



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, July 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 July 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 meeting held on June 25, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-23-0115 Diaz Flex Space; on one (1) parcel of land 0.506 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036247, commonly known as 908 S West Drive, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing regarding Special Use Case Z-26-0210 to consider action on a Special Use Permit to allow for an in-home day care with up to 12 children on one parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

- Staff Presentation
- Applicant Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Consider Action

- Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

- Staff Presentation
- Applicant Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Consider Action

REGULAR AGENDA

- Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of 45 Significant Trees and four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

- Staff Presentation
- Applicant Presentation
- Discussion
- Consider Action

- Discuss and consider action regarding Tree Removal Case TRP-26-0056 regarding the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

- Staff Presentation
- Applicant Presentation
- Discussion
- Consider Action

- 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 July 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Veronica Tovar

Veronica Tovar, Secretary



EXECUTIVE SUMMARY
7/9/2026

AGENDA SUBJECT:

Approval of the minutes for meeting held on June 25, 2026.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 6-25-2026 P & Z minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 25, 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 were present except Commissioner Tyler Bray.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the June 4, 2026 and June 18, 2026 meetings.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

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

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

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-10.

By: Board Member Oliver

Seconded: Board Member Coats

Vote: 6 - 0

6. Approval of the minutes for meeting held on May 28, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres $\pm$ in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Subdivision Case PICP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICP-25-0188 Reagan PS & GST Construction Plan; on one (1) Parcel of land 3.0 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031530, generally located at 16070 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-24-0272 Ronald Reagan Gas Station; on one (1) parcel of land 1.167 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R639668, commonly known as 18129 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

Public Hearing opened at 6:18 p.m.; Public Hearing closed at 6:42 p.m.; following discussion.

THE FOLLOWING SPOKE IN OPPOSITION OF THE REQUEST:

Leeza Tierney, 1507 Horizon Park Boulevard, Leander, Texas 78641
Julie Beasley, 418 Mesa Grande, Leander, Texas 78641
Anita Chumnanvech, 708 Palamos Dr, Leander, Texas 78641
Tina Ritter, 1000 Overlook Bend, Leander, Texas 78641
Robin Stephens, 1008 Overlook Bend, Leander, Texas 78641
Dr. David Reeve, 804 Overlook Bnd, Leander, Texas 78641
Terri Puckett, 801 Overlook Bend, Leander, Texas 78641

SUBMITTED VIA WEBSITE IN OPPOSITION OF THE REQUEST:

Mike Graves, 127 Windemere W, Leander, Texas 78641
Karen Burns, 29 Fair Oaks St., Leander, Texas 78641
Dianne Hess, 1006 Overlook Bnd, Leander, Texas 78641
Clifford Hall, 604 Scenic Path, Leander, Texas 78641
Mark Eiland, 609 Scenic Path, Leander, Texas 78641
Karen Robertson, 610 Scenic Path, Leander, Texas 78641
Patrick Robertson, 610 Scenic Path, Leander, Texas 78641
Susan Rix, 1004 Overlook Bend, Leander, Texas 78641
David Anderson, 16717 Spotted Eagle Dr., Leander, Texas 78641
Elizabeth Moore, 137 W Windemere, Leander, Texas 78641
Rachel Giannini, 123 W Windemere, Leander, Texas 78641
Stephen Cochran, 133 W Windemere, Leander, Texas 78641
Betty Harbison, 115 W Windemere, Leander, Texas 78641

Chinell Darling, 1210 Fairview Circle, Leander, Texas 78641
Justin Fosbury, 800 Overlook Bnd, Leander, Texas 78641
Nickey Lawrence, 1201 Live Oak Road, Leander, Texas 78641

Motion to approve Zoning Case Z-25-0195.

By: Board Member Mahan
Seconded: Board Member Morales

Vote: 5 - 1 Board Member Oliver

REGULAR AGENDA

12. Discuss and consider action regarding Tree Removal Case TRP-25-0050 regarding the removal of four (4) Significant Trees and one (1) Heritage Tree associated with the Suds Deluxe Car Wash, generally located at 675 Kauffman Loop, Leander, Williamson County, Texas.

Motion to approve Tree Removal Case TRP-25-0050.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 5 - 1 Board Member Morales

13. Adjournment
Meeting adjourned at 7:39 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON

First Name	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Tina Ritter 1000 Overlook Bend	Leander, TX	Z-25-0195	I am AGAINST this item.	I want to include comments at the meeting: Yes. I will attend in person to speak my comments.
Robin Stephens 1008 Overlook Bend	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.
David R Reeves 804 Overlook Bnd	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.
Terri Puckett 801 Overlook Bnd	Leander, TX	Z-25-0195	I am AGAINST this item.	Yes. I will attend in person to speak my comments.

First Name	City	My agenda item or case number:	My position on the above agenda item or case number:	I want to include comments at the meeting:
Elizabeth Moore 137 W Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Rachel Giannini 123 W Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Stephen Cochran 133 W Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Betty Harbison 115 W. Windemere	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Chinell Darling 1210 Farview Circle	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Justin Fosbury 800 Overlook Bnd	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.
Nickey Lawrence 1201 Live Oak Road	Leander, TX	Z-25-0195	I am AGAINST this item.	No. I just want my position added to the meeting record.

Comments on Leander Springs Proposal

While I believe that parts of the Leander Springs Project sound like a fun and entertaining spot for people to enjoy, I do not believe that the current proposed location is suitable for our community. There are far too many huge construction projects happening in Cedar Park and Leander, and traffic congestion is increasing by the day. When these projects are completed, including the nearby Scheels mega-store in the 117 acre new Cedar View Development, daily traffic will make it increasingly harder to get from place to place. If the Leander Springs proposal gets approved, daily traffic will continue to increase into residential areas, making it not only stressful but also unsafe for those that live in those nearby neighborhoods.

The noise level of not only the 12 years of construction for the proposed Leander Springs Project, but also the sound of weekly concerts at the venue that would be heard in nearby neighborhoods once that is built, is very concerning.

My neighborhood in Leander already experiences low water pressure. While we have been told by the developer that the lagoon water would be taken from an aquifer, we were also told that water usage for the 1200 new apartments to be built, as well as the multiple restaurants and facilities, would come from the city, in a time when we are already in a water shortage.

The developer of the Leander Springs proposal has said that this project would put Leander "on the map." However, in speaking with many residents of our beloved city, we did not move to Leander to be put "on the map." We moved here to enjoy quiet, peaceful living, surrounded by a modest amount of amenities but not overrun by them. I would love to see the little remaining open land around us either be left alone, or be turned into landscaped green areas, including parks and playgrounds. If that is not a possibility, I believe that small, local businesses would benefit our community much more than another massive attraction.

Thank you for taking the time to listen to all of our concerns and for your understanding.

Karen Robertson
Leander Resident

Why Elizabeth Moore opposes Leander Springs Project (Z-25-0195)

- It probably includes reasons the Zoning Commission & City Council voted it down last year
- Note: I would be there in person but am not physically able

1. **Water & Nature Safety:** The proposed 4-acre lagoon will be coated with polymers to prevent evaporation. These “harmless” chemicals have been shown to have negative effects on plants and animals who consume them long-term. That means every plant, tree, tadpole, turtle and deer along Brushy Creek will be affected because they will be forced to consume this polluted water in perpetuity if the lagoon is approved. (They’re notoriously difficult, if not impossible, for wastewater plants to remove even if that water got treated.)

Recent hard rains have eroded plants, trees and earth from our property’s tiny segment of the creek. Pollutant-weakened plants and trees will not hold against future erosion, especially once the City’s doubling of Brushy Creek’s flow goes into effect. The City’s proposed Hike & Bike Trail could eventually be along a wasteland.

2. **Water Preservation:** Creating another 4 acres of water under the blazing sun makes no sense. Horizon Lake is already next door. Recent rains notwithstanding, there are too many people for too little water in Leander. I suspect future Leander residents would regard any vote for this lagoon with appalled astonishment.

The polymers will not prevent evaporation. They work on still surfaces. The swimming and other planned “lagoon” activities, plus weather itself, will inevitably churn that water.

3. **The Developers’ Untrustworthiness:** Last year’s City Council meeting (I think you and watch the video) revealed who these developers are and how difficult they will be (are!) for the City to work with and trust. They were:
 - a. **Unable to stay within a time budget** – They gave us a real-time display of how they’ll do with deadlines, which is to blow past them without awareness
 - b. **Unable to listen** – They were repeatedly given clear direction and boundaries by the Chair and every person in their presentation had to be instructed anew
 - c. **Unable to respect the locals** – Each presenter’s self-focused content and attempts at folksy charm suggested that they thought Leander was some hick town whose citizens would be dazzled by their tacky tropical resort plan. Their “scientist” even disingenuously and repeatedly claimed that polymers were not chemicals!
 - d. **Strangely inconsistent** – they talked about the millions of dollars they’ve spent and yet they had almost nothing to show for it. It’s now taken yet another year for them to make minor adjustments to their plan. Where’s all this money going?
4. **The Congestion at an Overloaded Intersection and Road:** 2243 is already so busy and it’s only going to increase as Raider Way goes through. Adding a “destination spot” at that particular intersection would just worsen it. That means increased noise, accident risk, etc.
5. **The City’s Own Future Use Plan:** The City planned for that area to be single family homes. Keep it that way, please. [Last year P&Z voted it down. I was there. I recently learned P&Z changed its mind this year. I hope you will change it back!](#)

First Name	City	My agenda item or case number:	My position on the above agenda item or case	I only want my written comments added to the meeting record.	My written comments
Mike Graves					
127 Windemere W	Leander, TX	Z-25-0195	AGAINST	Yes	Please do not approve this Lagoon development. This development will cause pollution and damage to the creek ecosystem. There are plenty of options for development that do not damage the environment as much or mess with our water. Thanks.
Karen Burns					
29 Fair Oaks St.	Leander, TX	Z-25-0195	AGAINST	Yes	As a resident in Leander Texas that lives along Brushy Creek, I oppose the lagoon project as not only will it create more pollution to the creek region due to the polymers used for the lagoon coating, it will create more strain on our water system. We have been in a drought for many years and though we have had rain recently, it is still a very tenuous situation.
Dianne Hess					
1006 Overlook Bend	Leander, TX	Z-25-0195	AGAINST	Yes	Our neighborhood has been adversely affected by traffic ever since Hidden Trail was opened as a pass-through from the 183A frontage road to Horizon Park. We are concerned that this development would open us up to even more traffic.
Clifford Hall					
604 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	I am against this item unless the city and developer do the following 2 actions, (1) Connect "Covewind Bend" street to "Horizon Lake" development to divert traffic away for heavily travelled Leander Crossing and Overlook Estates, and (2) Do Not use the water lines in Overlook, our water pressure even after city review is still below 50psi and as low as 35PSI in some mornings of high use.
Mark Eliand					
609 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	While this project has the potential to be very good for the city of Leander the city and/or developer hasn't provided specific information about how the project will impact the water pressure in my neighborhood (Overlook Estates) and traffic through the neighborhood and on Horizon Park.
Karen Robertson					
610 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	I live on Scenic Path and have noticed an increase in traffic as more people seem to be using our neighborhood as a cut through from Horizon Park to 183A. I'm very concerned this project will have a serious impact on traffic through our small neighborhood.
Patrick Robertson					
610 Scenic Path	Leander, TX	Z-25-0195	AGAINST	Yes	In addition to the traffic and water pressure concern I'm also concerned about the additional noise from events at the Lagoon. We already have to deal with noise from 183A and the police department shooting range. I don't want one more noise event to deal with.
Susan Rix					
1004 Overlook Bend	Leander	Z-25-0195	AGAINST	Yes	Thus far I've only heard broad speculative explanations about how water usage and the impact on water pressure will be addressed and how traffic will be routed and managed around the neighborhoods.
David Anderson					
16717 Spotted Eagle Dr.	Leander, TX	Z-25-0195	AGAINST	Yes	I can't support moving forward with this project until the city and developer can specifically address these issues with assurances for the surrounding neighborhoods.



EXECUTIVE SUMMARY
7/9/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-23-0115 Diaz Flex Space; on one (1) parcel of land 0.506 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R036247, commonly known as 908 S West Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Diaz Flex Space, which is a 0.506 acre commercial site development including an office/warehouse building and associated improvements.

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

(b) Expiration of application.

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

The applicant is requesting another six-month (6) extension of the application in order to allow the application to schedule the pre-construction meeting for permit issuance.

HISTORY/TIMELINE:

02/13/2025 – Site Development 2nd Reinstatement Application Filed
11/14/2025 – Site Development Application Expired
05/14/2026 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Campbell Key on behalf of Tarqui Estates, LLC. (David Diaz)

RECOMMENDATION:

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

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

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

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the initial submittal of the site development permit application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to November 14, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-23-0115 Att 1 Diaz Flex Space - Extension Request
2. SD-23-0115 Att 2 Diaz Flex Space - Location Map

June 16, 2026

City of Leander

Development Services Department
Attn: Planning & Development Staff
105 N. Brushy Street
Leander, TX 78641

Subject: Request for Extension – Project SD-23-0115

Dear City of Leander Development Services Team,

The purpose of this letter is to respectfully request two extensions for Project SD-23-0115 – Diaz Flex Space. Specifically, we are requesting:

- One administrative extension to extend the project expiration date to May 14, 2026; and
- One extension requiring approval by the Planning & Zoning Commission to further extend the project expiration date to November 14, 2026.

This project is important to us, and our goal is to begin construction as soon as possible. We respectfully ask the City to grant an extension of the current deadline so we may continue working under the existing application and complete the remaining items.

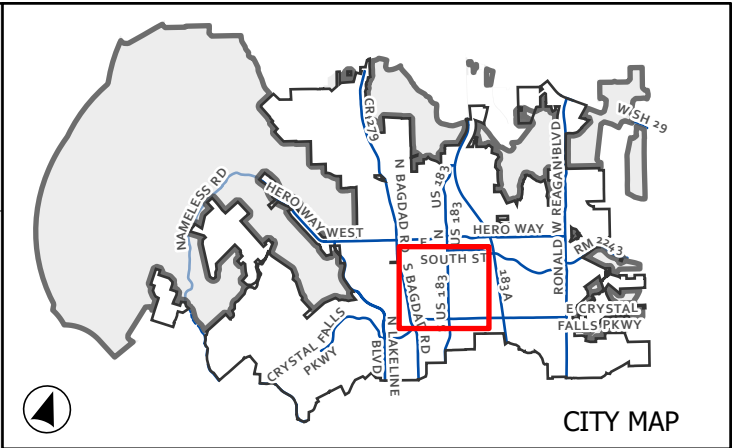
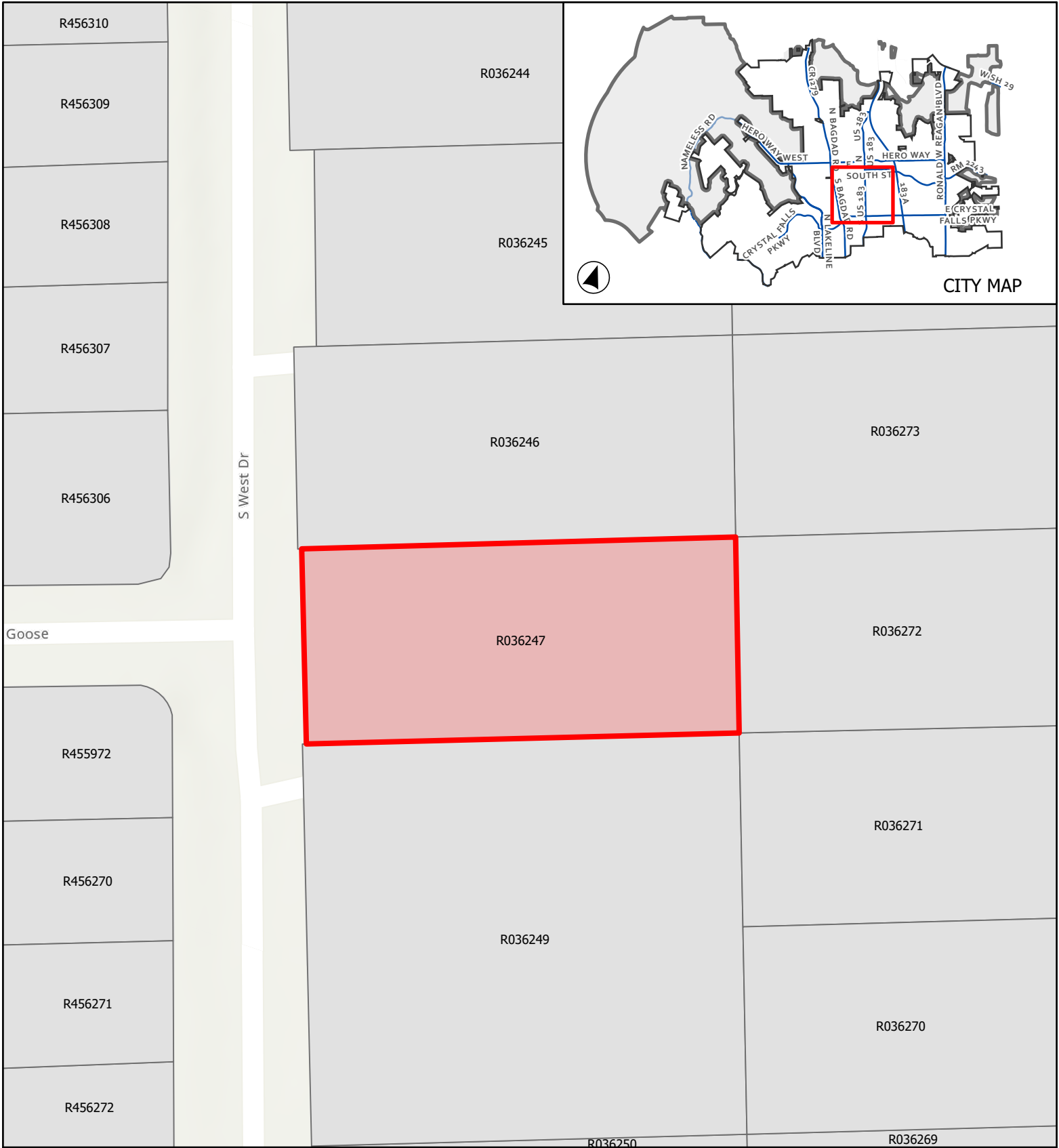
We appreciate the City's time, consideration, and assistance throughout this process. Please let us know if any additional documentation or information is needed to support this request.

Thank you for your consideration.

Sincerely,

David Diaz

Tarqui Estates
10020 Lachland Drive
Austin, TX 78717
(512) 253-2283
info@thehomeva.com



CASE: SD-23-0115 ATTACHMENT 2 DIAZ FLEX SPACE SITE DEVELOPMENT REINSTATEMENT

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.

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Feet

City Limits

ETJ

Subject Boundary

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EXECUTIVE SUMMARY
7/9/2026

AGENDA SUBJECT:

Conduct a Public Hearing regarding Special Use Case Z-26-0210 to consider action on a Special Use Permit to allow for an in-home day care with up to 12 children on one parcel of land 0.2 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R456282; and more commonly known as 1202 Drake Cove, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0210 as described above.

BACKGROUND:

This request is the first step in the zoning process to approve a Special Use Permit (SUP). Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A special use permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses. The applicant has submitted a request for a Special Use Permit (SUP) in order to allow for an in home day care with up to 12 children and a garage conversion. This request would result in a reduction of the parking requirements that would allow for two driveway parking spaces for both the residence and the day care.

DEVELOPMENT REQUIREMENTS:

Composite Zoning Ordinance:

- The ordinance currently allows for an in-home day care with up to five (5) children.
- The ordinance requires that a residential home with three (3) or more bedrooms have two (2) garage-enclosed parking spaces and two (2) additional off-street parking spaces.
- In-home day cares do not have additional parking requirements. Day cares over five (5) children require a parking of one (1) space per 400 square feet.

Texas Health and Human Services

Texas Health and Human Services grants licenses for childcare homes with up to 12 children. The applicant has been operating Dew Drops Montessori Preschool with up to 12 children at this site with their State License. The City Council discussed updates to the daycare requirements during their meeting on April 16, 2026. This case was previously presented to the Commission during the April 23, 2026 meeting with no action taken. The Council heard this item during the June 4, 2026 meeting and remanded the case back to the Commission following action on the daycare ordinance updates.

The ordinance updates were presented to the Commission on May 28, 2026 and were approved during the June 18, 2026 Council meeting with a final reading on July 2, 2026. The updates included allowing in-home daycares to have up to six (6) children under 14 years old, with an additional six (6) school aged children allowed being 5-

13 years old. If the daycare does have over six (6) children, a permit will be required to show that there is appropriate traffic circulation, sufficient parking, and to verify the placement of an outdoor play areas.

CODE ENFORCEMENT CASE

A Code Enforcement case was opened due to the in-home day care having over five (5) children in August 2025. Staff held a pre-development meeting with the applicant on October 6, 2025 to go over the next steps for bringing the site into compliance. Following the meeting, Staff conducted a courtesy visit to verify the items that needed to be addressed regarding the garage conversion. In early January, Staff met with the applicant to help them submit their application for the SUP. During the review, Staff noted that the proper permits for the garage conversion were not issued. Staff conducted another site visit to verify the necessary permits and have been coordinating with the applicant on obtaining the permits.

GENERAL INFORMATION:

Current Zoning: SFU-2-B (Single-Family Urban)

Size and Location: The property is located at 1202 Crake Cove, including approximately 0.2 acres.

Surrounding Area: This property is located within the Woods at Mason Creek Subdivision, surrounding by other single-family residential uses.

PUBLIC NOTIFICATION:

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

The residents within 500' were notified by a hand delivered letter on January 19, 2026. Those who were not available were mailed a letter on February 2, 2026. In addition, the Magnolia HOA was also notified. No comments/concerns were discussed during the outreach.

Please see the full report from the applicant attached as Exhibit 7.

HISTORY/TIMELINE:

08/26/2025 – Code Enforcement Case Opened
10/06/2025 – Pre-Development Meeting
02/12/2026 – SUP Application Filed
04/16/2026 – Daycare Workshop with City Council
04/23/2026 – Planning and Zoning, Public Hearing
05/28/2026 – Planning and Zoning, Daycare Ordinance – approved with modifications
06/04/2026 – City Council, Public Hearing
06/18/2026 – City Council, Daycare Ordinance Approved 1st Reading

APPLICANT/AGENT:

Ashanthi Perera

RECOMMENDATION:

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

1. Approve the proposed Special Use Permit with a six-month time limit;
2. Deny the proposed Special Use Permit; or

3. Approve an alternative request that may include modifications to the parking requirements or time limit.

Staff recommends Option 2 listed above – deny the proposed Special Use Permit. Staff made this recommendation based on the lack of parking spaces available for the residential home and day care use. This proposed use is more intense and changes the neighborhood character through converting the garage and not accommodating parking on site.

During the April 23, 2026 meeting, the Commission did not take action. The Council voted to remand the case to the Commission during the June 4, 2026 meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-26-0210 Att 1 Letter of Intent - 1202 Drake Cove
2. Z-26-0210 Att 2 Current Zoning - 1202 Drake Cv SUP
3. Z-26-0210 Att 3 FLU Map - 1202 Drake Cv SUP
4. Z-26-0210 Att 4 Public Notification - 1202 Drake Cv SUP
5. Z-26-0210 Att 5 Aerial Map - 1202 Drake Cv SUP
6. Z-26-0210 Att 6 Utilities Map - 1202 Drake Cv SUP
7. Z-26-0210 Att 7 Neighborhood Outreach - 1202 Drake Cove

Ref# Z-26-210
Ashanthi Perera
1202 Drake Cove
Leander, TX 78641
512-966-5522
Date: 03/02/2026

To Whom It May Concern,

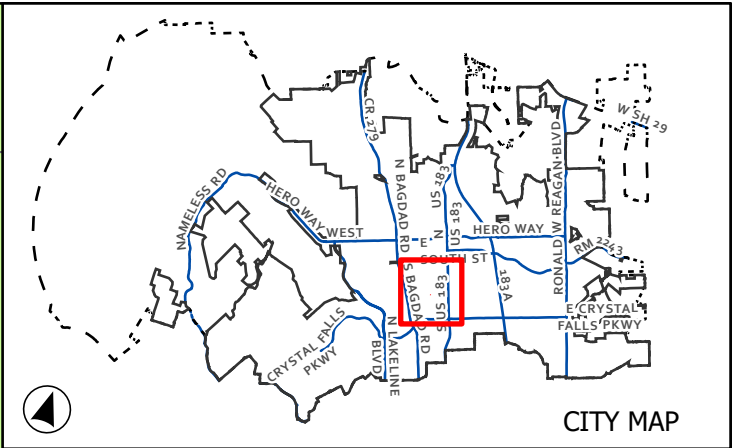
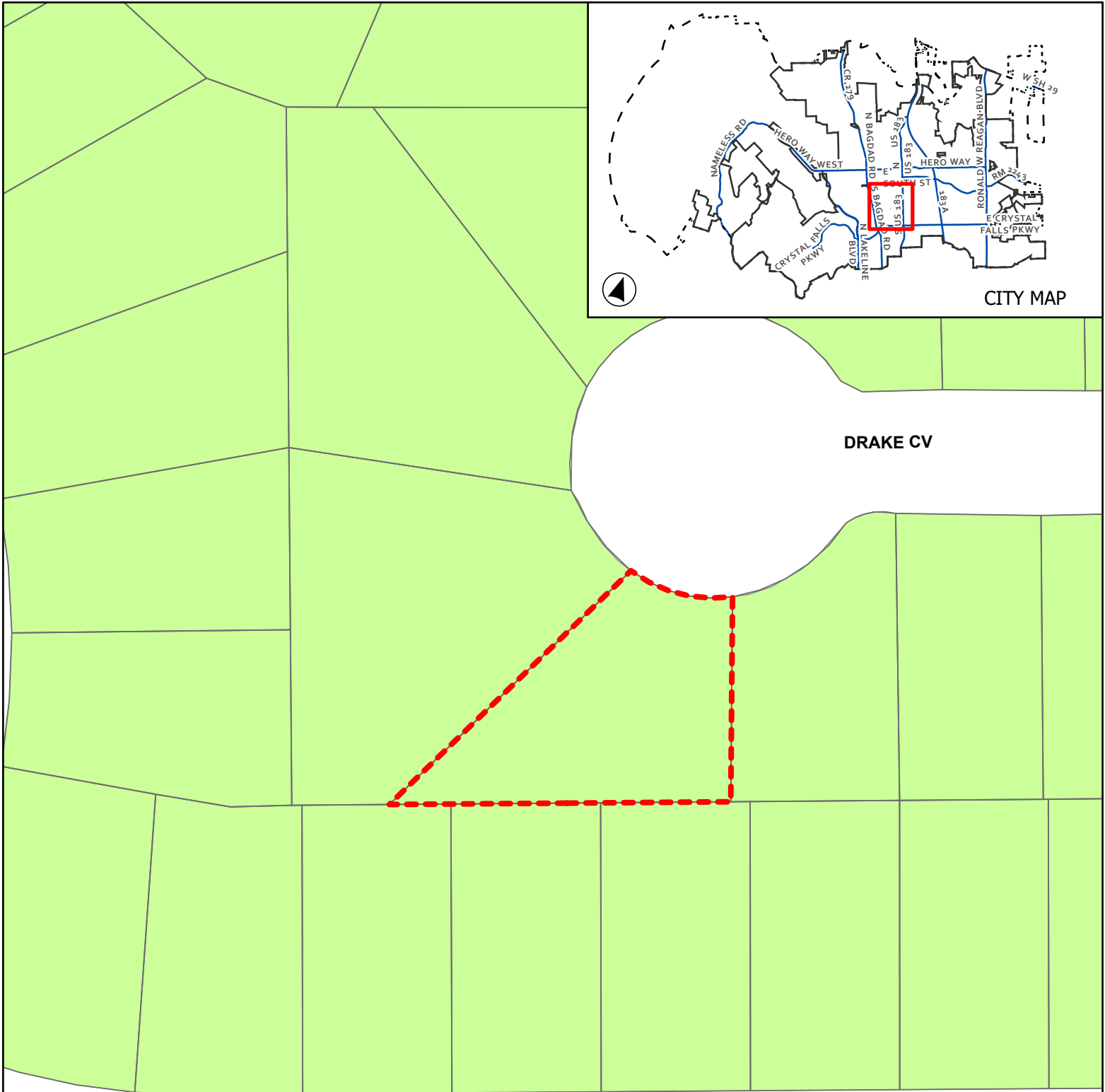
I am submitting this application to request a special use permit for the operation of a home-based daycare. The proposed daycare will serve up to 12 children, ages 3 to 5, on weekdays from 8:00 AM to 5:00 PM.

