structure & vigor	The two other stems included in ms measurements are separate trees per city of Leander and are both under 8". Removal of barbwire from around stem is recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=46cfbba4-ca71-4b1f-bd8d-3a1b6bfb095a
9078	Live Oak	8.5	Fair	fair structure & vigor	Second stem/separate tree is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a7dcf0c9-c29e-4d8a-8eef-d2eca63908d4
9081	Live Oak	14.5	Fair	fair structure & vigor,moderate storm damage		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d178ffc0-e617-4f9e-a4d5-d6d074157e89
9082	Live Oak	16	Fair	fair structure & vigor,moderate storm damage	Previous survey measured stems well above DBH. Low limbs S and E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7bbfea20-35a2-41c3-963d-b728c7698ba1
9083	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6b16ac0a-f6ba-4d21-9dab-0a72c27cada5
9085	Live Oak	14	Fair	fair structure & vigor	Moderate dieback/epicormic growth. Removal of rocks from around flare recommended if preserved. Imbedded barbwire in lower portion of stem.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37947c15-3dfa-4b7a-90de-45236316b088

9086	Live Oak	9	Fair	fair structure & vigor	Separate tree included in ms measurements was under 8”. Wound at DBH with good response growth.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c86941b-f481-431e-8eb8-b61511719f17
9087	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21baa518-559c-445c-9eca-f65fb8dca110
9088	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0d477c42-3900-45a5-8c5e-d0156d82ba7a
9089	Live Oak	15	Fair	fair structure & vigor	Wound on lower trunk but has good response growth.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6923ec4a-d6c2-419c-ba26-7e8f2aacf4f6
9090	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=41925b17-7dfd-418d-bf5f-fefbbd15a72c
9091	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6cb3b7ab-20b3-4957-b552-04ec30569bc2
9092	Live Oak	9.5	Fair	fair structure & vigor	Moderate imbalance SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d1cfa66-1b54-47e0-84ad-34d29bb91ceb
9093	Live Oak	16	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1bec5342-76d1-42e9-8b0a-a9686830ed0a
9094	Live Oak	17	Fair		Low fair due to wound on lower stem, deadwood, and dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b928fe98-994a-492d-a96d-7709cdd1b311
9095	Live Oak	6	Fair	fair structure & vigor	Neither stem is 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b553b273-cece-4947-9743-cfc12855eaea
9096	Live Oak	7.5	Fair	fair structure & vigor	Stem union is above 48” and is undersized below it.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=731b4a9e-c99e-44d2-b716-dc52413460f6
9097	Live Oak	8.5	Fair	fair structure & vigor	Smaller stem/separate tree is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b2479f6-18c0-4087-8d2c-ea83704fc35d
9098	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4d34d679-3e07-4521-b0e3-a998d2aaaadf
9099	Live Oak	6	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=524c9c48-02d9-462b-8564-5ea7f2644427
9100	Live Oak	7.5	Fair	fair structure & vigor	All 3 stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=87365688-37be-4ce3-98f5-31c7059ecea8
9101	**Live Oak**	**24**	**Poor**		**Low fair due to trunk wound extending from grade up a large portion of the tree, storm damage, and decay (fungi present). When considered as a tree on its own it is not an ideal preservation candidate. Previously included two separate trees (per city of Leander) in measurements.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=28541c76-4588-4b70-bcd0-001d80d46067**
9102	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=adadf104-9792-4eb2-a075-032def4466e3
9103	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=63d16a78-4602-43fa-b74b-c67d02ee91db
9104	Live Oak	9	Fair	fair structure & vigor	Smaller stem included in measurements is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a1ba1164-5b22-4fdf-863d-f1f22f7d47ee
9106	Live Oak	7.5	Fair	fair structure & vigor	All stems are under 8” with the two largest being 7.5”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c28a25bc-ecca-4716-bd73-674afa762b23
9108	Live Oak	7	Fair	fair structure & vigor	Largest stem is 7”/under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=94289ac7-c46b-4148-956b-4ffd3b552b2c
9111	Live Oak	7.5	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=426b452d-2ddb-47e7-8a53-3b64e49d2e75
9112	Live Oak	7	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=99431920-71c4-4887-a9bc-0b5f7bd26af0
9113	Live Oak	12.5	Fair	fair structure & vigor,moderate decay	Only the largest stem is 8” or larger. Moderately unbalanced N, E (largest stem) and SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=03ceecd1-2f3f-4b6d-956b-9aee61ae8f28
9114	Live Oak	11.5	Fair	fair structure & vigor,moderate storm damage	Low limbs SE-SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d862192-2ee2-4874-bb1e-fbc6e657e3c5
9115	Live Oak	6	Fair	fair structure & vigor,moderate decay	Both stems are undersized	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5e0f54b0-7e82-496c-a72f-847396be67cb
9116	Cedar Elm	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=eadd52f3-2f6b-41e2-9bc9-ca0eb54543bb
9117	Live Oak	15.5	Fair	fair structure & vigor	Moderate imbalance W with a fairly thin canopy and epicormic sprouting. Low fair.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7f466194-fff6-4a80-a4bb-afc1d6e0f5d9
9118	Cedar Elm	8	Very Poor	poor structure & vigor,very poor structure & vigor	Two stems have failed significantly reducing the trees canopy. One of the failures has caused a large wound at the remaining stems attachment and compromised its structure. Poor-very poor condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=031a2809-2b45-4cf4-9932-6dce726386b1
9119	**Live Oak**	**15.5**	**Poor**		**Low fair-poor due to substantial storm damage/canopy loss, deadwood, and decay on its larger stem just above the union. It is not an ideal candidate for preservation, preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f39408d2-f0de-451f-9529-5e0139c6306b**
9120	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2deeef2e-522d-4cb0-bcad-33ef4c668a3f
9121	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=277c11c7-467c-4ecc-aa73-9b43748b0144
9122	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2743c755-4c1a-4fd5-b4f7-6bfd053ecc27
9123	Live Oak	9	Fair	fair structure & vigor	Second stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5a759109-b1ba-4b6e-9b57-a43ee436e9f2
9124	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3aa38a36-59e4-4573-9542-45192937f4d9
9125	Cedar Elm	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d8d9b65-0a7c-40fe-aa5c-7db1291eb91e

9126	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a316cdd6-c448-494a-8273-d9024a138c1b
9127	Live Oak	6	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=51a11a0e-847f-448e-9779-61bff8179485
9128	Live Oak	7.5	Fair	fair structure & vigor	Both stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=091acc8f-16a8-4dd3-b241-1104cc620612
9129	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf9b5182-08fa-41de-b5a9-af4e2bfdafaf
9130	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21862884-8628-486d-a8ce-3d7ba7877de6
9131	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9091c11b-cea1-44fb-b21f-b55189eb6640
9133	Live Oak	6	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ee1190ab-b86f-4551-bcd6-d2e3ac09362d
9134	Live Oak	8	Fair	fair structure & vigor	Two stems are under 8”/separate trees.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af46ac04-9f2e-4996-8395-cab6a5e07ba7
9135	Live Oak	15.5	Fair	fair structure & vigor	Waist measurement due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0bd0a28c-2ca2-4e03-8e44-a62a27ac4fb6
9137	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9e662b23-b623-49bd-8f73-f2ab155b62c8
9139	Live Oak	6.5	Fair	fair structure & vigor	Both stems included in Ms measurements are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b61d672a-cd1f-4588-974c-2cedfc45c6ab
9140	**Live Oak**	**12.5**	**Poor**	**poor structure & vigor**	**Poor dye to substantial dieback, suckering, deadwood, and scattered pockets of decay throughout. Not ideal for preservation, preserve of convenient and will to provide substantial care/mitigation work.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=60244eb2-b15d-4147-a45b-be906f7b155a**
9141	Live Oak	8	Fair	fair structure & vigor	Second stem is undersized/a separate tree.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=25eb67b4-03e0-42ab-b7d1-08e0b59414d4
9144	Live Oak	13	Fair		Low fair due to dieback/suckering.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b0624d78-c522-4c6f-b683-cc3d21f6efba
9145	Live Oak	12	Fair		Significant imbalance NW. Waist measurement under due to epicormic growth and swelling caused by it.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8152fcaf-f06f-4dcb-bef2-4d6a06196771
9146	Live Oak	10.5	Fair		Waist measurement; low fair due to storm damage, deadwood, and dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cea05007-340f-4577-9c4f-e807f9c4a70a
9151	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b7ebbf86-5686-4e3e-bd0d-0b7233b3a1e8
9152	Live Oak	7	Very Poor		Undersized and in very poor condition due to substantial storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9b92a7a4-a0a5-4302-bac2-c9ace6190b3b
9153	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a307e25-7e68-4c87-b796-4c6bb887bb0b
9154	Live Oak	7.5	Fair	fair structure & vigor	Both stems included in Ms measurements are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fe84043b-ab1c-4c87-ae2a-b6c86a2ced1f
9160	Live Oak	19.5	Fair	fair structure & vigor	One stem is dead and should be removed, the other is in fair condition. In a group of larger live oaks that would be a good group to preserve for the area. Removal of barbwire from lower stem is recommended. It appears the previous survey measured way too high or the tree has grown.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3c556f9e-3bd2-498c-8a44-b56ec18084fa
9161	Live Oak	13.5	Fair	fair structure & vigor	In a group of larger live oaks that would be a good group to preserve for the area. Moderately unbalanced SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1b7931d0-3fb0-48b4-b523-9ee017cc4e10
9162	Live Oak	19.5	Fair	fair structure & vigor	In a group of larger live oaks that would be a good group to preserve for the area. Removal of dead lower limb is recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=31a027d9-00c5-4923-8a00-391201cd3d9e
9163	Live Oak	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fdef9567-9230-4d74-a2c8-578c69f432ce
9164	Cedar Elm	8	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ef7b3074-5516-4356-9a7d-f57ed6702bba
9165	**Live Oak**	**8**	**Poor**		**Low fair-poor due to dieback, storm damage, deadwood, and wound from stem failure/removal.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b8684799-1cec-4c9e-bdb8-a733ccee8ae3**
9166	Live Oak	9	Fair	fair structure & vigor	Second stem is undersized. Low fair due to trunk wounds.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c67060d7-eff0-44b3-9364-d05ee92273fa
9167	Live Oak	25.5	Fair	fair structure & vigor,good structure & vigor	Previous survey included a separate tree in measurements. Moderate lean N with a limb dipping down low to the NW. High fair-good preservation candidate for the area. Just under 26” measured slightly below DBH due to a swell on the stem.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b9a5affa-d90e-4438-a06a-f8ec0ca2f939
9168	Cedar Elm	10.5	Fair	fair structure & vigor	Low fair due to significant storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f8e5f994-5f55-490c-9334-0441d89c9718
9169	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7bca909b-09f2-45e1-8fe6-fd24f7e2f3ff
9170	Live Oak	8.5	Fair	fair structure & vigor	Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c6be5e37-4f8b-4ad9-b99c-c33304a6040a
9171	Live Oak	14.5	Fair	fair structure & vigor	Low limbs N and S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a56d8f8-bd4d-43af-b4ca-1929e973c3da
9172	Live Oak	14.5	Fair	fair structure & vigor	Unbalanced E with low canopy the majority of the way around it.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=14ecdfeb-d0fd-4a3e-9e49-1797de7ea3ed
9175	Live Oak	10	Fair	fair structure & vigor	Only one stem is a regulated “tree” and is excessively unbalanced.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f82c33c3-b89b-4f8f-b5e1-802a3cc31f9d
9176	Mexican Persimmon	5	Fair	fair structure & vigor	All stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88abd7ed-8567-4e3a-82e9-45c2a7589f98
9177	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b7e3360-8459-4e79-af5d-ca4d839ebecf

9178	Live Oak	16	Very Poor	very poor structure	2 previously surveyed stems are undersized (and are likely epicormic regrowth). The tree appears to have failed/blown over at some point and survived, with the main portion of it eventually dying on the ground. Substantial decay on lower trunk is present and teeming tree is largely laying on the ground/significantly unbalanced and has old decay fungi coming from it. It is not a suitable preservation candidate .	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=394d58e4-493d-4cf7-8541-19d021d4b184
9179	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d322d9d6-0f2e-4c4a-a48a-51a5302a23cd
9180	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=daed5c3f-397a-48f4-b3e3-35b720956169
9181	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=635023a4-7ce0-419c-859f-3692c9eda24b
9182	**Live Oak**	**19**	**Poor**		**Poor-very poor due to dieback, deadwood, cavities/decay, and failures. It is not an ideal candidate for preservation but does not appear to be hazardous currently.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2df6facc-86b8-4d0a-84de-5930d616155f**
9183	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=474512ed-b4c5-49c8-853b-3732642cf334
9184	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8cd15043-45f7-41f0-b3f4-7f71e903e3a4
9185	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa6ed4bc-ce7e-4583-accb-270a26e41a49
9186	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ea26eb2b-5af6-4775-ad2e-52e66c7abfe2
9187	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7c7cebe1-e62d-4ce4-8d42-4d8180d35437
9188	Live Oak	19.5	Fair	fair structure & vigor	Small/low canopy but overall in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d19fe863-8528-42f1-b861-805d046bc627
9189	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a48ec622-8f9f-4c71-bfa7-4ceedfb6e2ae
9190	Cedar Elm	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5594c130-e9ef-4b4c-bc44-04f4e0f554f3
9191	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a2732125-f85e-4cd9-835a-3b5ced5e62a2
9192	Live Oak	13	Dead			https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37994f69-5457-4567-b417-c5c54ae4384c
9193	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f82dd2a1-bc59-4388-b71d-f66a8433f066
9194	Live Oak	12.5	Fair	fair structure & vigor	Previous survey included separate trees in measurements with one being under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa22998f-df11-4726-aff3-01a62f2c5fe9
9195	**Live Oak**	**20.5**	**Poor**		**Poor due to column of decay on lower stem and deadwood. It is not an ideal preservation candidate, preserve if convenient (does not appear to be hazardous currently).**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=418b6b9f-f51e-4637-b0a2-b4b2cfc07ddc**
9196	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cd56f6c7-d78a-4a75-be76-53e4ae38d8a2
9197	Live Oak	7	Fair	fair structure & vigor,50% potential canopy	All stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6e8f7ee9-364c-4e67-9ed0-914d1f9ccf75
9198	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cfb6154a-ed3f-4969-abf5-1292941496e0
9199	Live Oak	7	Fair	fair structure & vigor,50% potential canopy	All stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aaeae641-4477-4541-802a-098db60b131a
9200	Cedar Elm	12.5	Fair	fair structure & vigor,50% potential canopy	Low-fair due to dieback in the canopy but still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d6b1c638-1664-4a31-a974-998aa3bf9dd8
9201	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy	Other stem is under 8” and not added to overall DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=37847644-253d-417c-822e-42b31eb192c5
9202	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=57d1da4b-c9c2-4dd4-8d8a-afe2a24e0dd1
9203	Live Oak	7.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df936475-b046-4eba-a5b5-c31ccfb69226
9204	Live Oak	24	Fair	fair structure & vigor,50% potential canopy	Largely on neighboring property.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=804bed65-df2c-44ec-b62c-f4f092561a7d
9205	Live Oak	14	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c2841d0a-6d35-43c1-b9c5-884d4734fe3c
9206	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=51595984-b2a7-4719-91dd-d7904cbb6427
9207	Live Oak	13.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=47933484-6bf4-418e-9a59-bcc8c7287504
9208	Live Oak	7	Fair	fair structure & vigor,50% potential canopy	Both stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a66f4c4c-6dfd-4334-995b-0ea18914a6cf
9209	**Red Oak**	**13**	**Poor**		**Significant limb dropping in canopy and this species does not deal well with decay. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cb64c478-5684-44fb-b5f7-b62cad8e20ad**
9211	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6ea8b31b-22ee-4014-b21f-2dab34a38f5a
9212	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bf06d85f-7f47-41ef-8fa1-c7677a3f3f97
9213	**Live Oak**	**11.5**	**Poor**		**Large area of decay on lower trunk. It has good response growth and appears stable but is not an ideal preservation candidate .**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b74f86a-9057-4637-b2e0-e72910694346**
9214	Red Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f8c5a4a0-a389-451c-ad98-a3a68987a00b

9215	Live Oak	16	Very Poor		On stem is entitled dead and the others end has failed, along with every limb. All that remains is a heavily decaying trunk (decay fungi evidence and hypoxylon present) with some epicormic sprouts.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a1572497-fe55-4379-98c7-5bb78a5d6ffb
9216	Live Oak	6	Fair		Each stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ea16d3fb-ed3c-4335-9cfd-e92d9d16671f
9217	Cedar Elm	10.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=79ed85b1-79d9-4853-87df-655125eb0b50
9218	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ebace52a-f5f3-4cba-93f0-7f2c149311c5
9219	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf0eb82b-a198-4a08-828b-7c41716c2df1
9220	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b3871580-38d5-4e75-9653-ea5544ffc058
9221	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4f677fb2-05d0-40ca-8dcd-0e01b28cb902
9222	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5ced3a2f-71b8-4873-ba13-295cfad94c71
9223	Live Oak	11.5	Fair	fair structure & vigor	Significant imbalance SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=104d55b1-5bc7-42ff-a1e7-46fb2219735c
9224	Mexican Persimmon	8.5	Good	fair structure & vigor,good structure & vigor	Previous survey measured too high on 8.5” stem and the other stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=256062c4-00cd-4d60-b54b-614bd0dc7a80
9225	Red Oak	19.5	Very Poor	very poor structure & vigor	Previous survey included a separate tree (per city of Leander) in measurements. Tree was found to be in very poor condition with a column of decay running up one side of the stem with large pockets in the stem union/elsewhere. One secondary stem is almost entirely dead and the others limbs are largely dead and most of the foliage comes from epicormic sprouts. Tree has numerous old failures and will continue to fail as it declines further. Removal recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5e723a01-7721-42a1-83f9-8a0ce9e98012
9226	Red Oak	15	Very Poor	very poor structure	Stem has failed and the stump is rotting/dying. Even its epicormic sprouts are beginning to die.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fefdabb0-67e2-4386-a40e-4d5e613f9612
9227	Live Oak	24.5	Fair	fair structure & vigor	Low limbs N and moderate storm damage/deadwood typical of a tree of its size. Fair overall condition/candidate for preservation. Waist measurement due to swell.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f68083f8-3d59-48a9-b164-a30124e7bcdc
9228	Live Oak	27	Fair	fair structure & vigor	Moderate storm damage, deadwood and decay but overall in fair condition with mitigation work to clean it up. Branches dip down low NE-SE and SW. Waist measurement due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5ae6b6f3-8815-4b78-8da7-f03fe9df4a76
9229	Cedar Elm	8.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f7d6316a-b58e-4a21-94b0-8d8661b452c7
9230	Cedar Elm	10	Fair	fair structure & vigor	Waist measurement due to stem attachment swell. Low fair due to failures and pockets of decay.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=354a3e10-0832-4b97-b18f-612980cbada2
9231	Mexican Persimmon	5.5	Fair	fair structure & vigor	All stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4c5f4786-2a38-4de2-be54-b473b6f12f1c
9232	Red Oak	14	Fair	fair structure & vigor	Moderate storm damage, deadwood, and decay but overall in decent shape for species.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b4c12d24-4dd7-439c-8bda-933542de1c7b
9233	Live Oak	14	Good	good structure & vigor	Low limbs extend around the majority of both “trees” (previously called one tree with a separate stem).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6cd5f7ad-5234-4ab5-a9da-8034a59e90ac
9234	Live Oak	17.5	Fair	fair structure & vigor	Low branches SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=396699b2-7f91-4fca-a9bc-33e605933b05
9235	Live Oak	18.5	Fair	fair structure & vigor	Moderate imbalance/low limbs S. Now tag from series, assumed to be 9235. Fair overall condition and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8cc1758a-6d42-4b51-af7e-ad25b45d970d
9236	Live Oak	18.5	Fair	fair structure & vigor	Waist measurement due to union just at and above DBH. Fair overall condition although canopy is smaller than a typical tree of its diameter.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f757f620-ccb5-4604-9048-f7d80425a2d6
9237	Red Oak	20	Very Poor	very poor structure & vigor	Tree is ~75%+ deadwood with only a lower limb and epicormic sprouting on the lower portion of the tree possessing foliage. Excessive decay, hypoxylon and failures present; this tree is an imminent hazard and its removal is recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3374f675-b3d9-4b51-bd52-9bf274552cc2
9238	**Pecan**	**8.5**	**Poor**	**very poor structure & vigor**	**Previously called a cedar elm. Poor-very poor condition due to excessive dieback/deadwood/suckering.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af92fdcc-ebb3-4f6c-9bdd-5134bb59e1a7**
9239	Live Oak	24	Fair	fair structure & vigor	Moderate lean NE with moderate deadwood accumulation. Decent candidate for preservation with mitigation work to clean it up, along with adjacent 31.5” live oak.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=83a983f5-4a23-4bd2-a8ae-00ee2239bbd4
9240	Live Oak	31.5	Fair	fair structure & vigor	Previous survey measured two stems way above 48”. Waist measurement taken due to swell caused by stem attachment above DBH. Fair overall condition and may be a good preservation candidate with mitigation work to clean up deadwood throughout the canopy. Large low limb growing W along (large portion of canopy moderately unbalanced W). Other stem moderately unbalanced E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=34c2f38d-599d-42e3-9e3f-f6dcd6bdcd4f
9241	White Mulberry	13	Dead		Invasive and dead.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d92c0be5-055a-438e-8ca9-ec59689f305b
9242	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4616db82-546c-4e5f-ae6c-802c39c04398
9243	Live Oak	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b0c20395-2084-4f71-92b4-47592bc68245
9244	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f278e63e-8d03-4c81-b8a3-8ab6d638a138
9245	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8cf80525-39f0-4182-b0ac-975120cc8c9b
9246	Live Oak	12.5	Fair	fair structure & vigor	Moderate lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7455a34a-870a-4b0f-bf4c-7f9b2f8bb772

9247	Red Oak	14.5	Very Poor	very poor structure & vigor	Smaller stem included in measurements is undersized. Larger stem is largely dead with only a few small branches on the lower stem remaining/kept alive by a small channel of functional wood. Canopy is deadwood and excessive decay trails down all of the tree and encompasses 3/4s of the stems circumference.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=59882038-f812-4135-bc2c-327587b60e84
9248	Live Oak	10	Fair	fair structure & vigor	Significant lean WSW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=76ea53c8-140b-4772-a43f-be24527b6a0d
9250	Mexican Persimmon	7	Good	good structure & vigor	Undersized but in good condition and a good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c8926bd2-d87c-4fc5-9a21-e633e99ed01e
9251	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8348d89f-92c9-45d0-a9e8-82221294e2d9
9252	Ashe Juniper	15	Fair	fair structure & vigor	Previously identified as live cedar.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9da17ac8-3d44-4f92-b201-ed6d6f9a81ff
9253	Mexican Persimmon	6	Fair	fair structure & vigor	Both stems are undersized but near a group of decent larger preservation candidates.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=71a157c1-5b9d-408a-abe2-425d5af8fa65
9257	Live Oak	17	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dcc35c33-dd93-4eda-a910-cebc806b80d4
9258	Live Oak	25	Fair	fair structure & vigor,50% potential canopy	Tree found in fair overall condition with no major visible defects. The canopy is wide and extends towards the SW, S, SE, and N. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2ed160c1-8ed5-4687-bdcd-370103a7fb06
9259	Live Oak	21	Fair	fair structure & vigor,50% potential canopy	Tree found in fair overall condition. One codominant stem has a large decay cavity but there appears to have substantial response growth that seems suitable for stability. The tree has a significant lean towards the SW and W with low hanging limbs.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=215b0a89-0d47-41ab-81ce-6260b6b43cc5
9260	Live Oak	12.5	Fair	fair structure & vigor	92601 and 92602 previously included in measurements. One of the other stems previously included was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=826f37b6-a0f0-4a8a-90cb-083a7f951dd1
9262	Live Oak	9	Fair	fair structure & vigor	Second stem was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d1033925-9907-4ca6-ab3c-223e5d16678d
9263	Live Oak	11.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de3ede92-534c-4611-80b8-2dcd0029dfc5
9264	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c42704af-40fe-4bbf-bb2f-73441546a7a9
9267	Live Oak	24.5	Fair	fair structure & vigor	High fair-good candidate for preservation with mitigation work to clean up deadwood and a care plan to address thin canopy. Waist measurement taken due to swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=105bd7ac-cc4d-44ed-8987-14ad1cc64457
9270	**Pecan**	**14.5**	**Poor**		**Poor-very poor due to substantial dieback.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=880bddfc-27a9-413a-9be8-f98a738aaa86**
9271	Cedar Elm	16.5	Good	good structure & vigor,deadwood 15%-30%	Good overall condition and a good candidate for preservation with mitigation work to clean up dead/broken branches. Branches dip down low in all direction.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f8121d9c-0ed9-45df-9d15-1f4eef4697c5
9272	Cedar Elm	12.5	Fair	fair structure & vigor	Low fair due to dieback, care plan recommended if preserved.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df124de6-45a8-4b58-836d-3110e84f25bb
9273	Live Oak	7	Fair		No stem over 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=64d8ee49-a376-42ff-b5c5-5835413bcf57
9274	Live Oak	14	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0fedbb5f-75bd-44ad-8527-c3d5e1b0c58b
9275	Live Oak	22.5	Fair	fair structure & vigor,50% potential canopy	Single stem live oak with healthy structure and healthy canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f5c2990d-6c9f-4499-aecc-e8f19708fe94
9276	Red Oak	18.5	Very Poor	fair structure & vigor,50% potential canopy	Single stem red Oak, where many limbs have been pruned likely due to decay. Main trunk has significant peeling bark and living. Green foliage is concentrated closer to the base of the tree. The tree is in spiral of mortality and recommended removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5986b640-1414-436f-a46d-afca567e3eca
9277	Live Oak	20	Fair	fair structure & vigor,50% potential canopy	Significant lean ESE with a healthy canopy and structure. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6c523309-17b5-465d-bbc7-7d897b105109
9278	Live Oak	17	Good	good structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d327988-f169-41ba-bb7e-89433e0815fc
9280	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf7c1894-ddbb-4569-9a89-8abc2203312c
9281	Live Oak	25	Fair	fair structure & vigor	Cavity in lower stem and moderate deadwood but overall in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=caff17c3-d3a9-49b9-b218-9b45dd2fa71b
9282	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d02b4aed-d960-4b01-8731-1cd0133e564c
9283	Cedar Elm	12.5	Fair	fair structure & vigor	Low fair due to dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c436c3f5-69b2-494a-ad42-0d657c9574da
9284	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=663544e7-8f6d-4c5b-8d20-8fcbf8d66b65
9285	**Live Oak**	**9**	**Poor**		**The end of one stem is dead and the entirety of the other is dead with decay trailing down the stem. Not an ideal candidate for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8c965891-7f0e-4a4b-9296-8318c1b0895d**
9286	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6ac27638-78f5-46cf-94a8-b684b0356f32
9288	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e362d7ab-2f43-49b4-904d-b4328cbad11d
9289	Live Oak	18	Fair	fair structure & vigor	Low fair due to cavity in trunk and deadwood. Low limb E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=21624b1c-e28e-447c-9065-b531f346831b
9290	Cedar Elm	12	Fair		Low fair due to dieback.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6005ca09-f56d-448c-8bc1-7affdd7816d0
9291	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d9c24ae-363f-442d-97ce-a51ec4e1deed
9292	Live Oak	18	Fair	fair structure & vigor	Moderately unbalanced WNW and in fair condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=02abc40e-ba6a-4f3c-a147-5039aebd7cb6

