



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, April 9, 2026
Regular Meeting at 6:00 PM



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

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

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

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the March 19, 2026 and April 2, 2026 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

CONSENT AGENDA: ACTION

6. Approval of the minutes for meetings held on March 12, 2026 and March 19, 2026.
7. Approval of the extensions of the application expiration for Subdivision Case FP-23-0079 Russi Replat; on one (1) parcel of land 9.186 acres $\pm$ in size; more particularly described by Travis Central Appraisal District Parcel 354066, generally located approximately 2,500 feet east of the intersection of Round Mountain Road and Flukes Lane, Leander, Travis County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case FP-23-0081 Gabriels Horn Development Final Plat; on five (5) parcels of land 16.372 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R022218, R655765, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case FP-23-0129 Villas at Speaking Rock Final Plat; on one (1) parcel of land 10.756 acres $\pm$ in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

10. Approval of the extension of the application expiration for Subdivision Case FP-24-0150 Leander ISD Elementary School #30 Final Plat; on one (1) parcel of land 31.417 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R624045, commonly known as 1913 Frontenac Street, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Subdivision Case PICIP-23-0079 regarding Gabriels Horn Development Public Improvement Construction Plans on five (5) parcels of land 16.372 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R473804, R500871, R022218, R755765, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.
12. Approval of the extension of the application expiration for Subdivision Case PICIP-23-0112 Villas at Speaking Rock Construction Plan; on one (1) parcel of land 10.756 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.
13. Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing and consider action on Subdivision Case FP-25-0233 to approve the Glory Hill Subdivision Final Plat on four (4) parcels of land approximately 15.45 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R568149, R551919, R082172, and R08217; generally located at the eastern terminus of Private Road 921, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

15. Discuss and consider action regarding Tree Removal Case TRP-25-0048 regarding the removal of two (2) Significant and two (2) Heritage Trees associated with the Tylerville South Lots 2A and 2B Minor Site Development (SD-25-0377), generally located to the southeast of the intersection of San Gabriel Parkway and W. Broade Steet, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
16. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 2nd day of April 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar

Veronica Tovar, Secretary



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the minutes for meetings held on March 12, 2026 and March 19, 2026.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 3-12-2026 P & Z minutes
2. 3-19-2026 P & Z Joint Workshop minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 12, 2026
Regular Meeting at 6:00 PM



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

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

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners present except Commissioner Jay Coats.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the March 5, 2026 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

Richard Gary 5101 Goldcrest Ct., Austin, Texas 78730 spoke on the expansion of SH 29.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-7.

By: Board Member Morales
Seconded: Board Member Oliver

Vote: 6 - 0

6. Approval of the minutes for meeting held on February 26, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-23-0097 Leander Estates Phase 2 Final Plat; on one (1) parcel of land 79.107 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R383651, generally located southeast of the intersection of Sandman Pass and Prairie Verbena Road, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0205 to amend the current zoning of 675 Kauffman Loop Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) to remove the prohibition of automotive uses on Lot 3, Block B of the 675 Kauffman Loop Subdivision and allow for a car wash on Lot 4, Block B of the 675 Kauffman Loop Subdivision on one (1) parcel of land 2.4 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R328207; and generally located 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0205 as described above.

Public Hearing opened at 6:22 p.m.; Public Hearing closed at 6:22 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Motion to deny Zoning Case Z-25-0205.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 3 - 3 Board Member Oliver, Board Member Lewis, Board Member Bray
Motion failed.

Motion to approve Zoning Case Z-25-0205 with an update to the PUD notes to include an eight-foot masonry privacy wall by any non-residential use that abuts the residential property.

By: Board Member Oliver

Seconded: Board Member Lewis

Vote: 3 - 3 Board Member Mahan, Board Member Morales, Board Member Lantrip
Motion failed.

REGULAR AGENDA

9. Discuss and consider action regarding Tree Removal Case TRP-25-0049 regarding the removal of six (6) Significant Trees and one (1) Heritage Tree associated with Oak Grove Estates (PICP-25-0274), generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0049.

By: Board Member Lantrip

Seconded: Board Member Morales

Vote: 6 - 0

10. Discuss and consider action regarding Tree Removal Case TRP-26-0051 regarding the removal of 13 Significant Trees associated with 675 Kauffman Loop Lot 1, Block B (SD-25-0374), generally located at 3244 Albion Drive, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-26-0051.

By: Board Member Oliver
Seconded: Board Member Lewis

Vote: 6 - 0

11. Adjournment
Meeting adjourned at 6:49 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 19, 2026
Briefing Workshop at 6:00 PM



Place 1 – Donnie Mahan, Chair

Place 2 – Joseph Morales

Place 3 – Karen Lewis

Place 4 – Jay Coats

Place 5 – James Oliver

Place 6 – Laura Lantrip, Vice-Chair

Place 7 – Tyler Bray

Staff Liaison – Robin Griffin

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
Meeting was called to order at 6:03 p.m.
2. Roll Call.
All commissioners present except Commissioner James Oliver.
3. Joint workshop with City Council to receive a presentation from Kendig Keast Collaborative Inc. regarding the kick-off of the Comprehensive Plan and Transportation Master Plan update.
4. Adjournment.
Meeting adjourned at 6:50 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the extensions of the application expiration for Subdivision Case FP-23-0079 Russi Replat; on one (1) parcel of land 9.186 acres ± in size; more particularly described by Travis Central Appraisal District Parcel 354066, generally located approximately 2,500 feet east of the intersection of Round Mountain Road and Flukes Lane, Leander, Travis County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Russi Replat, which is a 9.186 acre residential subdivision including 3 residential lots.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extensions of the application in order to allow Travis County to review the plat.

HISTORY/TIMELINE:

03/08/2024 - Final Plat Application Expired
09/08/2024 - Final Plat Application Staff Extension Expired
03/08/2025 - Final Plat Application City Council Extension Expired
03/08/2026 - Final Plat Application Planning and Zoning Commission Extension Expired

APPLICANT/AGENT:

Masterplan (Carolyn Horner) on behalf of Dario Russi and Cinzia Russi.

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to September 8, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0079 Att 1 Russi Replat - Extension Request
2. FP-23-0079 Att 2 Russi Replat - Location Map

March 6, 2026

Ms. Veronica Tovar
Planning Coordinator
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Reference: Extension Request 2 – FP23-0079 Russi Replat Short Form Plat

Dear Ms. Tovar:

I have been retained by Mr. Dario Russi, the “Property Owner” for the site located at 15105 Round Mountain Drive, Leander, Texas to request an extension of the approved Russi Replat, Short Form Final Plat (FP-23-0079) to September 9, 2026.

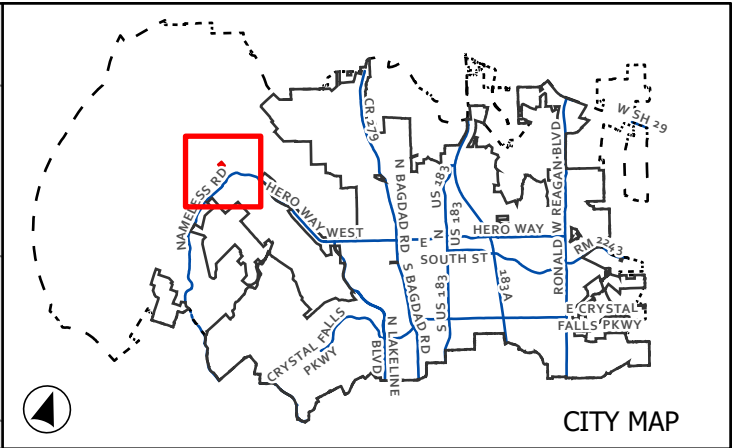
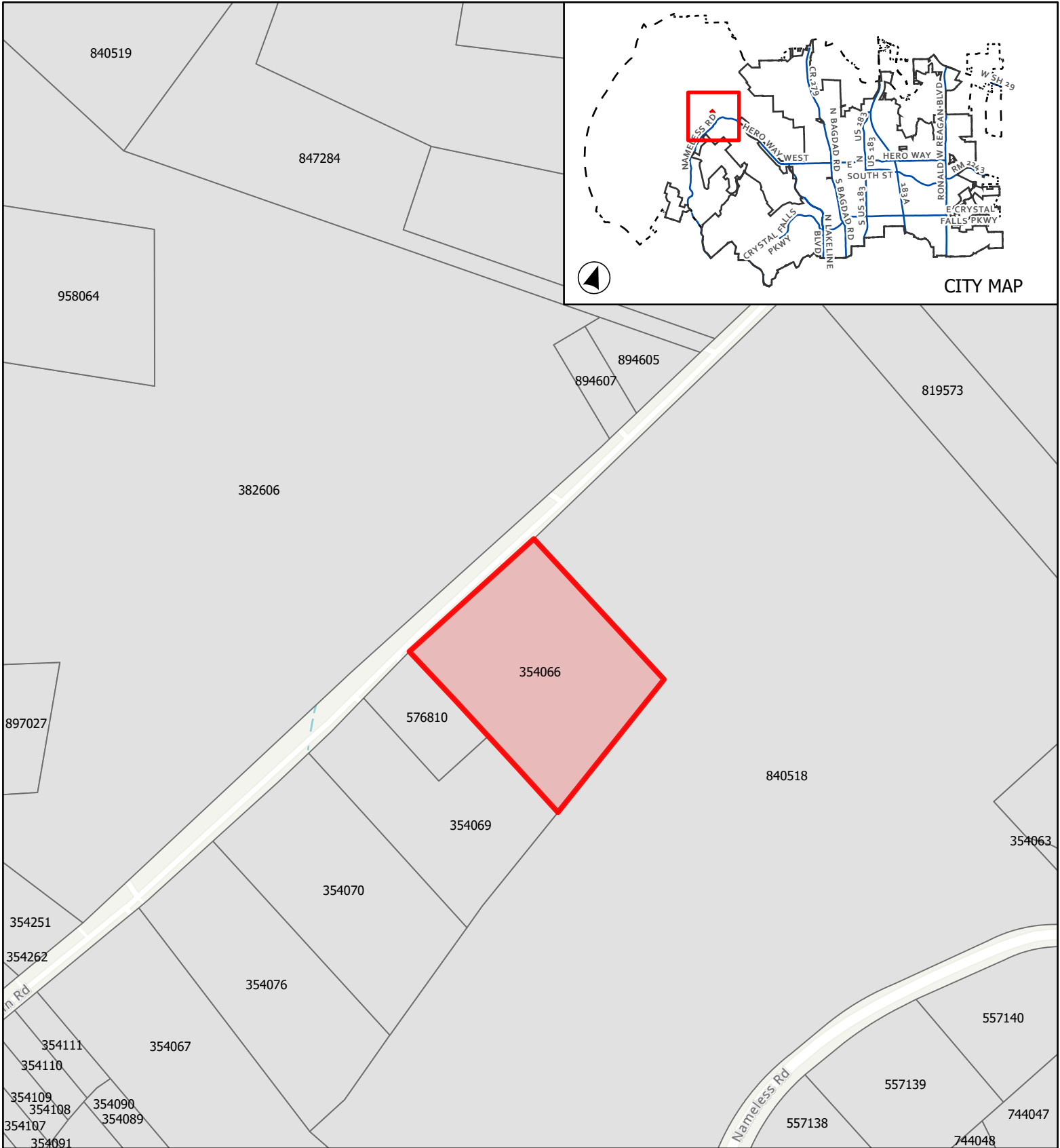
This property has started a new review at Travis County under a new agent and engineering team under permit S-25-394 and a concurrent review for Travis County’s Chapter 245 review and is currently awaiting resolution of comments.

Please let me know if you require any additional information regarding this request. You can contact me via email at dianejbernal@gmail.com or by phone at 512-215-1433.

Sincerely,



Diane Bernal
Development Consultant
DB Land Consulting
Agent on behalf of the Property Owner



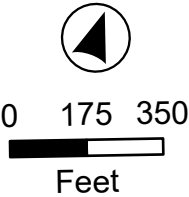
CASE: FP-23-0079

ATTACHMENT 2

RUSSI REPLAT

Location Map

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



- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-23-0081 Gabriels Horn Development Final Plat; on five (5) parcels of land 16.372 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R022218, R655765, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Gabriels Horn Development, which is a 16.372 acre commercial subdivision including five (5) commercial lots.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to continue coordination with Williamson County regarding the ROW dedication along Ronald W. Reagan Boulevard.

HISTORY/TIMELINE:

04/20/2023 - Preliminary Plat Approved
03/23/2024 - Final Plat Application Expired
09/23/2024 - Final Plat Application Staff Extension Expired
03/23/2025 - Final Plat Application City Council Extension Expired
09/23/2025 - Final Plat Application City Council Extension Expired
03/23/2026 - Final Plat Application Planning and Zoning Commission Extension Expired

APPLICANT/AGENT:

LJA Engineering, Inc. (Charles R. Hager) on behalf of Reagan Gabriels Real Estate, LLC. (Samir Maredia).

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to September 23, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0081 Att 1 Gabriel's Horn - Extension Request
2. FP-23-0081 Att 2 Location Map - Gabriels Horn

March 16, 2026

Planning Department
City of Leander
201 North Brushy Street
Leander, Texas 78641

RE: Gabriels Horn Final Plat (FP-23-0081)
Extension Request

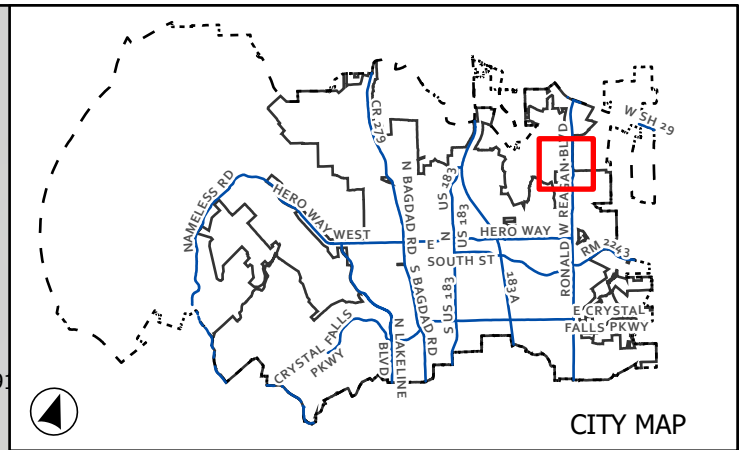
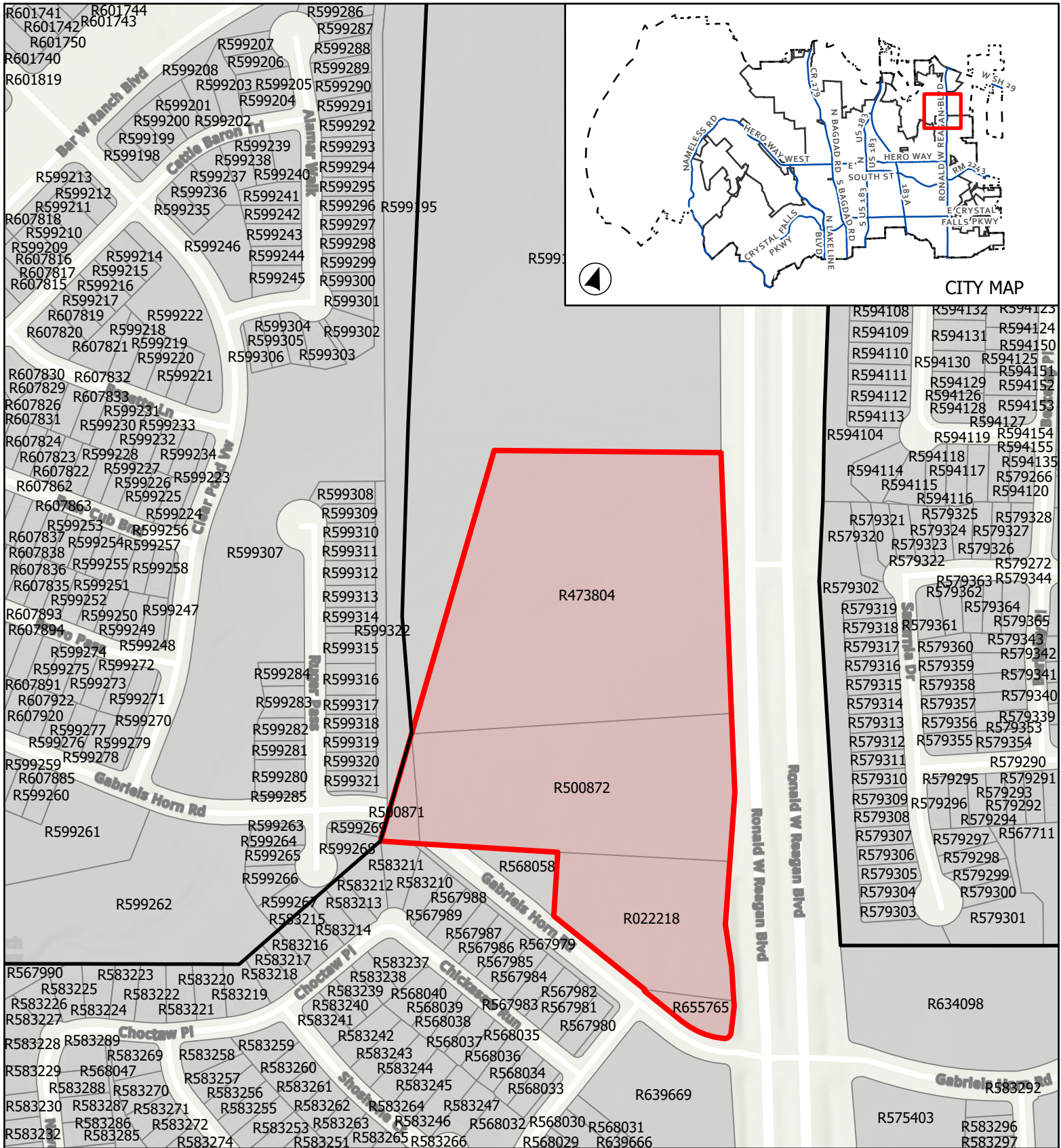
To Whom It May Concern:

Due to on-going coordination with Williamson County regarding right-of-way dedication of Ronald Regan along our project property, we hereby request on behalf of the property owner, an extension to the final plat application expiration date on FP-23-0081, Gabriels Horn Final Plat.

