



AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 26, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 19., 2022, meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Minutes.

PUBLIC HEARING: ACTION

7. Approval of Subdivision Case 22-PP-002 regarding Hilltop Ranch Preliminary Plat on one parcel of land approximately 105.064 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R560473; generally located south west corner of CR 280 and the future extension of Lakeline Blvd, Leander, Williamson County, Texas.

REGULAR AGENDA

8. Discuss and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 114.68 acres ± in size; more particularly described as Devine Lake Phase 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

WITHDRAWN BY APPLICANT

9. Discuss and consider action on Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with the San Gabriel East Elevated Storage Tank Capital Improvement Project generally located north of Palmera Ridge Section 9 and west of the intersection of Ronald Reagan Boulevard and Capistrano Path, Leander, Williamson County, Texas.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action

10. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 20th day of May 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
05/26/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

See attached draft 5-12-2022 P & Z Minutes

RECOMMENDATION:

Approval of Draft 5-12-2022 P & Z Minutes

PRESENTER:

Attachments

Draft 5-12-2022 P & Z Minutes



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

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 12, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

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

1. Call to Order at 7:00 p.m.

2. Roll Call.

All Commissioners were present except Chair John Cosgrove.

3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 5, 2022 meeting.

4. Review of meeting protocol.

5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 20-SFP-011 regarding Hazlewood Phase 6, Lot 52-A, 52-B, 52-C, and 52-D Short Form Final Plat on two parcels of land approximately 15.692 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R485234, R599650; generally located southwest of Ronald W. Reagan Blvd. and Republic Trails Blvd., Leander, Williamson County, Texas.

7. Approval of Subdivision Case 21-TOD-FP-029 regarding Bryson Phase 14 Final Plat on one parcel of land approximately 14.846 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032196; generally located at the north west corner of E. San Gabriel Pkwy and CR 270, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter and seconded by Commissioner Ron May to approve the consent agenda items 6 through 8.

Vote 6 to 0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 22-CP-002 to adopt the Crystal Mesa 2 Concept Plan on three parcels of land approximately 10.33 acres ± in size, more particularly described by Travis Central Appraisal District Parcels 354047, 354048, 354050; generally located at the south west of CR 290 and High Lonesome, Leander, Travis County, Texas.

- Discuss and consider action regarding Subdivision Case 22-CP-002 as described above.

Motion made by Commissioner Gary Hampton, Jr., seconded by Commissioner Laura Lantrip to recommended approval of the concept plan.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 114.68 acres ± in size; more particularly described as Devine Lake Ph. 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-VA-002 as described above.

Elizabeth Shires and Lisa Lackey Birkman were against.
No one spoke in favor.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve to postpone the Variance case to the May 26, 2022, meeting per the applicant's request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Zoning Case 21-Z-036 to amend the current Knight PUD (Planned Unit Development) with the base zoning districts GC-3-A (General Commercial) and MF-2-A (Multi-Family) on one parcel of land approximately 9.938 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R583665; and generally located to the south of the intersection of US 183 and County Glen Drive, to the west of the railroad tracks, and north of the southern City Limits, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 21-Z-036 as described above.

Nathan Chelstrom was in favor.

No one spoke against.

Motion made by Commissioner Laura Lantrip, no one seconded the motion to approve the zoning request.

Motion Failed

Motion made by Commissioner Rick Carpenter, seconded by Commissioner Deirdre Moss to approve the zoning request with the following conditions:

1. Restrict use of the dome to allow for the tennis venue only.
2. Provide 100% garage parking for multi-family uses.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

NAY: Commissioner Gary Hampton, Jr., Vice Chair Donnie Mahan

4 - 2 Passed

REGULAR AGENDA

12. Discuss and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.

Mark McIlheran spoke in favor.

No one spoke against.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

13. Discuss and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.

Pat Post was against.

No one spoke in favor.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve the zoning request.

AYE: Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

6 - 0 Passed

14. Adjournment at 8:16 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

05/26/2022

AGENDA SUBJECT:

Approval of Subdivision Case 22-PP-002 regarding Hilltop Ranch Preliminary Plat on one parcel of land approximately 105.064 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R560473; generally located south west corner of CR 280 and the future extension of Lakeline Blvd, Leander, Williamson County, Texas.

BACKGROUND:

This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.

HISTORY/TIMELINE:

11/18/2021 – Concept Plan Approved

APPLICANT/AGENT:

Republic Engineering & Development Services (Joseph Theriot) on behalf of Lendi Capital Group, LLC (Madhu Andanamala).

RECOMMENDATION:

This preliminary plat includes 83 Single-Family lots, 3 HOA Landscape lots, and 1 HOA Drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Preliminary Plat
2. Location Exhibit

HILLTOP RANCH
PRELIMINARY PLAT
LEANDER, WILLIAMSON COUNTY, TEXAS
22-PP-002

OWNER:
LENDI CAPITAL GROUP LLC
26603 CLEAR MILL LN
KATY, TX 77494
(832) 909-4920

ENGINEER:
REPUBLIC ENGINEERING AND
DEVELOPMENT SERVICES
PO BOX 3123
HARKER HEIGHTS, TX 76518
(512) 665-8910

SURVEYOR:
FROBISH LAND SURVEYING
PO BOX 1411
BELTON, TX 76513-5411
(254) 624-7688

AGENT:
REPUBLIC ENGINEERING AND
DEVELOPMENT SERVICES
PO BOX 3123
HARKER HEIGHTS, TX 76518
(512) 665-8910

FILING DATE:
JANUARY 25, 2022

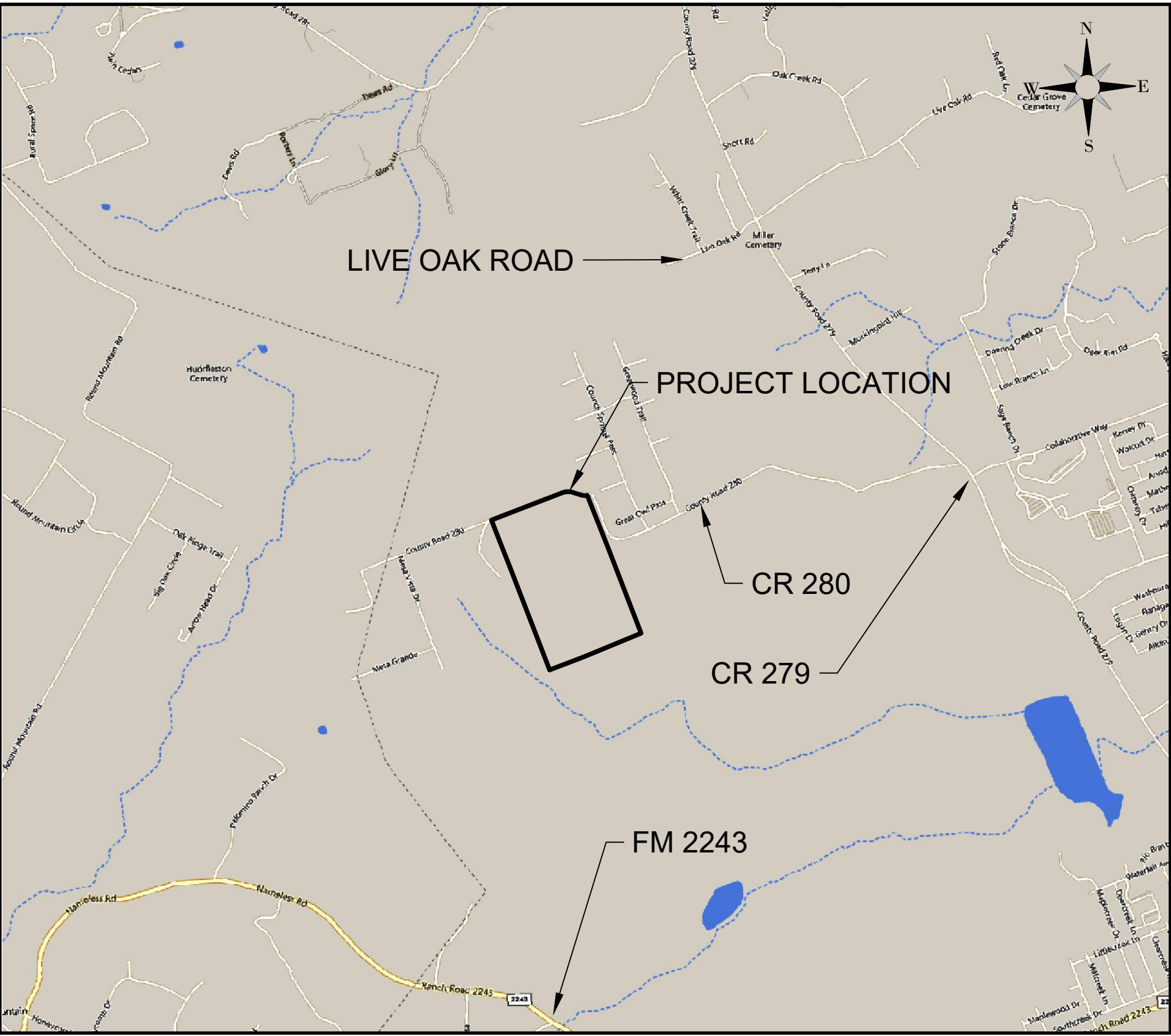
ZONING:
INTERIM SFR-1-B
(SINGLE-FAMILY RURAL)

FUTURE LAND USE CATEGORY:
RURAL

PROJECT INFORMATION:

- TOTAL AREA: 105.064 ACRES
- 97.904 ACRES OF SINGLE-FAMILY RURAL DEVELOPMENT
- 3.37 ACRES OF DRAINAGE LOT
- 3.81 ACRES OF ROW DEDICATION FOR BOUNDARY STREETS
- 0.93 ACRES OF LANDSCAPE LOTS
- 83, 1+ ACRE RESIDENTIAL LOTS

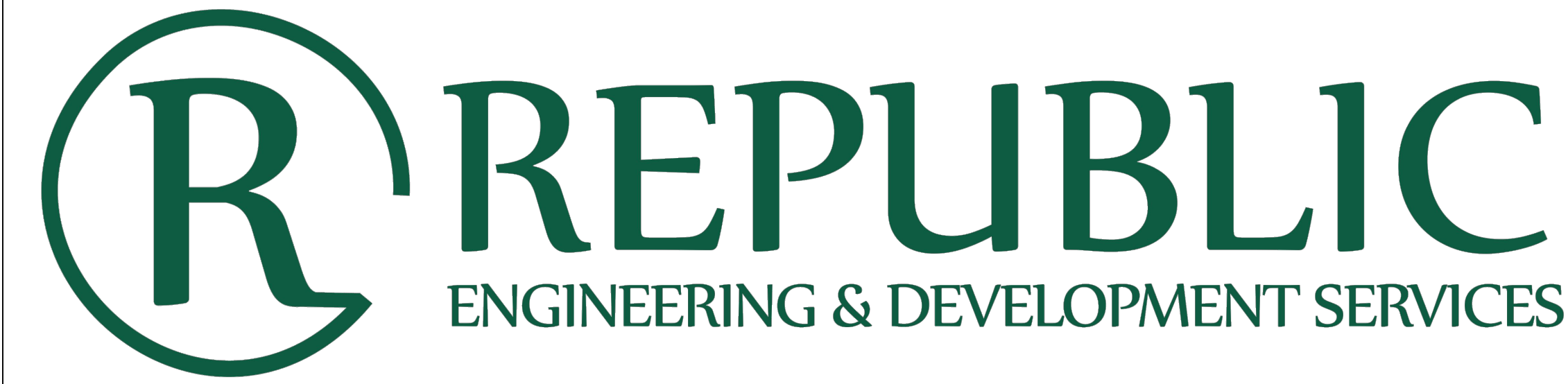
LOT SUMMARY TABLE		
# OF LOTS	ACRES	LAND USE
83	86.69	RESIDENTIAL
1	3.37	HOA DRAINAGE
3	0.93	HOA LANDSCAPE



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	PRELIMINARY PLAT
4	PRE DRAINAGE
5	POST DRAINAGE
6	UTILITY IMPROVEMENTS
7	TREE SURVEY
8	HERITAGE TREES
9	PARKS PLAN

- GENERAL NOTES:
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION COLLECTION FACILITIES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. A 10' PUBLIC UTILITY, LANDSCAPE AND ACCESS EASEMENT IS DEDICATED ALONG ALL DRAINAGE AND LANDSCAPE RIGHT-OF-WAY.
 - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 4891C0435F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
 - BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
 - THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 16 BLOCK 1, LOTS 1 AND 11 BLOCK 2 AND LOTS 5 AND 29 BLOCK 4.
 - THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER .
 - THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
 - THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
 - ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY GF#1002-330311-RTT DATED FEBRUARY 4, 2021, OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.
 - FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 16 BLOCK 1, LOTS 1 AND 11 BLOCK 2 AND LOT 29 BLOCK 4, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
 - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF COUNTY ROAD 280. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTS OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - GEOMETRIC DESIGNS FOR THE ROADWAYS WILL BE REVIEWED DURING THE CONSTRUCTION PLAN PHASE.
 - ALL HOMES ON BLOCK 1 13-15, BLOCK 2 LOTS 1-9 AND BLOCK 4 LOTS 14-28 ARE REQUIRED TO BE CONSTRUCTED TO TYPE A ARCHITECTURAL STANDARDS.