I am requesting approval for a period of 6 months with the intention that the permit be renewed. The garage was converted. The residential and daycare parking will be met through the parking spaces located on the driveway.

Qualifications and Ownership

I have been licensed with the state since 2008 and currently hold a Texas Rising Star certification from Workforce Solutions. In addition, I am the owner of the property at the address listed above.


Ashanthi Perera



DRAKE CV

ALSATIAN LN

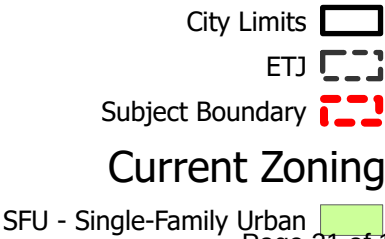
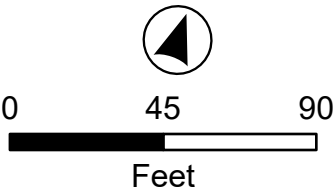
CASE: Z-26-0210

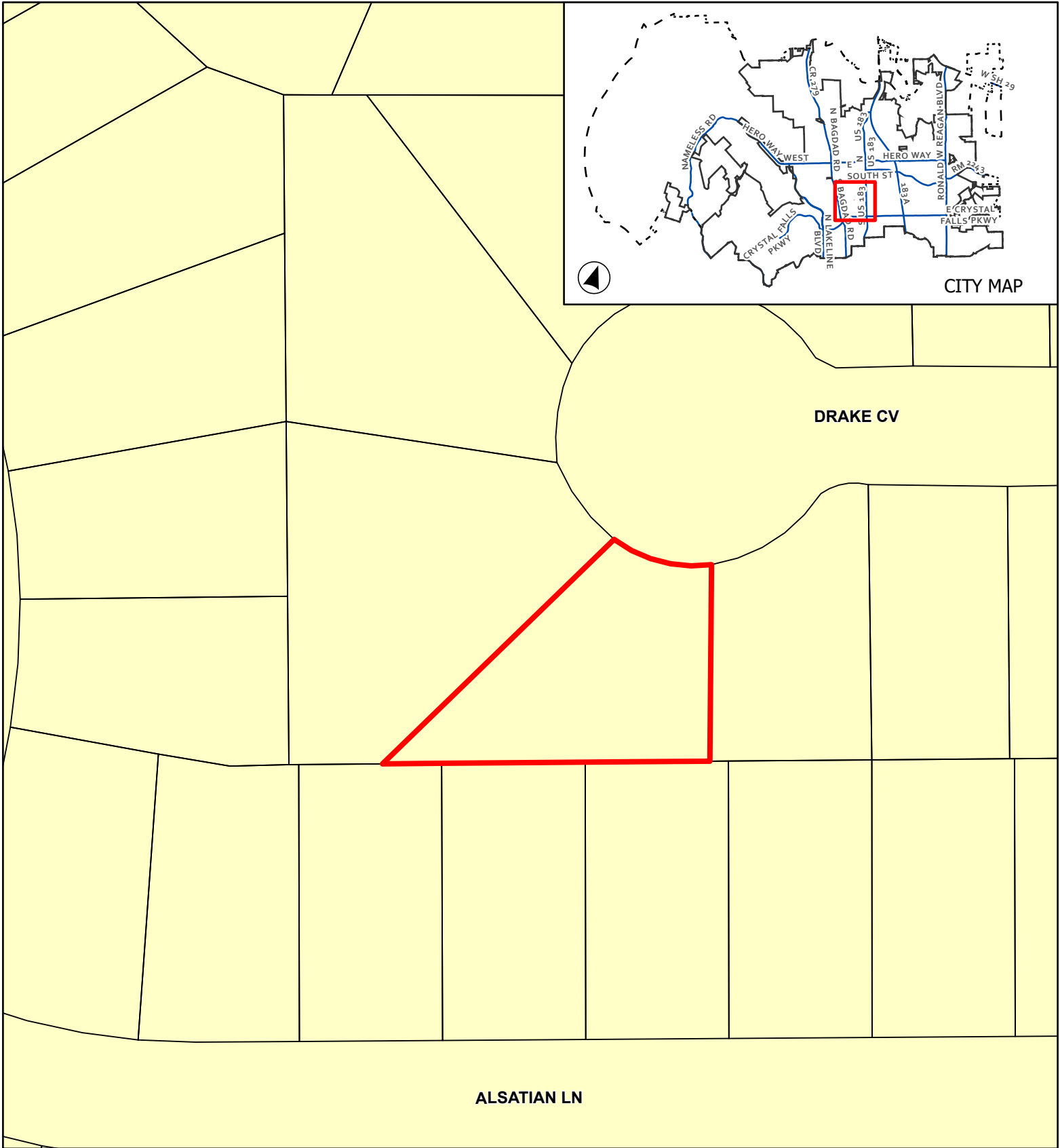
ATTACHMENT 2

1202 DRAKE CV
HOME DAYCARE

Current Zoning

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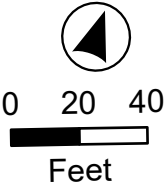
CASE: Z-26-0210

ATTACHMENT 3

1202 DRAKE CV
HOME DAYCARE

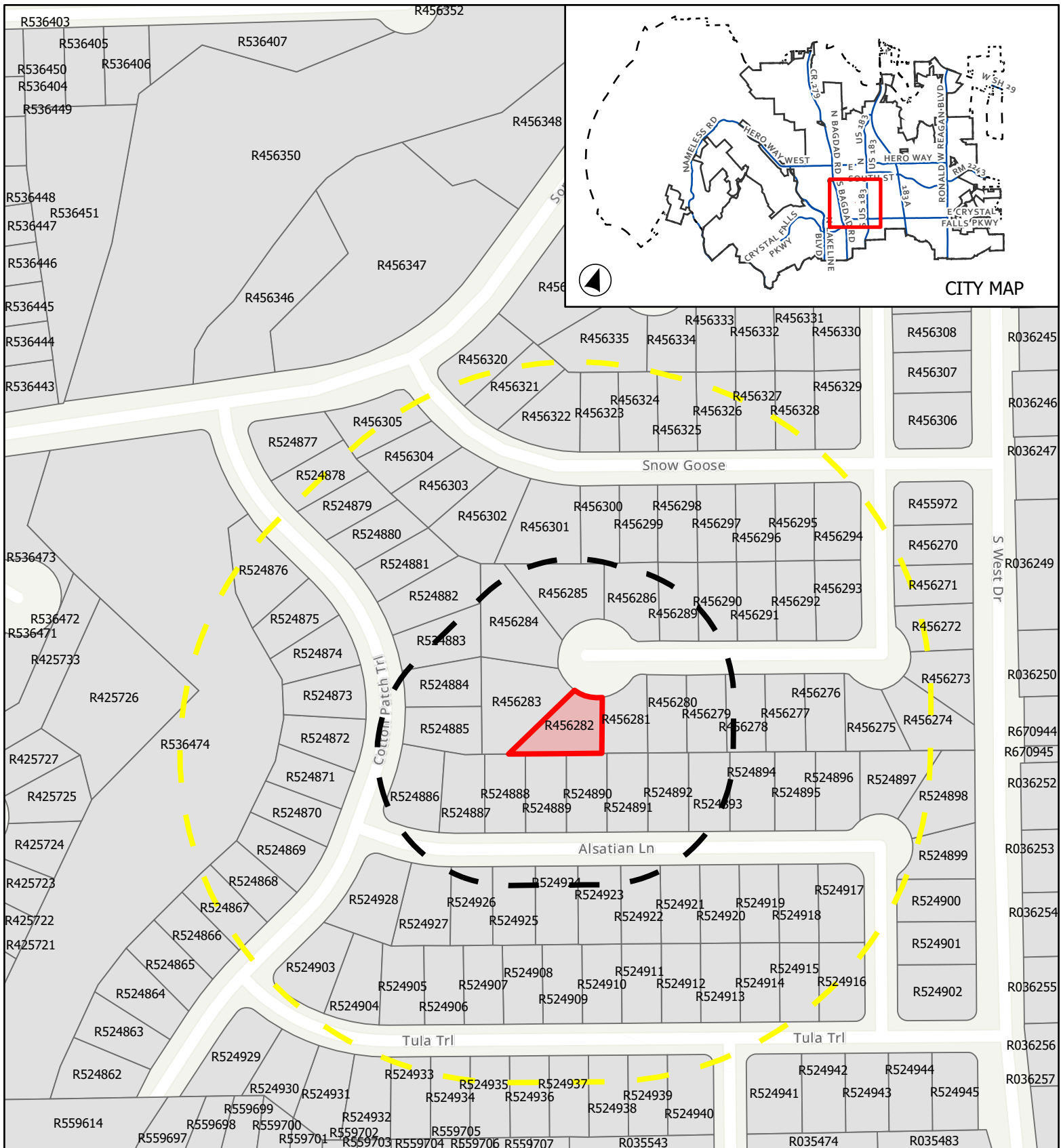
Future Land Use Map

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ETJ Boundary
 Leander City Limits

Subject Boundary
 Neighborhood Residential



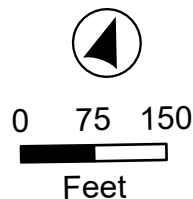
CASE: Z-26-0210

ATTACHMENT 4

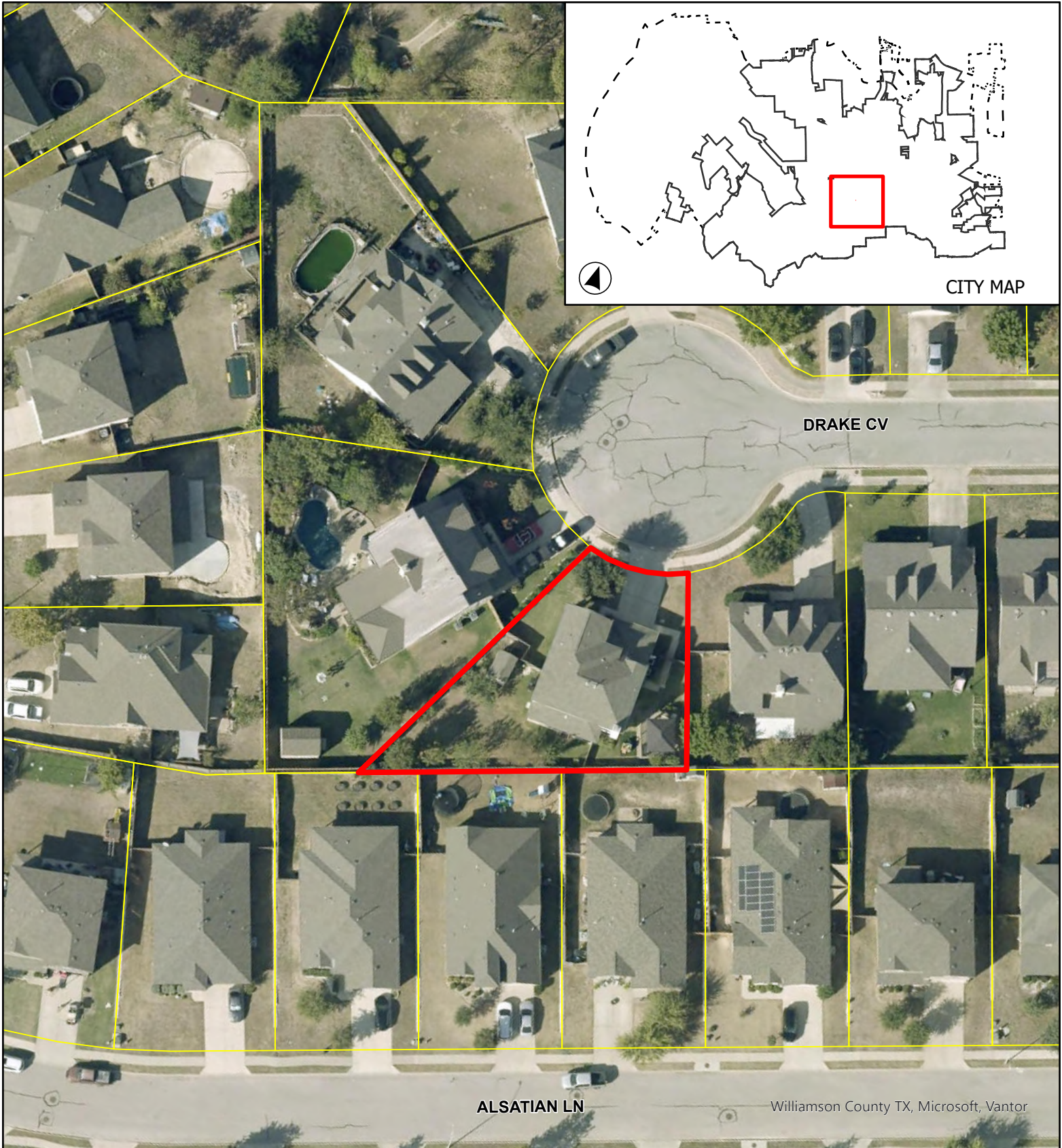
1202 DRAKE CV HOME DAYCARE

Public Notification

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- City Limits
- ETJ
- Subject Boundary
- Buffer**
 - 200
 - 500



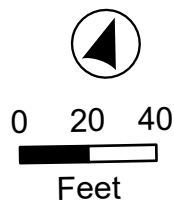
CASE: Z-26-0210

ATTACHMENT 5

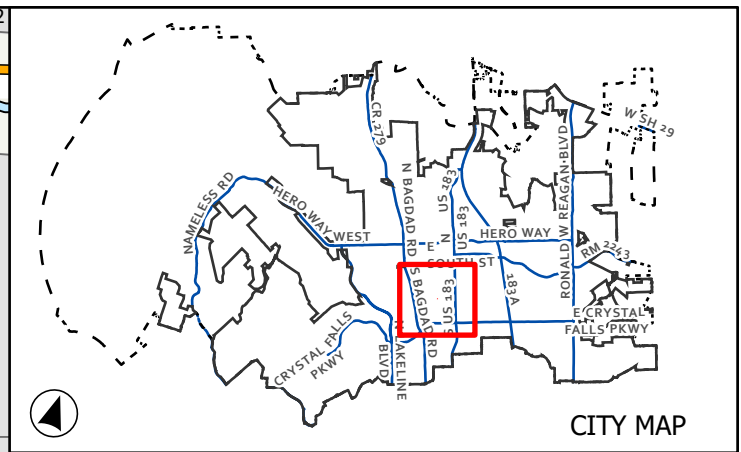
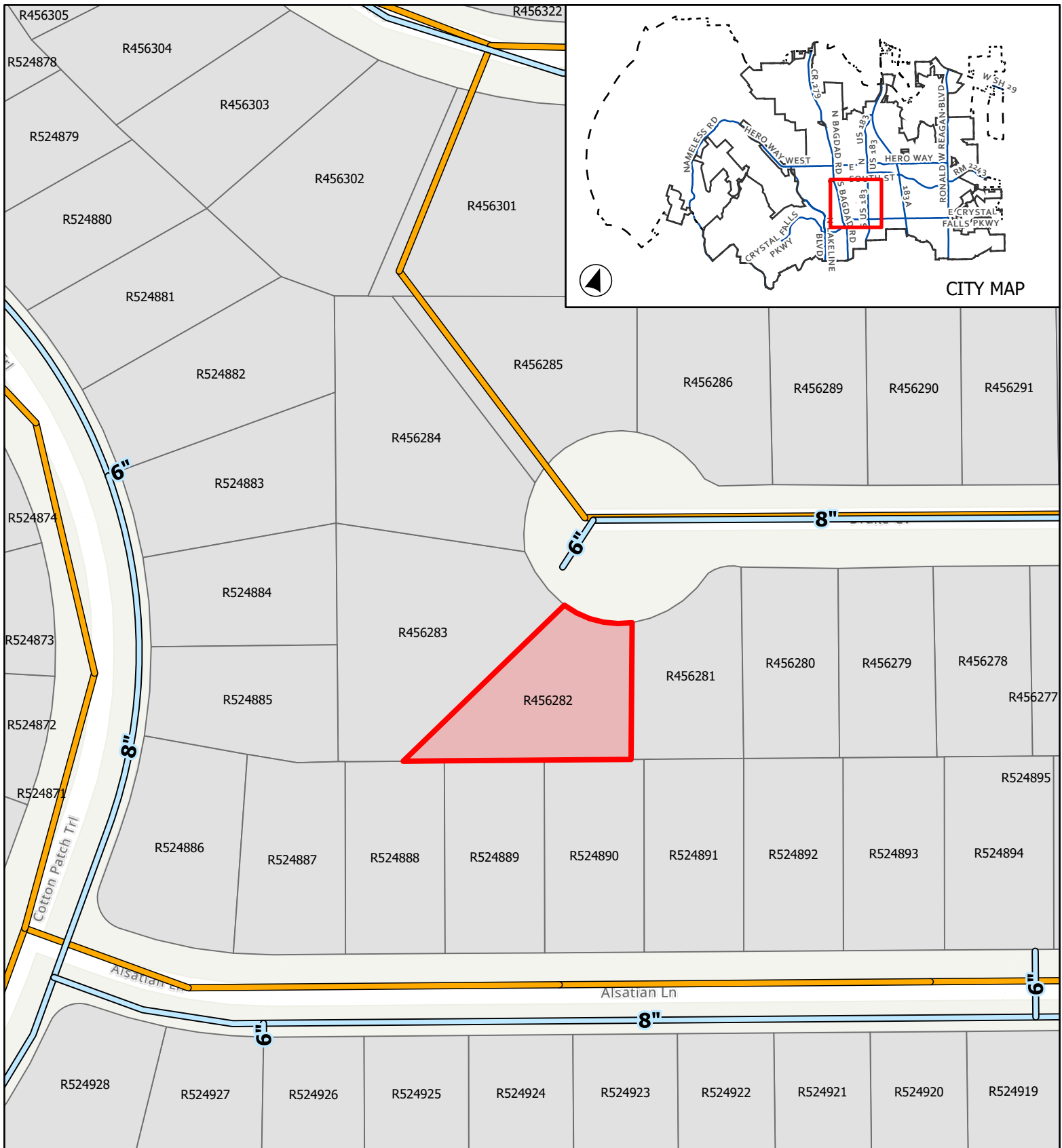
1202 DRAKE CV HOME
DAYCARE

Aerial Map

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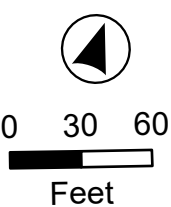
- Leander City Limits
- Williamson County Parcels
- Subject Boundary



CASE: Z-26-0210 ATTACHMENT 6 1202 DRAKE CV HOME DAYCARE

Utilities Map

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

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

In person hand delivered on the 19th of January 2026. And by mail the rest of the

addresses on February 2nd 2026.

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

Magnolia Homeowners Association, 1812 Creek drive, Suite 350 Austin TX 78754

Please see attached list of all property owners within 500ft who were notified.

3. What concerns were raised during these communications?

None at this time.

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

None at this time.

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

Signature:



Date

02/02/2026

Ashanthi Perera

January 11, 2026

Hello Neighbors,

I like to introduce myself. My name is Ashanthi Perera, I live at 1202 Drake Cove.

I currently have a home-based daycare for children between the ages of 3-5 years of age on weekdays between the hours of 8AM – 5PM.

I'm licensed with the State of Texas since 2008 and hold a Texas Rising Star certification from Workforce Solutions.

Recently I was asked to get a special use permit from the city, and in order to so I need to write to inform the community.

Please email me for questions or concerns to Ashanthi.rperera@gmail.com

Thank you

Ashanthi Perera



EXECUTIVE SUMMARY
7/9/2026

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-26-0214 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial) on three (3) parcels of land 29.036 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R491371, R485001, and R451803; and generally located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-26-0214 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant has submitted a request to change the designated zoning district of their property in order to develop a commercial site with a home improvement and hardware retailer. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in an Activity Center identified by the Comprehensive Plan.

This City Council will take action on a resolution for annexation of a portion of this site during the July 2, 2026 meeting. The annexation is required to be approved prior to this zoning case being approved.

The PUD supports regional commercial uses and includes additional standards that are associated with the home improvement and hardware retailer such as outdoor sales, storage, and display. The GC (General Commercial) use component allows office, retail, restaurant, and commercial uses. The Type 3 site component supports gas stations and car washes when paired with the GC use component. In addition, there are conditions that allow for the repair of vehicles as long as the work is conducted indoors and supporting office/warehouse uses only being located within Lot 9. A list of prohibited uses that would be allowed within the GC use component is included as well to provide for a more compatible development. The PUD also includes alternative signage standards that allow for an increase in display area.

GENERAL INFORMATION:

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: Bar W Ranch West Commercial Minor Planned Unit Development (PUD) with the base zoning of GC-3-A (General Commercial)

Size and Location: The property is located northwest of the intersection of Ronald W. Reagan Boulevard and Kauffman Loop, including approximately 29.036 acres.

Surrounding Area: This property is located west of the Bar W Ranch Commercial and Bar W Ranch East sites which includes HEB and other retail development. North of this site is the Gateway 29 development which includes retail and some multi-family to the northwest. Directly west of this site is a City water tower. The

property to the south is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

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

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

SITE COMPONENT

TYPE 3:

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

Intent:

- (1) A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (3) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (3) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (4) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories:

ACTIVITY CENTER

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

PUBLIC NOTIFICATION:

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

The applicant notified the residential owners of the properties within 500 feet via certified mail. No updates were received at the time of the posting of the agenda.

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

HISTORY/TIMELINE:

07/02/2026 – Annexation Resolution Approved

APPLICANT/AGENT:

Carlson, Brigance, & Doering, Inc. (Geoff Guerrero) on behalf of Howard Barkley Wedemeyer (C. Patrick Oles, Jr.).

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed Planned Unit Development;
2. Deny the proposed Planned Unit Development; or
3. Approve an alternative request that may include modifications to the allowed or prohibited uses, outdoor storage and display, or signage.

Staff recommends Option 3 listed above – approved an alternative request which would include additional standards on the vehicle repair uses such as a size limitation of 5,000 square feet. Staff made this recommendation based on the compatible uses along Ronald W. Reagan Boulevard and Kauffman Loop.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-26-0214 Att 1 Letter of Intent - Bar W Ranch West Commercial
2. Z-26-0214 Att 2 Current Zoning - Bar W Ranch West Commercial
3. Z-26-0214 Att 3 FLU Map - Bar W Ranch West Commercial
4. Z-26-0214 Att 4 Public Notification - Bar W Ranch West Commercial
5. Z-26-0214 Att 5 Proposed Zoning - Bar W Ranch West Commercial
6. Z-26-0214 Att 6 Aerial Map - Bar W Ranch West Commercial
7. Z-26-0214 Att 7 Utilities Map - Bar W Ranch West Commercial
8. Z-26-0214 Att 8 PUD Notes - Bar W Ranch West Commercial
9. Z-26-0214 Att 9 Neighborhood Outreach - Bar W Ranch West Commercial



December 23, 2025

City of Leander
Planning Department
Attn: Mrs. Robin Griffin, Executive Director of Development Services
201 N. Brushy Street
Leander, Texas 78641

RE: Wedemeyer Tract (Bar W West)

Minor PUD Zoning Letter of Intent

Dear Mrs. Griffin,

On behalf of the owner, Carlson, Brigrance & Doering, Inc. respectfully submits this request for rezoning of property comprised of approximately 29.036 acres of land located on the north right-of-way of Kauffman Loop west of the intersection with Ronald Reagan Boulevard in the City of Leander's ETJ. The property is located on a total of three tracts of land in Williamson County identified as Property IDs R491371, R451803 and R485001 (Main Address: 231 Kauffman Loop, Georgetown, TX 78628), and all are owned by Howard Barkley Wedemeyer.

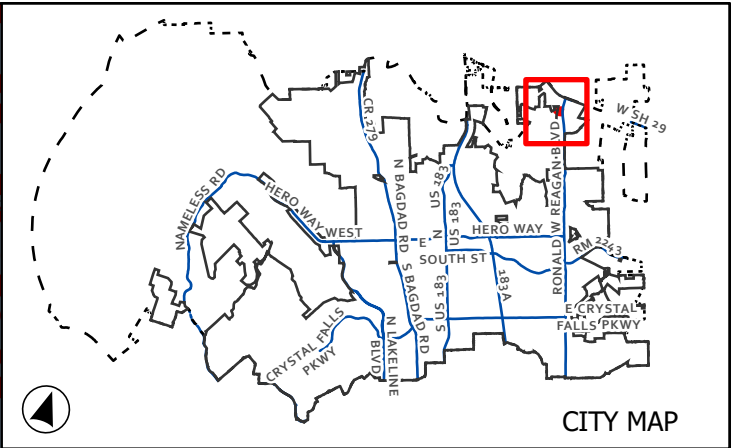
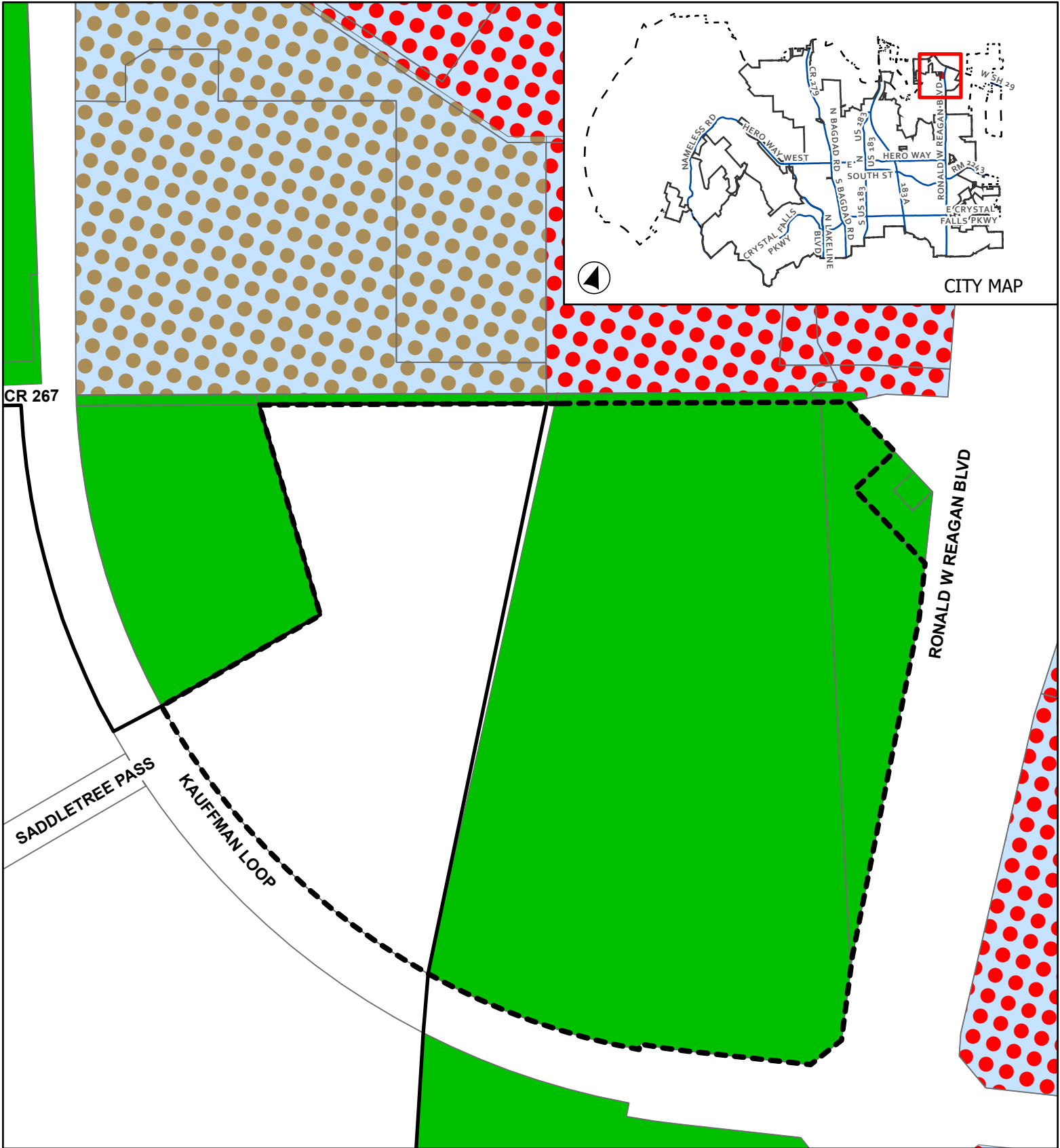
The property is in both Leander city limits and ETJ and is currently undeveloped. The request is to rezone the property to a Minor Planned Unit Development (PUD) with a base zoning of GC-3-A. The Minor PUD's purpose and intent is to create unified development standards for the property which will consist of a home improvement center and additional commercial land uses as allowed within the base zoning district. The PUD will provide for a cohesive development of contiguous properties and will complement the existing Bar W Ranch Commercial PUD and Bar W East Mixed Use PUD on the eastern side of Ronald Reagan on the north and south intersections with Kauffman Loop.