Sincerely,
LJA ENGINEERING, INC.

A handwritten signature in blue ink that reads "CRHager". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

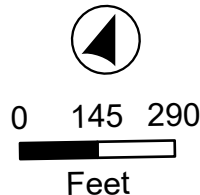
Charles R. Hager V, P.E.
Senior Director



CASE: FP-23-0081 ATTATCHMENT 2 GABRIELS HORN

Location Map

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- City Limits
- ETJ Boundary
- Subject Boundary



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-23-0129 Villas at Speaking Rock Final Plat; on one (1) parcel of land 10.756 acres $\pm$ in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Villas at Speaking Rock, which is a 10.756 acre residential subdivision including 21 residential lots.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to address comments on the PICP. The applicant has also made some significant design changes to the plat that warranted a Preliminary Plat revision.

HISTORY/TIMELINE:

03/14/2025 - Final Plat Application Expired

09/14/2025 - Final Plat Application Staff Extension Expired

03/14/2026 - Final Plat Application Planning and Zoning Commission Extension Expired

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamesetti) on behalf of Speaking Rock Ventures, LLC. (Naveen Valeti).

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to September 14, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0129 Att 1 Villas at Speaking Rock - Extension Request
2. FP-23-0129 Att 2 Villas at Speaking Rock - Location Map



RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

210.549.7557 512.856.4595 www.raosengineering.com

P.O.BOX NO: 592991,

SAN ANTONIO, TX 78258

Land Development | Water Resources | Environmental | Transportation

Date: 5th March 2026

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

Re: **FP-23-0129 Villas at Speaking Rock Final Plat**
Request for Extension of Expiration Date

I am writing to formally request an extension of the Final Plat review period for the Villas at Speaking Rock project. Due to coordination with LCRA, and approval of the PICP, we require additional time to address outstanding comments and finalize the necessary approvals.

We respectfully request an extension of the review period of 6 additional months to allow for the completion of the review process. We appreciate the City of Leander's continued support and are committed to meeting all required conditions for approval.

Please let us know if there are any additional steps or fees required to process this extension.

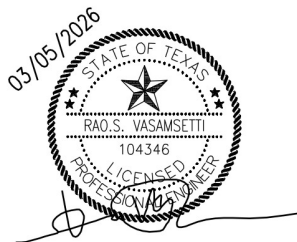
Thank you for your time and consideration.

If you have any questions or need any additional information, please call me at 210-549-7550

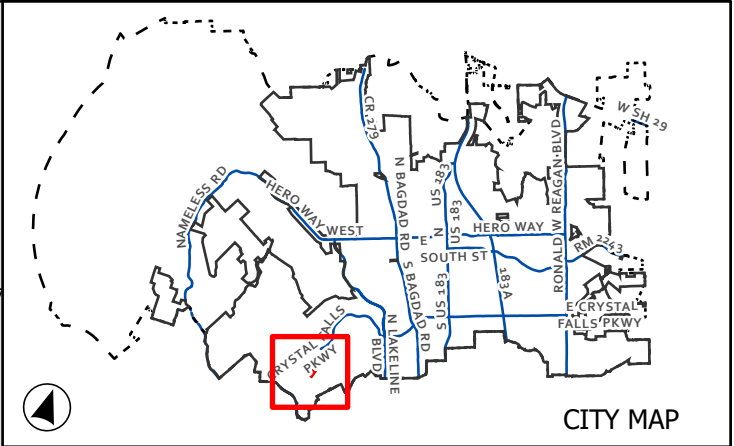
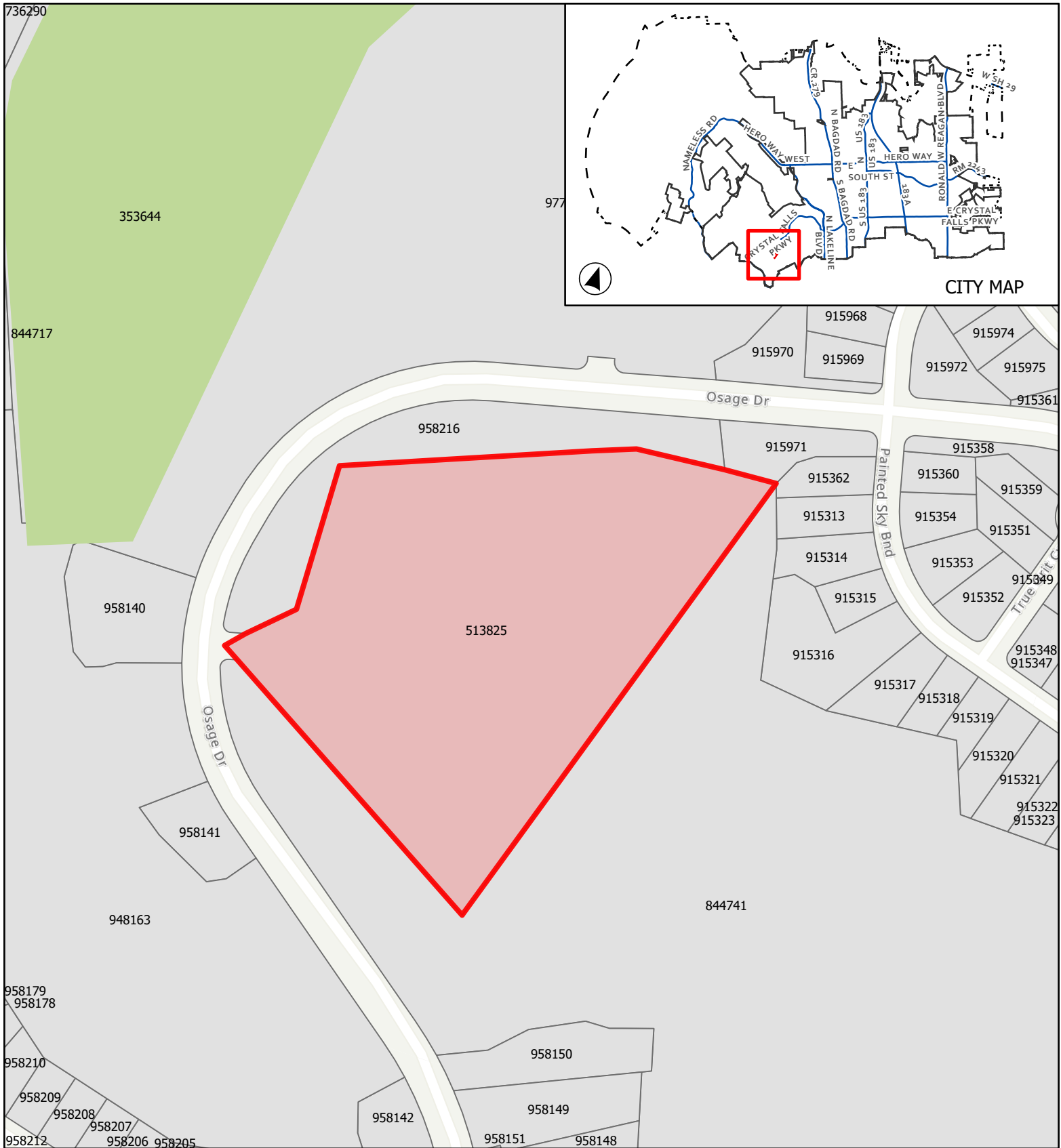
Respectfully,

Rao's Consulting Engineers, LLC.

Texas Board of Professional Engineers Firm Registration #17655



Rao Vasamsetti, P.E.
Principal



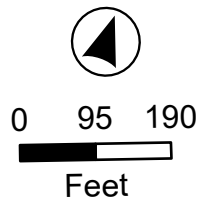
FP-23-0129

ATTACHMENT 2

VILLAS AT SPEAKING ROCK

Location Map

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City Limits
ETJ

Subject Boundary



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-24-0150 Leander ISD Elementary School #30 Final Plat; on one (1) parcel of land 31.417 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R624045, commonly known as 1913 Frontenac Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Leander ISD Elementary School #30 Final Plat, which is a 31.417 acre for a Leander ISD Elementary School.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to allow Staff to continue coordinating with the applicant on the pending plat notes.

HISTORY/TIMELINE:

03/13/2025 - Final Plat Application Expired

09/13/2025 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:

AtkinsRealis (Michael Shangreaux) on behalf of Leander Independent School District (Jimmy Disler).

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to September 13, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-24-0150 Att 1 Leander ISD Elementary School # 30- Extension Request
2. FP-24-0150 Att 2 Leander ISD - Location Map

March 13, 2025

Ms. Veronica Tovar
Review Coordinator
City of Leander
201 N. Brushy Street
Leander, Texas 78641

Subject:

FINAL PLAT REVIEW EXTENSION REQUEST

Leander ISD Elementary School #30 – (FP-24-0150)
1913 Frontenac, Leander, Texas, 78461

Dear Ms. Tovar:

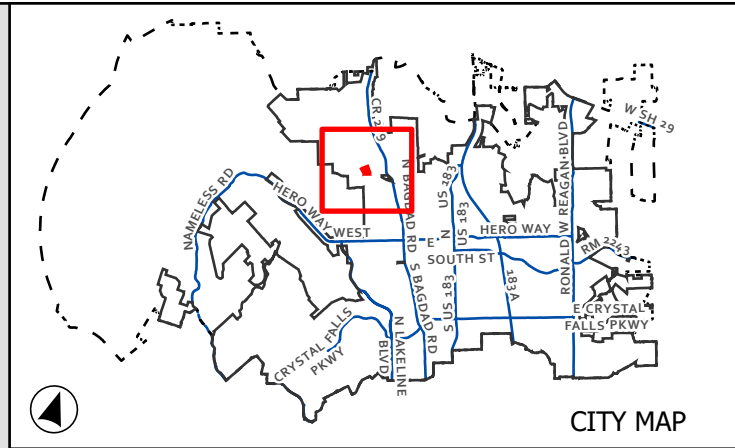
I hereby request that a 6-month extension is granted to the review period for this application in order to allow for more time for the submittal and review process.

Thank you.

Sincerely,



Michael Shangreaux, PE
Senior Project Manager

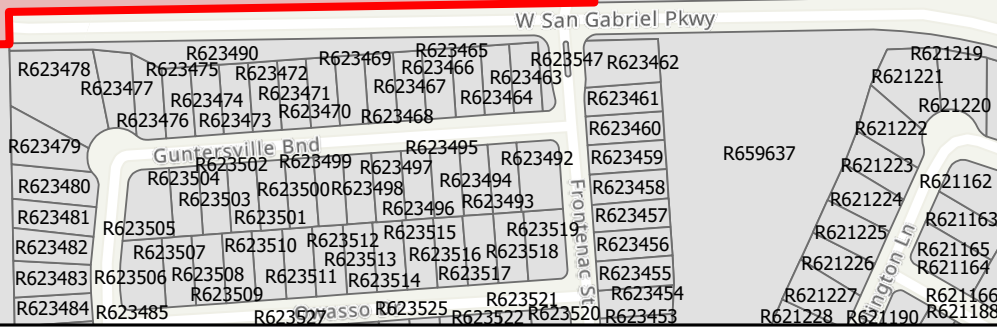


CITY MAP

R031683



R624045



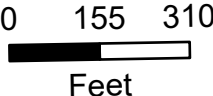
CASE: FP-24-0150

ATTACHMENT 2

LEANDER ISD ELEMENTARY
SCHOOL #30

Location Map

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



- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-23-0079 regarding Gabriels Horn Development Public Improvement Construction Plans on five (5) parcels of land 16.372 acres ± in size, more particularly described by Williamson County Appraisal District Parcels R473804, R500871, R022218, R755765, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel's Horn Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Gabriels Horn Development, which is a 16.372 acre commercial subdivision including five (5) commercial lots.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to continue coordination with Williamson County regarding the ROW dedication along Ronald W. Reagan Boulevard which is delaying the associated Final Plat. This extension would allow the construction plans to be delayed until the required dedication is finalized.

HISTORY/TIMELINE:

04/20/2023 - Preliminary Plat Approved
03/23/2024 - Construction Plans Application Expired
09/23/2024 - Construction Plans Application Staff Extension Expired
09/23/2025 - Final Plat Application City Council Extension Expired
03/23/2026 - Final Plat Application Planning and Zoning Commission Extension Expired

APPLICANT/AGENT:

LJA Engineering, Inc. (Charles R. Hager) on behalf of Reagan Gabriels Real Estate, LLC. (Samir Maredia).

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the construction plans. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to September 23, 2026, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICIP-23-0079 Att 1 Gabriels Horn Development - Extension Request
2. PICIP-23-0079 Att 2 Location Map - Gabriels Horn Development

March 16, 2026

Planning Department
City of Leander
201 North Brushy Street
Leander, Texas 78641

RE: Gabriels Horn Public Improvements Construction Plan (PICP-23-0079)
Extension Request

To Whom It May Concern:

On behalf of the property owner of Gabriels Horn, we hereby request an extension to the construction plan application expiration date on PICP-23-0079, Gabriels Horn Public Improvements Construction Plan. The associated final plat approval of FP-23-0081, Gabriels Horn Final Plat, is delayed due to on-going coordination with Williamson County regarding right-of-way dedication of Ronald Regan along our project property.

Sincerely,
LJA ENGINEERING, INC.

A handwritten signature in blue ink that reads "CR Hager". The signature is fluid and cursive, with the first and last names clearly legible.

Charles R. Hager V, P.E.
Senior Director



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-23-0112 Villas at Speaking Rock Construction Plan; on one (1) parcel of land 10.756 acres $\pm$ in size; more particularly described by Travis Central Appraisal District Parcel 513825, generally located east of Osage Drive and north of Durango Hills, Leander, Travis County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Villas at Speaking Rock, which is a 10.756 acre residential subdivision including 21 residential lots.

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

(g) Application Expiration.

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

The applicant is requesting another six (6) month extension of the application in order to allow the applicant additional time to coordinate approvals with LCRA and address some design constraints. The applicant has also made some significant design changes to the plat that warranted a Preliminary Plat revision.

HISTORY/TIMELINE:

01/18/2024 - Preliminary Plat Approved
03/21/2025 - Construction Plans Application Expired
09/21/2025 - Construction Plans Application Staff Extension Expired
03/21/2026 - Final Plat Application Planning and Zoning Commission Extension Expired

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamesetti) on behalf of Speaking Rock Ventures, LLC. (Naveen Valeti).

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the construction plans. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to September 21, 2026, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-23-0112 Att 1 Villas at Speaking Rock - Extension Request
2. PICP-23-0112 Att 2 Villas at Speaking Rock - Location Map



RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

210.549.7557 512.856.4595 www.raosengineering.com

P.O.BOX NO: 592991,

SAN ANTONIO, TX 78258

Land Development | Water Resources | Environmental | Transportation

Date: 5th March 2026

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

Re: **PICP-23-0112 Villas at Speaking Rock Construction Plans**
Request for Extension of Expiration Date

I am writing to formally request an extension of the Construction plans review period for the Villas at Speaking Rock project. Due to coordination with LCRA and, we require additional time to address outstanding comments and finalize the necessary approvals.

We respectfully request an extension of the review period of 6 additional months to allow for the completion of the review process. We appreciate the City of Leander's continued support and are committed to meeting all required conditions for approval.

Please let us know if there are any additional steps or fees required to process this extension.

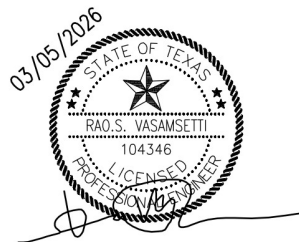
Thank you for your time and consideration.