9293	Cedar Elm	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8aa5f4a0-8ee1-4b2c-9c67-592094b896c9
9294	**Live Oak**	**22**	**Poor**		**Poor due to failure of every stem/limb. Not an ideal preservation candidate, preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ddb1e4e4-d368-433d-9acb-154805083786**
9295	Live Oak	19	Fair	fair structure & vigor	Previous survey measured way over DBH. Fair overall condition, moderately unbalanced SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7b37a2d0-2480-401a-8d49-bb1a2e0439a6
9296	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=eacdd81b-a576-4d0f-b610-b334804092a5
9298	Live Oak	11	Fair	fair structure & vigor	Second stem is under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=eb09c73d-3459-4497-8ea8-faafbdb6bc82
9299	Cedar Elm	13	Dead		No signs of life and bark is starting to slough off.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6de1020a-9bfc-40d8-baaf-80abf62a0934
9300	Live Oak	23	Fair	fair structure & vigor	Moderate lean S with a low limb. Fair overall condition and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=15581ae1-f5fa-43d9-80e1-144d716365cb
9301	Live Oak	23	Fair	fair structure & vigor	Previous survey measured stems well above DBH. Waist measurement due to swell from stem attachments at DBH. Canopy is a little thin but with a care plan the tree will make a decent preservation candidate.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6e4f141-e565-45a0-a098-eda760657534
9302	Cedar Elm	17	Very Poor		Only two limbs have any foliage and it’s sparse, the majority of the tree is deadwood. Very poor overall condition, not suitable for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9722ec48-f32c-43ad-bb51-d8d1208706cd
9303	Cedar Elm	19.5	Fair	fair structure & vigor,50% potential canopy	Cedar Elm with two main leaders that have an included union and several of the branch tips are experiencing significant back. However, the majority of the canopy is healthy and full. Still a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dadd5ff6-8f1e-4b2f-8f77-62e820c32ce3
9304	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=50fc769b-ff69-48df-82b5-7eaec562d376
9305	Cedar Elm	12.5	Fair	fair structure & vigor,50% potential canopy	Recommend immediate watering.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1c687ae8-c5db-4c38-bdc0-f494e31940ff
9306	Cedar Elm	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c29cdeb-d90f-4c95-ac34-1e190987a543
9308	Live Oak	27	Fair	fair structure & vigor,significant suckering,75% potential canopy	Tree found in fair overall condition with no major visible defects. There is significant suckering indicating stress but this tree can was be preserved with a good care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=39b38600-1d2f-4eac-bc7f-b9a1dc00b5f7
9309	**Live Oak**	**14.5**	**Poor**	**25% potential canopy,excessive suckering,poor structure & vigor,buried flare**	**Tree is in poor condition due to significant die back of some the apical canopy. The majority of the remaining foliage are epicormic shoots indicating this tree is stress and will struggle to survive impacts from construction. Poor candidate for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1a4de4b5-42d1-4d6f-a96c-91bcd3a20225**
9310	Live Oak	22	Fair	fair structure & vigor,75% potential canopy	Tree found in fair overall condition with no major visible defects. The trunk is significantly buried by mulch. Removal of the excess mulch and exposing the root flare is highly recommended. The canopy extends towards the S and NW. Fair overall condition.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9f492a26-e77d-419c-aa65-8943151f6d0c
9311	Live Oak	14	Fair	fair structure & vigor,50% potential canopy,buried flare	Excessive lean N.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5f5893dc-d6e0-4355-8120-e1c20caa5fbc
9312	Live Oak	16.5	Fair	fair structure & vigor,75% potential canopy	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=917c5fc3-3a0a-4264-9076-b6d64fa9728a
9313	Live Oak	10.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cc8a0e3d-1a2c-4c13-9f2f-be0b13fc6c0e
9314	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b693342-f328-4384-8076-f4e39e2e5664
9315	**Live Oak**	**12**	**Poor**	**poor structure & vigor,25% potential canopy**	**Tree has been topped and is survived by trunk suckers.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8492104c-84ea-4d1c-bf02-5a49e789f4e0**
9324	Live Oak	20	Fair	fair structure & vigor,75% potential canopy	Tree found in fair overall condition with no major visible defects. The canopy is wide and extends in all directions but primarily towards the SW, S, and SE. Suitable candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=61da60e2-abec-4aa3-8118-c7507843fc6a
9325	Live Oak	15.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=efc7e854-85de-4f63-8d3e-0e14c53f1b11
9326	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bade63b0-01a2-46af-97cd-35d3c28b266d
9334	Live Oak	20	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with three main leaders extended to a very full and healthy canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e3f61ae6-6bd6-4361-b3df-9e4791a0666a
9335	Live Oak	22	Fair	fair structure & vigor,75% potential canopy	Canopy lean SSE and three main leaders that extend into a very full canopy with stable structure. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=44705a68-0a87-40d5-afca-3479f780d24b
9336	Live Oak	18.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with two main leaders and a very full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=604d9da1-c464-4248-b6ed-7218efe84a3d
9337	Cedar Elm	10.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=327f106e-9d87-4567-8c3f-915b1a892abe
9338	Live Oak	18	Fair	fair structure & vigor,75% potential canopy	Majority of canopy leans W. Tree shows decent structure and healthy canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d38d6b3b-2ba8-49f1-855f-6dd0fd8862ba
9339	**Live Oak**	**30**	**Poor**		**Single stem live oak that used to be 2 leaders, but now the main leader has broken off due to storm damage or decay. Remaining leader grows upright and extends into a decent canopy, although there is significant dieback and some decay. There is also a previous wound on the E side of base that shows response growth. However, it is on the tension side of trunk. Previously main leader, but now broken, shows plenty of healthy epicormic growth, but does not contribute seriously to the canopy. If preserved, highly recommend further investigation and tomography to determine extent of decay inside the trunk.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4105d464-1786-4f3d-b747-43c3583aff99**
9340	Live Oak	20.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with a moderate lean SSE and significant die back in the canopy. Still a fair candidate for preservation, but recommend immediate watering and a good tree care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b987a2e1-9147-4238-9133-fe27313cfbf7
9341	Live Oak	21.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with upright growth and significant die back in the canopy. Still a fair candidate for preservation, but recommend immediate watering and a good tree care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2c0348a4-bc6f-4328-8a34-fd9ed4757ef0

9342	Live Oak	15.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=22b7e9ca-77d0-4dee-9685-9665ea780802
9343	Cedar Elm	15	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de434d37-5ab6-4b9a-8502-16d9ac22e89a
9345	Live Oak	18.5	Good	good structure & vigor	Low branches extend in all directions. Previously identified as cedar elm.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=034f8cd3-1bdf-412c-955b-404bae9639bb
9346	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=34e903ba-0d2c-40af-9305-608468e50def
9347	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e776375a-96f1-45eb-b5c1-177593ef1a4a
9348	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dacfe513-c9d2-4607-9796-6889ccd2411e
9349	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=afbdf29f-63b1-420e-b251-cf8643d7043f
9350	Live Oak	17.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=867c365c-a1aa-4b7a-9e10-89d1e93c95e9
9351	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7102aaf1-ac6b-4914-82ac-bebd85139cf4
9353	Live Oak	26.5	Fair	fair structure & vigor,deadwood 15%-30%	Fair overall condition and a fair candidate for preservation with mitigation work to clean up deadwood. Slight lean to the NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cb030553-1303-4a02-bf10-a0a83df35f0f
9354	Live Oak	22	Fair	good structure,fair vigor	Fair-good overall condition and a fair-good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7ec5b913-cb21-4c29-af10-172b951e7c73
9355	Live Oak	13	Fair	fair structure & vigor	Significantly unbalanced W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbd9a801-db18-42f6-a7d8-f4d242400aba
9356	Cedar Elm	8	Fair	fair structure & vigor,deadwood 15%-30%		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d2fdc2b4-ed0f-484c-82bc-fe45daf30d7c
9357	Live Oak	22	Fair	fair structure & vigor,50% potential canopy	Single stem live oak with an overall decent structure and canopy. Minimal deadwood and a fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8f9fa5df-a01c-42e8-8a2a-93964500409f
9358	Live Oak	18	Fair	fair structure & vigor,50% potential canopy	Overall decent structure and canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ea3283fb-8b33-4296-8ebd-ed4f251dc594
9359	Red Oak	10	Fair	fair structure & vigor,50% potential canopy	Low fair due to many smaller, broken branches in canopy, but still a fair candidate for preservation of desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e2e789e1-08c5-4f5d-88cc-c63cc4016273
9360	Red Oak	14.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d03e1d67-fc66-42f5-90a9-8a85be269eed
9361	Red Oak	10	Very Poor		Almost completely decayed and dead. Recommended removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c4d910f3-141e-41fd-a415-97a713afd383
9362	**Red Oak**	**13**	**Poor**	**fair structure & vigor,75% potential canopy**	**Other stem is on the neighboring property. Tree is decaying from the top down and any living green foliage is coming from closer to base. Species does not deal well with decay. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=34ca3859-8597-4bbb-8a1e-89afcb563b0a**
9363	**Red Oak**	**12.5**	**Poor**		**While there is still living green foliage, the canopy is decaying from the top down, typical and species. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=82b6abd0-1a41-41b6-9660-fb14891082e2**
9364	Cedar Elm	11	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=18a5a237-4496-4961-bd39-f733f4b9b04e
9365	Live Oak	18.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with a healthy structure and a very full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ff69bb49-b2b2-4307-b3d4-9c1c7ee58485
9366	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d099d3ab-1be7-40c7-827a-0f6f4f611e6b
9367	Cedar Elm	12	Fair	fair structure & vigor	One previously surveyed stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b225095-f4f6-4f49-bc40-5cf94ccb3fbe
9368	Live Oak	9	Fair	fair structure & vigor	5” stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b0ff73cf-6d9c-4f9d-a0cf-e1e96b499308
9369	Live Oak	10.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa9d230d-9a10-4ea9-99e7-167c49375b81
9370	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48c0ae11-dd6e-458d-9cc7-1cc9b003c410
9371	Live Oak	9	Fair	fair structure & vigor	Significant lean ESE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d7ea05be-49e4-4289-ac05-dca9e35cc5f1
9372	Cedar Elm	8	Fair	fair structure & vigor	One previously surveyed stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=26d16381-6c25-4a60-8132-42b62d4374ff
9373	Live Oak	7.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=443352a3-0fe8-4056-bb63-e87c65ffd285
9374	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bfb478c5-a77c-476d-a7c7-9a93664a1207
9375	Live Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=066c40d9-adc0-4dcb-9910-8356b8afcbc6
9376	Live Oak	14.5	Fair	fair structure & vigor,50% potential canopy	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=543fb112-1eb6-4555-ad5d-ff7493b70190
9377	Cedar Elm	13	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1abc9f2c-c896-4041-bcf8-e53b69f05e56
9378	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d0e1f3f5-37b7-4691-9045-721d50bd9be6
9381	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5a33792c-c36a-4dfc-81cf-a5d5cb6af621
9382	Mexican Persimmon	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=41c29b66-4807-40d5-80a4-a4a99ea88f69

9383	Red Oak	10	Very Poor		Hypoxylon canker and almost completely dead. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3bb8ae12-f5c6-42f2-8c7e-c4c1e34f00db
9384	Red Oak	12.5	Very Poor		Hypoxylon canker and almost completely dead. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0b988af1-b5b7-46ef-a403-575479da745e
9385	**Red Oak**	**10**	**Poor**		**While there is still living green foliage, the canopy is decaying from the top down, typical and species. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fca88875-a579-4429-844b-3c2bf04007f6**
9386	Red Oak	18	Very Poor		Almost completely dead. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fa346d37-be58-4084-943c-11221b04c15c
9387	Live Oak	13.5	Fair		Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9355a269-4787-4312-9adc-978ee0f6784f
9388	**Red Oak**	**11.5**	**Poor**		**Significant decay throughout and the species does not compartmentalized decay well. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b23b7ff-ca19-4558-a3ba-2b20097ea333**
9389	Red Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean SSE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=46a2f028-c7e2-4a98-89df-cbb94775d68d
9390	Red Oak	13	Very Poor		Decay at base and in canopy. Significant lean S with the basil decay on tension side. Tree is rapidly losing canopy and due to species is recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9127b1b6-4390-410f-8d52-e0aef107b8a2
9391	Red Oak	12.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=342d49d3-6824-4eb5-9632-afbf40f13a29
9392	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=428d8c8d-bf32-4d38-a31b-82d0b2fd3d3a
9393	Cedar Elm	7	Fair	fair structure & vigor,50% potential canopy	No stem above 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b80dd7db-8f42-4a96-8726-7c1fc93ed6e9
9394	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ec089566-7a4a-4401-b751-cabaff58bf4a
9395	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d1a412a8-bb36-45fc-bb7f-14ebb1ba28ef
9396	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Significant lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3457a560-bb1f-4e08-8916-edc7fe36538b
9397	Cedar Elm	11	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4fd11498-054b-4e6e-9d2f-94b3ecb31c6d
9398	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b8349e79-e57b-47c3-b6f6-6a5f9cfc9e99
9399	Cedar Elm	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ca8d2a62-567f-4af3-8602-caae039f871f
9400	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=994c1ab6-6bdd-4799-abc1-8bf438934afc
9401	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=322e2228-fdff-48b5-b146-b1f4d7ebcbb2
9402	**Red Oak**	**16**	**Poor**		**Tree has already experienced loss of canopy and shows decay and peeling bark on the south side of trunk. This species does not compartmentalize the quell. Not recommended for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=631b5e24-c06b-4c14-a60a-1ee6ca0b473c**
9403	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=184d2fb3-60db-41d0-a2b7-eeed89d5953f
9404	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8932b237-7131-4f74-a2c6-2658f6b82799
9405	Red Oak	10	Very Poor	fair structure & vigor,75% potential canopy	Trunk and only stem has broken off at about 12’ of grade. Any remaining living foliage is from sprouting closer to the base. Species does not deal with well with decay and not expected to survive; recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=473924d2-41ae-4c21-a3a7-ba321dae3030
9406	Cedar Elm	10.5	Fair	fair structure & vigor	Low fair due to storm damage.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=42a4d4f1-04aa-4895-9101-ef9a08f52ced
9407	Live Oak	16	Fair	fair structure & vigor	Smaller stem is undersized. Low fair due to storm damage and moderate decay (has good response growth). Preserve if convenient.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f02a9b27-1445-4796-9dd3-97e8bab0f46e
9408	Cedar Elm	8.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=071087f2-8203-44d2-af3f-ec4e81d138ad
9409	Live Oak	15.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=96ffabee-5f05-489d-b125-2af32d08dbad
9410	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=393119da-96c7-4ba6-ad71-716360f4f06c
9411	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c78b7993-efa1-4533-8b44-c79e6c910be8
9412	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3c77ebae-c568-4e59-98d1-c67d121bd53b
9413	Live Oak	14	Fair	fair structure & vigor	Low fair with lower limb removal (dead) and deadwood removal. Fair amount of dieback and suckering also present.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=abf48020-d620-4180-8a2f-fbd24ae7ee13
9414	Live Oak	12	Fair	fair structure & vigor	Vine cover removal recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6405bb85-55ba-4f65-9091-67c7175d744b
9415	**Live Oak**	**22**	**Poor**		**Waist measurement. The main stem has failed and left a large cavity leading into the main trunk. A second stem has died and also leads into the hollow. Only one lower limb and epicormic regrowth/branches remain. It is not a suitable preservation candidate but does not appears to be hazardous at this time; preserve if convenient.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=43a47676-e2bb-4cc5-830a-9401bddc6f4d**
9416	Cedar Elm	9	Fair	fair structure & vigor	Second stem previous survey included in measurements is under 8” at the waist, under the swell at DBH.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e452568c-dbf2-4d7f-9aeb-2e58e88c2a45
9417	Live Oak	17	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=460bb797-213c-4dcd-b59e-37f28c4ae26c
9418	Live Oak	13	Fair	fair structure & vigor	Significant imbalance NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4fc89310-8310-479e-aefe-d8facf4b0628

9419	Live Oak	10	Fair	fair structure & vigor	Significantly unlaced ESE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b4d04962-daf0-48fe-a602-58a89219a038
9420	Live Oak	17.5	Fair	fair structure & vigor	Low limb NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=14a6b112-679c-4d59-a0ca-441f7d64c880
9421	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=56f54103-202f-4ddf-8202-26209379595a
9422	Cedar Elm	9.5	Fair	fair structure & vigor	Smaller stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=350dc7da-84e7-49f8-b1e8-fa72e4d3745a
9423	Cedar Elm	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f7526ec6-ff82-420c-a231-9de14c87fc9c
9424	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy	Low-fair	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5232c886-ab0d-4870-ad90-872508855527
9425	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5b98c966-f6b3-429c-8b5f-62a00f1fe1d0
9426	Live Oak	14	Fair	fair structure & vigor,50% potential canopy	Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=781a837e-8857-49e1-be86-8113dba75df3
9427	Cedar Elm	10.5	Fair		Low-fair due to damaged or decayed branches in the canopy but still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=24afaf13-0d3d-4f71-9212-253c9460c21d
9428	Red Oak	13	Very Poor		Tree is almost completely dead and only retains spouting branches that come from base. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e84d53e7-f1cc-4515-8125-fd9e2e5c27c7
9430	**Live Oak**	**10**	**Poor**		**Poor due to substantial decay encompassing over half the lower stem combined with a lean placing more weight on the defect.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b44977aa-a13a-4361-8b27-668e5b24cfd7**
9431	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=064e1c18-4ab1-4a91-8e85-3091cde43fc6
9432	Live Oak	10.5	Fair	fair structure & vigor	Only one of the stems previously included in Ms measurements is over 8", the rest are considered separate trees and are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=53344a90-ba46-4433-82bf-8c0e948560d9
9433	Live Oak	13	Fair	fair structure & vigor	Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=823d3f7a-52a5-42f3-87e6-8be2b2af3931
9434	Cedar Elm	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9c571d5a-7389-4425-88e8-760cb3523298
9435	Cedar Elm	10.5	Fair	fair structure & vigor	Smaller stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1de680bc-6d4c-4b34-b558-af727fced3a1
9436	Cedar Elm	11.5	Fair	fair structure & vigor	Previous survey measured well above DBH. Waist measurement taken to to swell caused by stem attachment .	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=13ea70c6-d5a4-43a3-af3e-045babd2aff9
9437	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c87b3c53-0910-4d91-9989-1a29c5e6e98c
9438	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0223d030-c68b-4d14-91c3-1ec4281b2738
9439	Live Oak	19	Fair	fair structure & vigor	A large portion of the canopy is oriented low NE through SE. Fair overall condition with deadwood removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bdbeb31f-5269-4cd8-af27-4d22fae7eae8
9440	Red Oak	10	Very Poor	very poor structure & vigor	A stem has failed and the remaining is standing/hazardous. A decaying trunk with epicormic sprouts and deadwood is largely what remains.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6992a0c7-589a-48b9-8d97-1bae8100824d
9441	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f4ae614c-13b8-4421-86bb-f57cb6986498
9444	Live Oak	17	Fair	fair structure & vigor,good structure		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6f8bab4-24d5-44fa-9612-744cfc2428a4
9445	Live Oak	15	Fair	fair structure & vigor	Moderate lean SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2747793a-63e6-40cc-bb2f-853a59f666db
9447	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=07ce6538-3a4a-4c75-a2cf-726502c89571
9448	Cedar Elm	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0946554d-494c-4bd2-b8db-46f8144bf83b
9449	Live Oak	21.5	Fair	fair structure & vigor	Fair candidate for preservation with dead stem removal. Previous surveys included two separate trees (per city of Leander code).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6cc3af56-aefd-4919-9982-69e116baf27c
9451	Live Oak	16	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=471c757e-9b54-4d5e-811e-cb0347a61963
9452	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f5d519a1-1e02-4d5c-a2f6-d8670964c662
9453	Live Oak	19.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with two main leaders and a general canopy lean SE. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b580fb8e-2684-4d62-911c-ee3db165426a
9454	Red Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=08f6082e-50d0-4e1b-9160-d3bff44f7a44
9455	Live Oak	14.5	Fair	fair structure & vigor,50% potential canopy	Significant lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=91ffd3e8-3c66-4c67-9177-542428f867ed
9456	Live Oak	18	Fair	fair structure & vigor,75% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy and full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df816a25-2209-48f4-a50e-339f39b2029b
9459	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f0cb6188-fde2-4b0d-b108-64a0d8463c3d
9460	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e307b9c4-4b3e-4f1e-86b5-ffa2a2eb0c2e
9461	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=079f5bbe-7e3c-4a6d-937b-d94f2b319ab3
9462	Live Oak	12	Fair	fair structure & vigor,75% potential canopy	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9903f01b-7875-4385-a4a1-0d95a5351a8b
9463	Cedar Elm	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a5165a96-b754-4d60-93e4-26db2db20102

9464	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbe22afe-abb0-4c99-b3c0-d1263c25dfa2
9465	Cedar Elm	7	Fair	fair structure & vigor,50% potential canopy	No stem above 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2f7f8acf-c24e-404c-9b7f-42fe504d108d
9466	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=319becf7-f885-4f04-84f2-2db3693238fd
9467	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=edbd5e71-c742-4c47-ae42-4fa823b4377b
9468	**Cedar Elm**	**8.5**	**Poor**		**Tree is largely defoliated likely due to 2022/2023 droughts. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d0ff0e39-ca8d-4322-934d-9c39c25d8463**
9469	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=73159dee-bcc3-4419-92c1-87e17ffb35fb
9470	Cedar Elm	8	Very Poor		If not already dead, in spiral of mortality. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df25a155-3456-4996-b6a7-f4e310503c80
9471	Live Oak	14	Fair	fair structure & vigor,50% potential canopy	Significant lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e07559ab-1dc9-4563-832c-aa6f9fe68fbc
9472	Live Oak	23.5	Fair	fair structure & vigor,50% potential canopy	Sing stem live oak with several main leaders that extend up and out into a decent canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0108b58c-94f6-499f-a444-39639323c0db
9473	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=80de2f43-c041-42e0-8266-f30b6628d428
9474	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dba8ef5d-cbc8-433a-bbc4-f2b49dfb6eaf
9475	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ef33e115-622f-4676-8b2d-4d536cb51b27
9476	Cedar Elm	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b70b3836-4d6c-4577-bb29-7116af3a6aba
9477	Cedar Elm	11	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6131c71d-ac19-46d3-82a1-a6abd2a11551
9478	Cedar Elm	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ee91cb29-edfb-4965-8ea0-b235bfe06657
9479	Cedar Elm	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af0531c4-5bd1-454e-9eb5-09bcc3820474
9480	Cedar Elm	10.5	Good	good structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dd90d682-dafe-42c2-8d96-710ec6cb6d20
9481	Live Oak	24	Fair	fair structure & vigor,75% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy and full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0994c8f5-d80a-4262-8d03-d4bbe7805354
9482	Live Oak	22.5	Fair	fair structure & vigor,75% potential canopy	Single stem live oak with upright growth and two main leaders that extend into a very full canopy. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=44de7f4e-ff24-4bd4-90aa-d7f65237d0a0
9483	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0fa4f292-bffd-4bc9-a3a9-40c9b240d87e
9484	Live Oak	16	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=163ccc65-2985-4645-a473-e4d276b65f8d
9485	Live Oak	7	Fair		All stems under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=11b4e883-f9fb-45f0-b92a-179d6e9314d8
9486	Red Oak	17	Very Poor		Tree is decaying from the top down and the only living green foliage is from small sprouting branches closer to the base. Tree is in spiral of mortality and recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d303f2a-6bc0-4e7b-9913-c2ae9b15115c
9487	Cedar Elm	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cd1c525c-45b7-4ad4-b0b3-b891ee926c48
9488	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Significant lean WSW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d9161ad0-d183-4e14-8679-a4c2150fc39c
9489	Live Oak	11	Fair	fair structure & vigor,50% potential canopy	Significant lean NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=30a68f9a-a757-4f76-9af6-4841452b80f4
9490	Live Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean NNW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=332d352a-936a-4386-83a2-eadf2489222d
9491	Live Oak	14	Fair	fair structure & vigor,50% potential canopy	Low-fair due to significant storm damage but still a fair candidate for preservation if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2e666375-7944-4e1c-886a-89a8a87ca792
9492	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=794d45ed-b09b-4c25-946d-f2624f621ac2
9493	Live Oak	20.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6ce4f20-2d32-45b5-9b4b-0b85b2c7291d
9494	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=440a34a1-99cf-4bdb-a432-05991a5a3296
9495	Live Oak	19.5	Fair	fair structure & vigor,50% potential canopy	Single stem Live Oak with upright growth that extends up and out into a healthy and full canopy. Large burl near base but does not appear to be affecting overall tree health. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4bdaaa60-e4b2-4a9d-ab94-13ae57a63a87
9496	**Live Oak**	**8.5**	**Poor**	**poor structure & vigor,25% potential canopy**	**Tree is in very poor condition due to obvious drought stress. The tree is defoliated and the leaves are chloritic leaves. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77268e35-a4df-4f2f-949e-eb977d7b745c**
9497	Live Oak	16	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=325e5231-ddce-4f06-a865-38d1c59d2b8e
9498	Cedar Elm	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=725cf705-89c0-4448-90b0-058c470bd0bc
9499	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=60d8592a-fab8-4cde-aae5-f5a18b2de044
9500	Live Oak	8	Very Poor	very poor structure & vigor,10% potential canopy	The main leader has fault and tree is survived by trunk suckers. Not recommended for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9388ed3-7fd7-4ace-85f1-10556ad605d7

9501	Live Oak	9	Very Poor	very poor structure & vigor,10% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bac002e2-33f5-4afb-98b1-3df0d38abf79
9502	Live Oak	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2400fde5-0ebb-42b4-ba10-2e4cd1bf7e95
9503	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf0f338e-6bca-478c-a4e7-881ca386beb5
9504	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bb9bc8d1-c60b-4722-9c8f-5a9e9750f101
9505	Cedar Elm	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2482c60f-37cf-4386-9edf-a9daedccb36b
9506	Live Oak	11	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aa590cb4-be91-42c9-8830-2a611967e1b3
9507	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=643cf522-0df1-4ee6-8f33-f3f0d5b65c1d
9508	Red Oak	11	Very Poor	very poor structure & vigor,25% potential canopy	Tree is in very poor condition due to excessive trunk deacay, and dieback of the canopy. This tree is a very poor candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8677f41a-5170-485a-ace9-80d4248efbb3
9510	Red Oak	10	Very Poor	very poor structure & vigor,25% potential canopy	The main leader has failed and the tree is survived by suckers. Very poor candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9a7acab-c143-4c1e-b2e6-8f2ab4533da5
9513	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	Tree extends low towards the S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fea57d83-e6fc-4471-a248-165445ae76d4
9514	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=43c8109c-ec7f-4300-ad3a-3cc07476f6cf
9515	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=362d546c-4e9c-4813-89ec-02c8143f1c6b
9517	Live Oak	14.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aebccbdc-eb19-48a3-85c6-9a5577252dab
9521	Live Oak	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9397b7db-ebc8-4a45-8fea-bd6829ea73eb
9522	Cedar Elm	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f27cd93c-66f7-4a49-95b7-7749a237b785
9523	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy	Other stems are undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=17bf83cf-0e21-4de6-846c-f79275f6231b
9524	Live Oak	28	Fair	fair structure & vigor,75% potential canopy	This tree was found in fair to good overall condition. The canopy is wide and extends in all directions. This tree is recommended for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=325dec23-e4cc-4fd0-af32-f8de05b2e364
9525	Cedar Elm	7	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a44c669-ed86-4b26-a365-a7cbd88aa5ca
9528	Live Oak	6	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f2a5c64a-cf71-4540-a2c9-3cec7cd1aefd
9529	Live Oak	9	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=56b0d2cc-4d37-4a54-a8cd-1261b9923faf
9530	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	The other stem with a connection below DBH was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6b38a21b-18ab-4657-a34a-737b392c4fb6
9531	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6c5ee678-aa81-40a6-9869-8d13a5c32f5d
9532	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=99c2a07c-0000-4676-a6f1-641e0babde9e
9533	Live Oak	7	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=95740b8b-9e62-44f8-b4bb-c748ea666f3e
9534	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7170bb31-19f6-4705-bb64-2b1accf9ff35
9535	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3096cbfd-e867-4060-95d8-475b9f569af2
9536	Live Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aa7f454f-1bff-4bc6-8c18-f027e892d917
9537	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=05890135-21b2-4cf7-b7d1-57059399bfcf
9539	Cedar Elm	8	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=99d35395-e630-499f-b369-68b9df0b44ca
9540	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=98cdeec8-8e0a-4009-ade3-2619f0cfbcc8
9541	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=07ac5618-25a6-4a4c-b25c-e77e8973ed1c
9542	Live Oak	8.5	Fair	fair structure & vigor	3 of the previously surveyed stems are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bb4a630d-e011-4331-9851-5e269c1f77b9
9543	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=464d2042-9527-43f7-b74c-3b1201059636
9544	Cedar Elm	10	Fair	fair structure & vigor	Previously identified as live oak.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40aad38b-9954-4f5c-a4b0-53b7c8ff586a
9545	Cedar Elm	18	Fair	fair structure & vigor	Waist measurement due to swell at DBH. One stem and two limbs on the N-NE side of canopy have failed. Fair candidate for preservation with mitigation work to remove the remaining portion of the failed stem.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=59a6214a-5203-4434-b18c-31605a68bef8
9546	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a0bb19ff-f18e-49a0-b25a-7b8df48d1177
9547	Live Oak	10.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=95561bb5-6312-4b5f-bb81-b1d521629408

9548	Live Oak	13	Fair	fair structure & vigor	Estimated waist measurement due to location in fence (previous survey measured stems too high). On opposite side of fence on top of property line leaning over onto it, through the fence.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d0a9be63-7b4c-4e3d-a6f3-afd56f51fc9f
9550	Live Oak	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d8ea1a9-b505-4318-a24d-50a73e2b9bc7
9551	Cedar Elm	16	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=e697a774-2dee-4e2e-b968-3f6c2c5b6f01
9552	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=745910a0-ea3c-4562-bb9b-1de213377539
9553	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b7644c49-51d0-4345-8976-aa03bcb39611
9554	Cedar Elm	13.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=58fabf09-7ee2-4a0f-a3fd-400c75d7daf4
9555	Live Oak	8	Fair	fair structure & vigor	Waist measurement on 8” stem due to swell at DBH. The other two stems previously included in measurements are under 8”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=743d31c5-bde9-4b90-91f4-2c76112eb82f
9556	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77761443-46eb-4505-a7b4-a67fa81070f7
9557	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9dd5b889-216c-4b30-8c39-bdbbf9f8718a
9558	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f701364c-a8af-45a1-a208-4678ed77997e
9559	Live Oak	15.5	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=36663c07-86a4-4315-b4e7-d55d7a6e4108
9560	Cedar Elm	10	Fair	fair structure & vigor	2 previously surveyed stems were undersized and one was separated.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=905a7ae0-ea85-4736-8950-239af14455be
9561	Live Oak	9	Fair	fair structure & vigor	One of the previously surveyed stems is undersized and 2 were separated due to being a separate trees per COL.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6421f50-9859-446e-9b92-a38e6293b519
9562	Live Oak	9	Fair	fair structure & vigor	One stem was undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a8f63fa3-ca11-4415-8c76-174119e758b8
9563	Cedar Elm	13	Good	good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=809b5aff-fea1-4240-8d10-233ca1d1cc00
9564	Live Oak	11	Fair	fair structure & vigor	Moderate lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=10142f49-171a-47f7-af86-0f762b937c44
9565	Live Oak	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bae5125d-8571-423e-b7b1-3808d196d5e2
9566	Cedar Elm	13	Fair	fair structure & vigor	Low fair with removal of broken hangers.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8f70168f-b346-42e3-b588-479e66fb0462
9567	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8a4afa51-6b1f-4797-9a7f-a9e86c29d9ba
9568	Live Oak	17.5	Fair	fair structure & vigor	Substantial storm damage that’s already been cleaned up but still a decent preservation candidate. Moderately unbalanced S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=642435f1-08a4-4423-a675-44c4026b7c0f
9569	Live Oak	15.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1897104c-2ca8-4752-925c-7725a41da687
9570	Live Oak	14	Fair	fair structure & vigor	Significant imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6a8eff12-c1be-4b63-86bf-5ef4be81c92e
9571	Live Oak	13.5	Good	good structure & vigor	Moderate lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=77409558-b647-4b18-aa5d-c244bd80e847
9572	Live Oak	24	Excellent	good structure & vigor,excellent structure & vigor,deadwood 15%-30%	Tree has a typical amount of deadwood in its lower canopy to remove, but is overall one of the better, if not the best tree on site. It has a nice tall/raised/fairly broad canopy and is a good-excellent preservation candidate with mitigation work to remove its deadwood. Beautiful tree with a decent number of smaller nice ones in the vicinity.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3b87dc7b-527d-43e4-a9b3-e9ad28fec3c1
9573	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c6941998-4be2-47c7-b66b-14b648f72879
9574	Live Oak	10.5	Fair		Low fair-poor due to wound on lower trunk with no obvious response growth and possible torsion cracks. Significant imbalance S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=370e8645-8f01-49e1-84e6-43ce2edc3a1c
9575	Live Oak	10	Fair	fair structure & vigor	Fair candidate for preservation with mitigation work to remove vine cover.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=de7f084a-e4fa-4c94-ab06-d2ff947ebf9a
9576	Live Oak	12.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48e12b7c-537c-4a3d-a991-387a558eb226
9577	Live Oak	16.5	Good	good structure & vigor	Substantial impervious cover.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9b7a008-61b8-4eaa-a884-613d81454433
9578	Red Oak	10	Fair	fair structure & vigor	Substantial impervious cover. Moderate imbalance NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=fe972787-bdf4-454b-8595-e5273f28cb8e
9579	Live Oak	8.5	Fair	fair structure & vigor	In a group of nice little preservation candidate if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9fee1b33-40c5-4d4d-9280-e59ebf875ee9
9580	Live Oak	8.5	Fair	fair structure & vigor	In a group of nice little preservation candidate if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b85f63f7-cca7-4676-961f-69e8fe7b2a69
9581	Live Oak	9	Fair	fair structure & vigor	The other two previously surveyed stems are undersized. In a group of nice little preservation candidates if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=727846a1-5155-4907-9310-e47164ee17e2
9582	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0f05b2d7-61de-447e-9e2e-a65f6be678ef
9583	Live Oak	8	Fair	fair structure & vigor	In a group of nice little preservation candidate if preserved as group.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=19bbf9b2-ffcd-47ee-bd3c-ca85bd595349
9584	Live Oak	10	Fair	fair structure & vigor	All stems were separated due to being separate trees in Leander.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1fd4ceb0-dcb0-49e4-97be-821c2de502bf