The Minor PUD will be governed by the Amended and Restated Agreement Regarding Consent to Creation of Leander Municipal Utility Districts No. 1, 2 and 3 (the "Development Agreement") and the ordinances of the City of Leander. A copy of the approved Concept Plan Revision # 3 dated April 28, 2022 is being provided with this submittal for reference.

Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this request.

Respectfully,
Carlson, Brigrance & Doering, Inc.

Geoff Guerrero
Senior Planner



CASE: Z-26-0214 ATTACHMENT 2 **BAR W RANCH
WEST COMMERCIAL
MINOR PUD**

Current Zoning

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0

390

195
Feet

City Limits

ETJ

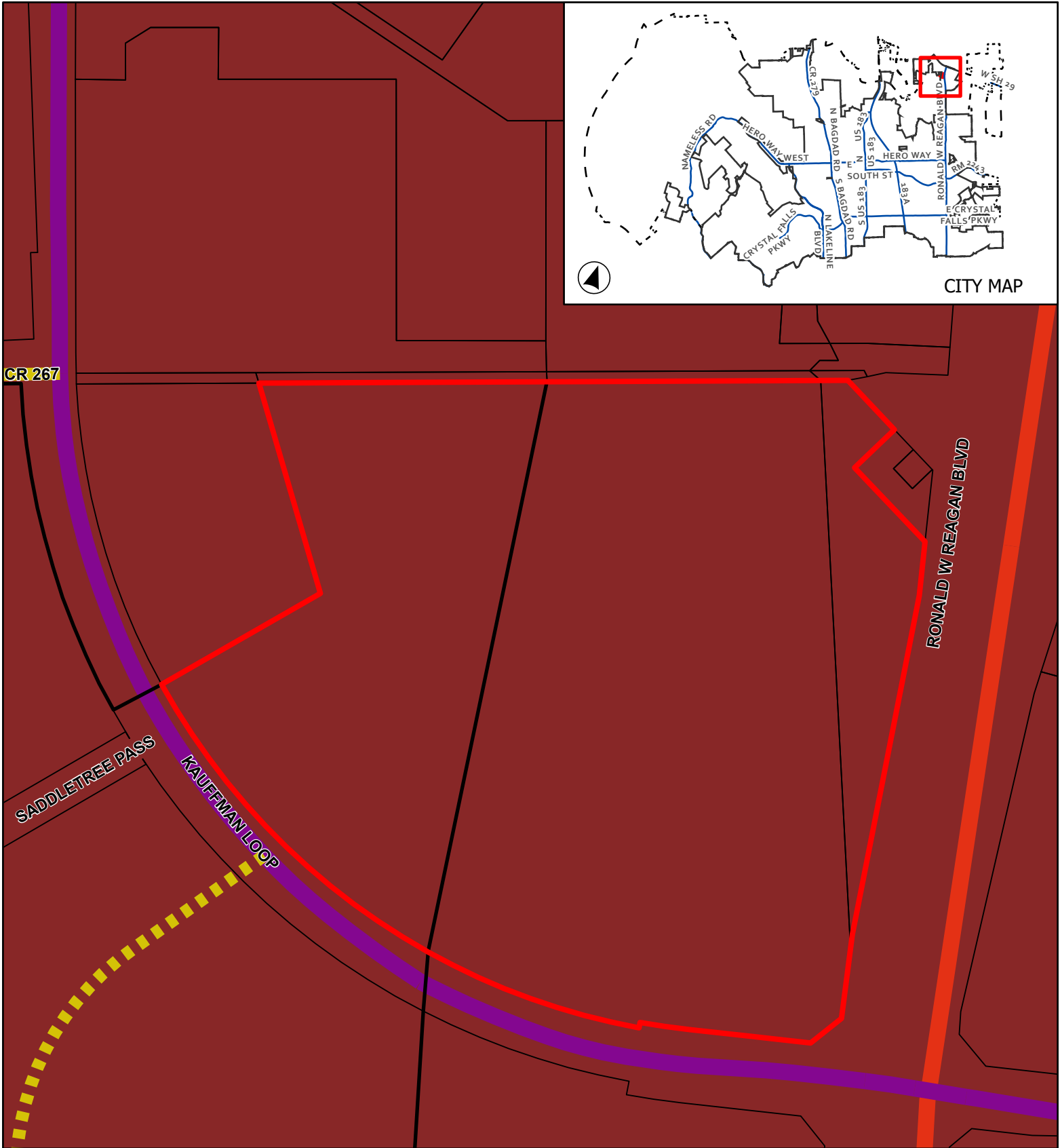
Subject Boundary

Current Zoning

SFR - Single-Family Rural

PUD - Multi-Family

PUD - General Commercial

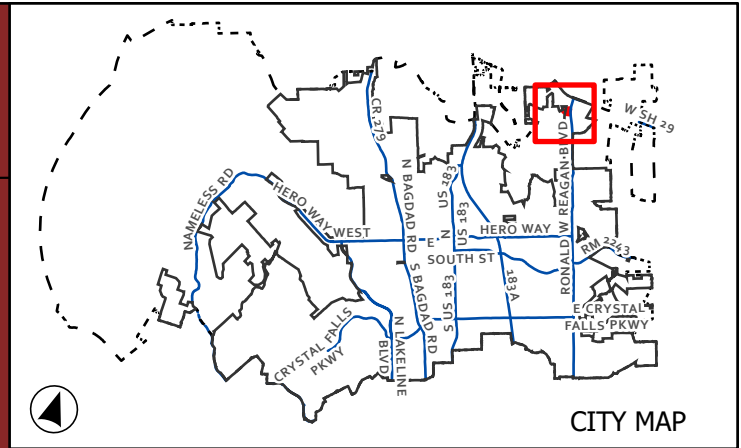


CR 267

SADDLETREE PASS

KAUFFMAN LOOP

RONALD W REAGAN BLVD



CITY MAP

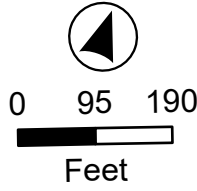
CASE: Z-26-0214

ATTACHMENT 3

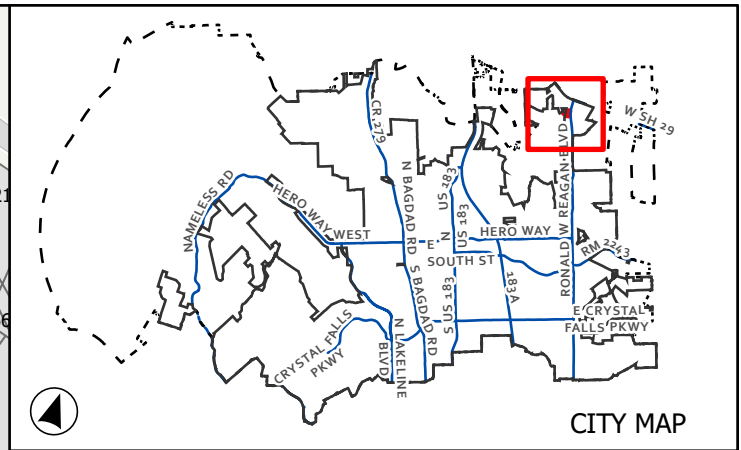
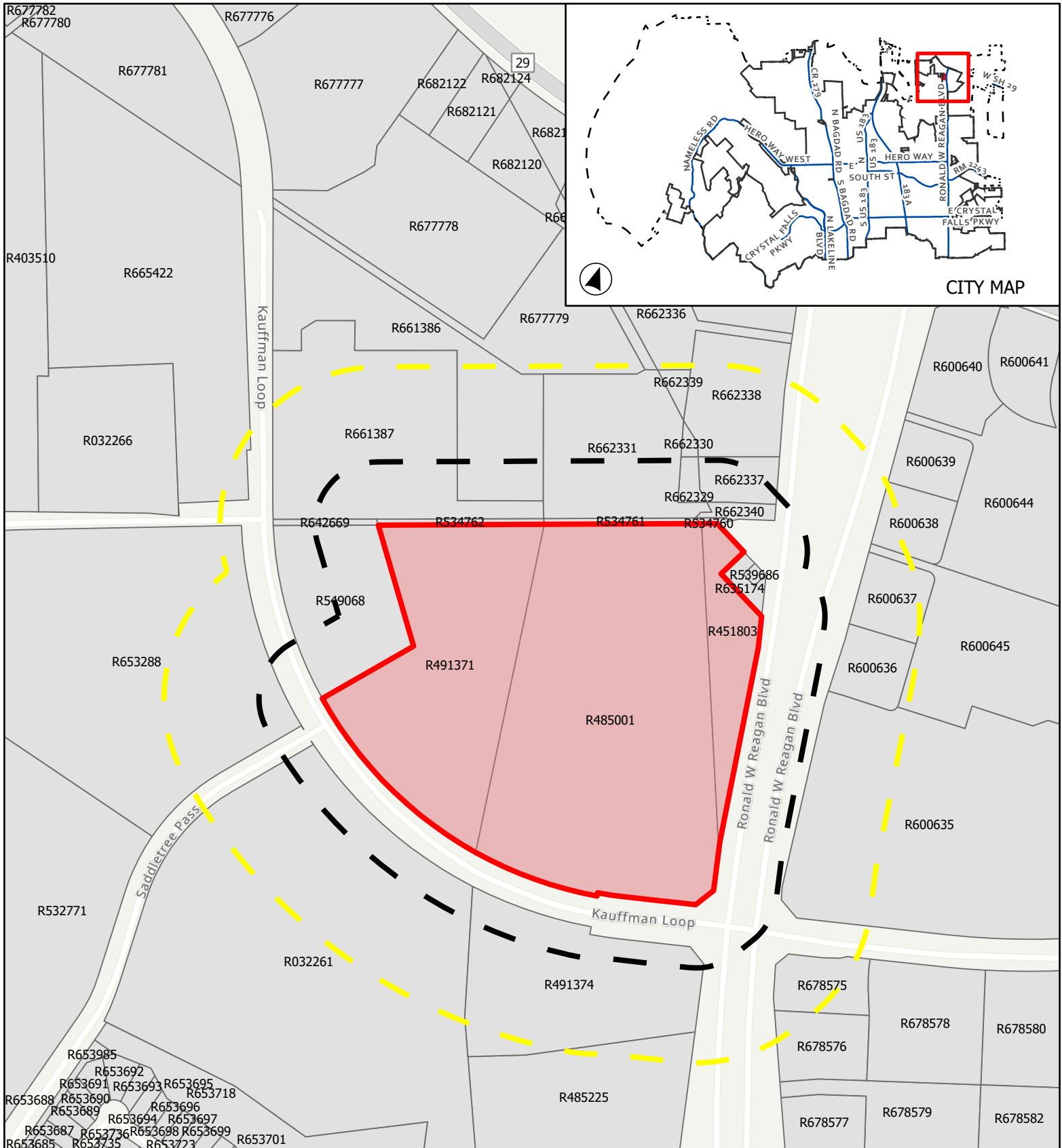
BAR W RANCH
WEST COMMERCIAL
MINOR PUD

Future Land Use Map

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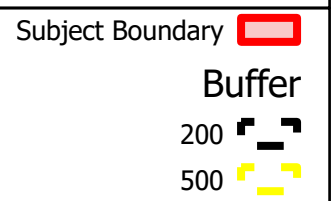
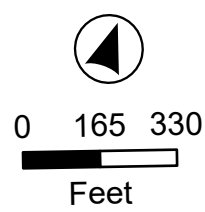
- | | | | |
|---------------------------|--|-----------------------------|--|
| Arterial 4 Lane, Existing | | ETJ Boundary | |
| Collector, Existing | | Leander City Limits | |
| Collector, Proposed | | Subject Boundary | |
| Activity Center | | Access Controlled, Existing | |

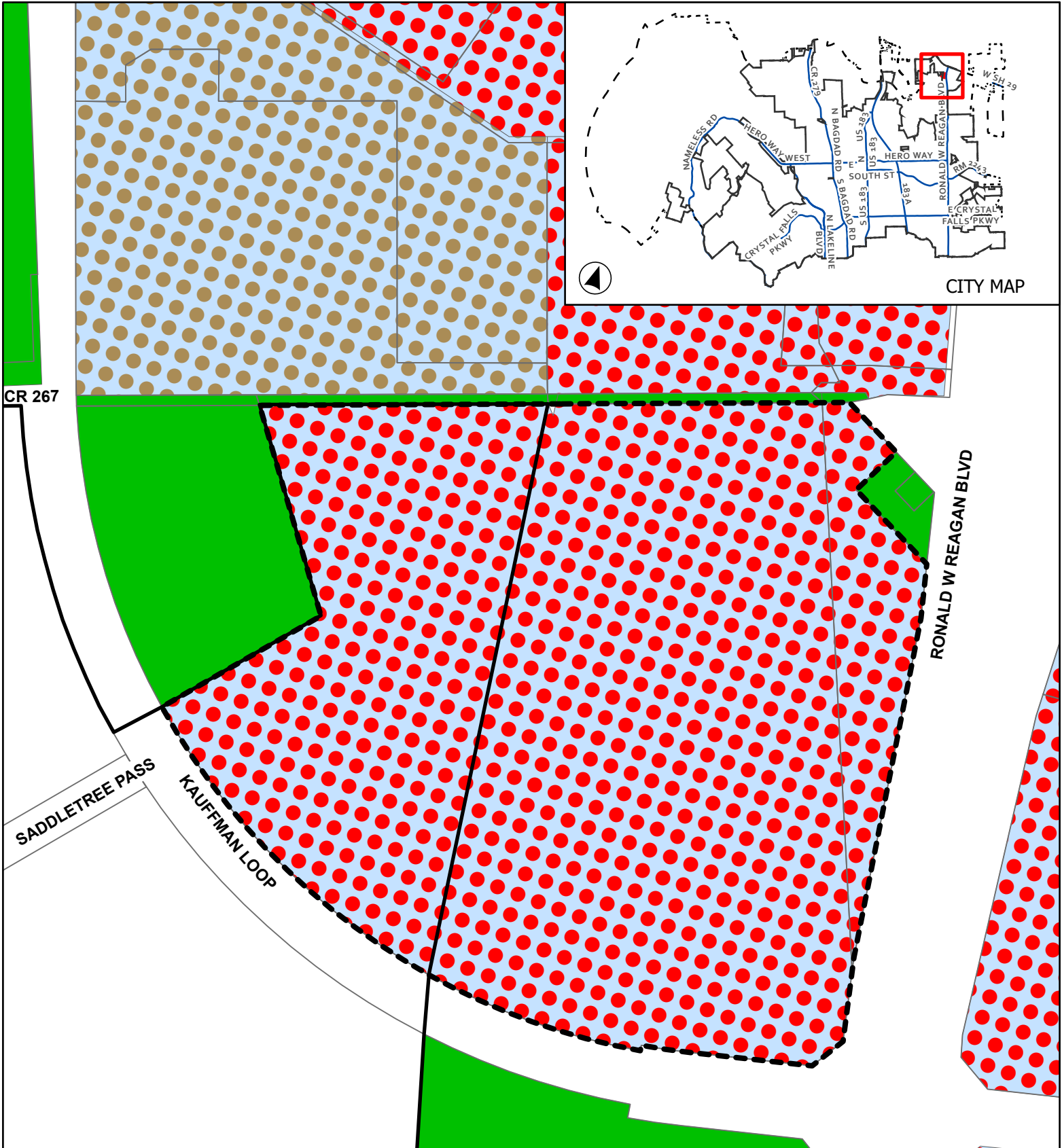


CASE: Z-26-0214 ATTACHMENT 4 BAR W RANCH WEST COMMERCIAL MINOR PUD

Public Notification

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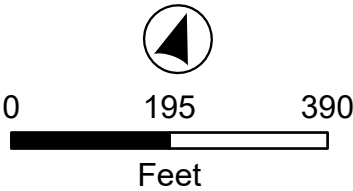




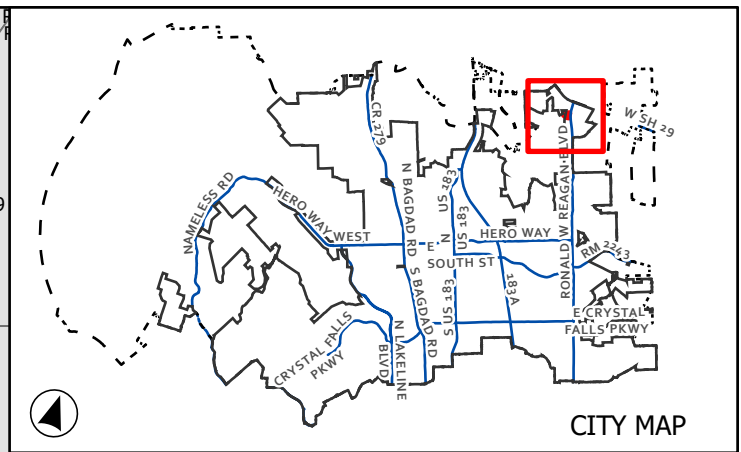
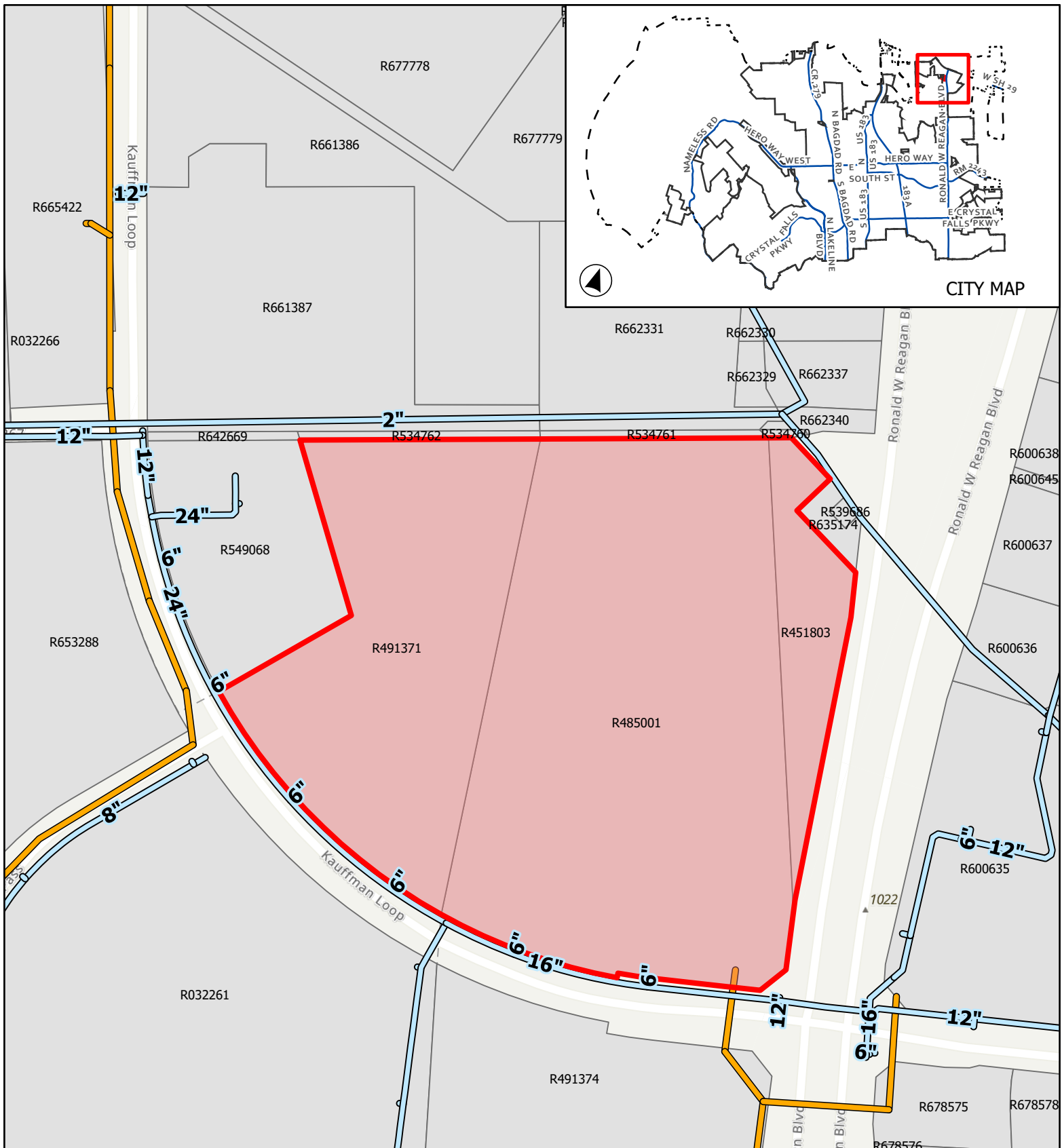
CASE: Z-26-0214 ATTACHMENT 5 **BAR W RANCH
WEST COMMERCIAL
MINOR PUD**

Proposed Zoning

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- City Limits
- ETJ
- Subject Boundary
- Proposed Zoning**
 - SFR - Single-Family Rural
 - PUD - Multi-Family
 - PUD - General Commercial



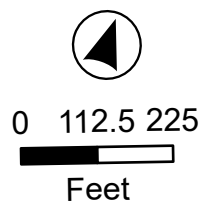
CASE: Z-26-0214

ATTACHMENT 7

**BAR W RANCH WEST
COMMERCIAL MINOR PUD**

Utilities Map

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Waste Water Line Subject Boundary
Water Main Line

EXHIBIT A

Bar W West Commercial Minor Planned Unit Development

A. Purpose and Intent

1. The Bar W West Commercial **Planned Unit Development** (PUD) is comprised of approximately 29.036 acres, as shown in **Exhibit B.** The development of this property includes commercial development and a home improvement and hardware retailer with associated outdoor sales, storage, and display.

B. Applicability and Base Zoning

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

GC-3-A (General Commercial)

C. Conceptual Site Layout & Land Use Plan

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

D. Allowable / Prohibited Uses

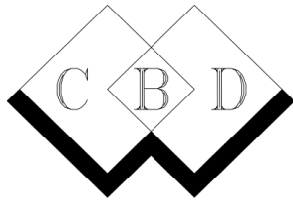
1. The allowable uses shall include all commercial uses permitted in the GC use component.
2. Outdoor display, sales, and storage associated with a home improvement and hardware retailer is unlimited.
3. Repair of new or used vehicles and/or a body shop is permitted, provided housed within a building with all repair work fully contained within the building to minimize impacts on surrounding properties.
4. Office/warehouse including painting, plumbing or other similar commercial service is allowed on Lot 9 as shown on Exhibit C.
5. The following uses are prohibited, except when associated with a home improvement and hardware retailer:
 - a. Animal crematory , or a crematory associated with a cemetery.
 - b. Heavy Equipment sales, repair and service
 - c. Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock.
 - d. Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery.

- e. Manufactured housing sales and accessory building sales.
- f. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
- g. New vehicle and major equipment sales, rental or leasing-
Wholesale activities with less than 3,500 square feet of gross area of business.

E. Signage

- 1. Section 3.08.12(2)(J) of the City of Leander Sign Ordinance shall be modified as and replaced as follows and as shown on Exhibit D:
 - a. For a Pylon Sign, a maximum of 200 square feet of sign display area for a single or multi-tenant located on Ronald W. Reagan Boulevard is permitted.
 - b. For a Wall Sign fronting an Arterial Road, a maximum of 600 square feet of sign display area is permitted when the occupant frontage exceeds 200 feet and the square footage of the building exceeds 70,000 square feet.