If you have any questions or need any additional information, please call me at 210-549-7550

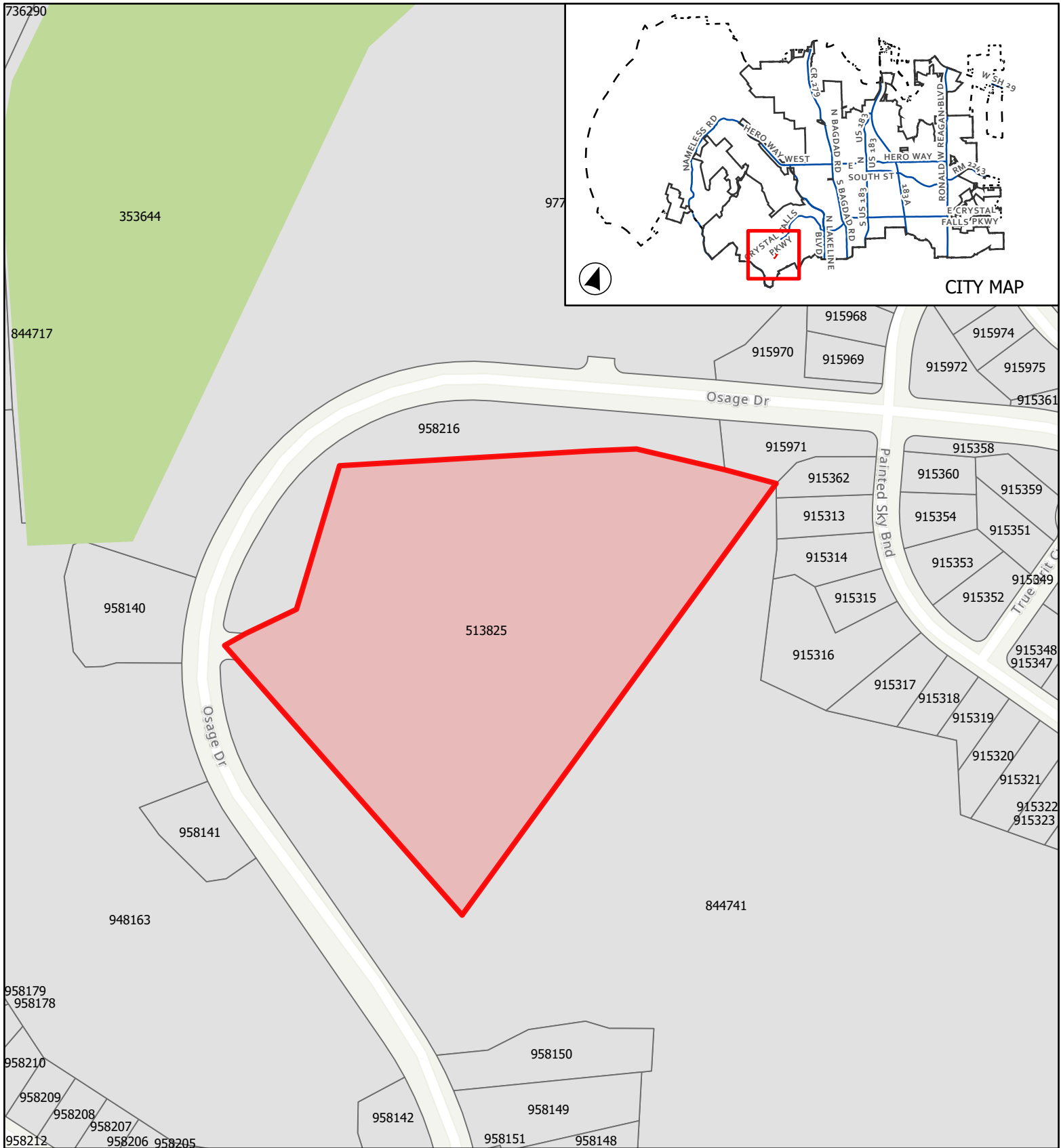
Respectfully,

Rao's Consulting Engineers, LLC.

Texas Board of Professional Engineers Firm Registration #17655



Rao Vasamsetti, P.E.
Principal



PICP-23-0112 ATTACHMENT 2 VILLAS AT SPEAKING ROCK

Location Map

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0 95 190
Feet

City Limits
 ETJ
 Subject Boundary



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Approval of the Subdivision and Site Development Application Forms pursuant to Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance; Leander, Williamson & Travis Counties, Texas.

BACKGROUND:

Article IX, Section 9 (a) (1) c. of the Composite Zoning Ordinance requires that the Director of Planning presents Subdivision, Site Development, and Dry Utility Application Forms to the Planning & Zoning Commission for approval.

This agenda item proposes updates to the Dry Utility application process, specifically the timeline for reviews. Currently, these applications follow the Alternative Review Schedule. The purpose of this update is to allow the applications to be processed at any time. This is a housekeeping item, and the applications remain consistent with current ordinance requirements.

HISTORY/TIMELINE:

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the applications.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments:

1. Att 1 Dry Utility Submittal Packet 04.09.2026
2. Att 2 Dry Utility Micro-Trenching Submittal Packet 04.09.2026

PROJECT NAME: _____

DRY UTILITY PERMIT

APPLICATION & CHECKLIST SUBMITTAL PACKET

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GENERAL INFORMATION

A Dry Utility Permit includes dry utilities such as cable, gas, electric, etc. This type of submittal is required for the installation of dry utilities with the right-of-way (ROW) or on private property within an easement. Dry utilities shall be located underground in the ROW, overlash may be permitted between existing utility poles where existing lines are present. Overlash means the tying of additional communications facilities to those previously attached to existing utility poles. New lines may not be extended across public ROW or between poles where lines do not already exist.

Contractors are required to carry liability insurance and list the city as additional insured during the construction of the project. Door hangers are required to be placed on all houses within any subdivision impacted by the dry utility permit a minimum of fifteen (15) days prior to the start of a dry utility project. These door hangers shall include the name of the dry utility provider and phone number, and the time frame for the work.

Penalties:

- (1) Damage to property
 - a. If public or private property is damaged during installation of dry utilities, the utility provider, contractor, and/or sub-contractor shall be responsible for repair.
 - b. No additional applications will be accepted for review or permits issued until damage is repaired.
- (2) Work without permit
 - a. No additional applications will be accepted for review or permits issued until the plans are submitted and a permit is issued.
- (3) Stagnant project: If work stops for more than two (2) weeks, all construction equipment, spoils, and debris shall be removed and the site shall be revegetated and restored.

A Development Hub Account is required to be created for the provider, contractor and agent.

HELPFUL LINKS



- Development Services – www.leandertx.gov/ds. Includes links to the following:
 - Development Process – Applications, Submittal Schedule
 - Planning Department: Zoning, Subdivision, Site Development, Current Developments
 - Building Permits & Inspections: Building Permits, Impact Fees
 - Engineering Department
 - Maps & Guides – Comprehensive Plan, Transportation Plan, Development Guide, Transportation Criteria Manual, Drainage Criteria Manual
- Fire: www.leandertx.gov/fire
- Parks: www.leandertx.gov/parksrec
- Development Hub – Application Portal: www.leandertx.gov/hubgo

CONTACT INFORMATION

Please contact the Development Services Department by emailing PRCTeam@leandertx.gov with any questions regarding this application.

INSTRUCTIONS

- Fill out the following application and checklist completely prior to submission.
- Current applications and City ordinances may be found on the City's website (<http://www.leandertx.gov/ds>).
- Please refer to the "Overall Schedule" for review timelines. Applications may be submitted through the Development Hub at anytime for preview. Once all items are confirmed and accepted, the review process will start.
- This application only applies to dry utility improvements.
- No more than ten applications per provider may be submitted or under construction concurrently.
- A Development Hub Account is required to be created for the provider, contractor and agent.
- All items listed in the "Required Items for Application Submittal" on [page 3](#) shall be uploaded to the Development Hub.

```
graph LR; S1[STEP 1  
Application Submittal] --> S2[STEP 2  
Staff Review]; S2 --> S3[STEP 3  
Applicant Revisions]; S3 --> S4[STEP 4  
Approval];
```

STEP 1 Application Submittal	STEP 2 Staff Review	STEP 3 Applicant Revisions	STEP 4 Approval
○ Upload submittal items using the Development Hub. The application may be submitted anytime for preview. ○ The application is considered to be filed for completeness check after the preview is completed.	○ After the required items are received, City Departments will review and provide comments. ○ Comments are returned in the form of a comment letter to the applicant through the Development Hub.	○ The applicant will address the comments and upload the revised plans through the Development Hub. ○ Steps 2 and 3 repeat until all comments are addressed.	○ Staff signs the final plan set. ○ Staff will scan and upload the signed plans. Upon request of the application, a pre-construction meeting will be scheduled. ○ The permit is issued during the pre-construction meeting.

REQUIRED ITEMS	PROVIDED	
		<i>Check each box if you have complied with that item. This application/checklist is only a guide. All state and local ordinances and code requirements cannot be reflected on this application/checklist. If there are any questions regarding the regulations, the applicant shall consult source law.</i>
	☐	1. Completed and signed application & checklist.
	☐	2. Dry Utility Plans (11"X17") including information in the checklist.
	☐	3. Letter of intent explaining the request.

Property Description: _____

Project Agent: _____ **Phone:** _____ **Mobile:** _____

Company Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Email: _____

Signature _____
Name (printed) _____
Date

UPLOADED DOCUMENT REQUIREMENTS

1. All documents shall be in PDF format, using Arial font with a minimum resolution of 300 dpi. Additional items that are needed to support engineering studies may be submitted in their native format. (i.e. HEC Models, AutoCAD files etc)
2. All PDFs of plat documents shall be exports from AutoCAD and not scans of a printed document.
3. All sheets must be facing the correct direction and pages shall be bookmarked with the title on each page.
4. Each upload shall include a descriptive name of the file including the associated number from the "Required Items" list on [page 3](#).
Examples:

- The application shall be identified as the application and include the creation date in MM.DD.YYYY format:
1. Application 06.13.2026
- The Dry Utility Plan shall be identified as the DU and include the creation date in MM.DD.YYYY format:
2. Project Name DU 06.13.2026
- Corrections shall include the version number in the title:
2. Project Name DU V2 06.13.2026

DRY UTILITY REVIEW PROCEDURE

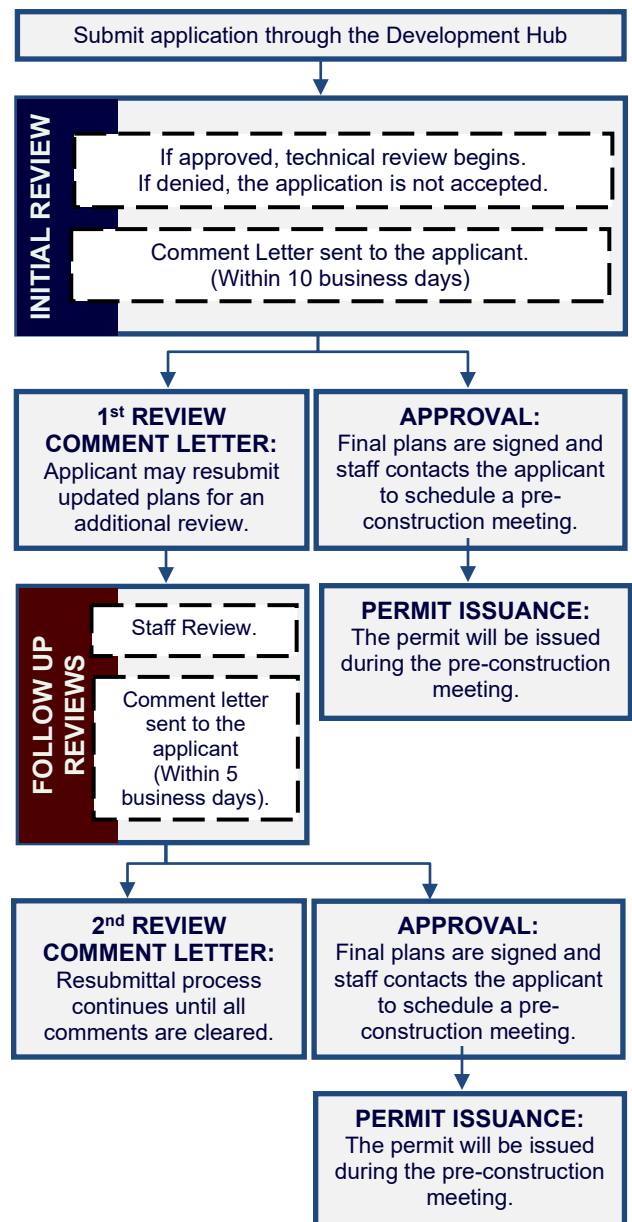
1. Submit required items through the Development Hub. These documents may be submitted at any time for preview. If the application substantially fails to meet the minimal informational requirements, then it will not be accepted for review.

If the application is determined to be complete, then it will be distributed for technical and content review (see requirements on [page 3](#)).

2. A comment letter will be generated within 10 business days of the filing date and sent to the applicant. If the application is disapproved, then the letter will list the deficiencies.
3. The applicant will resubmit the corrected plan set for review. Submittals may be submitted at any time. A complete submittal shall include the following:
 - a. Updated plans & supporting documents/materials
 - b. Written response letter identifying how the comments were addressed

If the items above are not provided, the re-submittal will NOT be accepted.

4. A comment letter will be generated within 5 business days of the resubmittal date.
5. This process repeats until all comments are cleared.
6. If the comment letter indicates that the applicant is eligible for a final submittal review, please upload the following items:
 - a. Updated plans & supporting documents/materials
 - b. Comment response letter identifying how the comments were addressed
7. If the application is approved, then staff will sign the final plan set and upload them to the Development Hub.
8. Staff will contact the applicant to schedule the pre-construction meeting.
9. A permit will be issued during the pre-construction meeting and construction may start after the issuance of the permit and inspection of erosion controls.



DRY UTILITY PERMIT CHECKLIST

Please note that this checklist is intended to describe the general scope of construction plan applications. Additional information may be required to assure ordinance compliance. All ordinance references are to the Subdivision Ordinance unless otherwise specified.

GENERAL

- ___ 1. Each section heading represents a plan sheet associated with the submittal. The following sheets shall be included in the following order:
- ☐ Cover Sheet
 - ☐ Notes Page
 - ☐ Erosion & Sedimentation Control Plan
 - ☐ Utility Plan
 - ☐ Road & Sidewalk Closure Plan
 - ☐ Standard Details
 - ☐ Landscape Plan
- ___ 2. All sheets shall be numbered in numeric order without letters (e.g. 1, 2, 3, etc.), not C-1, E-1, etc. These numbers shall be provided in the bottom right corner of every sheet and include the total number of sheets.
- ___ 3. A 2" tall by 3" wide box shall be provided in the bottom right corner of every sheet for an approval stamp and initials (please see layout example in the Cover Sheet section of the application).

COVER SHEET

- ___ 1. Title block including the following in the top center of the page.
- Project Name*
Dry Utility Plans
Project Number (This number will be assigned during the first review of the plan set)
- ___ 2. Location sketch below the title block.
- ___ 3. Project information located at the top left corner of the cover sheet including the following:
- Property owner name, address, and phone number
 - Developer/Agent name, address, and phone number
 - Provider Name
 - Filing date
- ___ 4. Index on the right side of the sheet name and number.
- ___ 5. Include the following signature block in the center on the bottom of the page.

APPROVED BY:

Robin M. Griffin, AICP, Executive Director of Development Services

Date

Gina Ellison, P.E., Executive Director of Public Works

Date

Chief Joshua Davis, Fire Marshal

Date

- ___ 6. Revision block below the below including the following.

Revision #	Description	Approval

- ___ 7. Example cover sheet:

Project Name Dry Utility Plans Project Number		
Project Information	Location Sketch	Index
Revision Block	Signature Block	Approval
1 of 1		

DRY UTILITY NOTES

- ___ 1. Insert the City of Leander Dry Utility Notes. These notes may be found online at <https://www.leandertx.gov/225/General-Notes>

EROSION & SEDIMENTATION CONTROLS

- ___ 1. Proposed fill or other structure elevating techniques, levees, channel modifications and detention facilities is shown.
- ___ 2. 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 are shown.
- ___ 3. A plan for restoration for the mitigation of erosion in all areas disturbed during construction is provided.
- ___ 4. Identify at least one construction entrance on the erosion and sediment control site plan.
- ___ 5. Identify the locations of the erosion and sediment controls used on the site. Use standard symbols, specification numbers, and abbreviations as applicable. All items not related to the erosion/sediment control plan must be omitted from the legend and drawing.
- ___ 6. Identify each phase of the erosion and sediment control plan implementation. Phase I should show the existing conditions with the initial controls. The subsequent phases should be shown in a manner that take into account a logical progression of work while controls are maintained to protect from offsite damage. The final phase should show all temporary controls removed and all permanent controls in place.
- ___ 7. Provide the following note:
The City of Leander environmental inspector has the authority to add or modify erosion/sediment controls on site throughout the duration of the project.

UTILITY PLAN

- ___ 1. Scale 1" = some number of feet divisible by 10 (not smaller than 1" = 60') and labeled on plan.
- ___ 2. North arrow.
- ___ 3. Boundary lines (drawn with heavy line) with metes and bounds description.
- ___ 4. Property lines of adjacent properties showing (where applicable) the names of adjacent plats.
- ___ 5. Identify all existing trees, existing public utilities and infrastructure (ex sidewalks, overhead utilities, street poles, waterlines, wastewater lines, etc), proposed dry utilities, pothole locations, and street names.
- ___ 6. Provide the following notes:
All site utility lines are proposed to be located underground unless overlash is approved as part of this permit.
No trees shall be removed as part of this permit unless a tree mitigation plan is approved.