9585	Live Oak	9.5	Fair	fair structure & vigor	Second stem is undersized.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d4cd662d-14e4-418a-af38-3161bfd91da8
9586	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c4319c06-8cc3-4801-878d-fb13034d737e
9587	Live Oak	10	Fair	fair structure & vigor	1 stem was undersized and 3 stems were separated due to being separate trees per COL.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=05b8c5b8-4e54-4c69-9207-ab2f96f06dfc
9588	Live Oak	11.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=818d9420-5a8f-42e3-a883-8c200167e2ef
9589	Live Oak	16	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7e0f4e6a-e8c8-4255-aef5-14ac6be21692
9591	Live Oak	13	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7980795c-5b17-421f-8bb5-4fe5072f7ac7
9592	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	Significant lean N.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=68910c51-be5b-49f6-acef-26a0db4b0faf
9593	Live Oak	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4d3e9c18-4aef-45c0-8922-a7c6837528ab
9594	Live Oak	13.5	Fair	fair structure & vigor,50% potential canopy	Significant lean ESE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=aed50495-0c6c-404c-807f-a45e4f8be15f
9595	Cedar Elm	21.5	Fair	fair structure & vigor,50% potential canopy	Large cedar elm growing straight up with several main leaders that extend into a decent canopy. There is significant storm damage in the canopy, and if preserved, recommend pruning these storm breaks and immediate watering. Otherwise fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d0f59ff-d7fd-4c3f-acc9-ca672f504139
9596	Live Oak	21	Fair	fair structure & vigor,75% potential canopy	Trunk leans significantly SE but canopy grows upright despite trunk clean. Full and healthy canopy in a stable structure. Fair to good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=124f70d5-305d-4133-9535-7e147c3b0558
9597	Live Oak	21.5	Fair	fair structure & vigor,50% potential canopy	Single stem live oak growing mostly upright with a stable structure and healthy dark green canopy. Fair candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a9eb583b-6806-4320-9349-acdfb797c06f
9598	Cedar Elm	13	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7699e269-d27d-458d-80a6-57c6de120320
9599	Cedar Elm	18	Good	75% potential canopy,good structure & vigor	Single stem cedar elm with two main leaders that extend into a very healthy and very full canopy. Slight canopy lean W. Good candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2fd792b7-52e4-4e0d-98f3-354a6913263b
9600	Live Oak	16.5	Good	75% potential canopy,good structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c5fe5a06-7455-4ab0-8afa-b3a46eac2d42
9601	Cedar Elm	15.5	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=0514af32-60d2-4ab4-9043-ef526705a2fa
9602	Chinese parasol tree	9	Invasive		Previously called pear tree.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6f5602ae-8fee-4a72-895c-2508ad218766
30141	Cedar Elm	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=57f1a3f0-f62e-4cf8-89ff-5f2dcd1f5534
30261	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=16db69d4-6a65-4ff6-a141-0c626602186b
30301	Live Oak	13	Fair	fair structure & vigor	Appeared from 3030 as it is considered a separate tree in Leander with its stem union just below 48”.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88380c4c-6b7f-418b-a037-e5b1b951b57a
30521	Cedar Elm	11.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c4f124ae-4a47-4680-834f-a1dc276a4123
30522	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ac48a55a-5e06-47a0-9ca4-48063c094dbf
30523	Cedar Elm	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a37d4479-7ae4-4ef4-81ea-946eecbaf852
31001	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4095a6d2-6d55-4993-99c3-a207789f287e
31011	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=912a2e88-6ae4-401f-bc26-d9a0c54a6928
31081	Live Oak	8	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=bc17e948-e3df-44cc-9343-6b1cd15964ac
31261	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant lean NE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=5c737399-f561-4c53-9889-83f61b90ee7c
31281	Live Oak	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=893ef121-d7f6-421b-b3d9-02d5a91f8485
31351	Live Oak	12	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3a270a0a-2794-4eb9-8c7f-b9e41d4736fe
31461	Live Oak	8	Fair	fair structure & vigor,50% potential canopy	Significant lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3c143167-4b50-420b-948e-f2812da83ddb
31481	Live Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean ENE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ff9a35f6-1ea1-49e7-95d9-a933b7417dff
31571	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=692e4ec7-96bf-49a4-93be-989dc623b60b
31601	Live Oak	11	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=efd37e9e-1c19-4a8c-8a56-64884093cd8e
31611	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2851237c-254c-4968-9312-f47ad1154986
31801	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=461655cb-6ab9-4797-9132-86fb39b9927e
32011	Live Oak	14	Fair	fair structure & vigor	Significant imbalance WSW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=df462b50-1887-4b26-9596-a6a15094b77a
32012	Live Oak	10	Fair	fair structure & vigor	Significant imbalance NW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=cf3e94fb-ad67-4a96-a8b3-c8c18207cb18

32021	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=42105486-6e10-4c83-9c0b-57876f0fa1d6
90871	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=40ce6c8b-4dbb-4172-9761-6f3fb7e918b8
91011	Live Oak	12	Fair	fair structure & vigor	Previously included in 9101 ms measurements but is a separate tree per city of Leander code.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1ad0d38c-5cd2-430b-805e-e7cc88534230
91012	Live Oak	10.5	Fair	fair structure & vigor	Previously included in 9101 ms measurements but is a separate tree per city of Leander code.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1470ea18-dd65-499d-81e5-d451485afbb0
91371	Cedar Elm	11.5	Fair	fair structure & vigor	Previously included in 9137s measurements but is considered a separate tree per city of Leander.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9352e0d8-08e4-4525-85b7-9c53717c1e17
91671	Live Oak	21.5	Fair	fair structure & vigor	Previously included in 9167s measurements but is a separate tree per city of Leander. Moderate lean S with with a low heavy limb SW. Column of decay up stem and an old pruning wound with old decay fungi but otherwise in fair condition. Next to one of the bigger trees in the area and better group of bigger trees for preservation (for the area).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3821a03c-1fb5-4201-863c-02d9841cf090
91941	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=445c9f4c-4dcf-4ad8-a136-b4fcac7fbd8b
92001	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8d2e0868-0c68-44b5-a439-20c8995ae72d
92022	Live Oak	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7da533d3-aa83-4527-ae0a-c918f41b0d46
92061	Cedar Elm	12.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=670b3468-b78c-4962-85e8-4ed334779d31
92091	**Red Oak**	**8.5**	**Poor**		**Significant decay leaving only one leader with living green canopy. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f0c46a20-32f5-4ed3-806d-e8eaccadd550**
92092	Red Oak	11.5	Fair		Low-fair due to limb dropping, decay, and due to species. Still retains healthy canopy. Preserve if desired.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f9f58950-0b72-41bd-9763-ccad7883572e
92093	Red Oak	10	Very Poor		Stem has failed down to about 7' of grade and only living foliage is sprouting near base. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d586d0d-79ed-4541-9204-03bc10fcd7cb
92094	Red Oak	9	Very Poor		Stem has failed down to about 15' of grade and only living foliage is sprouting near base. Recommended for removal.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=d53f55db-c8d0-4ecb-ba41-45b8a0226bc3
92121	Cedar Elm	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1fff055e-6575-4131-b6db-1f8dea4a8f34
92131	**Live Oak**	**9.5**	**Poor**		**Large area of decay on lower trunk. It has good response growth and appears stable but is not an ideal preservation candidate.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dbb625f4-9c23-4a28-a6ad-1bb51277e51d**
92231	Live Oak	11	Fair	fair structure & vigor	Significant imbalance W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=59a09c72-f0da-492e-aa5d-412e98b65e77
92251	Red Oak	22.5	Very Poor	very poor structure & vigor	Substantial column of decay running up trunk and in between union, as well as pockets elsewhere. Every stem and limb is either hazardous deadwood or has failed, with the majority of foliage coming from suckering. Tree will be a hazard to future targets and its removal is recommended. Previously included in 9225s measurements.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1eef9a69-5b64-4ec6-837d-8abed99ee359
92261	Red Oak	13	Very Poor	very poor structure	Trees stem has failed/been removed and is largely a stump with a couple lower limbs and excessive decay on its tension side (multiple layers of failed response growth-stump is hollow). Further decay from a dead stem also at its flare, further weakening it. Not suitable for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a4af1f8f-4838-4456-b082-963ed0ce9725
92321	**Red Oak**	**8.5**	**Poor**	**significant storm damage,moderate decay**	**Small stem of 9232. Poor overall condition but with mitigation work it is recommended for preservation due to being part of a decent tree.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=adaf84a7-8626-470f-8526-4f34176af308**
92331	Live Oak	17	Good	good structure & vigor	Previously included in 9233 measurements. Low limbs extend around the majority of both "trees"-especially NW (previously called one tree with a separate stem).	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=c0ef70c3-3d15-4220-9743-2447585dab40
92421	Live Oak	13	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f239c523-7af3-4d8a-bb5b-db87370445ed
92422	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4c9db90f-c183-4b59-8b89-a1aa9ee9ff6f
92451	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7c6a9828-9407-4a50-9cf5-c51aa828dcfc
92461	Live Oak	9	Fair	fair structure & vigor	Previously included in 9246s measurements. Third stem is undersized. Significant lean NNE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=19dcb895-29e5-4c18-9f4a-ed7b75850054
92601	Live Oak	11	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b6c29e3a-5194-4635-a5f9-677fbaa6a278
92602	Live Oak	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=917c5236-1126-45db-bbc8-042d9b8c3c1e
92751	Live Oak	26.5	Fair	fair structure & vigor,50% potential canopy	Single stem live oak with two main leaders that show wounds up to about 17' of grade but with plenty response growth. Low-fair condition due to sparse canopy on N side, but S portion remains full. If preserved, we recommend a good tree care plan.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=49c2531a-75ee-4f07-a7ef-16d5a4e901d0
93031	Cedar Elm	8.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=b3739afa-02c4-4a37-a497-dd511e1d7c4a
93241	Live Oak	14.5	Fair	fair structure & vigor,50% potential canopy	Excessive low hanging lean towards the S and SE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a5f767df-1d95-4182-814d-30ab2df3fd4c
93261	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1558c102-76df-4690-b3b6-2413224d5451
93461	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8b23ec2f-138f-485d-99fe-4deab622bba2
93601	Red Oak	12	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=43269307-9ed2-46ac-b5a5-fbd3b27ad322
93671	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=88b1db46-599b-41a0-98aa-19cf7e940a9a

93701	Live Oak	14	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ac7a2bf5-5cf5-4641-8512-89f79ce67edf
93841	**Red Oak**	**11.5**	**Poor**		**Significant decay in canopy and loss of living foliage thereof. Not ideal for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=f6bea26a-3966-4d92-8fd9-881c598fbdea**
93871	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1e3d07c7-e4d2-497a-a1b6-0cd9034918d5
93961	Live Oak	10	Fair	fair structure & vigor,50% potential canopy	Significant lean E.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=33dc49e0-470a-4c07-b234-14c204c38b29
94121	Live Oak	8.5	Fair	fair structure & vigor	Significant lean S.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8677c62c-3407-4566-9340-d86aacba6304
94211	Cedar Elm	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=401abf21-1011-40fd-bdf8-c702d2bda5ee
94231	Cedar Elm	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ccc1dbc1-7178-4dab-a261-fd2e80d3a0e7
94301	Live Oak	10.5	Very Poor		Previously included in 9430s measurements. Very poor due to stem failure and excessive decay on the remaining portion. It is hanging on by a thread and will be a hazard to future targets. Removal (at least of this stem-other stem is in poor condition) is recommended.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ca62cf2e-afbb-4035-a315-deb4ff75cfdd
94321	Live Oak	12.5	Fair	fair structure & vigor	Previously included in 9432s Ms measurements but is considered a separate tree in Leander.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=4949fab2-47e5-4eb6-99cc-362854dad272
94341	Cedar Elm	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6a06915b-49c5-43fe-9d55-1d3c2e7bbee2
94401	Red Oak	10.5	Very Poor	very poor structure & vigor	Stem has failed along with all major limbs; most of the foliage comes from epicormic sprouting. Stem has substantial decay and is not suitable for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=36003e61-95f9-4a87-9660-d2efeee9d9c1
94402	**Red Oak**	**9.5**	**Poor**	**poor structure & vigor**	**Poor-very poor due to 1/3 of the canopy being deadwood, failures, and decay running up the majority of this short stem (may have failed at some point-hard to see). It is not an ideal candidate for preservation.**	**https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9c5834ff-9df8-4a1c-81d6-870e0eef3747**
94441	Live Oak	12	Fair	fair structure & vigor	Significant imbalance SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=61de3119-bf1d-45e3-b550-d649deb23e42
94491	Live Oak	10	Fair	fair structure & vigor	Significant imbalance SE. previously included in 9449 measurements.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=44a4e6a7-be26-49d8-8b41-cda07e8ba228
94492	Live Oak	11.5	Fair	fair structure & vigor	Significant imbalance E and previously included in 9449 measurements.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=82f99cd0-8bbb-41fe-af32-bb173cf4d293
94521	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=af9eab13-0d3f-41bc-be35-c81b9588f7d2
94621	Live Oak	12	Fair	fair structure & vigor,50% potential canopy	Significant lean W.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ca57817d-7404-41d1-a41a-0d3edb807c58
94771	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=6d7e7e81-4f7a-42f1-b66f-be810cf6c97e
94921	Live Oak	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=732a3451-46f5-4d3d-9cfd-09a514ce86fe
94971	Live Oak	9	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=92fd400e-c39d-4ce3-ade4-3a4bd840cc1a
94991	Live Oak	8	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9d6973a9-a5a6-4ce0-9ca5-a9916b358ca1
95081	Red Oak	10.5	Very Poor	very poor structure & vigor,10% potential canopy,Hypoxylon canker	Tree is in very poor condition due to excessive trunk deacay, Hypoxylon canker, and dieback of the canopy. This tree is a very poor candidate for preservation.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=7a9cce3f-d8e6-4a7d-96e2-499cb65d8c88
95151	Live Oak	10	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=dfd7e9a3-fab7-4287-93c1-af3efd21b98e
95171	Live Oak	10	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=455bfe73-33d7-49f0-841a-403d48affe13
95291	Live Oak	8	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=90b654a9-c963-4d86-afb3-df3646f510d4
95361	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ab1facac-fe7a-4d69-a795-f52fdaa05873
95401	Live Oak	9.5	Fair	fair structure & vigor,50% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=03f42e3e-f98f-4cd5-b5d6-16e5852458b2
95511	Cedar Elm	12	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=8580fad6-56fa-45b8-8999-1b3e76a05ea0
95601	Cedar Elm	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3fd94fa6-bcf6-4619-9431-5602135b8802
95611	Live Oak	8	Very Poor		Very poor due to stem failure. Trunk with a couple epicormic sprouts is all that remains.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=48c9f7c1-d4c7-46cc-bf3d-640576031c17
95612	Live Oak	8.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=22a43f31-3726-4aae-9070-230f1f8a347c
95711	Live Oak	10.5	Fair	fair structure & vigor	Moderate lean NNE.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=3cd215ff-2daf-46a6-a27a-7ef85c612310
95751	Live Oak	8	Fair	fair structure & vigor	Fair candidate for preservation with vine cover removal. Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=a8ea2ae7-9a24-4557-a0b7-a45ca9631e63
95841	Live Oak	9	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=ded6bf5f-6998-4af1-be7a-bb01d63a9de9
95842	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2b047bdf-ed45-4bc3-9748-3bc1d56c1a5d
95843	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=defe883a-28f5-4c4b-924a-3434d7de7bd5
95844	Live Oak	9.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=67996f2a-1912-48ba-92ba-81cf6c291c68

95861	Live Oak	10	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=75061ad8-567b-42d1-8afd-ee28048c67f5
95871	Live Oak	8	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1d20465e-2a82-4598-9884-34b6b6118c55
95872	Live Oak	12	Fair	fair structure & vigor	Waist measurement.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=13167b2d-2b27-4b1d-b79b-e3afe016276a
95873	Live Oak	13.5	Fair	fair structure & vigor		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=9a8a2fc9-631c-4213-ad82-8d5021fe3a52
95881	Live Oak	10.5	Fair	fair structure & vigor,50% potential canopy	Significant to SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=315e4800-ffa9-4499-8b01-372549d55f05
95911	Live Oak	9	Fair	fair structure & vigor,50% potential canopy	Significant lean SW.	https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=2859300b-8d6e-4326-a399-2f5122c02a73
95931	Live Oak	9.5	Fair	fair structure & vigor,75% potential canopy		https://fulcrumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f71&record_id=1ad9daec-53db-484d-876b-d21af9051cbe

12/4/2025

Site Plan Tree Evaluation
Tri Pointe Homes
Glory Hill
Private Rd 921 Leander, TX, 78641

Introduction:
Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team who through related training and experience are familiar with the techniques and equipment used in such operations.

TMS was contacted regarding a property being studied for construction. The team wanted a better understanding of trees on site and their potential impacts/benefits to the project.

Assignment:

TMS arborist to prepare letter for City of Leander comment after reviewing provided documents. Summary report to be provided for team use.

Summary:

TMS reviewed the provided plans to evaluate the proposed grading plans. Throughout the site, significant grading is required to accommodate for the slopes in the existing site condition. In turn, significant grade changes will be required around existing trees behind proposed building pads. TMS does not recommend grading up to the base of the trunks of trees, as it will cause significant impacts to root zone of the tree and its overall vitality. This action would likely lead to the eventual decline and death of the trees affected by the grade changes.

While tree wells are often an option, the existing site conditions pose a challenge to adequately preserve enough root zone to promote tree health and remain compliant with City of Leander preservation criteria. To design compliant and practical tree wells where at least 50% of root zones are undisturbed, there would likely be significant conflicts with the building pads and the property lines.

TMS recommends designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please reach me at (512)800-1861 or myles@treemannsolutions.com or Joshua Morales at (512)745-9653 or joshua@treemannsolutions.com. We are here to help!

Respectfully,

Joshua Morales, BCMA
Project Manager
Board Certified Master Arborist TX-4657BM
TRAQ | TXOWQ| Urban Forest Professional | TDA#0849823
O: 888.433.6040 | M: 512.745.9653 | E: joshua@treemannsolutions.com

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Discuss and consider action regarding Tree Removal Case TRP-25-0043 for the removal of multiple Heritage Trees associated with the Harvest Retreat (SD-24-0196), more particularly described by Williamson County Central Appraisal District Parcel R680242, and commonly known as 14751 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:
This request is the second step in the tree removal request process. The applicant has submitted a request to remove nine (9) Significant Trees and one (1) Heritage Tree. Per the applicant, the trees are needing to be removed due to the building footprints, grading, and infrastructure improvements

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than 18 caliper inches requires the approval of the Planning & Zoning Commission. The Planning & Zoning Commission completed their review of the Significant Tree Removal on January 8, 2026. The action will be provided during the January 15, 2026 City Council Meeting.

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions;
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches;
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 26 caliper inches;
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of $300.00 per caliper inch removed; and
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to $150.00 per caliper inch of replacement tree.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION
There are two (2) Heritage Trees on the site and the applicant is proposing to remove one (1) - 50%. As part of this request, the following mitigation will be required for the Heritage Tree removal request:

- Payment of a Heritage Tree removal fee in the amount of $8,100.00 based off the removal of 27 caliper inches at a rate of $300.00 per inch, and
- Planting of Replacement Trees at a 3:1 ratio for a total of 81 inches or payment of a fee in lieu in the amount of $12,150 as may be approved by the Planning Director. The applicant is proposing to pay the fee in-lieu of planting.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION
Action was taken by the Planning & Zoning Commission on January 8, 2026, regarding Significant Trees. No additional action is required by the City Council for this portion of the request. The applicant is removing 1016 Significant Trees between eight (8) and eighteen caliper inches (65%) and nine (9) Significant Trees between 18 and 26 caliper inches (74%). The following tree mitigation is required for the Significant Tree removal request:

- Mitigation is proposed through credit of 371 caliper inches of replacement trees as well as a payment in lieu of replacement trees in the amount of $48,000.00.

A complete preservation plan for this site is provided as Attachment 4. All the fees and mitigation will be paid with the Public Improvement Construction Plan (PICP) permit.

GENERAL INFORMATION:
Current Zoning: Creeks Edge PUD with the base zoning of LO-2-A (Local Office) and SFT-2-A (Single-Family Townhomes).
Size and Location: This property is generally located on the west side of Ronald W. Reagan Boulevard and south of Niles Drive, including approximately 9.996 acres.
Surrounding Area: This property is surrounded by multifamily uses on the north and undeveloped land on the south.

HISTORY/TIMELINE:
01/08/2026 Planning & Zoning Commission

APPLICANT/AGENT:
Radius Civil Engineering (John P. Sullivan) on behalf of BM21, LLC. (Nikhil Polsani).

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

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

Staff recommends Option 1 listed above – approve the tree removal request. This would allow the applicant to develop the site with the removal of one (1) Heritage Tree. The Planning & Zoning Commission reviewed this request during the January 8, 2026, meeting and the recommendation will be available during the meeting.

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

Fiscal Impact

Attachments:

1. TRP-25-0043 Att 1 Harvest Retreat Letter of Intent
2. TRP-25-0043 Att 2 Harvest Retreat - Location Map
3. TRP-25-0043 Att 3 Harvest Retreat Pictures
4. TRP-25-0043 Att 4 Tree Mitigation Plan
5. TRP-25-0043 Att 5 Harvest Retreat - Aerial Map

RADIUS CIVIL ENGINEERING

Texas P.E. Firm Registration 23684
10308 Anahuac Trail, Austin, Texas 78747
Phone 512.431.8510
www.radiuscivil.com | info@radiuscivil.com

11/7/2025

To:
City of Leander Planning and Zoning Commission
City Council

Re: Significant and/or Heritage Tree Removal Request | Letter of Intent
Harvest Retreat Phase 1
14751 Ronald W Reagan Blvd

To the Members of the Planning and Zoning Commission and City Council:

On behalf of BM Developers, we are submitting this revised Letter of Intent in support of our Significant and Heritage Tree Removal Permit request for Harvest Retreat by BM Developers, Phase 1, a proposed mixed-use development located within the City of Leander.

This first phase of the project includes four (4) office buildings, an amenity center, a pool, and thirty-two (32) townhome units. To accommodate the required building footprints, grading, and infrastructure improvements, the removal of nine (9) Significant and one (1) Heritage Tree is requested, as itemized in the attached Tree Matrix.

Mitigation Summary

A total of **1229 caliper inches** are proposed for removal, consisting of:

- Removal of **65%** of 8-18" Significant Tree Inches (1016" Removed) = **238" owed**
- Removal of **74%** of 18-16" Significant Tree Inches (186" Removed) = **372" owed (2:1 Mitigation)**
- Removal of (1) Heritage Tree (27" Removed) = **81" owed (3:1 Mitigation)**

Total of **664" Mitigation Inches Owed ($99,600)**

Mitigation Provided: **371" ($55,650)**
- (73) 3" Shade Trees = **219"**
- (38) 4" Shade Trees = **152"**
- Mitigation Fee owed = **$43,950**

Significant and Heritage Trees Removed Matrix

SIGNIFICANT & HERITAGE TREES REMOVED			
TREE TAG	SPECIES	SIGNIFICANT REMOVED INCHES	HERITAGE REMOVED INCHES
201	PECAN	21	
205A	PECAN	21	
206	PECAN	21	
269	AMERICAN ELM		27
298	PECAN	19	
10500A	LIVE OAK	19	
10501	CEDAR ELM	22	
10520	LIVE OAK	22	
10548A	SPANISH OAK	22	
10561	SPANISH OAK	19	
	TOTAL INCHES	186	27
	TOTAL TREES	9	1

TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1556	540	35%	1016	65%
>18" TO 26"	251	65	26%	186	74%
SUBTOTAL 8" TO 26"	1807	605	33%	1202	67%
>26" HERITAGE	57	30	53%	27	47%
TOTAL	1864	635	34%	1229	66%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREE %	REMOVED TREES	REMOVED TREES %
8" TO 18"	134	47	35%	87	65%
>18" TO 26"	12	3	25%	9	75%
SUBTOTAL 8" TO 26"	146	50	34%	96	66%
>26" HERITAGE	2	1	50%	1	50%
TOTAL	148	51	34%	97	66%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" TO 18"	238	238	-	-	$35,700
>18" TO 26"		-	372	-	$55,800
>26" HERITAGE		-	-	81	$8,100
TOTAL OWED	238	238	372	81	$99,600
371 REPLACEMENT INCHES PLANTED ON SITE (-$150/INCH)					$55,650
TOTAL FEE OWED					$43,950

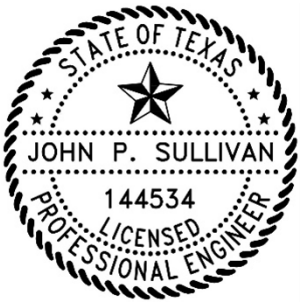
A **Tree Mitigation Plan** is included with this submittal, identifying trees proposed for removal and preservation, as well as proposed mitigation plantings. BM Developers remain committed to full compliance with the City's tree preservation requirements and to the implementation of appropriate mitigation to offset impacts associated with necessary removals.

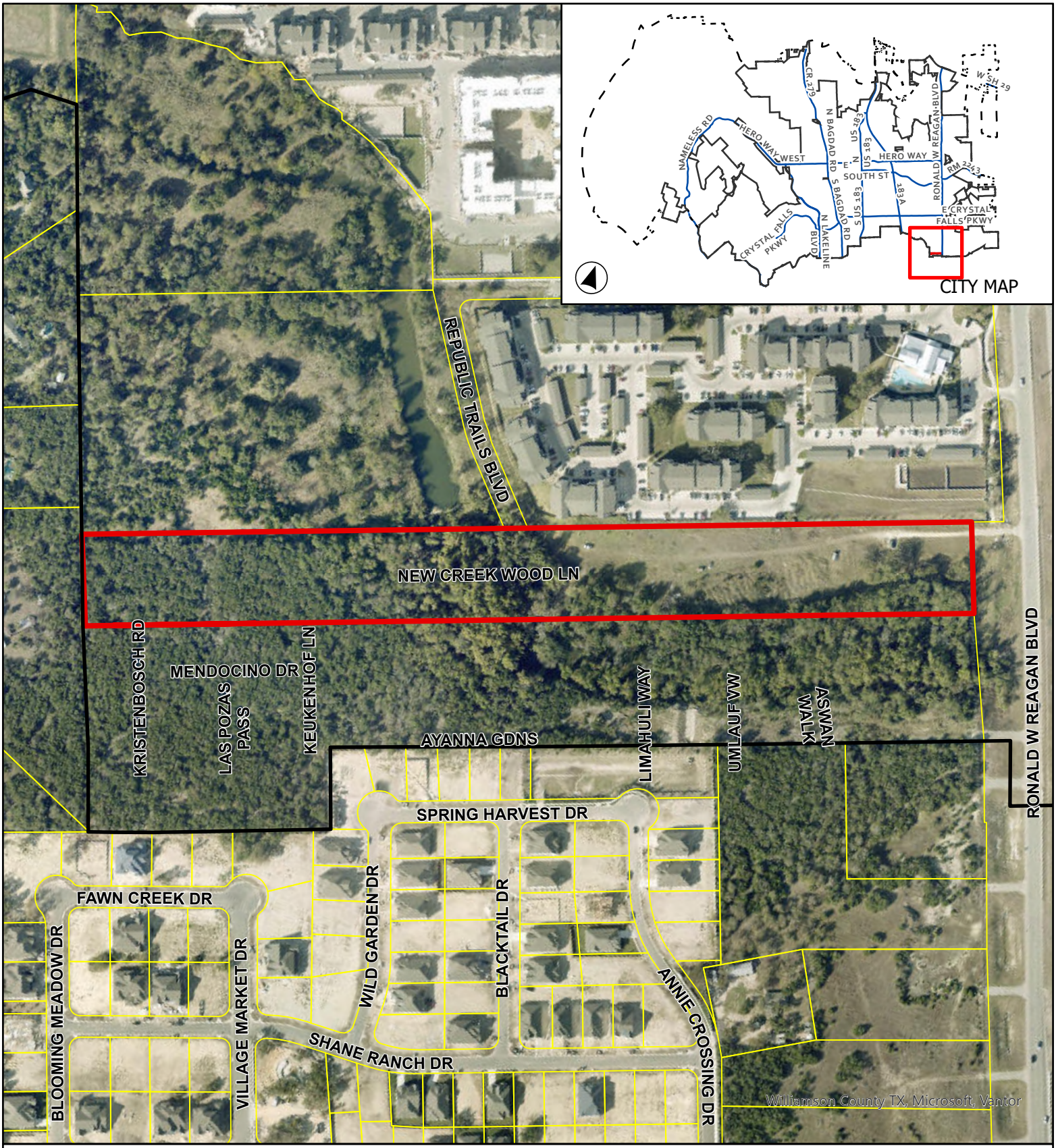
We respectfully request approval of this Tree Removal Permit as part of the Phase 1 development application. Please contact us with any questions or if additional information is needed.