T.B.P.E.L.S. FIRM NO.: 21633

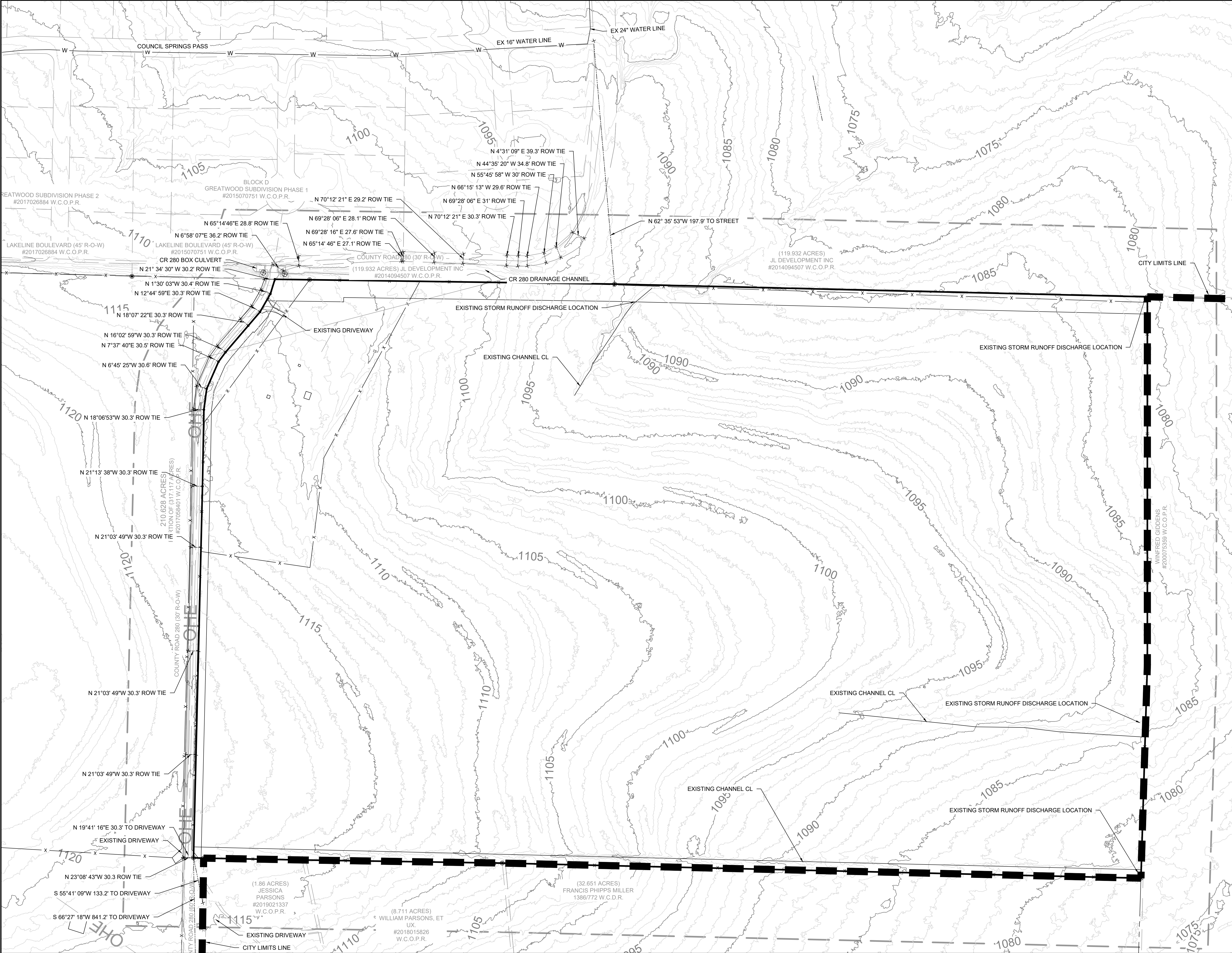




SIGNATURE
05/03/2022

DATE

PRELIMINARY PLAT - HILLTOP RANCH



060120240
1" = 120'

NOTES:

1. PROPERTY IS WITHIN EDWARD'S CONTRIBUTING ZONE. TCEQ GUIDELINES FOR WATER QUALITY TREATMENT SHALL BE FOLLOWED.

LEGEND

SURVEY TIE

●

MONUMENT FOUND

+

POINT

PROPERTY BOUNDARY

LEANDER CITY LIMITS

MAJOR CONTOUR

MINOR CONTOUR

1	ORIGINAL RELEASE	01/05/2022
REV	DESCRIPTION	DATE

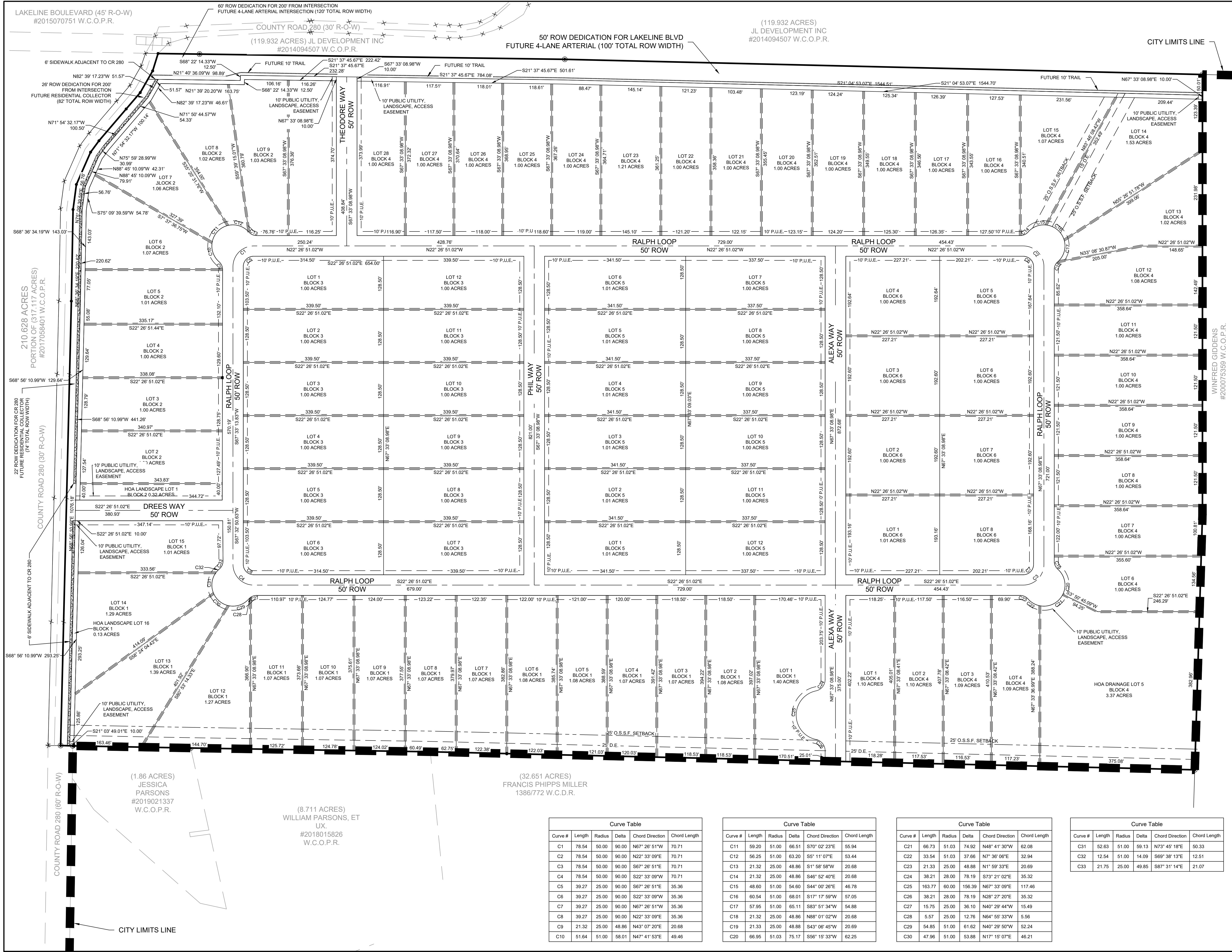
REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES
T.B.P.E.L.S. FIRM NO: 21633

HILLTOP RANCH

EXISTING
CONDITIONS

04/18/2022
DATE

DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-022-003
DRAWING #	2



LEGEND

- PROPERTY BOUNDARY
- MONUMENT FOUND
- RIGHT-OF-WAY (ROW)
- EASEMENT
- SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- SIDEWALK

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	01/05/2022
2	REV	DESCRIPTION

HILLTOP RANCH

PRELIMINARY PLAT

DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-022-003
DRAWING #	

DATE: 04/18/2022

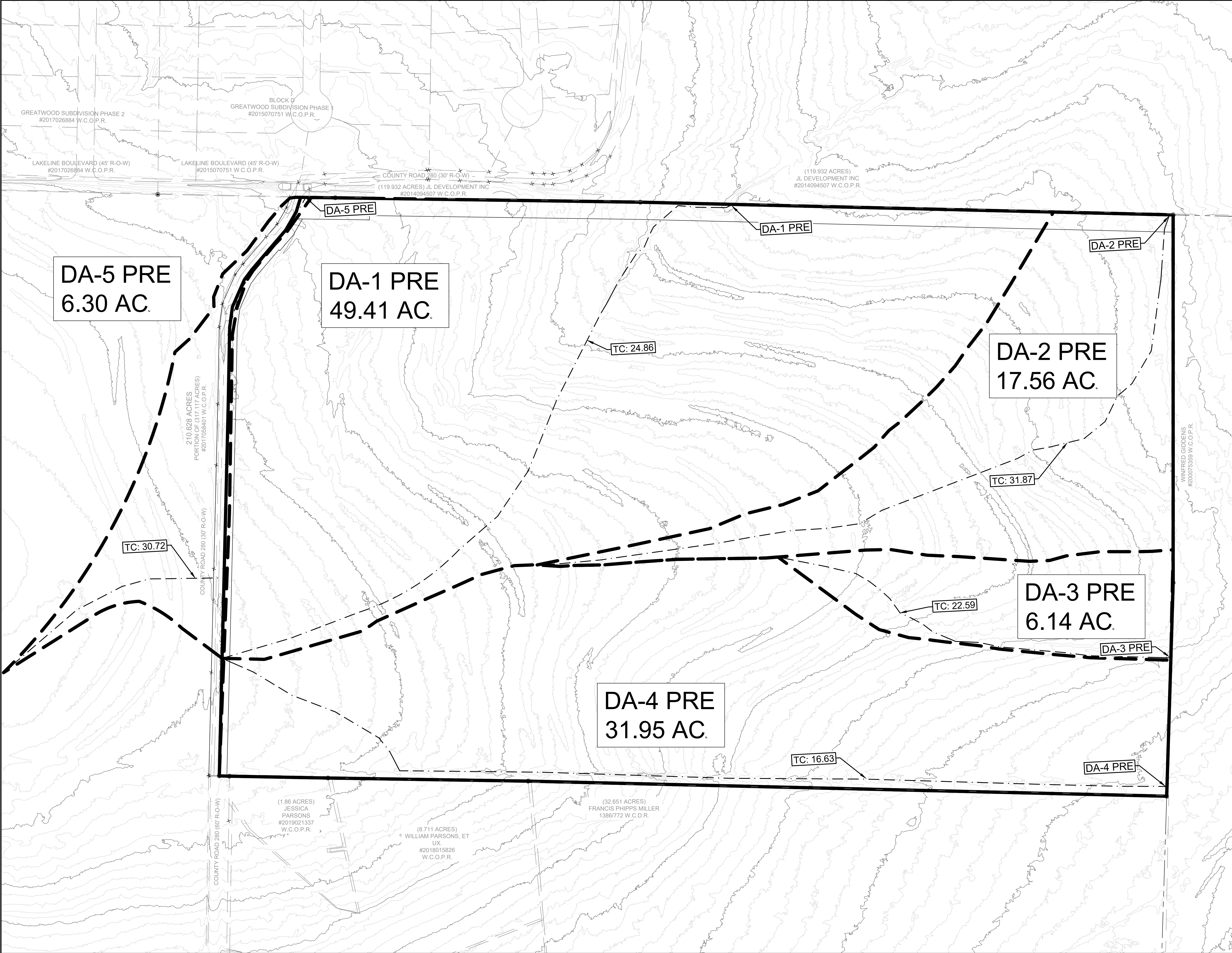
STATE OF TEXAS

JOSEPH A. THERIOT

12029

PROFESSIONAL ENGINEER

3



NOTES:

- SEE THE HILLTOP RANCH PRELIMINARY DRAINAGE REPORT DATED 1/05/2022 FOR DETAILED DRAINAGE ANALYSIS.
- POST-DEVELOPMENT STORM WATER RUNOFF MITIGATION FOR THE 2-YEAR, 10 YEAR, 25 YEAR AND 100-YEAR WILL BE DESIGNED PER THE CURRENT CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1, TABLE 1, A REPORT FINALIZING SIZING OF THE DETENTION POND AND ALL DRAINAGE STRUCTURES WILL BE INCLUDED WITH THE CONSTRUCTION PLAN SUBMITTAL. ALL POST DEVELOPMENT DISCHARGE LOCATIONS WILL MATCH OR REDUCE THE PRE-DEVELOPMENT FLOW RATES.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48491C0435F WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 20, 2019.