EXHIBIT B



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

FirmID#F3791

Reg#10024900

29.036 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
WILLIAMSON COUNTY

LEGAL DESCRIPTION

A DESCRIPTION OF A 29.036 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5 AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 972.33 ACRE TRACT CONVEYED TO HOWARD BARKLEY WEDEMEYER BY DEED RECORDED IN VOLUME 343, PAGE 553, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A CALLED 0.013 ACRE TRACT (EXHIBIT A-1), AND ALL OF A CALLED 0.624 ACRE TRACT (EXHIBIT A-7), BOTH CONVEYED TO HOWARD BARKLEY WEDEMEYER BY DEED RECORDED IN DOCUMENT NUMBER 2008071853, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX), SAID 29.036 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the intersection of the north right-of-way line of Kauffman Loop (R.O.W. varies) and the west right-of-way line of Ronald Reagan Boulevard (R.O.W. varies), for the southeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE over and across said 972.33 acre tract, and with the north right-of-way line of said Kauffman Loop, the following four (4) courses, numbered 1 through 4,

- 1) S76°16'52"W, a distance of 222.47 feet to a calculated point at the beginning of a curve to the right,
- 2) Along said curve to the right, having a radius of 1,240.00 feet, an arc length of 90.04 feet, and a chord that bears S78°17'32"W, a distance of 90.02 feet to a 1/2 inch iron rod found,
- 3) S09°37'39"E, a distance of 10.00 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, and
- 4) Along said curve to the right, having a radius of 1,250.00 feet, an arc length of 1,105.12 feet, and a chord that bears N74°18'00"W, a distance of 1,069.48 feet to a calculated point at the south corner of a called 4.000 acre tract conveyed to The City of Leander, Texas by deed recorded in Document Number 2016068767, O.P.R.W.C.TX.,

THENCE over and across said 972.33 acre tract, with the southeast and northeast lines of said 4.000 acre tract, and over and across said 0.624 acre tract, the following two (2) courses, numbered 1 and 2,

- 1) N40°10'53"E, a distance of 332.84 feet to a calculated point at the east corner of said 4.000 acre tract, and
- 2) N36°17'18"W, a distance of 418.30 feet to a calculated point on the north line of said 0.624 acre tract and the south line of Lot 10, Block C, Gateway 29 Final Plat, a subdivision recorded in Document Number 2024037171, O.P.R.W.C.TX., same being the north corner of said 4.000 acre tract, for the northwest corner of the herein described tract,

THENCE with the common line of said 0.624 acre tract, said 0.013 acre tract, and said Gateway 29 Final Plat, the following two (3) courses, numbered 1 through 3,

- 1) N69°52'06"E, a distance of 73.33 feet to a capped 1/2 inch iron rod found stamped "DIAMOND",

- 2) N69°47'40"E, a distance of 1,032.63 feet to a capped 1/2 inch iron rod found stamped "DIAMOND" at the north corner of said 0.013 acre tract, and
- 3) S48°08'13"E, a distance of 12.50 feet to a capped 1/2 inch iron rod found stamped "DIAMOND" at an angle point on the west right-of-way line of said Ronald Reagan Boulevard, same being the east corner of said 0.013 acre tract,

THENCE S59°16'29"W, with the common line of said Ronald Reagan Boulevard and said 0.013 acre tract, a distance of 35.56 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" at the south corner said 0.013 acre tract and the southeast corner of said 0.624 acre tract,

THENCE S63°21'30"E, over and across said 972.33 acre tract, and with the west line of said Ronald Reagan Boulevard, a distance of 125.02 feet to a calculated point at the northwest corner of a called 0.271 acre tract conveyed to Atmos Energy Corporation by deed recorded in Document Number 2022097496, O.P.R.W.C.TX.,

THENCE over and across said 972.33 acre tract, and with the west and south lines of said 0.271 acre tract, the following two (2) courses, numbered 1 and 2,

- 1) S26°43'40"W, a distance of 99.92 feet to a calculated point, and
- 2) S63°16'20"E, a distance of 185.62 feet to a calculated point on the west right-of-way line of said Ronald Reagan Boulevard, being the southeast corner of said 0.271 acre tract,

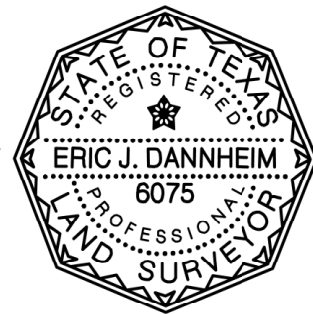
THENCE over and across said 972.33 acre tract, and with the west line of said Ronald Reagan Boulevard, the following four (4) courses, numbered 1 through 4,

- 1) S13°50'40"E, a distance of 97.55 feet to a 1/2 inch iron rod found,
- 2) S08°49'34"E, a distance of 628.22 feet to a 1/2 inch iron rod found,
- 3) S12°35'06"E, a distance of 153.70 feet to a calculated point, and
- 4) S31°32'17"W, a distance of 71.66 feet to the **POINT OF BEGINNING** and containing 29.036 acres of land, as shown on the attached sketch.

Surveyed by:

12/22/25

Eric J. Dannheim, R.P.L.S. NO. 6075
Carlson, Brigrance & Doering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
edannheim@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
DATE OF SURVEY: JUNE 07, 2021

SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Direction	Length
L1	S09°37'39"E	10.00
L2	N69°52'06"E	73.33
L3	S48°08'13"E	12.50
L4	S59°16'29"W	35.56
L5	S63°21'30"E	125.02
L6	S26°43'40"W	99.92
L7	S63°16'20"E	185.62
L8	S13°50'40"E	97.55
L9	S31°32'17"W	71.66

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	1240.00	90.04	S78°17'32"W	90.02
C2	1250.00	1105.12	N74°18'00"W	1069.48
				50°39'19"



12/22/25

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

Carlson, Brigrance & Doering, Inc.

FIRM ID #13791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

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

Due to adjacent property being zoned either SFR (Interim base zoning) or PUD, notification of these property owners was done only by certified mail. A copy of the letter/map sent and a list of the adjacent property owners is included with this application submittal.

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

Property owners were notified by certified mail only. No organized HOAs are located within the limits of the 500' boundary.

3. What concerns were raised during these communications?

N/A - only certified mailing sent out.

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

N/A - notification of the zoning change was done via certified mailing as there are no residentially zoned properties within the notification boundary area.

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

Signature: _____

Date 02/03/2026 (updated 04/07/2026)



February 3, 2026



RE: Bar W West Minor PUD Rezoning
Adjacent Property ID(s): [REDACTED]

Rezoning Notification

To Whom It May Concern:

You are receiving this letter because the properties located in your area are proposing a zoning change as described below:

Location

231 Kauffman Loop

WCAD Property IDs: R491371, R451803, R485001

Zoning Request

Current Zoning: Interim Single-Family Residential (SFR-1-B) and ETJ

Interim large lot residential uses, Type 1 site component, Type B architectural component

Proposed Zoning: Minor PUD (Planned Unit Development) with a base zoning district of (GC-3-A)

General Commercial, Type 3 site component, Type A architectural component to include a home improvement warehouse with associated outdoor sales, storage and display.

The City of Leander is reviewing this development application to ensure that it is in compliance with applicable regulations. The process for rezoning property within Leander city limits includes public hearings before the Planning & Zoning Commission and City Council, which will be scheduled upon completion of the review process.

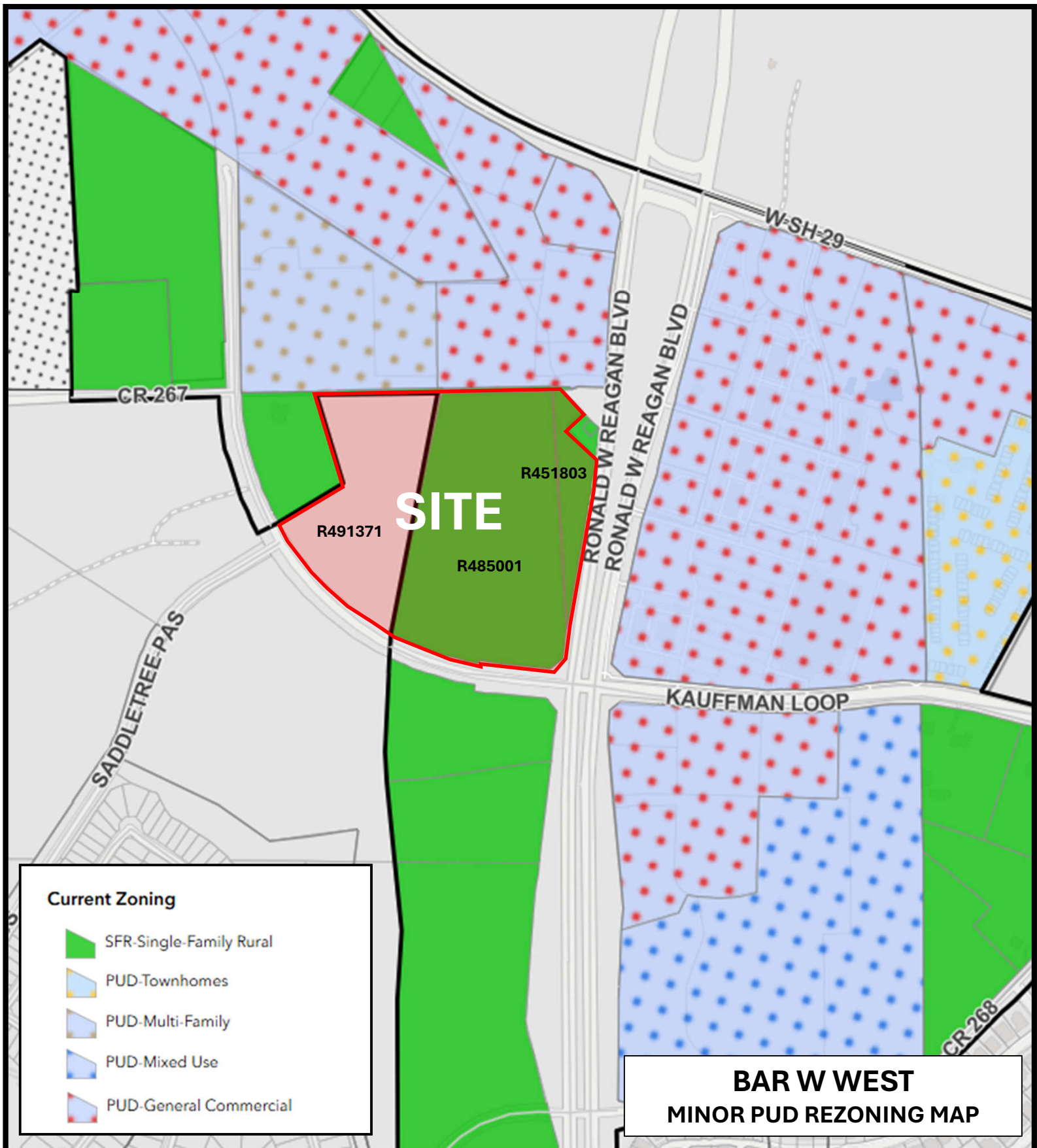
For additional questions please contact Geoff Guerrero with Carlson, Brigrance & Doering, Inc. at 512-484-2895, geoff@cbdeng.com.

Respectfully,

Carlson, Brigrance & Doering, Inc.

Geoff Guerrero

Senior Planner





EXECUTIVE SUMMARY
7/9/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0046 regarding the removal of 45 Significant Trees and four (4) Heritage Trees associated with the Burleson Phases 1, 5 - 8 Public Improvement Construction Plans Development (PICP-25-0220), generally located to the southeast of the intersection of Journey Parkway and Ronald W. Reagan Boulevard, 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 45 Significant Trees (>18 caliper inches) and four (4) Heritage Trees associated with the public improvement construction plans. These trees were not approved for removal as part of the Preliminary Plat. During the design of the public improvement construction plans, the applicant identified additional trees that were impacted by the proposed grading, utilities, and roadway improvements. Additionally, trees less than 18 caliper inches are not being reviewed as part of this request. Phase 1 is predominantly the residential subdivision while Phases 5 through 8 are to be developed commercially.

As future phases are designed, additional trees may be proposed for removal at that time. Once the trees proposed for removal exceed 50% of those between eight (8) to 18 caliper inches, mitigation will be required.

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

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions.
- Up to 50% of the caliper inches of Significant Trees between eight (8) and 18 caliper inches may be removed without mitigation for subdivisions other than single-family and two family.
- 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.

Mitigation is not required for trees that are dead, dying, or diseased. The applicant has identified trees on their mitigation tables that are not being considered for mitigation due to their condition. The tables reflect the trees being removed that are needing to be mitigated and may not add to the total trees on site (100%).

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION:

The Preliminary Plat previously approved the removal of Significant Trees and Heritage Trees. This request is for the removal of additional trees.

Within Phase 1, which consist of residential development, there are 4,907 Significant Trees between eight (8) and 26 caliper inches and the applicant is preserving 68% of the caliper inches. Of the 135 Heritage Trees over 26 caliper inches, 90% of the caliper inches are proposed to be preserved.

Within Phases 5-8, which consist of commercial development, there are 995 Significant Trees between eight (8) and 18 caliper inches and the applicant is preserving 92% of the caliper inches. There are 2,087 Significant Trees between 18 and 26 caliper inches and the applicant is proposing to preserve 96% of the caliper inches. Of the 20 Heritage Trees over 26 caliper inches, 100% of the caliper inches are proposed to be preserved.

Please see below for updates to tree removal percentages for Single Family Phase 1 and commercial phases.

PHASE 1 - SINGLE FAMILY								
TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	50233.2	4428	33472.7	2940	67%	16760.5	1488	33%
>18" to 26"	10100.0	479	7508.0	354	74%	2592.0	125	26%
SUBTOTAL 8" to 26"	60333.2	4907	40980.7	3294	68%	19352.5	1613	32%
>26"	4211.0	135	3772	120	90%	439.0	15	10%
TOTALS	64544.2	5042	44752.7	3414	69%	19791.5	1628	31%

PHASES 5-8 - COMMERCIAL								
TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	10758.5	995	9876.5	914	92%	882.0	81	8%

>18" to 26"	2176.5	102	2087.0	98	96%	89.5	4	4%
SUBTOTAL 8" to 26"	12935.0	1097	11963.5	1012	92%	971.5	85	8%
>26"	637.5	20	637.5	20	100%	0.0	0	0%
TOTALS	13572.5	1117	12601.0	1032	93%	971.5	85	7%

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

- Heritage Tree removal in the amount of \$33,600.00 based off of the removal of 112 caliper inches at a rate of \$300.00 per caliper inch removed.
- Replacement Heritage Trees are required at a 3:1 ratio for a total of 336 inches. The applicant is opting to pay a fee in-lieu of replacement trees (336 X \$150.00 = \$50,400.00)
- Mitigation for the Significant Trees is not required due to the applicant removing less than 50% of the trees.

The total fee for this tree removal request is \$84,000.00 and will be applied to the public improvement construction plan permit (PICP-25-0220). The applicant is also responsible for the mitigation fees for the trees that were previously approved with the Preliminary Plat. Fee payment is required prior to issuance of the public improvement construction plan permit.

GENERAL INFORMATION:

Current Zoning: GC-2-A (General Commercial), LC-2-B (Local Commercial), SFS-2-B (Single Family Suburban)

Size and Location: This property is generally located to the southeast of the intersection Journey Parkway and Ronald W. Reagan Boulevard including approximately 83.4 acres.

Surrounding Area: This property is located north of a Cedar Park residential subdivision. Akin Elementary School and Stiles Middle school are located to the west of the property. There are commercial and multi-family developments located to the east of the property across Ronald W Reagan Boulevard.

Physical and Natural Features: This property contains heavy tree coverage with at least 50% of the site covered in Ashe juniper.

HISTORY/TIMELINE:

02/21/2025 - Preliminary Plat Approved

APPLICANT/AGENT:

LJA Engineering, Inc (Jessica Davis) on behalf of Burleson Ranch 2024, LP (Jeremy Smitheal).

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 3 listed above – propose an alternative tree removal request that may preserve additional trees where possible. This would allow the applicant to preserve trees as part of the PICP permit where grading may be delayed to the building permit stage and it can be looked at more closely.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. TRP-25-0046 Att 1 Letter of Intent - Burleson Ranch
2. TRP-25-0046 Att 2 Location Map - Burleson Ranch
3. TRP-25-0046 Att 3 Aerial Map - Burleson Ranch
4. TRP-25-0046 Att 4 Tree Removal Exhibit - Burleson Ranch
5. TRP-25-0046 Att 4 Tree Removal Exhibit B - Burleson Ranch
6. TRP-25-0046 Att 4 Tree Removal Exhibit C - Burleson Ranch
7. TRP-25-0046 Att 5 Tree Field Data - Burleson Ranch
8. TRP-25-0046 Att 6 Arborist Report - Burleson Ranch
9. TRP-25-0046 Att 7 Grading Plan - Burleson Ranch

June 30, 2026

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

Subject: Burleson Tract Phase 1 Letter of Intent / TRP-25-0046
LJA Project# A140-0422

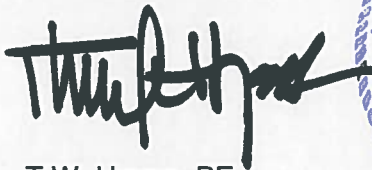
This letter serves as our formal request to remove trees located within the Burleson Tract Phase 1, 5-8 development, situated in Leander, Texas (PICP-25-0220). The tree removals are necessary to accommodate the construction of a single-family residential neighborhood, including associated infrastructure such as grading, utilities, and roadway improvements. This tree removal permit (TRP) proposes removal of 4 additional Heritage Trees which were not approved for removal with the preliminary plat. The TRP proposes to remove 46 additional Significant Trees which were not approved with the preliminary plat. Of these, one is in Very Poor Condition. The TRP proposes preservation of 2 Significant Trees which were previously approved for removal. This results in a total of 50 trees removed.

Approximately 32% of the overall Significant trees will be removed with Phase 1. With current projections, Significant trees are expected to require mitigation in future phases of the single-family development.

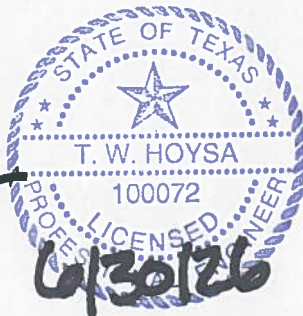
"Lot grading" is limited to raising entire block(s) near the southwest corner to get storm drainage into Pond 2. There is some other block level grading in select places where we'd have drainage problems if the lots weren't at least partially graded. Lot grading has been limited to the bare minimum to tie to lots into the ROW edge, to maximize preservation of trees on the site with the development construction. All lot grading outside the PUE, adjacent to the ROW, is proposed to allow proper drainage into the streets and is forced by street design constraints or providing minimum cover over the storm sewer system.

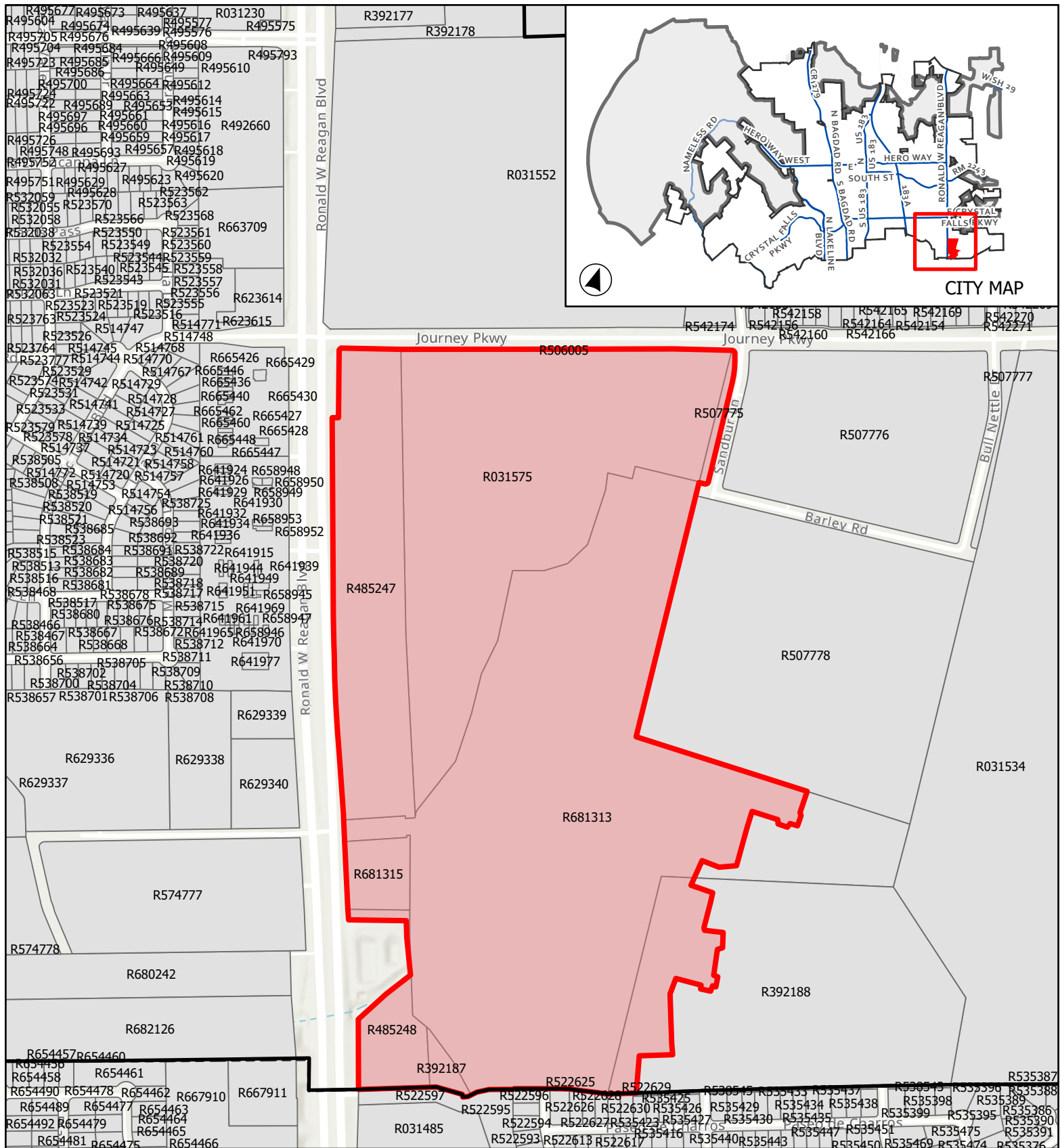
The proposed removals are shown in the Tree Removal Plan set submitted with the application. The site has been designed to avoid and reduce impacts to Heritage trees while maintaining compliance with City design and safety standards.

Very Truly Yours,
LJA Engineering, Inc.



T.W. Hoysa, PE
Vice President





CASE: TRP-25-0046

ATTACHMENT 2

BURLESON RANCH PH 1

Location Map



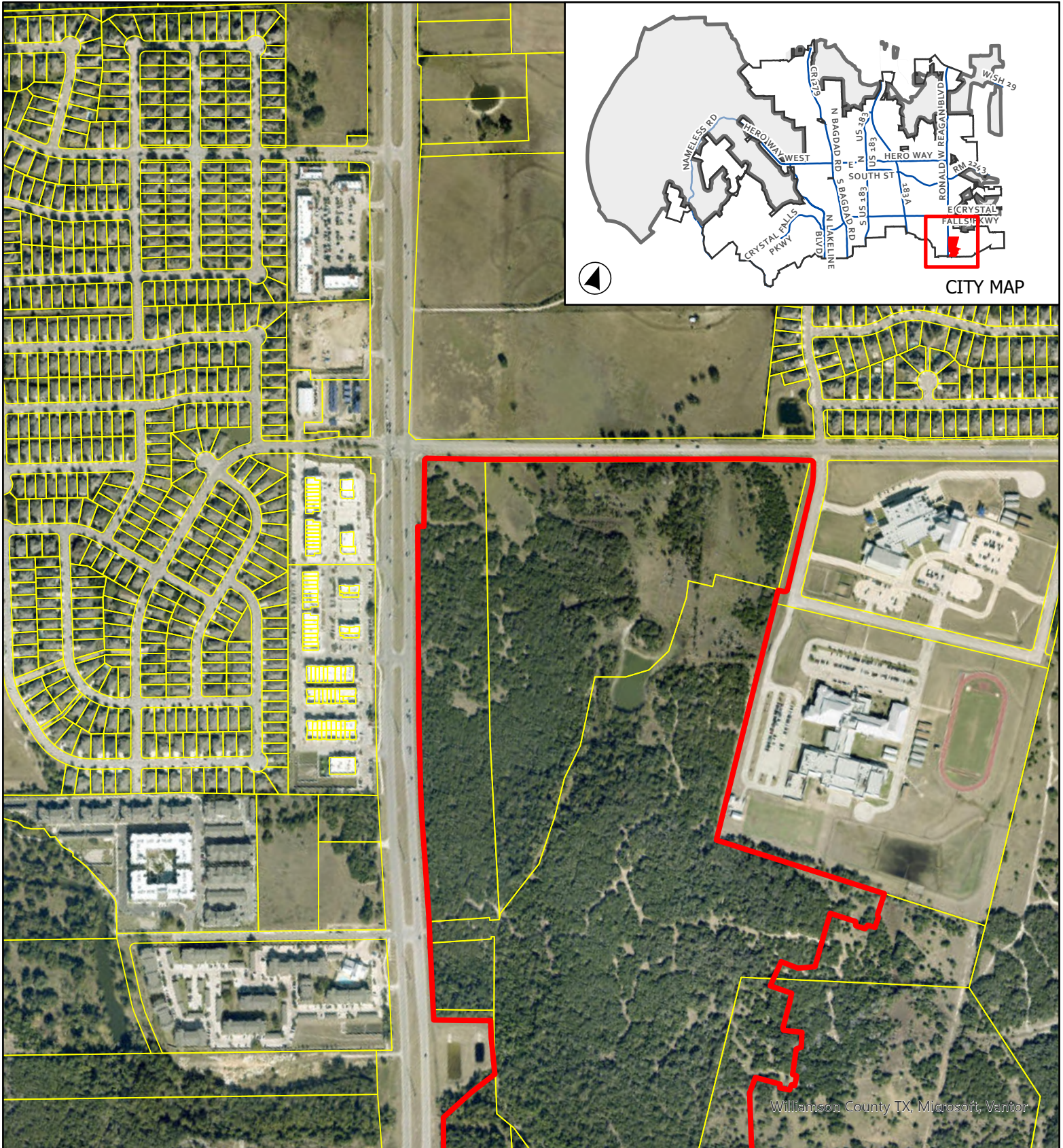
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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

0 287.5 575

Feet

City Limits ☐ETJ 

Subject Boundary



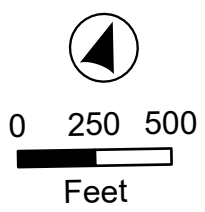
CASE: TRP-25-0046

ATTACHMENT 3

BURLESON RANCH PH 1

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

BURLESON TRACT PH1, 5-8
TREE REMOVAL REQUEST

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle features a five-pointed star at the top, followed by the name "T. W. HOYSA", the license number "100072", and the word "LICENSED" at the bottom.


LJA ENGINEERING, INC.
T.W. HOYSA, P.E. #100072

ROBIN M. GRIFFIN, AICP
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

EMILY TRUMAN, PE, CFM CITY ENGINEER	DATE
--	------

MARK TUMMONS, CPRE
DIRECTOR OF PARKS AND RECREATION

CHIEF JOSHUA DAVIS FIRE MARSHAL	DATE
------------------------------------	------

TREE REMOVAL PERMIT TO ACCOMPANY PICP-25-0220

TREE REMOVAL PERMIT TO ACCOMPANY PICP-25-0220

THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK AND BLOCK HOUSE CREEK WATERSHEDS

THE TRACT SHOWN IS ENCUMBERED BY ZONE AE ACCORDING TO FIRM PANELS 48491C0470F AND 48491C0460F, DATED 12/20/2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

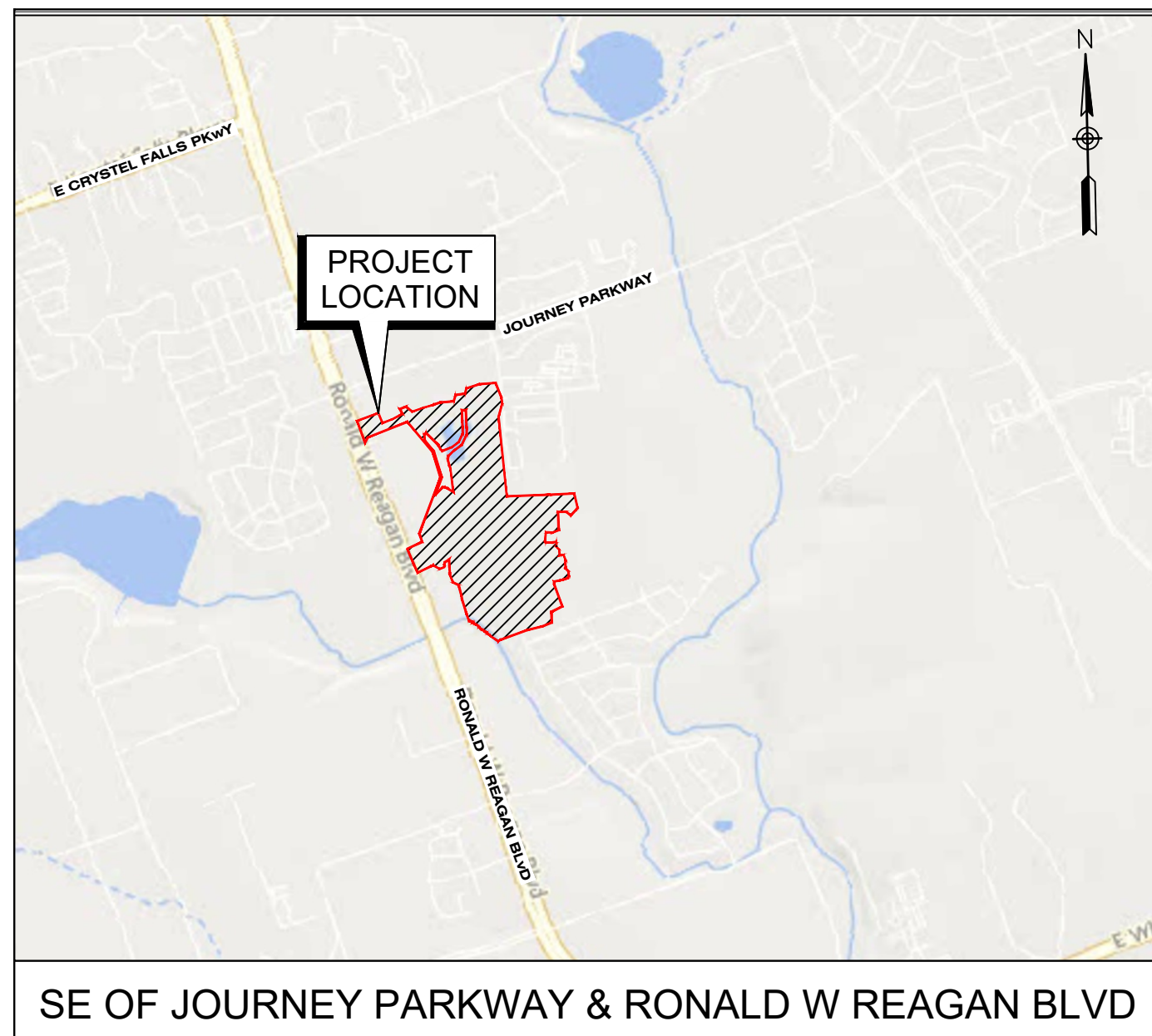
PORTIONS OF:
AW0122 CARR, A. SUR., ACRES 22.491
AW0122 CARR, A. SUR., ACRES 4.34
AW0122 CARR, A. SUR., ACRES 85.338
AW0122 CARR, A. SUR., ACRES 18.896
AW0122 CARR, A. SUR., ACRES 32.54
AW0122 CARR, AND A. SUR., ACRES 123.635
RECORD IN DOC#2012107179, 2013049911,
2013065089 OF THE OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.)