Sincerely,

Sincerely,

John P. Sullivan, P.E.
512-431-8510
jp@radiuscivil.com





CASE: TRP-25-0043 **ATTACHMENT 3** **HARVEST RETREAT**

Aerial Map

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

0 120 240

Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels

TREE 201

21" PECAN

TREE 205A

21" PECAN

(MULTI-STEM, 21" & 17"


TREE 206
21" PECAN


TREE 298
19" PECAN

TREE 10500A
19" LIVE OAK

TREE 10501
22" CEDAR ELM

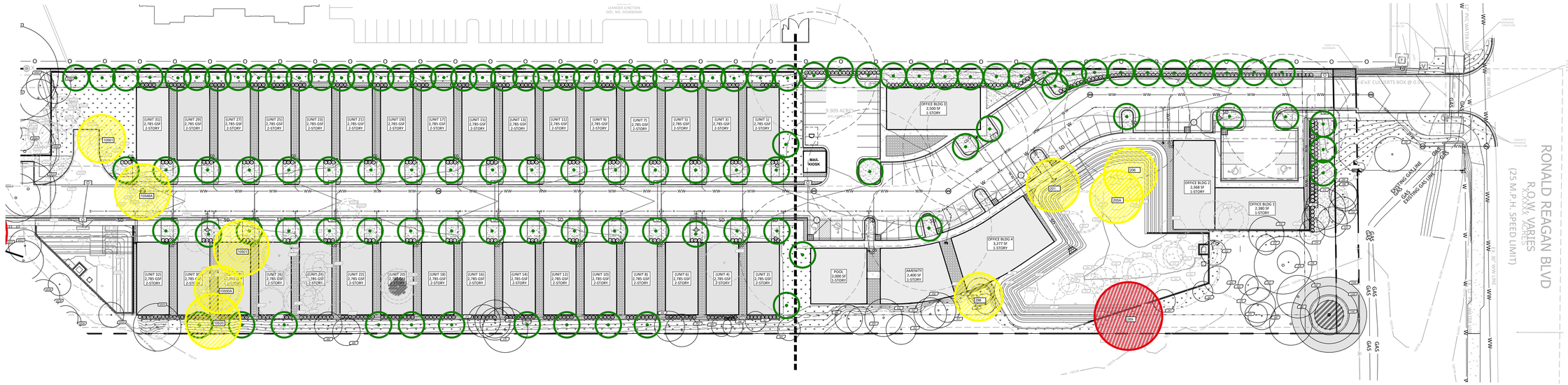

TREE 10520
22" LIVE OAK

TREE 10548A
22" SPANISH OAK

TREE 10561
19" SPANISH OAK

TREE 269

27" AMERICAN ELM



TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" TO 18"	1556	540	35%	1016	65%
>18" TO 26"	251	65	26%	186	74%
SUBTOTAL 8" TO 26"	1807	605	33%	1202	67%
>26" HERITAGE	57	30	53%	27	47%
TOTAL	1864	635	34%	1229	66%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREE %	REMOVED TREES	REMOVED TREES %
8" TO 18"	134	47	35%	87	65%
>18" TO 26"	12	3	25%	9	75%
SUBTOTAL 8" TO 26"	146	50	34%	96	66%
>26" HERITAGE	2	1	50%	1	50%
TOTAL	148	51	34%	97	66%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" TO 18"	238	238	-	-	$35,700
>18" TO 26"		-	372	-	$55,800
>26" HERITAGE		-	-	81	$12,150
TOTAL OWED	238	238	372	81	$103,650
371 REPLACEMENT INCHES PLANTED ON SITE (-$150/INCH)					$55,650
TOTAL FEE OWED					$48,000

SIGNIFICANT & HERITAGE TREES REMOVED

TREE TAG	SPECIES	SIGNIFICANT REMOVED INCHES	HERITAGE REMOVED INCHES
201	PECAN	21	
205A	PECAN	21	
206	PECAN	21	
269	AMERICAN ELM		27
298	PECAN	19	
10500A	LIVE OAK	19	
10501	CEDAR ELM	22	
10520	LIVE OAK	22	
10548A	SPANISH OAK	22	
10561	SPANISH OAK	19	
	TOTAL INCHES	**186**	**27**
	TOTAL TREES	**9**	**1**

LEGEND

PROPOSED TREES:
(73) 3" Shade Trees
(38) 4" Shade Trees
371" Planted

SIGNIFICANT TREE TO BE REMOVED:

HERITAGE TREE TO BE REMOVED:

0 40' 80' 120' 160'

IRRIGATION NOTE:
Irrigation requires a separate permit. Irrigator will need to submit the irrigation application for review and approval. Any irrigation shown on the landscape plan is for reference only.

REVISIONS

Date	Description

BRADLEY T. HOWARD — REGISTERED LANDSCAPE ARCHITECT — 2858 — STATE OF TEXAS — 12/18/25

RONALD REAGAN TOWNHOMES; PHASE I
14751 RONALD REAGAN BLVD, LEANDER, TX 78641

TREE MITIGATION PLAN

DATE: 12-18-25

SCALE: 1" = 40'

ECOLAND DESIGN GROUP
TX FIRM #14324 | AUSTIN, TX 78759
WWW.ECOLANDDESIGNGROUP.COM | 512-344-1004

Sheet:
L7 of L7

JOB#: E212-04

_-SDP-__

TREE LIST

TREE TAG	0-8"	8-18"	18-26"	26"+	MULTI TRUNK	SPECIES	REMOVED 0-8"	REMOVED 8-18"	REMOVED 18-26"	REMOVED 26"+
7		11				CEDAR ELM		11		
15		9				LIVE OAK				
200		12				PECAN		12		
201			21			PECAN			21	
202A		17				PECAN		17		
202B		16				PECAN		16		
203		8				PECAN		8		
204		9				PECAN		9		
205A			21			PECAN			21	
205B		17				PECAN		17		
206			21			PECAN			21	
207		14				PECAN				
208		11				PECAN				
209		11			8,6	PECAN				
210		11				PECAN				
211		15				PECAN				
212		11			8,6	PECAN				
213		12				PECAN				
214		10				PECAN				
215		9				PECAN		9		
216A				30		PECAN				
216B			23			PECAN				
216C		16				PECAN				
230		17				PECAN				
240		11				PECAN				
241		9				PECAN				
242		14				PECAN				
243A		14				PECAN		14		
243B		10				PECAN		10		
243C	6					PECAN	6			
244		12				PECAN		12		
245		10				PECAN		10		
246		14				PECAN		14		
247		12				PECAN		12		
248		10				PECAN		10		
249		11				PECAN		11		
250		8				PECAN		8		
251		9				PECAN		9		
252		12				PECAN		12		
253		14				PECAN		14		
254		10				PECAN		10		
255		10				PECAN				
256		14				PECAN				
257		8				MULBERRY				
258		9				PECAN				
259			23			PECAN				
260		17				AMERICAN ELM				
261		10				PECAN				
262		8				PECAN				
263		11				PECAN				
264		12				PECAN		12		
265		8				PECAN				
266		12				PECAN		12		
267		9				PECAN				
268		9				PECAN		9		
269				27		AMERICAN ELM				27
285		13				AMERICAN ELM		13		
286		18				PECAN		18		
287		9				PECAN		9		
288		9				PECAN		9		
289		9				PECAN		9		
290		8				PECAN		8		
291A		8				PECAN		8		
291B	6					PECAN	6			
292		13				PECAN		13		
293		15				PECAN		15		
294		11				PECAN		11		
295		10				PECAN		10		
296		11				PECAN				
297		8				PECAN				
298			19			PECAN			19	
299		8				PECAN				
307		17				PECAN		17		
354		12				AMERICAN ELM				
355		13				PECAN				
356		14				PECAN				
357		10				PECAN				
358		15				PECAN				
359		11				PECAN				
360		11				PECAN				
364		9				SPANISH OAK				
387		8				CEDAR ELM				
388		8				CEDAR ELM				
389		8				CEDAR ELM				
392		13				PECAN				
394		12				PECAN				
434		16				PECAN		16		
467		18				SPANISH OAK				
469		12				CEDAR ELM				
470		16				SPANISH OAK				
471		13				SPANISH OAK				
498		11				LIVE OAK				
499		11				CEDAR ELM				

TREE LIST

TREE TAG	0-8"	8-18"	18-26"	26"+	MULTI TRUNK	SPECIES	REMOVED 0-8"	REMOVED 8-18"	REMOVED 18-26"	REMOVED 26"+
10500A			19			LIVE OAK			19	
10500B		17				LIVE OAK		17		
10500C		16				LIVE OAK		16		
10500D		11				LIVE OAK		11		
10501			22			CEDAR ELM			22	
10502A		17				SPANISH OAK		17		
10502B		14				SPANISH OAK		14		
10502C		13				SPANISH OAK		13		
10502D		12				SPANISH OAK		12		
10503		17				LIVE OAK		17		
10504A		9				LIVE OAK		9		
10504B	6					LIVE OAK	6			
10505A		13				CEDAR ELM		13		
10505B	6					CEDAR ELM	6			
10506		18				CEDAR ELM		18		
10507A		9				CEDAR ELM		9		
10507B	7					CEDAR ELM	7			
10508		9				CEDAR ELM		9		
10509		8				SPANISH OAK		8		
10510A		14				SPANISH OAK		14		
10510B		11				SPANISH OAK		11		
10511		10				RED OAK		10		
10512		8				RED OAK		8		
10513		9				LIVE OAK		9		
10514A		14				SPANISH OAK		14		
10514B		11				SPANISH OAK		11		
10515		17.5			12,11	LIVE OAK		17.5		
10520			22			LIVE OAK			22	
10533			19			SPANISH OAK				
10540		17				CEDAR ELM		17		
10541		9				WALNUT		9		
10542A		12				SPANISH OAK		12		
10542B	6					SPANISH OAK	6			
10543		9				WALNUT		9		
10544		13				CEDAR ELM		13		
10545		14				LIVE OAK		14		
10546		9				WALNUT		9		
10547		8				CEDAR ELM		8		
10548A			22			SPANISH OAK			22	
10548B		12				SPANISH OAK		12		
10548C		9				SPANISH OAK		9		
10549		9				LIVE OAK		9		
10550		10				SPANISH OAK		10		
10551		9				SPANISH OAK		9		
10554		13				LIVE OAK		13		
10557		13				SPANISH OAK		13		
10558		8				SPANISH OAK		8		
10559		12				WALNUT		12		
10560		10				CEDAR ELM		10		
10561			19			SPANISH OAK			19	
10562		8				CEDAR ELM		8		
10563		10				SPANISH OAK		10		
10564A		14				LIVE OAK		14		
10564B		13				LIVE OAK		13		
10565A		13				LIVE OAK		13		
10565B		8				LIVE OAK		8		
10566		13				SPANISH OAK				
10586A		12				LIVE OAK		12		
10586B		11				LIVE OAK		11		
10586C		11				LIVE OAK		11		
10586D		8				LIVE OAK		8		
TOTAL INCHES	37	1556	251	57		**TOTAL INCHES**	**37**	**1016**	**186**	**27**
TOTAL TREES	**6**	**134**	**12**	**2**		**TOTAL TREES**	**6**	**87**	**9**	**1**

IRRIGATION NOTE:
Irrigation requires a separate permit. Irrigator will need to submit the irrigation application for review and approval. Any irrigation shown on the landscape plan is for reference only.

REVISIONS

Date	Description

REGISTERED LANDSCAPE ARCHITECT
BRADLEY T. JONES
2858
12/18/25

RONALD REAGAN TOWNHOMES; PHASE I
14751 RONALD REAGAN BLVD, LEANDER, TX 78641

LANDSCAPE SUBMITTAL: TREE LIST

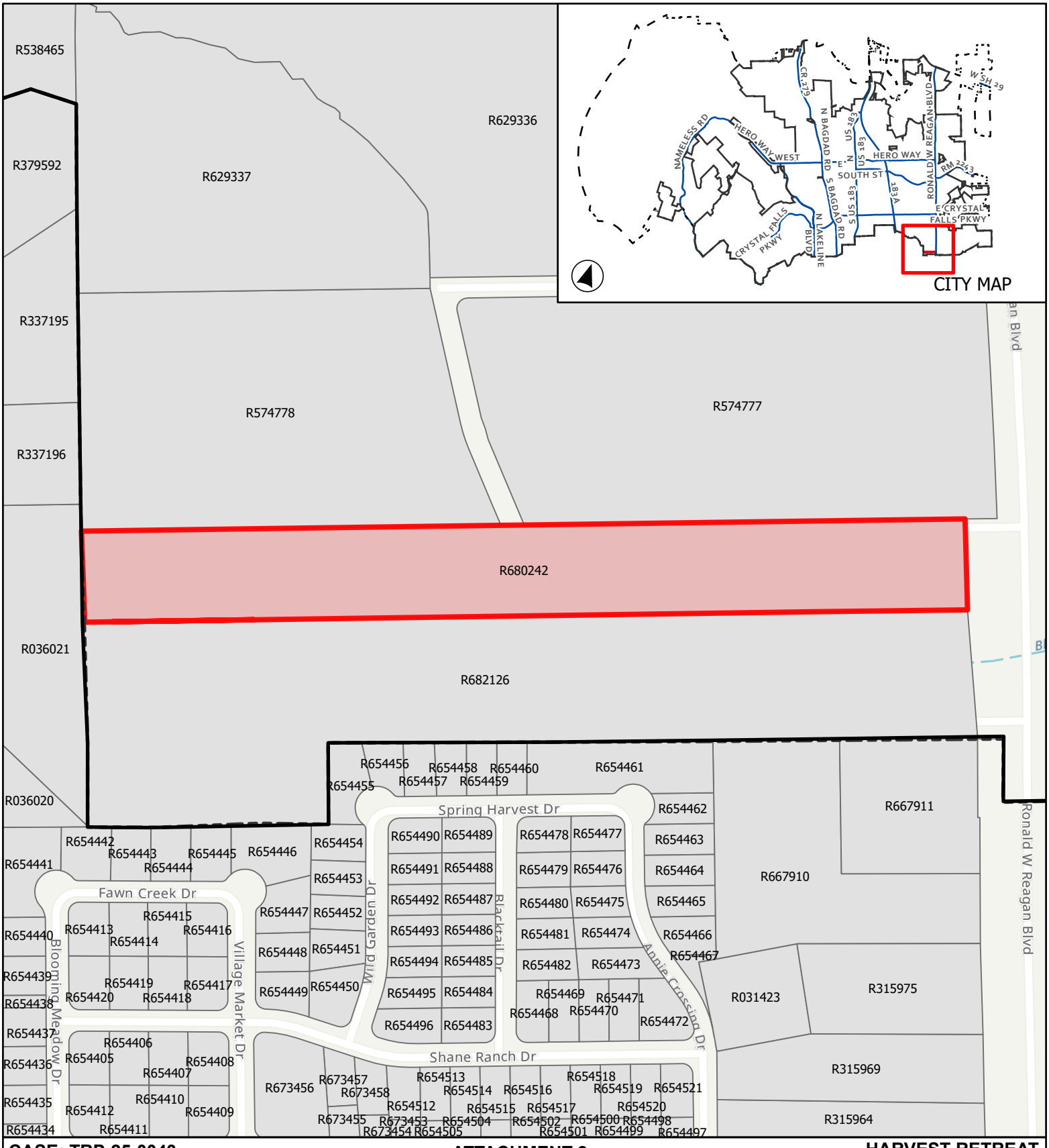
DATE: 12-18-25

SCALE: NTS

ECOLAND DESIGN GROUP
1101 MILLER PEAK TRAIL, SUITE 100, GEORGETOWN, TEXAS 78633
WWW.ECOLANDDESIGNGROUP.COM | 512-844-8894

Sheet:
L6 of L7

JOB#: E212-04



CASE: TRP-25-0043 **ATTACHMENT 2** **HARVEST RETREAT**

Location Map

City Limits
ETJ
Subject Boundary

0 120 240
Feet

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 herin provided.

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Discuss and consider action regarding Tree Removal Case TRP-25-0045 for the removal of multiple Heritage Trees associated with the Titan Commerce Center (SD-25-0379), more particularly described by Williamson County Central Appraisal District Parcels R099758, R086290, R108828, R031580 and R555207, and generally located to the northeast of the intersection of CR 270 and Hero Way, Leander, Williamson County, Texas.

BACKGROUND:
This request is the first step in the tree removal request process. The applicant has submitted a request to remove ten (10) Significant Trees and two (2) Heritage Trees. Per the applicant, the trees are located within the proposed roadways, parking areas, and building footprints. The trees that have been determined for removal were in conflict with the grading needed to meet ADA requirements.

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than 18 caliper inches requires the approval of the Planning & Zoning Commission. The Planning & Zoning Commission completed their review of the Significant Tree Removal on January 8, 2026. The action will be provided during the January 15, 2026 City Council Meeting.

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions;
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches;
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 26 caliper inches;
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of $300.00 per caliper inch removed; and
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in lieu of replacement trees is approved by the Planning Director, the fee shall be equal to $150.00 per caliper inch of replacement tree.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION
There are two (2) Heritage Trees on the site and the applicant is proposing to remove both. As part of this request, the following mitigation will be required for the Heritage Tree removal request:

- Payment of the Heritage Tree removal fee in the amount of $19,200.00 based off the removal of 64 caliper inches at a rate of $300.00 per inch, and
- Planting Replacement Trees at a 3:1 ratio for a total of 192 inches or payment of a fee in lieu in the amount of $28,800.00 as may be approved by the Planning Director. The applicant is proposing to pay the fee in lieu of the planting.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION
Action was taken by the Planning & Zoning Commission on January 8, 2026, regarding Significant Trees. No additional action is required by the City Council for this portion of the request. The applicant is removing 59 Significant Trees between eight (8) and eighteen caliper inches and ten (10) Significant Trees between 18 and 26 caliper inches. Below is the tree mitigation requirement for removal of the Significant Trees.

- Mitigation is proposed through credit of 236 caliper inches of replacement trees as well as a payment in lieu of replacement trees in the amount of $79,838.00.

A complete preservation plan for this site is provided as Attachment 4. All the fees and mitigation will be paid with the Site Development (SD) permit.

GENERAL INFORMATION:
Current Zoning: Titan Leander Minor PUD with base zoning of HC-4-D (Heavy Commercial).
Size and Location: This property is generally located at the intersection of CR 270 and Hero Way, including approximately 38.435 acres.
Surrounding Area: This property is generally located at the intersection of CR 270 and Hero Way.

HISTORY/TIMELINE:

APPLICANT/AGENT:
Westwood Professional Services (Hollis A. Sheffler) on behalf of Titan Leander Land Investors, LLC. (Ben. F. Spencer).

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

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

Staff recommends Option 1 listed above – approve the tree removal request. This would allow the applicant to develop the site with the removal of the two (2) Heritage Trees. The Planning & Zoning Commission reviewed this request during the January 8, 2026, meeting and the recommendation will be available during the meeting.

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

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Fiscal Impact

Attachments:

1. TRP-25-0045 Att 1 Titan Letter of Intent
2. TRP-25-0045 Att 2 Titan Leander Commerce Center - Location Map
3. TRP-25-0045 Att 3 Titan Pictures & Summary
4. TRP-25-0045 Att 4 Tree Mitigation Plan
5. TRP-25-0045 Att 5 Titan Aerial Map

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 Manor Road, Suite #200
Austin, Texas 78723
512.900.7888

November 25th, 2025

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

Re: Tree Removal Request Application - Letter of Intent

Dear Development Services Department:

We are requesting approval to remove existing trees on behalf of the owner for the planned industrial development located at Lots 1 and 3 within the Titan Leander Commerce Center. Please see the letter of intent below for a detailed description of the request. A copy of the Tree Mitigation Plan, with the proposed buildings overlaid, is provided for your convenience. The plans have been prepared in compliance with Article VI, Section 1 of the Development Ordinance.

A. Site Information

The overall site is 14.28 acres. Existing trees on this site face many hardships which include being located in proposed roadways, parking areas and/or building footprints. In an attempt to preserve more trees, the site plan has been reworked multiple times to focus on saving as many trees throughout the site as possible. Although these trees were located within open space areas, the required grading (to meet ADA accessibility requirements around the property while meeting proposed roadway grades) became a hardship requiring the need for existing trees to be removed. Due to existing trees in conflict with current site conditions, we are requesting approval to remove these trees.

The proposed property has 12 total existing significant and heritage (greater than 18 caliper inches) trees within the property boundary that are proposed for removal.

B. Mitigation Summary

Refer to sheet 54 of 55 for the full breakdown of mitigation requirements for each category. Required mitigation for significant trees that are greater than 18 caliper inches is summarized below for reference:

EXISTING TREE MITIGATION - LOT 1 (BUILDING 2)

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 12 (267")
Total Significant Trees Preserved = 2 (46.5")
Total Significant Trees Removed = 10 (220.5")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 2 (64")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 2 (64")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 633"
Significant Class Trees >18"-26" (2:1 Replacement Inches) = 441" (220.5" x 2)
Heritage Class Trees >26" (3:1 Replacement Inches) = 192" (64" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $19,200 ($300 x 64")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 633"
Total Mitigation Inches Planted Onsite = 236"
Significant and Heritage Tree Mitigation F.I.L. = $59,550 ((633" - 236") x $150)

Total Mitigation Summary
Total Mitigation Inches Required = 633"
Total Mitigation Inches Planted Onsite = 236"

Total Mitigation Fee Summary
Significant and Heritage Tree Mitigation F.I.L. = $59,550
Total Heritage Mitigation Inches Fee = $19,200
Total Fees = $78,750

EXISTING TREE MITIGATION - LOT 3 (BUILDING 1)

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 0 (0")
Total Significant Trees Preserved = 0 (0")
Total Significant Trees Removed = 0 (0")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 0 (0")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 0 (0")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 0"
Significant Class Trees >18"-26" (2:1 Replacement Inches) = 0" (0" x 2)
Heritage Class Trees >26" (3:1 Replacement Inches) = 0" (0" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $0 ($300 x 0")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 0"
Total Mitigation Inches Planted Onsite = 0"
Significant and Heritage Tree Mitigation F.I.L. = $0 (0" x $150)

Total Mitigation summary
Total Mitigation Inches Required = 0"
Total Mitigation Inches Planted Onsite = 0"

Total Mitigation Fee Summary
Significant and Heritage Tree Mitigation F.I.L. = $0
Total Heritage Mitigation Inches Fee = $0
Total Fees = $0

All removed trees shall be mitigated as required in Article VI, Section 1, as shown in the Existing Tree Mitigation Calculations Table on the Tree Mitigation Plan. Per the Mitigation Summary, 236 mitigation inches shall be planted on the proposed landscape plan utilizing minimum 2” caliper ornamental and 3” caliper shade trees.

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 Manor Road, Suite #200
Austin, Texas 78723
512.900.7888

C. Additional Information

We are choosing to plant trees to the greatest extent possible on site in addition to paying into the tree fund in-leu-of of planting the remaining required replacement trees.

We are upsizing all trees from the minimum replacement tree requirement caliper (2") to a caliper of 3" (species listed in the Grow Green Guide) for 159 shade trees equaling 159 caliper inches of upsized replacement trees.

The design of this project has taken all practical measures to minimize any adverse impacts on public health, safety, and welfare:

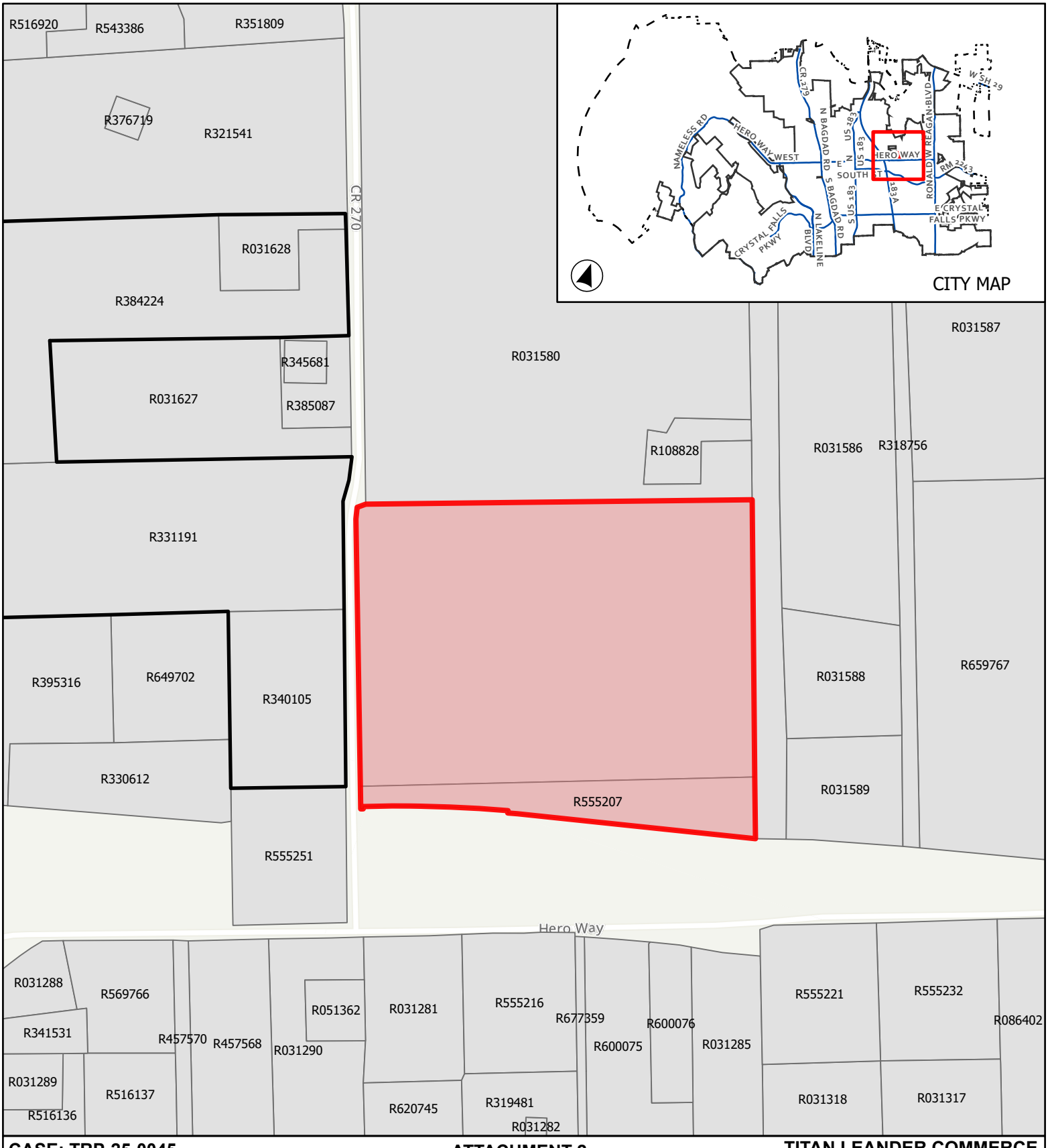
- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- The hardship relates to the applicant's land, rather than personal circumstances; and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The granting of the removal request will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In my professional opinion, the proposed tree removal application remains in harmony with the spirit and intent of UDC as it will not adversely affect the health, safety, and welfare of the public.

Sincerely,
Norris Design

Matthew Taylor
Principal





CASE: TRP-25-0045 **ATTACHMENT 2** **TITAN LEANDER COMMERCE CENTER**

Location Map

City Limits
ETJ
Subject Boundary

0 180 360
Feet

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 herin provided.

Tree Number	1373
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	31
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Single stem Live Oak with several main leaders, smaller than expected. This tree has experienced significant storm damage throughout its lifetime and has a cavity that runs from about 1 foot to 8 feet of grade. While the canopy is smaller than expected, it's still retains healthy foliage. Can be preserved if desired.

Photos







Tree Number	1374
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	26
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Large cavity that runs from base up through smallest leader up to about 10 feet of grade. The main leader shows no cavities and has a healthy canopy. Despite these cavities tree is still in decent condition. Can be preserved if desired.

Photos







Tree Number	1384
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	21
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Single stem Live Oak with two main leaders and a decent structure overall. Canopy is somewhat thin, possibly due to the significant vine cover that is competing for sunlight. Fair candidate for preservation.

Photos









Tree Number	4005
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	23.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree in fair overall condition with no major visible defects. Fair candidate for preservation. Waist measurement.

Photos





Tree Number	4008
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	33
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 75% potential canopy, deadwood <15%
Summary	This large heritage live oak is in fair to good overall condition with no major visible defects. Tree has a few low hanging limbs towards the SW that will likely need to be pruned for clearance. There also a few large deadwood limbs that will need to be safety pruned. This tree is a suitable candidate for preservation. Waist measurement.

Photos















Low hanging limbs.



This is a large low hanging limb and not a stem.

Tree Number	4009
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	19
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree in fair overall condition with no major visible defects. Fair candidate for preservation. Moderate lean NE.

Photos









Tree Number	4010
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	20
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Good
Notes	good structure & vigor, 75% potential canopy
Summary	Tree in good overall condition with no major visible defects. Good candidate for preservation. Low hanging limbs South.

Photos









Tree Number	4011
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	22
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	75% potential canopy, fair structure & vigor
Summary	Tree in fair to good overall condition with no major visible defects. Suitable candidate for preservation. Low hanging limbs from E to S to W. Waist measurement.

Photos









Tree Number	4012
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	22
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, trunk conks
Summary	Tree in fair overall condition but there are fungal conks present on the N side of the trunk. Further assessment recommended.

Photos




















4012
TREE MANN
SOLUTIONS



Tree Number	4013
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	24
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy
Summary	Tree in fair overall condition with no major visible defects. There is a ashe juniper that is growing right up against the trunk. If wanting to remove the juniper it needs to be done carefully by a tree crew. The tree has low hanging limbs W to NW. fair overall candidate for preservation.

Photos









Tree Number	4014
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	24
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Fair
Notes	fair structure & vigor, 50% potential canopy, trunk conks
Summary	Tree in fair overall condition with no major visible defects. Tree has low hanging limbs towards the E to N. This tree is a suitable candidate for preservation. Waist measurement.

Photos











Tree Number	4015
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	19
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	

Condition	Very Poor
Notes	very poor structure & vigor, trunk decay
Summary	Tree is in very poor condition likely due to fire damage. The trunks bark is gone and hardwood wood is exposed. Majority of the canopy is dead or defoliated. This tree is a very poor candidate for preservation.