LEGEND

- DRAINAGE AREA
- - - TIME OF CONCENTRATION PATH
- PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR

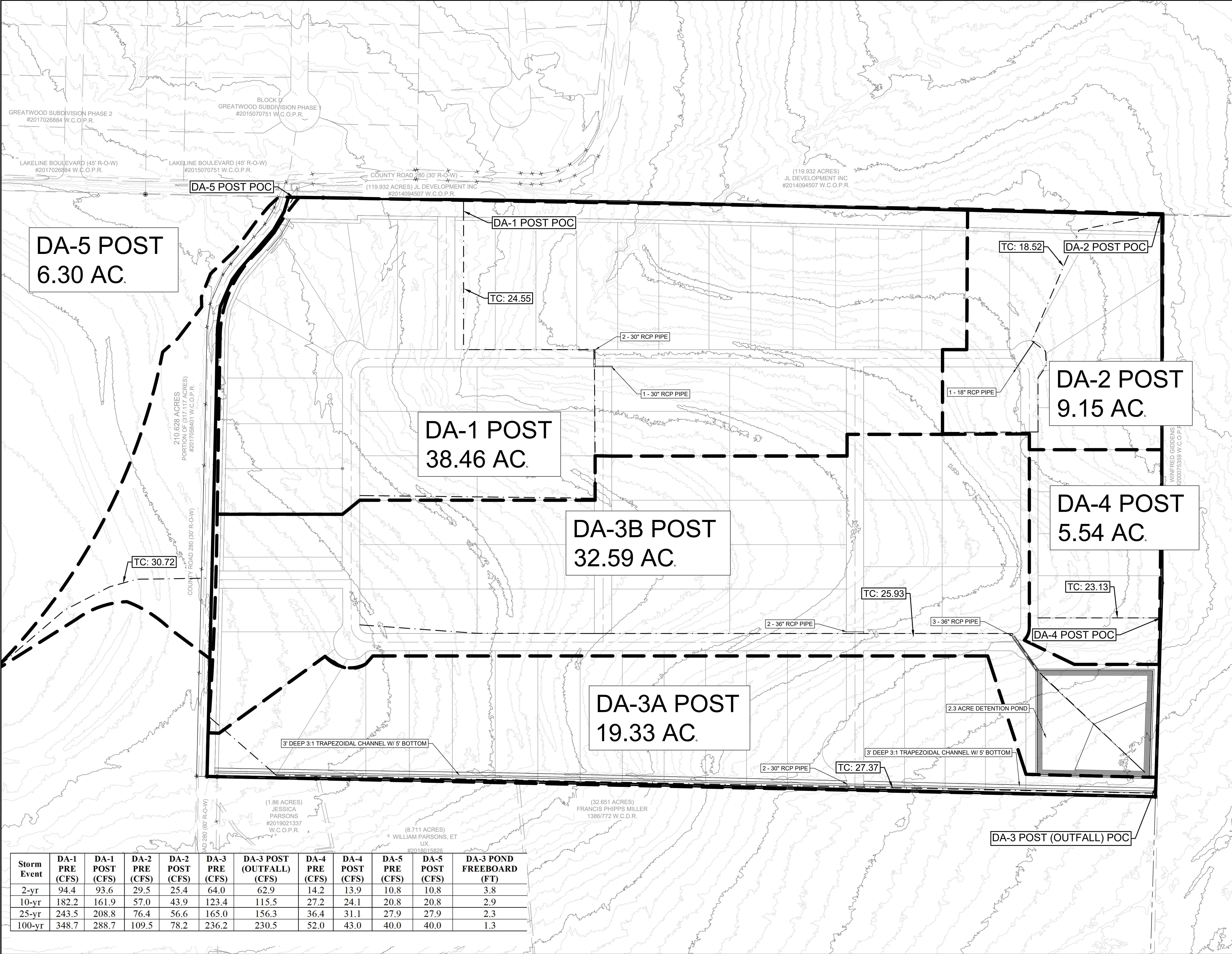
REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	01/05/2022

HILLTOP RANCH

PRE DRAINAGE

04/18/2022
DATE

DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-022-003
DRAWING #	4



NOTES:

- SEE THE HILLTOP RANCH PRELIMINARY DRAINAGE REPORT DATED 1/05/2022 FOR DETAILED DRAINAGE ANALYSIS.
- POST-DEVELOPMENT STORM WATER RUNOFF MITIGATION FOR THE 2-YEAR, 10 YEAR, 25 YEAR AND 100-YEAR WILL BE DESIGNED PER THE CURRENT CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1, TABLE 1. A REPORT FINALIZING SIZING OF THE DETENTION POND AND ALL DRAINAGE STRUCTURES WILL BE INCLUDED WITH THE CONSTRUCTION PLAN SUBMITTAL. ALL POST DEVELOPMENT DISCHARGE LOCATIONS WILL MATCH OR REDUCE THE PRE-DEVELOPMENT FLOW RATES.
- ALL STREETS WILL HAVE RURAL STREET SECTIONS WITH ROADSIDE DITCHES TO CONVEY RUNOFF. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48491C0435F WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 20, 2019.

LEGEND

- DRAINAGE AREA
- - - TIME OF CONCENTRATION PATH
- PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR

1	ORIGINAL RELEASE	01/05/2022
REV	DESCRIPTION	DATE

REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES
T.B.P.E.L.S. FIRM NO.: 21633

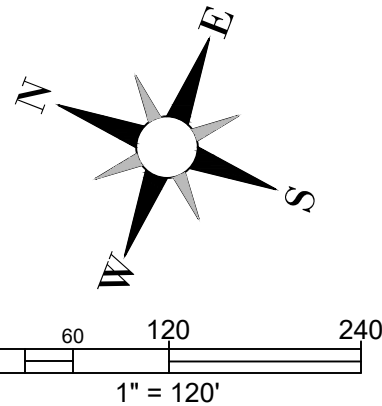
HILLTOP RANCH

POST DRAINAGE

[Signature] 04/18/2022
DATE

STATE OF TEXAS
JOSEPH A. THERIOT
120289
LICENSED PROFESSIONAL ENGINEER

DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-022-003
DRAWING #	5



- NOTES:**
1. ALL WATERLINES SHALL BE AWWA C900 PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF LEANDER STANDARDS AND SPECIFICATIONS.
 3. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 4. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
 5. VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WILL BE INCLUDED WITH CONSTRUCTION PLANS.
 6. THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
 7. HILLTOP RANCH IS PROPOSED TO HAVE 83 LUES.
 8. COUNTY APPROVAL MUST BE PROVIDED ON SEPTIC DESIGN AND LOCATION.

ANALYSIS RESULTS PER K FRIESE

- MINIMUM PRESSURE = 58 PSI (1239 HGL)
 - MAXIMUM PRESSURE = 62 PSI (1248 HGL)
 - FIRE FLOW AVAILABLE = 2236 GPM AT 20 PSI RESIDUAL
- (RESULTS BASED ON A MAXIMUM DAY DEMAND, AND FIRE FLOW ANALYSIS USING A MINIMUM FIRE FLOW OF 1,000 GPM FOR A RESIDENTIAL DEVELOPMENT)

LEGEND

- WATERLINE
- RIGHT-OF-WAY (ROW)
- PROPERTY BOUNDARY
- LEANDER CITY LIMITS

1	ORIGINAL RELEASE	01/05/2022
REV.	DESCRIPTION	DATE

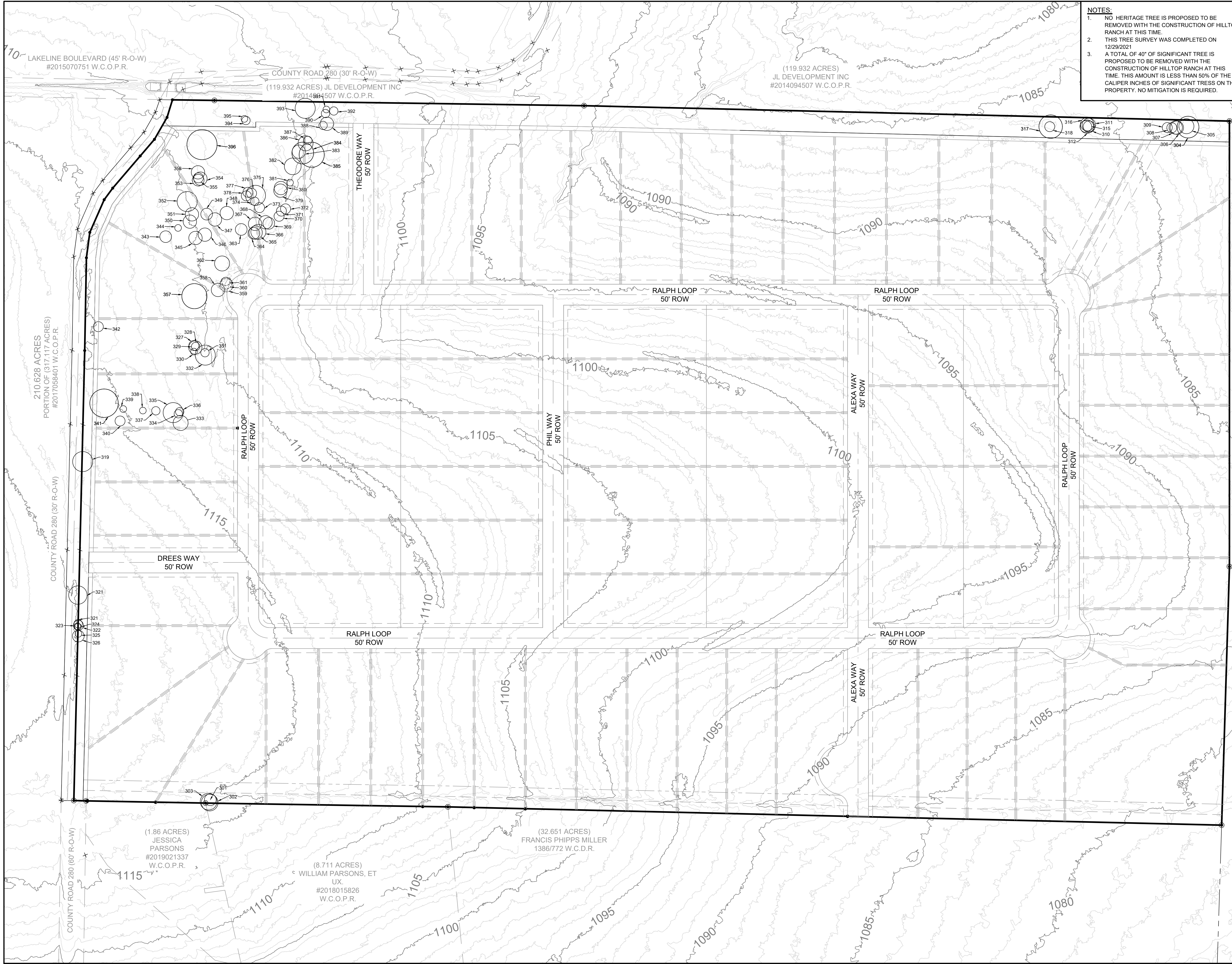
REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES
T.B.P.E.L.S. FIRM NO.: 21833

HILLTOP RANCH

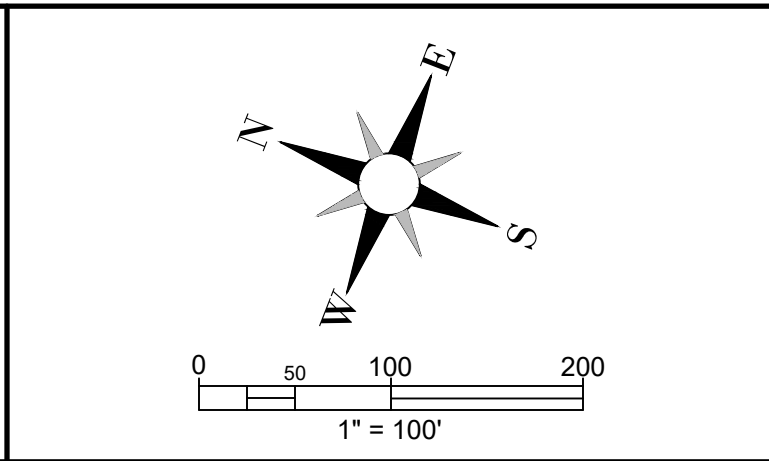
**UTILITY
IMPROVEMENTS**

04/18/2022
DATE

PROJECT # 21-022-003
DRAWING # 6



NOTES:
1. NO HERITAGE TREE IS PROPOSED TO BE REMOVED WITH THE CONSTRUCTION OF HILLTOP RANCH AT THIS TIME.
2. THIS TREE SURVEY WAS COMPLETED ON 12/29/2021.
3. A TOTAL OF 40" OF SIGNIFICANT TREE IS PROPOSED TO BE REMOVED WITH THE CONSTRUCTION OF HILLTOP RANCH AT THIS TIME. THIS AMOUNT IS LESS THAN 50% OF THE CALIPER INCHES OF SIGNIFICANT TREES ON THIS PROPERTY. NO MITIGATION IS REQUIRED.



Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
301	Live Oak	14"				
302	Live Oak	20"				
303	Live Oak	20"				
304	Live Oak	20"				
305	Live Oak	18"				
306	Live Oak	18"				
307	Live Oak	16"				
308	Live Oak	12"				
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310	Live Oak	14"				
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318	Live Oak	12"				
319	Live Oak	10"				
320	Live Oak	12"				
321	Live Oak	10"				
322	Live Oak	12"				
323	Live Oak	8"				
324	Live Oak	8"				
325	Live Oak	8"				
326	Live Oak	14"				
327	Live Oak	12"				
328	Live Oak	16"				
329	Live Oak	10"				
330	Live Oak	8"				
331	Live Oak	10"				
332	Live Oak	24"				
333	Spanish Oak	18"				
334	Live Oak	10"				
335	Live Oak	24"				
336	Live Oak	10"				
337	Elm	10"				
338	Elm	8"				
339	Elm	8"				
340	Spanish Oak	12"				
341	Live Oak	14"				
342	Live Oak	12"				
343	Live Oak	8"				
344	Live Oak	16"				
345	Live Oak	16"				
346	Live Oak	16"				
347	Live Oak	16"				
348	Live Oak	16"				
349	Live Oak	14"				
350	Live Oak	16"				
351	Live Oak	16"				
352	Live Oak	24"				
353	Live Oak	14"				
354	Live Oak	16"				
355	Live Oak	12"				
356	Live Oak	16"				
357	Spanish Oak	30"				
358	Live Oak	16"				
359	Live Oak	16"				
360	Live Oak	14"				
361	Live Oak	10"				
362	Live Oak	18"				
363	Live Oak	14"				
364	Live Oak	14"				
365	Live Oak	16"				
366	Live Oak	18"				
367	Live Oak	16"				
368	Live Oak	16"				
369	Live Oak	14"				
370	Live Oak	12"				
371	Live Oak	12"				
372	Live Oak	12"				
373	Live Oak	24"				
374	Live Oak	10"				
375	Live Oak	24"				
376	Live Oak	12"				
377	Live Oak	12"				
378	Live Oak	12"				
379	Live Oak	16"				
380	Live Oak	16"				
381	Live Oak	8"				
382	Live Oak	20"				
383	Live Oak	16"				
384	Live Oak	20"				
385	Live Oak	30"				
386	Live Oak	18"				
387	Live Oak	10"				
388	Live Oak	10"				
389	Live Oak	16"				
390	Live Oak	10"				
391	Live Oak	8"				
392	Live Oak	10"				
393	Live Oak	24"				
394	Live Oak	10"				
395	Live Oak	8"				
396	Live Oak	36"				

TOTAL INCHES SURVEYED	1398
TOTAL INCHES TO BE REMOVED	40
MITIGATION REQUIRED	0.00

- LEGEND**
- PRESERVED SIGNIFICANT OR HERITAGE TREE
 - TREE NUMBER
 - MAJOR CONTOUR
 - MINOR CONTOUR

2	ADDED MITIGATION TABLE	02/28/2022
1	ORIGINAL RELEASE	01/05/2022
REV	DESCRIPTION	DATE

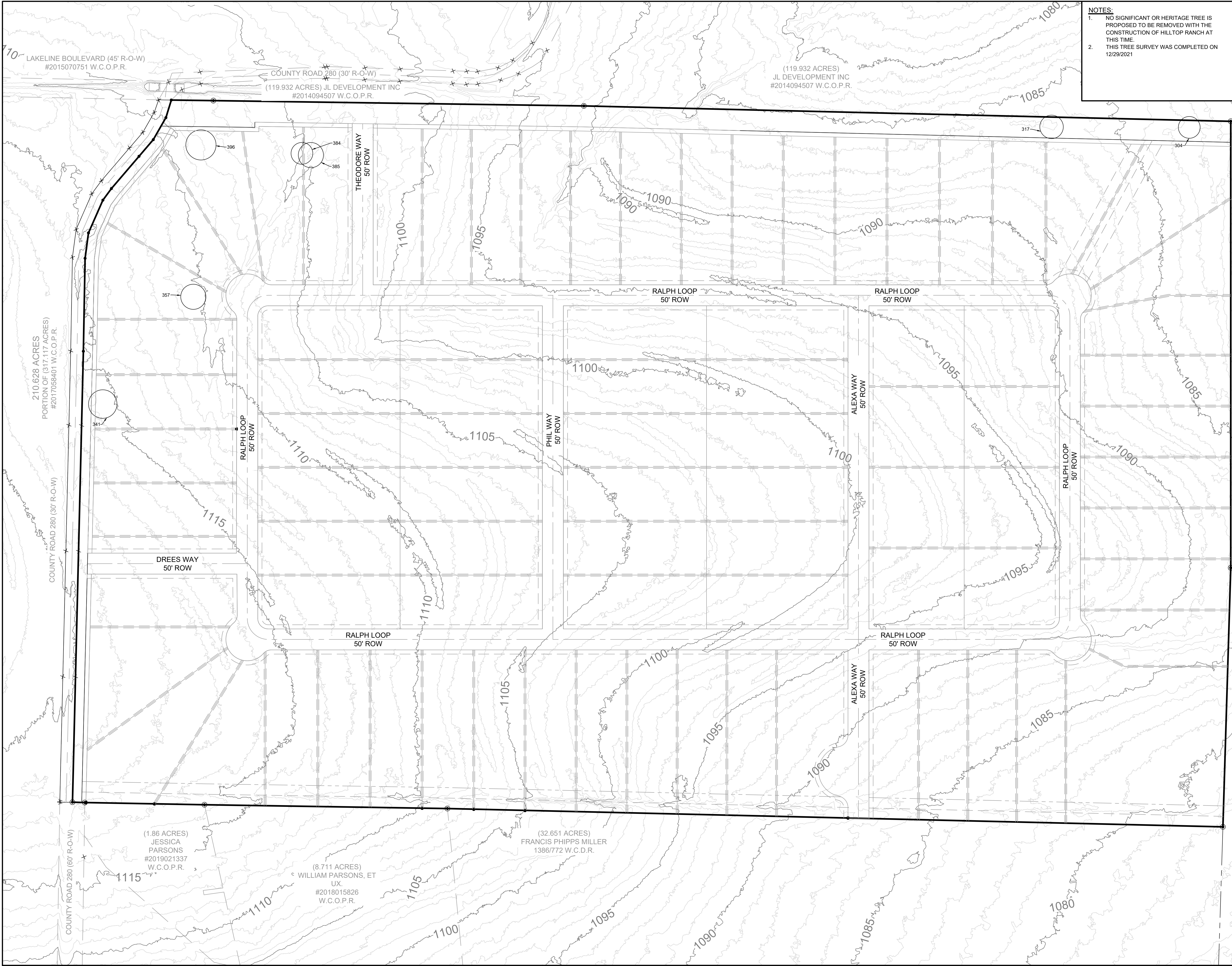


HILLTOP RANCH

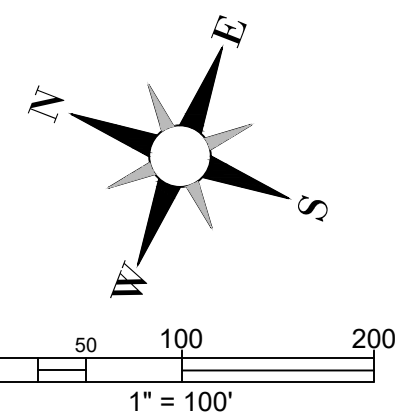
TREE SURVEY

DATE 04/18/2022

	DESIGN	JAT
	DRAFTED	JAT
	CHECKED	JAT
	PROJECT #	21-022-003
DRAWING #		7



NOTES:
1. NO SIGNIFICANT OR HERITAGE TREE IS PROPOSED TO BE REMOVED WITH THE CONSTRUCTION OF HILLTOP RANCH AT THIS TIME.
2. THIS TREE SURVEY WAS COMPLETED ON 12/29/2021



Tree Number	Tree Type	Caliper Inch	Removed	Protected	Heritage	Reason for Removal
301	Live Oak	14"		14"		
302	Live Oak	20"		20"		
303	Live Oak	20"		20"		
304	Live Oak	26"		26"	Y	
305	Live Oak	18"		18"		
306	Live Oak	16"		16"		
307	Live Oak	16"		16"		
308	Live Oak	12"		12"		
309	Live Oak	12"		12"		
310	Live Oak	14"		14"		
311	Live Oak	16"		16"		
312	Live Oak	16"		16"		
313	Live Oak	14"		14"		
316	Live Oak	16"		16"		
317	Live Oak	28"		28"	Y	
318	Live Oak	12"		12"		
319	Live Oak	24"		24"		
320	Live Oak	22"		22"		
321	Live Oak	10"		10"		
322	Live Oak	12"		12"		
323	Live Oak	8"		8"		
324	Live Oak	8"		8"		
325	Live Oak	8"		8"		
326	Live Oak	14"		14"		
327	Live Oak	12"		12"		
328	Live Oak	16"		16"		
329	Live Oak	10"		10"		
330	Live Oak	8"		8"		
331	Live Oak	10"		10"		
332	Live Oak	24"		24"		
333	Spanish Oak	18"		18"		
334	Live Oak	10"		10"		
335	Live Oak	24"		24"		
336	Live Oak	10"		10"		
337	Elm	10"		10"		
338	Elm	8"		8"		
339	Elm	8"		8"		
340	Spanish Oak	12"		12"	Y	
341	Live Oak	24"		24"		
342	Live Oak	12"		12"		
343	Live Oak	14"		14"		
344	Live Oak	8"		8"		
345	Live Oak	16"		16"		
346	Live Oak	16"		16"		
347	Live Oak	16"		16"		
348	Live Oak	16"		16"		
349	Live Oak	14"		14"		
350	Live Oak	16"		16"		
351	Live Oak	16"		16"		
352	Live Oak	24"		24"		
353	Live Oak	14"		14"		
354	Live Oak	16"		16"		
355	Live Oak	12"		12"		
356	Live Oak	16"		16"		
357	Spanish Oak	30"		30"	Y	
358	Live Oak	16"		16"		
359	Live Oak	16"		16"		
360	Live Oak	14"		14"		
361	Live Oak	10"		10"		
362	Live Oak	18"		18"		
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364	Live Oak	14"		14"		
365	Live Oak	18"		18"		
366	Live Oak	18"		18"		
367	Live Oak	16"		16"		
368	Live Oak	16"		16"		
369	Live Oak	14"		14"		
370	Live Oak	12"		12"		
371	Live Oak	12"		12"		
372	Live Oak	12"		12"		
373	Live Oak	12"		12"		
374	Live Oak	10"		10"		
375	Live Oak	24"		24"		
376	Live Oak	12"		12"		
377	Live Oak	12"		12"		
378	Live Oak	12"		12"		
379	Live Oak	16"		16"		
380	Live Oak	16"		16"		
381	Live Oak	8"		8"		
382	Live Oak	20"		20"		
383	Live Oak	16"		16"		
384	Live Oak	26"		26"	Y	
385	Live Oak	30"		30"		
386	Live Oak	18"		18"		
387	Live Oak	10"		10"		
388	Live Oak	10"		10"		
389	Live Oak	16"		16"		
390	Live Oak	10"		10"		
391	Live Oak	6"		6"		
392	Live Oak	10"		10"		
393	Live Oak	24"		24"		
394	Live Oak	10"		10"		
395	Live Oak	8"		8"	Y	
396	Live Oak	36"		36"		