ROAD & SIDEWALK CLOSURE PLAN

- ___ 1. Provide a road closure plan if a road closure is necessary during construction.
- ___ 2. If an existing sidewalk is required to be closed during construction, provide an alternative plan. This plan shall demonstrate alternative routes during construction if access to the sidewalk is disrupted.
- ___ 3. If the project impacts existing school zones, they include any necessary signage and/or striping.

TREE MITIGATION PLAN (This section is only required if trees are proposed for removal)

- ___ 1. Calculations of required and provided landscaping, including trees, shrubs and replacement tree calculations are provided as follows (show areas proposed to meet landscape area requirements as shaded on the landscape plan).
- A 3:1 (inches planted to inches removed) replacement and at mitigation fee in the amount of \$300 per caliper inch removed for heritage trees 26 inches in caliper and larger.
 - Heritage tree (over 26 inches in caliper or larger) removal requests requires approval by the Planning and Zoning Commission and City Council. The public hearing fees and the following tree removal fees apply: \$250.00 per tree.
 - A 2:1 (inches planted to inches removed) replacement for significant trees 18 inches in caliper to 26 inches in caliper.
 - Significant tree (over 18 inches in caliper or larger) removal requests requires approval by the Planning and Zoning Commission. The public hearing fees and the following tree removal fees apply: \$250.00 for the first tree plus \$100.00 for each additional tree.

- A 1:1 replacement if more than 50% of the caliper inches of significant trees between 8 and 18 inches caliper are proposed to be removed.
 - 50% of the required landscaped area and required plantings are shown to be installed between the front property line and the building(s).
- ___ 2. Existing significant trees of 8-inch caliper and larger (including species and size) located within the impact zone of proposed construction are shown and accurately located on the site plan.
- ___ 3. Significant trees to be removed are identified. A tree is considered to be removed if more than 50% of the critical root zone area is disturbed or covered with pavement, structures or other impervious surface. The radius of the critical root zone is calculated as the diameter of the tree trunk times 12.
- ___ 4. Replacement trees are a minimum 2-inch caliper. Any significant tree greater than two inches in diameter that is not required to be retained as described above may be utilized as a replacement tree or toward the required tree plantings if properly protected and in healthy condition.
- ___ 5. A minimum pervious area 3 feet in radius and not less than 50% of the calculated dripline area is provided around the trunks of all existing and proposed trees.
- ___ 6. All plantings are identified by name, quantity and container size and are included in the *Preferred Plant List* of the *Grow Green Guide*.
- ___ 7. The location of an automatic irrigation system is shown to be provided (unless low water use plantings are proposed or if the lot is less than one acre in size). (An irrigation permit is required.)
- ___ 8. Provide the following notes:
- 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.***
- (In the event that an automatic irrigation system is not proposed, please modify the above note accordingly.)

Tree caliper is the trunk diameter of a tree at four (4') feet above natural grade per the Composite Zoning Ordinance.

Specifications are provided showing a minimum 6-inch topsoil depth will be provided in all landscaped areas and mulch will be provided around plantings. Provide the following note:

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 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.

All disturbed areas and ROW will be re-vegetated by the developer.

All invasive species shall be removed from the property.

No more than 50% of the same species may be planted to meet the tree planting requirements.

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.

REQUIREMENTS FOR ISSUANCE OF A DRY UTILITY PERMIT

- The city will sign the final plans and upload them to the Development Hub.
- To schedule a pre-construction meeting, the following items must be uploaded to the Development Hub:
 1. Contractor Liability Insurance with the city listed as additional insured.
 2. Door Hanger including name and phone number of contractor doing the work, the name of the dry utility provider and phone number and the time frame of work.
 3. Map showing the location of the Door Hangers.
 4. Approved SWPPP (if required)
- The Dry Utility Permit shall be issued during the pre-construction meeting.

- The contractor shall be in attendance at the pre-construction meeting.
- Construction shall begin within 90 days after the pre-construction meeting, if construction has not started within the 90 day period then another pre-construction meeting will be required prior to start of construction
- **Construction may not start until after the pre-construction meeting and the Permit is issued.**

PRIOR START OF CONSTRUCTION

- Mark all proposed boring lines demonstrating where the conduit will be placed and identifying the depth of the lines.
- Door hangers shall be placed on all houses within any subdivision impacted by the dry utility permit a minimum of fifteen (15) days prior to the start of the dry utility project. These door hangers shall be the name and phone number of the contractor doing the work, the name of the dry utility provider and phone number and the time frame of work.
- Contact the Construction Inspector prior to the start of construction. The contact information for the Construction Inspector can be found on the sign-in sheet completed during the pre-construction meeting.
- A Development Hub Account is required to be created for the provider, contractor and agent.

PROJECT COMPLETION

- Contact the Construction Inspector when work is completed and the site is ready for an inspection.
- A certificate of completion (CC) shall be issued upon completion of the project. All construction equipment, spoils, and debris shall be removed, and the site shall be revegetated and restored.

CONFLICT OF INTEREST DISCLOSURES

Please submit at the time of submission of application and update disclosures within 7 business days after the date of an event that would make a statement in the questionnaire incomplete or inaccurate.

ARTICLE 9.05. CITY CODE OF ORDINANCES – CODE OF ETHICS:

<http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=leanderset>

▪ Ethics Ordinance – Disclosure Statements

The City's Ethics Ordinance requires persons seeking to enter discretionary contracts with the City or appearing before the City Council or another City board or body to disclose certain relationships and conflicts of interest. The relevant sections of the Ethics Ordinance are set forth below. The Ethics Ordinance can be found in Article 9.05, Chapter 9 of the City's Code of Ordinances at the above link.

Sec. 9.05.007 Persons doing business with the city

(a) Persons seeking discretionary contracts.

- (1) For the purpose of assisting the city in the enforcement of provisions contained in this article, an individual or business entity seeking a discretionary contract from the city is required to disclose in connection with a proposal for a discretionary contract any conflict of interest. This is set forth in [sections 9.05.004](#) and [9.05.005](#) of this article. Further, the individual or business entity agree to abide by the same ethical standards as set forth for public servants in this article.
- (2) Subsection (a) of this section will become a permanent footnote on documents contained in city bid packets for discretionary contracts.

(b) Disclosure of conflicts of interest by persons appearing before a board or city body. A person appearing before any city board or other city body for the purpose of doing business with the city shall disclose to that board or body any facts known to such person which may show or establish that:

- (1) An employee or officer of the city that advises or makes presentations to the board or city body; or
- (2) Any member of the board or city body;

has or may have a conflict of interest pursuant to chapter 171, Tex. Loc. Gov't. Code, or an interest which would violate the ethical standards set forth in this article, if he or she were to participate in the processing or consideration of the subject matter.

Sec. 9.05.009(f) Disclosure by persons appearing before a city body. Any person who appears before any city body who has had business dealings within the preceding 12-month period involving one or more transactions of five hundred dollars (\$500.00) or more each quarter, or for a total of twenty-five hundred dollars (\$2,500.00) or more, within the preceding 12-month period with a councilmember, commissioner, or business entity in which a councilmember or commissioner has a substantial interest, shall disclose such business dealings at the time of the appearance. Any person who shall intentionally or knowingly fail to make the aforesaid disclosure shall be guilty of a misdemeanor and shall be fined in accordance with this article.

PROJECT NAME: _____

DRY UTILITY PERMIT MICRO-TRENCHING

APPLICATION & CHECKLIST SUBMITTAL PACKET

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GENERAL INFORMATION

A Dry Utility Permit includes dry utilities such as cable, gas, electric, etc. This type of submittal is required for the installation of dry utilities with the right-of-way (ROW) or on private property within an easement. Dry utilities shall be located underground in the ROW, micro-trenching, or overlash may be permitted between existing utility poles where existing lines are present. This application is for Micro-Trenching. This technique is used to install communication conduits in a narrow and shallow trench cut into roads and other surfaces. The trench is cut close to the seam where the road meets the face of curb or gutter. Once the conduit line is laid, the trench is filled and the seam is sealed to protect the line while restoring the integrity of the road surface.

Contractors are required to carry liability insurance and list the city as additional insured during the construction of the project. Door hangers are required to be placed on all houses within any subdivision impacted by the dry utility permit a minimum of fifteen (15) days prior to the start of a dry utility project. These door hangers shall include the name of the dry utility provider and phone number, and the time frame for the work.

Penalties:

- (1) Damage to property
 - a. If public or private property is damaged during installation of dry utilities, the utility provider, contractor, and/or sub-contractor shall be responsible for repair.
 - b. No additional applications will be accepted for review or permits issued until damage is repaired.
- (2) Work without permit
 - a. No additional applications will be accepted for review or permits issued until the plans are submitted and a permit is issued.
- (3) Stagnant project: If works stops for more than two (2) weeks, all construction equipment, spoils, and debris shall be removed and the site shall be revegetated and restored.

A Development Hub Account is required to be created for the provider, contractor and agent.

HELPFUL LINKS



- Development Services – www.leandertx.gov/ds. Includes links to the following:
 - Development Process – Applications, Submittal Schedule
 - Planning Department – Zoning, Subdivision, Site Development, Current Developments
 - Building Permits & Inspections – Building Permits, Impact Fees
 - Engineering Department
 - Maps & Guides – Comprehensive Plan, Transportation Plan, Development Guide, Transportation Criteria Manual, Drainage Criteria Manual
- Public Works - www.leandertx.gov/498/Public-Works
- Fire – www.leandertx.gov/fire
- Parks – www.leandertx.gov/parksrec
- Development Hub Application Portal – www.leandertx.gov/hubgo

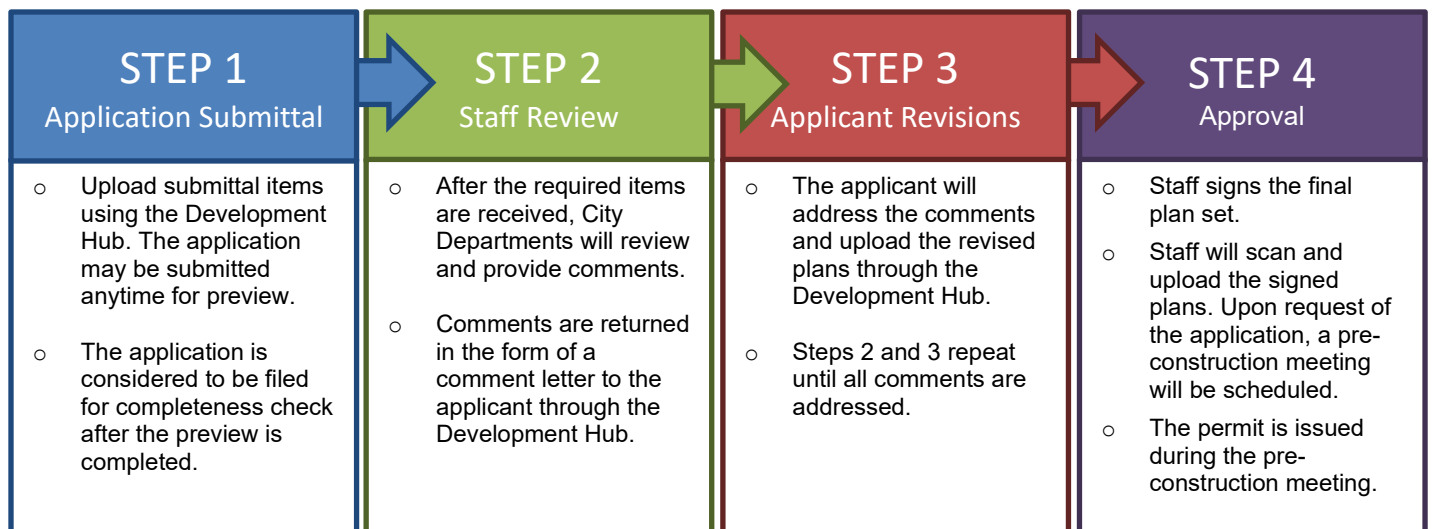
CONTACT INFORMATION

Please contact the Development Services Department by emailing PRCTeam@leandertx.gov with any questions regarding this application.

INSTRUCTIONS

- Fill out the following application and checklist completely prior to submission.
- Current applications and City ordinances may be found on the City's website (<http://www.leandertx.gov/ds>).
- Please refer to the "Overall Schedule" for review timelines. Applications may be submitted through the Development Hub at anytime for preview. Once all items are confirmed and accepted, the review process will start.
- This application only applies to micro-trenching dry utility improvements.
- No more than ten applications per provider may be submitted or under construction concurrently.
- Micro-Trenching is not permitted in roads that are under warranty.
- A Development Hub Account is required to be created for the provider, contractor and agent.
- All items listed in the "Required Items for Application Submittal" on [page 3](#) shall be uploaded to the Development Hub.

PROCESS OVERVIEW



REQUIRED ITEMS FOR APPLICATION SUBMITTAL

REQUIRED ITEMS	PROVIDED	<i>Check each box if you have complied with that item. This application/checklist is only a guide. All state and local ordinances and code requirements cannot be reflected on this application/checklist. If there are any questions regarding the regulations, the applicant shall consult source law.</i>
	☐ ☐ ☐	

PROJECT INFORMATION

Property Description: _____

APPLICANT INFORMATION

Project Agent: _____ Phone: _____ Mobile: _____

Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____

I hereby attest that I prepared this application/checklist and that all information shown hereon is correct and complete to the best of my knowledge.

 Signature

 Name (printed)

 Date

UPLOADED DOCUMENT REQUIREMENTS

1. All documents shall be in PDF format, using Arial font with a minimum resolution of 300 dpi. Additional items that are needed to support engineering studies may be submitted in their native format. (i.e. HEC Models, AutoCAD files etc)
2. All PDFs of plat documents shall be exports from AutoCAD and not scans of a printed document.
3. All sheets must be facing the correct direction and pages shall be bookmarked with the title on each page.
4. Each upload shall include a descriptive name of the file including the associated number from the "Required Items" list on [page 3](#).
Examples:

- The application shall be identified as the application and include the creation date in MM.DD.YYYY format:
1. Application 06.13.2026
- The Dry Utility Plan shall be identified as the DU and include the creation date in MM.DD.YYYY format:
2. Project Name DU 06.13.2026
- Corrections shall include the version number in the title:
2. Project Name DU V2 06.13.2026

DRY UTILITY REVIEW PROCEDURE

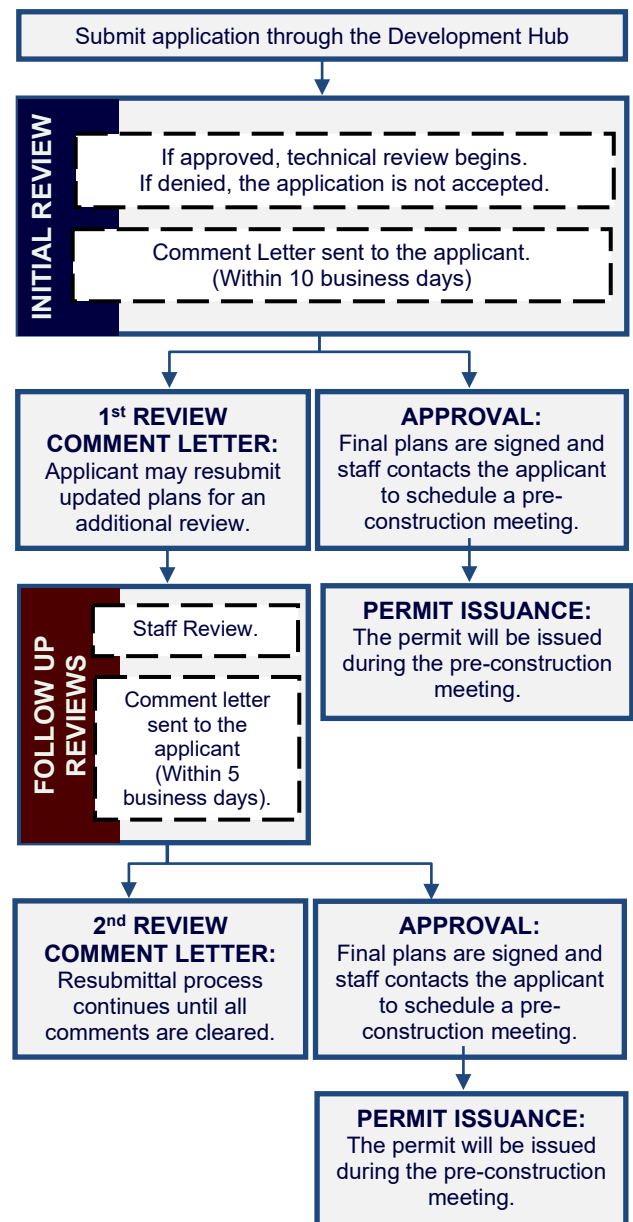
1. Submit required items through the Development Hub. These documents may be submitted at any time for preview. If the application substantially fails to meet the minimal informational requirements, then it will not be accepted for review.