Photos

















HERO WAY CAPITAL, LLC
(DOC. NO. 2021121563)

TITAN LEANDER LAND INVESTERS, LLC
TRACT 3, LOT 4
(DOC. NO. 2024031064)

TITAN LEANDER LAND INVESTERS, LLC
TRACT 1, LOT 2
(DOC. NO. 2024031064)

TITAN LEANDER LAND INVESTERS, LLC
TRACTS 1, 2, 3, AND 4
(DOC. NO. 2024031064)

LOC
LIMIT OF WORK

SHEET 52

DETENTION AND WATER
QUALITY POND

PROPOSED LOT 1
(BLDG 2)

SHEET 49

PROPOSED LOT 3
(BLDG 1)

SHEET 50

SHEET 51

HERO WAY / RM 2243
(DOC. NO. 2024018306)

FUTURE RM 2243

HERO WAY
(CR 269)

COUNTY RD 270

NORTH

0 40 80 160
SCALE 1" = 80'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND
INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

Texas 811
Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT
WITTSON FRANKLIN TAYLOR
5317
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
OVERALL PLAN



EXISTING TREE LEGEND

EXISTING TREE
TO BE PROTECTED

EXISTING TREE
TO BE REMOVED

NORTH

0 40 80 160
SCALE 1" = 80'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

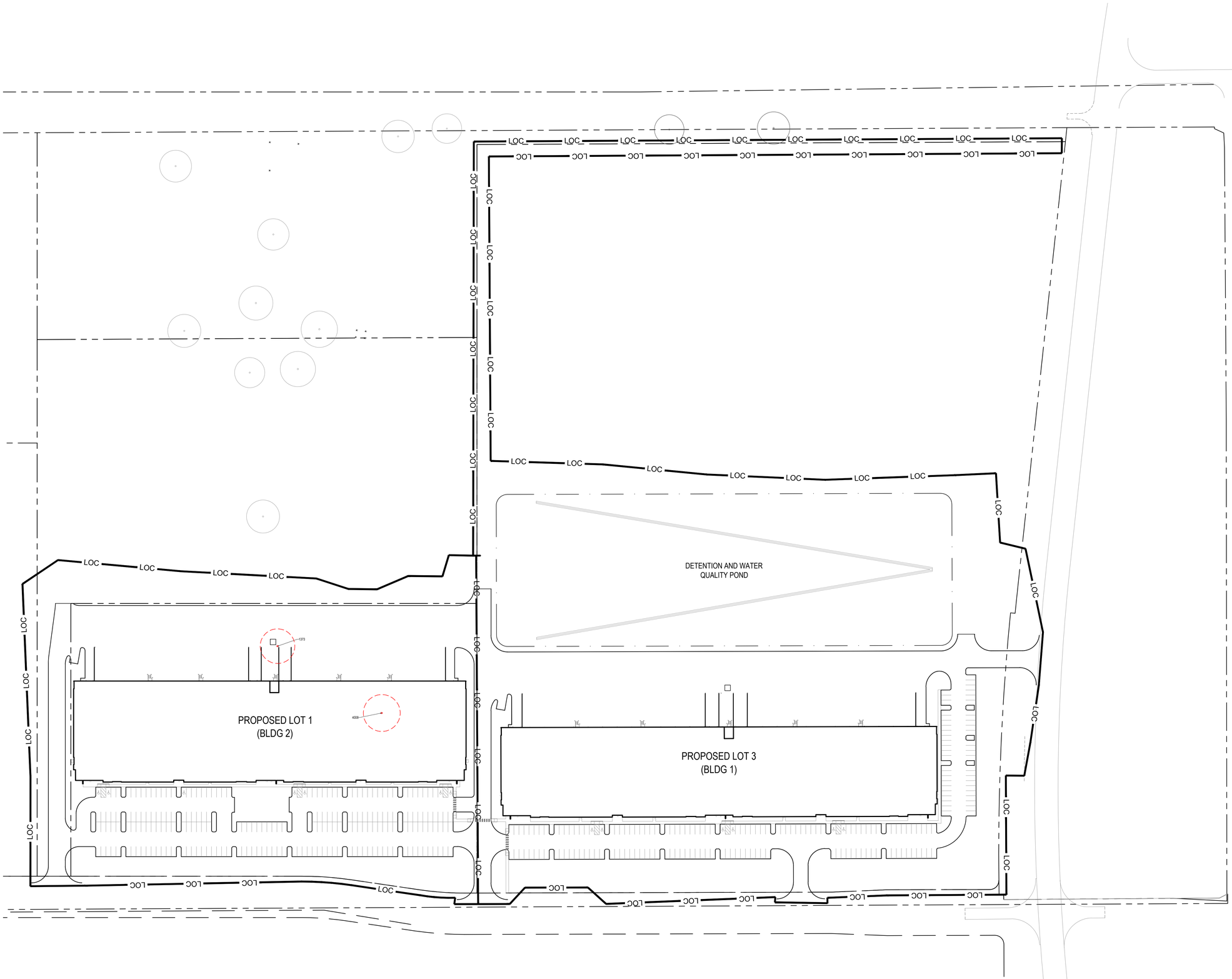
OWNER:
TITAN LEANDER LAND
INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

Texas 811
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REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
STATE OF TEXAS
2871
11.25.2025

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION
PLAN



EXISTING TREE LEGEND

EXISTING TREE
TO BE PROTECTED

EXISTING TREE
TO BE REMOVED

NORTH

0 40 80 160
SCALE 1" = 80'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND
INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

Texas 811
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REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
STATE OF TEXAS
3771

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
HERITAGE TREE
PROTECTION PLAN

EXISTING TREE SURVEY - LOT 1 (BUILDING 2) (SURVEY DATE: 6/24/2024)

TREE #	TREE TYPE	SIZE	REMOVED	PROTECTED	HERITAGE	TOTAL SIGNIFICANT CLASS TREES REMOVED			TOTAL SIGNICANT CLASS TREES PROTECTED	REASON FOR REMOVAL
						SIGNIFICANT 8-18" (1:1)	SIGNIFICANT >18-26" (2:1)	HERITAGE >26" (3:1)		
1367	LIVE OAK	17	X			17				TRUCK COURT
1368	LIVE OAK	10.5	X			10.5				TRUCK COURT
1369	LIVE OAK	9.5	X			9.5				TRUCK COURT
1370	LIVE OAK	10.5	X			10.5				TRUCK COURT
1371	LIVE OAK	9	X			9				TRUCK COURT
1372	LIVE OAK	9.5	X			9.5				TRUCK COURT
1373	LIVE OAK	31	X		Y			31		TRUCK COURT
1374	LIVE OAK	26	X				26			TRUCK COURT
1375	LIVE OAK	15.5	X			15.5				TRUCK COURT
1376	LIVE OAK	12.5	X			12.5				TRUCK COURT
1377	LIVE OAK	16	X			16				TRUCK COURT
1378	LIVE OAK	8.5	X			8.5				TRUCK COURT
1379	LIVE OAK	16.5	X			16.5				TRUCK COURT
1380	LIVE OAK	9.5	X			9.5				BUILDING FOOTPRINT
1381	LIVE OAK	8.5	X			8.5				BUILDING FOOTPRINT
1382	LIVE OAK	14.5	X			14.5				BUILDING FOOTPRINT
1383	LIVE OAK	11	X			11				BUILDING FOOTPRINT
1384	LIVE OAK	21	X				21			BUILDING FOOTPRINT
1385	LIVE OAK	17.5	X			17.5				BUILDING FOOTPRINT
1386	LIVE OAK	10.5	X			10.5				BUILDING FOOTPRINT
1387	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1388	LIVE OAK	15	X			15				BUILDING FOOTPRINT
1389	CEDAR ELM	9.5	X			9.5				BUILDING FOOTPRINT
1390	CEDAR ELM	8.5	X			8.5				BUILDING FOOTPRINT
1391	CEDAR ELM	13	X			13				BUILDING FOOTPRINT
1392	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1393	LIVE OAK	11.5	X			11.5				BUILDING FOOTPRINT
1394	LIVE OAK	8.5	X			8.5				BUILDING FOOTPRINT
1395	LIVE OAK	9	X			9				BUILDING FOOTPRINT
1396	LIVE OAK	13	X			13				BUILDING FOOTPRINT
1397	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1398	LIVE OAK	8.5	X			8.5				BUILDING FOOTPRINT
1399	CEDAR ELM	8.5	X			8.5				BUILDING FOOTPRINT
1400	LIVE OAK	14.5	X			14.5				BUILDING FOOTPRINT
1401	CEDAR ELM	8.5	X			8.5				BUILDING FOOTPRINT
1402	LIVE OAK	16	X			16				BUILDING FOOTPRINT
1403	LIVE OAK	10.5	X			10.5				BUILDING FOOTPRINT
1404	LIVE OAK	15	X			15				BUILDING FOOTPRINT
1405	LIVE OAK	9.5	X			9.5				BUILDING FOOTPRINT
1406	LIVE OAK	8	X			8				BUILDING FOOTPRINT
1407	LIVE OAK	10.5	X			10.5				BUILDING FOOTPRINT
1408	LIVE OAK	9	X			9				BUILDING FOOTPRINT
1409	LIVE OAK	10	X			10				BUILDING FOOTPRINT
1410	LIVE OAK	16	X			16				PARKING LOT
1411	LIVE OAK	16	X			16				PARKING LOT
1412	LIVE OAK	16	X			16				PARKING LOT
1413	LIVE OAK	9		X					9	
1414	LIVE OAK	10.5		X					10.5	
1415	LIVE OAK	9		X					9	
1416	LIVE OAK	10		X					10	
1417	LIVE OAK	11		X					11	
1418	LIVE OAK	10		X					10	
1419	LIVE OAK	11		X					11	
1420	LIVE OAK	11		X					11	
1421	LIVE OAK	12.5		X					12.5	
1422	LIVE OAK	11		X					11	
1423	LIVE OAK	10		X					10	
1424	LIVE OAK	9.5		X					9.5	
1425	LIVE OAK	8		X					8	
1426	LIVE OAK	10.5		X					10.5	
1427	LIVE OAK	12		X					12	
1428	LIVE OAK	11		X					11	
1429	LIVE OAK	16.5		X					16.5	
1430	LIVE OAK	8.5		X					8.5	
1431	LIVE OAK	11		X					11	
1432	LIVE OAK	11.5		X					11.5	
1433	LIVE OAK	9		X					9	
1434	LIVE OAK	12		X					12	
1435	LIVE OAK	10		X					10	
1436	LIVE OAK	9	X			9				TRUCK COURT
1437	LIVE OAK	10	X			10				TRUCK COURT
1438	LIVE OAK	13.5	X			13.5				TRUCK COURT
1439	LIVE OAK	10	X			10				TRUCK COURT
1440	LIVE OAK	11.5	X			11.5				TRUCK COURT

TREE #	TREE TYPE	SIZE	REMOVED	PROTECTED	HERITAGE	TOTAL SIGNIFICANT CLASS TREES REMOVED			TOTAL SIGNICANT CLASS TREES PROTECTED	REASON FOR REMOVAL
						SIGNIFICANT 8-18" (1:1)	SIGNIFICANT >18-26" (2:1)	HERITAGE >26" (3:1)		
1441	LIVE OAK	10		X					10	
1442	LIVE OAK	10.5	X			10.5				TRUCK COURT
1443	LIVE OAK	10.5	X			10.5				GRADING
1449	LIVE OAK	10	X			10				GRADING
1450	LIVE OAK	8	X			8				GRADING
1451	LIVE OAK	13.5	X			13.5				GRADING
1452	LIVE OAK	11	X			11				GRADING
1453	LIVE OAK	8.5	X			8.5				GRADING
1454	LIVE OAK	9.5	X			9.5				GRADING
4004	LIVE OAK	18	X			18				BUILDING FOOTPRINT
4005	LIVE OAK	23.5	X				23.5			BUILDING FOOTPRINT
4006	LIVE OAK	26		X					26	
4007	LIVE OAK	20.5		X					20.5	
4008	LIVE OAK	33	X		Y			33		BUILDING FOOTPRINT
4009	LIVE OAK	19	X				19			BUILDING FOOTPRINT
4010	LIVE OAK	20	X				20			BUILDING FOOTPRINT
4011	LIVE OAK	22	X				22			TRUCK COURT
4012	LIVE OAK	22	X				22			TRUCK COURT
4013	LIVE OAK	24	X				24			TRUCK COURT
4014	LIVE OAK	24	X				24			TRUCK COURT
4015	LIVE OAK	19	X				19			GRADING
	TOTAL INCHES	**1240**				**654.5**	**220.5**	**64.0**	**301.0**	
						x 100%	x 200%	x 300%	x 0%	
	TOTAL MITIGATION INCHES					**654.5**	**441.0**	**192.0**	**301.0**	**0.0**

EXISTING TREE SURVEY - LOT 3 (BUILDING 1) (SURVEY DATE: 6/24/2024)

TREE #	TREE TYPE	SIZE	REMOVED	PROTECTED	HERITAGE	TOTAL SIGNIFICANT CLASS TREES REMOVED			TOTAL SIGNICANT CLASS TREES PROTECTED	REASON FOR REMOVAL
						SIGNIFICANT 8-18" (1:1)	SIGNIFICANT >18-26" (2:1)	HERITAGE >26" (3:1)		
1292	LIVE OAK	8	X			8				GRADING
1293	LIVE OAK	8.5	X			8.5				GRADING
1297	LIVE OAK	10.5		X					10.5	
1312	POST OAK	8.5		X					8.5	
	TOTAL INCHES	**35.5**				**17**	**0.0**	**0.0**	**19.0**	
						x 100%	x 200%	x 300%	x 0%	
	TOTAL MITIGATION INCHES					**16.5**	**0.0**	**0.0**	**19.0**	**0.0**

CHECKED BY: MT
DRAWN BY: CJ

TRP-25-0045

CITY OF LEANDER APPROVAL

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER
LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

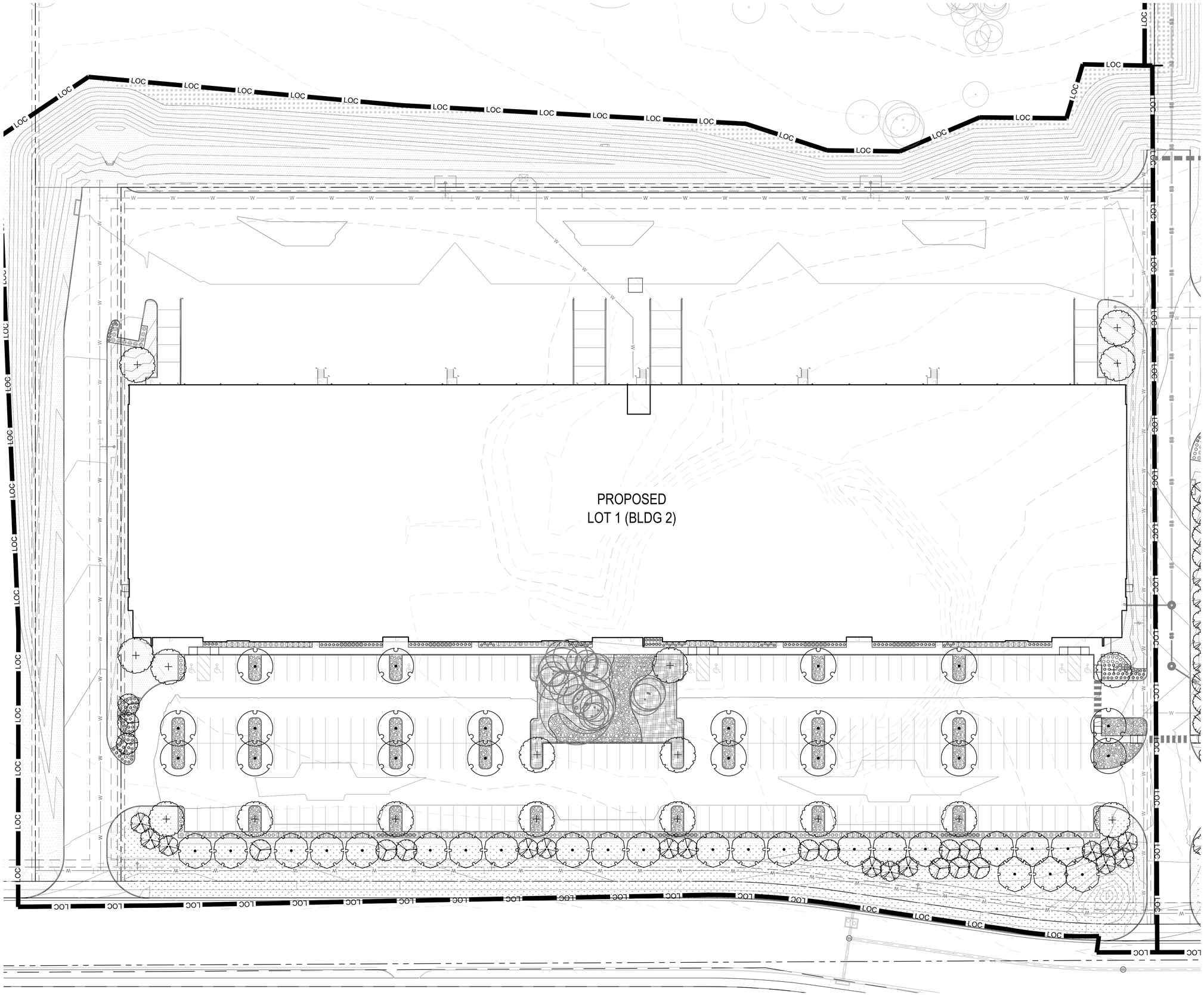
OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

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REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
3771
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
EXISTING TREE SURVEYS



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 15 30 60

SCALE 1" = 30'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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LEANDER, TEXAS

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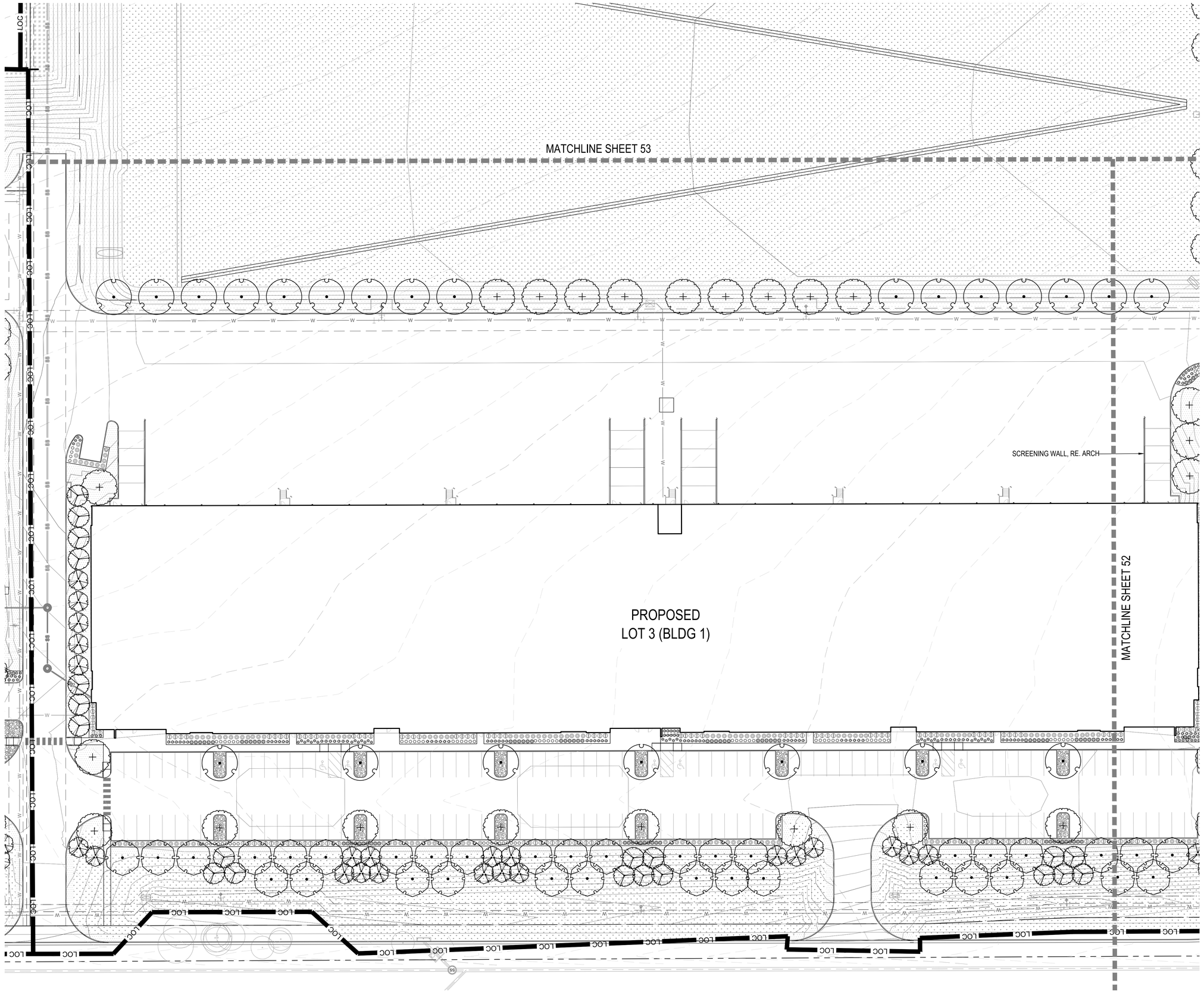
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REGISTERED LANDSCAPE ARCHITECT
WHITNEY FRANKLIN NAYLOR
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

50 OF 55



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 15 30 60

SCALE 1" = 30'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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LEANDER, TEXAS

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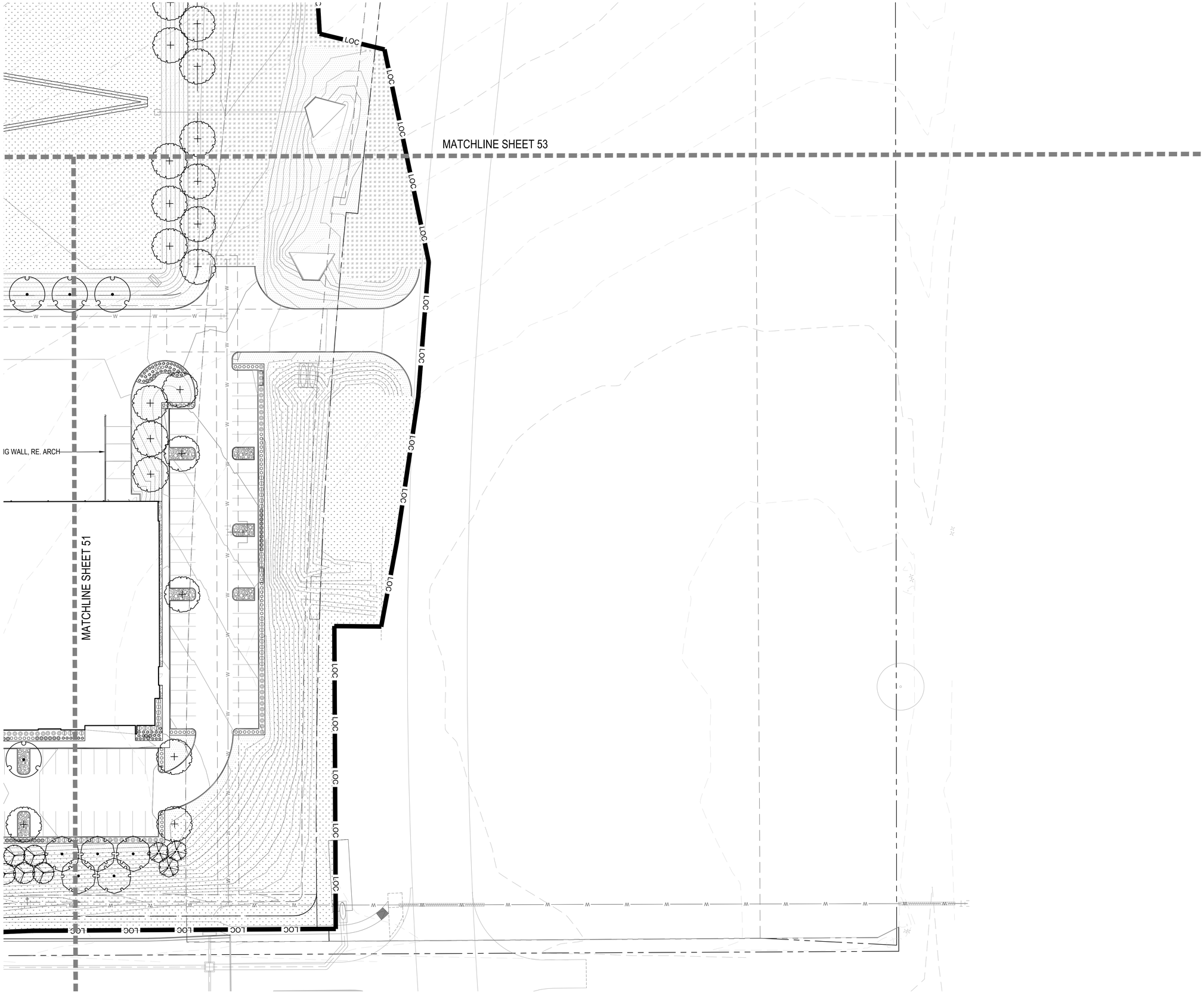
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REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
5871
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

51 OF 55



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 15 30 60

SCALE 1" = 30'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

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PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
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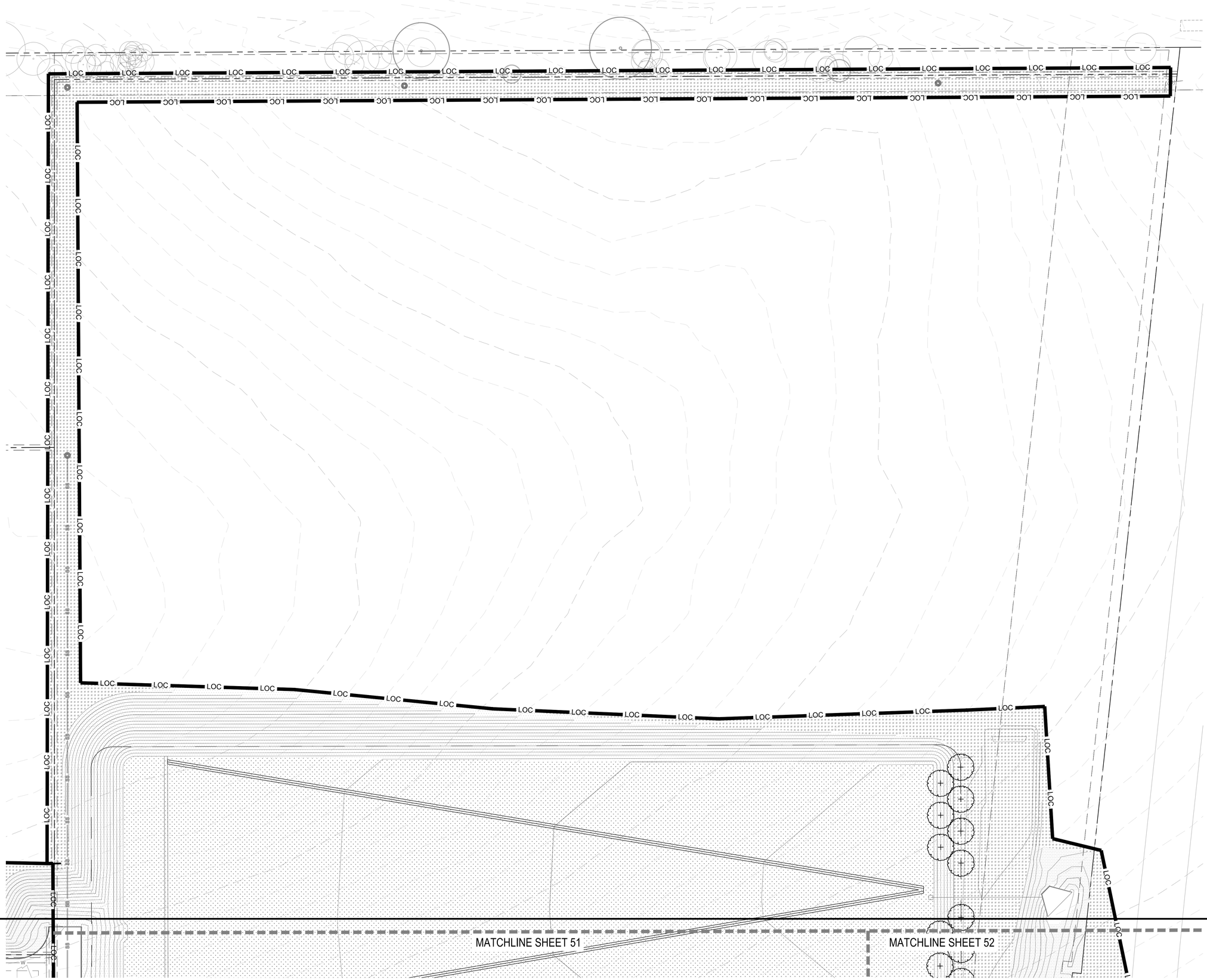
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REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
3771
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

52 OF 55



LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	CEDAR ELM
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
ORNAMENTAL	
	CRAPE MYRTLE `NATCHEZ`
	DESERT WILLOW
SHRUBS	
	AUTUMN SAGE
	BURFORD HOLLY
	GULF MUHLY
	NEW GOLD LANTANA
	RED YUCCA
	TEXAS SAGE
GROUND COVERS	
	DECOMPOSED GRANITE
	MULCH
	NATIVE SEED MIX
SOD/SEED	
	BERMUDA GRASS
	BERMUDA HYRDOSEED

LANDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION
	STEEL BED EDGER

NORTH

0 20 40 80

SCALE 1" = 40'

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
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512.720.7200

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Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
3171
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
TREE PROTECTION PLAN

53 OF 55

GENERAL NOTES

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE ON AN EXISTING TREE.
2. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO THE CLEARING OF THE SITE OR ANY CONSTRUCTION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE. REFER TO CIVIL SHEETS FOR TREE PROTECTION FENCING LOCATIONS.
3. EXISTING TREES SHALL BE MULCHED AT A DEPTH OF THREE INCHES AND A MINIMUM RADIUS OF 10 FEET FROM TREE BASE.
4. CONTRACTOR TO AMEND AND USE STOCKPILED TOPSOIL ON SITE PRIOR TO IMPORT.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS MIX.
6. PRUNE ALL EXISTING TREES TO ELIMINATE DEAD OR BROKEN LIMBS THAT MIGHT BE HAZARDOUS TO PEDESTRIANS.
7. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING AS PER CITY OF LEANDER'S UNIFIED DEVELOPMENT CODE (UDC).
8. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH UDC.
9. THE IRRIGATION WILL COMPLY WITH CITY UDC.