LEGEND

HERITAGE TREE

TREE NUMBER

MAJOR CONTOUR

MINOR CONTOUR

1	ORIGINAL RELEASE	01/05/2022
REV	DESCRIPTION	DATE

REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES
T.B.P.E.L.S. FIRM NO.: 21633

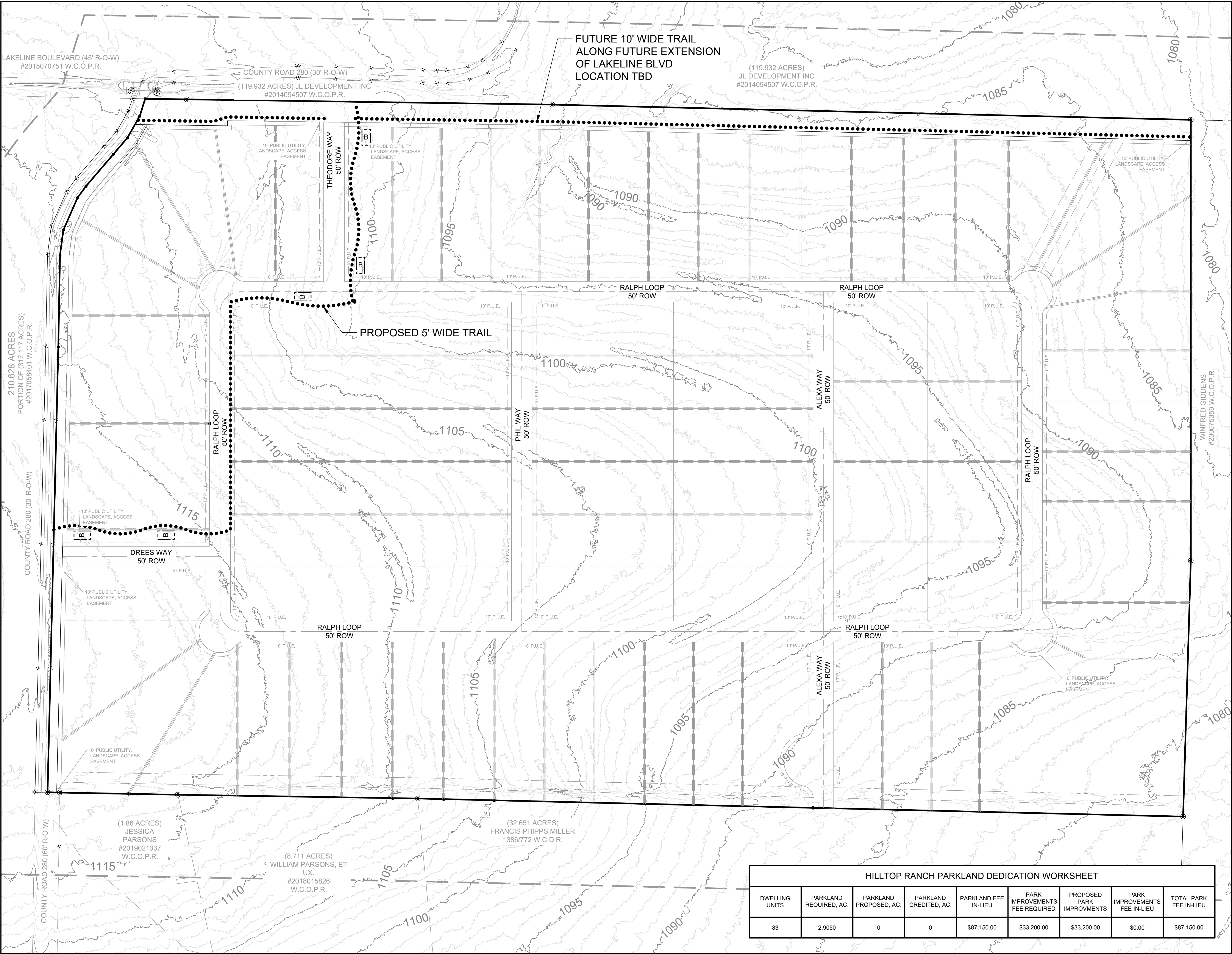
HILLTOP RANCH

HERITAGE TREES

04/18/2022
DATE

JOSEPH A. THERIOT
120290
PROFESSIONAL ENGINEER

DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-022-003
DRAWING #	8



NOTES:

1. PROPOSED TRAIL EXTENDS FROM FUTURE LAKELINE ROAD THEN FOLLOWS THEODORE WAY, RALPH LOOP AND DREES WAY UNTIL IT EXTENDS TO COUNTY ROAD 280.
2. TRAIL TO INCLUDE TRAIL HEAD MARKERS
3. TRAIL TO INCLUDE 1 BENCH/RESTING AREA PER EACH SIDE LOT IT CONTACTS ALONG THEODORE WAY, RALPH LOOP AND DREES WAY FOR A TOTAL OF 5 BENCHES/RESTING AREAS.
4. TRAIL TO BE 5' WIDE AND COMPOSED OF REINFORCED CONCRETE, DECOMPOSED GRANITE OR ASPHALT.
5. ALL PROPOSED PARK IMPROVEMENTS WILL MEET CITY PARK & FACILITY EQUIPMENT STANDARDS AND U.S. CONSUMER PRODUCTS SAFETY COMMISSION - PUBLICATION 3255

LEGEND

- PROPOSED TRAIL
- PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- [B] BENCH / RESTING AREA

1	ORIGINAL RELEASE	01/05/2022
REV	DESCRIPTION	DATE

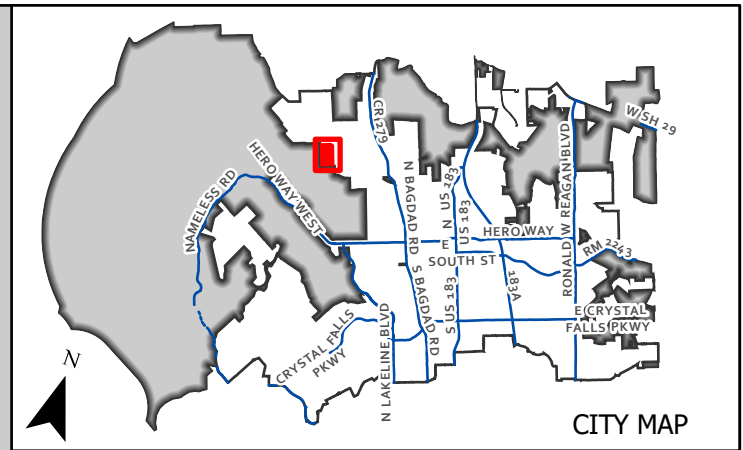
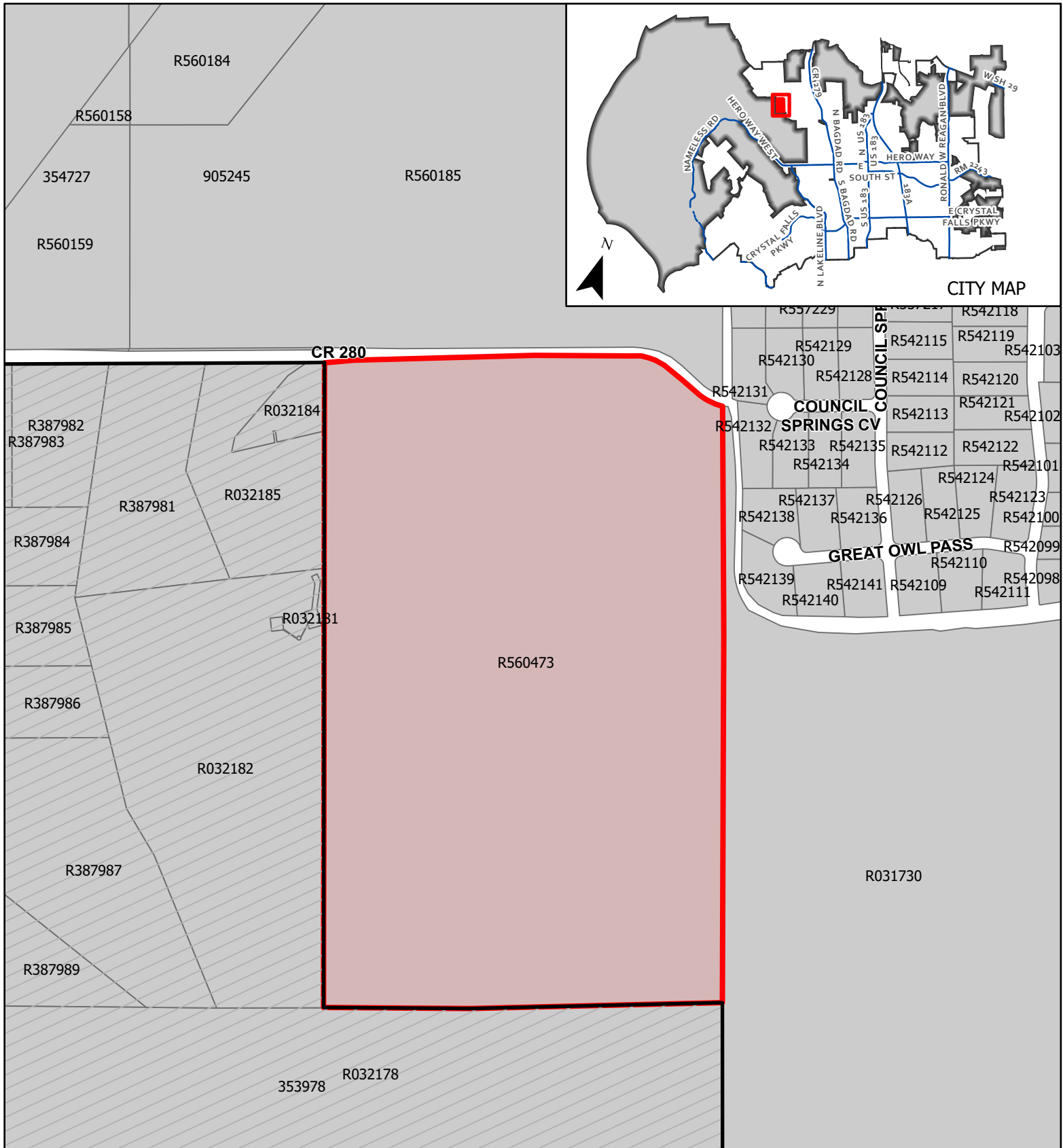
HILLTOP RANCH

PARKS PLAN

04/18/2022
DATE

DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-022-003
DRAWING #	9

HILLTOP RANCH PARKLAND DEDICATION WORKSHEET								
DWELLING UNITS	PARKLAND REQUIRED, AC.	PARKLAND PROPOSED, AC.	PARKLAND CREDITED, AC.	PARKLAND FEE IN-LIEU	PARK IMPROVEMENTS FEE REQUIRED	PROPOSED PARK IMPROVMENTS	PARK IMPROVEMENTS FEE IN-LIEU	TOTAL PARK FEE IN-LIEU
83	2.9050	0	0	\$87,150.00	\$33,200.00	\$33,200.00	\$0.00	\$87,150.00



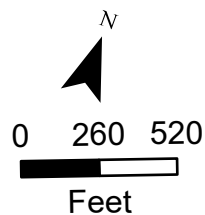
CASE: 22-PP-002

EXHIBIT A

HILLTOP

Site Location

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.



- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY

05/26/2022

AGENDA SUBJECT:

Discuss and consider action on a Subdivision Variance request from Article III, Section 42 (b) (2) (iii) of the Subdivision Ordinance that requires a developer to extend streets and trails to the boundary lines of the tract and Article III, Section 42 (b) (2) (vi) of the Subdivision Ordinance that requires street and trail right-of-way shall be dedicated and constructed with the Plat associated with 14.68 acres $\pm$ in size; more particularly described as Devine Lake Phase 3 Subdivision; generally located to the west of N. Bagdad Rd. and south of San Gabriel Pkwy., Leander, Williamson County, Texas.