If the application is determined to be complete, then it will be distributed for technical and content review (see requirements on [page 3](#)).

2. A comment letter will be generated within 10 business days of the filing date and sent to the applicant. If the application is disapproved, then the letter will list the deficiencies.
3. The applicant will resubmit the corrected plan set for review. Submittals may be submitted at any time. A complete submittal shall include the following:
 - a. Updated plans & supporting documents/materials
 - b. Written response letter identifying how the comments were addressed

If the items above are not provided, the re-submittal will NOT be accepted.

4. A comment letter will be generated within 5 business days of the resubmittal date.
5. This process repeats until all comments are cleared.
6. If the comment letter indicates that the applicant is eligible for a final submittal review, please upload the following items:
 - a. Updated plans & supporting documents/materials
 - b. Comment response letter identifying how the comments were addressed
7. If the application is approved, then staff will sign the final plan set and upload them to the Development Hub.
8. Staff will contact the applicant to schedule the pre-construction meeting.
9. A permit will be issued during the pre-construction meeting and construction may start after the issuance of the permit and inspection of erosion controls.



DRY UTILITY – MICRO-TRENCHING PERMIT CHECKLIST

Please note that this checklist is intended to describe the general scope of construction plan applications. Additional information may be required to assure ordinance compliance. All ordinance references are to the Subdivision Ordinance unless otherwise specified.

GENERAL

- ___ 1. Each section heading represents a plan sheet associated with the submittal. The following sheets shall be included in the following order:
 - ☐ Cover Sheet
 - ☐ Notes Page
 - ☐ Erosion & Sedimentation Control Plan
 - ☐ Utility Plan
 - ☐ Road & Sidewalk Closure Plan
 - ☐ Standard Details
 - ☐ Landscape Plan (if required)
- ___ 2. All sheets shall be numbered in numeric order without letters (e.g. 1, 2, 3, etc.), not C-1, E-1, etc. These numbers shall be provided in the bottom right corner of every sheet and include the total number of sheets.
- ___ 3. A 2" tall by 3" wide box shall be provided in the bottom right corner of every sheet for an approval stamp and initials (please see layout example in the Cover Sheet section of the application).

COVER SHEET

- ___ 1. Title block including the following in the top center of the page.
 - Project Name*
 - Dry Utility Plans – Micro-Trenching
 - Project Number (This number will be assigned during the first review of the plan set)
- ___ 2. Location sketch below the title block.
- ___ 3. Project information located at the top left corner of the cover sheet including the following:
 - Property owner name, address, and phone number
 - Developer/Agent name, address, and phone number
 - Provider Name
 - Filing date
- ___ 4. Index on the right side of the sheet name and number.
- ___ 5. Include the following signature block in the center on the bottom of the page.

APPROVED BY:

Robin M. Griffin, AICP, Executive Director of Development Services

Date

Gina Ellison, P.E., Executive Director of Public Works

Date

Chief Joshua Davis, Fire Marshal

Date

- ___ 6. Revision block below the project information including the following.

Revision #	Description	Approval

- ___ 7. Example cover sheet:

Project Name Dry Utility Plans – Micro-Trenching Project Number		
Project Information	Location Sketch	Index
Revision Block	Signature Block	Approval
1 of 1		

DRY UTILITY NOTES

- ___ 1. Insert the City of Leander Dry Utility Notes and Micro-Trenching. These notes may be found online at <https://www.leandertx.gov/225/General-Notes>.
- ___ 2. Include the Micro-Trenching standard detail(s). The details may be found online at <https://www.leandertx.gov/238/Standard-Details>.

EROSION & SEDIMENTATION CONTROLS

- ___ 1. Proposed fill or other structure elevating techniques, levees, channel modifications and detention facilities is shown.
- ___ 2. 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 are shown.
- ___ 3. A plan for restoration for the mitigation of erosion in all areas disturbed during construction is provided.
- ___ 4. Identify at least one construction entrance on the erosion and sediment control site plan.
- ___ 5. Identify the locations of the erosion and sediment controls used on the site. Use standard symbols, specification numbers, and abbreviations as applicable. All items not related to the erosion/sediment control plan must be omitted from the legend and drawing.
- ___ 6. Identify each phase of the erosion and sediment control plan implementation. Phase I should show the existing conditions with the initial controls. The subsequent phases should be shown in a manner that take into account a logical progression of work while controls are maintained to protect from offsite damage. The final phase should show all temporary controls removed and all permanent controls in place.
- ___ 7. Provide the following note:
The City of Leander environmental inspector has the authority to add or modify erosion/sediment controls on site throughout the duration of the project.

UTILITY PLAN

- ___ 1. Scale 1" = some number of feet divisible by 10 (not smaller than 1" = 60') and labeled on plan.
- ___ 2. North arrow.
- ___ 3. Boundary lines (drawn with heavy line) with metes and bounds description.
- ___ 4. Property lines of adjacent properties showing (where applicable) the names of adjacent plats.
- ___ 5. Identify all existing trees, existing public utilities and infrastructure (ex sidewalks, overhead utilities, street poles, waterlines, wastewater lines, storm drainage etc.), proposed dry utilities, pothole locations, and street names.
- ___ 6. Provide the following notes:
All site utility lines are proposed to be located underground.
No trees shall be removed as part of this permit unless a tree mitigation plan is approved.
- ___ 7. 2" tall by 3" wide box shall be provided in the bottom right corner of every sheet for an approval stamp and initials (please see layout example in the Cover Sheet section of the application).
- ___ 8. One Micro-Trench is permitted on each side of the roadway against existing curbs in cases that meet the following criteria. A second Micro-Trench may be added as long as the utility provider performs an edge mill and overlay of the road after installation and the second trench is a minimum of 18" inches from the first Micro-Trench.
- ___ 9. The micro-trench shall be limited to:
 - 2.5" maximum width
 - 10" minimum cover with 18" maximum depth along Local Roadways
 - 12" minimum cover with 18" maximum depth along Arterial Roadways and Collector Roadways
 - If a second micro-trench is proposed, this trench shall be placed a minimum of 18" from the first micro-trench.
 - All conduits should be vertical stacked meeting the minimum required depths to ensure proper flowable fill encasement around the installed conduits is achieved within the trench.
- ___ 10. After the installation is completed, the area needs to be restored with 1,000-1,200 psi flowable fill and asphalt crack sealant, filled the same day as installation.
- ___ 11. The following limitations shall apply, please demonstrate that these requirements have been met:
 - Micro-Trenching is not allowed on roadways under warranty. Staff can confirm the warranty status of the roadway.
 - Micro-Trenching is not allowed on roadways without curb and gutter. The trench for the utilities may be provided outside of the pavement.

- Micro-Trenching is not allowed in concrete streets, valley gutters, paver streets (pavers or stamped asphalt) or driveways.
- Micro-Trenching may not be installed at perpendicular crossings on arterial roadways, perpendicular crossing are allowed on all other street types.

___ 12. Structures used to house utility infrastructure and related equipment shall be screened from view of adjacent property using a six foot tall screening wall constructed of one or more of the following materials: brick, stone, cast stone, stucco, factory tinted (not painted) split face concrete masonry unit, textured pre-cast concrete (e.g. Woodcrete) or other similar material approved by the Director of Planning. Variations to the height of the wall may be approved by the Director of Planning to address unique conditions to include varying heights of the equipment. All structures shall be shown on this plan set and may require a separate building permit or electric permit depending on the proposed improvement.

ROAD & SIDEWALK CLOSURE PLAN

- ___ 1. Provide a road closure plan if a road closure is necessary during construction.
- ___ 2. If an existing sidewalk is required to be closed during construction, provide an alternative plan. This plan shall demonstrate alternative routes during construction if access to the sidewalk is disrupted.
- ___ 3. If the project impacts existing school zones, they include any necessary signage and/or striping.

TREE MITIGATION PLAN (This section is only required if trees are proposed for removal)

- ___ 1. Calculations of required and provided landscaping, including trees, shrubs and replacement tree calculations are provided as follows (show areas proposed to meet landscape area requirements as shaded on the landscape plan).
 - A 3:1 (inches planted to inches removed) replacement and at mitigation fee in the amount of \$300 per caliper inch removed for heritage trees 26 inches in caliper and larger.
 - Heritage tree (over 26 inches in caliper or larger) removal requests requires approval by the Planning and Zoning Commission and City Council. The public hearing fees and the following tree removal fees apply: \$250.00 per tree.
 - A 2:1 (inches planted to inches removed) replacement for significant trees 18 inches in caliper to 26 inches in caliper.
 - Significant tree (over 18 inches in caliper or larger) removal requests requires approval by the Planning and Zoning Commission. The public hearing fees and the following tree removal fees apply: \$250.00 for the first tree plus \$100.00 for each additional tree.
 - A 1:1 replacement if more than 50% of the caliper inches of significant trees between 8 and 18 inches caliper are proposed to be removed.
 - 50% of the required landscaped area and required plantings are shown to be installed between the front property line and the building(s).
- ___ 2. Existing significant trees of 8-inch caliper and larger (including species and size) located within the impact zone of proposed construction are shown and accurately located on the site plan.
- ___ 3. Significant trees to be removed are identified. A tree is considered to be removed if more than 50% of the critical root zone area is disturbed or covered with pavement, structures or other impervious surface. The radius of the critical root zone is calculated as the diameter of the tree trunk times 12.
- ___ 4. Replacement trees are a minimum 2-inch caliper. Any significant tree greater than two inches in diameter that is not required to be retained as described above may be utilized as a replacement tree or toward the required tree plantings if properly protected and in healthy condition.
- ___ 5. A minimum pervious area 3 feet in radius and not less than 50% of the calculated drip line area is provided around the trunks of all existing and proposed trees.
- ___ 6. All plantings are identified by name, quantity and container size and are included in the *Preferred Plant List* of the *Grow Green Guide*.
- ___ 7. The location of an automatic irrigation system is shown to be provided (unless low water use plantings are proposed or if the lot is less than one acre in size). (An irrigation permit is required.)
- ___ 8. Provide the following notes:

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.

(In the event that an automatic irrigation system is not proposed, please modify the above note accordingly.)

Tree caliper is the trunk diameter of a tree at four (4') feet above natural grade per the Composite Zoning Ordinance.

Specifications are provided showing a minimum 6-inch topsoil depth will be provided in all landscaped areas and mulch will be provided around plantings. Provide the following note:

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 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.

All disturbed areas and ROW will be re-vegetated by the developer.

All invasive species shall be removed from the property.

No more than 50% of the same species may be planted to meet the tree planting requirements.

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.

REQUIREMENTS FOR ISSUANCE OF A DRY UTILITY PERMIT

- The city will sign the final plans and upload them to the Development Hub.
- To schedule a pre-construction meeting, the following items must be submitted:
 1. Contractor Liability Insurance with the city listed as additional insured.
 2. Door Hanger including name and phone number of contractor doing the work, the name of the dry utility provider and phone number and the time frame of work.
 3. Map showing the location of the Door Hangers.
 4. Two (2) year warranty for work.
 5. Approved SWPPP (if required)
- The Dry Utility Permit shall be issued during the pre-construction meeting.
- The contractor shall be in attendance at the pre-construction meeting.
- **Construction may not start until after the pre-construction meeting and the Permit is issued.**
- Construction shall begin within 90 days after the pre-construction meeting, if construction has not started within the 90 day period then another pre-construction meeting will be required prior to start of construction.

PRIOR START OF CONSTRUCTION

- Mark all proposed boring lines demonstrating where the conduit will be placed and identifying the depth of the lines.
- Door hangers shall be placed on all houses within any subdivision impacted by the dry utility permit a minimum of 15 days prior to the start of the dry utility project. These door hangers shall be the name and phone number of the contractor doing the work, the name of the dry utility provider and phone number and the time frame of work.
- Contact the Construction Inspector prior to the start of construction. The contact information for the Construction Inspector can be found on the sign-in sheet completed during the pre-construction meeting.
- A Development Hub Account is required to be created for the provider, contractor and agent.

PROJECT COMPLETION

- Contact the Construction Inspector when work is completed and the site is ready for an inspection.
- A certificate of completion (CC) shall be issued upon completion of the project. All construction equipment, spoils, and debris shall be removed, and the site shall be revegetated and restored.
- A two-year maintenance bond naming the City as obligee shall be provided for all Micro-Trenching work.

CONFLICT OF INTEREST DISCLOSURES

Please submit at the time of submission of application and update disclosures within 7 business days after the date of an event that would make a statement in the questionnaire incomplete or inaccurate.

ARTICLE 9.05, CITY CODE OF ORDINANCES – CODE OF ETHICS:

<http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=leanderset>

▪ **Ethics Ordinance – Disclosure Statements**

The City's Ethics Ordinance requires persons seeking to enter discretionary contracts with the City or appearing before the City Council or another City board or body to disclose certain relationships and conflicts of interest. The relevant sections of the Ethics Ordinance are set forth below. The Ethics Ordinance can be found in Article 9.05, Chapter 9 of the City's Code of Ordinances at the above link.

Sec. 9.05.007 Persons doing business with the city

(a) Persons seeking discretionary contracts.

- (1) For the purpose of assisting the city in the enforcement of provisions contained in this article, an individual or business entity seeking a discretionary contract from the city is required to disclose in connection with a proposal for a discretionary contract any conflict of interest. This is set forth in [sections 9.05.004](#) and [9.05.005](#) of this article. Further, the individual or business entity agree to abide by the same ethical standards as set forth for public servants in this article.
- (2) Subsection (a) of this section will become a permanent footnote on documents contained in city bid packets for discretionary contracts.

(b) Disclosure of conflicts of interest by persons appearing before a board or city body. A person appearing before any city board or other city body for the purpose of doing business with the city shall disclose to that board or body any facts known to such person which may show or establish that:

- (1) An employee or officer of the city that advises or makes presentations to the board or city body; or
- (2) Any member of the board or city body;

has or may have a conflict of interest pursuant to chapter 171, Tex. Loc. Gov't. Code, or an interest which would violate the ethical standards set forth in this article, if he or she were to participate in the processing or consideration of the subject matter.

Sec. 9.05.009(f) Disclosure by persons appearing before a city body. Any person who appears before any city body who has had business dealings within the preceding 12-month period involving one or more transactions of five hundred dollars (\$500.00) or more each quarter, or for a total of twenty-five hundred dollars (\$2,500.00) or more, within the preceding 12-month period with a councilmember, commissioner, or business entity in which a councilmember or commissioner has a substantial interest, shall disclose such business dealings at the time of the appearance. Any person who shall intentionally or knowingly fail to make the aforesaid disclosure shall be guilty of a misdemeanor and shall be fined in accordance with this article.



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Conduct a Public Hearing and consider action on Subdivision Case FP-25-0233 to approve the Glory Hill Subdivision Final Plat on four (4) parcels of land approximately 15.45 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R568149, R551919, R082172, and R08217; generally located at the eastern terminus of Private Road 921, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the subdivision process. The applicant is proposing to replat the existing Lots 1, 2, and 3 of the Glory Hill Amended Final Plat into 43 single-family lots, one (1) HOA drainage lot, and two (2) access lots.

Since this replat includes area that was limited to single-family zoning within the last five (5) years, notice was given to surrounding property owners for a public hearing. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

01/17/2013 – Annexation Approved
11/02/2023 – Zoning Approved
07/02/2024 – Concept Plan Approved
09/20/2024 – Preliminary Plat Approved
02/25/2026 – Public Improvement Construction Plan Permitted

APPLICANT/AGENT:

Victor Ostiguin (Doucet & Associates, Inc) on behalf of Tri Point Homes Texas, Inc (Pat Helgeason).

RECOMMENDATION:

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

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

PRESENTER:

Justin Hunt, Senior Planner

Attachments:

1. FP-25-0233 Att 1 - Glory Hill Subdivision - Short Form Final Plat
2. FP-25-0233 Att 2 - Glory Hill Subdivision - Location Map

GLORY HILL SUBDIVISION
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

SHEET INDEX:
SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT SHEET
SHEET 3: NOTES & SIGNATURES

PROJECT INFORMATION:

OWNER/DEVELOPER:
TRI POINTE HOMES TEXAS, INC.
13640 BRIARWICK DRIVE, SUITE 170
AUSTIN, TEXAS 78729

ENGINEER:
DOUCET, A KLEINFELDER COMPANY
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78735
512-583-2600
CONTACT: CASEY GILES, P.E.

SURVEY:
DOUCET, A KLEINFELDER COMPANY
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78735
512-583-2600
CONTACT: JOSH ARMENDARIZ, R.P.L.S.

FILING DATE: 06/03/2025

BENCHMARK NOTE:

BENCHMARK TIES, INFORMATION, AND LOCATIONS ARE BASED ON THE EXISTING CONDITIONS AT TIME OF THIS SURVEY.