SOIL CONDITIONING AND MULCHING NOTES

1. A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
2. NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.
3. A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS. THE ORGANIC MATTER CONTENT OF SUCH SOILS SHALL BE NOT LESS THAN 5% BY DRY WEIGHT.
4. TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL (MAXIMUM 40% CLAY, MINIMUM 5% ORGANIC MATTER). PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITH A RADIUS OF SIX FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

TREE PLANTING NOTES

1. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.
2. PRUNE SUCKERS OFF.
3. SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
4. MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
5. FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
6. BREAK UP SIDES OF PLANTING HOLE.
7. CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.
8. DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
   a. STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL;
   b. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING;
   c. STAKE TREES JUST BELOW FIRS BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.);
   d. REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.

TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF LEANDER STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   a. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   b. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   c. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   d. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   e. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;

SPECIAL CONSTRUCTION TECHNIQUES

1. PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

IRRIGATION NOTE

1. ALL LANDSCAPE AREAS WITH PLANTS REQUIRING IRRIGATION FOR ESTABLISHMENT WILL BE IRRIGATED WITH A DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM AS PER CITY AND STATE CODE AND REGULATIONS AND REQUIREMENTS. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

1. ALL PLANTS ON NEWLY DEVELOPED PARCELS, EXCEPT THOSE DEVELOPED FOR SINGLE HOUSEHOLDS AND TWO HOUSEHOLD DWELLINGS, MUST BE IRRIGATED, WITH THESE EXCEPTIONS
   A. PLANTS THAT DO NOT REQUIRE IRRIGATION FOR ESTABLISHMENT
   B. MATURE XERISCAPE AREAS, WITH ESTABLISHED PLANTS THAT DO NOT REQUIRE IRRIGATION FOR SURVIVAL
   C. TREES ESTABLISHED FOR TWO YEARS OR MORE

TOPSOIL REQUIREMENTS

1. TOPSOIL REMOVED DURING CONSTRUCTION ACTIVITY MUST BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPE TO THE MAXIMUM EXTENT POSSIBLE

CITY OF LEANDER GENERAL NOTES

1. THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
2. TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT TWELVE (12") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
3. ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH IN AREAS PLANTED WITH TURFGRASS. THIS SIX-INCH (6") MINIMUM SOIL DEPTH WILL CONSIST OF 75 PERCENT SOIL BLENDED WITH 25 PERCENT COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP TWO INCHES OF THE NATIVE SOIL. THE SIX-INCH (6") DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXISTING TREES, SHRUB BEDS OR WILDSCAPE AREAS. AREAS WITH EXISTING NATIVE SOIL AND VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION; PROVIDED THAT NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
4. ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE DEVELOPER.
5. ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE PROPERTY.
6. NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET TREE PLANTING REQUIREMENTS.

TREE MITIGATION NOTE

1. In the event of a conflict with tree removal preservation call outs on plan sheet(s) versus tree removal/preservation matrix, the tree removal/preservation matrix shall apply. It is the contractors responsibility to verify with city staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved plans, no exceptions.

REPLACEMENT TREES NOTE

1. Replacement trees shall be a minimum of two (2) caliper inches and identified on the City of Leander preferred plant list of included in the Grow Green Guide for Native and Adaptive Landscape Plants published by the City of Austin Watershed Protectioon and Texas A&M AgriLife Extension, as amended from time to time.

LANDSCAPE REQUIREMENTS - LOT 1 (BUILDING 2)

LANDSCAPE AREA: Art. VI Sec. 1B	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF TOTAL LOT AREA)	45,855 S.F. (10% COVERAGE)	45,855 S.F. (10% COVERAGE)
TREES (1 SHADE TREES / 600 S.F. OF LANDSCAPE AREA) (173 TREE CREDITS APPLIED)	76 TREES	76 TREES
SHRUBS (4 SHADE TREES / 600 S.F. OF LANDSCAPED AREA)	304 SHRUBS	304 SHRUBS

*NOTE: PER ART. VI SEC. 13, THE EXTERIOR SURFACE AREA OF WALLS FOR THE PROPOSED BUILDING IS COMPRISED OF 100% MASONRY THUS THE REQUIRED SHADE TREE RATIO IS REDUCED TO (1) SHADE TREE PER 600 SQ. FT. OF REQUIRED LANDSCAPE AREA.

EXISTING SIGNIFICANT TREE CREDIT - LOT 1 (BUILDING 2)

Significant Class Trees (8"-18")
Total Significant Trees Preserved = 24 (254")
Total Significant Tree Preserved Credits (1:1) = 254" (254" x 1)

Significant Class Trees (>18")
Total Significant Trees Preserved = 2 (46.5")
Total Significant Tree Preserved Credits (1:2) = 93" (46.5" x 2)

Total Credits To Be Applied to Landscape Requirements = 173 Credits ((254" + 93") / 2" Cal. Trees)

EXISTING TREE MITIGATION - LOT 1 (BUILDING 2)

Significant Class Trees (8"-18")
Total Significant Trees Surveyed = 81 (909")
Total Significant Trees Preserved = 24 (254.5")
Total Significant Trees Removed = 57 (654.5")

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 12 (267")
Total Significant Trees Preserved = 2 (46.5")
Total Significant Trees Removed = 10 (220.5")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 2 (64")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 2 (64")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 960.25"
Significant Class Trees 8"-<18" (1:1 Replacement Inches) = 327.25" ((654.5" x 1/2) x 1)
Significant Class Trees 18"-26" (2:1 Replacement Inches) = 441" (220.5" x 2)
Heritage Class Trees >26" (3:1 Replacement Inches) = 192" (64" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $19,200 ($300 x 64")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 960.25"
Total Mitigation Inches Planted Onsite = 236"
Significant and Heritage Tree Mitigation F.I.L. = $108,638 ((960.25" - 236") x $150)

Tree Protection Summary
Total Trees Surveyed = 95 (1,240")
Total Trees Preserved = 26 (27% of Total Trees Surveyed)
Total Trees Removed = 69 (73% of Total Trees Surveyed)

PLANT SCHEDULE - LOT 1 (BUILDING 2)

SYMBOL	QTY	COMMON / BOTANICAL NAME	ROOT	SIZE
TREES				
	20	CEDAR ELM ULMUS CRASSIFOLIA	B & B	3" CAL.
	23	SHUMARD RED OAK QUERCUS SHUMARDII	B & B	3" CAL.
	17	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	B & B	3" CAL.
ORNAMENTAL				
	13	CRAPE MYRTLE 'NATCHEZ' LAGERSTROEMIA INDICA 'NATCHEZ'	B & B	2"CAL
	15	DESERT WILLOW CHILOPSIS LINEARIS	B & B	2"CAL
SHRUBS				
	69	AUTUMN SAGE SALVIA GREGGII	CONT.	5 GAL.
	110	BURFORD HOLLY ILEX CORNUTA 'BURFORDII'	CONT.	5 GAL.
	105	GULF MUHLY MUHLENBERGIA CAPILLARIS	CONT.	5 GAL.
	70	NEW GOLD LANTANA LANTANA X 'NEW GOLD'	CONT.	5 GAL.
	62	RED YUCCA HESPERALOE PARVIFLORA	CONT.	5 GAL.
	80	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	CONT.	5 GAL.

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	WATER USE
GROUND COVERS				
	5,975 SF	DECOMPOSED GRANITE DECOMPOSED GRANITE	-	
	4,840 SF	MULCH MULCH	-	
	5,178 SF	NATIVE SEED MIX NATIVE SEED MIX	SEED	
SOD/SEED				
	74,701 SF	BERMUDA GRASS CYNODON DACTYLON	SOD	
	32,062 SF	BERMUDA HYRDOSEED CYNODON DACTYLON	SEED	

LANDSCAPE REQUIREMENTS - LOT 3 (BUILDING 1)

LANDSCAPE AREA: Art. VI Sec. 1B	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF TOTAL LOT AREA)	78,866 S.F. (10% COVERAGE)	78,866 S.F. (10% COVERAGE)
TREES (1 SHADE TREES / 600 S.F. OF LANDSCAPE AREA) (9 TREE CREDITS APPLIED)	131 TREES	131 TREES
SHRUBS (4 SHADE TREES / 600 S.F. OF LANDSCAPED AREA)	524 SHRUBS	524 SHRUBS

*NOTE: PER ART. VI SEC. 13, THE EXTERIOR SURFACE AREA OF WALLS FOR THE PROPOSED BUILDING IS COMPRISED OF 100% MASONRY THUS THE REQUIRED SHADE TREE RATIO IS REDUCED TO (1) SHADE TREE PER 600 SQ. FT. OF REQUIRED LANDSCAPE AREA.

EXISTING SIGNIFICANT TREE CREDIT - LOT 3 (BUILDING 1)

Significant Class Trees (8"-18")
Total Significant Trees Preserved = 2 (19")
Total Significant Tree Preserved Credits (1:1) = 19" ((9) Shade Trees)

Significant Class Trees (>18")
Total Significant Trees Preserved = 0 (0")
Total Significant Tree Preserved Credits (1:2) = 0" ((0) Shade Trees)

Total Credits To Be Applied to Landscape Requirements = 9 Credits ((19" + 0") / 2" Cal. Trees)

EXISTING TREE MITIGATION - LOT 3 (BUILDING 1)

Significant Class Trees (8"-18")
Total Significant Trees Surveyed = 4 (35.5")
Total Significant Trees Preserved = 2 (19")
Total Significant Trees Removed = 2 (17")

Significant Class Trees (>18"-26")
Total Significant Trees Surveyed = 0 (0")
Total Significant Trees Preserved = 0 (0")
Total Significant Trees Removed = 0 (0")

Heritage Class Trees (>26")
Total Heritage Trees Surveyed = 0 (0")
Total Heritage Trees Preserved = 0 (0")
Total Heritage Trees Removed = 0 (0")

Mitigation (Each Tree 2" Cal. Min.)
Total Mitigation Inches Required = 0"
Significant Class Trees 8"-18" (1:1 Replacement Inches) = 0" (>50% of Trees Preserved)
Significant Class Trees >18"-<26" (2:1 Replacement Inches) = 0" (0" x 2)
Heritage Class Trees ≥26" (3:1 Replacement Inches) = 0" (0" x 3)

Total Heritage Mitigation Inches Fee = $300 Per Inch
Heritage Mitigation Inches Fee ($300 Per Inch) = $0 ($300 x 0")

Total Mitigation F.I.L.
Total Mitigation Inches Required = 0"
Total Mitigation Inches Planted Onsite = 0"
Significant and Heritage Tree Mitigation F.I.L. = $0 (0" x $150)

Tree Protection Summary
Total Trees Surveyed = 4 (35.5")
Total Trees Preserved = 2 (50% of Total Trees Surveyed)
Total Trees Removed = 2 (50% of Total Trees Surveyed)

PLANT SCHEDULE - LOT 3 (BUILDING 1)

SYMBOL	QTY	COMMON / BOTANICAL NAME	ROOT	SIZE
TREES				
	23	CEDAR ELM ULMUS CRASSIFOLIA	B & B	3" CAL.
	35	SHUMARD RED OAK QUERCUS SHUMARDII	B & B	3" CAL.
	41	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	B & B	3" CAL.
ORNAMENTAL				
	20	CRAPE MYRTLE 'NATCHEZ' LAGERSTROEMIA INDICA 'NATCHEZ'	B & B	2"CAL
	26	DESERT WILLOW CHILOPSIS LINEARIS	B & B	2"CAL
SHRUBS				
	145	AUTUMN SAGE SALVIA GREGGII	CONT.	5 GAL.
	157	BURFORD HOLLY ILEX CORNUTA 'BURFORDII'	CONT.	5 GAL.
	118	GULF MUHLY MUHLENBERGIA CAPILLARIS	CONT.	5 GAL.
	53	NEW GOLD LANTANA LANTANA X 'NEW GOLD'	CONT.	5 GAL.
	96	RED YUCCA HESPERALOE PARVIFLORA	CONT.	5 GAL.
	193	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	CONT.	5 GAL.

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	WATER USE
GROUND COVERS				
	2,574 SF	DECOMPOSED GRANITE DECOMPOSED GRANITE	-	
	79,735 SF	NATIVE SEED MIX NATIVE SEED MIX	SEED	
SOD/SEED				
	100,213 SF	BERMUDA GRASS CYNODON DACTYLON	SOD	
	263,841 SF	BERMUDA HYRDOSEED CYNODON DACTYLON	SEED	

TRP-25-0045

CITY OF LEANDER APPROVAL

CHECKED BY: MT
DRAWN BY: CJ

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER

LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

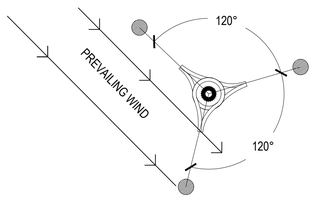
OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

Texas 811 Know what's below. Call before you dig.

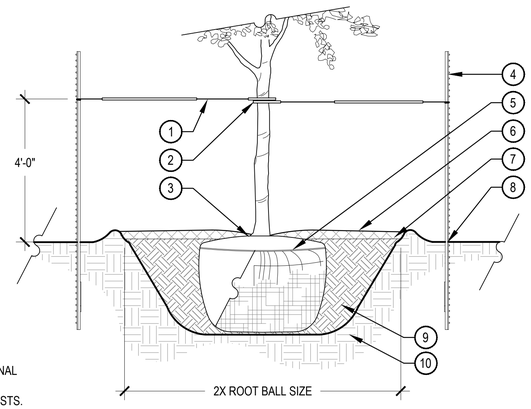
REGISTERED LANDSCAPE ARCHITECT
WHITNEY FRANKLIN NORRIS
5771
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES AND CALCULATIONS



PLAN VIEW - THREE STAKES

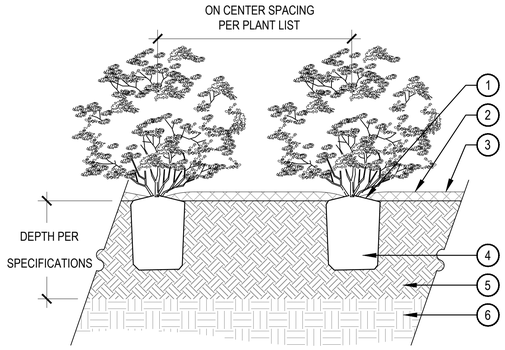


1. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. BLACK RUBBER HOSE
3. TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
4. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOT BALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOT BALL, REMOVE ALL CONTAINERS FROM ROOT BALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 4" CALIPER = (2) T-POSTS, TREES 4" CALIPER AND GREATER = (3) T-POSTS.
3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

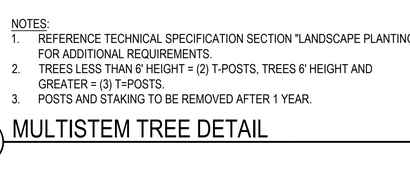


1. TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE, PLACE ROOT BALL ON COMPACTED SPECIFIED PLANTING MIX
2. FILL BED WITH MINIMUM 3" LAYER OF SPECIFIED MULCH, TAPER MULCH AWAY FROM TRUNK
3. FINISH GRADE
4. REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC.
5. SPECIFIED PLANTING MIX
6. UNDISTURBED SUBGRADE

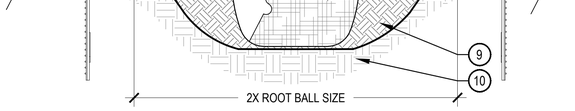
NOTES:
1. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB DETAIL

SCALE: 1/2" = 1'-0"



PLAN VIEW - THREE STAKES

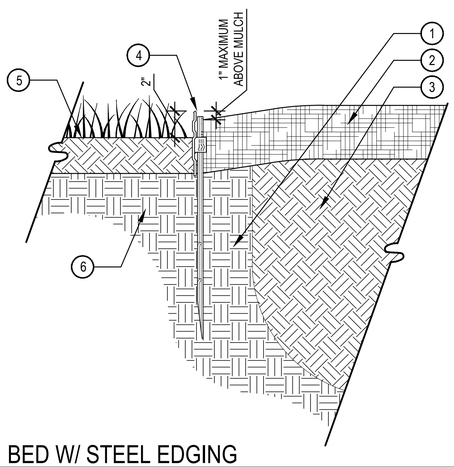


1. BLACK RUBBER HOSE, ATTACHED TO (2) MINIMUM INNER LARGER CANES
2. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
3. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOTBALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
4. TOP OF ROOTBALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOTBALL, REMOVE ALL CONTAINERS FROM ROOTBALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 6' HEIGHT = (2) T-POSTS, TREES 6' HEIGHT AND GREATER = (3) T=POSTS.
3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

3 MULTISTEM TREE DETAIL

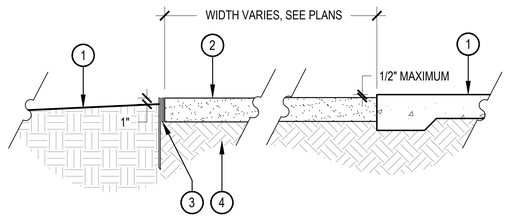
SCALE: 1/2" = 1'-0"



1. COMPACTED SOIL ADJACENT TO EDGING
2. 3" LAYER OF SPECIFIED MULCH
3. SPECIFIED SOIL BACKFILL MIX
4. METAL EDGING
5. FINISH GRADE
6. SUBGRADE

5 BED W/ STEEL EDGING

SCALE: 3" = 1'-0"

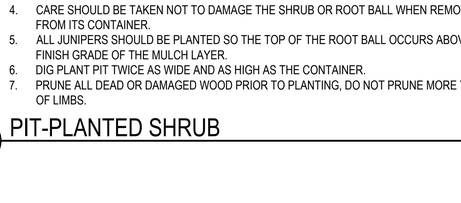


1. ADJACENT LANDSCAPE, PAVING OR BUILDING, REF. PLANS FOR TYPE AND FINISH
2. DECOMPOSED GRANITE COMPACTED TO 3" MIN, ROLL EVERY 1" LAYER, SLOPE TO DRAIN
3. STEEL EDGING
4. COMPACTED SUBGRADE, REF. GEOTECH FOR MATERIAL AND DEPTH REQUIREMENTS

NOTES:
1. SLOPE ADJACENT LANDSCAPE AWAY FROM DECOMPOSED GRANITE OR PROVIDE APPROPRIATE DRAINAGE.

6 DECOMPOSED GRANITE

SCALE: 1" = 1'-0"



1. TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE, PLACE ROOT BALL ON COMPACTED SUBGRADE PLANTING MIX
2. 3" LAYERS OF SPECIFIED MULCH, TAPER MULCH AWAY FROM TRUNK
3. 5" HIGH WATER RETENTION BASIN
4. FINISH GRADE
5. SPECIFIED SOIL BACKFILL MIX
6. REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC.
7. UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. SHRUB PIT INSTALLATION IN PLANTING BEDS TO BE USED ONLY IF SPECIFIED IN TECHNICAL SPECIFICATIONS.
3. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
4. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
5. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
6. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
7. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

4 PIT-PLANTED SHRUB

SCALE: 1/2" = 1'-0"

CHECKED BY: MT
DRAWN BY: CJ

TRP-25-0045

CITY OF LEANDER APPROVAL

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 MANOR ROAD
SUITE 200
AUSTIN, TX 78723
P 512.900.7888
NORRIS-DESIGN.COM

CERRIS BUILDERS

TITAN LEANDER COMMERCE CENTER
LOT 1 (BLDG. 2) AND LOT 3 (BLDG. 1)
SITE DEVELOPMENT PERMIT
LEANDER, TEXAS

OWNER:
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, STE 200
ALBUQUERQUE, NM 87120
512.720.7200

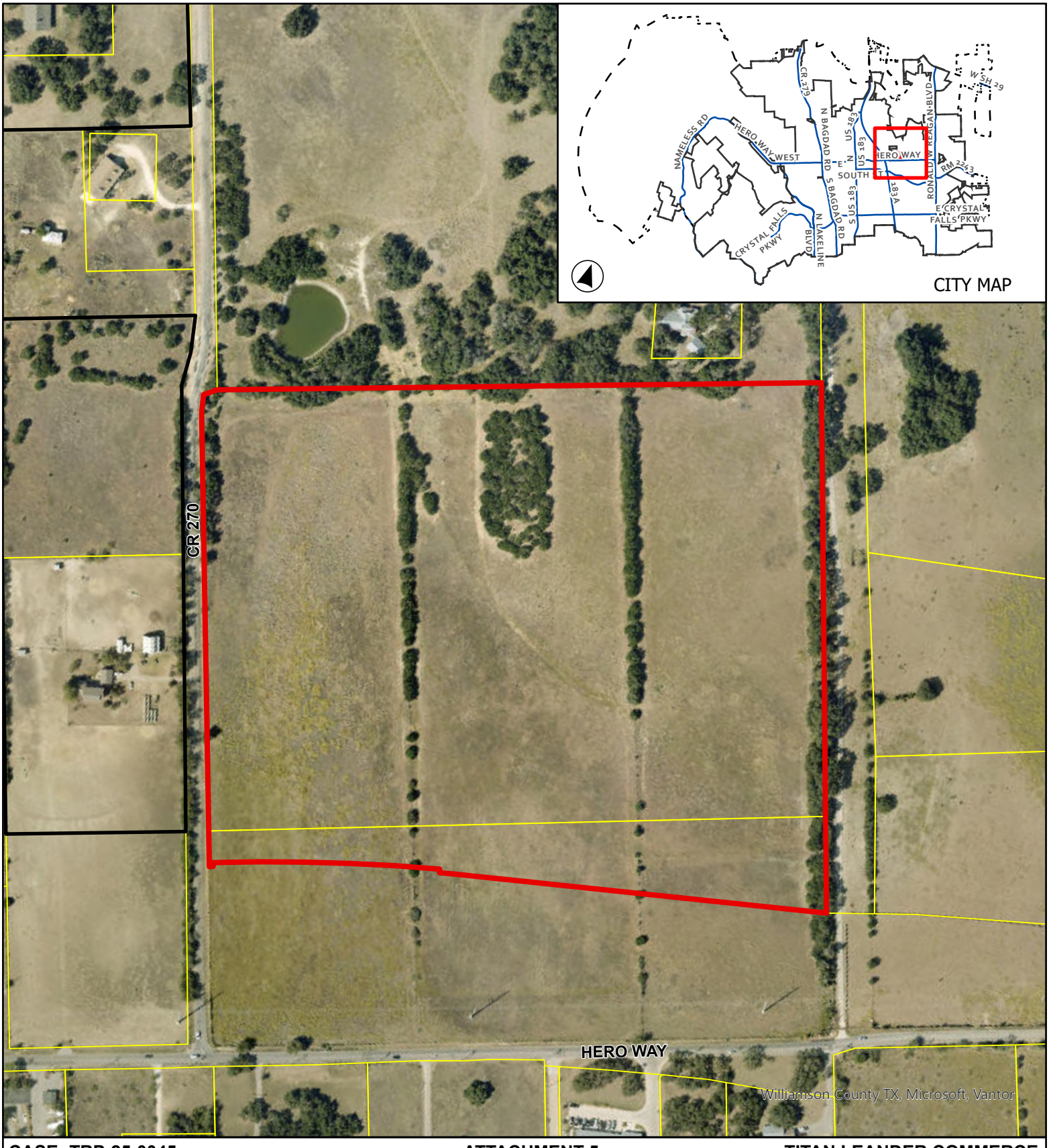
Texas 811 Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT
IAN FRANKLIN
6371
STATE OF TEXAS

DATE:
10/17/25 SUBMITTAL
11/25/25 SUBMITTAL

SHEET TITLE:
LANDSCAPE DETAILS

55 OF 55



CASE: TRP-25-0045 **ATTACHMENT 5** **TITAN LEANDER COMMERCE CENTER**

Aerial Map

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0 115 230

Feet

- Leander City Limits
- Subject Boundary
- Williamson County Parcels

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Discuss and consider action on the approval of the Barksdale Phase 3 and 4 Phasing Plan associated with Subdivision Case CP-25-0048 on three (3) parcels of land 52.96 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R338810, R407804, and R407805; generally located northwest of the intersection of CR 175 and Journey Parkway, Leander, Williamson County, Texas.

BACKGROUND:
In January 2022, the City Council approved an update to the Subdivision Ordinance and Chapter 13 Utilities, which added provisions for development phasing to manage growth while major capital projects were being completed that increased the City's water treatment and water distribution capacities. The City Council reviewed these growth management provisions in January 2024 and determined that the phasing was still needed.

This proposal is for the approval of the Barksdale Phase 3 and 4 Phasing Plan, which would allow for the development of 81 residential lots in Phase 3 and 95 residential lots in phase 4. This request is compliant with Chapter 13 Utilities, which requires the submission and approval of a development phasing plan by City Council when a subdivision includes more than thirty (30) lots.

HISTORY/TIMELINE:
06/17/2025 – Comprehensive Plan amendment
07/17/2025 - Annexation
07/17/2025 - Zoning

APPLICANT/AGENT:
Kimley-Horn (Alex Granados) on behalf of Peggy Borho Simpson (Christy D. Letbetter), Paul G. Ledbetter, and Christy D. Letbetter.

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

1. Approve the proposed phasing; or
2. Modify the proposed phasing to adjust the number of units per phase or adjust the number of phases.

Staff recommends Option 1 listed above – approve the proposed development phasing plan for Barksdale Phase 3 and Phase 4 for the cumulative development of 176 residential lots in two phases (Phase 3 and Phase 4). This request is in compliance with the ordinance.

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

Fiscal Impact

Attachments:

1. CP-25-0048 Att 1 Barksdale Phase 3 & 4 - Concept Plan
2. CP-25-0048 Att 2 Barksdale Ph 3 & 4 - Location Map

BARKSDALE PHASE 3 & PHASE 4

CONCEPT PLAN
CP-25-0048

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

DATE

THE PHASING PLAN WAS APPROVED BY CITY COUNCIL ON _____.
DATE

GENERAL PLAN NOTES:

1. THE PARCEL TO BE DEVELOPED WITH THIS CONCEPT PLAN IS TO BE DEVELOPED IN 2 PHASES - BARKSDALE PHASE 3 AND BARKSDALE PHASE 4.
2. A PRO-RATA CONTRIBUTION OF THE MITIGATIONS IDENTIFIED IN THE APPROVED LEVEL II TRAFFIC STUDY WILL BE REQUIRED.

ZONING & DENISTY:

SFS - 2 - A - SINGLE-FAMILY SUBURBAN (3.92 DU/AC)

SFU - 2 - A - SINGLE-FAMILY URBAN (3.36 DU/AC)

SFC - 2 - A - SINGLE FAMILY COMPACT (3.22 DU/AC)

FUTURE LAND USE CATEGORY

NEIGHBORHOOD RESIDENTIAL

FILING DATE

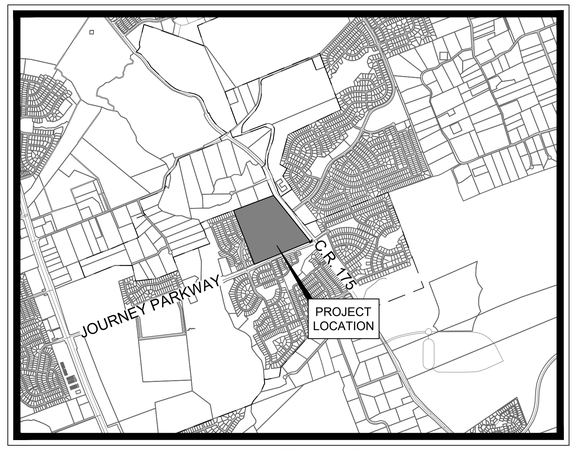
FILING DATE AUGUST 05, 2025

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVERSHEET
2	CONCEPT PLAN
3	PHASING PLAN
4	PARKS PLAN

PHASE 3 LOT BREAKDOWN		
No. OF LOTS	ACREAGE	LOT USE
81	14.75	SINGLE FAMILY
5	0.48	OPEN SPACE
3	3.07	DRAINAGE
0	0.00	PARKLAND
1	5.18	R.O.W.
TOTAL		
96	23.48	

PHASE 4 LOT BREAKDOWN		
No. OF LOTS	ACREAGE	LOT USE
95	17.59	SINGLE FAMILY
7	1.20	OPEN SPACE
1	1.84	DRAINAGE
2	3.22	PARKLAND
1	5.63	R.O.W.
TOTAL		
110	29.48	



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPER:
MI HOMES OF AUSTIN LLC
7600 N CAPITAL OF TEXAS HWY
BUILDING C, SUITE 250
AUSTIN, TX 78731
(512) 770-8505

DESIGNERS:

ENGINEER
ALEX GRANADOS, P.E
501 S. AUSTIN AVE, SUITE 1310
GEORGETOWN, TX 78626
(512) 520-0768

SURVEYOR
MIKE MONTGOMERY, RPLS
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TX 78759
(512) 418-1771

OWNER:
PEGGY BORHO SIMPSON (THE ESTATE OF PEGGY BORHO SIMPSON)
2300 CR 175
LEANDER, TX 78641
(512) 294-8854

PAUL LEDBETTER AND CHRISTY LEDBETTER
2300 CR 175
LEANDER, TX 78641
(512) 294-8854

JOHN RUSSELL AND JANE SIMPSON RUSSELL
2310 CR 175
LEANDER, TX 78641
(512) 799-5987

PREPARED BY:
Kimley»Horn
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 520-0768

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0768
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

11/21/2025

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

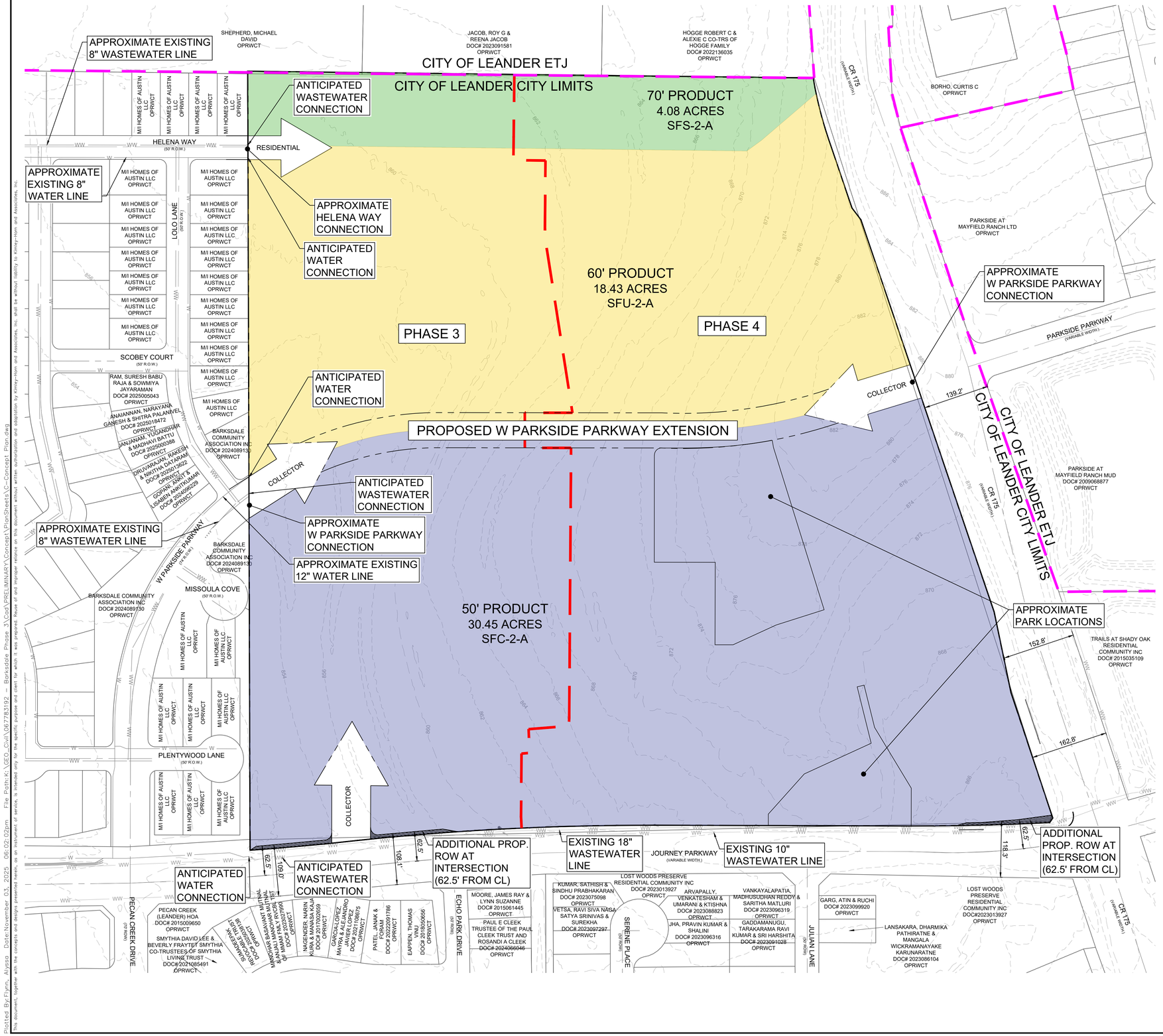
KHA PROJECT	
PROJECT NUMBER	
DATE	JULY 2025
SCALE:	AS SHOWN
DESIGNED BY:	AMW
DRAWN BY:	AMW
CHECKED BY:	AEG

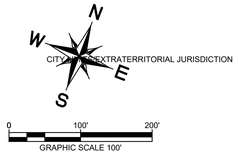
COVERSHEET

BARKSDALE
PHASE 3 & PHASE 4
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1

Plotted By: Flynn, Alyssa Date: November 21, 2025 12:28:59pm File Path: K:\GEO_Civil\067783192 – Barksdale Phase 3\Cad\PRELIMINARY\Concept\PlanSheets\C- Concept Plan.dwg
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LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PHASE LINE
- CITY LIMITS/EXTRATERRITORIAL JURISDICTION
- ADDITIONAL PROPOSED ROW AT INTERSECTIONS PER COL TRANSPORTATION MASTER PLAN

NOTES:

1. NO IDENTIFIED FLOOD HAZARD AREAS EXIST IN THE PLANNED AREA AS DEMONSTRATED BY FEMA FLOOD MAP 4891C0460F, DATED DECEMBER 20, 2019.
2. ADDITIONAL ROW IS PROPOSED AT THE INTERSECTION OF JOURNEY PARKWAY AND CR 175 ALONG JOURNEY PARKWAY PER THE LEANDER TRANSPORTATION MASTER PLAN.
3. ADDITIONAL ROW IS PROPOSED AT THE INTERSECTION OF PH 3 AND JOURNEY PARKWAY ALONG JOURNEY PARKWAY PER THE LEANDER TRANSPORTATION MASTER PLAN.
4. NO ADDITIONAL ROW IS PROPOSED ALONG CR 175, AS ROW WIDTH ALREADY EXCEEDS REQUIRED.