WITHDRAWN BY APPLICANT

BACKGROUND:

During construction of Devine Lake Ph. 3, Leander ISD contacted the developer and city with concerns about the future drainage improvements needed to accommodate a new school site taking access off San Gabriel Pkwy. The current design would not support the needed drainage improvements for future development and would need to be removed and later reconstructed. The applicant is requesting a variance to the Subdivision Ordinance regarding the requirement that existing streets are extended to the boundary of the property.

Removal of this requirement would create a situation where the City would be responsible for design and construction of the remaining extension of San Gabriel Pkwy, rather than that burden fall on the adjacent property owners.

Below, please find the applicable ordinance requirements.

SUBDIVISION ORDINANCE, Article III, Section 42 (b) (2) (iii)

(iii) Streets and trails shall be extended to the boundary lines of the tract as necessary for eventual extension to the adjacent tract(s) to ensure that block lengths do not, in general, exceed the limits defined by this ordinance and to provide access to adjacent property. Residential subdivisions adjacent to and within Activity Centers, Community Centers, and the Employment Mixed Use area, as those areas are identified in the Comprehensive Plan, shall provide a street connection, pedestrian connection, and bicycle connection to adjacent properties within each subdivision. Those residential subdivisions within Neighborhood Centers identified in the Comprehensive Plan shall provide either a pedestrian connection or bicycle path.

SUBDIVISION ORDINANCE, Article III, Section 42 (b) (2) (vi)

(vi) Street and trail right-of-way shall be dedicated with the Plat, and the street and trail shall be constructed with the subdivision improvements for the Plat, for the full length and/or width of the lots in the subdivision adjacent to such street and trail, unless otherwise approved by the City Engineer.

APPLICANT/AGENT:

LJA Engineering, Inc. (T. Walter Hoysa, P.E.) on behalf of Lennar Homes of Texas Land & Construction, LTD (Kevin P. Pape).

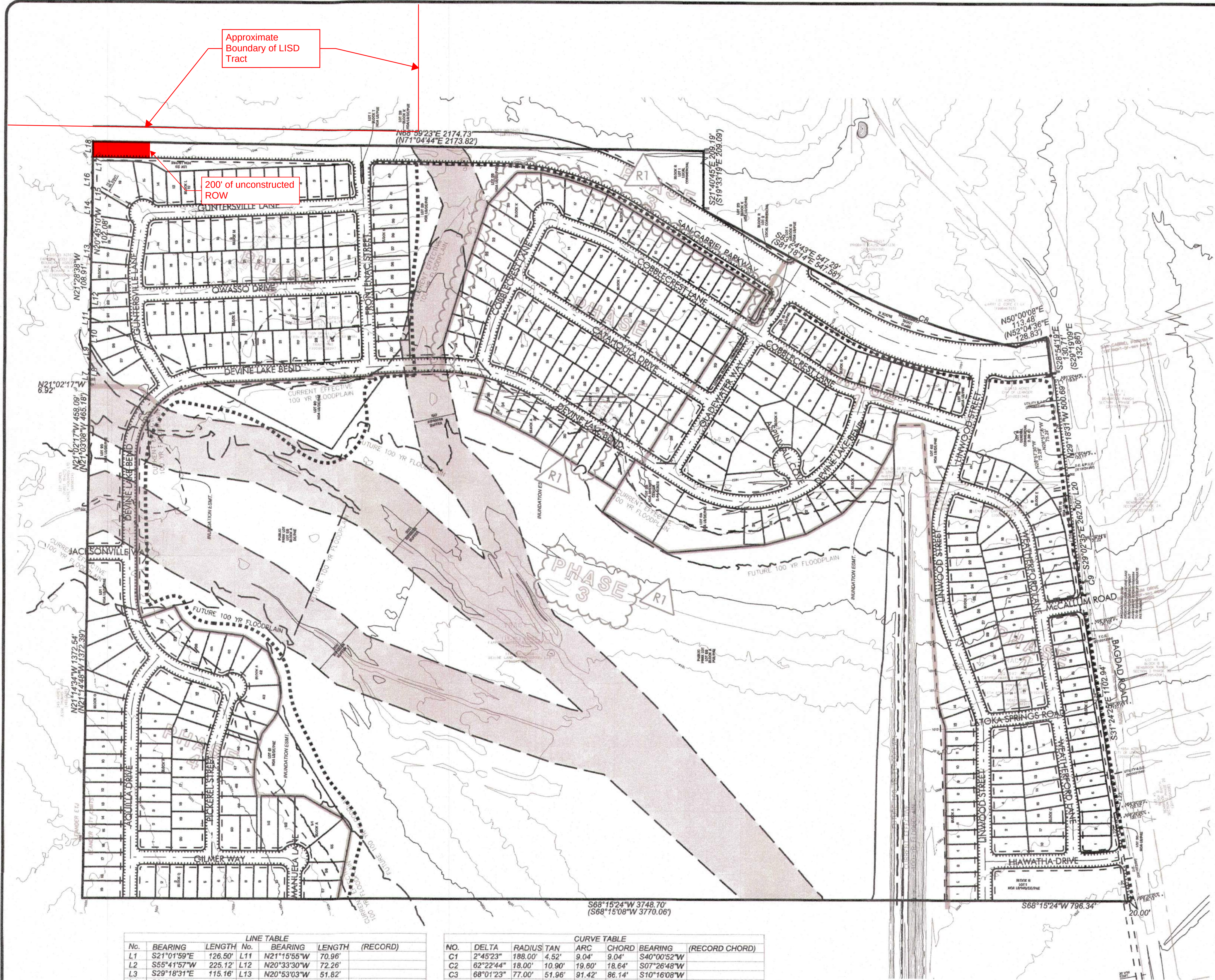
RECOMMENDATION:

This case has been withdrawn by the applicant. Staff met with the developer and school district to develop a plan to resolve the issue with the construction of the road. This section of roadway will be constructed with Phase 4 of the Devine Lake Development. The property owner that attended the meeting on May 12th has also been notified.

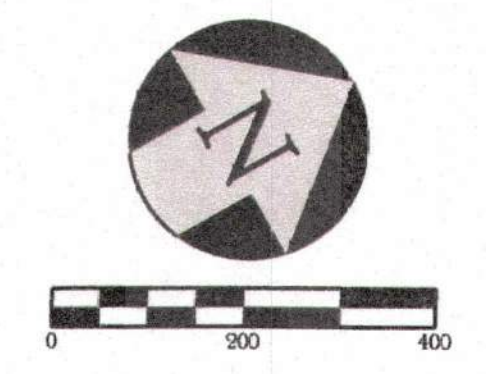
PRESENTER:

Attachments

1. Variance Exhibit
2. Location Exhibit
3. Letter of Intent



- LEGEND :
- HIKE & BIKE TRAIL
 - SIDEWALK
 - OS = OPEN SPACE
 - DE = DRAINAGE EASEMENT
 - PAE = PUBLIC ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WQ = WATER QUALITY EASEMENT
 - LS = LANDSCAPE EASEMENT



STREET NAME	R.O.W. WIDTH (F)	STREET LENGTH (F)	SIDEWALK WIDTH	STREET CLASS.
BAGDAD ROAD	VARIES	N/A	10'	ARTERIAL
SAN GABRIEL PARKWAY	110	3589	10'	ARTERIAL
DEVINE LAKE BEND	50	4135	4'	LOCAL
COBBLECREST LANE	50	2280	4'	LOCAL
LINWOOD STREET	50	1968	4'	LOCAL
WEATHERFORD LANE	50	1518	4'	LOCAL
GUNTERVILLE LANE	50	1433	4'	LOCAL
AQUILLA DRIVE	50	888	4'	LOCAL
CATAHOULA DRIVE	50	841	4'	LOCAL
OWASSO DRIVE	50	820	4'	LOCAL
GLADEWATER WAY	50	802	4'	LOCAL
FRONTENAC STREET	50	788	4'	LOCAL
PICKEREL STREET	50	617	4'	LOCAL
GILMER WAY	50	585	4'	LOCAL
HIAWATHA DRIVE	50	511	4'	LOCAL
LATOKA SPRINGS ROAD	50	266	4'	LOCAL
MCCALLUM DRIVE	50	168	4'	LOCAL
JACKSONVILLE WAY	50	154	4'	LOCAL
MANUELA LANE	50	145	4'	LOCAL
ASPINWALL COVE	50	109	4'	LOCAL

- NOTES:
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
 - CONTOUR DATA: CAPCOG AERIAL TOPOGRAPHY - 2008
 - ALL CURB RADII AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED.
 - THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER CONTRIBUTING ZONE ACCORDING TO THE TCEQ QUAD MAPS. THIS PROJECT WILL REQUIRE APPROVAL OF A CONTRIBUTING ZONE PLAN BY THE TCEQ PRIOR TO CONSTRUCTION.
 - THE FOLLOWING LOTS SHALL NOT BE USED FOR RESIDENTIAL USE:
LOT 26, LOT 58-62, BLOCK A; LOT 1, BLOCK B; LOT 20, BLOCK D; LOT 14 & 15, BLOCK E;
LOT 16, BLOCK G; LOT 30, BLOCK I; LOT 29, BLOCK K; LOT 28 & 29, BLOCK L; LOT 1, BLOCK O; LOT 1-3, BLOCK R;
LOT 1, BLOCK S; LOT 1, BLOCK T
 - THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0435E FOR WILLIAMSON CO., EFFECTIVE 9/26/2008.
 - BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE AS MODIFIED BY THE DEVINE LAKE PUD, ORDINANCE NO. 19-001-00.
 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF DEVINE LAKE BEND, COBBLECREST LANE, LINWOOD STREET, WEATHERFORD LANE, GUNTERVILLE LANE, AQUILLA DRIVE, CATAHOULA DRIVE, OWASSO DRIVE, FRONTENAC STREET, PICKEREL STREET, GILMER WAY, HIAWATHA DRIVE, LATOKA ROAD, MCCALLUM DRIVE, JACKSONVILLE WAY, MANUELA LANE, ASPINWALL COVE AND THE SUBDIVISION SIDE OF SAN GABRIEL PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
 - THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
LOT 26, LOT 59-62, BLOCK A; LOT 1, BLOCK B; LOT 20, BLOCK D; LOT 15, BLOCK E;
LOT 16, BLOCK G; LOT 30, BLOCK I; LOT 29, BLOCK K; LOT 28 & 29, BLOCK L; LOT 1, BLOCK O; LOT 1, BLOCK S; LOT 1, BLOCK T
 - THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____
 - THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
 - THE CITY ACCEPTS AND MAINTAINS DRAINAGE IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT). THE HOA WILL MAINTAIN ALL WQ PONDS.
 - IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL OR COLLECTOR STREET, THE FOLLOWING IS PROVIDED:
A LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE: (THE FOLLOWING NOTE IS INCLUDED ON THE PLAT AND IS APPLICABLE TO ONLY THE 10 FEET ADJACENT TO THE R.O.W.)
FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK B; LOT 16, BLOCK G; LOT 26 BLOCK I; LOT 29, BLOCK K; LOT 30, BLOCK I; LOT 20, BLOCK D; LOT 15, BLOCK E, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
 - AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TIA PER RESIDENTIAL UNIT. PAYMENT RATE SHALL BE PER THE DEVINE LAKE DEVELOPMENT AGREEMENT, NO. 15-DA-006.
 - REQUIRED SAN GABRIEL PARKWAY & BAGDAD ROAD R.O.W. DEDICATIONS SHALL BE BY SEPARATE INSTRUMENT CONCURRENTLY WITH ADJACENT FINAL PLAT(S).
 - THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SURROUNDING DEVINE LAKE (LOTS 15-57, BLOCK A) SHALL BE 1028 MSL.
 - DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE DEVINE LAKE PUD ORDINANCE 19-001-00.