CONTROL POINT #1:
1/2" IRON ROD
NORTHING: 10,182,616.85'
EASTING: 3,087,593.13'
ELEVATION: 1,001.95'
APPROXIMATELY 764 FEET NORTHEAST FROM INTERSECTION OF WOODVIEW DRIVE AND RAIDER WAY

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000135648397992 AND USING 0.0 AS THE ORIGIN POINT.
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

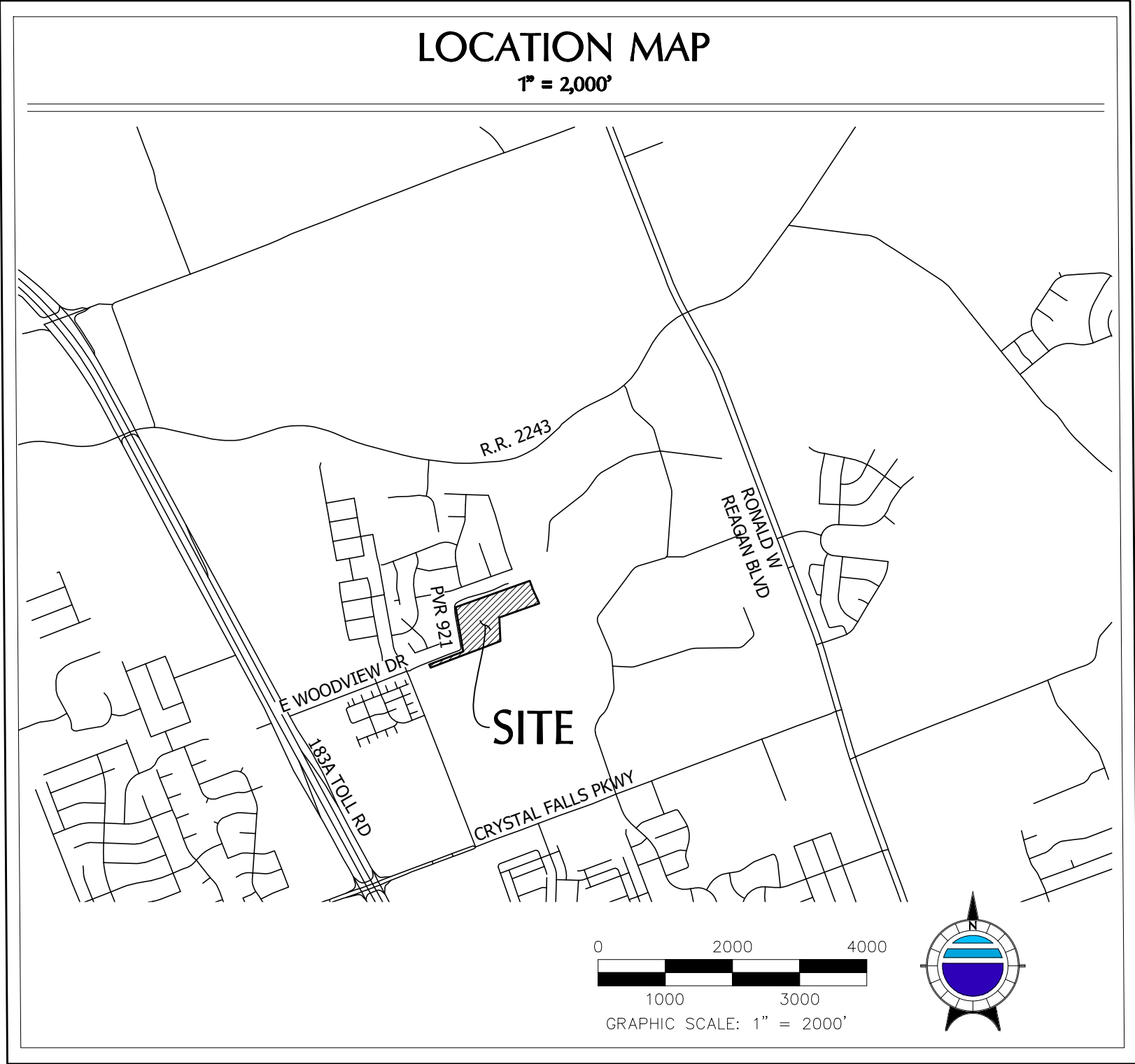
FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48491C0455F, EFFECTIVE DECEMBER 20, 2019 AND ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	2
TOTAL NUMBER OF LOTS	46
RESIDENTIAL LOTS	43
HOA DRAINAGE LOTS	1
ACCESS LOTS	2
PUBLIC LOT ACREAGE	1.29
PUBLIC R.O.W. ACREAGE	3.36
PRIVATE LOT ACREAGE	10.80
TOTAL OVERALL ACREAGE	15.45

STREET SUMMARY		
STREET NAME	R.O.W. WIDTH	LINEAR FEET
EAST WOODVIEW DRIVE	VARIABLE	1,123'
HONORABLE BEND	50' R.O.W.	1,364'
PRESTIGIOUS LANE	50' R.O.W.	495'
	TOTAL	
		2,982



Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	09/30/2025
Scale:	N/A
Drawn by:	SWP
Reviewer:	JA
Project:	25004192.001A
Sheet:	1 OF 3
Field Book:	571
Party Chief:	QW
Survey Date:	03/20/2025

LEGEND

SUBDIVISION BOUNDARY

EXISTING PROPERTY LINE

EXISTING EASEMENT

ADJOINER PROPERTY LINE

6' WIDE SIDEWALK CENTERLINE

PUBLIC UTILITY EASEMENT

CALCULATED POINT

1/2" IRON ROD FOUND
[UNLESS NOTED]

NAIL FOUND

COTTON SPINDLE FOUND

1/2" IRON ROD WITH
"DOUCET" CAP SET

BENCHMARK SET/FOUND

POINT OF BEGINNING

DOCUMENT NUMBER

VOLUME

PAGE

RIGHT-OF-WAY

PUBLIC UTILITY EASEMENT

BUILDING SETBACK LINE

PLAT RECORDS, WILLIAMSON
COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

DOC. NO.

VOL.

PG.

R.O.W.

P.U.E.

B.S.L.

P.R.W.C.T.

O.P.R.W.C.T.

GRAPHIC SCALE: 1" = 100'

0

50

100

150

200

N

0

90

180

270

360

FINAL PLAT OF GLORY HILL SUBDIVISION

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

TRI POINTE HOMES TEXAS, INC.
TRACT 1
DOC. NO. 2025005555
O.P.R.W.C.T.

DESCRIBED AS: LOT 1
GLORY HILL-AMENDED PLAT
CABINET G, SLIDE 264
P.R.W.C.T.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	20.94'	80°00'00"	S29°04'59"W	19.28'
C2	325.00'	5.60'	0°59'11"	S10°25'26"E	5.60'
C3	25.00'	21.03'	48°11'23"	S34°01'32"E	20.41'
C4	50.00'	154.18'	176°40'48"	S30°13'11"W	99.96'
C5	25.00'	21.03'	48°11'23"	N85°32'06"W	20.41'
C6	25.00'	23.55'	53°58'05"	S43°23'10"W	22.69'
C7	60.00'	301.53'	287°56'10"	N19°37'48"W	70.59'
C8	25.00'	23.55'	53°58'05"	S82°38'45"E	22.69'
C9	15.00'	21.02'	80°18'02"	N30°13'11"E	19.34'
C10	275.00'	4.73'	0°59'11"	N10°25'26"W	4.73'
C11	15.00'	26.18'	100°00'00"	N60°55'01"W	22.98'
C12	28.00'	39.24'	80°18'02"	S30°13'11"W	36.11'
C13	15.00'	26.10'	99°41'58"	N59°46'49"W	22.93'
C14	325.00'	5.60'	0°59'11"	N10°25'26"W	5.60'
C15	15.00'	20.94'	80°00'00"	N29°04'59"E	19.28'
C16	15.00'	26.18'	100°00'00"	S60°55'01"E	22.98'
C17	275.00'	4.73'	0°59'11"	S10°25'26"E	4.73'
C18	25.00'	17.53'	40°10'24"	N30°01'02"W	17.17'
C19	24.93'	3.50'	8°02'24"	N54°06'44"W	3.49'
C20	25.00'	6.08'	13°56'25"	S68°24'38"E	6.07'
C21	25.00'	14.94'	34°14'58"	N87°29'41"E	14.72'
C22	60.00'	56.52'	53°58'05"	N43°23'10"E	54.45'
C23	60.00'	33.87'	32°20'45"	N86°32'35"E	33.42'
C24	60.00'	34.43'	32°52'31"	S60°50'47"E	33.96'
C25	60.00'	38.41'	36°40'45"	S26°04'09"E	37.76'
C26	60.00'	138.30'	132°04'04"	S58°18'16"W	109.65'
C27	50.00'	58.62'	67°10'33"	N24°31'57"W	55.32'
C28	50.00'	34.56'	39°35'51"	N28°51'15"E	33.87'
C29	50.00'	61.01'	69°54'24"	N83°36'23"E	57.29'
C30	275.00'	2.89'	0°36'07"	S10°13'54"E	2.89'
C31	275.00'	1.85'	0°23'05"	S10°43'29"E	1.85'
C32	15.00'	14.13'	53°58'05"	N43°23'10"E	13.61'
C33	9.00'	8.48'	53°58'05"	S43°23'10"W	8.17'
C34	76.00'	174.70'	131°42'26"	S82°15'20"W	138.70'
C35	70.00'	160.92'	131°42'48"	N82°15'31"E	127.75'

SURFACE NORTHING: 10,183,319.77'
SURFACE EASTING: 3,087,565.69'

ALMERIA BEND
(50' WIDE PRIVATE R.O.W.)
(DOC. NO. 2018012839, O.P.R.W.C.T.)

CONTROL POINT # 1
N=10,182,616.85'
E=3,087,593.13'
ELEV.=1,001.95'
TP *SIR12 BASE

ALMERIA BEND
(50' WIDE PRIVATE R.O.W.)
(DOC. NO. 2018012839, O.P.R.W.C.T.)

WOODVIEW DRIVE
(VARIABLE R.O.W.)
(DOC. NO. 2019124923)
(DOC. NO. 2019124210)
(O.P.R.W.C.T.)

TRI POINTE HOMES TEXAS, INC.
TRACT 2
DOC. NO. 2025005557
O.P.R.W.C.T.

DESCRIBED AS:
LOT 36, BLOCK C
MARBELLA SUBDIVISION PHASE I
DOC. NO. 2018012839
O.P.R.W.C.T.

BOARD OF TRUSTEES, LEANDER
INDEPENDENT SCHOOL DISTRICT
CALLED 141.29 ACRES
DOC. NO. 2003039158
O.P.R.W.C.T.

TRI POINTE HOMES TEXAS, INC.
CALLED 16,545 SQ. FT.
DOC. NO. 2025005559
O.P.R.W.C.T.

ELIJAH D HARMON SURVEY,
ABSTRACT NO. 6

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°35'37"E	144.61'
L2	S23°53'03"E	160.11'
L3	S24°36'22"E	59.89'
L4	S68°32'45"W	8.89'
L5	N22°50'33"W	49.97'
L6	S10°55'01"E	79.61'
L7	N10°55'01"W	65.51'
L8	S69°04'59"W	49.27'
L9	N10°55'01"W	79.61'
L10	S10°55'01"E	65.51'
L11	S63°49'37"W	97.21'
L12	N19°37'48"W	10.00'
L13	S19°37'48"E	16.00'
L14	S70°22'12"W	104.45'
L15	N70°22'12"E	98.45'
L16	N58°02'07"E	6.00'

BLOCK A LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.2355	10,258
2	0.2068	9,007
3	0.2330	10,150
4	0.2901	12,639
5	0.2456	10,700
6	0.2456	10,700
7	0.2456	10,700
8	0.2456	10,700
9	0.0877	3,821
10	0.9833	42,830
11	0.2075	9,037
12	0.2957	12,879
13	0.2282	9,939
14	0.2266	9,869
15	0.2587	11,270
16	0.2587	11,270
17	0.2587	11,270
18	0.2587	11,270

BLOCK A LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
19	0.2587	11,270
20	0.1440	6,274
21	0.2587	11,270
22	0.2587	11,270
23	0.2587	11,270
24	0.2587	11,270
25	0.2583	11,250
26	0.2842	12,382
27	0.3467	15,104
28	0.2920	12,721
29	0.2589	11,276
30	0.2560	11,149
31	0.2560	11,149
32	0.2561	11,156
33	0.2565	11,173
34	0.3216	14,011

BLOCK B LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.2419	10,536
2	0.2070	9,019
3	0.2070	9,019
4	0.2070	9,019
5	0.2070	9,019
6	0.2341	10,195
7	0.2350	10,236
8	0.2070	9,019
9	0.2070	9,019
10	0.2070	9,019
11	0.2071	9,021
12	0.2374	10,341

DOUCET

A Kleinfelder Company

Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W. Ste. 160
Austin, TX 78735. Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	09/30/2025
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	JA
Project:	25004192.001A
Sheet:	2 OF 3
Field Book:	571
Party Chief:	QW
Survey Date:	03/20/2025

GLORY HILL SUBDIVISION
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

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

TRI POINTE HOMES TEXAS, INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN 15.45 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING ALL TRACT 1 AND TRACT 2, RECORDED IN DOCUMENT NUMBER 2025005557 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.], ALL OF TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555, O.P.R.W.C.T., AND ALL OF A CALLED 16,545 SQUARE FOOT TRACT, RECORDED IN DOCUMENT NUMBER 2025005559, O.P.R.W.C.T.,

DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

GLORY HILL SUBDIVISION FINAL PLAT

IN WITNESS WHEREOF, TRI POINTE HOMES TEXAS, INC., A TEXAS CORPORATION, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 20____ A.D.

TRI POINTE HOMES TEXAS, INC., A TEXAS CORPORATION DATE
13640 BRIARWICK DRIVE, SUITE 170
AUSTIN, TEXAS 78729

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____DAY OF _____, 20____, PERSONALLY APPEARED, [NAME OF AUTHORIZED OFFICER], AS [TITLE OF OFFICER] OF [NAME OF CORPORATE ENTITY], A [STATE OF FORMATION] [TYPE OF CORPORATE ENTITY], ON BEHALF OF SAID [NAME OF CORPORATE ENTITY], A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC – STATE OF: _____

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

CASEY GILES, P.E. DATE
TEXAS REGISTRATION NO. 91797
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
CGILES@KLEINFELDER.COM

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOSHUA P. ARMENDARIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2307345-COM, ISSUED DECEMBER 20, 2024, HAVE BEEN SHOWN OR NOTED HERON.

JOSHUA P. ARMENDARIZ R.P.L.S. DATE
TEXAS REGISTRATION NO. 6822
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
JARMENDARIZ@KLEINFELDER.COM

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

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS IN INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

CITY OF LEANDER
APPROVAL CERTIFICATE
APPROVED THIS THE ____ DAY OF _____, 20____ A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF ____ COUNTY.

ROBIN M. GRIFFIN, AICP ATTEST: _____
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES CITY SECRETARY
CITY OF LEANDER, TEXAS CITY OF LEANDER, TEXAS

GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF HONORABLE BEND AND PRESTIGIOUS LANE, AND THE SUBDIVISION SIDE OF WOODVIEW DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT ADMINISTRATIVELY APPROVED BY STAFF ON 09/20/2024.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A, LOTS 9, 10, AND 20.
- THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
- THE HOA SHALL MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- THE HOA SHALL OWN AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT, TWO (2)SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
- LOTS 27 THRU 34, BLOCK A ARE PROHIBITED FROM TAKING ACCESS VIA THE INGRESS/EGRESS EASEMENT RECORDED IN VOLUME 679, PAGE 566 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND MUST TAKE ACCESS THROUGH HONORABLE BEND.