TOTALING 83.4 ACRES

ORDINANCE #24-036-00 ESTABLISHES THE ZONING OF THE OVERALL PROPERTY AS GC-3-A, GC-2-A, LC-2-B, AND SFS-2-B.

RELATED CASE No: PICP-25-0220

SUBMITTAL DATE: FILING DATE: 09/30/2025



LOCATION MAP
SCALE: 1" = 2000'

TMTB BURLESON RANCH, LLC
MARK BERMAN, VICE PRESIDENT
9601 AMBERGLEN BLVD, SUITE 200
AUSTIN, TEXAS 78729
PHONE: (512) 532-2170

BURLESON RANCH 2024, LP
BY: BURLESON RANCH 2024, GP, LLC
JEREMY SMITHEAL
1221 S MOPAC EXPRESSWAY, SUITE 200
AUSTIN, TEXAS 78746

LJA ENGINEERING INC.
FRN # F-1386
2700 LA FRONTERA BLVD, SUITE 200
ROUND ROCK, TEXAS 78681
CONTACT PERSON: T.W. HOYSA, P.E.
PHONE: (512) 439-4700

LJA SURVEYING INC.
TBPES # 10194382
7500 RIALTO BOULEVARD BUILDING 2,
SUITE 100
AUSTIN, TX 78735
CONTACT PERSON: MATT OVERALL, RPLS
PHONE: (512) 534-4700

MARK BERMAN, VICE PRESIDENT
9601 AMBERGLEN BLVD, SUITE 200
AUSTIN TX, 78729
PHONE: 312-532-2170

1. THIS PLAN ALLOWS FOR CLEARING OF BRUSH AND NON-PROTECTED CLASS TREES ONLY.
2. TEMPORARY EROSION CONTROLS WILL BE MAINTAINED ALONG W/ A SWPPP IN CONFORMANCE WITH THE STATE OF TEXAS GENERAL PERMIT.
3. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN IMPROVING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
4. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS OR SPECIFICATIONS, WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY CITY ENGINEER(S).
5. EXISTING UTILITIES ARE SHOWN PER RECORD. CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CLEANING ACTIVITIES OF ANY CONFLICTS.
6. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PLAN PROPOSED NO PERMANENT IMPERVIOUS COVER AND IS EXEMPT FROM A CONTRIBUTING ZONE PLAN
7. SURVEY DATA PROVIDED BY: LJA SURVEYING INC. DATED JUNE TO AUGUST 2024.
8. ANY STRUCTURAL STABILIZATION WITH SLOPES STEEPER THAN 3:1 SHALL BE LIMITED TO USE OF NATIVE STONE (EXCEPT FOR OUTLET STRUCTURES WHICH CAN BE CONCRETE) AND SHALL BE LIMITED TO NO MORE THAN THIRTY (30%) PERCENT OF THE PERIMETER OF THE POND. SUCH PONDS SHALL BE SEAMLESSLY INTEGRATED WITH THE LANDSCAPING. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTH TON COLORS.
10. ALL EXCESS EARTH MATERIAL AND REMOVED BRUSH/TREES WILL BE HAULED OFF TO A SUITABLE DISPOSAL SITE PRIOR TO ACCEPTANCE OF THE IMPROVEMENT.

[illegible]

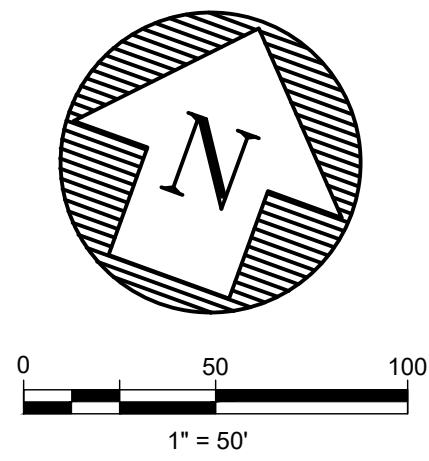
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

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**Know what's below.
Call before you dig.**

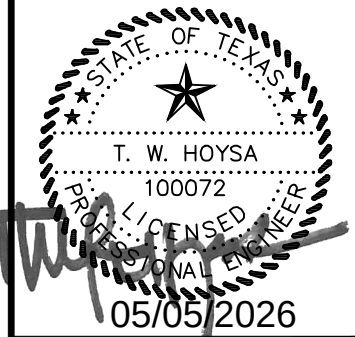


BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS DESCRIPTION	BY	DATE

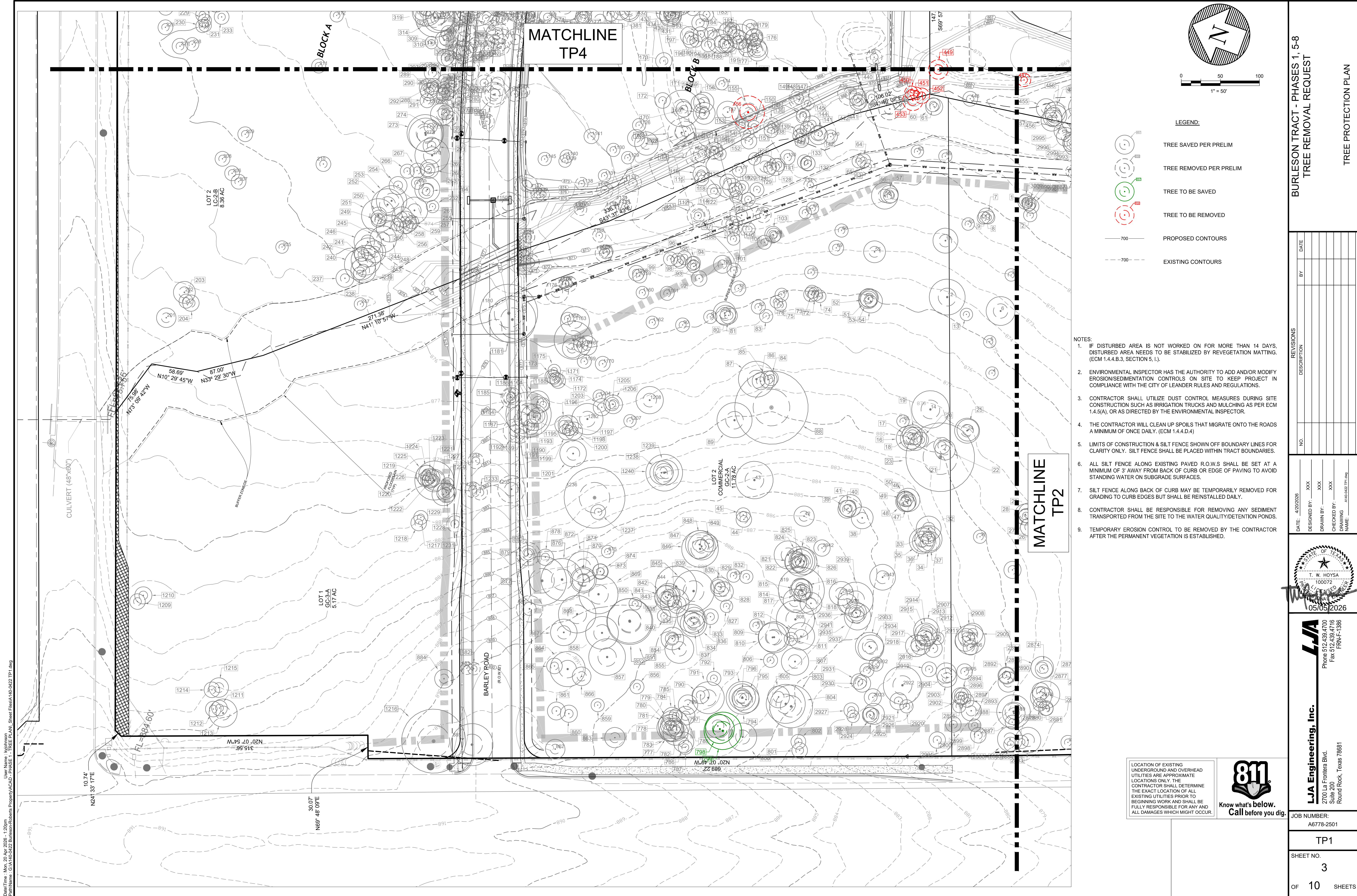
DATE: 4/20/2025	DESIGNED BY: XXX	DRAWN BY: XXX	CHECKED BY: XXX	DRAWING NAME: A140-0422 TP0.dwg
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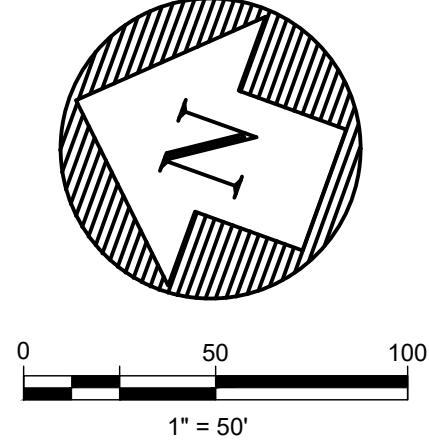
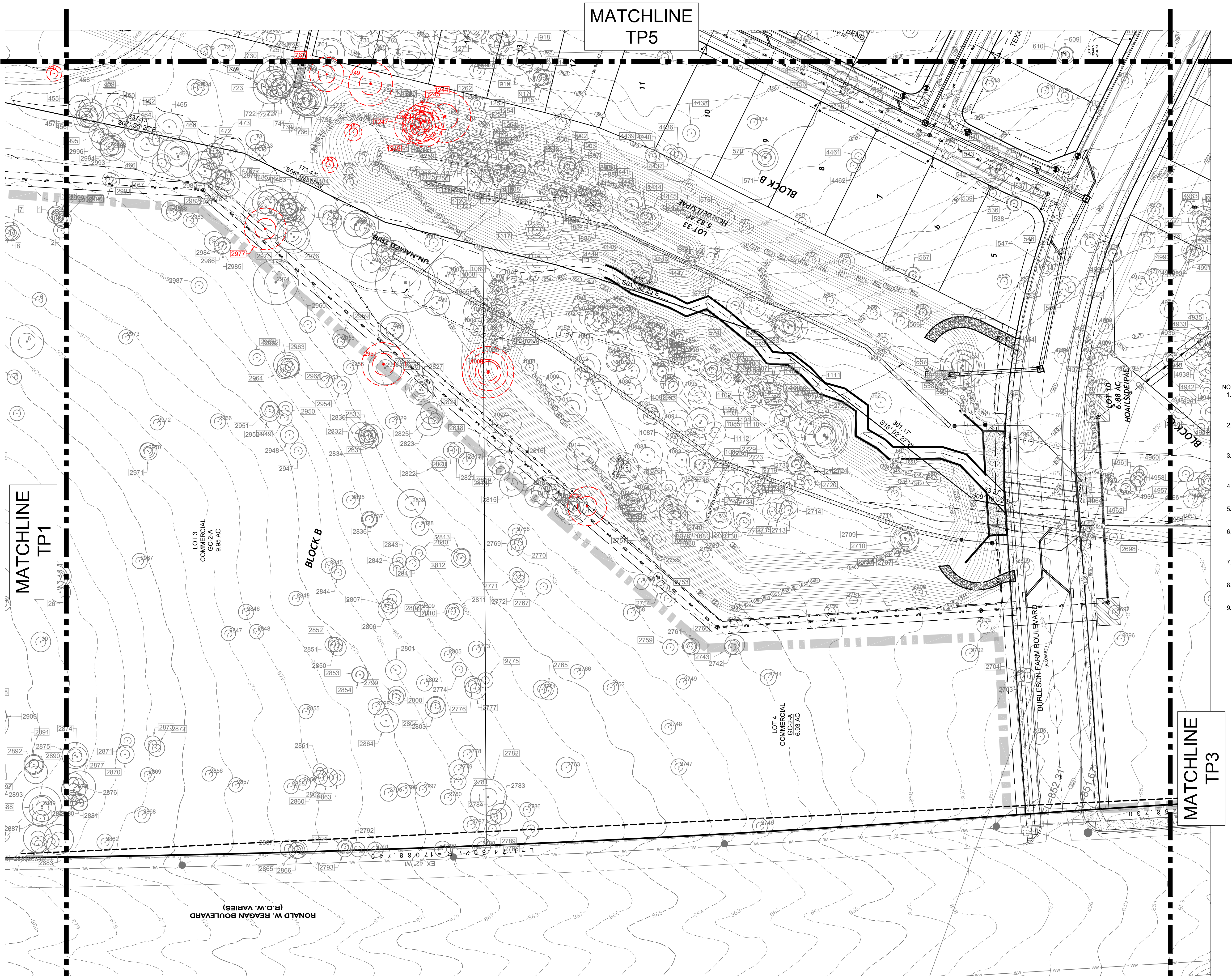
LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
Suite 200
Round Rock, Texas 78681

LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A6778-2501
TP0
SHEET NO. 2
OF 10 SHEETS



PlotTime: Mon, 20 Apr 2026, 4:57:17pm
User Name: kjohnson
PathName: G:\A140-0422 Burlison-Roberts Property\ACAD - PHASE 1 - TREE PLAN - Sheet Files\A140-0422 TP2.dwg



LEGEND:

-  TREE SAVED PER PRELIM
-  TREE REMOVED PER PRELIM
-  TREE TO BE SAVED
-  TREE TO BE REMOVED
-  PROPOSED CONTOURS
-  EXISTING CONTOURS

- NOTES:
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BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS DESCRIPTION	BY	DATE

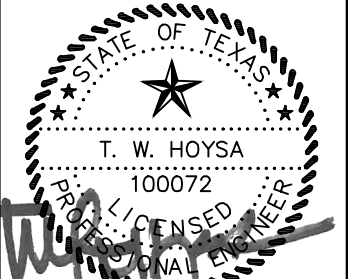
DATE: 4/20/2026

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A140-0422 TP2.dwg



05/05/2026



Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386



Know what's below.
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LJA Engineering, Inc.

2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

JOB NUMBER:
A6778-2501

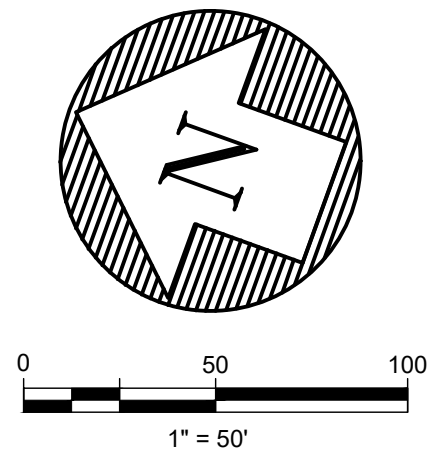
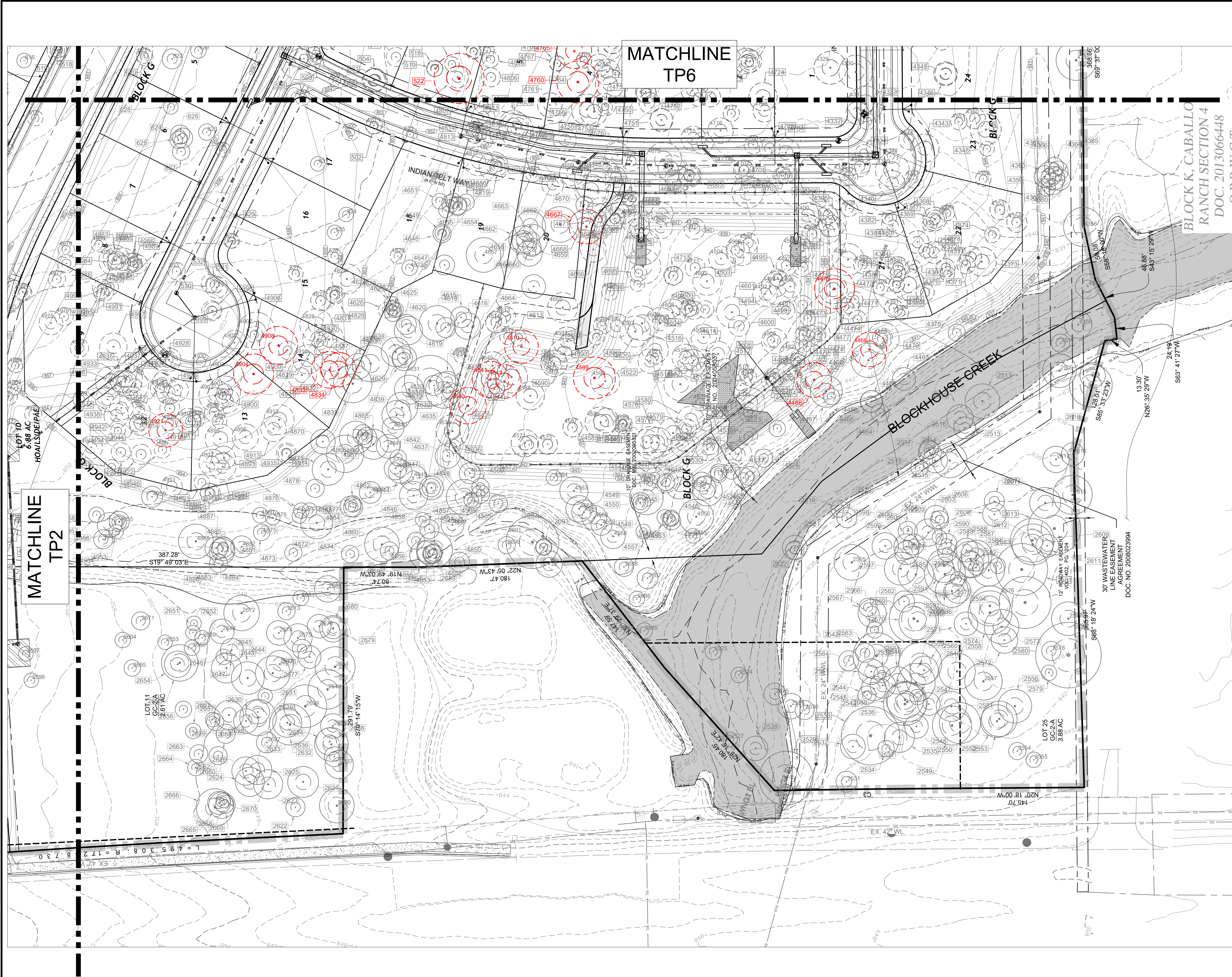
TP2

SHEET NO.
4

OF 10 SHEETS

Page 59 of 105

PlotTime: Mon, 29 Aug 2023, 1:51 PM
User Name: kchickson
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LEGEND:

-  TREE SAVED PER PRELIM
-  TREE REMOVED PER PRELIM
-  TREE TO BE SAVED
-  TREE TO BE REMOVED
- PROPOSED CONTOURS
- EXISTING CONTOURS

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BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS	DESCRIPTION	BY	DATE

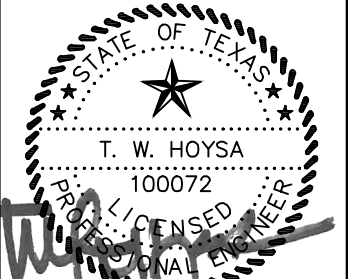
DATE: 4/20/2023

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A10-0422 TP3.dwg



05/05/2026

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LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

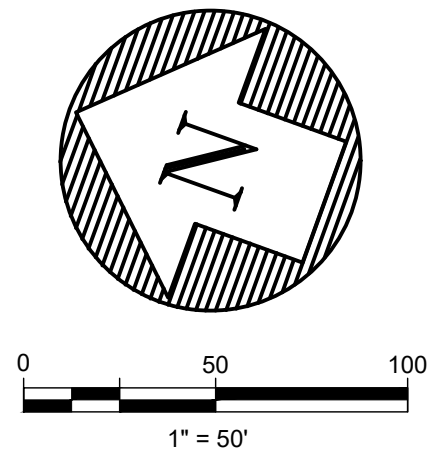
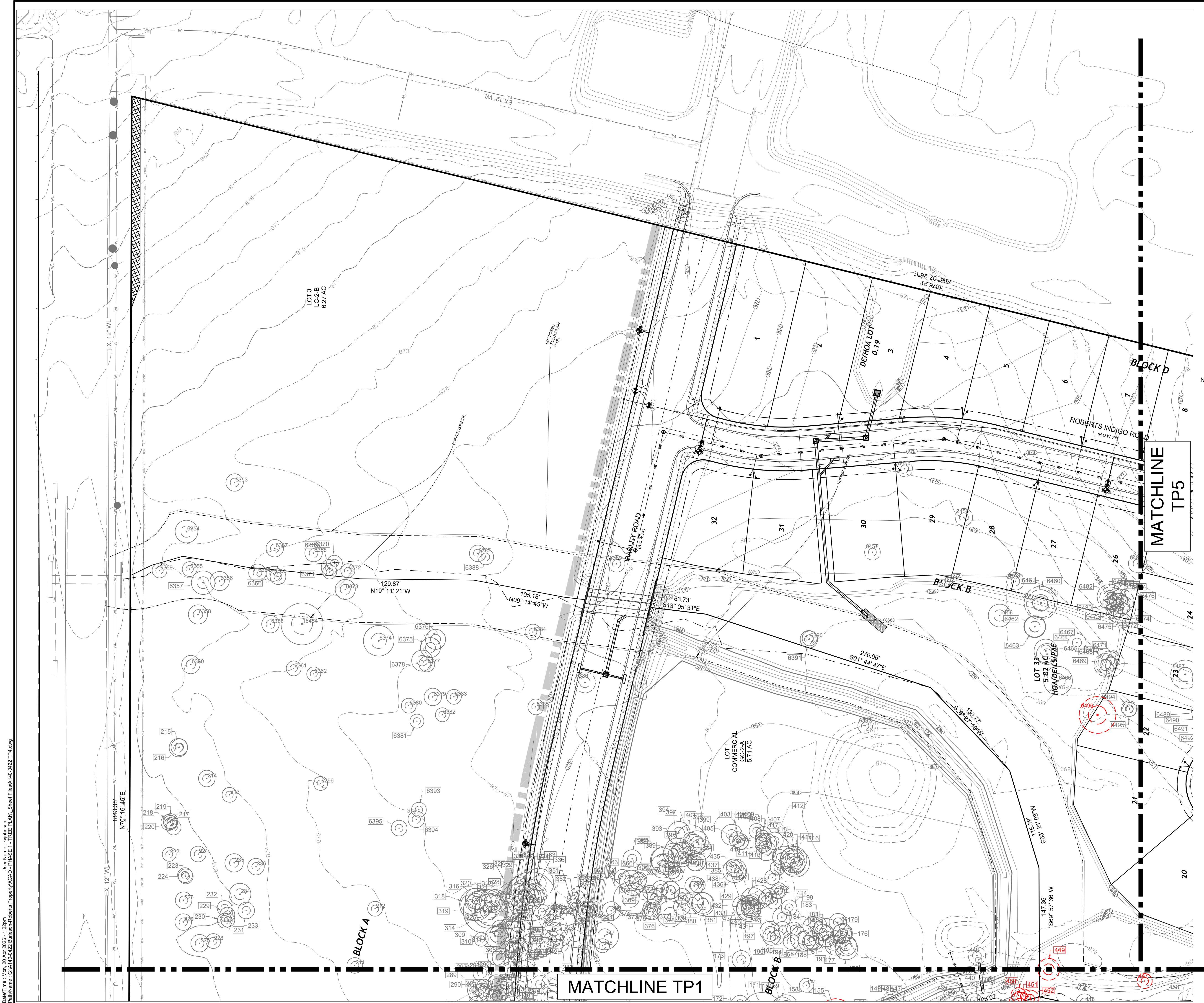
811
Know what's below.
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JOB NUMBER:
A6778-2501

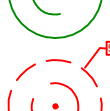
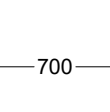
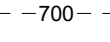
TP3

SHEET NO.
5

OF 10 SHEETS



LEGEND:

-  TREE SAVED PER PRELIM
-  TREE REMOVED PER PRELIM
-  TREE TO BE SAVED
-  TREE TO BE REMOVED
-  PROPOSED CONTOURS
-  EXISTING CONTOURS

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BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS DESCRIPTION	BY	DATE