LINE TABLE					RECORD				
No.	BEARING	LENGTH	No.	BEARING	LENGTH	No.	BEARING	LENGTH	RECORD
L1	S21°01'59"E	126.50'	L11	N21°15'55"W	70.96'				
L2	S58°41'57"W	225.12'	L12	N20°33'30"W	72.26'				
L3	S28°18'31"E	115.16'	L13	N20°53'03"W	51.82'				
L4	S31°47'11"E	35.32'	L14	N20°25'12"W	48.41'				
L5	S55°41'57"W	213.55'	L15	N21°08'02"W	48.92'				
L6	N20°48'33"W	70.43'	L16	N20°48'52"W	55.84'				
L7	N23°20'13"W	26.71'	L17	N20°33'04"W	55.88'				
L8	N22°52'36"W	13.98'	L18	N20°07'44"W	54.97'				
L9	N22°17'39"W	88.86'	L19	N61°18'20"E	15.99'	(N61°04'49"E 15.94')			
L10	N22°26'48"W	52.03'	L20	S31°47'06"E	85.90'	(S31°47'11"E 85.99')			
			L21	N31°24'23"W	318.30'				
			L22	S31°24'23"E	107.86'				
			L23	N58°35'37"E	10.00'				
			L24	N31°24'24"W	790.38'				
			L25	N28°55'06"W	346.92'				
			L26	N28°54'32"W	227.65'				

CURVE TABLE							RECORD CHORD						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	2°45'23"	188.00'	4.52'	9.04'	9.04'	S40°00'52"W	C1	2°45'23"	188.00'	4.52'	9.04'	9.04'	S40°00'52"W
C2	62°22'44"	18.00'	10.90'	19.60'	18.64'	S07°26'48"W	C2	62°22'44"	18.00'	10.90'	19.60'	18.64'	S07°26'48"W
C3	68°01'23"	77.00'	51.96'	91.42'	86.14'	S10°16'08"W	C3	68°01'23"	77.00'	51.96'	91.42'	86.14'	S10°16'08"W
C4	68°10'03"	305.00'	206.37'	362.87'	341.85'	S89°41'53"W	C4	68°10'03"	305.00'	206.37'	362.87'	341.85'	S89°41'53"W
C5	68°04'33"	155.00'	104.70'	184.16'	173.52'	S89°44'17"W	C5	68°04'33"	155.00'	104.70'	184.16'	173.52'	S89°44'17"W
C6	68°04'45"	305.00'	206.03'	362.40'	341.46'	S89°44'21"W	C6	68°04'45"	305.00'	206.03'	362.40'	341.46'	S89°44'21"W
C7	16°29'48"	155.00'	22.47'	44.63'	44.47'	N64°27'59"W	C7	16°29'48"	155.00'	22.47'	44.63'	44.47'	N64°27'59"W
C8	17°40'01"	2185.00'	339.56'	673.74'	671.07'	N87°45'52"E	C8	17°40'01"	2185.00'	339.56'	673.74'	671.07'	N87°45'52"E
C9	2°29'14"	1055.14'	22.91'	45.80'	45.80'	S30°09'48"E	C9	2°29'14"	1055.14'	22.91'	45.80'	45.80'	S30°09'48"E

- SURVEY NOTES:
- THIS TRACT IS SUBJECT TO FLOOD CONTROL EASEMENTS GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT 1; RECORDED IN VOL. 431, PAGE 9; VOL. 431, PAGE 13; VOL. 431, PAGE 15 OF DEED RECORDS WILLIAMSON COUNTY, TX. (NOT PLOTTABLE)
 - THIS TRACT IS SUBJECT TO AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOC. #2011083636 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX (NOT PLOTTABLE)

LAND USE SUMMARY	
DEVINE LAKE PRELIMINARY PLAT	
TOTAL ACREAGE	202.26 ACRES
RESIDENTIAL LOTS	398 UNITS
DENSITY	1.97 UNITS PER ACRE
NUMBER OF BLOCKS	19 BLOCKS
OTHER LOTS	
HOA AMENITY CENTER	1 LOT (4.27 ACRES)
GENERAL COMMAND FOUR (4) SHRUBS	1 LOT (2.36 ACRES)
LOCAL COMMERCIAL	3 LOT (1.56 ACRES)
HOA LSWQ/DE/PAE	1 LOT (1.30 ACRES)
HOA LSW/DE/PAE	7 LOT (19.91 ACRES)
PUBLIC PARK/PAE	1 LOT (82.40 ACRES)
HOA LSP/UE	2 LOT (0.02 ACRES)
HOA LSP/PAE	4 LOT (1.94 ACRES)

DEVINE LAKE
PRELIMINARY PLAT

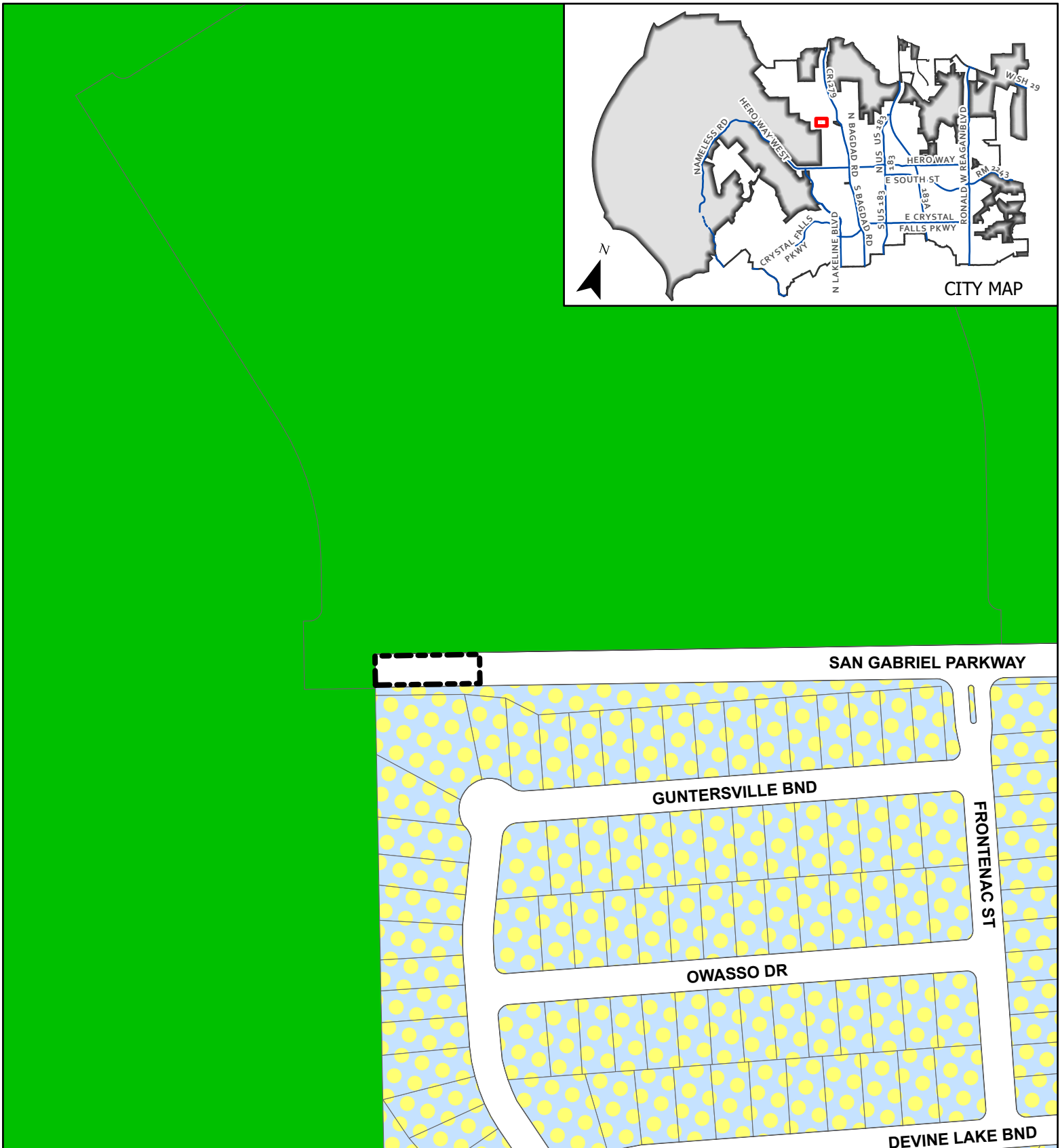
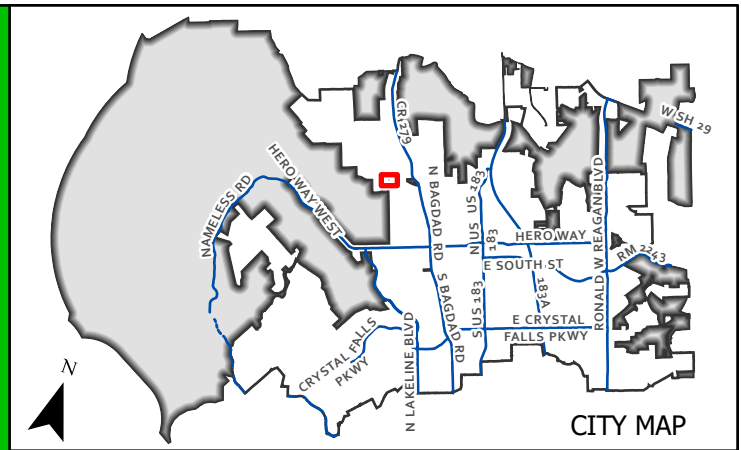
200 SCALE PRELIMINARY PLAT

REVISIONS			
DATE:	NO.	DESCRIPTION	BY
DESIGNED BY:	1	Revised phase line to shift San Gabriel Parkway extension & Parkland dedication to Phase 3	
DRAWN BY:			
CHECKED BY:			
DRAWING NAME:			



LJA Engineering, Inc.
3839 Bee Cave Road
Suite 150
Austin, Texas 78748
Phone 512.306.0228
Fax 512.306.0338
FRN-F-1386

JOB NUMBER:	A245-1001
PL	0
SHEET NO.	2
OF	20
SHEETS	



CASE: 22-VA-002

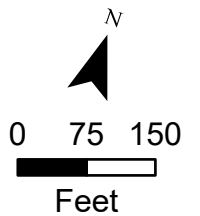
ATTACHMENT #2

DEVINE LAKE PH 3

Location Map

-  Subject Area
-  SFR - Single-Family Rural
-  PUD - Single-Family

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.





2700 La Frontera, Suite 150, Round Rock, Texas 78681
t 512.767.7300 LJA.com TBPE F-1386

April 8, 2022

Robin Griffin
Executive Director of Development Services
City of Leander
Development Services Department
P.O. Bos 319
Leander, Texas 78646

RE: Devine Lake (20-PICP-035)
Devine Lake Phase 3 - Variance Request Letter of Intent
LJA Project #A245-1001C

Dear Robin,

The purpose of this appeal is to defer the construction of San Gabriel Parkway until the property to the West requires access from the roadway. Per Subdivision Ordinance Article III, Section 42 (b) (2) (i) & Section 42 (b) (2) (vi) roadways are required to be built to the platted limits.

Construction for Devine Lake Phase 3 began on July 26th, 2021, and construction of the San Gabriel Parkway right-of-way was expected to be fully completed by December 2021. The Devine Lake Phase 3 plans originally contemplated building San Gabriel Parkway to the platted limits of the right-of-way. Construction was already well underway when the engineering team for Leander ISD reached out in November 2021 to request the applicant to redesign the final 200 feet of the San Gabriel Parkway to account for a drainage culvert on the Lacky Holding, Inc property to the west of the applicant's property. Leander ISD's consultants examined the next westward extension of San Gabriel Parkway and based on their calculations it appeared that the roadway surface would need to be raised in the future to accommodate future drainage issues. This request, however, came as the applicant was already making final efforts to place curb and pave San Gabriel Parkway.

After further correspondence Lennar made it clear that the roadway would be built as designed and permitted unless we received further direction from the City. The City Engineer, Ross Blacketter, PE, reached out on 12/15/2021 with the following email:

"Walter,

As you know, the City has had multiple discussions with the school district regarding their pending purchase of the site on the Lackey Tract. We have concerns regarding the current proposed profile of the west end of San Gabriel Parkway. The current design does not appear to account for needed improvements (ie: culverts) when the roadway is extended to the west. The school district has a proposed profile for the last 200 feet of roadway that provides for a vertical curve that will allow for the future extension.

At this time, we request that you consider revising your design to include the vertical curve as proposed by the school district engineer, or, at a minimum, stop the construction of the roadway prior to reaching that point. Continuing to build a roadway that is going to be torn out in the next few years is wasteful of your client's funds as well as the taxpayer dollars when the school district moves ahead with construction."

Based on the above request from the City, Lennar proceeded to halt construction immediately as per the email and a correction was submitted to the city. An already constructed curb inlet on the roadway was replaced with a grate inlet to properly capture runoff from the unconstructed portion of the roadway. The area was appropriately filled, compacted with topsoil, and revegetated per typical Leander standards.

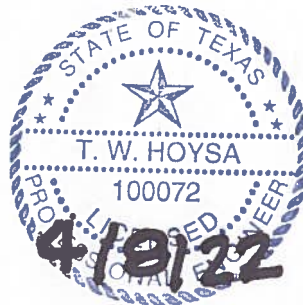
Lennar Homes has acted in good faith, per clear direction from the City, and hereby requests a formal waiver from the requirement to construct the final 200 feet of roadway within the San Gabriel Parkway right-of-way. This portion of the roadway does not impact safe access to the Lennar Development and is not needed until further development occurs to the west.

If you have any questions, please feel free to reach out at any time.