ZONING DISTRICT	ACREAGE	DENSITY	UNITS
SFS-2-A	4.08 ACRES	3.92 DU/AC	16 UNITS
SFU-2-A	18.43 ACRES	3.36 DU/AC	62 UNITS
SFC-2-A	30.45 ACRES	3.22 DU/AC	98 UNITS
TOTAL	52.96 ACRES		176 UNITS

PHASE	APRX. LUE'S	APRX. TRIPS	APRX. PARKLAND	DEVELOPMENT YEAR
3	81	832	0.00 ACRES	2026
4	95	902	3.22 ACRES	2027

No.	REVISIONS	DATE	BY

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PHONE: 512-520-0788
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

11/03/2025

STATE OF TEXAS
ALEJANDRO E. ORNADOS ROD
130584
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT NUMBER	
DATE	JULY 2025
SCALE:	AS SHOWN
DESIGNED BY:	AMW
DRAWN BY:	AMW
CHECKED BY:	AEG

CONCEPT PLAN

BARKSDALE
PHASE 3 & PHASE 4

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2

Plotted By: Flynn, Alyssa Date: November 03, 2025 06:02:02pm File Path: K:\DFO_Civil\067783192 – Barksdale Phase 3\Cad\PRELIMINARY\Concept Plan.dwg
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CITY OF LEANDER ETJ

CITY OF LEANDER CITY LIMITS

HELENA WAY
(50' R.O.W.)

LOLO LANE
(50' R.O.W.)

SCOBEY COURT
(50' R.O.W.)

PHASE 3
23.48 ACRES
APPROX. 0.00 ACRES OF PARKLAND
81 SINGLE FAMILY LOTS
81 LUE'S
ZONING: SFS-2-A, SFU-2-A AND SFC-2-A
ANTICIPATED DEVELOPMENT YEAR 2026

COLLECTOR

W PARKSIDE PARKWAY
(50' R.O.W.)

MISSOULA COVE
(50' R.O.W.)

PLENTYWOOD LANE
(50' R.O.W.)

COLLECTOR

PECAN CREEK DRIVE
(70' ROW)

ECHO PARK DRIVE
(50' ROW)

SERENE PLACE
(50' ROW)

JULIAN LANE
(50' ROW)

JOURNEY PARKWAY
(VARIABLE WIDTH.)

62.5'
109.0'
108.1'
62.5'
62.5'
118.3'

CR 175
(VARIABLE WIDTH.)

PHASE 4
29.48 ACRES
APPROX. 3.22 ACRES OF PARKLAND
95 SINGLE FAMILY LOTS
95 LUE'S
ZONING: SFS-2-A, SFU-2-A AND SFC-2-A
ANTICIPATED DEVELOPMENT YEAR 2027

COLLECTOR

139.2'

CITY OF LEANDER ETJ
CITY OF LEANDER CITY LIMITS

CR 175
(VARIABLE WIDTH.)

152.8'

162.8'

CR 175
(VARIABLE WIDTH.)

N
W
E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PHASE LINE
- CITY LIMITS/EXTRATERRITORIAL JURISDICTION

NOTES:
1. PHASE 3 CONSTRUCTION WILL INCLUDE ALL UTILITIES NECESSARY TO BE INDEPENDENT OF PHASE 4 CONSTRUCTION.
2. PHASE 3 WILL CONNECT TO EXISTING PHASE 1 AND EXISTING PHASE 2 UTILITIES. PHASE 4 WILL CONNECT TO PHASE 3 UTILITIES.
3. ALL OFFSITE EASEMENTS WILL BE RECORDED PRIOR TO THE APPROVAL OF THE CONSTRUCTION PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0788
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

11/03/2025

STATE OF TEXAS
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PROFESSIONAL ENGINEER

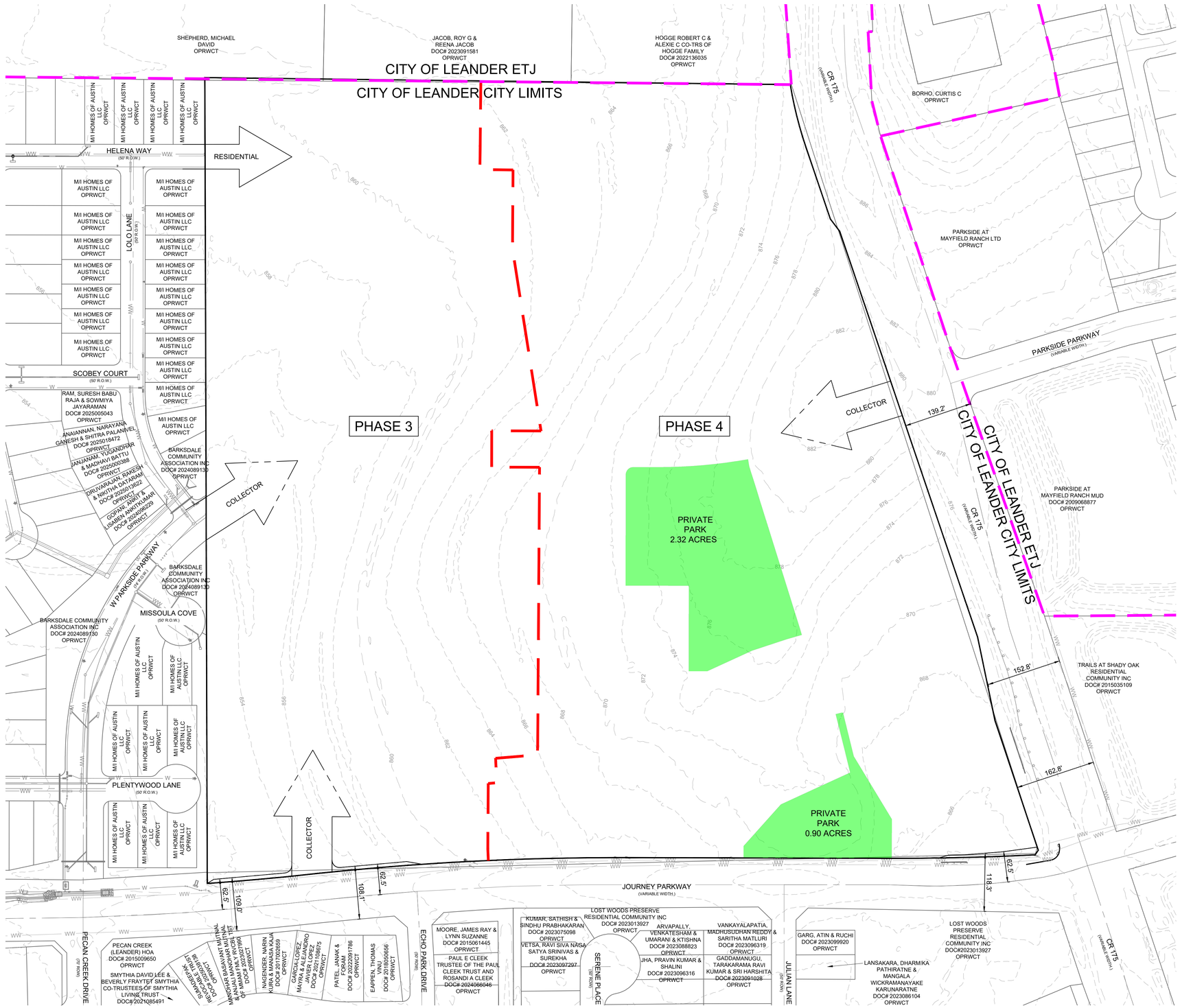
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PROJECT NUMBER			
DATE	JULY 2025		
SCALE:	AS SHOWN	DESIGNED BY:	AMW
DRAWN BY:	AMW	CHECKED BY:	AEG

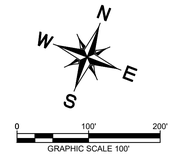
PHASING PLAN

BARKSDALE
PHASE 3 & PHASE 4
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3

Plotted By: Flynn, Alyssa Date: November 03, 2025 06:09:22pm File Path: K:\GEO_Civil\067783192 – Barksdale Phase 3\Civil\PRELIMINARY\Concept\PlanSheets\C-Concept Plan.dwg
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LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PHASE LINE
- CITY LIMITS/EXTRATERRITORIAL JURISDICTION

PARKLAND DEDICATION

176 (# OF DWELLING UNIT)	/100	=	1.76	x	7.50 (REQUIRED/100 DU)	= 13.20 (REQUIRED PARKLAND)
13.20 (REQUIRED)		-			3.22 PROVIDED PARKLAND ACREAGE	= 9.98 (DEFICIT ACREAGE)
9.98 (DEFICIT)		x			13.33 (DU'S/ACRE)	= 133.0334 (NUMBER OF DU DEFICIT)
133.0334 (DU DEFICIT)		x			$1,676.60 (FEE PER DU)	= $223,043.80 (TOTAL FEE-IN-LIEU) (PAID TO THE CITY)

RECREATION IMPROVEMENT FEE (RIF)

176 (# OF DWELLING UNIT)		x			$1,400/DU (FEE PER DU)	= $246,400 (MINIMUM EXPENDITURE) (VERIFY WITH RECEIPTS)

No.	REVISIONS	DATE	BY

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PHONE: 512-520-0788
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11/03/2025

STATE OF TEXAS
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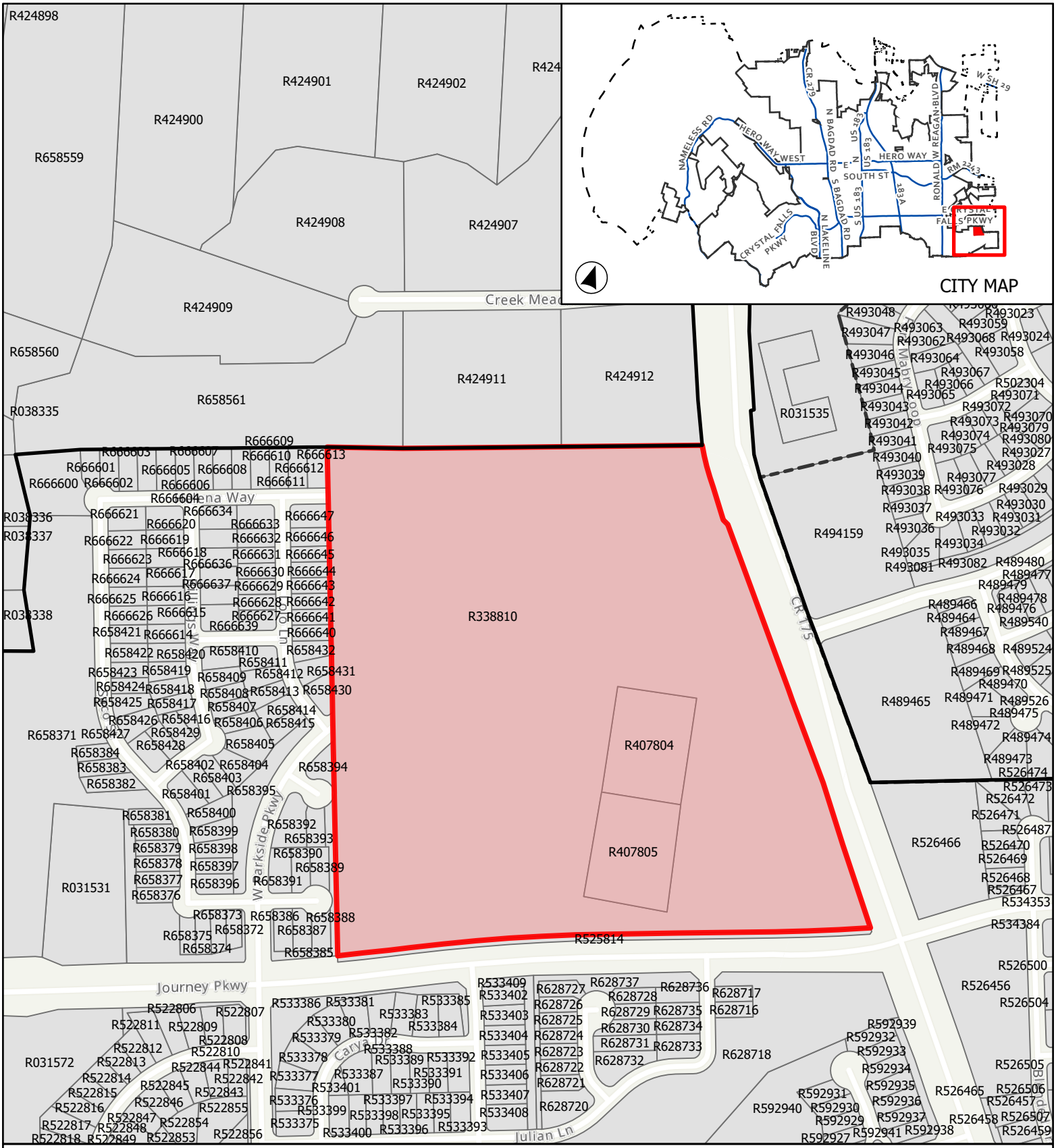
KHA PROJECT NUMBER	
PROJECT NUMBER	
DATE	JULY 2025
SCALE:	AS SHOWN
DESIGNED BY:	AMW
DRAWN BY:	AMW
CHECKED BY:	AEG

PARKS PLAN

BARKSDALE
PHASE 3 & PHASE 4
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4

Plotted By:Flynn, Alyssa Date:November 03, 2025 06:13:04pm File Path:K:\CEO_Civil\06778312 — Barksdale Phase 3\Cad\PRELIMINARY\Concept\PlanSheet\C-Concept Plan.dwg
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CASE: CP-25-0048 **ATTACHMENT 2** **BARKSDALE PH 3 & 4**

Location Map

City Limits

ETJ

Subject Boundary

0 165 330

Feet

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EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Discuss and consider action regarding Ordinance Cases OR-21-0004 and OR-21-0005 to amend the Subdivision Ordinance and Chapter 13 Utilities regarding phasing for residential development; and to provide for related matters; Williamson & Travis Counties, Texas.

BACKGROUND:
An amendment was adopted to the Utilities Code and Subdivision Ordinance in January 2022 and the most recent annual review was completed in January 2025. This amendment was in response to the exponential growth rates over the past years and the desire to manage the number of Living Unit Equivalents (LUEs) added to the water system. The amendment added provisions for development phasing to manage growth while capital improvements were completed to increase treatment and distribution capacity. A provision was included in the ordinance that requires that the City Council review the requirements and confirm that the residential development phasing is still warranted. Between January 6, 2022, and January 2, 2025, the City Council has reviewed twelve (12) concept plan cases for which development phasing plans were required.

- Wildsprings Concept Plan
  - 2023 – 145 units
  - 2025 – 119 units
  - 2027 – 65 units
- Barksdale Concept Plan
  - 2022 – 54 units
  - 2023 – 49 units
- Ultimate Park Concept Plan
  - 2023 – 154 units
  - 2024 – 75 units
- Lone Star Landing Ph 1Concept Plan
  - 2023 – 66 units
  - 2025 – 14 units
- Sullivan Concept Plan
  - 2023 – 110 units
  - 2024 – 36 units
- Burleson Concept Plan
  - 2025 – 286 units
  - 2026 – 128 units
  - 2027 – 136 units
- Springs at M Ranch – waiver granted by City Council
  - 258 units
- Cypress Meadows – waiver granted by City Council
  - 92 units

- Glory Hill – waiver granted by City Council
    - 43 Units
- Sullivan Tract
    - 2024 – 71 units
    - 2025 – 77 units
    - 2026 – 66 units
- Enclave at Crystal Falls – waiver granted by City Council
    - 78 units

Since January 2025, the City Council has reviewed five concept plan cases that were required to provide phasing.

- Burleson Concept Plan
    - 2025 – 286 units
    - 2026 – 128 units
    - 2027 – 136 units
- Brushy Creek Fork – waiver granted by City Council
    - 2025 – 201 units
- Lone Star Landing Ph 2 – waiver granted by City Council
    - 59 units
- Lost Woods Estates – waiver granted by City Council
    - 79 units
- Oak Grove Estates – waiver granted by City Council
    - 79 units

The ordinance approving the amendment stated that this ordinance shall be reviewed by the Council annually.

HISTORY/TIMELINE:
01/06/2022 Ordinance Amendment Adoption
01/19/2023 Annual Ordinance Review
01/04/2024 Annual Ordinance Review
01/02/2025 Annual Ordinance Review

APPLICANT/AGENT:
Development Services

RECOMMENDATION:
Staff does not have any recommended changes to the ordinances at this time. City Council has allowed for single phased development when appropriate to provide for the efficient construction of subdivisions.

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

---

Fiscal Impact

Attachments:

1. Att 1 22-005-00 Subdivision Amendments
2. Att 2 22-006-00 Chapter 13 Development Phasing

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO. 22-005-00

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING SECTIONS OF ARTICLE 10.02, EXHIBIT A, THE SUBDIVISION ORDINANCE TO UPDATE THE DEFINITIONS SECTION, PROVIDE OPTIONS FOR A DUE DILIGENCE REPORT, MODIFY APPLICATION COMPLETION REVIEW REQUIREMENTS, REMOVE THE A, B, AND C STREET REQUIREMENTS, UPDATE THE CONCEPT PLAN SUBMITTAL REQUIREMENTS TO PROVIDE OPTIONS FOR CONCURRENT REVIEW WITH THE PRELIMINARY PLAT PROCESS, PROVIDE PHASING REQUIREMENTS, REMOVE MYLAR REQUIREMENTS, UPDATE EASEMENT REQUIREMENTS, UPDATE THE BUFFER ZONE REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Planning & Zoning Commission held a public hearing on the proposed amendments to Chapter 10, Article 10.02, Section 10.02.001, Exhibit A, Leander Code of Ordinances (the "Subdivision Ordinance"); and forwarded its recommendation on the amendments to the City Council; and

WHEREAS, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has considered the proposed amendments and finds that the amendments are reasonable and necessary to protect the health, safety, and welfare of the present and future residents of the City; and

WHEREAS, regarding the requirements for phasing of subdivisions are provided herein, such requirements addressing the timing of review of phases of the subdivision and constructing phases in accordance with their sequence are reasonable and necessary for the orderly construction of subdivisions and to avoid negative impacts that have arisen from nonsequential review and construction of phases;

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

SECTION 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Amendment of Article I, Section 1. Article l, Section 1 of the Subdivision Ordinance is amended by adding the following definitions:

Due Diligence Report means a report that provides details of a property including zoning, future land use categories, utilities, subdivision requirements, and other similar information. This report may be requested in lieu of a Pre-Development Meeting.

Executive Director of Development Services means the person appointed by the City Manager to oversee the Development Services Department and serve as the Planning Director.

Greenbelt means a series of connected open spaces that may follow natural features such as creeks or streams.

Lot Area means the area contained within the boundary lines of a lot, excluding any street, easement for street purposes, or street right-of-way.

Lot, Flag means a lot resulting from a division of a tract of land that, before its division, did not have sufficient width on a street to create more than one lot abutting said street but had sufficient area and depth to be divided into more than one buildable lot.

Parent Tract means the tract or parcel of land from which the property being platted is derived.

Phasing Plan means the Development Phasing Plan for the development of a subdivision that provides the timing of each phase or subsection approved in accordance with Article 13.12 of the Code, and that includes the number of lots and the infrastructure to be completed in each phase, and any other information required by Article 13.12 of the Code.

Pre-Development Meeting means a meeting with city staff to help familiarize the applicant with applicable codes and regulations. The Director of Planning may waive this requirement if they deem that the meeting is not necessary. A Due Diligence Report may be prepared in lieu of a Pre-Development Meeting.

Private Street means a street that is not dedicated to the public for maintenance, operation or ownership. It is owned and maintained by either a Homeowners' Association for residential developments or Property Owners' Association for nonresidential developments.

Replat means to re-subdivide all or any part of a recorded plat, which does not require the vacation of the entire preceding plat.

Right-of-Way (ROW) means a strip of land acquired by dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, wastewater line, and/or other public utilities or facilities.

Roadway means the paved area of a street between the face of the curb lines, including the driving, parking, and bicycle lanes.

SECTION 3. Amendment of Article I, Section 1. Article I, Section 1 of the Subdivision Ordinance is amended by removing the following definitions:

A Street means streets that provide the highest level of pedestrian amenities and are intended to provide a walkable connection between commercial and residential uses. Type A streets prohibit parking between the building façade and the public right-of-way. A continuous building frontage is required on A Streets, and may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Director of Planning. For phased building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction. A map identifying the different street types shall be maintained and kept on file with the Planning Department.

B Street means streets that are more automobile-oriented, but still provide pedestrian amenities and limit the amount of surface parking between buildings and the street. A continuous building frontage is required on B Streets, and may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Director or Planning. For phased building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction. Surface parking consisting of no more than one drive aisle with head-in parking spaces on each side of the drive aisle are permitted between the building and the right-of-way for B Streets. All collector streets shall be classified as B Streets unless designated otherwise on the A, B, & C Streets Map. A map identifying the different street types shall be maintained and kept on file with the Planning Department.

Backage Road means a road that runs parallel to or alongside an arterial street that provides the main point of access to property.

C Street means streets that are the most automobile-oriented and provide for significant amounts of surface parking between buildings and the public right-of-way. A map identifying the different street types shall be maintained and kept on file with the Planning Department.

SECTION 4. Amendment of Article I, Section 1. Article I, Section 1 of the Subdivision Ordinance is amended by modifying the following definitions to read as follows:

Caliper means the trunk diameter of a tree at four (4) feet above natural grade for existing trees for the purposes of a tree survey. Caliper means trunk diameter of a tree at twelve (12") inches above natural grade for newly planted trees.

Comprehensive Plan means the City's comprehensive plan adopted pursuant to Chapter 213, Texas Local Government Code and Sections 10.02 and 10.03 of the City Charter. The plan includes the overall development plan for the community which provides long-range development policies including all specified individual elements thereof among which are the plans for land intensities; land subdivision; circulation; and community facilities, utilities and services.

County means, with respect to land located in Williamson County, Williamson County, Texas; and, with respect to land located within Travis County, Texas.

Floodplain means channel of a waterway and the adjacent land area subject to inundation during the design storm.

SECTION 5. Amendment of the term "Flood Plain". The term "flood plain" wherever it appears in the Subdivision Ordinance shall be modified to appear as "Floodplain".

SECTION 6. Amendment of Article I, Section 8. Article I, Section 8 of the Subdivision Ordinance is hereby amended by adding Section 8(e) and renumbering the existing subsection (e) to be subsection (f).

(e) A tract of land may not be served or connected with City utilities unless a plat has been approved and recorded for said tract of land, nor shall the City have any obligation to extend utility service to any parcel created in violation of this code.

SECTION 7. Amendment of Article II, Section 20(c). Article II, Section 20(c) of Subdivision Ordinance is hereby amended in its entirety to read as follows:

(c) **Pre-Development Meeting.** The applicant is required to attend a pre-development meeting with city staff to help familiarize the applicant with applicable codes and regulations. The Director of Planning may waive this requirement if they deem that the meeting is not necessary. A Due Diligence Report may be prepared in lieu of a Pre-Development Meeting.

SECTION 8. Amendment of Article II, Section 20(d). Article II, Section 20(d) of Subdivision Ordinance is hereby in its entirety to read as follows:

(d) General Subdivision Process; Phasing.

(i) Generally, the subdivision process is comprised of four (4) individual steps, consisting of the Concept Plan, the Preliminary Plat, Construction Plans, and the Final Plat. Each step of the development process has established deadlines and expirations that must be met in order for the application and any approval(s) granted to remain valid, in effect and eligible to continue to the next step of, or to complete, the development process. Compliance with each such established deadline constitutes a separate required performance and approval.

(ii) Phasing Plan.

a) A subdivision is required to be phased if it includes more than thirty (30) lots or units. The proposed Phasing Plan is required to be submitted concurrently with the Concept Plan and must be approved prior to approval of a Concept Plan. If an applicant wishes to amend an approved Phasing Plan after approval at the Concept Plan stage, the applicant is required to submit and receive

approval of the Phasing Plan amendment prior to or concurrently with the Preliminary Plat. Article 13.12 of the Code governs the requirements for a Phasing Plan and procedure for review and approval.

(iii) Impact of the Phasing Plan on the Sequence of Preliminary Plat and Construction Plan Applications.

a) If an applicant applies for a Preliminary Plat for less than the entire property shown in the Concept Plan, the Preliminary Plat for each phase may not be reviewed concurrently, must be submitted in the order shown on the approved Phasing Plan, and review of the Preliminary Plat for a particular phase must be completed and scheduled for Commission approval before a subsequent phase may be submitted for review. In addition, the Preliminary Plat applications must contain the property shown in each phase of the approved Phasing Plan.

b) Construction Plans for each phase shall be submitted in accordance with the phasing shown on the approved Phasing Plan, must be submitted in the order shown on the approved Phasing Plan, may not be reviewed concurrently, and review of the construction plans for a particular phase must be completed before a subsequent phase may be submitted for review. The infrastructure in an approved Construction Plan for a particular phase set must be completed and accepted by the City before the applicant may commence construction on a subsequent phase of the subdivision.

SECTION 9. Amendment of Article II, Section 20(g). Article II, Section 20(g) of Subdivision Ordinance is hereby in its entirety to read as follows:

(g) **Application Completeness Review.**

(1) City staff shall review all applications, for completeness and either accept the application as complete or reject the application and provide the applicant with written notice of rejection that specifies the reasons for rejection within ten (10) business days of the date the application is submitted. An application will be considered complete if it is submitted in the required form and in accordance with the sequencing required in the Phasing Plan and Section 20(d)(iii), includes all information and documents required in the application, and is accompanied by the applicable fees. All applications shall also include a list of any requested variance from the ordinance. Resubmittal Applications are also subject to Section 20(h). An application that is not complete, does not include the information or documents required in the application, or is not accompanied by the applicable fees may not be accepted by the City. If the application is determined to be incomplete, the Director of Planning shall provide written notice of the rejection of the application that includes a description of the application's deficiencies. No further processing of

the application will occur until the deficiencies are corrected.

(2) In addition to the items required on the Construction Plan application and checklist, the following must be reviewed and approved prior to the submittal of the Construction Plan application and submitted with the application in order for it to be accepted as complete, unless the City Engineer or Director of Planning determines that one of the items is either not needed or may be reviewed concurrently to process the Construction Plan Application:

(a) Lift station report
(b) Water and wastewater capacity analysis
(c) Drainage study
(d) Floodplain development permit/CLOMR
(e) Traffic impact analysis

SECTION 10. Amendment of Article II, Section 21 (a)(1)&(2). Article II, Section 21 (a) (1) & (2) of the Subdivision Ordinance are hereby amended in their entirety to read as follows:

(a) **Purpose.** The purpose of the Concept Plan is to demonstrate conformance with the Comprehensive Plan, compatibility of the proposed development with this and other applicable City ordinances, and the coordination of improvements within and among individually platted parcels, sections, or phases of a development, prior to the consideration of a Preliminary Plat unless otherwise identified in this ordinance.