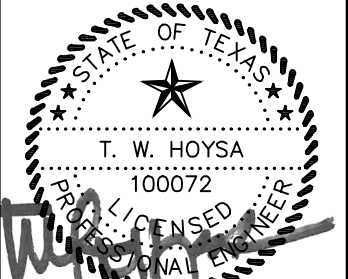
DATE: 4/20/2025

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A:\04\0422 TP4.dwg


05/05/2026

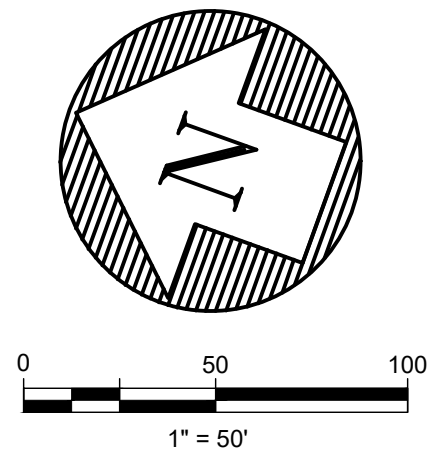
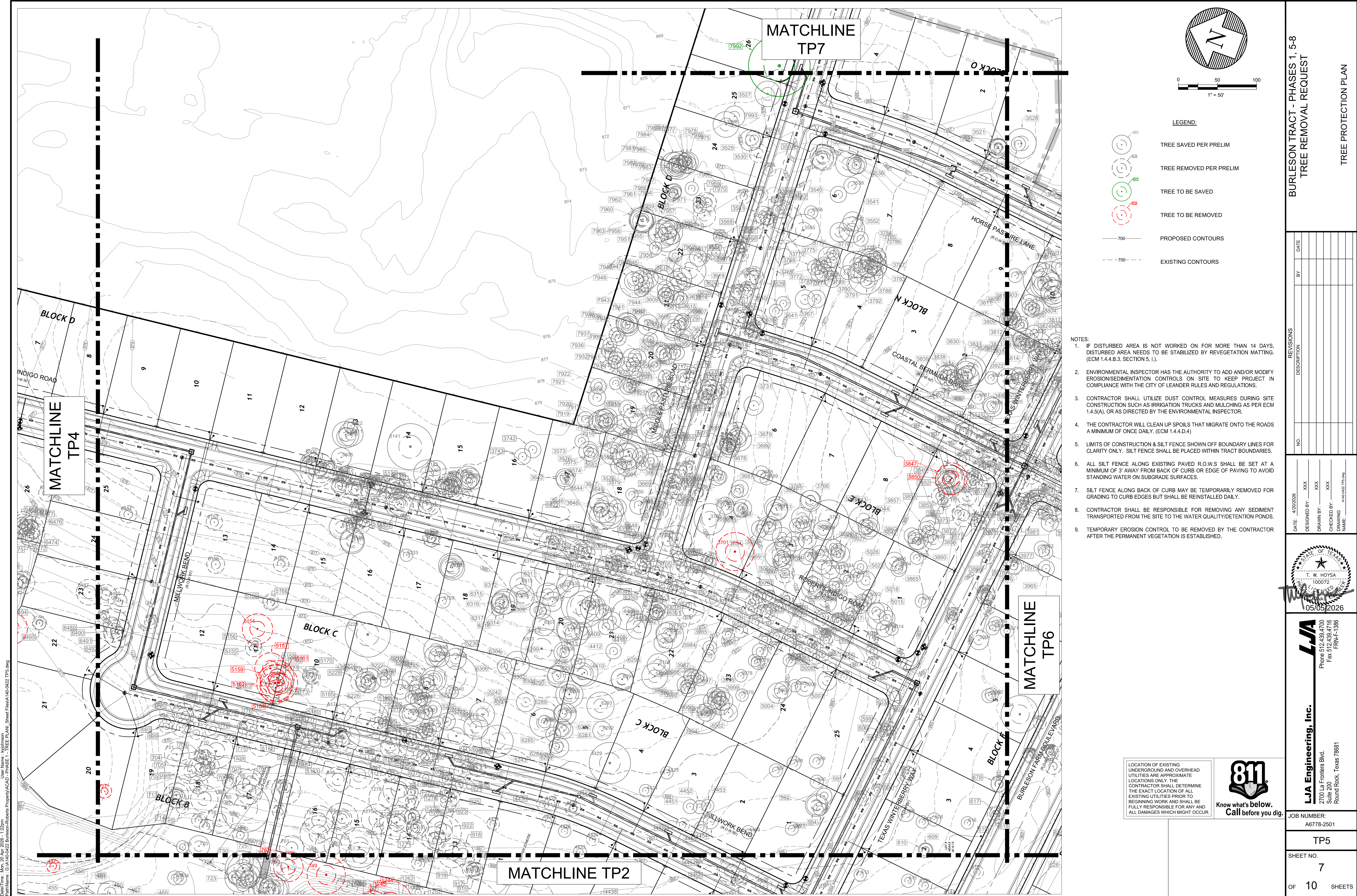

Phone 512.439.4700
Fax 512.439.4716
FRNCF-1386

JOB NUMBER:
A6778-2501

TP4

SHEET NO.
6

OF 10 SHEETS



- LEGEND:
- TREE SAVED PER PRELIM
 - TREE REMOVED PER PRELIM
 - TREE TO BE SAVED
 - TREE TO BE REMOVED
 - PROPOSED CONTOURS
 - EXISTING CONTOURS

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BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

NO.	REVISIONS	DESCRIPTION	BY	DATE

DESIGNED BY: XXX	DATE: 4/20/2025
DRAWN BY: XXX	
CHECKED BY: XXX	
DRAWING NAME: A:\04\22 TP5.dwg	

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

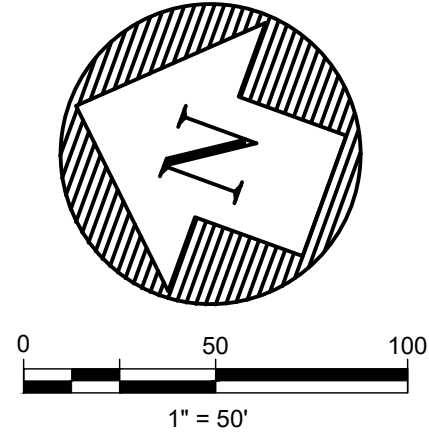
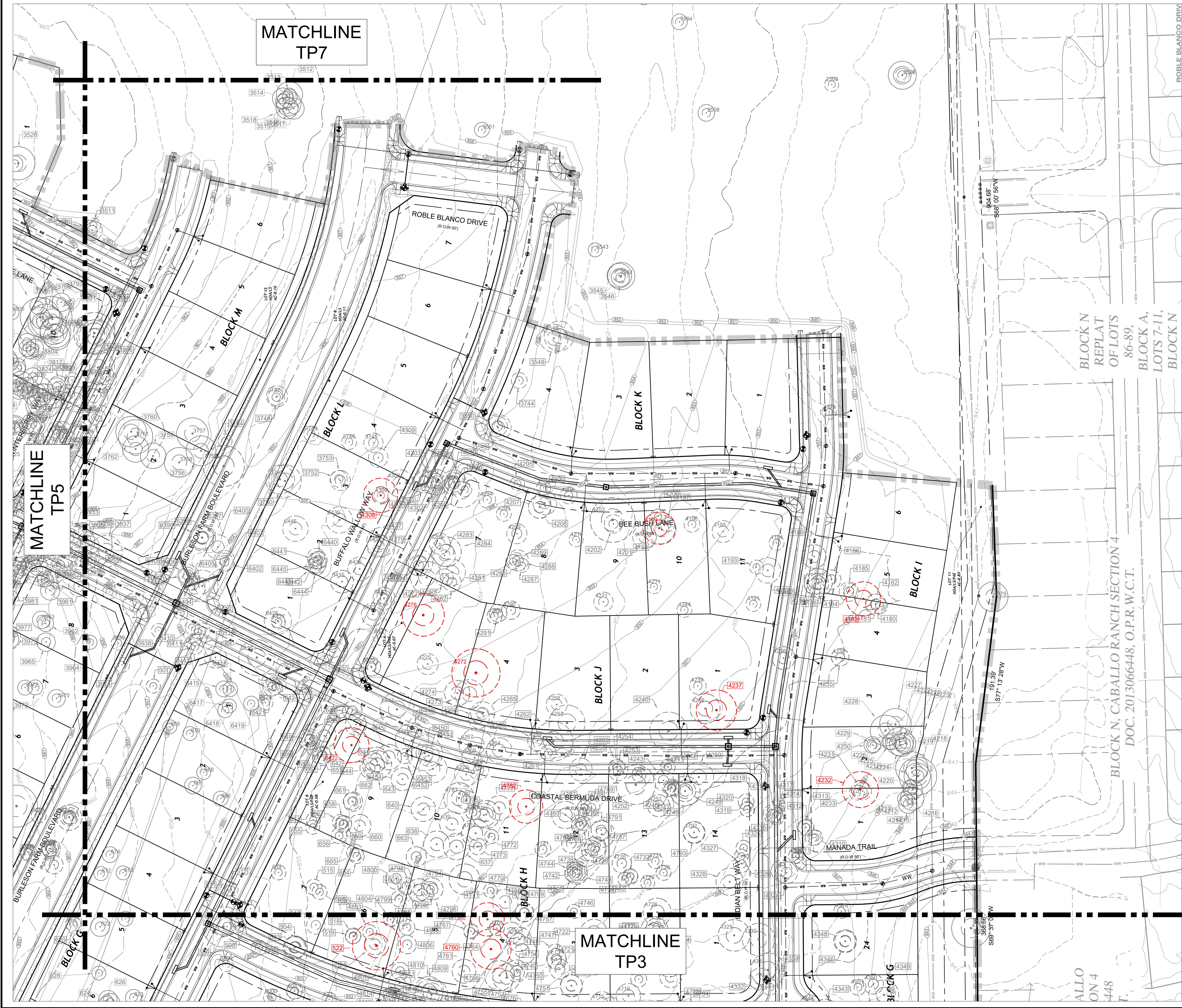
JOB NUMBER:
A6778-2501

TP5

SHEET NO.
7

OF **10** SHEETS

Drawn: May 20, 2025, 1:30pm
User Name: kjohnson
Path Name: G:\A140-0422-Burleson-Roberts-Property\ACAD - PHASE 1 - TREE PLAN\Sheet Files\A140-0422 TP6.dwg



LEGEND:

- TREE SAVED PER PRELIM
- TREE REMOVED PER PRELIM
- TREE TO BE SAVED
- TREE TO BE REMOVED
- PROPOSED CONTOURS
- EXISTING CONTOURS

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BURLESON TRACT - PHASES 1, 5-8

TREE REMOVAL REQUEST

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 4/20/2025

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A140-0422 TP6.dwg

05/05/2026

LJA Engineering, Inc.

Phone 512.439.4700
Fax 512.439.4716
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

811

Know what's below.
Call before you dig.

JOB NUMBER:
A6778-2501

TP6

SHEET NO.
8

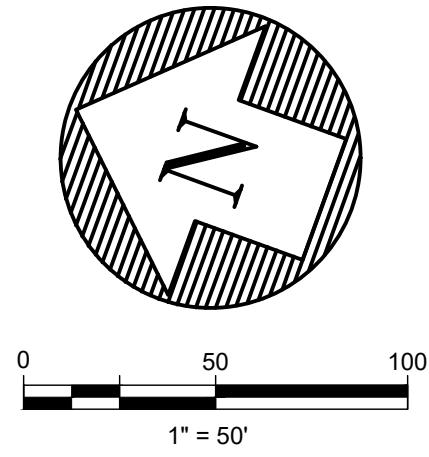
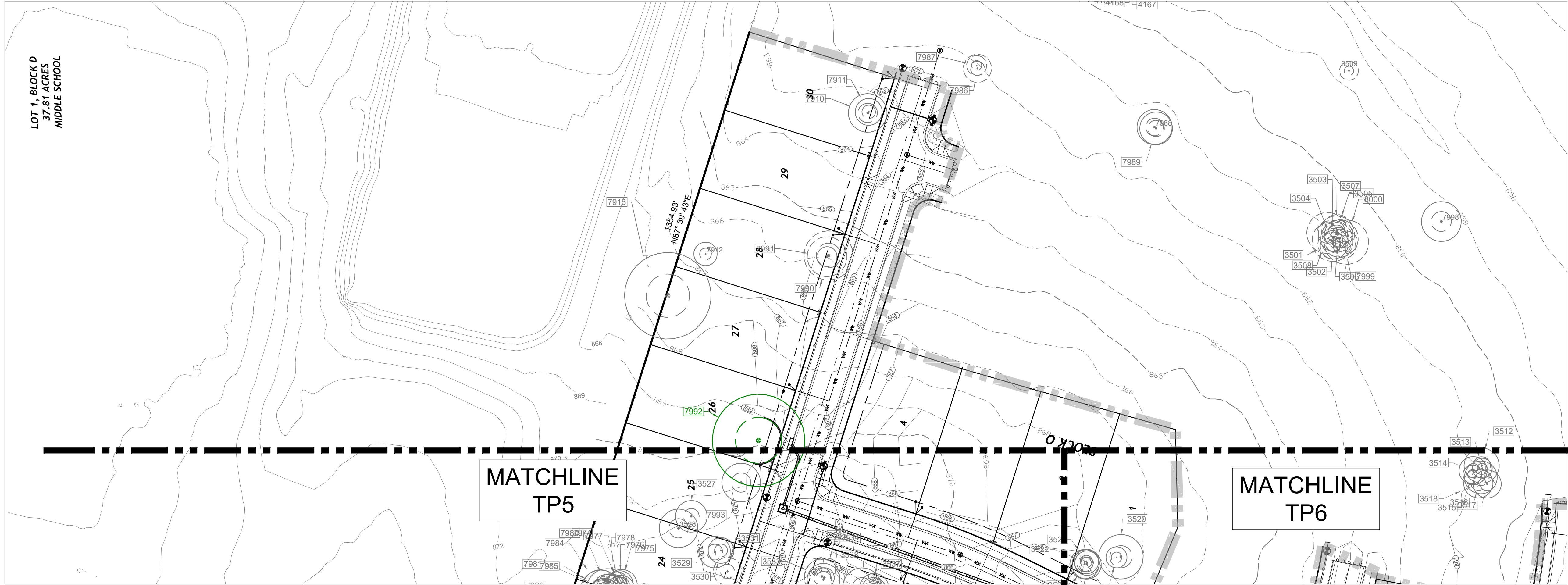
OF 10 SHEETS

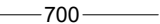
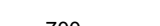
TREE PROTECTION PLAN

Page 63 of 105

PlotTime: Mon, 20 Apr 2026, 1:06pm
User Name: kychen
PathName: G:\A140-0422 Burleson-Roberts Property\ACAD - PHASE 1 - TREE PLAN, Sheet Files\A140-0422 TP7.dwg

LOT 1, BLOCK D
37.81 ACRES
MIDDLE SCHOOL



- LEGEND:
-  TREE SAVED PER PRELIM
 -  TREE REMOVED PER PRELIM
 -  TREE TO BE SAVED
 -  TREE TO BE REMOVED
 -  PROPOSED CONTOURS
 -  EXISTING CONTOURS

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BURLESON TRACT - PHASES 1, 5-8
TREE REMOVAL REQUEST

TREE PROTECTION PLAN

NO.	REVISIONS DESCRIPTION	BY	DATE

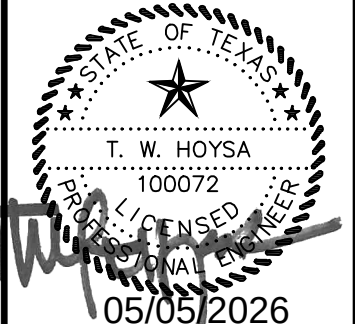
DATE: 4/20/2026

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A140-0422 TP7.dwg



LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
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FRN-F-1386

JJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A6778-2501

TP7

SHEET NO.
9

OF 10 SHEETS

REMOVED (X)	TREE NO.	TREE TYPE	TREE CONDITION	TOTAL INCHES	REMOVED (IN)	PROTECTED (IN)	HERITAGE	REASON FOR REMOVAL
X	156	Live Oak	Fair	21	21			Grading
X	522	Live Oak	Fair	27.5	27.5		Y	Grading
X	647	Post Oak	Fair	20	20			Grading
X	749	Live Oak	Fair	24.5	24.5			Grading
X	762	Cedar Elm	Fair	19	19			Grading
	798	Live Oak	Fair	18.5		18.5		
	799	Live Oak	Fair	24		24		
X	1005	Live Oak	Fair	21.5	21.5			Grading
X	1006	Live Oak	Fair	28.5	28.5		Y	Grading
X	1024	Cedar Elm	Fair	21.5	21.5			Utilities
X	1244	Live Oak	Poor	18.5	18.5			Grading
X	1245	Live Oak	Poor	20	20			Grading
X	1246	Live Oak	Very Poor	21.5	21.5			Utilities
X	1247	Live Oak	Poor	19.5	19.5			Grading
X	1250	Cedar Elm	Good	28.5	28.5		Y	Grading
X	1267	Live Oak	Poor	19.5	19.5			Grading
X	2957	Live Oak	Fair	24	24			Utilities
X	2977	Live Oak	Fair	23	23			Utilities
X	3701	Live Oak	Fair	24.5	24.5			Grading
X	3847	Live Oak	Fair	20	20			Grading
X	3850	Live Oak	Fair	19	19			Grading
X	4183	Live Oak	Good	19.5	19.5			Lot Grading
X	4199	Post Oak	Fair	18.5	18.5			Lot Grading
X	4232	Live Oak	Fair	20.5	20.5			Lot Grading
X	4237	Post Oak	Good	23	23			Lot Grading
X	4272	Live Oak	Fair	27.5	27.5		Y	Lot Grading
X	4276	Post Oak	Fair	24	24			Lot Grading
X	4308	Post Oak	Fair	19.5	19.5			Lot Grading
X	4468	Post Oak	Fair	19	19			Lot Grading
X	4476	Post Oak	Fair	22	22			Grading
X	4486	Post Oak	Fair	19	19			Grading
X	4599	Post Oak	Fair	23	23			Grading
X	4610	Cedar Elm	Fair	18.5	18.5			Grading
X	4640	Cedar Elm	Fair	20	20			Lot Grading
X	4641	Post Oak	Fair	20	20			Lot Grading
X	4643	Post Oak	Fair	18.5	18.5			Lot Grading
X	4667	Post Oak	Fair	19	19			Lot Grading
X	4760	Post Oak	Fair	23	23			Lot Grading
X	4765	Post Oak	Fair	19	19			Lot Grading
X	4782	Post Oak	Fair	19	19			Lot Grading
X	4833	Cedar Elm	Fair	20	20			Lot Grading
X	4834	Post Oak	Fair	19	19			Lot Grading
X	4904	Post Oak	Fair	22	22			Lot Grading
X	4908	Post Oak	Fair	21	21			Lot Grading
X	4921	Post Oak	Fair	18.5	18.5			Lot Grading
X	5154	Live Oak	Fair	19.5	19.5			Lot Grading
X	5157	Live Oak	Fair	20	20			Lot Grading
X	5159	Live Oak	Good	22	22			Lot Grading
X	5161	Live Oak	Good	24	24			Lot Grading
X	5162	Live Oak	Good	23.5	23.5			Lot Grading
X	5164	Live Oak	Fair	20	20			Lot Grading
X	6496	Live Oak	Poor	21	21			Lot Grading
	7992	Live Oak	Good	39.5		39.5	Y	Grading

Color Legend:	
	Protected
	Removed Significant
	Removed Heritage
	Removed Very Poor

		Summary Table																	
		Single Family Phases						Commercial						Total Trees					
Trees Surveyed		Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)
All Trees		64544.2	5042	32558.7	50.4%	31985.5	49.6%	13572.5	1117	12601	92.8%	971.5	7.2%	78116.7	6159	45159.7	57.8%	32957	42.2%
Non-Exempt (All Trees)		61404.7	4814	30908.7	50.3%	30496	49.7%	12989	1070	12062	92.9%	927	7.1%	74393.7	5884	42970.7	57.8%	31423	42.2%
Very Poor (All Trees)		3139.5	228	1650	52.6%	1489.5	47.4%	583.5	47	539	92.4%	44.5	7.6%	3723	275	2189	58.8%	1534	41.2%
8-18 (Significant)		50233.2	4428	24099.2	48.0%	26134	52.0%	10758.5	995	9876.5	91.8%	882	8.2%	60991.7	5423	33975.7	55.7%	27016	44.3%
Very Poor 8-18 (Significant)		2156.5	187	1113	51.6%	1043.5	48.4%	450	41	405.5	90.1%	44.5	9.9%	2606.5	228	1518.5	58.3%	1088	41.7%
18.1 - 25.9 (Significant)		10100	479	5565.5	55.1%	4534.5	44.9%	2176.5	102	2087.0	95.9%	89.5	4.1%	12276.5	581	7652.5	62.3%	4624	37.7%
Very Poor 18.1-25.9 (Significant)		607.5	29	318.5	52.4%	289	47.6%	106	5	106	100.0%	0	0.0%	713.5	34	424.5	59.5%	289	40.5%
26+ (Heritage)		4211	135	2894	68.7%	1317	31.3%	637.5	20	637.5	100.0%	0	0.0%	4848.5	155	3531.5	72.8%	1317	27.2%
Very Poor (Heritage)		375.5	12	218.5	58.2%	157	41.8%	27.5	1	27.5	100.0%	0	0.0%	403	13	246	61.0%	157	39.0%

Significant Tree 50% Mitigation Discount (Single Family Only):

There are 60333.2 total significant tree inches, of which 30186.6 inches can be removed without mitigation.
 Of this 30186.6 inches, 29336 inches are proposed to be removed * excluding trees designated as very poor.
 Therefore, no mitigation is required for the single family significant trees at this time.

Single Family Phase 1 Summary Table						
Trees Surveyed	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)
All Trees	29485.5	2437	9694	32.9%	19791.5	67.1%
8-25.9 (Significant) *	28740.5	2412	9388.0	32.7%	19352.5	67.3%
Significant (Very Poor)	1318	109	545	41.4%	773	58.6%
26+ (Heritage) **	745	25	306	41.1%	439	58.9%
Heritage (Very Poor)	0	0	0	0.0%	0	0.0%

Heritage Tree Removal Fee	439 inches @\$300/inch=	\$ 131,700.00	
Heritage Tree Mitigation	439 inches @\$450/inches =	\$ 197,550.00	or 1317 inches of mitigation
Total Heritage Tree Removal Fee Estimate		\$ 329,250.00	
Heritage Tree Removal Fee - Prelim Approved	366.5 inches @\$300/inch=	\$ 109,950.00	or 1099.5 inches of mitigation
Heritage Tree Mitigation - Prelim Approved	366.5 inches @\$450/inches =	\$ 164,925.00	
Total Heritage Tree Removal Fee Estimate - Prelim Approved		\$ 274,875.00	
Remainder Heritage Tree Removal Fee	72.5 inches @\$300/inch=	\$ 21,750.00	or 217.5 inches of mitigation
Remainder Tree Mitigation	72.5 inches @\$450/inches =	\$ 32,625.00	
Remainder Total Heritage Tree Removal Fee Estimate		\$ 54,375.00	

* There is a total count of 109 (1318 inches) very poor significant trees. Of which, 58.6% are being removed without mitigation required.
 ** There is a total count of 0 (0 inches) very poor heritage trees. Of which, 0% are being removed without mitigation required.

Commercial Summary Table						
Trees Surveyed	Inches	Tree Count	Protected (in.)	Protected (%)	Removed (in.)	Removed (%)
All Trees	13572.5	1117	12601	92.8%	971.5	7.2%
8-18 (Significant)	10758.5	995	9876.5	91.8%	882	8.2%
Very Poor 8-18 (Significant)	450	41	405.5	90.1%	44.5	9.9%
18.1 - 25.9 (Significant)	2176.5	102	2087.0	95.9%	89.5	4.1%
Very Poor 18.1-25.9 (Significant)	106	5	106.0	100.0%	0	0.0%
26+ (Heritage)	637.5	20	637.5	100.0%	0	0.0%
Very Poor (Heritage)	27.5	1	27.5	100.0%	0	0.0%

Proposed Total	Significant (8-18) mitigation	837.5 inches @\$150/inch=	\$ 125,625.00	or 837.5 inches of mitigation
	Significant (18.1-25.9) mitigation	60.5 inches @\$300/inch=	\$ 26,850.00	or 179 inches of mitigation
	Heritage Tree Removal Fee	0 inches @\$300/inch=	\$ 0	
	Heritage Tree Mitigation	0 inches @\$450/inches =	\$ -	or 0 inches of mitigation
	Total Tree Removal Fee & Mitigation Estimate		\$ 152,475.00	

Prelim Approved	Significant (8-18) mitigation	282 inches @\$150/inch=	\$ 42,300.00	or 282 inches of mitigation
	Significant (18.1-25.9) mitigation	60.5 inches @\$300/inch=	\$ 18,150.00	or 121 inches of mitigation
	Heritage Tree Removal Fee	0 inches @\$300/inch=	\$ 0	
	Heritage Tree Mitigation	0 inches @\$450/inches =	\$ -	or 0 inches of mitigation
	Total Tree Removal Fee & Mitigation Estimate		\$ 60,450.00	

Remainder	Significant (8-18) mitigation	555.5 inches @\$150/inch=	\$ 83,325.00	or 555.5 inches of mitigation
	Significant (18.1-25.9) mitigation	29 inches @\$300/inch=	\$ 8,700.00	or 58 inches of mitigation
	Heritage Tree Removal Fee	0 inches @\$300/inch=	\$ 0	
	Heritage Tree Mitigation	0 inches @\$450/inches =	\$ -	or 0 inches of mitigation
	Total Tree Removal Fee & Mitigation Estimate		\$ 92,025.00	

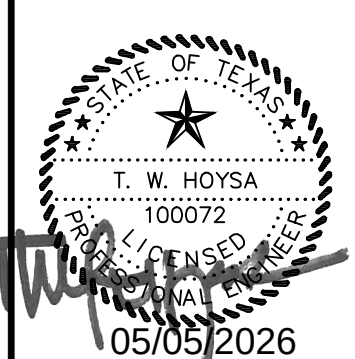
Notes:
 1. Tree Survey Performed May through June of 2024.
 2. Highlighted rows indicate trees proposed for removal
 3. Total fees for tree mitigation and removal will be paid at construction plan approval
 4. In the event of a conflict between the tree preservation/removal callouts on plan sheets versus tree removal /preservation matrix, the tree preservation/removal matrix shall apply. It is the contractor's responsibility to to verify with City Staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved tree plans, no exceptions.
 5. "Very Poor" indicates "dead or dying" per Arborist evaluation by Tree Mann Solutions dated June, 2024.
 6. "Very Poor" Trees are included in the total per tree size category.
 7. "Very Poor" Trees have been deducted from mitigation calculations for both Significant and Heritage Trees.

BURLISON TRACT - PHASES 1, 5-8
 TREE REMOVAL REQUEST

TREE PROTECTION PLAN

REVISED		DESCRIPTION		DATE	
NO.				BY	

DATE: 4/20/2026	DESIGNED BY: XXX	DRAWN BY: XXX	CHECKED BY: XXX	DRAWING NAME: A140-0422 TP8.dwg
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LJA Engineering, Inc.
 2700 La Frontera Blvd.
 Suite 200
 Round Rock, Texas 78681
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

JOB NUMBER:	A6778-2501
TP8	
SHEET NO.	10
OF 10 SHEETS	

TREE PRESERVATION PLAN
OVERALL - SINGLE FAMILY (PHASES 1-4)
TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 26"	60333.2	29664.7	49%	29336.0	49%
>26"	4211	2894	69%	1317	31%
TOTALS	64544.2	32559	50%	30653.0	47%

Very Poor
Removed

1332.5

157

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 26"	4907	2392	49%	2413	49%
>26" HERITAGE	135	92	68%	43	32%
TOTALS	5042	2484	49%	2456	49%

102

5

MITIGATION PLAN: Protected & Heritage Trees

TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>8" to 26"	28004	-	-	-	-
>26" HERITAGE	1160	-	-	3480	\$348,000

NOTES

Tree survey performed May through June of 2024.

** Very poor trees proposed for removal have been discounted in this value for mitigation calculations.

** A total of 102 very poor 8 to 26-inch trees, totaling 1332.5 inches, are proposed to be removed.

** A total of 5 very poor heritage trees, totaling 157 inches, are proposed to be removed.

There are 60333.2 total significant tree inches; of which 30166.6 inches can be removed without mitigation.

Of this 30166.6inches, 29336 inches are proposed to be removed *excluding trees designated as very poor.

Therefore, no mitigation is required for the single family significant trees at this time.