LEGAL DESCRIPTION:
DESCRIPTION OF A 15.45 ACRE TRACT OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING ALL OF TRACT 1 AND TRACT 2, DESCRIBED IN A DEED TO TRI POINTE HOMES TEXAS, INC., RECORDED IN DOCUMENT NUMBER 2025005557 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.], ALL OF TRACT 1, DESCRIBED IN A DEED TO TRI POINTE HOMES TEXAS, INC., RECORDED IN DOCUMENT NUMBER 2025005555, O.P.R.W.C.T., AND ALL OF A CALLED 16,545 SQUARE FOOT TRACT, DESCRIBED IN A DEED TO TRI POINTE HOMES TEXAS, INC., RECORDED IN DOCUMENT NUMBER 2025005559, O.P.R.W.C.T., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "BGE INC"FOUND ON THE NORTHWEST CORNER OF SAID TRACT 2, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF WOODVIEW DRIVE, AN APPARENT VARIABLE WIDTH RIGHT-OF-WAY, BY PLAT OR MAP RECORDED IN DOCUMENT NUMBERS 2019124923 AND 2019124210 OF THE O.P.R.W.C.T., SAME BEING ON THE SOUTH LINE OF LOT 24, BLOCK C OF THE MARBELLA SUBDIVISION PHASE I, A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2018012839 OF THE O.P.R.W.C.T.;

THENCE N69°05'42"E, WITH THE COMMON LINE OF SAID TRACT 2 AND LOTS 10-17, BLOCK C OF SAID MARBELLA SUBDIVISION PHASE I A DISTANCE OF 542.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "JPH LAND SURVEYING INC"FOUND ON THE NORTHEAST CORNER OF SAID TRACT 2, AND ON THE WEST LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555, SAME BEING THE SOUTHEAST CORNER OF LOT 17, BLOCK C, OF SAID MARBELLA SUBDIVISION PHASE I;

THENCE WITH THE COMMON LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555 AND LOTS 10-17, BLOCK C OF SAID MARBELLA SUBDIVISION PHASE I, THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

- N09°41'26"W, A DISTANCE OF 204.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATS" FOUND, AND
- N09°55'50"W, A DISTANCE OF 465.65 FEET TO A COTTON SPINDLE FOUND ON THE WEST LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555, AND THE EAST LINE OF LOT 10, BLOCK C OF SAID MARBELLA SUBDIVISION PHASE I, SAME BEING THE SOUTHWEST CORNER OF LOT 8 BLOCK C OF THE MARBELLA SUBDIVISION PHASE II, A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2019104144 OF THE O.P.R.W.C.T.;

THENCE N70°22'12"E, WITH THE COMMON LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555 AND LOTS 1-8 BLOCK C, LOTS 20-27, BLOCK B OF SAID MARBELLA SUBDIVISION PHASE II, A DISTANCE OF 1,171.04 FEET TO A 5/8"IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557, AND FOR THE SOUTHEAST CORNER OF LOT 20, BLOCK C OF SAID MARBELLA SUBDIVISION PHASE II, SAME BEING THE WEST LINE OF LOT 10, BLOCK 1 OF RIDGMAR LANDING, A SUBDIVISION IN WILLIAMSON COUNTY RECORDED IN CABINET D, SLIDE 67-68 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE WITH THE COMMON LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557 AND LOTS 10-11, BLOCK 1 OF SAID RIDGMAR LANDING, THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

- S21°35'37"E, A DISTANCE OF 144.61 FEET TO A MAGNAIL FOUND,
- S23°53'03"E, A DISTANCE OF 160.11 FEET TO A MAGNAIL FOUND, AND
- S24°36'22"E, A DISTANCE OF 59.89 FEET TO A 1/2"IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557, AND ON THE WEST LINE OF LOT 11, BLOCK 1 OF SAID RIDGMAR LANDING, SAME BEING THE NORTHEAST CORNER OF LOT 3, GLORY HILL AMENDED PLAT, A SUBDIVISION IN WILLIAMSON COUNTY RECORDED BY PLAT OR MAP IN CABINET G, SLIDES 264-265 OF THE P.R.W.C.T.;

THENCE S70°22'12"W, WITH THE COMMON LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557 A DISTANCE OF 630.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "BGE INC" FOR AND INTERIOR ELL CORNER OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555 AND FOR THE NORTHWEST CORNER OF SAID LOT 3;

THENCE S02°41'46"E, WITH THE COMMON LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557 AND SAID LOT 3, A DISTANCE OF 349.01 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "BGE INC"FOR THE SOUTHEAST CORNER OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005555 AND FOR THE SOUTHWEST CORNER OF SAID LOT 3, SAME BEING ON THE NORTH LINE OF A CALLED 141.29 ACRE TRACT, DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES, LEANDER INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NUMBER 2003039158 OF THE O.P.R.W.C.T.;

THENCE WITH THE COMMON LINE OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557 AND SAID 141.29 ACRE TRACT, THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:

- S68°32'45"W, A DISTANCE OF 8.89 FEET TO A CALCULATED POINT,
- S68°35'33"W, A DISTANCE OF 306.54 FEET TO A 3/4"IRON ROD FOUND,
- S69°47'28"W, A DISTANCE OF 267.30 FEET TO 3/4"IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 RECORDED IN DOCUMENT NUMBER 2025005557, AND FOR THE SOUTHEAST CORNER OF SAID 16,545 SQUARE FOOT TRACT;

THENCE S69°04'59"W, WITH THE COMMON LINE OF SAID 16,545 SQUARE FOOT TRACT AND SAID LOT 3, A DISTANCE OF 531.15 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "BGE INC"FOR THE SOUTHWEST LINE OF SAID 16,545 SQUARE FOOT TRACT AND ON THE EAST RIGHT-OF-WAY LINE OF SAID WOODVIEW DRIVE;

THENCE N22°50'33"W, WITH THE COMMON LINE OF SAID 16,545 SQUARE FOOT TRACT AND SAID WOODVIEW DRIVE, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING APPROXIMATELY 15.45 ACRES.

 DOUCET A Kleinfelder Company Civil Engineering // Entitlements // Geospatial	Date: 09/30/2025
	Scale: N/A
	Drawn by: SWP
	Reviewer: JA
	Project: 25004192.001A
	Sheet: 3 OF 3
	Field Book: 571
7401 B. Highway 71 W, Ste. 160 Austin, TX 78735. Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10194551	Party Chief: QW
	Survey Date: 03/20/2025



EXECUTIVE SUMMARY
4/9/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0048 regarding the removal of two (2) Significant and two (2) Heritage Trees associated with the Tylerville South Lots 2A and 2B Minor Site Development (SD-25-0377), generally located to the southeast of the intersection of San Gabriel Parkway and W. Broade Steet, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal permit process. The applicant has submitted a request to remove two (2) Significant Trees (>18 caliper inches) and two (2) Heritage Trees associated with the site development plans. Per the applicant, the tree removals are necessary to provide adequate drainage and floodplain management for the future development of the commercial lots. There are no proposed buildings with the site development permit and that permit is for filling in the floodplain and installing private drainage culverts. There are no anticipated adverse impacts to the regulatory floodplain or floodway. Impacts are evaluated as part of the floodplain development permit (FPD-25-0029).

TREE PRESERVATION ORDINANCE:

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than eighteen (18) caliper inches requires the approval of the Planning & Zoning Commission.

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% percent 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.
- 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.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION:

There are six (6) Significant Trees between eight (8) and 18 caliper inches and the applicant is preserving all six

(6) trees. There are two (2) Significant Trees between 18 and 26 caliper inches and the applicant is proposing to remove both trees.

There are six (6) Heritage Trees and the applicant is proposing to remove two (2) trees. Heritage Tree 5107 is a 34-caliper inch Pecan tree in fair condition. This tree is located along the southern boundary of Lot 2B and is proposed for removal to mitigate impacts to the flood elevation. Heritage Tree 7781 is a 33-caliper inch Pecan tree in good condition. This tree is located in the southeast corner of Lot 2A and is impacted by the proposed storm pipes. Per the arborist report, both trees have preservation potential should they align with the development of the property.

As part of this request, the following mitigation will be required for the tree removal request.

- Approximately 289 caliper inches are required for mitigation.
- Heritage Tree removal fee in the amount of \$20,100 based off of the removal of 67 caliper inches at a rate of \$300.00 per caliper inch removed.
- Replacement Trees are required at a 2:1 ratio for a total of 88 inches and a 3:1 ratio for a total of 201 inches. The applicant will receive a 38.5 caliper inches credit through preservation of existing trees on site. The applicant is not proposing to plant trees with the site development permit and is opting to pay a fee in-lieu of replacement trees. ($250.5 \times \$150.00 = \$37,575.00$)

The total fee is \$57,675.00 and will be applied to the site development permit (SD-25-0377). Fee payment is required prior to issuance of the site development permit.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION

Action will be taken by the Planning & Zoning Commission on April 9, 2026 regarding Significant Trees. No additional action is required by the City Council for Significant Tree removal. City Council will take final action on the proposed Heritage Tree removal.

GENERAL INFORMATION:

Current Zoning: Tylerville PUD (Planned Unit Development) with a base zoning district of GC-2-A (General Commercial)

Size and Location: This property is generally located to the southeast of the intersection of San Gabriel Parkway and W Broade Steet, including approximately 8.94 acres.

Surrounding Area: The Oak Creek subdivision is to the south and west of the property. The Enclave at Maya Vista and undeveloped property is to the north. A gas station is under construction to the east which is also part of the Tylerville PUD.

Physical and Natural Features: This property contains moderate tree coverage. Brushy Creek is located to the south, and the property does contain floodplain.

HISTORY/TIMELINE:

08/18/2016 - Tylerville Commercial PUD Approved

06/08/2017 - Preliminary Plat Approved

03/08/2018 - Final Plat Approved

06/21/2019 - Replat Approved

APPLICANT/AGENT:

Pohl Partners (Lee Miks) on behalf of Waterstone Tylerville, Ltd (William Pohl).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission 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 remove the trees with the minor site development permit. This recommendation is based on the site's proximity to Brushy Creek and the drainage infrastructure required to make the site a developable property.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. TRP-25-0048 Att 1 Letter of Intent - Tylerville South Lot 2A & 2B
2. TRP-25-0048 Att 2 Location Map - Tylerville South Lot 2A & 2B
3. TRP-25-0048 Att 3 Aerial Map - Tylerville South Lot 2A & 2B
4. TRP-25-0048 Att 3a Aerial Map - Tylerville South Lot 2A & 2B
5. TRP-25-0048 Att 4 Tree Removal Exhibit - Tylerville South Lot 2A & 2B
6. TRP-25-0048 Att 5 Heritage Tree Photos - Tylerville South Lot 2A & 2B
7. TRP-25-0048 Att 6 Arborist Report - Tylerville South Lot 2A & 2B

Tylerville, Ltd
10800 Pecan Park Blvd. #125
Austin, Texas 78750

1-7-26

Ms. Robin Griffin
Planning Department – City of Leander
P.O. Box 319
Leander, Texas 78646

Subject: Tree removal request application for Tylerville south tract, Project numbers SD-25-0377 and TRP-25-0048.

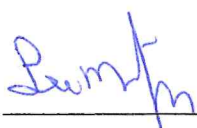
Dear Ms. Griffin:

This letter is to request the removal of four trees as noted on the exhibit included in this submittal package. Two are Heritage trees and two are Significant trees. The reason for the removal of tree #5107 is that it is in the area where we will be benching or cutting in order to achieve the zero rise in the base flood elevation as the city has requested. The reason for the removal of the other three trees is that they are right up next to an open drainage ditch that we are converting to underground storm pipes and they are too close to the new construction of these pipes.

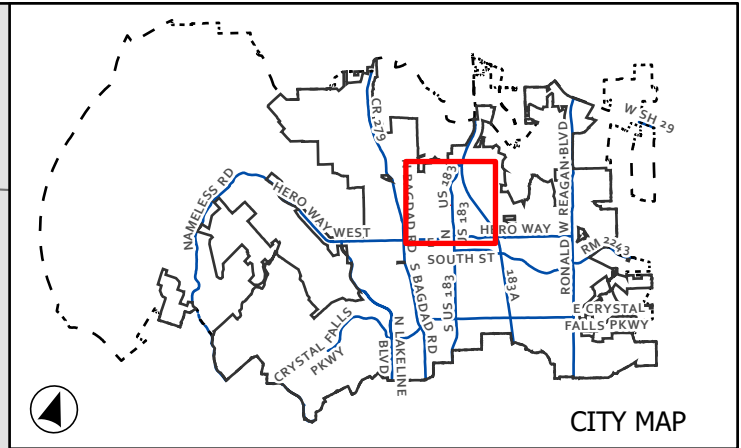
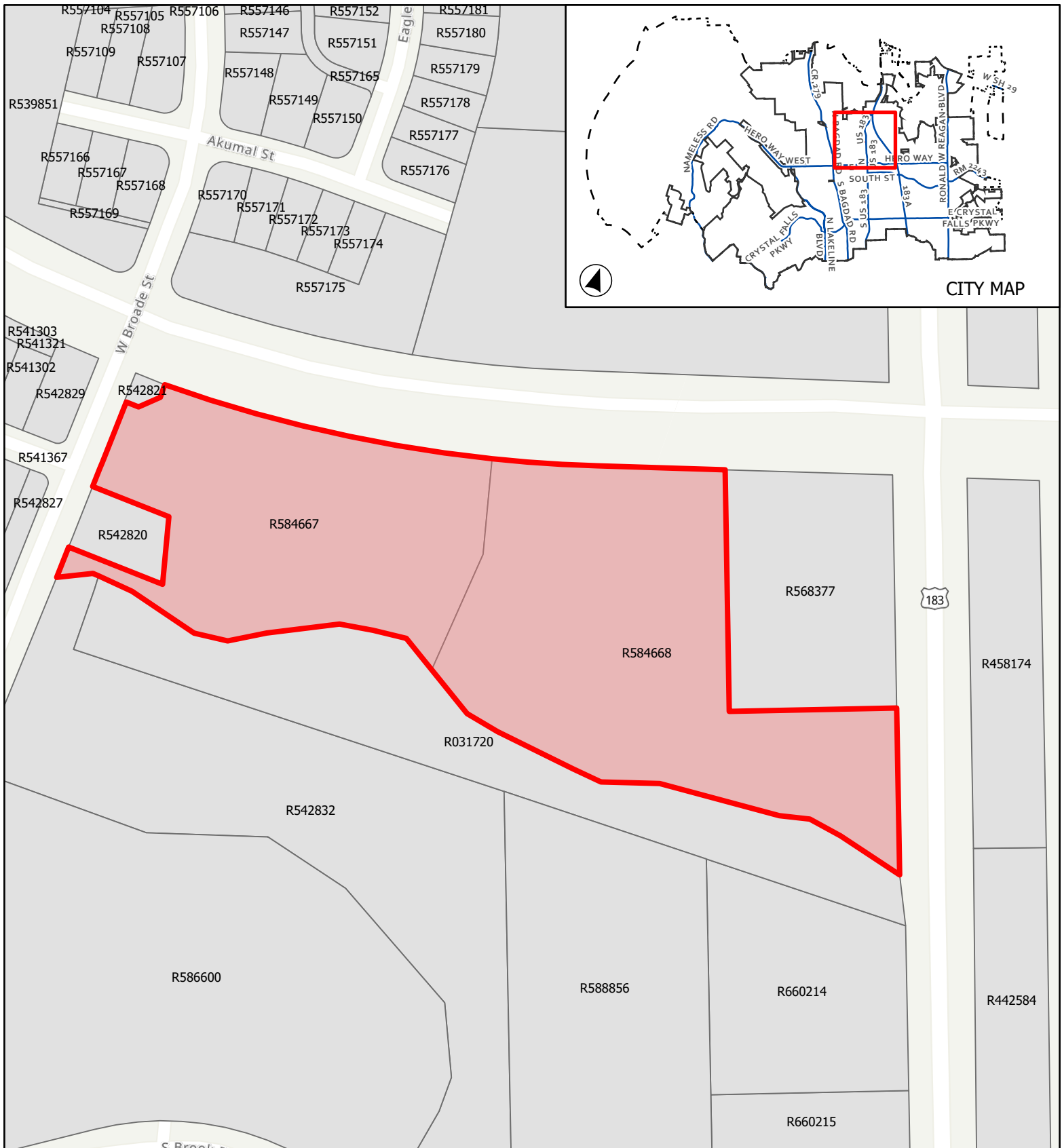
Your consideration is greatly appreciated.

Tylerville, Ltd.

Date: 1-7-26

By: 

Printed Name: Lee Miks



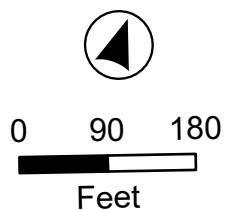
CASE: TRP-25-0048

ATTACHMENT 2

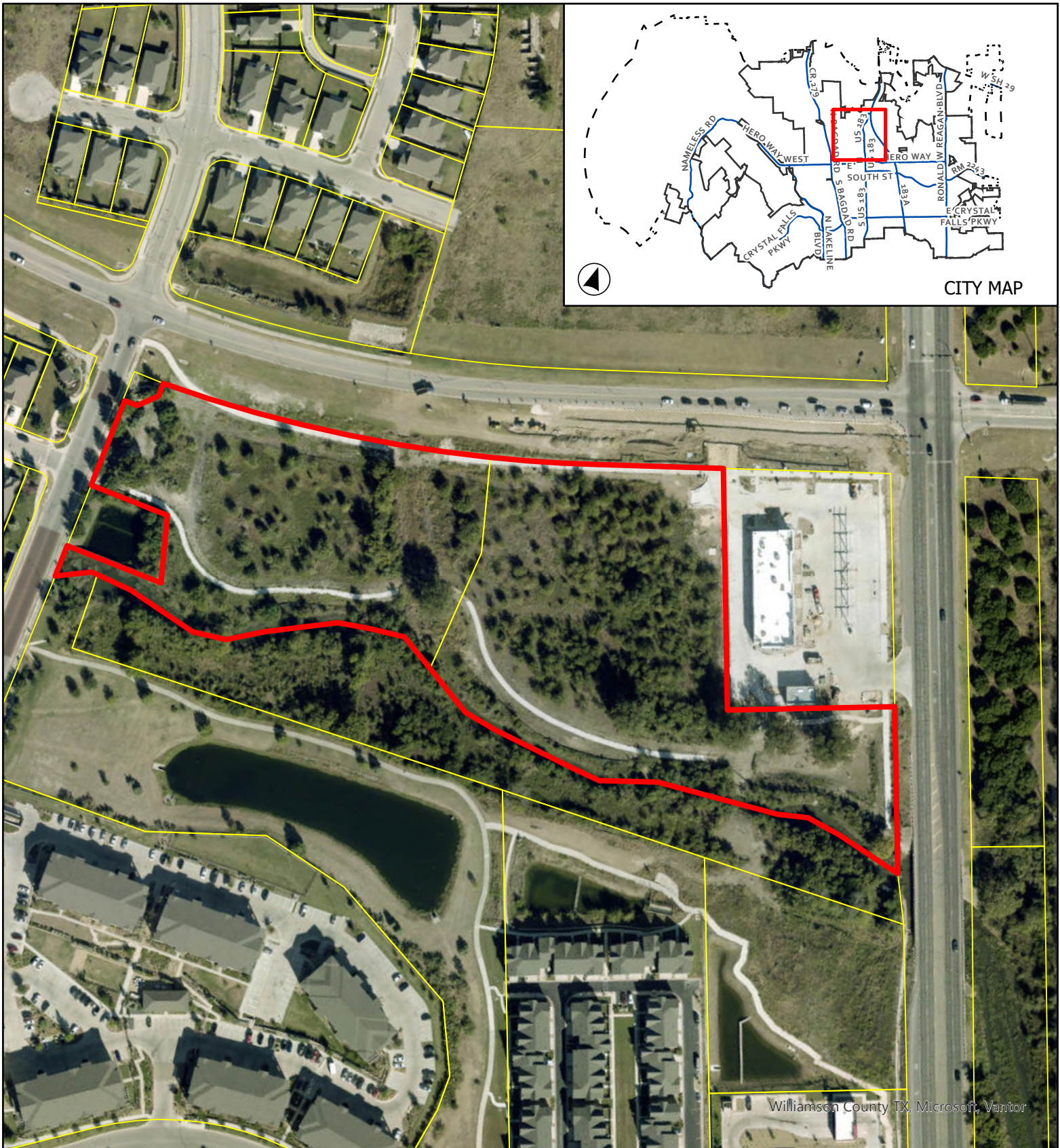
TYLERVILLE SOUTH LOT 2A & 2B

Location Map

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



City Limits 
ETJ 
Subject Boundary 



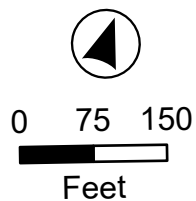
CASE: TRP-25-0048

ATTACHMENT 3

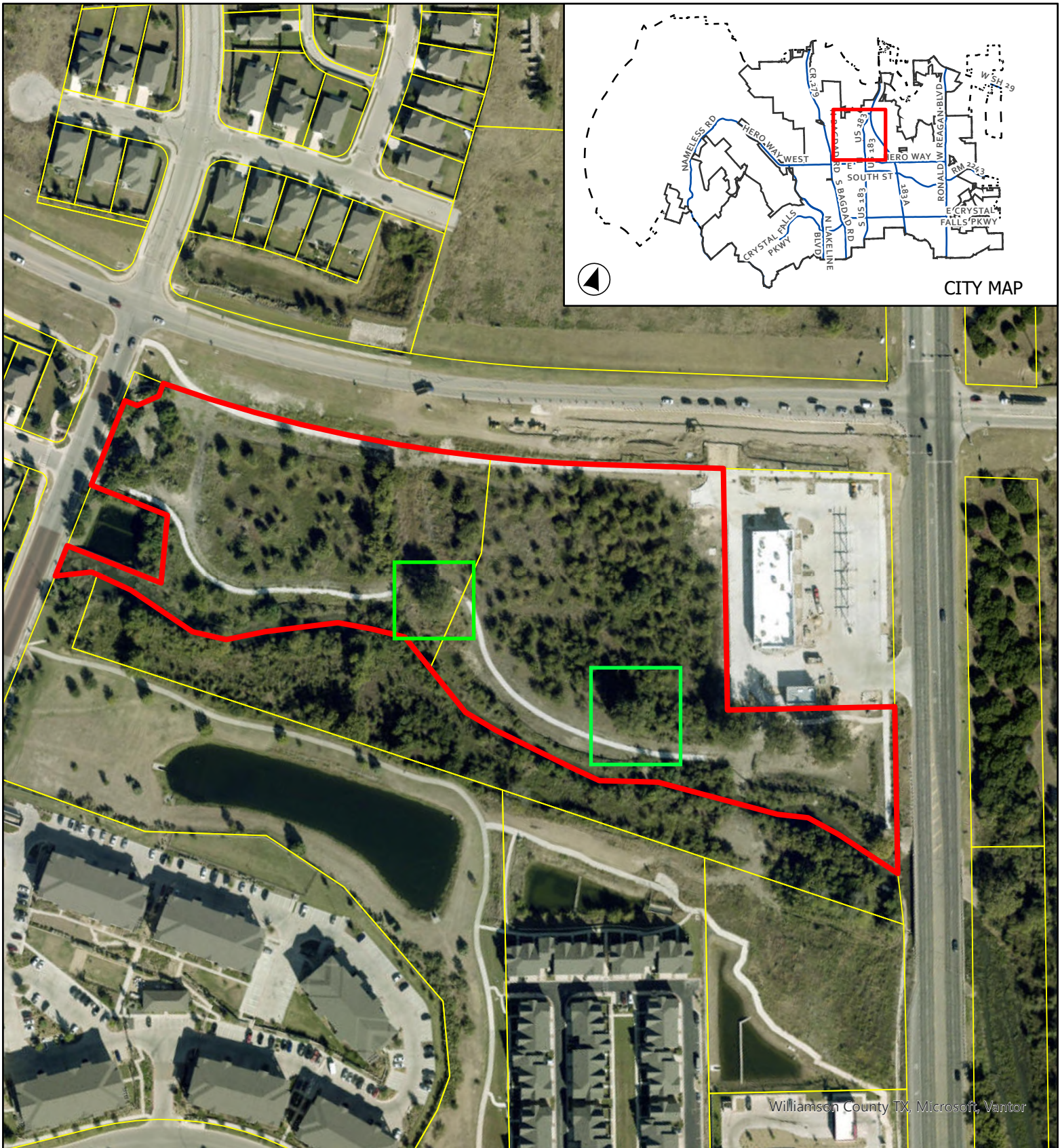
TYLERVILLE SOUTH
LOT 2A & 2B

Aerial Map

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



Leander City Limits 
Williamson County Parcels 
Subject Boundary 



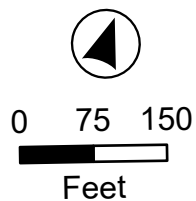
CASE: TRP-25-0048

ATTACHMENT 3

TYLERVILLE SOUTH
LOT 2A & 2B

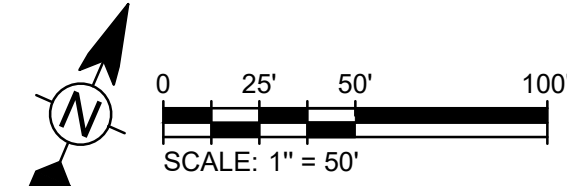
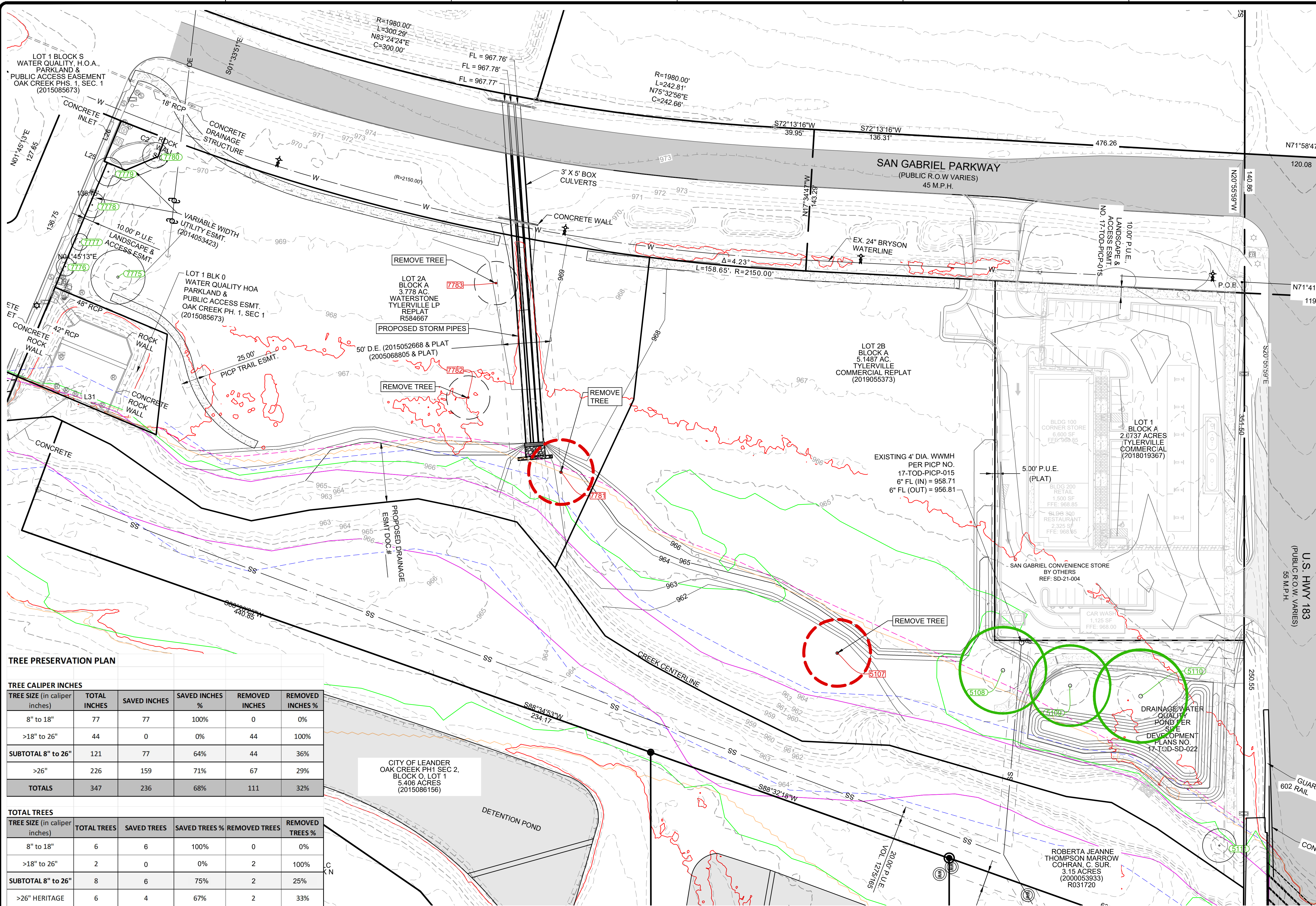
Aerial Map

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- Leander City Limits 
- Williamson County Parcels 
- Subject Boundary 
- Heritage Tree Proposed to be Removed 

2/25/2026 11:30:39 AM - J:\2214_POHL PARTNERS\2214.04_TYLERVILLE SOUTH - GRADING\CAD\SHEETFILES\C-004 HERITAGE TREE PLAN.DWG - KAREN HERNANDEZ



LEGEND

- EXISTING**
- 535 --- MAJOR CONTOUR
 - 534 --- MINOR CONTOUR
 - ATLAS 14100 YR FLOODPLAIN LIMITS
 - FEMA 100 YR FLOODPLAIN LIMITS
 - ATLAS 14 FLOODWAY
 - FEMA FLOODWAY
 - 100' CREEK BUFFER ZONE
 - PROPERTY LINE
 - EASEMENT LINE
 - OVERHEAD POWER LINE
 - POWER POLE
 - ASPHALT
- PROPOSED**
- XXXX (in green circle) TREE TO REMAIN & TREE NUMBER
 - XXXX (in red dashed circle) TREE TO BE REMOVED & TREE NUMBER
 - HERITAGE TREE TO REMAIN
 - HERITAGE TREE TO BE REMOVED
 - PROPOSED DRAINAGE EASEMENT DOC.#

TREE NOTES:

- TREE SURVEY BY TREE MANN SOLUTIONS, DATED 08/20/2025
- (H) INDICATES HERITAGE TREE
- 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.

TREE LIST REMAIN	
PT#	DESCRIPTION
5108	43.5" Pecan (H)
5109	40" Pecan (H)
5110	46.5" Pecan (H)
5111	17" American Elm
7775	27.5" American Elm
7776	9.5" Cedar Elm
7777	8.5" Monterrey Oak
7778	13" Red Oak
7779	14.5" Red Oak
7780	13" Red Oak

TREE LIST REMOVE	
PT#	DESCRIPTION
5107	34" Pecan (H)
7781	33" Pecan (H)
7782	22" American Elm
7783	22" American Elm

TREE SUMMARY TABLE		
STATUS	COUNT	%
TOTAL	14	100
REMOVE	4	29
REMAIN	10	71

TREE PRESERVATION PLAN

TREE CALIPER INCHES					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	77	77	100%	0	0%
>18" to 26"	44	0	0%	44	100%
SUBTOTAL 8" to 26"	121	77	64%	44	36%
>26"	226	159	71%	67	29%
TOTALS	347	236	68%	111	32%

TOTAL TREES					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	6	6	100%	0	0%
>18" to 26"	2	0	0%	2	100%
SUBTOTAL 8" to 26"	8	6	75%	2	25%
>26" HERITAGE	6	4	67%	2	33%
TOTALS	14	10	71%	4	29%

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

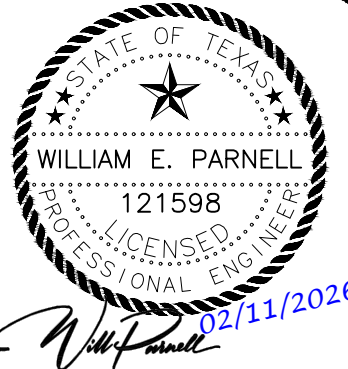
MITIGATION PLAN: Protected & Heritage Trees					
TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	44	-	88	-	\$37,575
>26" HERITAGE	67	-	-	200	\$20,100
TOTAL:					\$57,675

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

FEES IN-LIEU
HERITAGE TREE MITIGATION

RESERVED FOR CITY OF LEANDER APPROVAL SEAL AND SIGNATURES



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION
1	11/29/25	ADDED SHEET

TYLERVILLE SOUTH
MINOR SITE DEVELOPMENT PLANS
SAN GABRIEL PKWY
LEANDER, WILLIAMSON COUNTY, TEXAS 78641
TREE MITIGATION PLAN

Project No: SD-25-0377
Designed By: W. PARNELL
Drawn By: M. RECTOR
Checked By: W. PARNELL

C-004
Sheet 9 of 17

File No: 2214.02

Bar Measures 1 inch, otherwise drawing not to scale

#7781



#5107



Tree Condition Assessments

Tylerville, LTD.

W Broade St & San Gabriel Parkway, Leander, TX 78641

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

Assignment:

Tree Mann Solutions (TMS) Board Certified Master Arborist team to locate, tag, flag, and assess significant/heritage trees 8" in diameter and larger, per City of Leander code, within the provided ~9-acre boundary. TMS to tag w/ medallion, ribbon, and geo-locate to within ~60cm accuracy. Tree diameter breast height (DBH @ 48" per City of Leander code), species, GPS location within ~60cm accuracy*, and condition rating with supportive notes to be provided. Deliverable to be summary report, excel tree list with data and links to individual tree reports with photos of each tree, and .csv point file in PNEZD format for import into design software by others (no CAD/exhibit provided). Locations in northing/easting in NAD 1983 State Plane Texas Central FIPS 4203 US Feet - ESRI:102739 coordinate system.*Tree inventory to include general tree point location data per client-provided approximate property boundaries. Points located within approximately 60 centimeters circular error probable measurement (CEP) from the trunk as visibly displayed on GIS rover collector equipment. Tree Mann Solutions recommends locations and ownership of critical trees to be verified by design team and a Registered Professional Land Surveyor.

Observations:

- Tree Mann Solutions inspected 14 trees on this site and all have preservation potential, if feasible with site design and project goals.
 - *Condition:* 7 trees were found to be in good condition and 7 in fair condition, with multiple of the fair condition trees being on the upper end of the spectrum.
 - *Species:* 5 trees are pecans, 4 are American elm, 3 are red oak, 1 is cedar elm, and 1 is Monterrey oak
 - *Size:* 6 trees are heritage 26.5" +, 2 are larger significant trees 18.5-26", and 6 are smaller significant (8-18")
- *Heritage tree conditions:* 2 are in good condition (T7781-33" pecan, T7775-27.5" American elm), and 4 are in fair condition (T5107-34" pecan, T5108-43.5" pecan, T5109-40" pecan, T5110-46.5" pecan)
- Three of the heritage trees in this survey were near the property line where construction was in progress nearby (T5108-43.5" pecan, T5109-40" pecan, T5110-46.5" pecan). The TPZ barrier on these have been damaged/broken, and the fencing should be further out for trees of this size. These trees are more susceptible to soil compaction and damage to the critical root zone caused by construction equipment and materials. These trees are all good shade providers and in fair to good condition, so their condition should be monitored as nearby construction continues.



8-18" (smaller significant) shown in green, 18.5"-26" (larger significant) shown in red, and 26.5"+ (heritage) shown in blue



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 or concerns regarding tree assessments on this site, please contact Joe at (512)470-9073 joe@treemannsolutions.com or Donald at (512)529-7034 donald@treemannsolutions.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)