(1) A Concept Plan shall be required for all subdivisions of land, except as otherwise provided for in this Ordinance for Short Form Final Plats. The Developer shall submit a Concept Plan prior to a Preliminary Plat for approval when the proposed subdivision includes any of the following:

(i) A new road network; or
(ii) More than fifteen (15) lots; or
(iii) More than thirty (30) acres.

When a Concept Plan does not meet the above criteria, it may be submitted for concurrent review with the Preliminary Plat when the Alternative Review Process is selected.

(2) The Concept Plan shall include the Parent Tract to ensure the orderly planning of streets, utilities, drainage, and other public facilities. The Concept Plan shall also include all adjacent and contiguous land, owned or controlled by the developer or the person, firm or corporation that sold the tract being developed.

SECTION 11. Amendment of Article II, Section 21 (c)(16), (17), (18), & (19). Article II, Section 21 (c) (16), (17), (18), and (19) of the Subdivision Ordinance are hereby amended in their entirety to read as follows:

(16) A proposed Phasing Plan for the development of future sections.

(17) A park plan in conformance with this ordinance including all land proposed for dedication, all proposed park facilities, and calculations or other information indicating compliance with park requirements.

(18) Any information required by the most recent City concept plan application/checklist.

(19) For Resubmittal Applications, in addition to containing the information and documents required by this subsection (c), a transmittal letter that describes how each reason for disapproval of the Concept Plan is being remedied or how each condition of a conditional approval is being satisfied, as applicable, and identifying the location in the Concept Plan application where each remedy or response to a condition can be found. The transmittal letter shall further identify whether any other changes to the application have been made other than those necessary to respond to the reasons for disapproval.

SECTION 12. Amendment of Article II, Section 21(f). Article II, Section 21(f) of Subdivision Ordinance is hereby amended to add section (f)(6) to read as follows:

(6) The Commission and Council shall approve the Concept Plan if it conforms with the requirements of this Code, the Comprehensive Plan, the Composite Zoning Ordinance, and the Texas Local Government Code and the applicant has obtained approval of a Phasing Plan, while taking into account access to and extension of the City water system, reuse water system (if applicable), wastewater system, and stormwater drainage facilities.

SECTION 13. Amendment of Article II, Section 22(a). Article II, Section 22(a) of Subdivision Ordinance are hereby amended in its entirety to read as follows:

(a) **Purpose.** The Preliminary Plat provides detailed graphic information and associated text indicating property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land. A Preliminary Plat shall be required for any subdivision of land, except as otherwise provided for in this Ordinance, subsequent to Concept Plan approval or concurrently if the subdivision meets the criteria in Section 21 of this ordinance.

SECTION 14. Amendment of Article II, Section 22(c)(1). Article II, Section 22(c)(1) of Subdivision Ordinance is hereby amended in its entirety to read as follows:

(1) Concept Plan and Phasing.

(i) Either the Concept Plan proposed for concurrent review; or the approved concept plan.

(ii) The approved Phasing Plan and the proposed amended Phasing Plan, if an amendment is sought.

(iii) If an applicant applies for a Preliminary Plat for less than the entire property shown in the Concept Plan, verification that the Preliminary Plat is submitted in the order shown on the approved Phasing Plan and that all prior phases have been reviewed and scheduled for approval by the commission.

SECTION 15. Amendment of Article II, Section 22(c)(4). Article II, Section 22(c)(4) of Subdivision Ordinance is hereby amended to remove (viii) and renumber the remainder of the section accordingly.

SECTION 16. Amendment of Article II, Section 22(h). Article II, Section 22(h) of the Subdivision Ordinance is hereby amended by amended in its entirety to read as follows:

(h) **Application Expiration.**

(1) The Preliminary 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 Preliminary Plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations. If the Concept Plan and the Preliminary Plat applications are submitted concurrently, the Concept Plan and Preliminary Plat applications shall both expire nine (9) months after the date that all staff review comments from all reviewing departments have been issued on the applications if both the Concept Plan and Preliminary Plat are not approved due to the applicant's failure to cause the applications to comply with all 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 Preliminary Plat, and the Concept Plan if submitted concurrently with the Preliminary Plat application. Substantial progress shall consist of, at a minimum, a resubmission of the Preliminary Plat, the concept plan in the case of a concurrent submission, and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

(3) After expiration of an application, any new Preliminary Plat application will be required to be re-submitted as a new application including re-paying all of the fees associated with this process.

SECTION 17. Amendment of Article II, Section 22(i). Article II, Section 22(i) of the Subdivision Ordinance is hereby amended in its entirety to read as follows:

(i) **Approval Expiration.**

(1) The approval of a Preliminary Plat shall expire two (2) years after the filing date unless:

(a) Corresponding Construction Plans and/or Final Plats on all, or a portion of, the land approved on the Preliminary Plat are filed, and, if necessary, additional Construction Plans and/or Final Plats are filed in not greater than two year intervals until all of the land within the Preliminary Plat has approved Construction Plans and Final Plats; provided that approval of all such Construction Plans and Final Plats are obtained within seven (7) years of the filing date of the Preliminary Plat; or

(b) An extension is granted by the Commission in accordance with this Ordinance; provided that in no event shall an extension be granted that exceeds nine (9) years after the filing date.

(2) When a Concept Plan application is submitted and approved concurrently with a Preliminary Plat application, the approval of the Concept Plan shall expire when the approval of the Preliminary Plat expires under Section 22(i)(1).

SECTION 18. Amendment of Article II, Section 23(c). Article II, Section 23(c) of the Subdivision Ordinance are hereby amended in its entirety to read as follows:

(c) **Content.** Construction Plans shall include all on and off-site improvements required to serve the proposed development as indicated on the approved Preliminary Plat and in compliance with applicable ordinances, codes, standards and policies of the City, and other applicable governmental entities. All Construction Plans shall be signed and sealed by a licensed professional engineer, licensed to practice in the State of Texas, include all information required by the most recent application/checklist, and shall contain or have attached thereto:

(1) Cover Sheet.

(i) The appropriate project name, date, and the name, addresses and phone numbers of the developer, engineer and surveyor, etc.

(ii) A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.

(2) Street and Roadway Systems:

(i) The horizontal layouts and alignments showing geometric data and other pertinent design details. The horizontal layout shall also show the direction of storm water flow and the location of manholes, inlets and special structures;

(ii) Vertical layouts and alignments showing existing and proposed center line, right and left right-of-way line elevations along each proposed roadway.

(iii) An analysis of vertical sight distance for proposed street intersections in accordance with the Transportation Criteria Manual.

(iv) Typical right-of-way cross sections showing pertinent design details and elevations as prescribed in the City Standard Details and Specifications;

(v) Typical paving sections showing right-of-way width, lane widths, median widths, shoulder widths, and pavement recommendations;

(vi) Attendant documents containing any additional information required to evaluate the proposed roadway improvements, including geotechnical information and traffic impact studies; and

(3) Drainage Improvements:

(i) Detailed design of all drainage facilities as indicated in the Preliminary Plat phase, including typical channel or paving section, storm sewers and other storm water control facilities.

(ii) Typical channel cross-sections, plan and profile drawings of every conduit/channel shall be shown.

(iii) Existing and proposed topographic conditions indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%, and referenced to a United States Geological Survey or Coastal and Geodetic Survey bench mark or monument.

(iv) Attendant documents containing design computations in accordance with this Ordinance, and any additional information required to evaluate the proposed drainage improvements.

(v) A copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

(4) Erosion and Sedimentation Controls:

(i) Proposed fill or other structure elevating techniques, levees, channel modifications and detention facilities.

(ii) Existing and proposed topographic conditions with vertical intervals not greater than one (1) foot referenced to a United States Geological Survey or Coastal and Geodetic Survey bench mark or monument.

(iii) The location, size, and character of all temporary and permanent erosion and sediment control facilities with specifications detailing all on-site erosion control measures which will be established and maintained during all periods of development and construction.

(iv) Contractor staging areas, vehicle access areas, temporary and permanent spoils storage areas.

(v) A plan for restoration for the mitigation of erosion in all areas disturbed during construction.

(5) Water Distribution Systems:

(i) The layout, size and specific location of the existing and proposed water mains, pump stations, storage tanks and other related structures sufficient to serve the proposed land uses and development as identified in the Preliminary Plat phase and in accordance with the City Standard Details and Specifications.

(ii) The existing and proposed location of fire hydrants, valves, meters and other fittings.

(iii) Design details showing the connection with the existing City water system.

(iv) The specific location and size of all water service connections for each individual lot.

(v) Attendant documents containing any additional information required to evaluate the proposed water distribution system.

(6) Wastewater Collection Systems:

(i) The layout, size and specific location of the existing and proposed wastewater lines, manholes, lift stations, and other related structures

sufficient to serve the land uses and development as identified in the Preliminary Plat phase, in accordance with all current City standards, specifications, and criteria for construction of wastewater systems.

(ii) Plan and profile drawings for each line in public right-of-ways or public utility easements, showing existing ground level elevation at center line of pipe, pipe size and flow line elevation at all bends, drops, turns, and station numbers at fifty (50) foot intervals.

(iii) Design details for manholes and special structures. Flow line elevations shall be shown at every point where the line enters or leaves the manholes.

(iv) Detailed design for lift stations, package plants or other special wastewater structures.

(v) Attendant documents containing any additional information required to evaluate the proposed wastewater system, and complete an application for State Health Department approval.

(7) Fill Material Storage. The location of the fill material pile, which must comply with Section 48 of this Ordinance.

(8) Street Lighting. The location, size, type and description of street lights according to City Standard Details and Specifications.

(9) Street Signs. The location, size, type and description of street signs according to City Standard Details and Specifications.

(10) Speed Limit Signs and Permanent Traffic Barricades. The location, size (where applicable), and type of speed limit signs and permanent traffic barricades according to City Standard Details and Specifications.

(11) Sidewalks. The location, size and type of sidewalks and pedestrian ramps according to City Standard Details and Specification.

(12) Improvements for Parks and other Public and Common Areas - as identified and/or approved on the Preliminary Plat.

(13) The location, size and description of all Significant Trees (to remain and to be removed), and Replacement Trees to meet the requirements of this Ordinance.

(14) Landscaping and Screening. The location, size and description of all landscaping and screening materials as required by the Composite Zoning Ordinance.

(15) Street Trees. The location and species of all proposed street trees on every street in accordance with all current City standards, specifications and criteria for the installation of street trees.

(16) Design Criteria. Final design criteria, reports, calculations, and all other related computations, if not previously submitted with the Preliminary Plat.

(17) Cost Estimates. A cost estimate of each required improvement, prepared, signed and sealed by a professional engineer licensed to practice in the State of Texas.

(18) Dry Utility Plan. A plan demonstrating the location of the proposed dry utilities.

(19) Compliance with Phasing Plan. Verification that the construction plans are submitted in accordance with the phasing shown on the approved Phasing Plan and that all prior phases have been reviewed.

(20) For Resubmittal Applications, in addition to containing the information and documents required by this subsection (c), a transmittal letter that describes how each reason for disapproval of the Construction Plans are being remedied or how each condition of a conditional approval is being satisfied, as applicable, and identifying the location in the Construction Plan application where each remedy or response to a condition can be found. The transmittal letter shall further identify whether any other changes to the application have been made other than those necessary to respond to the reasons for disapproval.

SECTION 19. Amendment of Article II, Section 23(e)(2). Section 23(e)(2) of the Subdivision Ordinance is hereby amended in its entirety to read as follows:

(2) If Construction Plans are approved, then the Director of Planning, City Engineer, Director of Public Works, Director of Parks and Recreation, and the Fire Marshal shall sign the cover sheet of the Construction Plans and a pre-construction meeting shall be scheduled. A construction plan permit shall be signed and issued during the pre-construction meeting after completion and acceptance by the City of the improvements for the prior phase of the subdivision. A signed copy of the plans shall be returned to the applicant and a copy shall be retained for City records.

SECTION 20. Amendment of Article II, Section 24(j). Article II, Section 24(j) of the Subdivision Ordinance is hereby amended in its entirety to read as follows:

(j) **Recordation.**

(1) Prior to the recordation of the Final Plat:

(i) The Final Plat shall have been approved by the Commission and signed by the appropriate City officials pursuant to the provisions of this Ordinance.

(ii) Copies of any agreements required providing for the proper and continuous operation, maintenance, and supervision of any facilities that are of common use or benefit which cannot be satisfactorily maintained, or which have been rejected for operation and/or maintenance, by an existing public agency shall be executed.

(2) City staff shall, upon determination that all provisions of this Ordinance have been satisfied, and all the above conditions have been met, obtain signatures certifying Final Plat approval by the Chairperson of the Commission, as attested to by the Commission Secretary.

(3) Once the original Final Plat has been certified by the Chairperson of the Commission, City staff shall notify the developer that the original, signed Final Plat is ready to be recorded.

(4) The City shall make arrangements to have the Final Plat filed for recordation at the developer's expense in the Official County Records at the appropriate county offices.

(5) If the land area represented by the subdivision is located outside the corporate limits of the City on the date of its filing for recordation with the Official County Records, then it must be approved by the Commissioners Court of the County prior to recordation unless an agreement between the City and County stipulates differently. It shall be the responsibility of the developer to be familiar with the process, procedures, and requirements necessary to secure County approval. Such approval shall be evidenced by the signature of the statement of certification by the County Judge.

(6) After the Plat is filed for recordation, the City shall obtain official scanned copies of the recorded final plat. The City shall not issue final address Plats or permits for lots within the subdivision until the Final Plat has been recorded, the developer has paid the county recordation fee, and the scan of the recorded plat is received.

SECTION 21. Amendment of Article II, Section 25(j). Article II, Section 25(j) of the Subdivision Ordinance is hereby amended in its entirety as follows:

(j) **Responsibility.** Notwithstanding the approval of any Amended Plat by the Planning Director, the developer and the engineer that prepares and submits such Plats shall be and remain responsible for the adequacy of the design and nothing in this Ordinance shall be deemed or construed to relieve or waive the responsibility of the developer or his/her engineer for or with respect to any Plat submitted.

SECTION 22. Amendment of Article II, Section 26(c). Article II, Sections 26(c) of the Subdivision Ordinance are hereby amended in its entirety to read as follows**:**

(c) **Content.** The content of the Short Form Final Plat shall correspond with the content for Final Plats as required by this Ordinance, except that:

(1) Construction Plans may not be required.

(2) The City may permit omission of any informational requirements that are determined by the City to place an excessive burden on the applicant, including, but not limited to contours, centerlines of existing watercourses, etc.

(3) The City shall require the following note on the Final Plat: This subdivision is subject to all general notes and restrictions appearing on the Plat of _____, Lot(s) _____, recorded at Instrument Number _____ of Plat Records of _____ County, Texas.

SECTION 23. Amendment of Article II, Section 26(d). Article II, Section 26(d) of the Subdivision Ordinance are hereby amended in its entirety to read as follows:

(d) **Procedure.** The procedure for review and approval of a Short Form Final Plat shall follow the procedure for Final Plats, except that:

(1) The Short Form Final Plat may be submitted without approval of a Concept Plan, Preliminary Plat or Construction Plans. The Plat, prepared by a surveyor, and engineer if required, and bearing their seals shall be submitted to the Commission for approval before recordation of the Plat.

(2) Legible prints, as indicated on the application form shall be submitted at least thirty (30) days prior to the regular meeting of the Commission along with all information required by the most recent application/checklist and the following:
   (i) Completed application forms and the payment of all required fees.
   (ii) Copy of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat.
   (iii) Certification from all applicable taxing authorities that all taxes due on the property have been paid.
   (iv) Notification materials as required herein.
   (v) A petition requesting annexation, if applicable.
   (vi) Any attendant documents needed to supplement the information provided on the Plat.

SECTION 24. Amendment of Article II, Section 28. Article II, Section 28 (g) (4) of the Subdivision Ordinance is hereby amended in its entirety to read as follows:

(4) The City shall not accept dedications of required improvements, nor release or reduce a performance bond or other assurance, until such time it is determined that:
   (i) All improvements have been satisfactorily completed.
   (ii) Two (2) copies of record drawings have been submitted to and approved by the City Engineer, along with a statement prepared by a licensed professional engineer that all improvements have been installed and constructed in accordance with the submitted record drawings; provided that applicants subdividing property in the Wholesale Wastewater Service Areas shall submit three (3) copies of such record drawings.
   (iii) Copies of all inspection reports, shop drawings and certified test results of construction materials have been submitted to and approved by the City Engineer.
   (iv) Digital files containing computer generated drawings of all public improvements shown on the Construction Plans, and all lot lines shown on the Final Plat, have been submitted to the City Engineer to update City record drawings.
   (v) One (1) Maintenance bonds meeting the requirements of this Ordinance have been provided.
   (vi) An affidavit of all bills paid and a release of liens have been provided.
   (vii) Any and all other requirements identified in the Final Plat process have been satisfied.
   (viii) Digital file containing computer generated drawings of all public improvements shown on the Construction Plans, and all lot lines shown on the Final Plat, have been submitted to the City Engineer to update City record drawings.
   (ix) A fiscal surety meeting the requirements of Section 48 (f), if required by that Section.

SECTION 25. Amendment of Article III, Section 46. Article II, Section 46 of the Subdivision Ordinance is hereby amended in its entirety to read as follows:

SECTION 46. EASEMENTS

(a) The developer shall dedicate easements that allow approved lots within the subdivision to have access to all public utilities. Where necessary to adequately serve the addition or subdivision with public utilities, easements shall be dedicated for all public utilities including water lines, reuse water lines, wastewater lines, and stormwater drainage facilities and associated appurtenances. Such easements shall be provided as deemed necessary by the Commission. Easements shall be dedicated according to the requirements delineated in the application and checklists.

(b) All existing and proposed easements, safety lanes, and rights-of-way shall be clearly indicated on the Plat or Plan, as well as an indication to the use of each easement or right-of-way.

(c) No permanent structure may be placed in or over any easement or right-of-way except a structure whose use and location are necessary to the designated use of the right-of-way or easement or which otherwise will not affect the use, maintenance or repair of such easement.

(d) The width and alignment of all easements or rights-of-way to be dedicated shall be determined by the City Engineer, any applicable utility provider and the Commission, and approved by the Commission, and shall be accompanied by a notarized statement of dedication on the Plat. Such easements shall, at a minimum, include a ten-foot public utility easement dedicated immediately adjacent to all street rights-of-way.

(e) Easements shall be established and dedicated for all public utility and drainage appurtenances, including common access areas, and other public uses requiring dedication of property rights.

(f) In so far as practicable, easements shall not be centered on a property line, but shall be located entirely on one (1) side of a lot.

(g) The City Manager is authorized to sign approval and acceptance of easements granted outside of the subdivision platting process that have been reviewed and approved by the City Engineer and that are granted using a form substantially similar to the form approved by the City Attorney.

SECTION 26. Amendment of Article III, Section 49. Article III, Section 49 of the Subdivision Ordinance is hereby amended to add subsection (c) as follows and renumber the remainder of the section accordingly:

(c) In no case shall the Buffer Zones be less restrictive than the 100 year floodplain as depicted from the best available base floodplain model to date using the rainfall data as approved by the City as part of the plan review process.
Any revision to the base hydraulic model must be supported with adequate data/information; and must be discussed with city engineering staff. Such floodplain analysis shall be approved by the city as part of the plan review process.
In case the latest hydraulic model is not available, the city's floodplain administrator

shall approve any proposed method for the determination of special flood hazard area boundaries. The floodplain analysis and modelling for such method shall be submitted, reviewed and approved as part of the plan review process.

SECTION 27. Conflicting Ordinances. Exhibit "A", Article 10.02, Leander Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

SECTION 28. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting subdivision within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 29. Effective Date. After its passage of this Ordinance in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

SECTION 30. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 31. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 6th day of January, 2022.

ATTEST:

Dara Crabtree

Dara Crabtree, City Secretary

THE CITY OF LEANDER, TEXAS

C deLisle

Christine DeLisle, Mayor

CITY OF LEANDER ESTABLISHED 1882 INCORPORATED 1978 16 STATE OF TEXAS

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO. 22-006-00

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES BY ADDING ARTICLE 13.12 ENTITLED "DEVELOPMENT PHASING"; REQUIRING A DEVELOPMENT PHASING PLAN TO BE APPROVED BEFORE A SUBDIVISION CONCEPT PLAN CAN BE APPROVED; ESTABLISHING REQUIREMENTS FOR DEVELOPMENT PHASING PLANS; PROVIDING AN APPROVAL PROCESS; AMENDING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING EFFECTIVE DATE AND OPEN MEETINGS CLAUSES.

WHEREAS, the City of Leander, Texas, a home rule municipality (the "City") owns and operates a municipal water utility and is a member of the Brushy Creek Regional Utility Authority;

WHEREAS, the current water treatment capacity of the City's water system is 25 MGD;

WHEREAS, the City has experienced unprecedented growth rates and growth is projected to continue at a high rate;

WHEREAS, the City and the BCRUA have several major capital improvement projects planned or in progress, which are projected to be completed over the course of the next eight years, which will increase the capacity of the City's water system to 44 MGD;

WHEREAS, given the rate of growth and the timing of construction of the water infrastructure projects, the City finds that it is reasonable and necessary to adopt regulations that assist the City with tracking and managing the number of LUE's added to the water system in the years leading up to completion of the water infrastructure projects, to ensure that growth does not exceed the water system capacity and that the City is able to meet peak demands during periods of high water usage;

WHEREAS, the City is authorized under its home rule authority, its general police powers, and Sections 551.007 and 552.001, Texas Local Government Code to adopt the regulations set forth in this Ordinance; and

WHEREAS, the City Council finds the regulations set forth herein to be reasonable and necessary to ensure the adequate provision of water to current and future customers in accordance with the City's ordinance and applicable law;

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

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Council hereby further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this ordinance are reasonable and necessary to protect the public health, safety and quality of life.

Section 2. Phasing Plan Required. Chapter 13, City of Leander Code of Ordinances, is hereby amended to add Article 13.12, entitled "Development Phasing Plan" to read as follows:

ARTICLE 13.12. DEVELOPMENT PHASING PLAN

Sec. 13.12.001. Purpose.

(a) The purpose of this Article is to ensure that growth occurs in an orderly and planned manner that allows the City to manage the number of living unit equivalents added to the water system in the years leading up to completion of several major water infrastructure projects, to ensure that growth does not exceed the water system capacity, that the City is able to meet peak demands during periods of high water usage, and that the City's water system continues to be able to serve existing and future customers during expansion of the water system.

(b) The City Council shall review this Article at least annually, and after completion of the Phase 2A of the Brushy Creek Regional Water Treatment Plant, which is projected to be completed in 2027, to determine whether this Article should be modified or repealed.

Sec. 13.12.002. Development Phasing Plan Required.

A Development Phasing Plan is required for any subdivision within the city limits and extraterritorial jurisdiction that includes more than thirty (30) lots or units. The Development Phasing Plan for the subdivision must be approved by the City Council before a subdivision concept plan will be approved.

Sec. 13.12.003. Approval Procedure.

(a) Persons wishing to obtain approval of a subdivision that includes more than thirty (30) lots or units shall submit a proposed Development Phasing Plan to the with the Concept Plan Application.

(b) The Development Phasing Plan shall comply with the following requirements and shall be in the form required by the City:

(1) The Development Phasing Plan shall contain timeframes in compliance with the term of the concept plan.

(2) Phases shall be provided in sequential order and include any proposed subsections.

(3) Each phase shall illustrate the property to be included in a specific phase, and

the number of LUE's that will be served by the City's water system in each phase. The phases shall include all required infrastructure and drainage facilities to support the phase without the development of the entire subdivision, and infrastructure for each phase shall fully serve each phase.

(4) Phases shall not create remnant tracts less than five (5) acres in size.

(c) The Planning Department will cause the Development Phasing Plan to be reviewed by appropriate City departments, including the City Engineer, in accordance with criteria established by the Planning Director and the City Engineer. Applications will be reviewed in accordance with the submittal and review schedule prepared by the planning director and approved by the planning commission. Incomplete Development Phasing Plans will be rejected with a comment letter identifying the deficiencies.

(d) After completion of staff review, the Planning Director and the City Engineer will approve, deny, or recommend modifications to the Development Phasing Plan.

(e) A person aggrieved by a decision made by the Planning Director and City Engineer under this Section may appeal the decisions to the City Council by submitting a written request for appeal and setting forth the basis for the appeal within fourteen (14) calendar days of the date of the decision.

Sec. 13.12.004. Compliance with Proposed Phasing Plan.

A subdivision shall be constructed in compliance with the sequencing set forth in the Development Phasing Plan. If an applicant applies for a Preliminary Plat for less than the entire property shown in the Concept Plan, the Preliminary Plat for each phase may not be reviewed concurrently, must be submitted in the order shown on the approved Phasing Plan, and review of the Preliminary Plat for a particular phase must be completed and scheduled for Commission approval before a subsequent phase may be submitted for review. In addition, and the Preliminary Plat applications must contain the property shown in each phase of the approved Development Phasing Plan. Construction Plans for each phase shall be submitted in accordance with the phasing shown on the approved Phasing Plan, may not be reviewed concurrently, and must be submitted in the order shown on the approved Development Phasing Plan. The infrastructure in an approved Construction Plan for a particular phase set must be completed and accepted by the City before the applicant may commence construction a subsequent phase of the subdivision.

Sec. 13.12.005. Amendment of Phasing Plan.

An approved Development Phasing Plan may be amended by submission of a proposed amended Development Phasing Plan using the process set forth in Section 13.12.002.

Section 4. **Amendment of Conflicting Ordinances.** All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

Section 5. **Effective Date.** This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

Section 6. **Severability**. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. **Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 6th day of January, 2022.

ATTEST:

Dara Crabtree

Dara Crabtree, City Secretary

CITY OF LEANDER, TEXAS

C. DeLisle

Christine DeLisle, Mayor

EXECUTIVE SUMMARY
1/15/2026

AGENDA SUBJECT:
Discuss and consider action on an Ordinance to amend Article 9.08 of the local ordinances regarding the classifications and number of positions in the Leander Fire Department, reclassifying seven (7) Lieutenant positions to seven (7) Captain positions.

BACKGROUND:
This ordinance will increase the number of Captain positions in the fire department by seven (7), decrease the number of Lieutenant positions by seven (7) as required by the collective bargaining agreement, and increase the number of firefighter positions by one (1).

On May 4, 2024, the voters of the City of Leander approved adoption of Texas Local Government Code 143, also known as civil service, and Texas Local Government Code 174, also known as collective bargaining for the fire department. Per civil service section 143.021, the city must establish the classifications and number of positions by city ordinance.

In 2025, through the collective bargaining process, the City and association agreed to reclassify seven (7) fire lieutenant positions to the classification of captain. This amendment changes the City ordinance to reflect the change of captains from the existing three (3) to the new total of ten (10), and to reduce the number of lieutenants from the existing twenty (20) to the new total of thirteen (13). The contract states that the promotional exam will be held on January 7, 2026, and the new captain positions will be effective as soon as practical.

Additionally, the fire department hires twelve (12) firefighters of varying positions to staff a fire engine or ladder truck. The ladder truck staffing was brought on over several years and is currently at eleven (11), one position short of the targeted staffing level. Funding the additional firefighter position will provide more personnel to be off before triggering overtime and even the number of firefighters per shift. The city had applied for a partial matching grant for twelve additional firefighters for the staffing of Fire Station 6. The City has included in its FY26 budget the required funds for the matching portion; however, the grant was denied. The City has sufficient funds to cover the position and propose increasing the number of firefighter positions from its current thirty-five (35) to thirty-six (36).

HISTORY/TIMELINE:
May 4, 2024--Voters approved civil service and collective bargaining.
October 16, 2025--Council approved Collective Bargaining Agreement
January 7, 2026--Captain promotional exam

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of an Ordinance to amend Article 9.08 of the local ordinances regarding the classifications and number of positions in the Leander Fire Department, reclassifying seven (7) Lieutenant positions to seven (7) Captain positions.

PRESENTER:
Billy Wusterhausen, Fire Chief

Fiscal Impact

Attachments:

1. Ordinance Amending Classifications

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING SECTION 9.08.012, OF THE CITY OF LEANDER CODE OF ORDINANCES TO MODIFY THE FIREFIGHTER CLASSIFICATIONS AND THE NUMBER OF POSITIONS IN EACH CLASSIFICATION PURSUANT TO CHAPTER 143, TEXAS LOCAL GOVERNMENT CODE TO BE CONSISTENT WITH THE COLLECTIVE BARGAINING AGREEMENT; AND PROVIDING FOR THE EFFECTIVE DATE, OPEN MEETINGS, AND RELATED MATTERS.

WHEREAS, at the special election held on May 4, 2024, the voters of the City of Leander voted to adopt Chapter 143 of the Texas Local Government Code ("Chapter 143"), also known as civil service, and Texas Local Government Code 174, also known as collective bargaining, for the fire department; and

WHEREAS, Section 143.021(a) requires the City of Leander Firefighters' Civil Service Commission ("FCSC") to provide for classification of all fire fighters and for the City Council to prescribe the numbers of positions in each classification; and

WHEREAS, the FCSC approved the classifications set forth herein at its October 8, 2024 meeting; and

WHEREAS, in 2025, through the collective bargaining process, the city and association agreed to reclassify seven (7) fire lieutenant positions to the classification of captain; and

WHEREAS, the Fire Department wishes to increase the number of firefighter positions from its current thirty-five to thirty-six to a achieve ladder truck staffing of twelve firefighters;

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

Section 1. **Findings of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. **Amendment of Firefighter Classifications.** Section 9.08.012 of the City of Leander Code of Ordinances is hereby amended to read as follows:

Sec. 9.08.012. – Classifications and Number of Positions. The number of positions in each classification for the Fire Department shall be as follows:

a) Assistant Fire Chief: 3
b) Division Chief: 1
c) Battalion Chief: 3
d) Captain: 10
e) Lieutenant: 13

f) Driver: 20
g) Firefighter: 36

Section 3. **Effective Date.** This Ordinance will become effective upon its adoption, passage by the City Council in accordance with the procedures on the date of passage as required and publication as required by law.

Section 4. **Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this 15 day of January 2026.

CITY OF LEANDER, TEXAS

BY: _____
Na'Cole Thompson, Mayor Pro Tem

ATTEST:

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Dara Crabtree, City Secretary