TREE PRESERVATION PLAN
PHASES 5-8 - COMMERCIAL
TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %	Very Poor Removed
8" to 18"	10758.5	9876.5	92%	838	8%	44.5
>18" to 26"	2176.5	2087	96%	89.5	4%	0
>26"	637.5	637.5	100%	0	0%	0
TOTALS	13573	12601	93%	927.0	7%	

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %	
8" to 18"	995	914	92%	78	8%	3
>18" to 26"	102	98	96%	4	4%	0
>26" HERITAGE	20	20	100%	0	0%	0
TOTALS	1117	1032	92%	82	7%	

MITIGATION PLAN: Protected & Heritage Trees

TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>8" to 18"	793.0	793.0	-	-	-
>18" to 26"	89.5	-	179	-	-
>26" HERITAGE	0	-	-	0	\$0

NOTES

Tree survey performed May through June of 2024.

** Very poor trees proposed for removal have been discounted in this value for mitigation calculations.

** A total of 3 very poor 8 to 18-inch trees, totaling 44.5 inches, are proposed to be removed.

** A total of 0 very poor 18 to 26-inch trees, totaling 0 inches, are proposed to be removed.

** A total of 0 very poor heritage trees, totaling 0 inches, are proposed to be removed.

PHASE 1 - SINGLE FAMILY

TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	50233.2	4428	33472.7	2940	67%	16760.5	1488	33%
>18" to 26"	10100.0	479	7508.0	354	74%	2592.0	125	26%
SUBTOTAL 8" to 26"	60333.2	4907	40980.7	3294	68%	19352.5	1613	32%
>26"	4211.0	135	2894	92	69%	439.0	15	10%
TOTALS	64544.2	5042	43874.7	3386	68%	19791.5	1628	31%

PHASES 5-8 - COMMERCIAL

TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	10758.5	995	9876.5	914	92%	882.0	81	8%
>18" to 26"	2176.5	102	2087.0	98	96%	89.5	4	4%
SUBTOTAL 8" to 26"	12935.0	1097	11963.5	1012	92%	971.5	85	8%
>26"	637.5	20	637.5	20	100%	0.0	0	0%
TOTALS	13572.5	1117	12601.0	1032	93%	971.5	85	7%

Tree Number	1246
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	21.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Very Poor
Notes	
Summary	Excessive lean SW to the point of leaning to grade and roots have uprooted and broken. Recommended for removal.

Photos



Tree Number	485
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	29.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Poor
Notes	
Summary	High-poor. Single stem live oak with two main leaders, one which extends mostly upright, and another, which leans moderately SSE. There is a cavity at the junction of leaders that extends down to at least 4 feet above grade. Larger leader shows one significant storm break and the smaller leader shows one branch which has died and decayed. Rest of smaller leader retains living green foliage. Recommend continued monitoring if preserved.

Photos





Tree Number	522
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	27.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Fair
Notes	fair structure & vigor
Summary	Tree has a small low limb W and a largely dead lower limb that should be removed. Otherwise it's in decent shape with a fairly tall/broad canopy and would make a decent preservation candidate.

Photos





Tree Number	1006
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	28.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Fair
Notes	fair structure & vigor, 75% potential canopy
Summary	Piths of T1005 and T1006 meet, actually making it one tree and sharing a root system, but considered separate in City of Leander code. Moderate to significant lean WSW and moderate storm but otherwise minimal defects observed. Full and healthy canopy. Fair to high-fair candidate for preservation.

Photos



Tree Number	1250
Survey Number	
Tree Species	Cedar Elm
Diameter (DBH) Single Stem	28.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Good
Notes	good structure & vigor, 75% potential canopy
Summary	Massive single stem cedar elm tree ish two major leaders that extend into a full and shade providing canopy. Minimal defects observed. Good candidate for preservation.

Photos



Tree Number	4272
Survey Number	
Tree Species	Live Oak
Diameter (DBH) Single Stem	27.5
Diameter (DBH) Multi Stem	

Multi Stem

Multi Stem (Manual)	
Multi Stem (Calculated)	
Stem 1	
Stem 2	
Stem 3	
Stem 4	
Stem 5	
Condition	Fair
Notes	fair structure & vigor
Summary	Tree has lost multiple smaller limbs on the NW side of its canopy (likely ice accumulation from 2 years ago) creating a hole in an otherwise full/nice canopy; would be good overall if not for that. It is still a decent preservation candidate after mitigation work to clean it up. Low limbs/branches E through N.

Photos





Burleson Tract

Riverside Resources
Journey Parkway, Leander, TX

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 who through related training and experience are familiar with the techniques and equipment used in such operations.

Summary:

Tree Mann Solutions inspected 6159 trees across the approximate 290-acre site. The majority of the trees inspected are smaller live oaks of fair or better condition. While heritage and larger significant trees are in highest concentration on the eastern side of the property, they are also sprinkled throughout. Several larger and more impressive Ashe junipers were inventoried as a suggestion, but not included in the mitigation calculations.

Assignment:

Tree Mann Solutions to locate, tag, flag, and assess hardwood trees 8" in diameter and larger within the provided 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 exhibit provided).

Analysis:

Significant trees 8-17.9" are shown in light green. Larger significant trees >18"-<26" are shown in light yellow. Heritage trees 26" and larger are shown in light red. Trees in *good* condition have *italicized* text. Fair condition trees have no special markings. **Poor** condition trees have **bolded text**. Trees found to be in **very poor** condition have **red text**. An excerpt from the inventory can be seen below:

					High-poor. Single stem live oak with two main leaders, one which extends mostly upright, and another, which leans moderately SSE. There is a cavity at the junction of leaders that extends down to at least 4 feet above grade. Larger leader shows one significant storm break and the smaller leader shows one branch which has died and decayed. Rest of smaller leader retains living green foliage. Recommend continued monitoring if preserved.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=25a1447a-2045-4000-9ef4-50bd63a7c710
485	Live Oak	29.5	Poor			https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=25032e82-cdd6-4abc-aa1-e0aad0bc9dc9
486	Cedar Elm	11	Fair	fair structure & vigor, 50% potential canopy		https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=93a84468-144b-4d7a-bd5a-7bd1fb86e5b5
487	Cedar Elm	11	Fair	fair structure & vigor, 50% potential canopy		https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=e6acac9d-86eb-4536-b2ba-c734895a9295
488	Live Oak	25.5	Fair	fair structure & vigor, 50% potential canopy	Large live oak with three main leaders all leaning in different directions. Minimal dead wood in lower canopy but otherwise minimal defects observed. Fair candidate for preservation.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=350339dd-9506-4271-9409-27fc320409bc
489	Live Oak	14.5	Fair	fair structure & vigor, 50% potential canopy	Significant lean E.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=1ea5370e-0ae3-431c-822d-516cd0695535
490	Cedar Elm	11.5	Fair	fair structure & vigor, 50% potential canopy		https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=57d1241-0f63-464b-be1f-c82e3d7a7d46
491	Live Oak	11	Fair	fair structure & vigor, 50% potential canopy	Significant lean E.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=e48cf664-6idd-40a4-9f83-6dca2afac6b5
492	Live Oak	13	Fair	fair structure & vigor, 50% potential canopy	Significant lean N.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=cdbd6a061-03f3-4fe8-9816-4a6a33e9caa2
493	Live Oak	14	Fair	fair structure & vigor, 50% potential canopy		https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=617ce9cd-8c6a-4060-abf6-edc67be31dc
494	Live Oak	13.5	Fair	fair structure & vigor, 50% potential canopy	Significant lean WNW.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=8dad5d03-e1fa-4ebc-a589-5543f3be68fb
495	Live Oak	21.5	Fair	fair structure & vigor, 50% potential canopy	Single stem live oak with two main leaders and a decent canopy. Fair candidate for preservation.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=47ac6b3e-42ea-4dba-8362-dc02672ac33
496	Live Oak	33	Fair	fair structure & vigor, 50% potential canopy	Massive live oak growing upright with two leaders that extend into a mostly healthy canopy. There is some dead wood in the canopy that is recommended to be pruned. Fair candidate for preservation.	https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=4b4e7b54-850b-46af-ad7a-23c713f62e09
497	Live Oak	13	Fair	fair structure & vigor, 50% potential canopy		https://tulerumapp.io/run/53da7710-4ff3-487a-a774-e0fa30e65577?token=8b4c3c838488c9e46f718&record_id=6926e671-9e70-4e44-aa89-ebd8cbe1b7c0
498	Cedar Elm	18	Very Poor		Cavity that extends from base up to as far as is reachable (at least 8 feet). There are included unions as well, and almost no living green canopy observed. Decay also observed in the canopy. Tree is in spiral of mortality and recommended for removal.	

Observations: (All percentages are rounded to the nearest 5%):

- Tree Mann Solutions inspected 6159 trees across the site:
 - *Species composition*: 65% live oaks, 20% cedar elms, 5% post oaks, a little less than 5% pecan, and a little less than 5% red oak. Otherwise the site boasts an impressive biodiversity with American elm, Ashe juniper, black walnut, black willow, green ash, gum Bumelia, honey locust, shin oak, Western soapberry, and more.
 - *Size classes*: over 85% of the specimens are from 8-17.9", 10% are from 18-25.9", and less than 5% are 26"+.
 - *Condition*: over 90% are in fair condition, about 5% in poor condition, and less than 5% are in very poor condition.
- At least 50% of the site is covered in Ashe juniper (unregulated).
- The highest concentration of heritage trees is found in the NE quadrant, however there are heritage specimens throughout the property. Some of the most notable are mentioned below:
 - **T3408** (35" Pecan): Excellent. Massive pecan with numerous main leaders that extend up and out into a healthy, green and shade providing canopy. There are very little instances of limb drop, which is exceptional compared to other trees of this species. Excellent candidate for preservation.
 - **T5873** (54.5" Live Oak): Excellent. Single stem Live Oak with 3 main leaders; Great canopy coverage extending in all directions with one large low hanging codominant leader. It has minor damage & large deadwood. With pruning and ground clearance it is an excellent tree for preservation.
 - **T1180** (37" Live Oak): Good. Massive single stem live oak with 2-3 main leaders that extend into a healthy and extensive canopy that provides shade. Good candidate for preservation.
 - **T2090** (30.5" American elm): Good. Single stem American elm with two main leaders. Union at junction of leaders, however, this union appears to be strong for the time being. Moderate storm damage and an extremely full canopy. This tree provides ample shade and is a good to excellent candidate for preservation.
 - **T3432** (32" Pecan): Good. Massive pecan with two main leaders that extended into a full canopy. Moderate limb dropping and significant vine cover that is recommended to be removed if preserved, but otherwise minimal defects observed. Good candidate for preservation.
- TMS recommends a comprehensive care plan for any preserved trees within the limits of construction that are close to impacts to help promote health and longevity well beyond the scope of the project.



Approximate location of assessed trees

GREEN are significant trees 8-17.9"; ORANGE are larger significant trees 18-25.9"; RED are heritage

Conclusion:

Out of the 6159 trees inspected, most are fair or better condition live oaks of smaller size (8-17.9"). Additionally, TMS identified 667 larger significant trees (18-25.9") and 148 heritage sized trees (<26"+). There are more than adequate specimens to choose that will produce beautiful preservation results. It should be mentioned that riparian species like black willow and green ash are unlikely to do well should drainage patterns be diverted away from their root system. Lastly, at least 50% of the overall canopy cover of this property is made up of Ashe juniper. While not a regulated species in Leander, it is a tough species that can survive with little water and provide much needed shade. Biodiversity strengthens the broader tree community of an area. There are many preservation candidates across the site if convenient with site design and project goals.

- TMS recommends preservation of the larger, better-condition trees, investment of tree mitigation fees into thorough care plans for existing trees preserved on site, and thoughtful design for tree replacement with good-quality mitigation trees that will thrive for decades to come.
- Links are included on the spreadsheet to individual tree reports with photos.

TMS always endorses designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree inventory on this site, please contact me at (512)809-3174 and sydney@treemannsolutions.com or Joe Zaniwski at (512)470-9073 and joe@treemannsolutions.com. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,



Sydney Dwoskin | Project Arborist

Tree Mann Solutions, LLC

ISA Certified Arborist TX-5083A



EXECUTIVE SUMMARY
7/9/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-26-0056 regarding the removal of one (1) Heritage Tree associated with the Reagan Ridge (SD-25-0321), generally located southeast of the intersection of Ronald W. Reagan Boulevard and RM 2243, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. The applicant has submitted a request to remove one (1) Heritage Tree. Per the applicant, the tree removal is due to the site improvements associated with the Reagan Crossing development including a deceleration lane and driveway on RM 2243.

Please reference the signed TxDOT driveway permit (Attachment 6), where the project engineers worked with TxDOT in regard to driveway spacing options. An unusual condition was noted on site, bridge culvert, that prevented the development from additional driveway spacing from the intersection. The design has moved the driveway and turn lane as far east as possible to accommodate the right turn lane.

TREE PRESERVATION ORDINANCE: Per Composite Zoning Ordinance, Article IV, Section 1 (c) (5), removal of Heritage Trees requires the approval of a Tree Removal Permit and mitigation. 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 Composite Zoning Ordinance includes the following tree mitigation requirements:

- 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 one hundred fifty dollars (\$150) per caliper inch of replacement tree.

APPLICANT'S MITIGATION PROPOSAL

- The Applicant is proposing to remove one (1) 38 caliper inch Heritage Tree totaling 33% of the total Heritage Trees on site.
- Mitigation is proposed through credit of 66" caliper inches of preserved trees as well as a fee-in-lieu of replacement trees in the amount of \$7,200.00.
- There is a Heritage Tree removal fee in the amount of \$11,400.00 based off the removal of 38" caliper inches at a rate of \$300.00 per inch.
- Mitigation fees are required to be paid with the site development permit if the request is approved.
- The complete preservation plan is available as Attachment 4.

GENERAL INFORMATION:

Current Zoning: GC-2-B (General Commercial)

Size and Location: This property is generally located southeast of the intersection of Ronald Reagan and RM 2243, including approximately 20 acres.

Surrounding Area: This property is located to the north of the Sarah by ARIUM apartment homes and to the west, across Ronald Reagan, is the LCRA station. To the south is Brushy Creek floodplain and the Sarita Valley Greenbelt. Physical and Natural Features: This property contains heavy tree cover and a drainage channel to the east. The far south end of the tract is within the zone AE floodplain.

HISTORY/TIMELINE:

APPLICANT/AGENT:

Sandlin Services, LLC (Nick Sandlin) on behalf of RR 2243, LLC. (Bhavani Bheemanadham).

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 One (1) listed above – Approve the tree removal request. This would allow the applicant to remove the heritage tree with an approved site plan and site development permit that would conform to the proposed site plan.

This recommendation is based on the needed improvement for the development along with the developers work with TxDOT in driveway and turn lane spacing option to potentially preserve the tree.

PRESENTER:

Cory Dale, Senior Planner

Attachments:

1. TRP-26-0056 Att 1 Letter of Intent - Reagan Ridge
2. TRP-26-0056 Att 2 Location Map - Reagan Ridge
3. TRP-26-0056 Att 3 Aerial Map - Reagan Ridge
4. TRP-26-0056 Att 4 Tree Removal Exhibit - Reagan Ridge
5. TRP-26-0056 Att 5 Heritage Tree Photos - Reagan Ridge
6. TRP-26-0056 Att 6 TxDOT Driveway Permit



June 3, 2026

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

Re: Reagan Ridge: SD-25-0321- Tree Removal Letter of Intent

Dear Planning & Zoning Commission & City Council,

On behalf of the property owner, this letter serves as a formal request for approval of a Tree Removal Permit for Tree ID 8560+A. This request is being submitted in response to City comments and to provide clarification regarding jurisdiction and prior approvals.

Tree Information

Tree ID #8560+A is classified as a Live Oak and measures 38 inches at 4 feet from existing grade. The measurements and location of this tree were confirmed with a tree survey conducted by Early Land Surveying dated April 9, 2026. Based on visual observation, the tree appears to be in fair condition. Approximately 30% of the canopy has been removed as a result of prior pruning necessary to address health, safety, and right-of-way clearance issues. Continued conflicts with the public right-of-way are expected.

Background

This tree is located within the right-of-way (ROW) of the Texas Department of Transportation (TxDOT), as confirmed by the project survey and field verification. The proposed removal has already been reviewed by TxDOT as part of an associated driveway permit #26-46847 dated March 16, 2026. Documentation confirming TxDOT's review has been provided, and this removal is consistent with their approved access and safety requirements.

Justification for Removal

Removal of Tree ID 8560 is warranted for the following reasons:

1. **Safety Hazard:** The tree is located in close proximity to the roadway and poses a potential hazard to vehicular traffic.
2. **Access Improvements:** The removal is necessary to accommodate the approved deceleration lane and maximize driveway spacing from the intersection of Ronald Reagan Blvd and RM 2243. The design as shown has been coordinated and approved by TxDOT.
3. **Consistency with Approved Plans:** The tree removal is included within the scope of the TxDOT-approved driveway permit.
4. **Future Roadway Improvements:** The tree would be required to be removed as part of any future roadway improvements within the ROW.

Mitigation

The removal of this heritage tree is proposed to be mitigated with a fee payment to the City. In accordance with City of Leander code, the total fee produced for a 38" heritage tree is \$28,500. Due to the preservation of 66 inches of trees within the required 50% preservation minimum, there is a \$9,900 reduction. The resulting heritage tree mitigation fee is \$18,600. See the breakdown below.

\$300 x 38" caliper inches removed = \$11,400

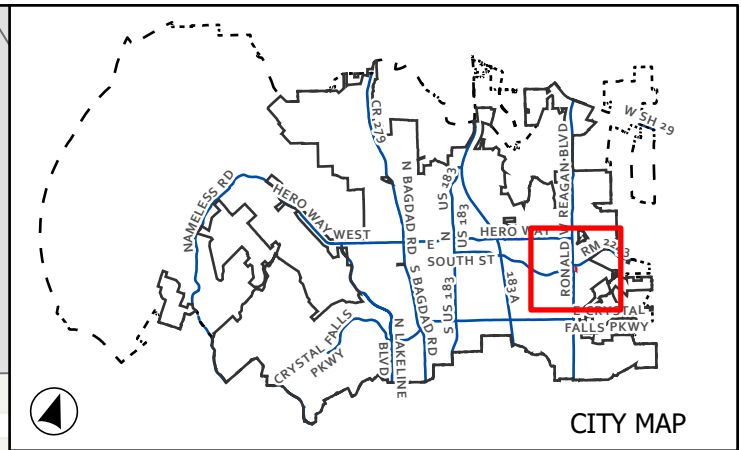
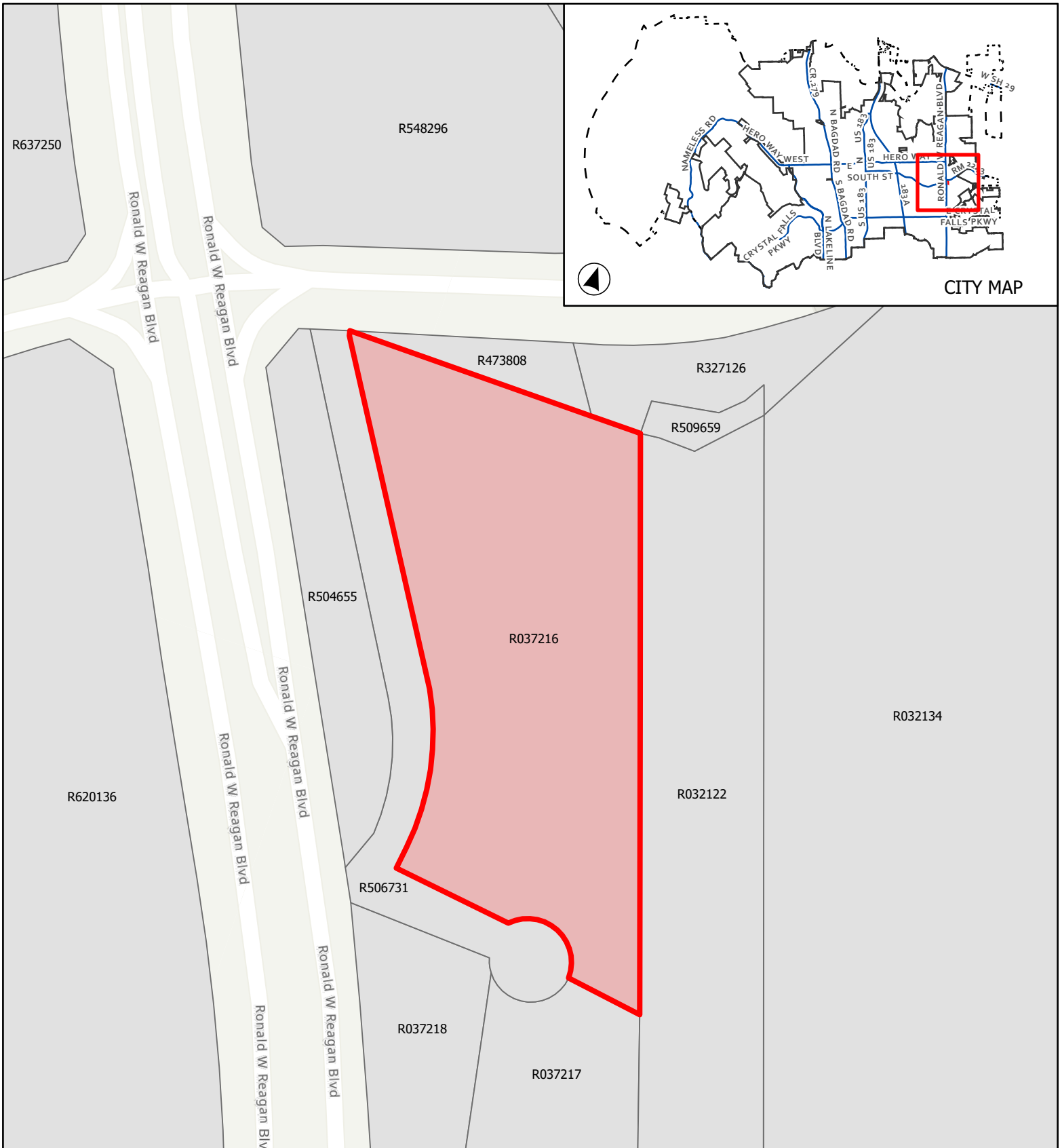
\$150 x 48" caliper inches in mitigation = \$7,200

Total owed = \$18,600

We respectfully request that the City approve this Tree Removal Permit consistent with the provided documentation. We appreciate the City's review and coordination on this item. Please feel free to contact me with any questions or if additional documentation is needed to facilitate approval.

Sincerely,

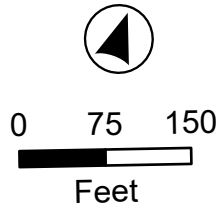
Nick Sandlin, P.E.
President & Principal
Sandlin Services, LLC
TBPELS Firm# 21356



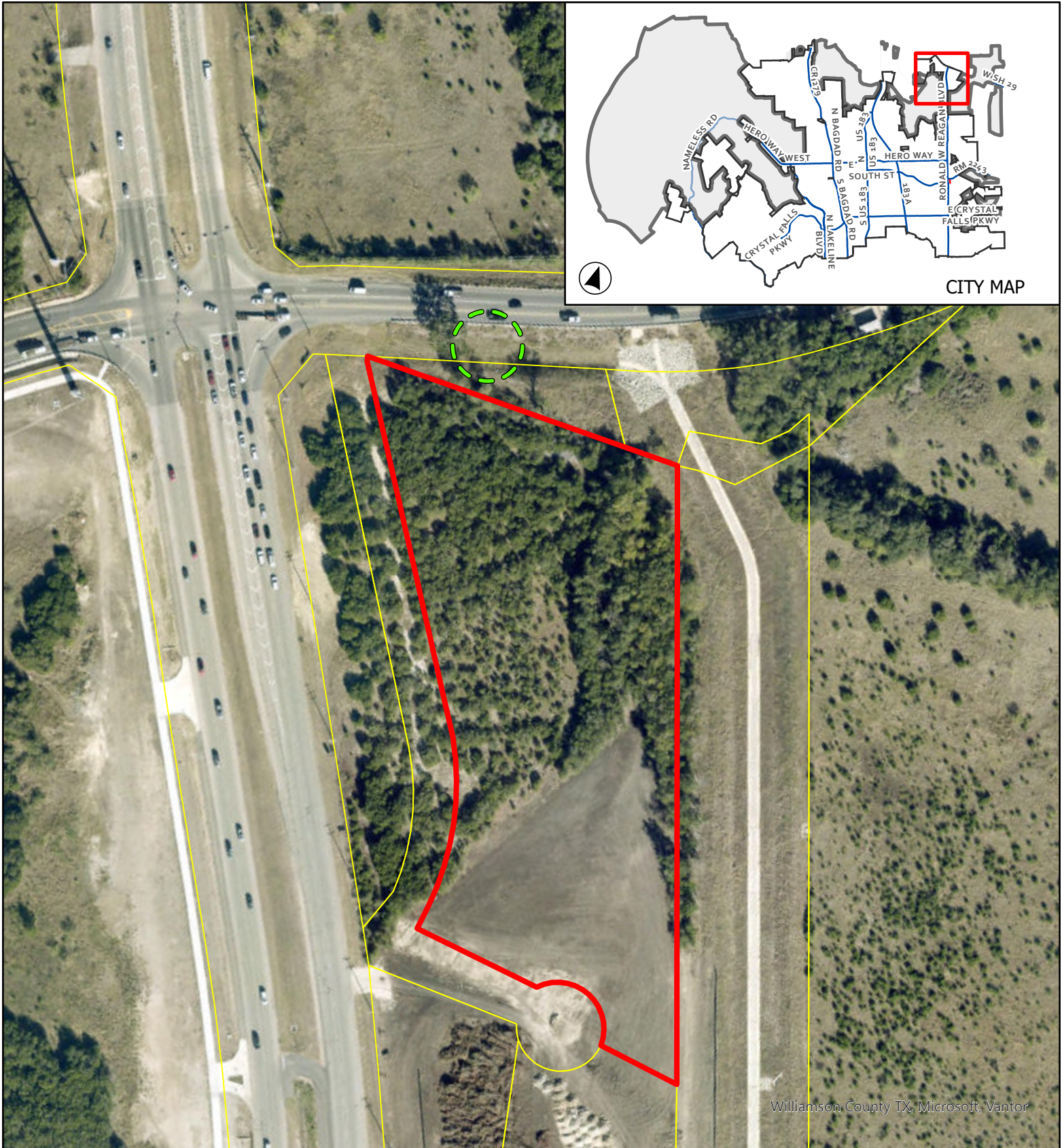
CASE: TRP-26-0056 ATTACHMENT 2 REAGAN RIDGE

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 



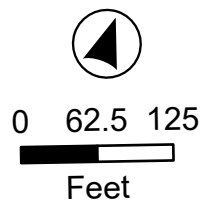
CASE: TRP-26-0056

ATTACHMENT 3

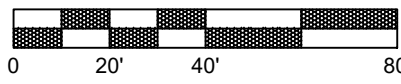
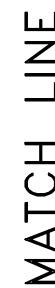
REAGAN RIDGE

Aerial Map

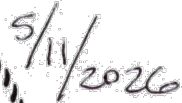
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Leander City Limits 
 Williamson County Parcels 
 Subject Boundary 



IF DRAWING BAR DOES NOT MEASURE 2
THIS PRINT IS NOT TO SCALE



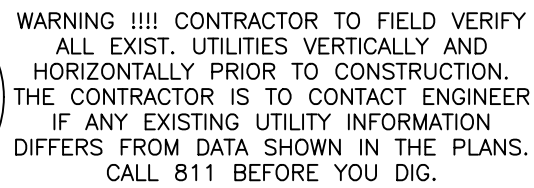
THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND

- | | | | |
|--|---|--|----------------------------------|
| | PROPOSED PROPERTY/
PROJECT BOUNDARY LINE | | |
| | EXISTING R.O.W./PROPERTY LINE | | |
| | EXISTING EASEMENT LINE | | |
| | FIRE LANE | | |
| | STREET CENTERLINE | | |
| | FENCE | | |
| | EXISTING CONCRETE SIDEWALK | | |
| | EXISTING TRANSFORMER PAD | | |
| | EX. WATER LINE | | EX. FIRE HYDRANT |
| | EX. WASTEWATER | | EX. WATER METER |
| | EX. STORM
SEWER LINE | | EX. WASTEWATER
MANHOLE |
| | FITTINGS AS NOTED | | WW CLEAN OUT |
| | GATE VALVE AS NOTED | | UTILITY POLE |
| | BACK FLOW PREVENTER | | |
| | EXISTING TREE
(TO REMAIN) | | EXISTING TREE
(TO BE REMOVED) |
| | EXISTING CONTOURS | | FLOW ARROW |

NOTES:

1. CONTRACTOR SHALL CONFIRM DEMOLITION REQUIREMENT WITH AHJ PRIOR TO CONSTRUCTION AND SUBMIT ANY REQUIRED PERMITS UNDER SEPARATE COVER.
2. SITE TREE SURVEY AS DEPICTED HAS BEEN PREPARED WITHIN THE LAST 5 YEARS.
3. THE LOT LINES AND STREET LAYOUTS HAVE BEEN DESIGNED AND LOCATED SUCH THAT LOT WIDTH, DEPTH AND SIZE (AS PERMITTED BY ZONING) IS UTILIZED TO RETAIN THE MAXIMUM NUMBER OF SIGNIFICANT AND HERITAGE TREES POSSIBLE.