Sincerely,



T. Walter Hoysa, PE
Senior Project Manager



Cc: Steve Bertke – Lennar Homes



EXECUTIVE SUMMARY
05/26/2022

AGENDA SUBJECT:

Discuss and consider action on Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with the San Gabriel East Elevated Storage Tank Capital Improvement Project generally located north of Palmera Ridge Section 9 and west of the intersection of Ronald Reagan Boulevard and Capistrano Path, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process.

APPLICANT/AGENT:

K Freise & Associates (Greg Blackburn, P.E) on behalf of the City of Leander (Tony Bettis).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Discussion
- d. Consider Action

PRESENTER:

Cory Dale, Planner

Attachments

1. Planning Analysis
2. Location Exhibit
3. Aerial Map
4. Letter of Intent
5. Tree Removal Exhibit
6. Tree Removal Inventory



PLANNING ANALYSIS

TREE REMOVAL CASE 22-TRP-002 SAN GABRIEL EAST ELEVATED STORAGE TANK

GENERAL INFORMATION

Owner/Agent: City of Leander/K Friese & Associates (Greg Blackburn, P.E)

Current Zoning: ETJ (Extra Territorial Jurisdiction)

Size and Location: The property is located north of Palmera Ridge Section 9 and generally west of the intersection of Ronald Reagan Blvd and Capistrano Path, approximately 1.11 acres in size.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to remove two (2) significant trees (19 and 21 caliper inches in size) and one (1) heritage tree measured at 28 caliper inches. The request is tied to a CIP Project (21-CIP-005) to construct an elevated storage tank to store and provide water for Leander citizens. The tree removals are needed due to the temporary construction easement/work area required to construct the water storage tank and east retaining wall.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	ETJ	Undeveloped (future San Gabriel Parkway expansion)
EAST	LC-2-A	Commercial (undeveloped)
SOUTH	PUD-SF	Residential (Palmera Ridge Section 9)
WEST	ETJ	Undeveloped

SURROUNDING AREA:

This property is located to the south of the future extension of San Gabriel Pkwy. The property to south is developed as the Palmera Ridge Subdivision. The properties to the north and west are undeveloped.

PHYSICAL AND NATURAL FEATURES:

The limits of construction contain significant tree cover where the expansion and improvements are proposed (attachment 5). The trees proposed for removal at this time include those within the elevated storage tank yard and existing twenty-five (25') foot permanent easement.

MAJOR CORRIDORS:

This project will take access of Azul Lagoon Drive.

CURRENT LAND USES:

The project area includes the existing San Gabriel East pump station and future segment of San Gabriel Parkway.

APPROVAL CRITERIA:

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% of significant trees between eight (8") and eighteen (18") caliper inches may be removed without mitigation. The replacement ratio is 1:1.
- Trees 18 to 26 caliper inches may be removed with the approval of the Commission and a replacement ratio of 2:1.
- Heritage Trees (>26) require approval by the Commission and Council, a replacement ratio of 3:1, and a removal fee in the amount of \$300

Below, please see the proposed tree removal calculation per San Gabriel East Elevated Storage Tank Capital Improvements Plans (21-CIP-005):

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	64	0	0%	64	100%
>18" to 26"	40	0	0%	40	100%
SUBTOTAL 8" to 26"	104	0	0%	104	100%
>26"	28	0	0%	28	100%
TCTALS	132	0	0	132	100%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	5	0	0%	5	100%
>18" to 26"	2	0	0%	2	100%
SUBTOTAL 8" to 26"	7	0	0%	7	100%
>26" HERITAGE	1	0	0%	1	100%
TCTALS	8	0	0%	8	100%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	32	32			\$ 4,800
>18" to 26"	-	-	80	-	\$ 12,000
>26" HERITAGE	-	-	-	84	\$ 12,600
* HERITAGE TREE REMOVAL FEE IN ADDITION TO MITIGATION PLAN FEES: 28" X \$300 = \$8,400.					TOTAL FEE AMOUNT: \$ 37,800*

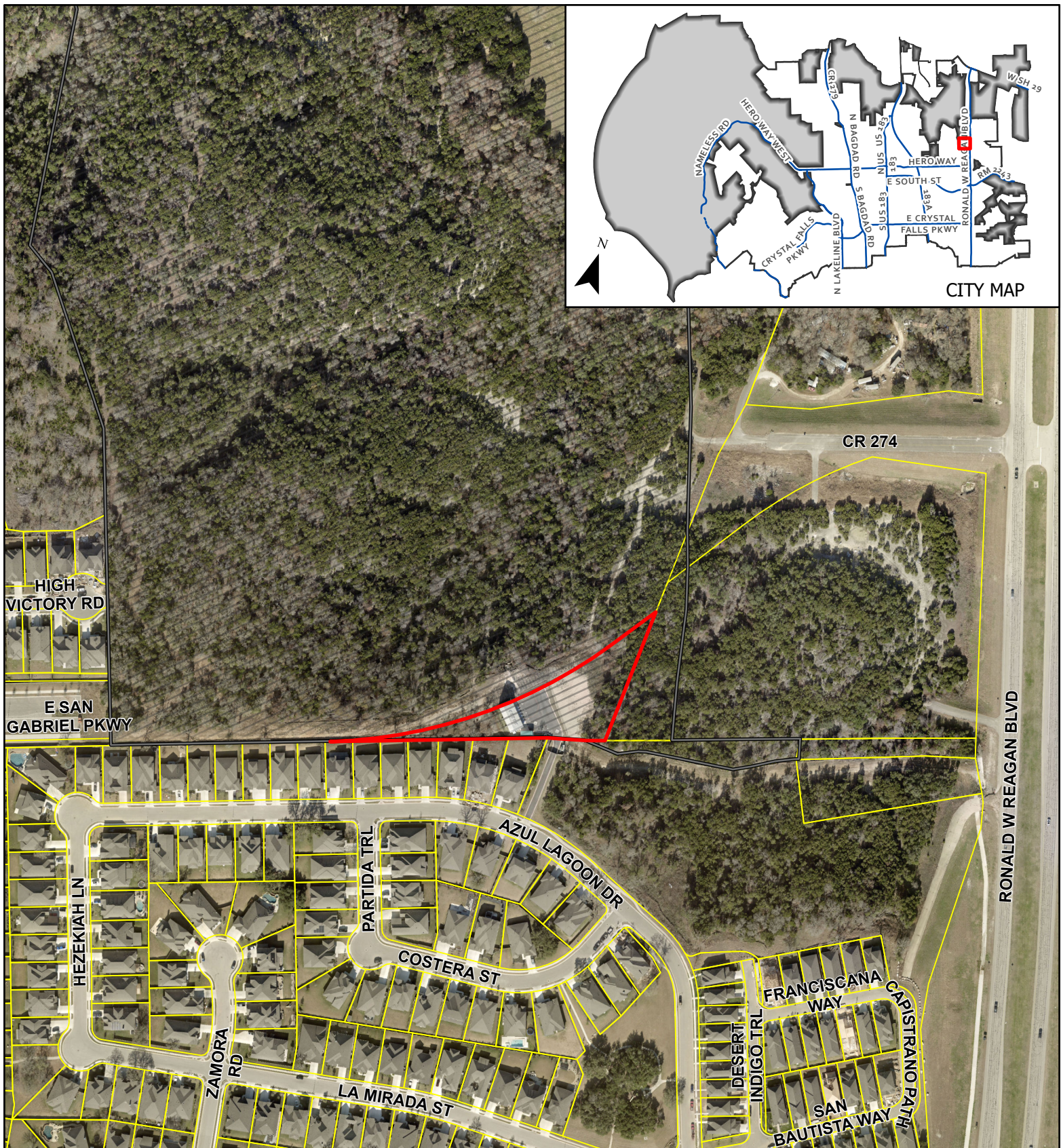
As part of the mitigation process, the Developer is proposing to pay the mitigation fees in the amount of \$150 per caliper inch of replacement tree in lieu of planting new trees.

Mitigation Fees

- Significant Trees >18" – 26" removed: 40"
- Significant Trees >18" – 26": on site replacement of 80" caliper inches to be planted
- Significant Trees >18" – 26" mitigation fees (\$150 per caliper inch at 2:1): **\$12,000**

- Heritage Tree (>26") removed: 28"
- Heritage Tree Removal Fee (\$300 per caliper inch removed): **\$8,400**
- Heritage Tree Mitigation Fee (\$150 per caliper inch at 3:1): **\$12,600**

- Total Mitigation Fee: **\$37,800**





1120 S. Capital of Texas Highway
CityView 2, Suite 100, Austin, Texas 78746
P 512.338.1704 | F 512.338.1784 | kfriese.com
TBPE Firm No. 6535

April 26th, 2022

City of Leander - Planning
Robin Griffin, Planning Director
Pat Bryson Municipal Hall
201 N Brushy Street
Leander, Texas 78646

Re: Tree Removal Request – Letter of Intent

The City of Leander is constructing an elevated water storage tank (EST) to store and provide potable water for the citizens of Leander. The EST will be constructed immediately east of the new San Gabriel East pump station and adjacent to the future segment of San Gabriel Parkway from Palmera Bluff to Ronald Reagan Blvd, as shown on the attached map. The trees within the pending construction area have been surveyed and noted. The proposed EST yard results in the need to remove three (3) trees of significance. The area of construction will affect the three (3) trees of significance, 230003, 230009, and 230012.

We are requesting Council's review and approval for the removal of these trees.

Sincerely,

Greg Blackburn, PE
Associate

0749*LANDSCAPE.dgn modified by achilarescu on 4/4/2022 -- 3:07:04 PM

TREE LIST			
TAG NUMBER	TYPE	DIAMETER (S) (INCHES)	TO BE REMOVED
230003	PO	21	X
230009	PO	28	X
230012	PO	19	X

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	64	0	0%	64	100%
>18" to 26"	40	0	0%	40	100%
SUBTOTAL 8" to 26"	104	0	0%	104	100%
>26"	28	0	0%	28	100%
TOTALS	132	0	0	132	100%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	5	0	0%	5	100%
>18" to 26"	2	0	0%	2	100%
SUBTOTAL 8" to 26"	7	0	0%	7	100%
>26" HERITAGE	1	0	0%	1	100%
TOTALS	8	0	0%	8	100%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	32	32	-	-	\$ 4,800
>18" to 26"	-	-	80	-	\$ 12,000
>26" HERITAGE	-	-	-	84	\$ 12,600

* HERITAGE TREE REMOVAL FEE IN ADDITION TO MITIGATION PLAN FEES: 28" X \$300 = \$8,400.

TOTAL FEE AMOUNT: \$ 37,800*

TREE PERMIT LEGEND

EXISTING SIGNIFICANT TREE TO BE REMOVED

EXISTING HERITAGE TREE TO BE REMOVED

LEGEND

PROPOSED WATERLINE

PROPOSED STONE FENCE

PROPOSED WROUGHT IRON FENCE

LIMITS OF CONSTRUCTION

PROPOSED EASEMENT

PROPOSED CONTOURS

EXIST CONTOURS

EXIST PERMANENT EASEMENT

EXIST FENCE TO BE REMOVED

EXIST FIRE HYDRANT

EXIST WATER VALVE

EXIST AIR RELEASE VALVE

EXIST R.O.W.

EXIST EDGE OF PAVEMENT

EXIST WATERLINE

EXIST UNDERGROUND UTILITY

EXIST OVERHEAD ELECTRIC

EXIST FENCE

EXIST WATER VALVE

EXIST WATER METER

EXIST MAILBOX

EXIST POWER POLE

EXIST SIGN

EXIST TELEPHONE BOX

EXIST UTILITY PEDESTAL

EXIST TREE TO REMAIN

EXIST TREE TO BE REMOVED

- NOTES:
1. TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT FOUR (4) FEET ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
 2. ALL DISTURBED AREAS MUST BE RE-VEGETATED.
 3. HERITAGE TREES WILL REQUIRE CITY COUNCIL APPROVAL PRIOR TO REMOVAL.
 4. FOR TREE PROTECTION SEE DETAIL 303-2 ON SHEET 5.

MATCHLINE (THIS SHEET)

MATCHLINE (THIS SHEET)

REVISION DESCRIPTION

DATE

REV. NO.

BY

K FRIESE & ASSOCIATES, INC.

1120 S. CAPITAL OF TEXAS HWY, II-100, AUSTIN, TX 78746

CITY OF LEANDER

SAN GABRIEL EAST ELEVATED STORAGE TANK

TREE SURVEY AND MITIGATION PLAN

K FRIESE + ASSOCIATES

PUBLIC PROJECT ENGINEERING

CITY OF LEANDER

SCALE

1" = 60'

DATE

4/4/2022

SHEET NUMBER

C9 OF C21

9 OF 34

230003 –



230009 –



230012 –