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EXISTING CONDITIONS PLAN
(2 OF 2)

PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				OF
				63

G:\shared drives\sandlin services\ic\sandlin services\projects\land development\division\01-0177-003_discovery valley ranch\CAD\Exhibits\5 DWR EXT_DEMO.dwg- TREE TABLE Plotted Jun 03, 2026 at 6:02pm by Engineer | Last Saved by: Engineer

TREE SURVEY CONDUCTED ON APRIL 9, 2026
BY EARLY LAND SURVEYING

8"-18" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL						
Tree #	Species	Trunk	Half	Caliper Inches		Removal Reason
			CRZ	Saved	Removed	
6501	CEDAR ELM	8	4	8		
6502	CEDAR ELM	8	4	8		
6503	CEDAR ELM	10	5	10		
6504	CEDAR ELM	11	5.5	11		
6505	CEDAR ELM	8	4		8	drive/grading
6506.1	CEDAR ELM	8	4		8	drive/grading
6506.2	CEDAR ELM	7	3.5		7	drive/grading
6507	CEDAR ELM	9	4.5	9		
6508.1	CEDAR ELM	9	4.5		9	drive/grading
6508.2	CEDAR ELM	6	3		6	drive/grading
6508.3	CEDAR ELM	6	3		6	drive/grading
6510	CEDAR ELM	11	5.5		11	drive/grading
6511	CEDAR ELM	10	5		10	drive/grading
6512.1	CEDAR ELM	8	4		8	drive/grading
6512.2	CEDAR ELM	6	3		6	drive/grading
6513	CEDAR ELM	8	4		8	drive/grading
6514	CEDAR ELM	9	4.5	9		
6515	AMERICAN ELM	12	6	12		
6516	CEDAR ELM	9	4.5	9		
6517	CEDAR ELM	8	4	8		
6518	LIVE OAK	11	5.5	11		
6519	LIVE OAK	8	4	8		
6520	RIVER BIRCH	9	4.5	9		
6521	LIVE OAK	15	7.5	15		
6549	LIVE OAK	9	4.5	9		
6551	CEDAR ELM	13	6.5		13	drive/grading
8501+A	CEDAR ELM	10	5		10	drive/grading
8504+A	CEDAR ELM	11	5.5		11	drive/grading
8508+A	CEDAR ELM	8	4		8	drive/grading
8509+A	CEDAR ELM	11	5.5		11	drive/grading
8510+A	CEDAR ELM	11	5.5		11	drive/grading
8511+A	CEDAR ELM	11	5.5		11	drive/grading
8512+A	CEDAR ELM	9	4.5		9	drive/grading
8513+A.1	CEDAR ELM	10	5		10	drive/grading
8513+A.2	CEDAR ELM	10	5		10	drive/grading
8514+A	CEDAR ELM	11	5.5		11	drive/grading
8515+A	CEDAR ELM	11	5.5		11	drive/grading
8516+A.1	CEDAR ELM	8	4		8	
8516+A.2	CEDAR ELM	8	4		8	
8517+A	CEDAR ELM	9	4.5		9	drive/grading
8518+A	LIVE OAK	12	6		12	drive/grading
8519+A	PECAN	10	5		10	drive/grading
8520+A.1	PECAN	15	7.5	15		
8520+A.2	PECAN	13	6.5	13		
8520+A.3	PECAN	12	6	12		
8521+A.1	LIVE OAK	11	5.5		11	drive/grading
8521+A.2	LIVE OAK	11	5.5		11	drive/grading
8522+A	CEDAR ELM	9	4.5		9	drive/grading
8523+A	CEDAR ELM	13	6.5		13	drive/grading
8524+A	CEDAR ELM	11	5.5		11	drive/grading
8525+A	CEDAR ELM	12	6		12	drive/grading
8526+A	CEDAR ELM	11	5.5		11	drive/grading
8529+A.1	CEDAR ELM	11	5.5		11	drive/grading
8529+A.2	CEDAR ELM	7	3.5		7	drive/grading
8530+A.1	CEDAR ELM	11	5.5		11	drive/grading
8530+A.2	CEDAR ELM	8	4		8	drive/grading
8531+A.1	CEDAR ELM	9	4.5		9	drive/grading
8531+A.2	CEDAR ELM	6	3		6	drive/grading
8533+A	LIVE OAK	15	7.5	15		
8534+A.1	LIVE OAK	17	8.5	17		
8534+A.2	LIVE OAK	11	5.5	11		
8536+A	LIVE OAK	15	7.5	15		
8538+A.1	LIVE OAK	17	8.5	17		
8538+A.2	LIVE OAK	12	6	12		
8540+A	LIVE OAK	9	4.5	9		
8542+A	LIVE OAK	16	8	16		
8543+A.1	LIVE OAK	13	6.5	13		
8543+A.2	LIVE OAK	10	5	10		
8558+A	CEDAR ELM	11	5.5		11	drive/grading
8559+A.1	CEDAR ELM	9	4.5		9	drive/grading
8559+A.2	CEDAR ELM	8	4		8	drive/grading
8559+A.3	CEDAR ELM	7	3.5		7	drive/grading
8559+A.4	CEDAR ELM	6	3		6	drive/grading
8564+A	AMERICAN ELM	17	8.5		17	drive/grading
8565+A	CEDAR ELM	11	5.5		11	drive/grading
8566+A	CEDAR ELM	12	6	12		
8567+A	CEDAR ELM	10	5	10		
8569+A	LIVE OAK	16	8	16		
8570+A	LIVE OAK	16	8	16		
8571+A	LIVE OAK	11	5.5	11		
8572+A.1	LIVE OAK	11	5.5	11		
8572+A.2	LIVE OAK	6	3	6		
8573+A.1	LIVE OAK	14	7	14		
8573+A.2	LIVE OAK	11	5.5	11		
8574+A	LIVE OAK	15	7.5	15		
8575+A.1	LIVE OAK	17	8.5	17		
8575+A.2	LIVE OAK	16	8	16		
8577+A	LIVE OAK	11	5.5	11		
8579+A	LIVE OAK	11	5.5	11		
8581+A	LIVE OAK	12	6	12		
8582+A	CEDAR ELM	9	4.5	9		
15604+A	CEDAR ELM	10	5		10	drive/grading
15613+A	WALNUT	9	4.5	9		
15614+A	CEDAR ELM	12	6	12		
15615+A	CEDAR ELM	10	5	10		
15616+A	WALNUT	9	4.5	9		
15617+A	WALNUT	12	6	12		
15627+A.1	CEDAR ELM	16	8	16		
15627+A.2	CEDAR ELM	8	4	8		
15699+A.1	CEDAR ELM	9	4.5		9	drive/grading
15699+A.2	CEDAR ELM	7	3.5		7	drive/grading
Total		1,070.00		601.00	469.00	

18"-26" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL						
Tree #	Species	Trunk	Half	Caliper Inches		Removal Reason
			CRZ	Saved	Removed	
8557+A	AMERICAN ELM	24	12	24		
8568+A.1	LIVE OAK	25	12.5	25		
8568+A.2	LIVE OAK	23	11.5	23		
8580+A	LIVE OAK	19	9.5	19		
15605+A	CEDAR ELM	18	9	18		
15612+A	LIVE OAK	26	13	26		
15618+A	LIVE OAK	22	11	22		
15619+A	LIVE OAK	23	11.5	23		
Total		180.00		180.00	-	

>26" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL						
Tree #	Species	Trunk	Half	Caliper Inches		Removal Reason
			CRZ	Saved	Removed	
6509	AMERICAN ELM	34	17	34		
8560+A	LIVE OAK	38	19		38	TxDOT Turn Lane
8576+A	LIVE OAK	27	13.5	27		
Total		99.00		61.00	38.00	

TREE PRESERVATION PLAN - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
TREE CALIPER INCHES - PUBLIC IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1,070.00	601.00	56%	469.00	44%
>18" to 26"	180.00	180.00	100%	-	0%
SUBTOTAL 8" to 26"	1,250.00	781.00	62%	469.00	38%
>26"	99.00	61.00	62%	38.00	38%
TOTALS	1,349.00	842.00	62%	507.00	38%

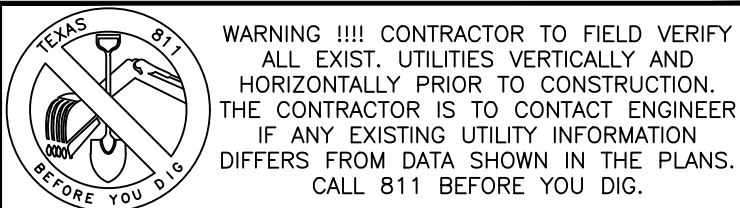
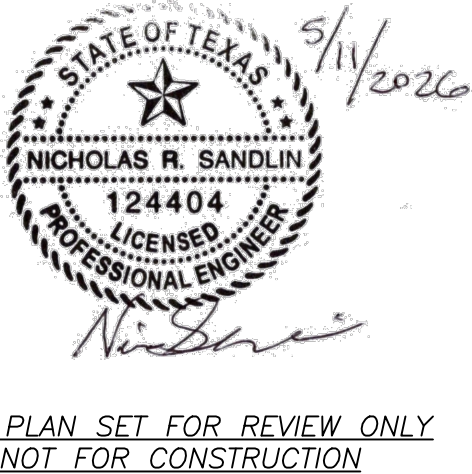
TOTAL TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	101	52	51%	49	49%
>18" to 26"	8	8	100%	-	0%
SUBTOTAL 8" to 26"	109	60	55%	49	45%
>26" HERITAGE	3	2	67%	1	33%
TOTALS	112	62	55%	50	45%

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

MITIGATION PLAN: PROTECTED AND HERITAGE TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE					
TREE SIZE (in caliper inches)	Removed (inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	-	-	-	-	\$ -
>26" HERITAGE	38.00	-	-	114.00	\$ 28,500.00

TREE PRESERVATION SUMMARY - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE								
TREE SIZE (in caliper inches)	TOTAL INCHES	TOTAL TREES	SAVED INCHES	SAVED TREES	SAVED INCHES %	REMOVED INCHES	REMOVED TREES	REMOVED INCHES %
8" to 18"	1,070.00	101	601.00	52	56%	469.00	49	44%
>18" to 26"	180.00	8	180.00	8	100%	-	-	0%
SUBTOTAL 8" to 26"	1,250.00	109	781.00	60	62%	469.00	49	38%
>26"	99.00	3	61.00	2	62%	38.00	1	38%
TOTALS	1,349.00	112	842.00	62	-	507.00	50	38%

TREE MITIGATION SUMMARY TABLE - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE								
Category	Caliper Inches			Removal		Mitigation		Fee
	Total	Removed	Saved	Allowed	Remaining	Inches	Ratio	
8" - 18"	1,070.00	469.00	601.00	535.00	66.00	-66.00	1:1	\$9,900.00
18" - 26"	180.00	-	180.00	-	-	-	2:1	\$ -
>26"	99.00	38.00	61.00	-	-	114.00	3:1	\$ 28,500.00
Total	1,349.00	507.00	842.00					\$ 18,600.00



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

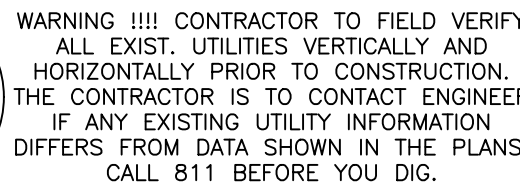
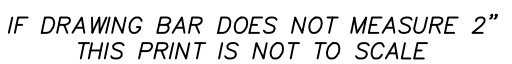
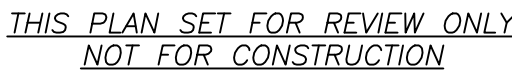
ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

TREE TABLE

PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				OF 63



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



OVERALL SITE PLAN

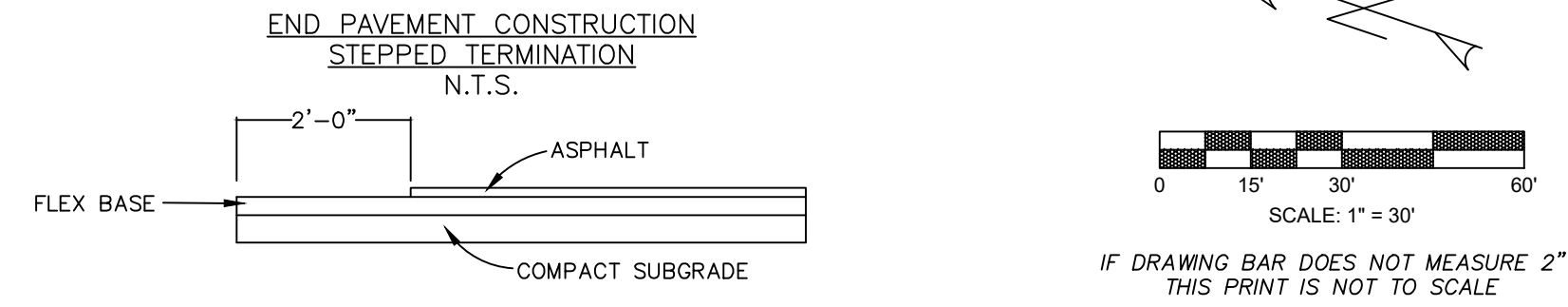
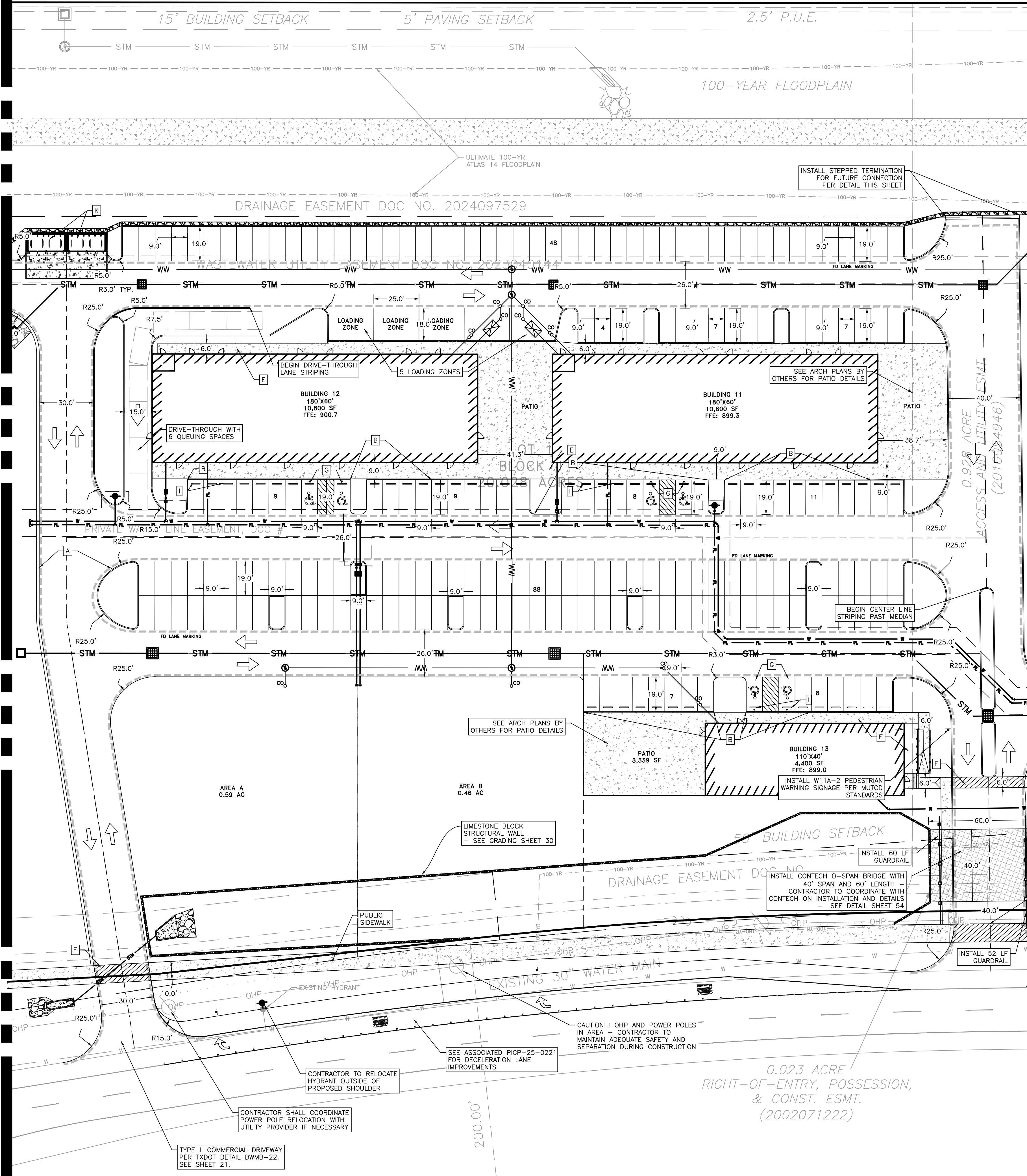
PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				OF 63

G:\Shared drives\Sandlin Services Projects\Land Development Division\01-017-003 Discovery Valley Retail\CAD\Construction Sheets\DWG SITE PLAN (2 OF 3) Plotted May 15, 2025 at 8:19pm by Engineer | Last Saved by: Engineer

MATCH LINE - SEE SHEET 15 FOR CONTINUATION

MATCH LINE - SEE SHEET ## FOR CONTINUATION



NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LEANDER.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THAT PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
3. ALL UTILITIES TO BE UNDERGROUND.
4. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
5. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF LEANDER RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEC WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
8. WATER, WASTEWATER, DRAINAGE AND ANY OTHER UTILITY IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO SPECIFIC PLAN SHEETS FOR CONSTRUCTION.
9. REFER TO LANDSCAPE DRAWINGS FOR PLACEMENT OF ALL FINAL VEGETATION AND PLANTINGS.
10. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 84" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCUED BY A VEHICLE PARKED IN THE SPACE.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING IMPROVEMENT DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
12. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
16. ALL EASEMENTS OF RECORD AS INDICATED BY THE MOST RECENT TITLE RUN (DATED: 7/17/24, CONDUCTED BY: TRIAD SURVEYING, INC) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
17. NO OUTSIDE STORAGE OR DISPLAY IS PROPOSED.
18. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF LEANDER.
19. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
20. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
21. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
22. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
23. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NOT GREATER THAN 1:50.
24. MASONRY STANDARDS WILL BE PROVIDED PER THE PUD. MASONRY INCENTIVES MAY BE APPLIED TO THE SETBACKS.
25. ADA RAILS TO BE PLACED ALONG ANY DROPS 18" OR MORE.
26. ALL PAVING IS TO BE PER GEOTECHNICAL RECOMMENDATIONS REPORT SHEET 3.
27. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LIDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY.
28. ALL STRUCTURAL SITE WALLS ARE TO BE PER STRUCTURAL DESIGN SHEETS.
29. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
30. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

PARKING TABLE - OVERALL	
TOTAL BUILDING + PATIO AREA	66,000 SF + 3,339 SF PATIO
PARKING RATIO - MIXED USE RETAIL	1 SPACE:225 SF
PARKING REQUIRED	69,339 SF / 225 = 309 SPACES
PARKING PROVIDED	357 SPACES INCLUDING 22 HANDICAP SPACES (12 VAN ACCESSIBLE)

SITE DATA	
TOTAL SITE AREA	PROPOSED 20.0 AC = 872,210 SF
EXISTING ZONING SETBACKS	GC-2-B "GENERAL COMMERCIAL" STREET YARD - 35 FT MIN FRONT - 35 FT MIN SIDE - 15 FT MIN REAR - 50 FT MIN (ABUTTING SFR-2-B)
IMPERVIOUS COVER	6.57 AC = 286,336 SF = 32.8%
IMPERVIOUS COVER (MAXIMUM BUILDOUT)	10.96 AC = 477,348 SF = 54.7%
BUILDING HEIGHT	1 STORY - SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
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- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- EX. UTILITY POLE

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B RIBBON CURB. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT, CITY STANDARDS, AND DETAILS SHEET 49

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

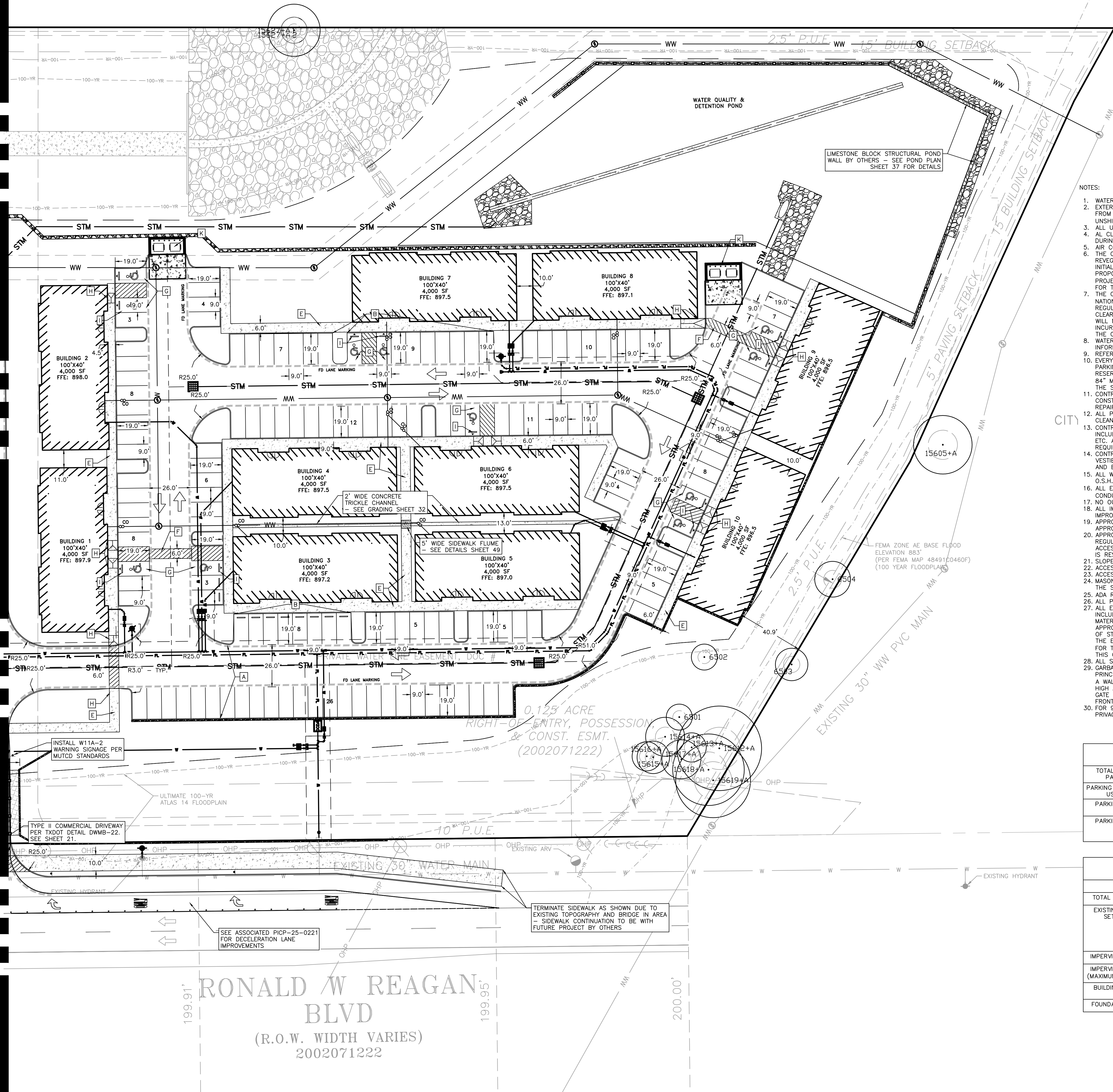
SITE PLAN (2 OF 3)

PROJECT CASE: SD-25-0321
REAGAN RIDGE
SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				16
				OF
				63

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MATCH LINE - SEE SHEET 16 FOR CONTINUATION



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 30. IF 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

PARKING TABLE - OVERALL	
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PARKING REQUIRED	69,339 SF / 225 = 309 SPACES
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SITE DATA	
PROPOSED	
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STREET YARD - 35 FT MIN	
FRONT - 35 FT MIN	
SIDE - 15 FT MIN	
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IMPERVIOUS COVER (MAXIMUM BUILDOUT)	10.96 AC = 477,348 SF = 54.7%
BUILDING HEIGHT	1 STORY - SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB



W11A-2

5/21/2026

THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FLOW ARROW
- EX. UTILITY POLE

- SITE LEGEND**
- A 6" CURB & GUTTER. SEE DETAIL SHEET.
 - B RIBBON CURB. SEE DETAIL SHEET.
 - C CASTELLATED CURB. SEE DETAIL SHEET.
 - D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
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 - H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
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 - J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
 - K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT, CITY STANDARDS, AND DETAILS SHEET 49

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING

SANDLIN

SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE PLAN (3 OF 3)

PROJECT CASE: SD-25-0321

REAGAN RIDGE

SITE DEVELOPMENT PLANS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				17
				OF
				63

Heritage Tree Removal

Permit Images

Tree #8560





HERITAGE TREE REMOVAL PERMIT - TREE #8560





Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 09/23)
Page 1 of 2

PERMIT NUMBER: 26-46847			
REQUESTOR		GPS*	
		LATITUDE, LONGITUDE	
		30.58739,-97.808161	
		ROADWAY	
		HWY NAME	RM 2243
		FOR TxDOT'S USE	
		CONTROL	2103
		SECTION	01
NAME	Bhavani Bheemanadham		
MAILING ADDRESS	213 Dakota DR		
CITY, STATE, ZIP	Cedar Park, TX, 78613		
PHONE NUMBER	5124688969		
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Bhavani Bheemanadham, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a Minor Commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number RM2243 in WILLIAMSON County, located TRM 200

USE ADDITIONAL SHEETS AS NEEDED

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO

Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation? ☐ YES ☒ NO

Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee? ☐ YES ☒ NO

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Shane Brown telephone, (512) 7345754, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 03-20-26

Signed: Brown
(Property owner or owner's representative)

Date of Issuance	District Engineer, or designee Approval
March 16, 2026	<u>Ann Brown</u>
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

one 16' right in only driveway with a 25' radius and 200' right turn lane

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- ☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- ☒ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

there is a very large bridge class culvert that prevents the owner from being able to achieve more spacing from the intersection. They have moved the driveway as far east as possible to accommodate the right turn lane.

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- ☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- ☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation