



**AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - May 18, 2023
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, *Mayor Pro Tem*
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Convene into Executive Session pursuant to:
 1. 551.087, Texas Government Code Deliberate the purchase, exchange, lease, or value of real property and deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations related to the following project(s): Project Orange Build and Project Sky Lane; and
 2. Section 551.072, Texas Government Code, to deliberate the acquisition of properties located in Elijah D. Harmon Survey Abstract 6 for the purpose of a utility easement and temporary construction easement for the Reclaimed Water System to Northline (CIP WW.46).

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

1. Project Orange Build and Project Sky Lane; and
2. Acquisition of properties for utility easement and temporary construction easement for the Reclaimed Water System to Northline (CIP WW.46).

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.
5. Roll Call.

6. Public comments on items not listed in the agenda.

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

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

7. Recognitions/Proclamations/Visitors.
- Motorcycle Awareness Month (May)
 - Eagle Scout(s) recognition

CONSENT AGENDA: ACTION

8. Approval of the minutes for meeting held on May 04, 2023.
9. Approval of a special event permit and street closures for the Old Town Street Festival being held on June 03, 2023.
10. Approval of Parkhill “Concept B” design layout for the San Gabriel Park (CIP P.18).
11. Approval of BuyBoard Contract 648-21 with Axon Enterprises, Inc for the supply, installation and maintenance of equipment and services associated with the Axon Patrol Fleet in-car cameras within the Leander Police Department, for a five (5)- year contract in the amount of \$78,228.00 over the term of the contract; providing for terms and conditions; and authorize the City Manager to execute any and all necessary documents and renewals.
12. Approval of BuyBoard Contract 601-19 with Rush Truck Center, Dallas, Texas, for the purchase of a 2023 Ford F-750 truck for the Public Works department, in the amount of \$179,500.00; and authorize the City Manager to execute any and all necessary documents.
13. Approval of Bennet Paving Inc. Change Order No. 1 regarding the Roadway Rehabilitation Fiscal Year 2023 project for the addition of rehabilitation to Heritage Grove Road in the amount of \$437,996.05 for a total contract amount of \$2,421,313.37; and authorize the City Manager to execute any and all necessary documents.
14. Approval of the extension of the Global Village Development Agreement Case 16-DA-003 on several parcels of land located to the southeast of the intersection of 183A Toll Road and Crystal Falls Parkway, including approximately 65 acres of land; Leander, Williamson County, Texas.
15. Approval of Development Agreement Case DA-22-0029 regarding the Hero Way Townhouses Development on two (2) parcels of land approximately 5.58 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
16. Approval of the extension of the application expiration for Subdivision Case FP-21-0022 Hawkes Landing North Phase 2 Final Plat; on a portion of a parcel of land approximately 66.17 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031685; and to the southwest of the intersection of Bagdad Road and Halsey Drive, on the south side of Bagdad Road; Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

17. Conduct a Public Hearing regarding Zoning Case Z-22-0033 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Leander Campus PUD (Planned Unit Development) with the base zoning districts of GC-2-A (General Commercial) and MF-2-A (Multi-Family) on four (4) parcels of land approximately 39.94 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555232, R555221, R031318, and R031317; and generally located approximate 4,500 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard, on the south side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0033 as described above.

18. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0060 as described above.

REGULAR AGENDA

19. Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial); and the approval of Masonry Development Agreement Case DA-23-0001 on one (1) parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.
20. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.
21. Discuss and consider action on Ordinance No. 20-010-00 adopting a limited wastewater capacity reservation policy.
22. Discuss and consider action on the purchase of ten (10) 2024 Chevrolet Tahoe 4x4 vehicles from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 601-19.
23. Discuss and consider the selection of Mayor Pro Tem for 2023-2024.
24. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*
25. Council Member Closing Statements.
26. 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 Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 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], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 12 day of May 2023 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Dara Crabtree". The signature is fluid and cursive, with the first name "Dara" and last name "Crabtree" clearly distinguishable.

Dara Crabtree, City Secretary, TRMC



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of the minutes for meeting held on May 04, 2023.

BACKGROUND:

Attached are minutes for meeting held on May 04, 2023.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes



**MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday - May 4, 2023



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalione-Parker
Place 2 – Esme Mattke Longoria
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, *Mayor Pro Tem*
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

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

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Opened meeting at 6:00 p.m.
2. Roll Call reflected all present with Councilmember McDonald arriving at 6:05 p.m.
3. Joint workshop with Parks and Recreation Advisory Board to discuss the San Gabriel Athletic Complex Master Plan including priorities; community survey; phase 1 cost; concept Plan "B" desired plan; hosting of tournaments; and park build out probable cost.
4. Executive Director of Development Services Griffin provided a Hub dashboard tutorial.
5. Discuss current and potential short-term rental regulations in the city including what is a short-term rental; rented less than 30 consecutive days; occupancy rates; forecast for US; Austin fastest growing market; should be paying and are not; three regulation options; and staff's recommendation is moderate and next steps.

Briefing workshop adjourned at 6:54 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

6. Opened Meeting at 7:02 p.m., Invocation was provided by Pastor Brian Lightsey with Life Church, the Colors were presented by Leander Police Department Honor Guard and Mayor Christine led the Pledges of Allegiance.
7. Roll Call reflected all present.

8. 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 by Council.

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

Jasmin Wolf, 1308 Mason Creek - commented on Safe Haven baby boxes.

9. Recognitions/Proclamations/Visitors.
- Band of Hills 25th Anniversary
 - Older Americans Month (May)
 - National Day of Prayer (May 4)
 - Falun Dafa Day (May 13)
 - National Police Week (May 14-20)

CONSENT AGENDA: ACTION

Mayor Christine stated Item 17 was pulled from the agenda and will be considered on a future agenda.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Esme Mattke Longoria to approve consent agenda items 10 through 16 and 18 through 21.

Vote: 7 - 0

10. Approval of the minutes for meeting held on April 20, 2023.
11. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-22-0001 to amend the current zoning of SFT-2-B (Single-Family Townhouses) to adopt the Hero Way Townhouses PUD (Planned Unit Development) with the base zoning district of SFT-2-A (Single-Family Townhouses) on two (2) parcels of land approximately 5.58 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.
12. Approval of an Interlocal Agreement by and between the City of Leander and the City of Cedar Park for the design, construction, operation, and maintenance of the drought contingency raw water intake; and authorize the City Manager to execute any and all necessary documents.
13. Acceptance of public infrastructure improvements for Northline Blocks C, D, L, and M.
14. Acceptance of public infrastructure improvements for Palmera Bluff Section 6.
15. Acceptance of public infrastructure improvements for Travisso Phase 5 Section 1 Reclaimed Irrigation and Landscaping.
16. Approval of Sandy Creek Water Treatment Plant Services Agreement by and between the Brazos River Authority (BRA) and the City of Leander updating and formalizing the rights and obligations of each party relative to the operation and management of the Sandy Creek Water Treatment Plant and related facilities; and authorize the City Manager to execute any and all necessary documents.

17. Approval of Task Order KSA-03 with KSA Engineers, Inc., for design, bid, and construction administration services related to the utility improvements of East Street from Evans Street to South Street, and street improvements of East Street from Evans Street to Broade Street (CIP WW.49) in the amount of \$209,025.00; and authorize the City Manager to execute any and all necessary documents.
18. Approval of Amendment No. 6 to a Professional Services Agreement with BGE, Inc. under Task Order BGE-1, to provide on-site engineering support and assist in plan review in the amount of \$78,000.00 for a new agreement total of \$555,500.00; and authorize the City Manager to execute any and all necessary documents.
19. Approval of a Professional Services Proposal under S23-011 with Ardurra Group, Inc. for Owner's Representative Services related to procurement for the Advanced Metering Infrastructure (AMI) system in the amount of \$886,818.00; and authorize the City Manager to execute any and all necessary documents.
20. Approval of Task Order KFA-59 with K Friese & Associates, Inc. for professional services related to the City-Wide Letter of Map Revision (LOMR) – Phase 1 to the Upper Brushy Creek Watershed to remap flood hazard zones for North Fork Brushy Creek, South Fork Brushy Creek, Mason Creek, Block House Creek, Brushy Creek, and all their currently mapped tributaries to the confluence of Brushy Creek and Block House Creek in the amount of \$369,986.00; and authorize the City Manager to execute any and all necessary documents.
21. Approval of a Resolution submitting projects to Williamson County for a possible November 2023 Bond Election.

PUBLIC HEARING: ACTION

22. Mayor Christine opened a Public Hearing at 7:28 p.m. regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 2.97 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing closed at 7:28 p.m.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

Motion by Councilmember Kathryn Pantalion-Parker, Seconded by Councilmember Chris Czernek to approve Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one (1) parcel of land approximately 2.97 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas, with the conditions, following a discussion.

Vote: 6 - 1

NAY: Mayor Christine DeLisle

23. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas. **[THIS ITEM WAS POSTPONED BY APPLICANT]**
24. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one (1) parcel of land approximately 12.718 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Parkway and Main Street, Leander, Williamson County, Texas. **[THIS ITEM WAS WITHDRAWN BY APPLICANT]**

REGULAR AGENDA

25. Discuss and consider action on ratifying the City Manager's appointment of Edna Staudt as Municipal Court Associate Judge No. 3 and administer oath of office.

Motion by Councilmember David McDonald, Seconded by Councilmember Chris Czernek to ratify the City Manager's appointment of Edna Staudt as Municipal Court Associate Judge No. 3 and administered oath of office, following a discussion.

Vote: 7 - 0

26. Discuss and consider action authorizing BCRUA General Manager to purchase approximately fourteen hundred (1,400 LF) linear feet of thirty-six (36)- inch ductile-iron pipe from Smith Pump Company, Inc. in the amount of \$2,226,974.50 of which Leander's financial obligation will be \$1,039,328.99.

Motion by Mayor Pro Tem Na'Cole Thompson, Seconded by Councilmember Kathryn Pantalion-Parker authorizing BCRUA General Manager to purchase approximately fourteen hundred (1,400 LF) linear feet of thirty-six (36)- inch ductile-iron pipe from Smith Pump Company, Inc. in the amount of \$2,226,974.50 of which Leander's financial obligation will be \$1,039,328.99.

Vote: 7 - 0

27. Discuss and consider a Resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, a 9,858 square foot reclaimed waterline easement and a 16,451 square foot temporary construction easement (both as described in Exhibit "x1") from that 23.402 acre tract conveyed by Warranty Deed to House-Cross and Associates and recorded as Document Number 2022071653 of the official public records of Williamson County, Texas, for the public use and purpose of construction of a reclaimed water line.

[Recessed into Executive Session pursuant at 7:41 p.m. to Texas Government Code Section 551.071, consultation with legal counsel; reconvened into open session at 7:59 p.m.]

No action taken.

28. Council Member Future Agenda Items *[Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]*
- Grant writing services
 - School zone update on Crystal Falls Parkway (Rouse High School)

29. Council Member Closing Statements.

Kathryn Pantalione - Parker - commented on National Day of Prayer ceremony this morning; and May the fourth be with you day.

Esme Mattke Longoria - commented on May was Asian American heritage month.

Chri Czernek - commented on National Day of Prayer; Governor held National Day of Prayer ceremony Monday; and summer is coming with all its activities and watch out for the kids.

Becki Ross - reminded everyone of the upcoming Kite Festival.

Christine DeLisle - commented on upcoming Active Adult events; park summer camps; dinner was from Sky Asian Fusion tonight; and reminded everyone to shop local.

30. Convened into Executive Session at 8:03 p.m. pursuant to Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, to deliberate with legal counsel regarding the legal impact of bills affecting cities filed during the 88th Legislative Session.

Reconvened into open session at 8:49 p.m. to take action as deemed appropriate in the City Council's discretion regarding bills affecting cities filed during the 88th Legislative Session.

No action taken.

31. Adjourned at 8:49 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of a special event permit and street closures for the Old Town Street Festival being held on June 03, 2023.

BACKGROUND:

The Leander Chamber of Commerce & Visitors Center will host the 9th Annual Old Town Street Festival on Saturday June 3rd from 10:30 am to 11:30 pm. The event will feature live music, food and beverage vendors, art vendors, beer/wine tastings and sales, the children's play area, and the Old Town Street Festival 5K.

A special permit is requested for street closures and to allow the sale and consumption of beer and wine. See the attached map for requested street closures. The streets are proposed to be closed from Saturday 6:00 a.m. to Saturday at 12:00 a.m. on the day of the event:

In addition, we request approval to close streets during the Old Town 5K from approximately 10:30 - 12:00 p.m.

The sale and consumption of wine and beer will be under a Texas Alcoholic Beverage Commission (TABC) permit held by local vendors in Old Town.

RECOMMENDATION:

Staff respectfully requests Council approval of a special permit to allow for street closures at the times and locations reference above.

PRESENTER:

Billy Wusterhausen, Fire Chief

Attachments

1. Event Application and Maps

Special Event Application

Event Name: OLD TOWN STREET FESTIVALStreet Address of Event: 100 N BRUSHY STEvent Type (ex. Block Party, Marathon, Street Closure, etc.): FESTIVAL/MARATHONDate(s) of Event: SATURDAY, JUNE 3RD, 2023Time of Event: 10:30AM - 10PMSet-Up Date(s): 06-03-23Tear-Down Date(s): 6-3-23Set-Up Time: 5:30AMTear-Down Time: 10PMApplicant Name: BRIDGET BRANDTOrganization: LEANDER CHAMBER OF COMMERCEApplicant Phone Number: 512-259-1907Applicant Email Address: PRESIDENT@LEANDERCC.ORGPrimary On-Site Contact Name: BRIDGET BRANDTPrimary On-Site Cell Phone Number: 512-259-1907Estimated Attendance: 10,000-20,000

Location of Event: Check all that apply

- ☒ Inside an existing structure. If so, what is the current use of the structure: _____
- ☐ Vacant Lot
- ☐ Parking Lot
- ☒ Public Property
- ☐ Private Property
- ☐ In the Right-of-Way
- ☐ Cross railroad tracks

Building/Equipment to be Used:

- ☒ Tent or Temporary Structure(s) – **Additional permit required for tent over 200 sq. ft.** Tent size to be used: _____
- ☒ Stage _____
- ☒ Outdoor Amplified Sound and/or Music (please read the City's Noise Ordinance) - **Additional permit required**
- ☐ Pyrotechnics/Firework Display – **Additional permit required**
- ☐ Aerial Firework Display
- ☐ Flame Effects or Similar – **Additional permit required**
- ☐ Open Fires – Any open-to-air fires proposed, used for other than cooking.
Please describe: _____

☐ Other: _____

☐ None

Any additional permits required will need to be applied for simultaneously with the Special Event application.

Food Booth/Vendor: Make sure vendors have their permits with the county they are working in.

☒ Cooking Equipment: What type: _____

☒ Generator

☒ Open Flame

☐ No Food Booth/Vendor

Street Event: A Traffic Control Plan will need to be provided.

Street Closure Start Time: 5:30AM

Street Closure End Time: 11:45AM

☐ No street Closure

Moving Event (Marathons, parades, etc.): A map will need to be provided showing start and finish lines.

On-Site Registration Time: 10AM

Assembly Time for Participants: 10:30

Start Time (First Wave): 11AM

End Time (Last Wave): 12PM

Will other jurisdictions be involved? (Check one) Yes ☐ No ☒

If yes, please check all that apply.

☐ City of Cedar Park

☐ City of Georgetown

☐ Williamson County

☐ Travis County

☐ Other _____

Alcohol:

Will alcohol be sold or distributed?

☒ Yes

☐ No

If yes, please indicate which applies. Please provide a copy of the Texas Alcoholic Beverage Commission (TABC) application.

☐ Sold

☐ Distributed

Private Companies Contracted to Work Event: Please check all that apply and provide contact information.

☐ Set-Up - Name: _____ Phone Number: _____
Email: _____

☐	Planner - Name: _____	Phone Number: _____
		Email: _____
☐	Catering - Name: _____	Phone Number: _____
		Email: _____
☐	Security - Name: _____	Phone Number: _____
		Email: _____
☐	EMS - Name: _____	Phone Number: _____
		Email: _____

Request for City Services: City services are charged at a minimum rate dependent on the event.

☒ **Fire Department**

If yes, please check all that apply.

☒ Medical Standby

☒ Fire Watch

☒ Event Standby

☐ **Police Department**

☒ **Public Works**

If yes, please check all that apply.

☒ Street Blockage

☒ Cones

☒ Barricades

☐ **Parks and Recreation**

☐ Location: _____

☐ Staff

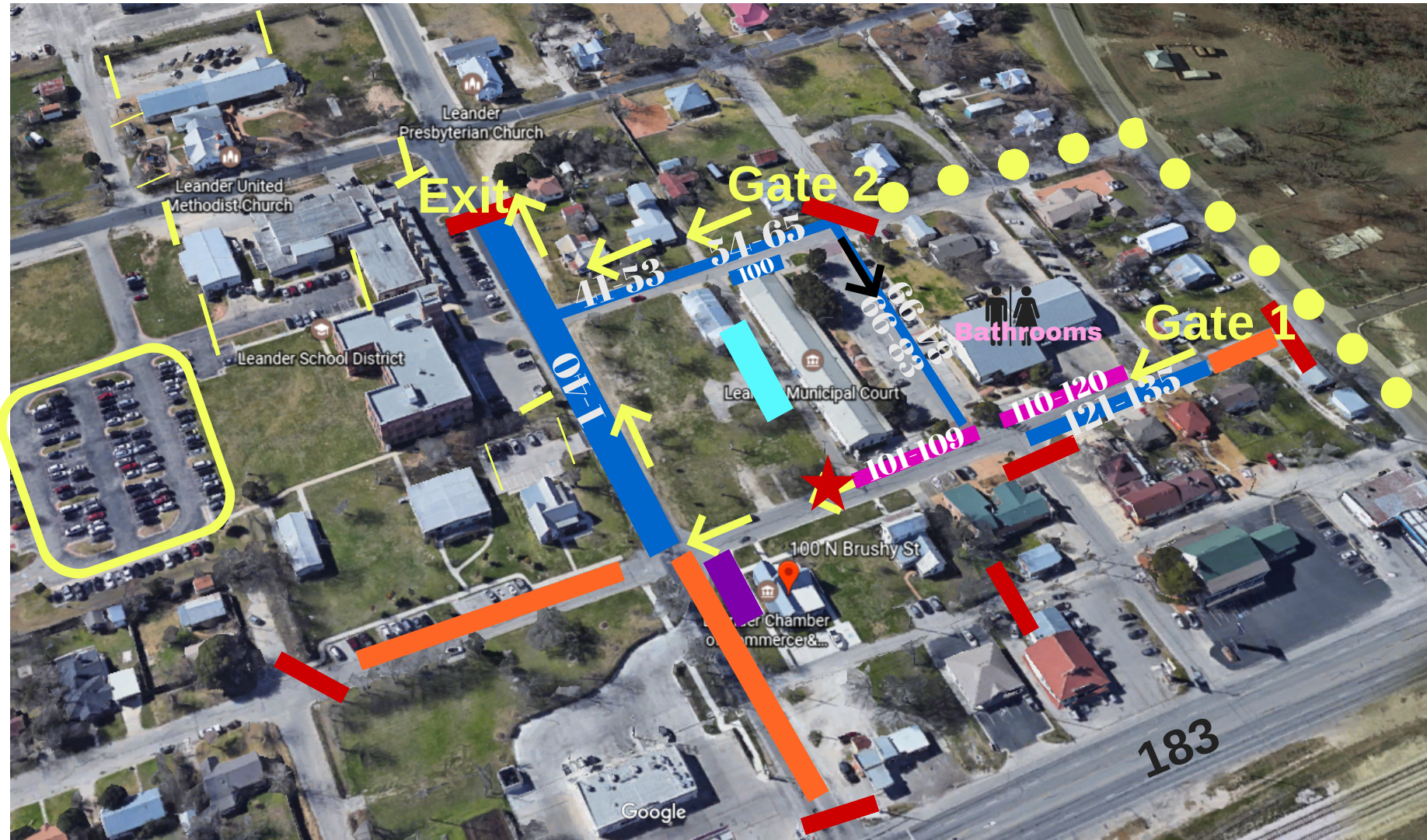
Applicant Signature

Date

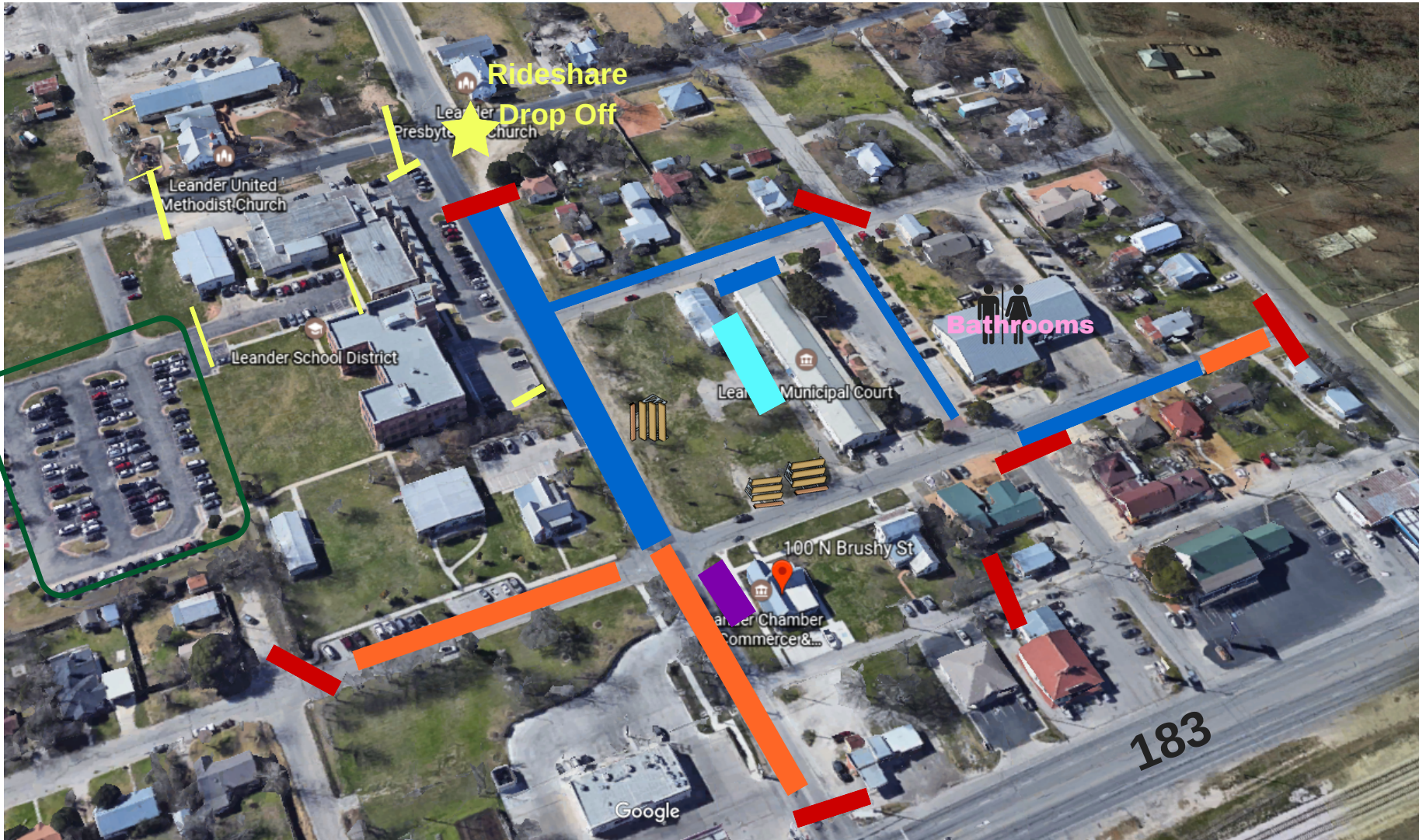


*Booths 41-144 have access to electric

Check-in Map



2023 Map



Legend



Bounce Houses & Children's Play Area



Vendor Booths



Vendor Parking



Street Closures



Public Parking



Stage



Token Booth



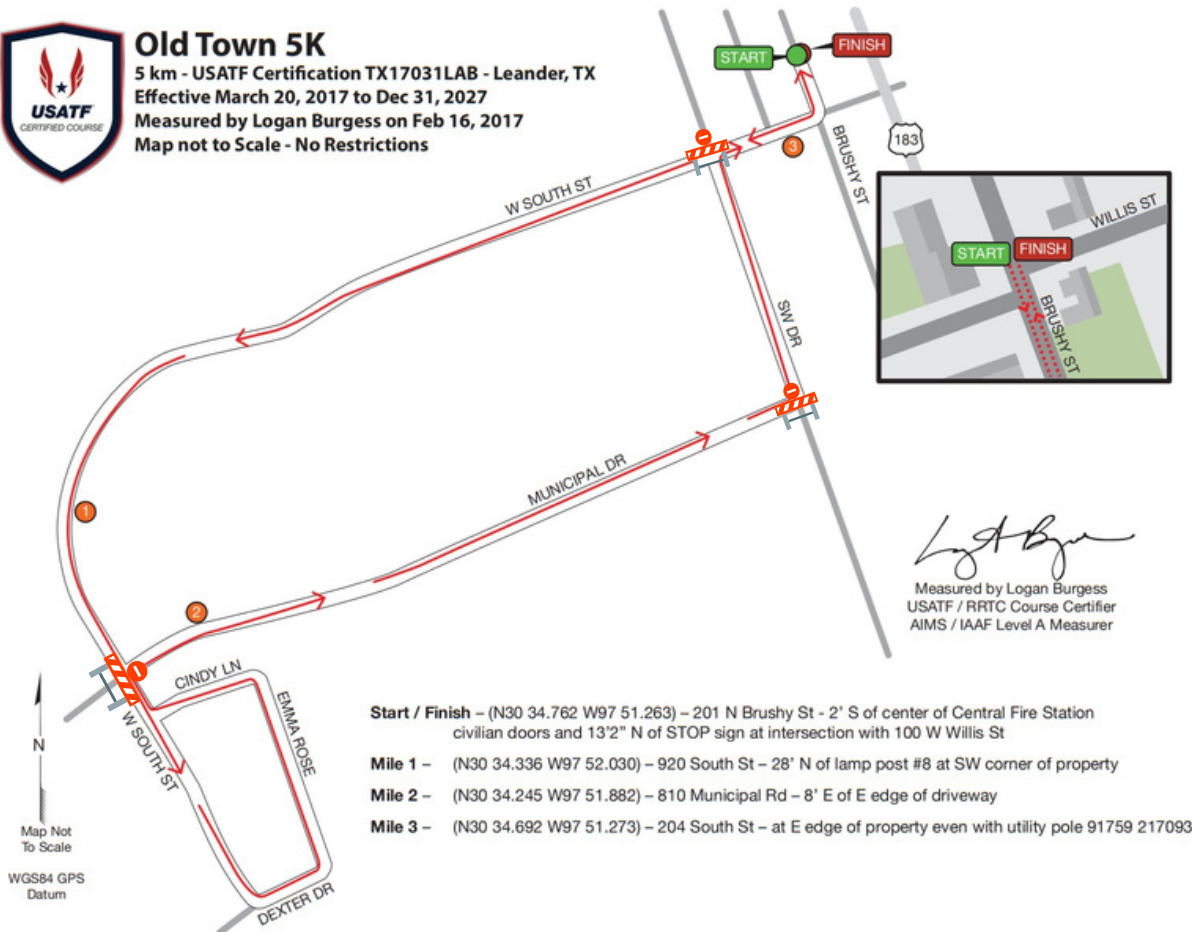
Old Town 5K

5 km - USATF Certification TX17031LAB - Leander, TX

Effective March 20, 2017 to Dec 31, 2027

Measured by Logan Burgess on Feb 16, 2017

Map not to Scale - No Restrictions





SPECIAL EVENT PERMIT APPLICATION

Department Comments

Internal Use Only

Emergency Management Comments

☐

Approved

☐

Denied

☐

No Review Need from this Dept.

Emergency Management Notes:

Emergency Management Signature

Date Reviewed

Fire Department Comments

☐

Approved

☐

Denied

☐

No Review Need from this Dept.

Fire Department Notes:

Fire Department Signature

Date Reviewed

Fire Marshal Comments

☐

Approved

☐

Denied

☐

No Review Need from this Dept.

Fire Marshal Notes:

Fire Marshal Signature

Date Reviewed

Police Department Comments

☐

Approved

☐

Denied

☐

No Review Need from this Dept.

Police Dept. Notes:

Police Dept. Signature

Date Reviewed

Parks & Recreation Department Comments

☐

Approved

☐

Denied

☐

No Review Need from this Dept.

PARD Notes:

PARD Signature

Date Reviewed

Public Works Department Comments

☐

Approved

☐

Denied

☐

No Review Need from this Dept

Public Works Dept Notes:

Public Works Dept. Signature

Date Reviewed



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of Parkhill “Concept B” design layout for the San Gabriel Park (CIP P.18).

BACKGROUND:

San Gabriel Park is an undeveloped seventy-seven (77)- acre park site, located at 2401 US Highway 183, along the north bank of the South San Gabriel River. In April 2022, the City contracted with Parkhill in the amount of \$1,861,400.00 for master planning, design, and construction phase services of Leander Municipal Athletic Center at San Gabriel Park.

The development of San Gabriel Park will provide for City recreation program growth in softball, soccer, field hockey, lacrosse, and other community team sports. Parkhill has conducted surveys and workshops with community stakeholders to aid in the development of two (2) Master Plan conceptual designs which integrate the priorities shared by the public, Parks and Recreation Advisory Board, and City Council.

Following input from the Parks and Recreation Advisory Board in April 2023 and City Council in May 2023, Staff is recommending Council approve the “Concept B” design layout. If approved, Parkhill will proceed with final design of the San Gabriel Park.

APPLICANT/AGENT:

04/21/2022 – City Council authorized Parkhill to begin work
08/23/2022 – Parkhill presented to Parks and Recreation Advisory Board
10/20/2022 – Parkhill presented to City Council
01/23/2023 – Parkhill and City initiated public surveys through local media
04/11/2023 – Parkhill presented update to Parks and Recreation Advisory Board
05/04/2023 – Parkhill presented update workshop to City Council

RECOMMENDATION:

Staff recommends approval of Conceptual Layout “B” for the Final Master Plan of the San Gabriel Park, and for Parkhill to initiate design services based on the City Council approved Final Master Plan.

PRESENTER:

Russell Alabastro, CIP Project Manager

Attachments

1. Master Plan Conceptual B



CITY COUNCIL WORKSHOP

San Gabriel River Park Masterplan Discussion

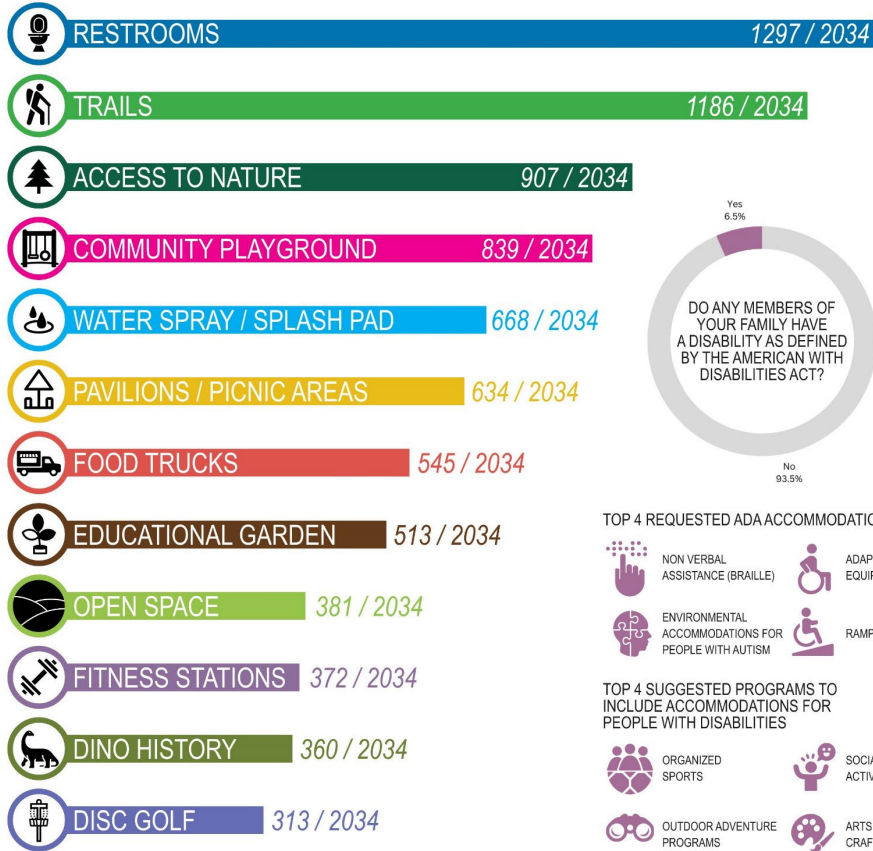
MAY 04, 2022

AGENDA

- | Basis for Design
 - | Survey Results
- | Masterplan Concepts
- | Public Input & Parks Board
- | Construction Cost
- | Breakdown of Options
- | Questions



PRIORITIES



TOP 4 REQUESTED ADA ACCOMMODATIONS



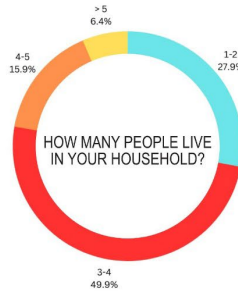
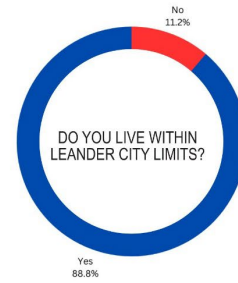
TOP 4 SUGGESTED PROGRAMS TO INCLUDE ACCOMMODATIONS FOR PEOPLE WITH DISABILITIES



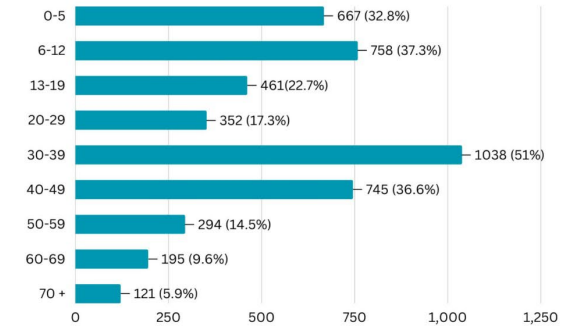
ADDITIONAL COMMENTS & REQUESTS

access from larkspur (25) access (28) along the river (22) amenities (19) asap (8) basketball (18) bathrooms (10) biking (18) cricket ground (36) dinosaur tracks (20) disc golf (78) dog park (25) facilities (23) family fields (48) fitness (18) gym (9) hiking (18) keep it natural (22) lakewood park (11) larkspur (14) lights (24) like brushy creek (11) nature (55) neighborhood (26) park (235) pickleball (75) picnic (11) play for all abilities (11) play playground (56) pool (38) preserve (12) restrooms (25) river (21) road (12) running (9) safe (13) senior (11) shade (32) soccer (20) splash pad (15) sports (95) swimming (18) tennis (27) traffic (24) trails (101) trees (27) walking (37) water (24)

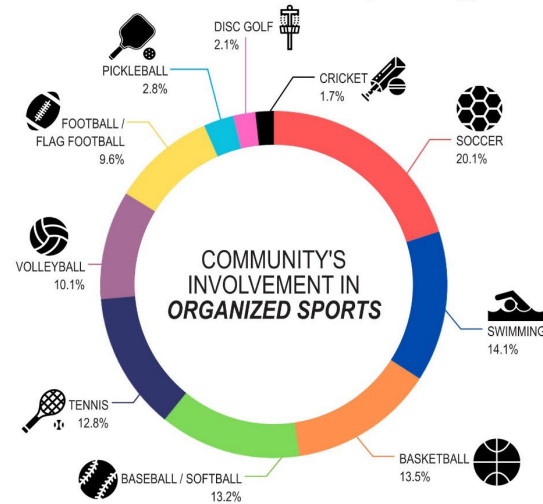
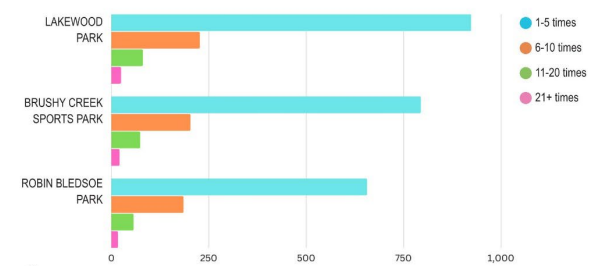
USERS



WHAT ARE THE AGES OF THE PEOPLE IN YOUR HOUSEHOLD?



FREQUENCY OF MONTHLY VISITS TO LEANDER'S TOP 3 MOST FREQUENTED PARKS



CONCEPT A



Leander Municipal Athletics Complex - Conceptual Layout 'A'

KEY NOTES

- 01 PROPOSED MAIN PARK ENTRY WITH DECELERATION LANE
- 02 PROPOSED EMERGENCY ACCESS WITH GRASS-CRETE DRIVE
- 03 PARKING AREA
- 04 PROPOSED RESTROOM & CONCESSIONS/ REST AREA
- 05 PRESERVED HISTORICAL BUILDING
- 06 RELOCATED MAINTENANCE BUILDING
- 07 PROPOSED MAINTENANCE YARD
- 08 PROPOSED BRIDGE
- 09 PROPOSED LOW-WATER CROSSING
- 10 PROPOSED NATURE CENTER WITH PREHISTORIC-THEMED PLAY
- 11 PROPOSED COMMUNITY PLAYGROUND
- 12 PROPOSED 22' SOFTBALL FIELD
- 13 PROPOSED MULTI-PURPOSE POD (80'x225' SOCCER / CRICKET)
- 14 PROPOSED BASKETBALL (1) & TENNIS-PICKLEBALL COURTS (3)
- 15 PROPOSED PASSIVE LAWN
- 16 SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (300'x185' shown)
- 17 CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- 18 PROPOSED NATURE TRAILS (>4 MI. OF CIRCULATION IN THE PARK)
- 19 PROPOSED OUTDOOR PAVILION
- 20 PROPOSED OUTDOOR EVENT PAVILION
- 21 PROPOSED TRAILHEAD MARKER
- 22 PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
- 23 EXISTING LOW WATER CROSSING RE-UTILIZED FOR FOOT BRIDGE
- 24 PROPOSED LOW-IMPACT ACCESS TO SPRING WATER
- 25 PROPOSED NATIVE PLANTINGS & RAINWATER BMPs
- 26 PROPOSED OVERLOOK
- 27 PROPOSED NATURAL KIOSK/ARCHAEOLOGICAL WAYFINDING
- 28 PROPOSED 9-HOLE DISC GOLF COURSE

LEGEND

- SITE BOUNDARY
- PEDESTRIAN CONNECTION
- CREEK CENTERLINE
- 100-YEAR FLOOD PLAIN
- 500-YEAR FLOOD PLAIN
- PROPOSED SHADE STRUCTURES

- NOT FOR CONSTRUCTION -

PLEASE NOTE, THE PROVIDED GRAPHIC IS A MASTERPLAN CONCEPT AND IS FOR REVIEW PURPOSES ONLY. THE DISPLAYED CONCEPT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, CONSTRUCTION, OR PERMITTING.



NORTH

0 150' 300'

CONCEPT B

Leander Municipal Athletics Complex - Conceptual Layout 'B'

KEY NOTES

- 01 PROPOSED MAIN PARK ENTRY WITH DECELERATION LANE
- 02 PROPOSED EMERGENCY ACCESS WITH GRASS-CRETE DRIVE
- 03 PARKING AREA
- 04 PROPOSED RESTROOM & CONCESSIONS/ REST AREA
- 05 PRESERVED HISTORICAL BUILDING
- 06 RELOCATED MAINTENANCE BUILDING
- 07 PROPOSED MAINTENANCE YARD
- 08 PROPOSED BRIDGE
- 09 PROPOSED LOW-WATER CROSSING
- 10 PROPOSED NATURE CENTER WITH PREHISTORIC-THEMED PLAY
- 11 PROPOSED COMMUNITY PLAYGROUND
- 12 PROPOSED 220' SOFTBALL FIELD
- 13 PROPOSED MULTI-PURPOSE POD (860'x225' SOCCER / CRICKET)
- 14 PROPOSED BASKETBALL (1) & TENNIS-PICKLEBALL COURTS (3)
- 15 PROPOSED PASSIVE LAWN
- 16 SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (300'x185' shown)
- 17 CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- 18 PROPOSED NATURE TRAILS (>4 MI. OF CIRCULATION IN THE PARK)
- 19 PROPOSED OUTDOOR PAVILION
- 20 PROPOSED OUTDOOR EVENT PAVILION
- 21 PROPOSED TRAILHEAD MARKER
- 22 PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
- 23 EXISTING LOW WATER CROSSING RE-UTILIZED FOR FOOT BRIDGE
- 24 PROPOSED LOW-IMPACT ACCESS TO SPRING WATER
- 25 PROPOSED NATIVE PLANTINGS & RAINWATER BMPs
- 26 PROPOSED OVERLOOK
- 27 PROPOSED NATURAL KIOSK/ARCHAEOLOGICAL WAYFINDING
- 28 PROPOSED 9-HOLE DISC GOLF COURSE

LEGEND

- SITE BOUNDARY
- PEDESTRIAN CONNECTION
- CREEK CENTERLINE
- 100-YEAR FLOOD PLAIN
- 500-YEAR FLOOD PLAIN
- PROPOSED SHADE STRUCTURES

- NOT FOR CONSTRUCTION -

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NORTH

0 150' 300'

PUBLIC INPUT WORKSHOP

March 30, 2023

Of 43 written responses,
Concept B was preferred.

Concept A: 14

Concept B: 17

Top 5 Priority/Interests

Disc Golf: 12

Natural Trails: 4

Preserve Natural Space: 3

Noise Pollution: 2

[People who are] Homeless: 2

Top 5 Requests to 'Add'

Pickleball: 8

Pool: 5

Parking: 5

Playgrounds: 4

Tennis Courts: 4

Top 5 'Add'tl Comments'

Over-Programmed: 5

Fields Away from River: 2

2 Tee Pads per 9-Hole DG: 2

Playground near Soccer: 2

No Trees in Parking Lot/
Reduce Trees: 2

Parkhill

CONCEPT B

Leander Municipal Athletics Complex - Conceptual Layout 'B'

KEY NOTES

- (01) PROPOSED MAIN PARK ENTRY WITH DECELERATION LANE
- (02) PROPOSED EMERGENCY ACCESS WITH GRASS-CRETE DRIVE
- (03) PARKING AREA
- (04) PROPOSED RESTROOM & CONCESSIONS/ REST AREA
- (05) PRESERVED HISTORICAL BUILDING
- (06) RELOCATED MAINTENANCE BUILDING
- (07) PROPOSED MAINTENANCE YARD
- (08) PROPOSED BRIDGE
- (09) PROPOSED LOW-WATER CROSSING
- (10) PROPOSED NATURE CENTER WITH PREHISTORIC-THEMED PLAY
- (11) PROPOSED COMMUNITY PLAYGROUND
- (12) PROPOSED 220' SOFTBALL FIELD
- (13) PROPOSED MULTI-PURPOSE POD (860'x225' SOCCER / CRICKET)
- (14) PROPOSED BASKETBALL (1) & TENNIS-PICKLEBALL COURTS (3)
- (15) PROPOSED PASSIVE LAWN
- (16) SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (300'x185' shown)
- (17) CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- (18) PROPOSED NATURE TRAILS (>4 MI. OF CIRCULATION IN THE PARK)
- (19) PROPOSED OUTDOOR PAVILION
- (20) PROPOSED OUTDOOR EVENT PAVILION
- (21) PROPOSED TRAILHEAD MARKER
- (22) PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
- (23) EXISTING LOW WATER CROSSING RE-UTILIZED FOR FOOT BRIDGE
- (24) PROPOSED LOW-IMPACT ACCESS TO SPRING WATER
- (25) PROPOSED NATIVE PLANTINGS & RAINWATER BMPs
- (26) PROPOSED OVERLOOK
- (27) PROPOSED NATURAL KIOSK/ARCHAEOLOGICAL WAYFINDING
- (28) PROPOSED 9-HOLE DISC GOLF COURSE

LEGEND

- SITE BOUNDARY
- PEDESTRIAN CONNECTION
- CREEK CENTERLINE
- 100-YEAR FLOOD PLAIN
- 500-YEAR FLOOD PLAIN
- PROPOSED SHADE STRUCTURES

- NOT FOR CONSTRUCTION -

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NORTH

0 150' 300'

CONSTRUCTION COSTS – INFRASTRUCTURE

KEY NOTES

- (01) PROPOSED MAIN PARK ENTRY WITH DECLARATION LAINE
- (02) PROPOSED EMERGENCY ACCESS WITH GRAVEL-CRETE DRIVE
- (03) PARKING AREA
- (04) PROPOSED RESTROOM & CONCESSIONS/REST AREA
- (05) PRESERVED HISTORICAL BUILDING
- (06) RELOCATED MAINTENANCE BUILDING
- (07) PROPOSED MAINTENANCE YARD
- (08) PROPOSED BRIDGE
- (09) PROPOSED LOW-WATER CROSSING
- (10) PROPOSED NATURE CENTER WITH PREHISTORIC-THEMED PLAY
- (11) PROPOSED COMMUNITY PLAYGROUND
- (12) PROPOSED 220' SOFTBALL FIELD
- (13) PROPOSED MULTI-PURPOSE POD (30'x225' SOCCER / CRICKET)
- (14) PROPOSED BASKETBALL (1) & TENNIS-PICKLEBALL COURTS (3)
- (15) PROPOSED PASSIVE LAWN
- (16) SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (300'x180' APPROX)
- (17) CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- (18) PROPOSED NATURE TRAILS (1/4 MI. OF CIRCULATION IN THE PARK)
- (19) PROPOSED OUTDOOR PAVILION
- (20) PROPOSED OUTDOOR EVENT PAVILION
- (21) PROPOSED TRAIL-HEAD MARKER
- (22) PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
- (23) EXISTING LOW WATER CROSSING RE-UTILIZED FOR FOOT BRIDGE
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- (27) PROPOSED NATURAL KIOSK/ARCHAEOLOGICAL WAYFINDING
- (28) PROPOSED 9-HOLE DISC GOLF COURSE

LEGEND

- SITE BOUNDARY
- PEDESTRIAN CONNECTION
- CREEK CENTERLINE
- 100-YEAR FLOOD PLAIN
- 500-YEAR FLOOD PLAIN
- PROPOSED SHADE STRUCTURES

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NORTH

Parkhill

SITE PREP & EARTHWORK \$1,214,500	MAINTENANCE YARD \$20,000 (bare minimum)
WATER DISTRIBUTION \$697,500	ROADWAY & PARKING \$1,350,000 (minimum)
SANITARY SEWER \$582,500	PARK BRIDGE \$1,709,000
STORM DRAIN \$225,000	CONTINGENCY & INFLATION \$1,774,845
ELECTRICAL SERVICE \$775,000	INFRASTRUCTURE SUBTOTAL \$8,348,345

CONSTRUCTION COSTS – INFRASTRUCTURE + AMENITIES (PHASE 1)

KEY NOTES

- (01) PROPOSED MAIN PARK ENTRY WITH DECLARATION LAINE
- (02) PROPOSED EMERGENCY ACCESS WITH GRAVEL-CRUIE DRIVE
- (03) PARKING AREA
- (04) PROPOSED RESTROOM & CONCESSIONS/ REST AREA
- (05) PRESERVED HISTORICAL BUILDING
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- (14) PROPOSED BASKETBALL (1) & TENNIS-PICKLEBALL COURTS (3)
- (15) PROPOSED PASSIVE LAWN
- (16) SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (30'x118' known)
- (17) CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- (18) PROPOSED NATURE TRAILS (4 M. OF CIRCULATION IN THE PARK)
- (19) PROPOSED OUTDOOR PAVILION
- (20) PROPOSED OUTDOOR EVENT PAVILION
- (21) PROPOSED TRAIL-HEAD MARKER
- (22) PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
- (23) EXISTING LOW WATER CROSSING RE-UTILIZED FOR FOOT BRIDGE
- (24) PROPOSED LOW-IMPACT ACCESS TO SPRING WATER
- (25) PROPOSED NATIVE PLANTINGS & RAINWATER BMPs
- (26) PROPOSED OVERLOOK
- (27) PROPOSED NATURAL KOSKARACHAEL LOGICAL WAYFINDING
- (28) PROPOSED 6-HOLE DISC GOLF COURSE

LEGEND

- | | |
|-----|---------------------------|
| --- | SITE BOUNDARY |
| --- | PEDESTRIAN CONNECTION |
| --- | CREEK CENTERLINE |
| --- | 100-YEAR FLOOD PLAIN |
| --- | 500-YEAR FLOOD PLAIN |
| --- | PROPOSED SHADE STRUCTURES |

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Parkhill

| **SOFTBALL FIELDS + PLAZA**

| **\$6,279,000** (4 fields + bldg.)

| **PARK ENTRY SIGNAGE**

| **\$25,000**

| **PARK FURNITURE**

| **\$78,000** (bare minimum)

| **LANDSCAPING & REVEG.**

| **\$416,650** (minimum)

| **AMENITIES (PHASE 1)**

| **CONTINGENCY & INFLATION**

| **\$1,835,636**

| **INFRASTRUCTURE SUBTOTAL**

| **\$8,348,345**

| **GRAND TOTAL**

| **~\$16,982,000**

CONCEPT B – PHASE 1 DIAGRAM



Leander Municipal Athletics Complex - Conceptual Layout 'B' PHASE 1

FUTURE PHASES

GENERAL SITE

SITE PREPARATION
\$114,500

EARTHWORK & SWPP
\$1,100,000

UTILITIES INFRASTRUCTURE
WATER DISTRIBUTION
\$697,500

SANITARY SEWER
\$582,500

STORM DRAIN
\$225,000

ELECTRICAL SERVICE
\$775,000

SURFACE INFRASTRUCTURE
MAINTENANCE YARD
\$20,000

ROADWAY & PARKING (PH. 1)
\$3,059,000

AMENITIES (PHASE 1)
SOFTBALL FIELDS (4) + PLAZA + CONCESSION
\$6,279,000

PARK ENTRY SIGNAGE
\$25,000

PARK FURNITURE
\$78,000

LANDSCAPE + REVEG.
\$416,650

ECONOMIC CONSIDERATIONS
20% CONTINGENCY
\$2,674,430

7% INFLATIONARY DISCRETION
\$936,051

GRAND TOTAL
\$16,982,631

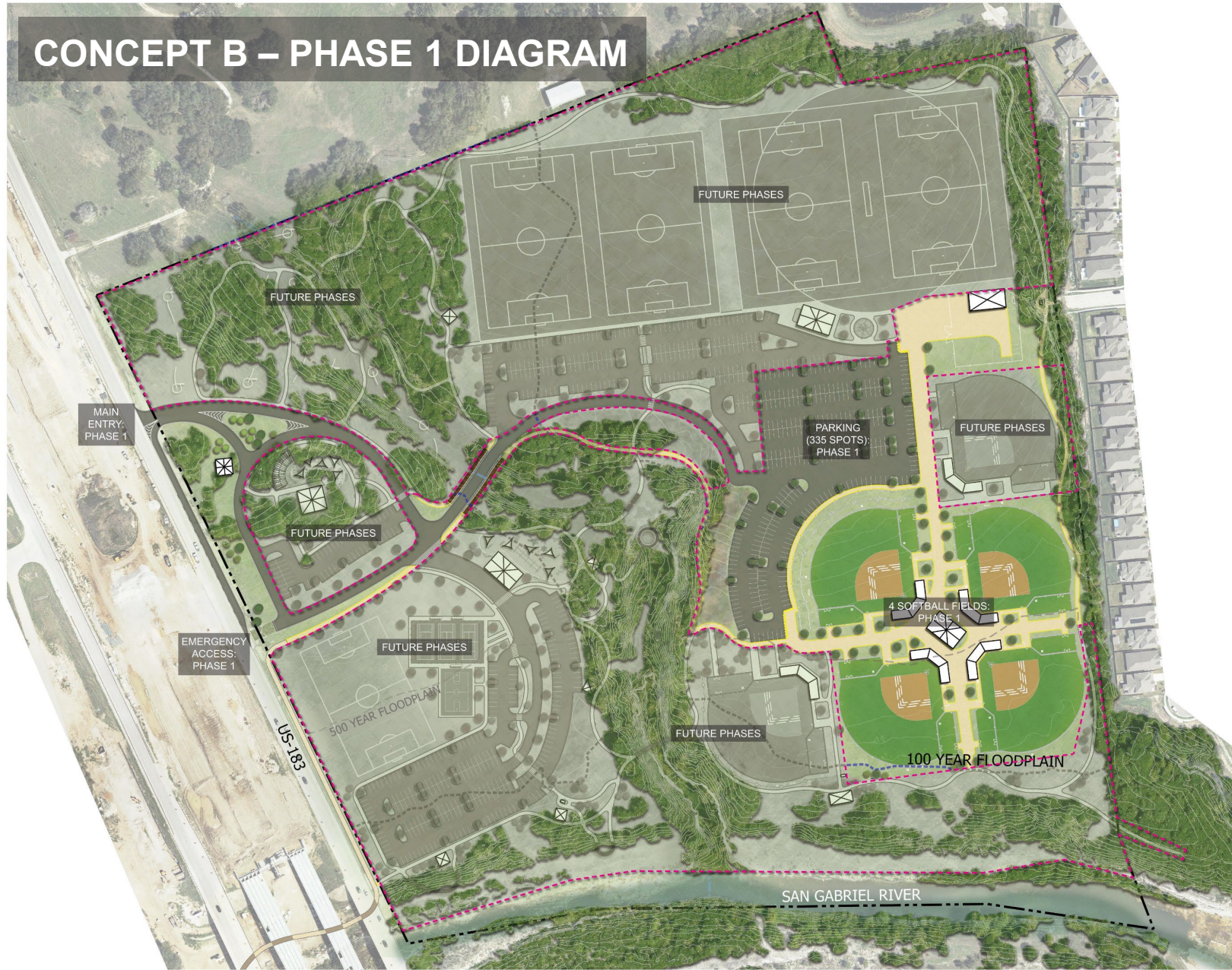
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NORTH

0 150' 300'



QUESTIONS & CONSIDERATIONS



Parkhill



Multi-purpose Complex

Round Rock, Texas

Parkhill



Intramural Fields

Texas Tech University

Parkhill

Evolution of Light Control

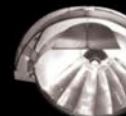
1976
SportsCluster™



1989
SportsCluster-2



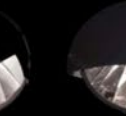
1989
SportsCluster-2 with Level 8™

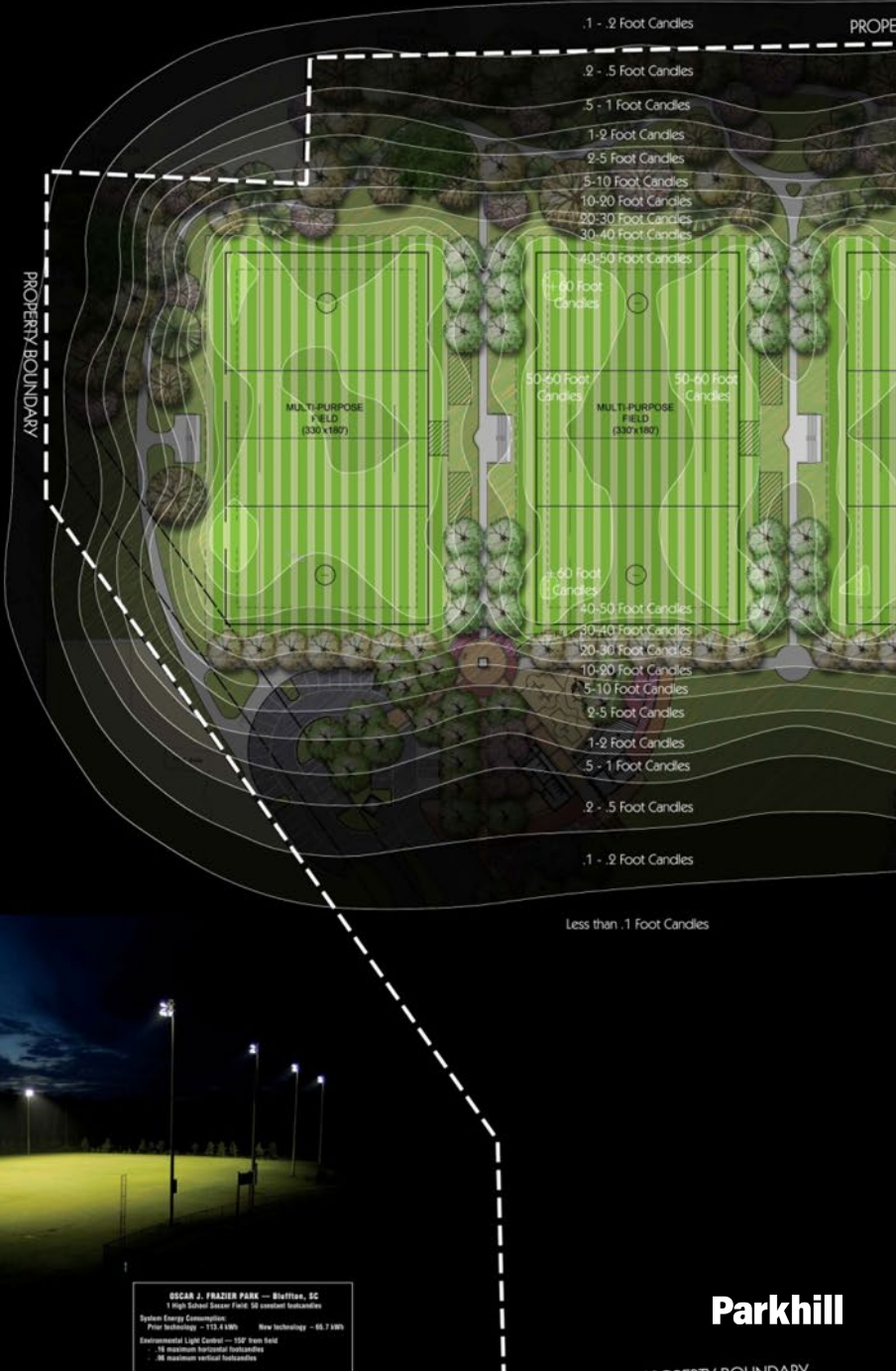


Total Light Control™



2005
Light-Structure Green™





Less than .1 Foot Candles

.1 - .2 Foot Candles

.2 - .5 Foot Candles

.5 - 1 Foot Candles

1-2 Foot Candles

2-5 Foot Candles

5-10 Foot Candles

10-20 Foot Candles

20-30 Foot Candles

30-40 Foot Candles

40-50 Foot Candles

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60-80 Foot Candles

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100-120 Foot Candles

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200-220 Foot Candles

220-240 Foot Candles

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340-360 Foot Candles

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1000-1020 Foot Candles

1020-1040 Foot Candles

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2120-2140 Foot Candles

2140-2160 Foot Candles

2160-2180 Foot Candles

2180-2200 Foot Candles

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3120-3140 Foot Candles

3140-3160 Foot Candles

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3180-3200 Foot Candles

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3960-3980 Foot Candles

3980-4000 Foot Candles

4000-4020 Foot Candles

4020-4040 Foot Candles

4040-4060 Foot Candles

4060-4080 Foot Candles

4080-4100 Foot Candles

4100-4120 Foot Candles

4120-4140 Foot Candles

4140-4160 Foot Candles

4160-4180 Foot Candles

4180-4200 Foot Candles

4200-4220 Foot Candles

4220-4240 Foot Candles

4240-4260 Foot Candles

4260-4280 Foot Candles

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4320-4340 Foot Candles

4340-4360 Foot Candles

4360-4380 Foot Candles

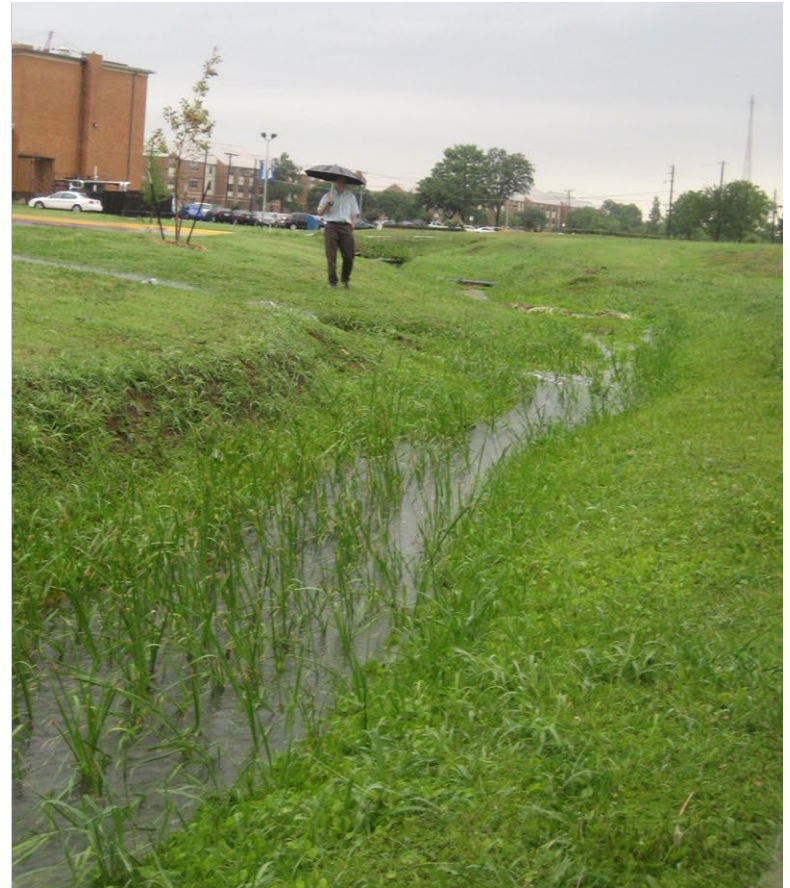
PROPERTY BOUNDARY



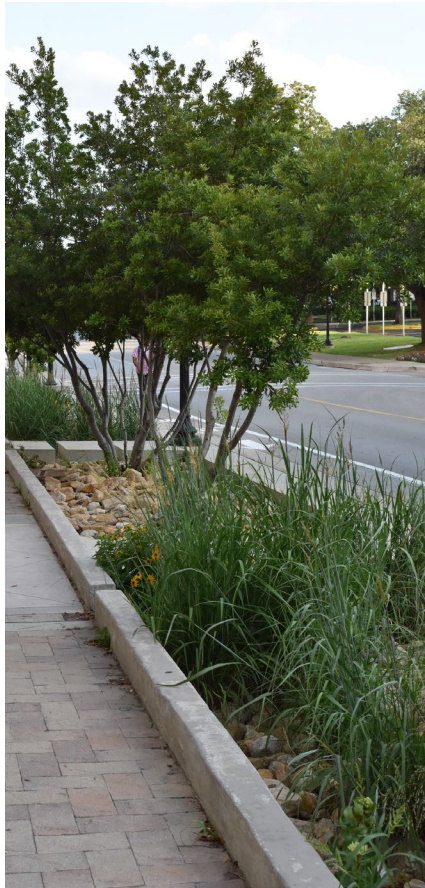
North Park Lacrosse Complex
South Lake, Texas

Parkhill









Storm Planter

Campus Green
University of Texas at Arlington

Parkhill



Streambed

Campus Green
University of Texas at Arlington

Parkhill



Rain Channel

Campus Green
University of Texas at Arlington

Parkhill



Micro Depressions

Campus Green
University of Texas at Arlington

Parkhill



Bio Filter



Rain Garden

Campus Green
University of Texas at Arlington

Parkhill



Rain Garden

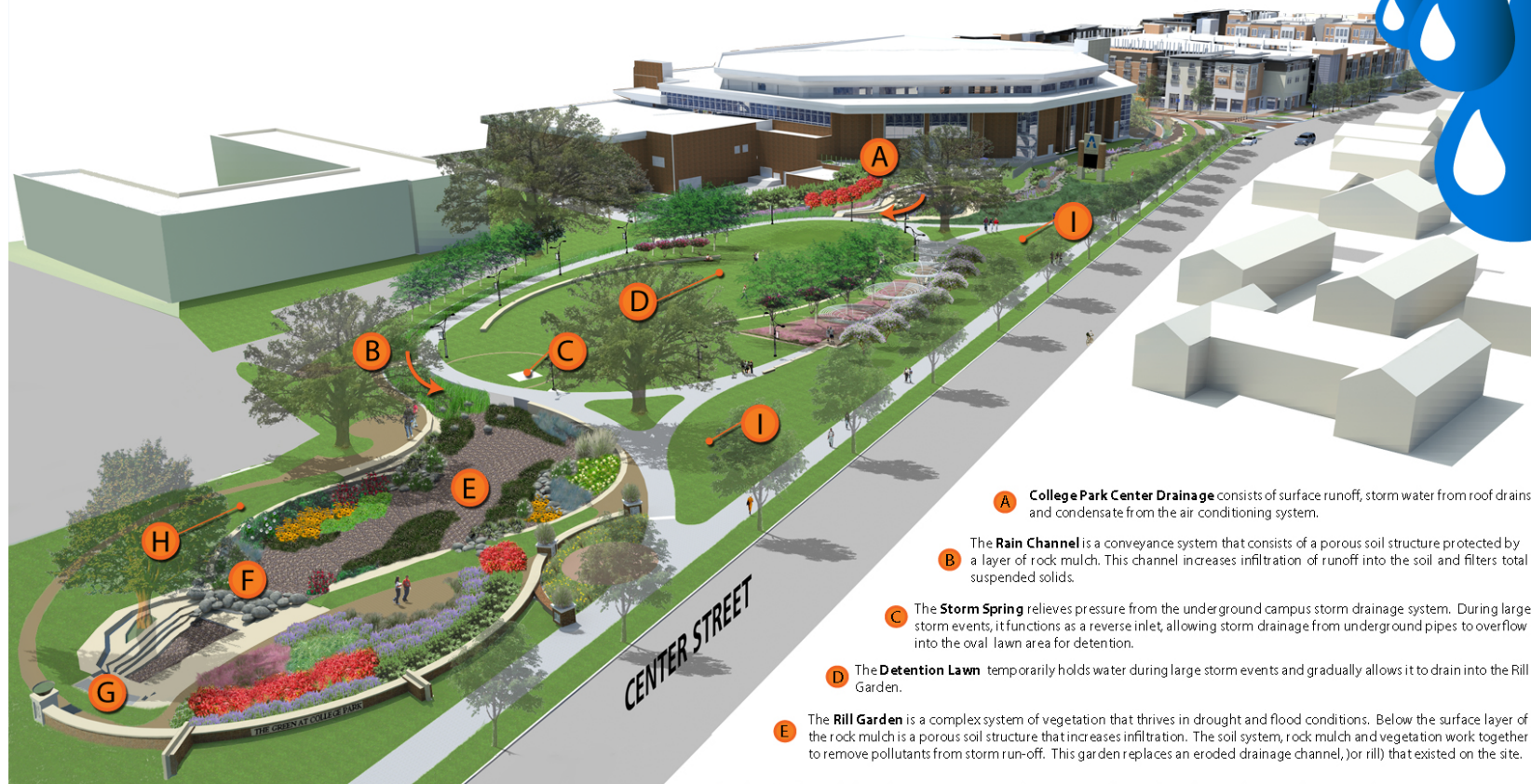
Campus Green
University of Texas at Arlington

Parkhill



WATER WISE

A GREEN SOLUTION TO WATER POLLUTION



ADDITIONAL INFORMATION:



- A** **College Park Center Drainage** consists of surface runoff, storm water from roof drains and condensate from the air conditioning system.
- B** The **Rain Channel** is a conveyance system that consists of a porous soil structure protected by a layer of rock mulch. This channel increases infiltration of runoff into the soil and filters total suspended solids.
- C** The **Storm Spring** relieves pressure from the underground campus storm drainage system. During large storm events, it functions as a reverse inlet, allowing storm drainage from underground pipes to overflow into the oval lawn area for detention.
- D** The **Detention Lawn** temporarily holds water during large storm events and gradually allows it to drain into the Rill Garden.
- E** The **Rill Garden** is a complex system of vegetation that thrives in drought and flood conditions. Below the surface layer of the rock mulch is a porous soil structure that increases infiltration. The soil system, rock mulch and vegetation work together to remove pollutants from storm run-off. This garden replaces an eroded drainage channel, (or rill) that existed on the site.
- F** The **Check Dam** helps to filter storm water and encourages infiltration by reducing velocity and increasing the amount of time storm water is detained on site.
- G** The **Overflow Structure** controls the amount of water that leaves the garden and drains to Johnson Creek. The controlled release also alleviates potential flooding of adjacent streets.
- H** The **Biofilter** is a vegetated system that removes total suspended solids from parking lot run-off before eventually draining into the rill garden.
- I** The **Microdepressions** are shallow depressions in the landscape that are sculpted to retain irrigation and storm runoff. Below the depressions are large rock sumps that store water and release it into the soil to be used by surrounding vegetation. Planted in the shallow areas are native plants that grow in wet soil conditions.



**EXECUTIVE SUMMARY****05/18/2023**

AGENDA SUBJECT:

Approval of BuyBoard Contract 648-21 with Axon Enterprises, Inc for the supply, installation and maintenance of equipment and services associated with the Axon Patrol Fleet in-car cameras within the Leander Police Department, for a five (5)- year contract in the amount of \$78,228.00 over the term of the contract; providing for terms and conditions; and authorize the City Manager to execute any and all necessary documents and renewals.

BACKGROUND:

Axon Fleet cameras are a state-of-the-art solution designed specifically for law enforcement and public safety. These cameras are equipped with advanced features that enhance the safety of police officers and the public alike. Axon Fleet cameras can help in identifying criminal activity, preventing false allegations, and improving accountability. Over the years, these cameras have become a valuable tool for law enforcement and public safety by providing real-time monitoring of police vehicle activity, recording footage for evidence, increasing transparency and accountability.

This contract is for the supply, installation and maintenance of equipment and services associated with twenty (20) in-car cameras with a total cost of \$78,228.00 to be paid over the term of the contract, \$33,016.90 the first year for hardware and \$11,302.78 each year after for software licensing and maintenance.

The Axon Enterprise, Inc. purchases are being made through BuyBoard Contract 648-21. Local Government Code Sec. 271.012. Cooperative Purchasing Program Participation provides that a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services. BuyBoard solicitations are posted year-round to continually seek the best pricing. BuyBoard is a regularly sourced co-op for municipal governments.

HISTORY/TIMELINE:

This quote is for a contract for Fleet vehicle camera licenses and equipment for ten (10) new vehicles that are being purchased.

RECOMMENDATION:

Approval of a contract with Axon Enterprises, Inc for a five (5)- year contract in an amount not to exceed \$78,228.00.

PRESENTER:

Greg Minton, Chief of Police

Fiscal Impact

Amount requested: \$78,228.00

Approved in current budget (Yes / No): Yes

Expenditure (New / Amended): New

Recurring or one-time: Recurring

Fund source (Operating / Utility / etc.): Operating

Attachments

1.Quote



Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-472957-45035.913MA

Issued: 04/19/2023

Quote Expiration: 05/10/2023

Estimated Contract Start Date: 07/01/2023

Account Number: 111124

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
705 Leander Dr 705 Leander Dr Leander, TX 78641-2024 USA	Leander Police Dept. - TX 705 Leander Dr Leander, TX 78641-2024 USA Email: jackson.mitchell@ci.leander.tx.us

SALES REPRESENTATIVE	PRIMARY CONTACT
Matt Appelbaum Phone: Email: mappelbaum@axon.com Fax:	Jackson Mitchell Phone: (512) 528-2804 Email: jmitchell@leandertx.gov Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$78,228.00
ESTIMATED TOTAL W/ TAX	\$78,228.00

Discount Summary

Average Savings Per Year	(\$220.80)
TOTAL SAVINGS	(\$1,104.00)

Payment Summary

Date	Subtotal	Tax	Total
Jun 2023	\$33,016.90	\$0.00	\$33,016.90
Jun 2024	\$11,302.76	\$0.00	\$11,302.76
Jun 2025	\$11,302.78	\$0.00	\$11,302.78
Jun 2026	\$11,302.78	\$0.00	\$11,302.78
Jun 2027	\$11,302.78	\$0.00	\$11,302.78
Total	\$78,228.00	\$0.00	\$78,228.00

Quote Unbundled Price:	\$77,124.00
Quote List Price:	\$78,228.00
Quote Subtotal:	\$78,228.00

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
Fleet2-TAP	Fleet 2 Without TAP	10	60	\$99.99	\$101.83	\$101.83	\$61,098.00	\$0.00	\$61,098.00
A la Carte Hardware									
11634	CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	10			\$1,449.00	\$1,449.00	\$14,490.00	\$0.00	\$14,490.00
71200	FLEET ANT, AIRGAIN, 5-IN-1, 2LTE, 2WIFI, 1GNSS, BL	10			\$249.00	\$249.00	\$2,490.00	\$0.00	\$2,490.00
72034	FLEET SIM INSERTION, VZW	10			\$15.00	\$15.00	\$150.00	\$0.00	\$150.00
Total							\$78,228.00	\$0.00	\$78,228.00

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Estimated Delivery Date
Fleet 2 Without TAP	71088	AXON FLEET 2 KIT	10	06/01/2023
A la Carte	11634	CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	10	06/01/2023
A la Carte	71200	FLEET ANT, AIRGAIN, 5-IN-1, 2LTE, 2WIFI, 1GNSS, BL	10	06/01/2023
A la Carte	72034	FLEET SIM INSERTION, VZW	10	06/01/2023

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 2 Without TAP	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	20	07/01/2023	06/30/2028
Fleet 2 Without TAP	87050	FLEET VIEW XL LICENSE	10	07/01/2023	06/30/2028

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 2 Without TAP	80397	EXT WARRANTY, FLEET 2 KIT	10	06/01/2024	06/30/2028

Payment Details

Jun 2023

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Upfront Hardware	11634	CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	10	\$14,490.00	\$0.00	\$14,490.00
Upfront Hardware	71200	FLEET ANT, AIRGAIN, 5-IN-1, 2LTE, 2WIFI, 1GNSS, BL	10	\$2,490.00	\$0.00	\$2,490.00
Upfront Hardware	72034	FLEET SIM INSERTION, VZW	10	\$150.00	\$0.00	\$150.00
Upfront Hardware	Fleet2-TAP	Fleet 2 Without TAP	10	\$15,886.90	\$0.00	\$15,886.90
Total				\$33,016.90	\$0.00	\$33,016.90

Jun 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	Fleet2-TAP	Fleet 2 Without TAP	10	\$11,302.76	\$0.00	\$11,302.76
Total				\$11,302.76	\$0.00	\$11,302.76

Jun 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	Fleet2-TAP	Fleet 2 Without TAP	10	\$11,302.78	\$0.00	\$11,302.78
Total				\$11,302.78	\$0.00	\$11,302.78

Jun 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	Fleet2-TAP	Fleet 2 Without TAP	10	\$11,302.78	\$0.00	\$11,302.78
Total				\$11,302.78	\$0.00	\$11,302.78

Jun 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	Fleet2-TAP	Fleet 2 Without TAP	10	\$11,302.78	\$0.00	\$11,302.78
Total				\$11,302.78	\$0.00	\$11,302.78

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

4/19/2023





EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of BuyBoard Contract 601-19 with Rush Truck Center, Dallas, Texas, for the purchase of a 2023 Ford F-750 truck for the Public Works department, in the amount of \$179,500.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

In the FY 2023 budget a new position, Pump & Motor Mechanic, was approved in the Public Works Water & Wastewater Department (Utility Fund). Approved along with the position was a specialized, heavy-duty vehicle, due to the requirements of this position, i.e., maintaining numerous pumps and motors throughout the wastewater collection and water distribution system.

The purchase of this vehicle, along with others, was included in the City's vehicle solicitation on three (3) separate occasions with no responses received. Since then, City staff has reached out to various vendors for the availability of the needed vehicle via BuyBoard agreement. The needed vehicle is located at Rush Truck Center, Dallas, Texas, and can be delivered to us by end of May 2023. Considering nation-wide supply chain issues with new vehicles and equipment, staff is recommending that the City take advantage of this opportunity while the vendor has the vehicle available, and requests authorization to utilize BuyBoard Contract 601-19 for the purchase of this needed vehicle.

Local Government Code Sec. 271.012: Cooperative Purchasing Program Participation, provides that a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services. BuyBoard Contract 601-19 will be used.

RECOMMENDATION:

Recommend approval of the request to purchase a 2023 Ford F-750 truck from Rush Truck Center, Dallas, Texas in the amount of \$179,500.00 utilizing BuyBoard Contract 601-19.

PRESENTER:

Gina M. Ellison, P.E., Public Works Director
Robert G. Powers, Executive Director of Finance

Fiscal Impact

<u>Amount requested:</u>	\$179,500.00
<u>Approved in current budget (Yes / No):</u>	Yes
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	One-time
<u>Fund source (Operating / Utility / etc.):</u>	Utility Fund

Attachments

1. Vehicle Quote_Ford F-750



Rush Truck Center - Dallas Medium Duty

4000 Irving Boulevard

Dallas, TX 75247

214-631-2050

Customer Proposal Letter

City of Leander
607 Municipal Dr.
Leander, TX 78641

Thank you for trusting us with your business. Please review the proposal below, and if you approve, sign and return to us at your convenience. We look forward to working with you and will continue to do our best to earn your trust now and in the future.

VEHICLE INFORMATION

Year 2023 Make Ford Model F-750 Stock # TBD Serial # TBD

Buyboard Contract 601-19

Quantity		Total
Truck Price per Unit	\$ 179,100.00	\$ 179,100.00
F.E.T. (Factory & Dealer Paid)	\$ 0.00	
Net Sales Price	\$ 179,100.00	\$ 179,100.00
Optional Extended Warranty(ies)		
State Sales Tax		
Buyboard Fee	\$ 400.00	\$ 400.00
Total Sales Price	\$ 179,500.00	\$ 179,500.00
Trade Allowance (see DISCLAIMER Below)		
Deposit / Down Payment		
Unpaid Balance Due on Delivery	\$ 179,500.00	\$ 179,500.00

Sales Representative

Signature

James Galbreath

Printed Name

Date

Purchaser

Signature

Printed Name / Title

Date

Accepted by Sales Manager
or General Manager

Signature

Printed Name

Date

Quote good until 5/26/2023

Note: The above Customer Proposal is a quotation only. Sale terms subject to approval of Sales Manager of Dealer.

DISCLAIMER: Any order based on this Proposal is subject to Customer executing Dealer's standard form Retail Sales Order and other required documents incorporating the above terms. Any documentary fees, FET, state tax, title, registration and license fees subject to adjustment and change. This Proposal is based upon Dealer's current and expected inventory, which is subject to change. Dealer is not obligated to retain any specific vehicles in stock, nor maintain specific inventory levels. Dealer shall not be obligated to fulfill Proposal in event quoted vehicle(s) is not in stock or available within requested delivery schedule. Manufacturer has reserved the right to change the price to Dealer of any vehicle not currently in Dealer's stock, without notice to Dealer and Dealer reserves the right to change Quotation Total to reflect any price increases from Manufacturer. Dealer shall not be liable for any delay in providing or inability to provide Quoted Vehicle(s). Above listed Trade Value based upon current appraisal of Trade Vehicle(s). Dealer may adjust Trade Value of Trade Vehicle(s) to reflect changes in condition and/or mileage of Trade Vehicle(s) between date of current appraisal and acceptance of the Trade Vehicle by Customer.

⁽¹⁾ Includes subscription period for # of specified months. ⁽²⁾ Customer's use of RushCare Service is governed by the RushCare User Agreement located at <https://www.rushtruckcenters.com/rushcare-user-agreement>. ⁽³⁾ Customer's use of Telematics Services is governed by separate 3rd party license terms and Rush is not liable for the Telematics Service. ⁽⁴⁾ Gap Coverage is provided and administered by an independent 3rd party provider under a separate contract directly between Customer and the 3rd party provider.

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325



Client Proposal

Prepared by:

Ryan Galbreath

Office: 214-678-5966

Email: galbreathr@rushenterprises.com

Date: 01/09/2023



Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd., Dallas, Texas, 752475816

Office: 214-631-2050



Prepared by: Ryan Galbreath

01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

Warranty

Standard Warranty

Basic Warranty

Basic warranty 24 months/unlimited

Powertrain Warranty

Powertrain warranty 24 months/unlimited

Corrosion Perforation

Corrosion perforation warranty 36 months/unlimited

Roadside Assistance Warranty

Roadside warranty 24 months/unlimited

Diesel Engine Warranty

Diesel engine warranty 60 months/250,000 miles

Transmission Warranty

Transmission warranty 60 months/250,000 miles

Frame Rail Warranty

Frame Rail Warranty 60 months/unlimited



Prepared by: Ryan Galbreath

01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

As Configured Vehicle

Code	Description
Base Vehicle	
X7D	Base Vehicle Price (X7D)
Engines	
99E	6.7L Power Stroke V8 Turbo Diesel - 300 HP @ 2500 RPM Includes Engine Exhaust Brake and manual regen capability. Torque: 725 ft.lbs. @ 1500 rpm. <i>Governed RPM: 3300. Includes CARB clean idle label - may be removed if un-necessary.</i>
425	50-State Emissions
41H	Engine Block Heater, Phillips, 120 Volt/750 Watt
98R	Active Regen Control <i>Allows Driver to Inhibit Automatic Regen until Regen can be performed in a Safe location.</i>
Transmissions	
44G	Ford TorqShift HD 6-Speed Automatic - Double Overdrive, WITH PTO Provision and Tow/Haul
Front Wheels & Tires	
643	Wheels, Front 22.5x8.25 White Powder Coated Steel, 10-Hole <i>(285.75MM BC) hub piloted, flanged nut, metric mount, 8.25 DC rims; with steel hubs.</i>
T2B	Tires, Front Two 11R22.5G Goodyear Fuel Max RSA (497 rev/mile)
Rear Wheels & Tires	
663	Wheels, Rear 22.5x8.25 White Powder Coated Steel, 10-Hole <i>(285.75MM BC) hub piloted, flanged nut, metric mount, 8.25 DC rims; with steel hubs.</i>
R2G	Tires, Rear Four 11R22.5G Goodyear Fuel Max RTD (493 rev/mile)
Brakes	

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ryan Galbreath

01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

As Configured Vehicle (cont'd)

Code	Description
67A	Air Brakes (4 WHEEL DRUM) - Straight Truck w/Traction Control <i>Meritor Q-Plus with ABS, Bendix Anti-Lock Brake System, 4-channel. Includes 15" x 4" front brakes, dual direct reading air pressure gauges, brake lines color coded nylon, Bendix 13.2 CFM capacity air compressor, instrument panel mounted yellow knob parking brake control valve, automatic slack adjusters front and rear, two rear spring parking air brake chambers mounted on front of rear axle, three drain valves and two air tanks (Reference Body Builders Book for location). Rear brake size and components dependent upon axle selection. Uses existing ABS system to minimize wheel slipping during acceleration. Usage determined by the air brake package selected. (Should NEVER be used with Hi-Rail Train Systems).</i> <i>Includes:</i> - Air Dryer, Bendix AD/IS w/Heater <i>Mounted left frame rail (for Hydraulic brake diesel applications that include air suspension or stand alone engine air compressor).</i>
18A	Electronic Stability Control DELETE <i>Deletes the standard ESC feature.</i>
62D	Air Dryer, Bendix AD/IS w/Heater <i>Mounted left frame rail (for Hydraulic brake diesel applications that include air suspension or stand alone engine air compressor).</i>
Front Axle and Suspension	
43P	12,000 lb. Cap. Non-Driving - Dana E-1202I - I-Beam Type
61D	Taper-Leaf Springs, Parabolic - 12,000 lb. Cap <i>2-leaf, 62" x 3.15". Also includes, standard duty, dual, double acting shock absorbers.</i>
60A	Lube, Front Axle, EmGard 50W, Synthetic Oil
Rear Axle and Suspension	
475	21,000 lb. Single Reduction - Open - Dana / Spicer 21060S <i>NOTE: When specifying an axle ratio, check performance guidelines for startability and gradeability.</i>
18P	Driveshaft Upgrade <i>A heavy duty drive line is optional. Heavy duty drive line components are required in more demanding applications, such as higher torque engines or deep reduction low gear(s). The heavier SPL-140 driveshaft is powertrain dependent and should be used when more durability is required by the vocation or customer.</i>
68R	Multi-Leaf Springs - 23,000 lb. Cap <i>11-leaf. Includes 2,000 lb auxiliary springs for load stabilization.</i>
607	Lube, Rear Axle, EmGard 75W-90, Synthetic Oil

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Prepared by: Ryan Galbreath

01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

As Configured Vehicle (cont'd)

Code	Description
X6B	6.17 Axle Ratio
Wheelbase	
179WB	179" Wheelbase/84" CA/49" AF/267" OAL
Frame	
538	Single Channel - Straight 'C' 16.98 SM, 120,000 PSI <i>2,037,600 RBM. Heat treated alloy steel; 10.250" x 3.610" x 0.375" (260.4mm x 91.66mm x 9.5mm).</i>
765	Bumper, Front - Full Width, Chrome Plated Steel - (Included in (90E) Exterior Appearance Group)
18D	Special Rating GVWR - Limited to 25,999 lb. GVWR Only available to GAWR combinations that EXCEED 26,000 lbs.
86C	Chrome Grille Surround - (Included in (90E) Exterior Appearance Group)
Exhaust	
91D	Under Cab, Vertical Outlet, Right Side, Switchback-Style - Intrudes 2" into clean CA WARNING! The selection of this Exhaust could reduce the available CA dimension. <i>Single, horizontal muffler, right side under cab outside of frame rail with vertical exhaust passenger side rear corner with heat shield and turnout exit.</i>
Fuel Tanks	
65E	Fuel Tank - LH 65 Gallon Rectangular - Aluminum
Electrical / Alternator / Battery	
STDALT	Extra Heavy Duty Alternator - 12-Volt, 200 Amp Denso SC5
55M	Jump Start Stud - Remote Mounted
63B	Battery - Two 900 CCA, 1800 Total, Includes Steel Battery Box <i>12Volt, Motorcraft.</i>

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Prepared by: Ryan Galbreath

01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

As Configured Vehicle (cont'd)

Code	Description
59C	Body Builder Wiring - At End of Frame, Combined - (ILO Standard - Back of Cab Combined) <i>Includes sealed connectors for 2 ground circuits, with combined left/stop, combined right/stop, stop lamps, back up lamps. Also includes 2 additional pass through wires to cab.</i>
17M	Back-Up Alarm - Electric, 102 dBA
962	Daytime Running Lamps (Not Configurable)
16V	Voltmeter <i>Available in message center.</i>
Seats	
88A	30/0/30 Fixed Driver & Fixed Passenger w/Consolette - Vinyl
87B	60/40 Rear Bench Seat w/Bolster and Flip-Up Cushion <i>Trim will match selected driver seat material.</i>
Cab Interior	
600A	Preferred Equipment Package 600A <i>Includes:</i> - Wheel Seals, Front - Oil lubricated, SKF ScotSeal PlusXL Seals - Wheel Seals, Rear - Oil lubricated, SKF ScotSeal PlusXL Seals - Manual Regen Initiation - Driver Interface in Message Center - Engine Exhaust Brake - Extra Heavy Duty Alternator - 12-Volt, 200 Amp Denso SC5 - Lights - Roof Marker/Clearance - Amber Lenses, 5 Lights - Tow Hooks, Front (2) - Frame-Mounted, Painted Black - Four Body Builder Switches - Mounted in Center Instrument Panel <i>With connector access located in engine compartment. Amperages vary by switch: 10, 15, 25, 25.</i> - Floor Covering - Black Vinyl - Intelligent Oil Life Monitor - Steering Column - Tilt / Telescoping - Steering Wheel - Black PVC w/Integral Cruise Control Switches, includes Audio Controls
90A	Appearance Group <i>Includes front-mounted overhead console with dual sunglass bins and integral front map reading lights.</i> <i>Includes:</i> - Chrome Trimmed Air Registers w/Positive Shut-Off - 60/40 Rear Bench Seat w/Bolster and Flip-Up Cushion <i>Trim will match selected driver seat material.</i> - Power Equipment Group - (Included in (90A) Appearance Group) <i>Includes power front side windows, manual rear side windows, power door locks and door trim panel.</i>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ryan Galbreath

01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

As Configured Vehicle (cont'd)

Code	Description
90P	Power Equipment Group - (Included in (90A) Appearance Group) <i>Includes power front side windows, manual rear side windows, power door locks and door trim panel.</i>
55P	110 A/C Outlet - in Lower Center Finish Panel
588	Radio: AM/FM Stereo w/2 Speakers, USB input, Clock Display and Bluetooth
85A	SecuriLock Passive Anti-Theft System <i>The SecuriLock Passive Anti-Theft System is designed to help prevent the engine from being started unless a coded key, programmed to the vehicle, is used. It helps protect against drive-away theft through an electronically coded ignition key, its electronically coded ignition key features billions of possible codes to start the vehicle and is not compatible with non-OEM aftermarket remote start systems.</i>
17W	Wi-Fi 4G LTE Hotspot Delete

Cab Exterior

90E	Exterior Appearance Group <i>Includes:</i> <i>- Bumper, Front - Full Width, Chrome Plated Steel - (Included in (90E) Exterior Appearance Group)</i> <i>- Chromed Fender Badge</i> <i>- Chrome Grille Surround - (Included in (90E) Exterior Appearance Group)</i>
85K	Remote Keyless Entry w/2 Key Fobs
59A	Horn, Air - Black, Single Trumpet <i>Air solenoid operated, chassis mounted on rail back of bumper.</i>
54R	Mirrors, Dual - Heated & Motorized Rectangular, XL2020 - 102" Width <i>Integral spot mirror, sail type, solid black finish.</i>

Miscellaneous

PAINT	Paint Type - Environmentally Friendly, "3 - Wet System"
L23	Raw Material Surcharge

Exterior Color

YZ_01	Oxford White
-------	--------------

Interior Color

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ryan Galbreath
01/09/2023

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2023 F-750 Diesel SuperCab Base (X7D)

Price Level: 325

As Configured Vehicle (cont'd)

Code	Description
E_01	Gray

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Rush Truck Centers of Texas
PO Box 34630
Dallas TX 78265

Order Acknowled. of: 12/09/2021
 Order Acknowled. no.: 1836985
 Customer: 154737
 Customer PO no.: RS120721-39
 Customer PO date: 12/08/2021
 General date format: MM/DD/YYYY
 Your contact: Ball, Keith
 Email: M.Becker@palfinger.com
 Condition of delivery: EXW / Council Bluffs
 Shipment terms: Truck

Ship-to address:
 Rush Truck Center
 4000 Irving Blvd
 Dallas TX 75247

Carrier Code: MISC Billing Option ID: PPAID AND ADD

Pos Qty UOM Description

Delivery note: 83715746
 Order Acknowled. no.: 1836985
 Customer PO no.:

100 1 PC **OSPCB72-11** | PAL Pro 72-1160SSCS Z1 Line-X

Tailshelf-Bumper	OSCB8905	Top Open Workbench Tailshelf
Steel Crane Body	OSCBTYP	PALFINGER CRANE BODY
Roof Options	OSSB6801	NO LOW SLIDING ROOF
Body Option	OSCB0111	11' BDY SS+CS ALL RAISED 60"
Outtrigger Option	OSCB0202_72	REAR POWER OUT/DOWN INST
Outtrigger Option	OSCB0207	FRONT MANUAL DROP DOWN UNINST
Masterlock, Crane Body	OSCB0403	ROTARY MASTERLOCK INSTALLED
Installation Accessories	OSCB8101	Boom Support Mounting 25'
Installation Accessories	OSCB8104	PRC45V, PRC60V Mtg Inst
Installation Accessories	OSCB8105	Miller Welder Mtg Inst
Door Seal	OSSB3002	DOOR SEAL INSTALLED
Streetside 1st Vertical	OSCB1111	DRAWER UNIT 5-3",2-5",1-7"
Streetside 2nd Vertical	OSCB1202	2 DIVIDER TRAYS
Streetside Horizontal	OSCB1301	1 DIVIDER TRAY

OMAHA STANDARD PALFINGER

www.palfinger.com

3501 South 11th Street | Council Bluffs, IA | 51501 | USA

T 712-328-7444 | F 712-328-8383

REMIT TO: PO Box 5821 | Carol Stream, IL | 60197-5821 | USA

Rush Truck Centers of Texas
PO Box 34630
Dallas TX 78265

Pos	Qty	UOM	Description		
			Streetside Rear	OSCB1402	2 DIVIDER TRAYS
			Curbside 1st Vertical	OSCB1502	2 DIVIDER TRAYS
			Curbside 1st Vertical	OSCB1511	TANK BRACKET FOR 2 TANKS
			Curbside 1st Vertical	OSCB1513	INTERIOR PARTITION KIT 60"H
			Curbside 2nd Vertical	OSCB1602	2 DIVIDER TRAYS
			Curbside Horizontal	OSCB1701	1 DIVIDER TRAY
			Tailshelf Accessories	OSCB8202	2 Flexible Step
			Tailshelf Accessories	OSCB8213	Bolt On Hand Rail Uninstalled
			Body Lighting Options	OSCB8304	Tail Lights and Harness Instal
			Body Lighting Options	OSCB8306	Body control system installed
			Body Lighting Options	OSCB8308	LED Strip Comp Lighting Instal
			Body Lighting Options	OSCB8314	4 Flood Light & Harness Instal
			Air System Accessories	OSCB8607	Hose Reel, 1/2" x 50' Inst
			Air System Accessories	OSCB8609	3/4" F.R.L. Installed
			Air System Accessories	OSCB8612	Air Reservoir Kit, 6 Gallon
			Hydraulic System Options	OSCB8504	Oil Reservior 30 gallon Instal
			Hydraulic System Options	OSCB85	TANDEM PUMP NO FLOW CONTROL
			Hydraulic System Options	OSCB8526	-24 SUCTION HOSE KIT
			Hydraulic System Options	OSCB8528	COMPRESSOR INSTALLATION KIT UN
			Headache Rack	OSCB9102	Rack Hgt 39/43-63", 72/86-67"
			Color 1	PAINT1_80	Ford Z1 White
			Undercoat	3	Undercoat/Line-X Compt/Bedliner

200 1 PC **KEB01372A** | PRCV Hot Climate Kit

300 1 PC **OS3287058** | ADAPTER,XBL-5,LIGHT KIT FORD

400 1 PC **S031-ST-A** | PSC 10829

Crane model	KTYPE	PSC6229
Easy Load Block Stowing	ELS_W/O	NO EASY LOAD BLOCK STOWING

OMAHA STANDARD PALFINGER
www.palfinger.com
3501 South 11th Street | Council Bluffs, IA | 51501 | USA
T 712-328-7444 | F 712-328-8383
REMIT TO: PO Box 5821 | Carol Stream, IL | 60197-5821 | USA

Rush Truck Centers of Texas
PO Box 34630
Dallas TX 78265

Pos	Qty	UOM	Description		
			Type remote control	FERT_PALF4	WIRELESS PUSH BUTTON REMOTE
			Boom Tip Hook	BTH_W/O	NO BOOM TIP HOOK
			Crane installation	CINS_W/O	DISTRIBUTOR INSTALLED
			Dead centre	TOT_TOSTD	STANDARD ROTATION STOP
			Crane Installation kit	CKIT_W/O	NO INSTALLATION KIT
			Remote Control Accessories	RCAC_SILC	SILICON COVER PROVIDED

500 1 PC **OS5030022** | BOOM REST ASSY, ADJUSTABLE

600 1 PC **OS701BA** | PRC 45V AIR COMPRESSOR

700 1 PC **EP2669** | PTO, 137% OUTPUT SPEED, FORD

800 1 PC **EP2670** | TANDEM PUMP 14/8 SPLIT



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of Bennet Paving Inc. Change Order No. 1 regarding the Roadway Rehabilitation Fiscal Year 2023 project for the addition of rehabilitation to Heritage Grove Road in the amount of \$437,996.05 for a total contract amount of \$2,421,313.37; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:

On April 20, 2023, the construction contract for the Roadway Rehabilitation Fiscal Year 2023 project was awarded to Bennet Paving, Inc. in the amount of \$1,983,317.32. Project was awarded utilizing 2022 Transportation Certification of Obligation (COs). The COs were originally allocated for Heritage Grove Road Improvement project (CIP T.52). However, due to termination of Chapter 380 Agreement with Cangshan Cutlery Company, the full reconstruction project is on hold. Considering the poor condition of the Heritage Grove Road, from Oak Grove Road to US183, staff is proposing to do a Change Order to include the rehabilitation work to this roadway under current contract.

Rehabilitation work will include full depth repairs, edge-mill with repair and overlay. The proposed additional work will improve the ride quality on Heritage Grove Road until full reconstruction/improvement can be performed with economic development of the surrounding areas.

Original Total Contract Price	\$1,983,317.32
Change Order No. 1 (22% of Original Contract	\$437,996.05
New Total Contract Price	\$2,421,313.37

APPLICANT/AGENT:

Bennet Paving, Inc.

RECOMMENDATION:

Staff respectfully requests authorization for the City Manager to approve Change Order No. 1 in the amount of \$437,996.05; and authorize the City Manager to execute any and all necessary documents.

PRESENTER:

Gina M. Ellison, P.E., Public Works Director

Fiscal Impact

Amount requested: \$437,996.05
Approved in current budget (Yes / No): No
Expenditure (New / Amended): New
Recurring or one-time: One-time
Fund source (Operating / Utility / etc.): 2022 Transportation COs

Attachments

1. Roadway Rehabilitation FY2023 CO#1 Heritage Grove Road signed



CHANGE ORDER NO. 1

This will constitute authorization by the City of Leander, Texas (Owner), for Bennett Paving, Inc. (Contractor) to proceed with the following additional described services under following contract.

CITY OF LEANDER ROADWAY REHABILITATION FY 2023

DESCRIPTION OF WORK

Heritage Grove Road

Bennett Paving, Inc. will perform Edge Mill and Overlay with full depth repairs on Heritage Grove Road (From Oak Grove Rd to US183) as shown on attached project plan sheets. Work will be performed based attached pricing and following guidelines of City of Leander Roadway Rehabilitation FY 2023 contract document.

TIME FOR COMPLETION

Per City of Leander Roadway Rehabilitation FY 2023 contract guidelines.

BASIS OF COMPENSATION

Contract price for this additional work is \$437,996.05. City will make payment to the contractor following City of Leander Roadway Rehabilitation FY 2023 contract guidelines.

Original Contract Total: \$1,983,317.32

New Contract Total including CO#1: \$2,421,313.37

ACCEPTED:

BENNETT PAVING, INC.

By: _____

Bryan Bennett

Title: President

Attest: _____

Adam Ouda

Date: 5/2/2023

APPROVED:

CITY OF LEANDER, TEXAS

By: _____

Title: _____

Attest: _____

Date: _____

City of Leander Roadway Rehabilitation FY 2023

Change Order #1:Heritage Grove Road

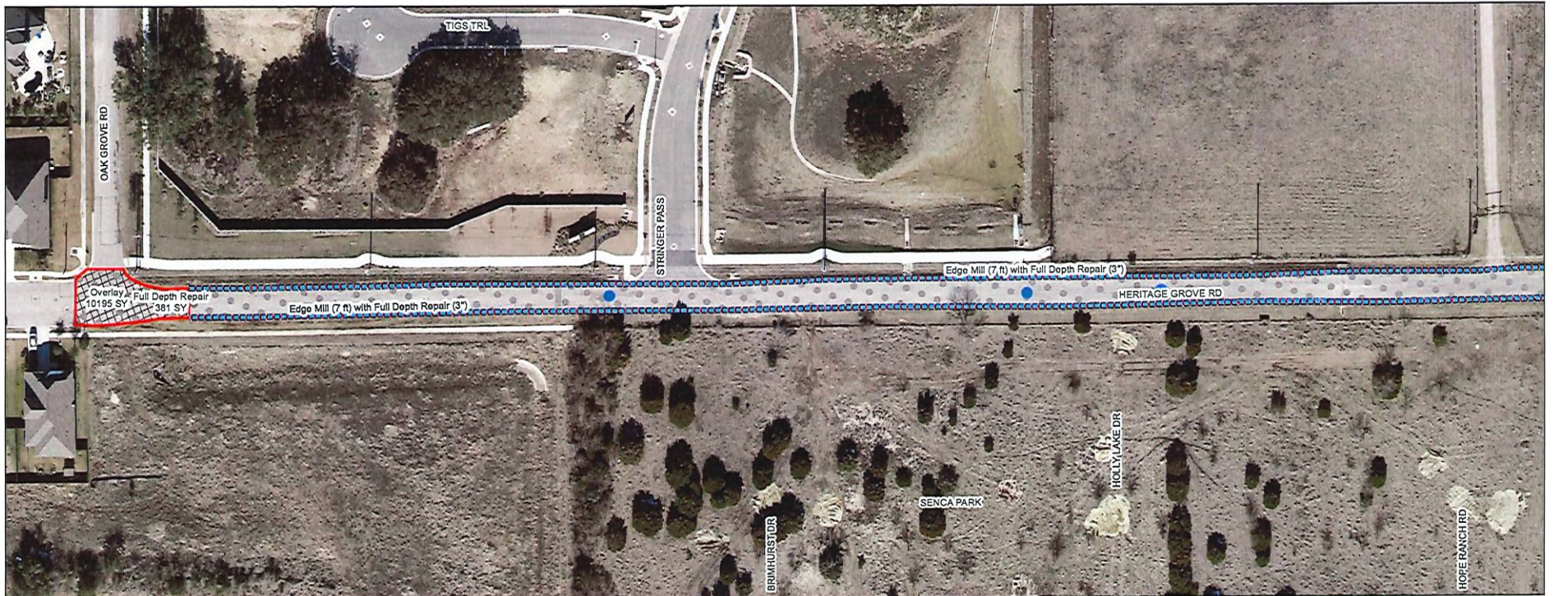
S.N.	Bid Item	Quantity	Unit	Item Description	Unit Price	Amount
CO#1:Heritage Grove Road						
1	340	10195	SY	DENSE GRADED HOT MIX ASPHALT TYPE C (2" THICK)	\$ 14.75	\$ 150,376.25
2	351	2101	SY	FLEXIBLE PAVEMENT STRUCTURE REPAIR (6")	\$ 75.00	\$ 157,575.00
3	351	4638	SY	FLEXIBLE PAVEMENT STRUCTURE REPAIR (3")_along Edge Milled section	\$ 22.10	\$ 102,499.80
4	354	4638	SY	PLANING AND TEXTURING ASPHALT PAVEMENT (3")	\$ 4.50	\$ 20,871.00
5	500	1	LS	MOBILIZATION/DEMOBILIZATION	\$ 1,500.00	\$ 1,500.00
6	502	1	LS	BARRICADES, SIGNS AND TRAFFIC HANDLING	\$ 5,000.00	\$ 5,000.00
7	666	15	FT	REFL PAV MRK TY I (W) 24" (SLD) (100MIL)	\$ 8.40	\$ 126.00
8	666	4	EA	REFL PAV MRKR TY II B-B	\$ 12.00	\$ 48.00
SUBTOTAL AMOUNT BID - CO#1:Heritage Grove Road						\$ 437,996.05

Original Contract Total Amount	\$ 1,983,317.32
New Contract Total Amount including CO#1	\$ 2,421,313.37



CITY OF LEANDER ROADWAY REHABILITATION FY 2023

Heritage Grove Road



-  Full Depth Repair
-  Overlay
-  Edge Mill (7 ft) with Full Depth Repair (3")
-  Install FH Indicator
- E = Ty. 1 White 24" Solid

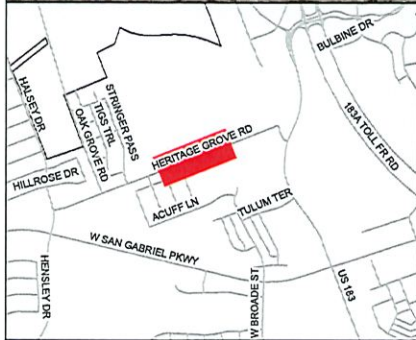


CITY OF LEANDER ROADWAY REHABILITATION FY 2023

Heritage Grove Road



0 50 100 200 300 400 Feet



-  Full Depth Repair
-  Overlay
-  Edge Mill (7 ft) with Full Depth Repair (3")
-  Install FH Indicator
- E = Ty. I White 24" Solid



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of the extension of the Global Village Development Agreement Case 16-DA-003 on several parcels of land located to the southeast of the intersection of 183A Toll Road and Crystal Falls Parkway, including approximately 65 acres of land; Leander, Williamson County, Texas.

BACKGROUND:

The Settlement Agreement and Development Agreement for the Global Village Property, was approved on June 16, 2016 and the agreement is set to expire June 16, 2023. Since the approval of this agreement, the economy has experienced unexpected challenges and disruptions that have caused delays in the timing of this development. This request will extend this agreement for three (3) years to June 16, 2026.

HISTORY/TIMELINE:

09/02/2010 - Approval of the Development Agreement

06/16/2016 - Approval of the Settlement Agreement & Reinstatement of the Development Agreement

06/16/2023 - Expiration of the Development Agreement

APPLICANT/AGENT:

Sneed, Vine & Perry, P.C. (Robert Kleeman) on behalf of Premas Global Leander I, Gentile Ventures, QT South, and LG Crystal Falls

RECOMMENDATION:

Staff recommends approval of this extension.

PRESENTER:

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

Attachments

1. Addendum
2. Location Map

ADDENDUM TO THE DEVELOPMENT AGREEMENT FOR GLOBAL VILLAGE

This Addendum to the Development Agreement for Global Village (the "**Addendum**") is made and entered into, effective as of the ____ day of _____, 2023 (the "**Addendum Effective Date**"), by and among the **City of Leander, Texas**, a Texas home rule municipal corporation (the "**City**"); Premas Global Leander I, LLC, a Delaware limited liability company ("**Premas**"); Gentile Ventures, LLC, a Texas limited liability company ("**Gentile**"), QT SOUTH, LLC, a Texas limited liability company ("**QT**"), and LG Crystal Falls, LLC, a Texas limited liability company ("**LG**"). The City, Premas, Gentile, QT, and LG are sometimes collectively referred to herein as the "**Parties**." Premas, Gentile, QT, and LG are sometimes collectively referred to herein as "**Developer Entities**". In consideration of the below stated premises and the mutual covenants of the Parties, the Parties hereby agree as follows:

RECITALS

- A. The City and Premas entered into the Development Agreement for Global Village dated June 16, 2016, regarding the development of approximately 65-acres (the "**Property**") as described therein ("**Development Agreement**");
- B. Premas is the owner of approximately 46.85-acre portion of the Property;
- C. Gentile is the owner of an approximately 1.262-acre portion of the Property described as Lot 3, Crystal Village Phase One, according to the map or plat recorded in Document No. 2022037371, Official Public Records of Williamson County, Texas ("**Lot 3**");
- D. QT is the owner of an approximately 2.134-acre portion of the Property described as Lot 5, Crystal Village Phase One, according to the map or plat recorded in Document No. 2022037371, Official Public Records of Williamson County, Texas ("**Lot 5**");
- E. LG is the owner of an approximately 15.004-acre portion of the Property, as further described in the Deed recorded in Document No. 2022110671, Official Public Records of Williamson County, Texas ("**LG Land**");
- F. Premas, Gentile, QT, and LG own all of the land subject to the Development Agreement.
- G. Section 7.01 of the Development Agreement provides that the Development Agreement is binding on future owners of the Property, and Gentile, QT, and LG each purchased portions of the Property after the Effective Date of the Development Agreement.
- H. The Development Agreement is set to expire on June 16, 2023;
- I. Since the effective date of the Development Agreement, the United States economy, the State of Texas and the City have experienced significant and unexpected disruptions due to the Covid pandemic, complications from the numerous natural disasters have further stressed development timing in the area. These disasters along with the market growth are exacerbating staffing shortages, material supplies and consistent workflow from vendors,

contractors, utilities and governmental agencies in trying to efficiently develop property. (“**Disruptions**”);

- J. As a result of the Disruptions, there are backlogs in the construction industry and with several central Texas governmental entities processing and approving development applications;
- K. Despite the Disruptions, Premas has recorded the Phase 1 and Phase 2 final plats as well as constructing the subdivision improvements in these phases;
- L. Premas has submitted and the City has accepted the preliminary plan application for the remainder of the Property;
- M. Premas has asked the City to agree to extend the term of the Development Agreement for three (3) years to maintain the existing regulatory framework controlling the development of the Property so as to avoid the uncertainty of how the Applicable City Rules under the Development Agreement might change after its expiration.
- N. The City has agreed to extend the term of the Development Agreement to June 16, 2026.

NOW THEREFORE, in consideration of the above stated Recitals, the Parties agree to amend the Development Agreement as follows:

1. Extension of Term. Section 11.01 of the Development Agreement is amended to read as follows:

“The term of this Agreement shall be ten (10) years from the Effective Date (“**Term**”).”

2. Effect of Addendum. The Parties agree that, except as modified by this Addendum, the Development Agreement remains valid, binding, and in full force and effect. If there is any conflict or inconsistency between this Addendum and the Development Agreement, this Addendum will control and modify the Development Agreement.

3. Binding Effect. The terms and provisions hereof shall be binding upon the Parties and their respective successors and assigns.

4. Counterparts. This Addendum may be executed in any number of counterparts, including, without limitation, facsimile counterparts, with the same effect as if the Parties had signed the same document, and all counterparts will constitute one and the same agreement.

5. Entire Agreement. This Addendum, together with the Development Agreement, set forth the entire understanding of the Parties and supersedes all prior agreements and understandings, whether written or oral, with respect to the subject matter hereof.

6. Statutory Verifications.

- a. To the extent the Development Agreement, as amended by this Addendum, constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer Entities represent that neither the Developer Entities nor any of their respective wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Developer Entities (i) boycotts Israel or (ii) will boycott Israel through the term of the Development Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.
- b. To the extent the Development Agreement, as amended by this Addendum, constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, the Developer Entities represent that neither the Developer Entities nor any of their respective wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Developer Entities is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.
- c. The Developer Entities hereby verify that they and their respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of the Development Agreement, as amended by this Addendum. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, and to the extent such Section is not inconsistent with a governmental entity’s constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds. As used in the foregoing verification, "boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by the preceding statement in (A).
- d. The Developer Entities hereby verify that they and their respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of the Development Agreement, as amended by this Addendum. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” means: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from

continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

7. Effective Date. The Addendum Effective Date of this Addendum is the defined date set forth in the first paragraph.

EXECUTED in multiple originals on the dates set forth below.

City of Leander, Texas

a Texas home-rule municipal corporation

Attest:

By: _____
Name: Dara Crabtree
Title: City Secretary

By: _____
Name: _____
Title: Mayor

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this ____ day of _____, 2023, by _____, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

PREMAS GLOBAL LEANDER I, LLC,
a Delaware, LLC

By: Koniag Real Estate, LLC, an Alaskan limited liability company,
its manager and 100% owner of Premas Global Leander I, LLC

By: _____
Name: Ron Unger, Manager of Koniag Real Estate, LLC

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2023, by Ron Unger, Manager of Koniag Real Estate, LLC, an Alaska limited liability company, in its capacity as the manager of Premas Global Leander I, LLC, on behalf of such entities.

Notary Public – State of _____

GENTILE VENTURES, LLC, a Texas limited liability company

By: _____
George Gentile, Manager

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2023, by George Gentile, in his capacity as the manager of Gentile Ventures, LLC, on behalf of said company.

Notary Public – State of Texas

QT SOUTH, LLC, a Texas limited liability company

By: _____
Michael Z. Ward, Manager

THE STATE OF OKLAHOMA §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2023, by Michael Z. Ward, in his capacity as Real Estate Manager of QT SOUTH, LLC, on behalf of said company.

Notary Public – State of _____

LG CRYSTAL FALLS, LLC,
a Texas limited liability company

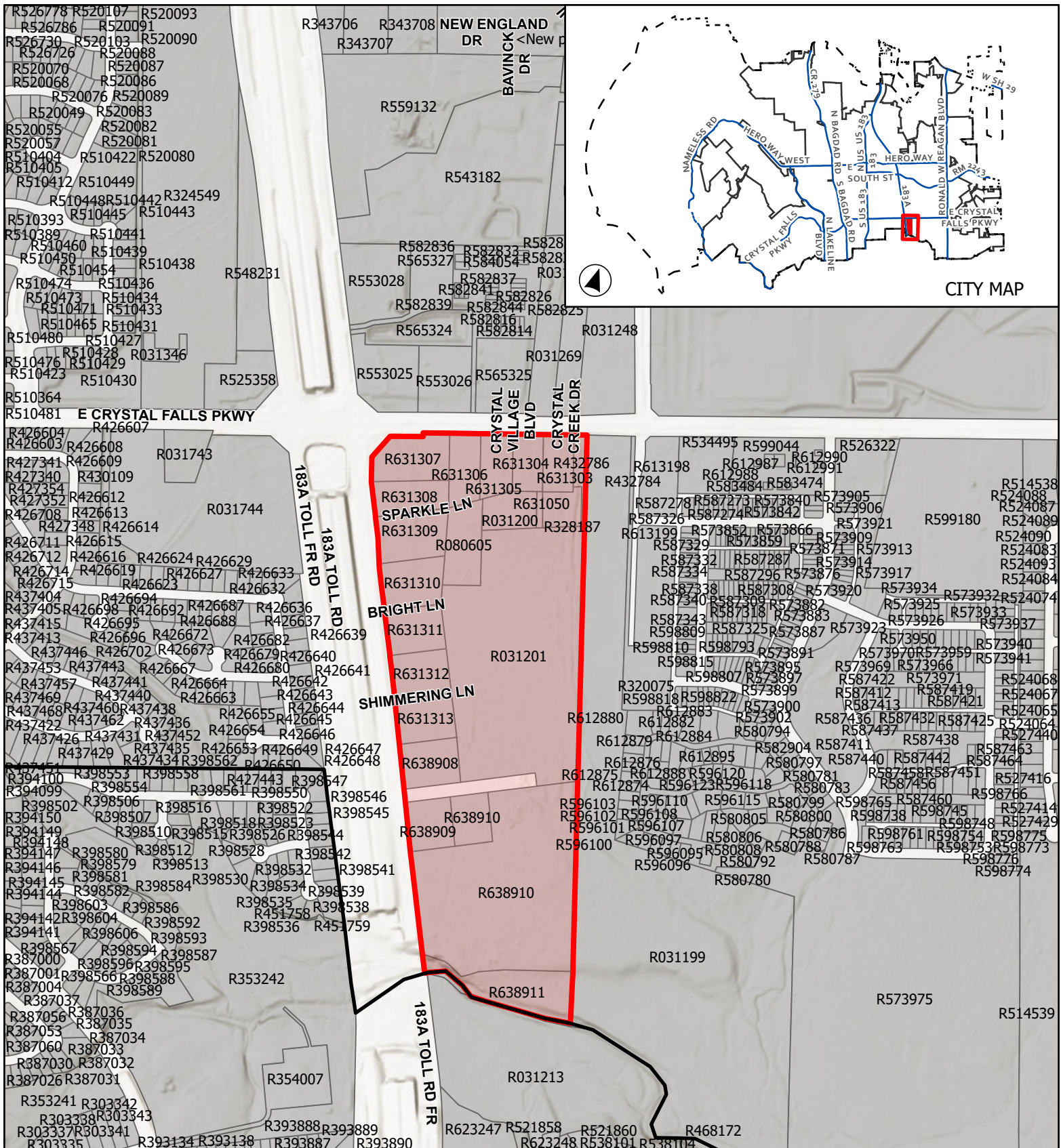
By: LCG2 Investments Manager, LLC, a Texas limited liability company, its Manager

By: _____
David Cocanougher, Authorized Signatory

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____, 2023, by David Cocanougher, in his capacity as authorized signatory for LCG2 Investments Manager, LLC, in its capacity as Manager of LG Crystal Falls, LLC, on behalf of said company.

Notary Public – State of Texas



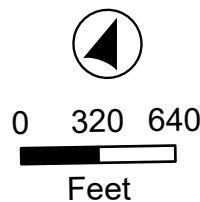
CASE: 16-DA-003

ATTACHMENT 2

GLOBAL VILLAGE

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
- Subject Boundary
- ETJ Boundary



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of Development Agreement Case DA-22-0029 regarding the Hero Way Townhouses Development on two (2) parcels of land approximately 5.58 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031386 and R031387; and more commonly known as 11675 Hero Way West, Leander, Williamson County, Texas.

BACKGROUND:

The purpose of this Development Agreement is to implement masonry standards associated with the project. This agreement will allow for the City to enforce the development standards set forth in the agreement through the building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439 adopted in the 86th Legislative Session limits the ability of cities to enforce certain development standards governing building materials by ordinance.

This agreement requires that all structures are comprised of at least ninety (90%) percent masonry. Masonry includes stone, brick, stucco, or factory tinted split faced concrete masonry unit.

HISTORY/TIMELINE:

06/17/2021 – Zoning Approved

02/17/2022 – Concept Plan Approved

03/23/2023 – Planning & Zoning Commission, 1st Public Hearing

04/20/2023 – City Council, 2nd Public Hearing & 1st Reading of the Zoning Ordinance

05/04/2023 – City Council, Approval of the Final Reading of the Zoning Ordinance

APPLICANT/AGENT:

Rao's Consulting Engineers (Rao Vasamsetti) on behalf of Leander Hero Holdings, LLC.

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

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

Attachments

1. Agreement
2. Location Map

**MASONRY DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR THE HERO WAY TOWNHOUSES**

This Development Agreement Establishing Development Standards for the **Hero Way Townhouses** (the "Agreement") is made and entered into, effective as of the ____ day of _____, 20____, by and between the **City of Leander, Texas**, a Texas home rule municipal corporation (the "City"), and **Leander Hero Holdings, LLC** (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

- (a) The Developer owns that certain 5.58 acre tract located in Williamson County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for townhouses (the "Development"). The Developer desires that the City be able to enforce the development standards set forth herein through its building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439 adopted in the 86th Legislative Session limits the ability of cities to enforce certain development standards governing building materials by ordinance.
- (b) The Developer will benefit from the City enforcing the Development Standards as set forth herein because it will be more efficient and cost-effective for compliance to be monitored and enforced through the City's building permit and inspection processes and will help ensure that the Development is built out as planned by the Developer after conveyance to the builder of homes or other buildings and structures authorized by the applicable zoning regulations. The City will benefit from this Agreement by having assurance regarding certain development standards for the Development, having certainty that such Development Standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Article 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

- (a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the issuance of the final certificate of occupancy for the final structure in the Development.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6.

Section 3. Development Standards.

- (a) Development Requirements.** The exterior wall standards set forth in this section shall apply to the structures located on the Property. At least ninety percent (90%) of the combined exterior surface area of all walls, including all stories of buildings / structures, shall consist of stone, brick, painted or tinted stucco, and factory tinted (not painted) split faced concrete masonry unit or similar material approved by the Director of Planning.
- (b) Building Permits.** The Developer acknowledges and agrees that compliance with Section 3(a) will be a condition of issuance of building permits and certificates of occupancy. Developer further agrees that the City may use its building permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of applications and plans, stop work orders, and disapproval of inspections for applications and/or work that does not comply with this Agreement. Applications and plans for a building permit must demonstrate compliance with this Agreement in order for a building permit to be issued. Applications for building permits must be in compliance with this Agreement, as well as the Applicable Regulations, in order for such application to be approved and a building permit issued. Plans demonstrating compliance with this Agreement must accompany a building permit application and will become a part of the approved permit. Any structure constructed on the Property must comply with this Agreement and the Applicable Regulations for a certificate of occupancy to be issued for such structure.

Section 4. Development of the Property. Except as modified by this Agreement, the Development and the Property will be developed in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the zoning regulations applicable to the Property, and such amendments to City ordinances and regulations that that may be applied to the Development and the Property under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.

- (a)** Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.
- (b)** This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property, and a copy of this Agreement shall be recorded in the Official Public Records of Williamson County, Texas. The Developer and the City acknowledge and agree that this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party

of written notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or

overcome such inability with all reasonable dispatch.

- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Leander
Attn: City Manager
P.O. Box 319
Leander, Texas 78641
Williamson County

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz, Partner
223 West Anderson Lane, Suite A-105
Austin, Texas 78752
Travis County

Any notice mailed to the Developer shall be addressed:

Leander Hero Holdings LLC
Attn: Muralidhar Reddy Bandlapalli
7300 Fabion Dr
Austin, TX 78759
Travis County

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully

severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 14. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 15. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 16. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 17. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 18. Recordation. This Agreement shall be recorded in the Official Public Records of Williamson County, Texas.

Section 20. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Williamson County, Texas. Venue shall lie exclusively in Williamson County, Texas.

Section 21. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term

“boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 22. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 23. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 24. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description & Sketch

EXECUTED in multiple originals this the ____ day of _____, 20__.

CITY:

City of Leander, Texas

a Texas home-rule municipal corporation

Attest:

By: _____
Name: Dara Crabtree
Title: City Secretary

By: _____
Name: Christine DeLisle
Title: Mayor

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

By: _____
Name:
Title:

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, _____ of _____, a _____ company, on behalf of said company.

(SEAL)

Notary Public, State of Texas

EXHIBIT “A”

Description of Property



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-21-0022 Hawkes Landing North Phase 2 Final Plat; on a portion of a parcel of land approximately 66.17 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R031685; and to the southwest of the intersection of Bagdad Road and Halsey Drive, on the south side of Bagdad Road; Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the Hawkes Landing North Ph 2 Final Plat form final plat application. Article II, Section 24 (g) includes the following provisions.

g. Application Expiration.

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

HISTORY/TIMELINE:

12/03/2020 - Concept Plan Approved
06/17/2021 - Preliminary Plat Approved
06/03/2022 - Final Plat Application Expired
12/03/2022 - Final Plat Application Staff Extension Expired

APPLICANT/AGENT:

Pape Dawson Engineers

RECOMMENDATION:

Staff recommends approval.

PRESENTER:

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

Attachments

1. Request Letter
2. Location Map
3. Ordinance

April 3, 2023

City of Leander
City Council
201 North Brushy Street
Leander, Texas 78646-0319

RE: Hawkes Landing North Phase 2 (21-FP-022)
Expiration Extension Request Letter

Dear Council:

The Hawkes Landing North Phase 2 Final Plat (21-FP-022) received initial comments from the City of Leander on September 3rd, 2021 with an expiration date of June 6th, 2022.

Then due to the delay of the development agreement for Hawkes Landing North Phase 2, a six month extension on the Hawkes Landing North Phase 2 Final Plat expiration date to December 6th, 2022 was granted.

Due to additional delays caused by difficulties in securing the final offsite wastewater easement, we request an additional six month extension on the Hawkes Landing North Phase 2 Final Plat expiration date to June 6th, 2023.

Please let me know if you have any additional questions or comments.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470



Michael S. Fisher, P.E.
Senior Vice President

H:\Projects\511\67\01\216 Final Plat\Documents\Plan Processing\City\Submittal #4\220909 Hawkes Landing North Phase 2 Final Plat - Extension Request Letter.doc

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LEANDER, TEXAS
GRANTING AN EXTENSION OF THE EXPIRATION OF THE
FINAL PLAT APPLICATION FOR THE HAWKES LANDING
NORTH PHASE 2 SUBDIVISION.**

WHEREAS, Section 24 (g) (1) of the City's Subdivision Ordinance provides that the final plat application expires nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat are not approved due to the applicant's failure to cause the application to comply with applicable city regulations;

WHEREAS, Section 24 (g) (2) of the City's Subdivision Ordinance provides that the Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat;

WHEREAS, the Planning Department granted one six (6) month extension for the Hawkes Landing North Phase 2 final plat application (the "Final Plat Application") which expires on or about June 3, 2022;

WHEREAS, the City Council of the City of Leander, Texas (the "City") finds that there is good reason to grant an extension of the expiration date for the Final Plat Application because the applicant is actively working to address the final plat comments and move forward with final plat within a reasonable timeframe;

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

SECTION 1. Findings of Fact. The forgoing recitals are incorporated into this Ordinance as true and correct findings of fact.

SECTION 2. Extension Granted. The City hereby grants an extension of the expiration date for the Final Plat Application to June 3, 2023. In the event that the Final Plat Application is not approved by the Planning and Zoning Commission on or before June 3, 2023, the Final Plat Application shall expire.

SECTION 3. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the City Charter.

SECTION 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this the 18th day of May, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-22-0033 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Leander Campus PUD (Planned Unit Development) with the base zoning districts of GC-2-A (General Commercial) and MF-2-A (Multi-Family) on four (4) parcels of land approximately 39.94 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R555232, R555221, R031318, and R031317; and generally located approximate 4,500 feet to the west of the intersection of Hero Way and Ronald W. Reagan Boulevard, on the south side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-22-0033 as described above.

BACKGROUND:

This request is the second step in the zoning process. Staff recommends denial of the zoning request.

HISTORY/TIMELINE:

01/21/2016 – front portions of tracts abutting Hero Way annexed
05/03/2018 – Rear portion of tracts annexed
04/27/2023 – Planning & Zoning Commission, 1st Public Hearing

APPLICANT/AGENT:

SEC Planning, LLC (Pete Verdicchio) on behalf of JNK Properties 1, LTD and Mahendru, Vivek, MD

RECOMMENDATION:

The Planning & Zoning Commission recommendation of approval failed during the April 27, 2022 meeting. No further action was taken.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning
3. Current Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Summary of Neighborhood Outreach
10. Ordinance
11. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE Z-22-0033 LEANDER CAMPUS PUD

GENERAL INFORMATION

Owner/Agent:	SEC Planning, LLC (Pete Verdicchio) on behalf of JNK Properties 1, LTD and Mahendru, Vivek, MD
Current Zoning:	Interim SFR-1-B (Single-Family Rural)
Proposed Zoning:	Leander Campus PUD (Planned Unit Development) with below base zoning districts GC-2-A (General Commercial) MF-2-A (Multi-Family)
Size and Location:	The property is located approximate 4,500 feet to the west of the intersection of Hero Way and Ronald W Reagan Blvd, on the south side of Hero Way, including approximately 39.94 acres.
Staff Contact:	Cory Dale Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to create a pedestrian scaled mixed use development consisting of 1st floor retail with residential multi-family uses above. Residential density shall not exceed 16.2 dwelling units per acre. A maximum of 650 MF units is proposed. Applicant also proposed the commercial portion (ground floor retail per Exhibit D) of each building is to be constructed and issued a certificate of occupancy concurrently or prior to the residential portion of building.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☐ ☒ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below.*

SPECIAL CONSIDERATIONS

The City Council adopted water resolution 22-031-00 to limit consideration of zoning requests that seek to increase the density of residential land distribution in lieu of non-residential uses. The resolution prioritized a desired residential land distribution mix of zero (0%) percent within the employment center use category identified on the future land use map. During stage 2 water conservation, commercial and residential customers are encouraged to activate landscape irrigation once a week and may report violations to code enforcement for potential shut off. Everyday uses for serving, drinking and cleaning per customer cannot be regulated or shut off. Please note, the allowance of this zoning request would increase the core required water for the City as a whole.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	HC-4-C	Undeveloped
EAST	SFR-1-B	Residential
SOUTH	GC-5-D	Residential and AG
WEST	HC-4-D HI-5-D	Industrial

SURROUNDING AREA:

The property is located approximate 4,500 feet to the west of the intersection of Hero Way and Ronald W Reagan Blvd, on the south side of Hero Way. This site is located east of Liberty Civil and Tex-Mix Concrete businesses. To the south and east are residential homes with agriculture land. The northern properties remain undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplain and sits undeveloped. The lot contains tree cover which will be subject to the City of Leander tree protection requirements and mitigation at time of site development.

PROPERTY HISTORY:

The front portions of this site was annexed into the City of Leander on January 21, 2016; while the rear portions of the site were annexed into the City on May 03, 2018.

MAJOR CORRIDORS:

This property has access onto Hero Way.

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along Hero Way will be reviewed at time of Site Development by the City of Leander. The driveway spacing along Hero Way will be dictated by the TxDOT Access Management Manual. At the time of Concept Plan submittal, the applicant will submit either a Traffic Impact Analysis (TIA) or a fee in lieu of TIA as determined by the City Engineer. A ten foot sidewalk along Hero Way will be required at time of site plan submittal.

SUBDIVISIONS:

This property is currently unplatted.

EXISTING UTILITIES:

This property has access to a 4 inch water line across Hero Way and an 8 inch sewer line running along the west side of the tract..

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****MF – MULTI-FAMILY:***Features:* Apartments*Intent:* Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.**GC – GENERAL COMMERCIAL:***Features:* Any use in LC 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 sq. ft.*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 2:***Features:* Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.*Intent:*

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:***Features:* 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) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) 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.

- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) 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.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

EMPLOYMENT CENTER

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

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

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

Zoning suitability: LO, LC, GC, HC and PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

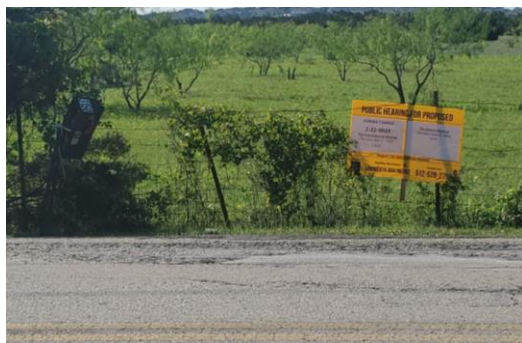
SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 08/29/2022, where staff noted a vertical mixed use development that was primarily MF does not comply with the Comprehensive Plan or intent statement of the Employment Center. No change was made to the submittal post pre-development meeting.

NOTIFICATION

- 04/06/2023 - Public Notice on Hill Country News
- 04/12/2023 - Mail Notification to Property Owners within 200'
- 04/12/2023 - Public Hearing Signage Posted on Property
- 04/27/2023 - Planning and Zoning Commission Public Hearing
- 05/18/2023 - City Council Public Hearing & First Reading of the Ordinance
- 06/01/2023 - City Council Second & Final Reading of the Ordinance

SITE SIGNAGE**PUBLIC NOTIFICATION:**

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached 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' were also contacted.

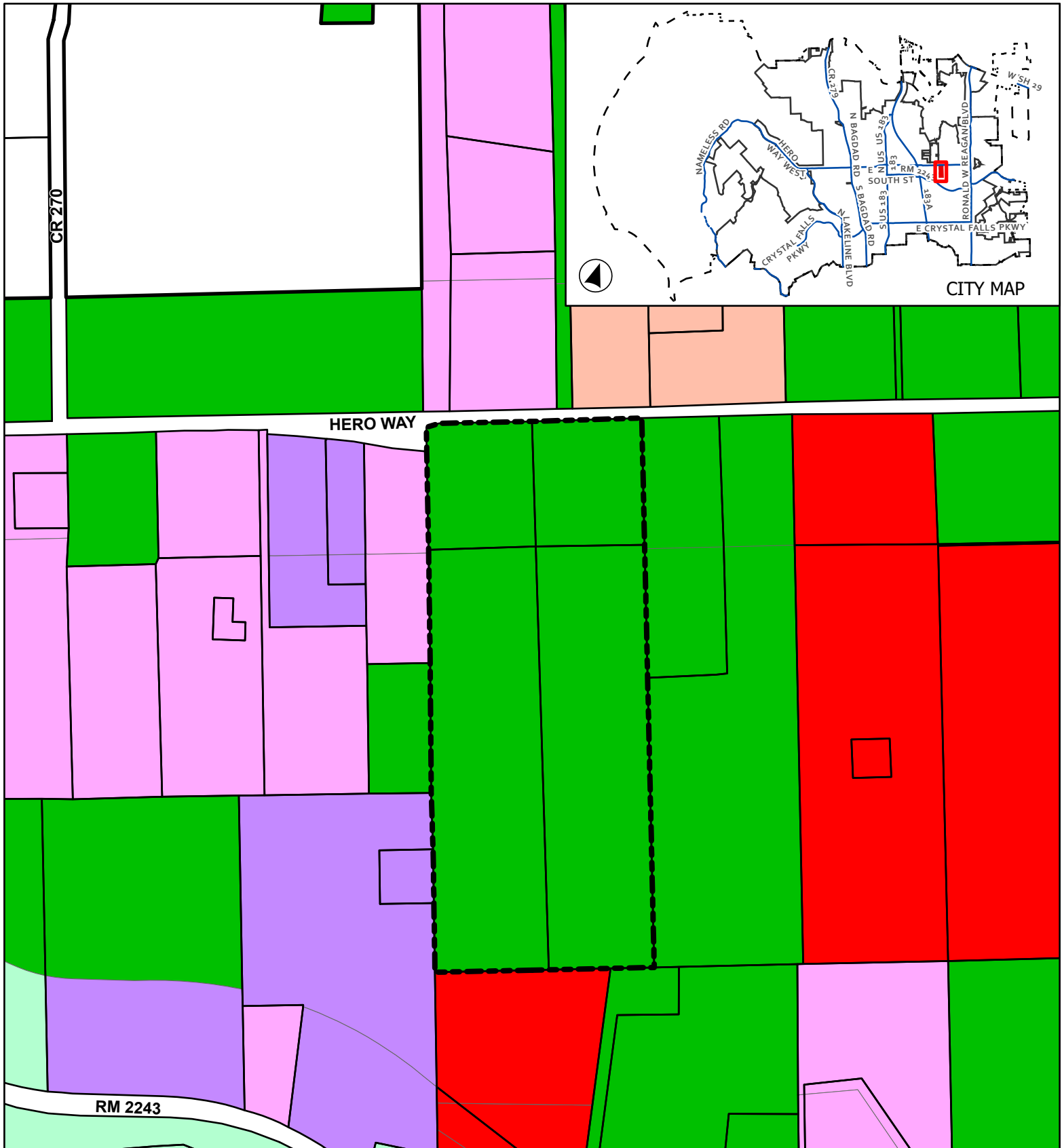
Please see attachment 9 for more detail.

APPROVAL CRITERIA:

Staff recommends denial of the zoning request. Staff would like to point out that the developers proposal of residential and density request do not match the intent and character statements of Employment Center within the Comprehensive Plan. Areas within this category should adhere to the recommended mix of non-residential and residential at 80 to 100% non-residential with 0 to 20% residential, measured by land distribution. Additionally the request is in conflict with the City Council adopted water resolution, prioritizing a desired land distribution mix of zero (0%) percent within the employment center use category identified on the future land use map.

This Planned Unit Development includes the following higher standards and is requesting the following waivers.

HIGHER STANDARDS	WAIVERS
Provided prohibited/incompatible uses within the base zoning of GC-2-A.	Maximum height for all buildings shall be eighty (80') feet.
Including ground floor retail in designated areas per Exhibit D.	Building setbacks along all internal project streets shall be zero (0') feet.
Pedestrian Oriented development (12 foot sidewalks)	Landscape areas less than four (4') feet in width may be counted towards landscape area requirements (zero lot line product).
	Landscape requirements may be planted in the associated right-of-way, street, or easement within landscape planting beds, pedestrian courtyards, greenways or similar type of areas (zero lot line product).



CASE: Z-22-0033

ATTACHMENT 2

LEANDER CAMPUS

Current Zoning

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

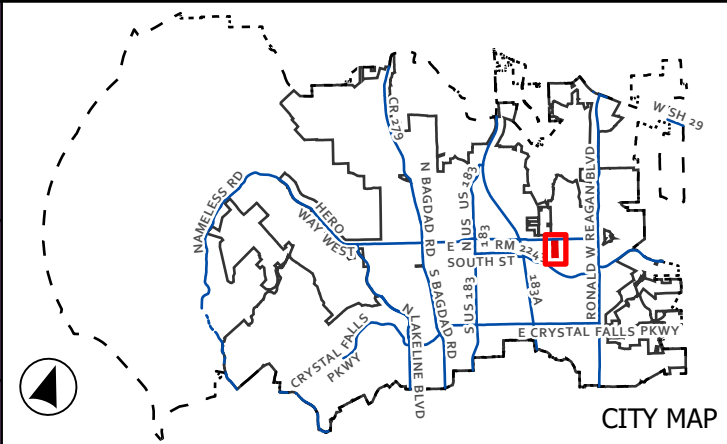
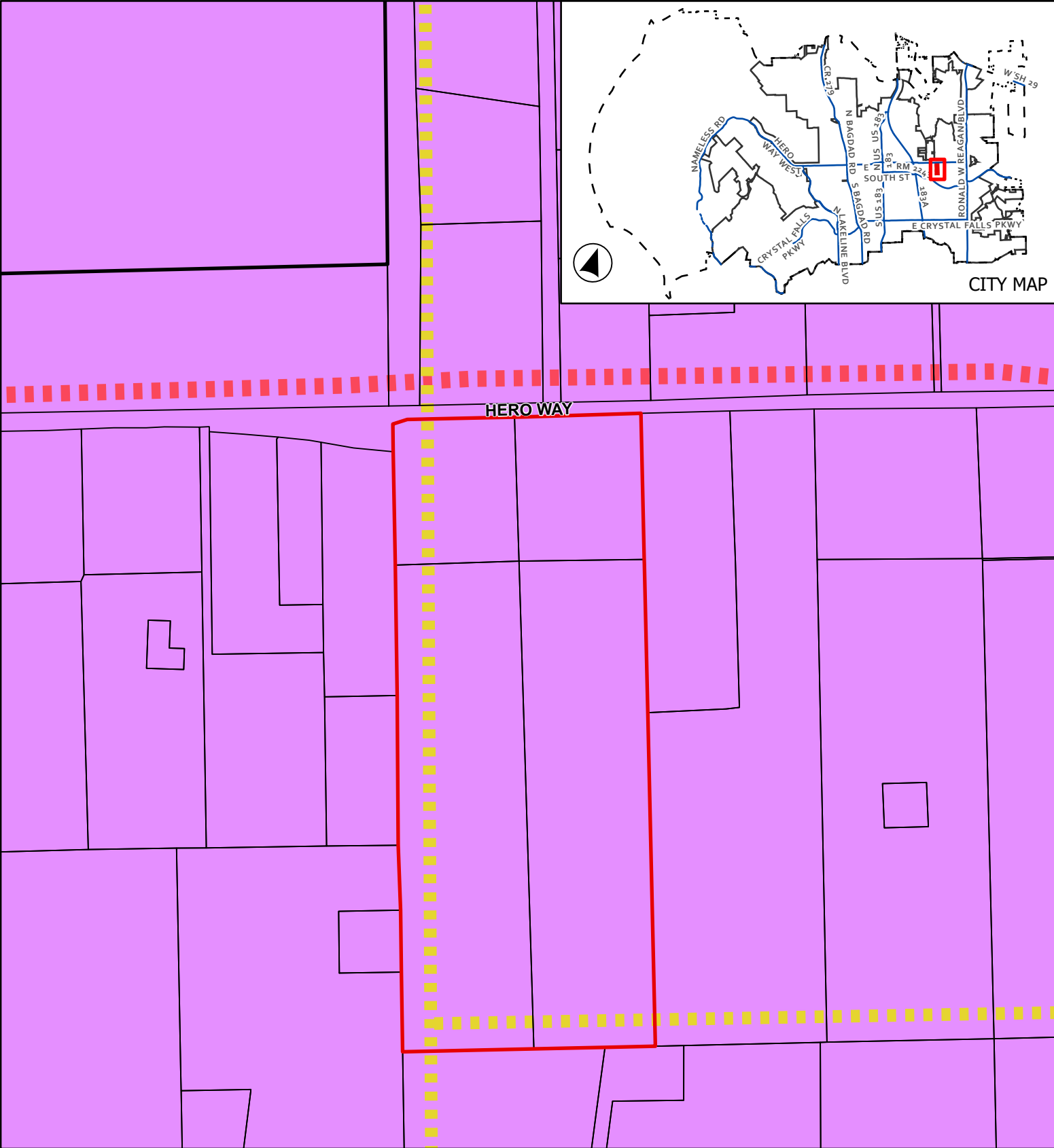
- Leander City Limits
- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- LO - Local Office
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Single-Family
- Subject Boundary
- Extra-Territorial Jurisdiction



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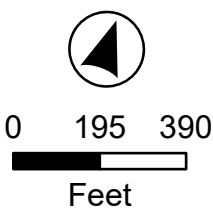
Feet



CASE: Z-23-0033 ATTACHMENT 3 Leander Campus

Future Land Use 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.

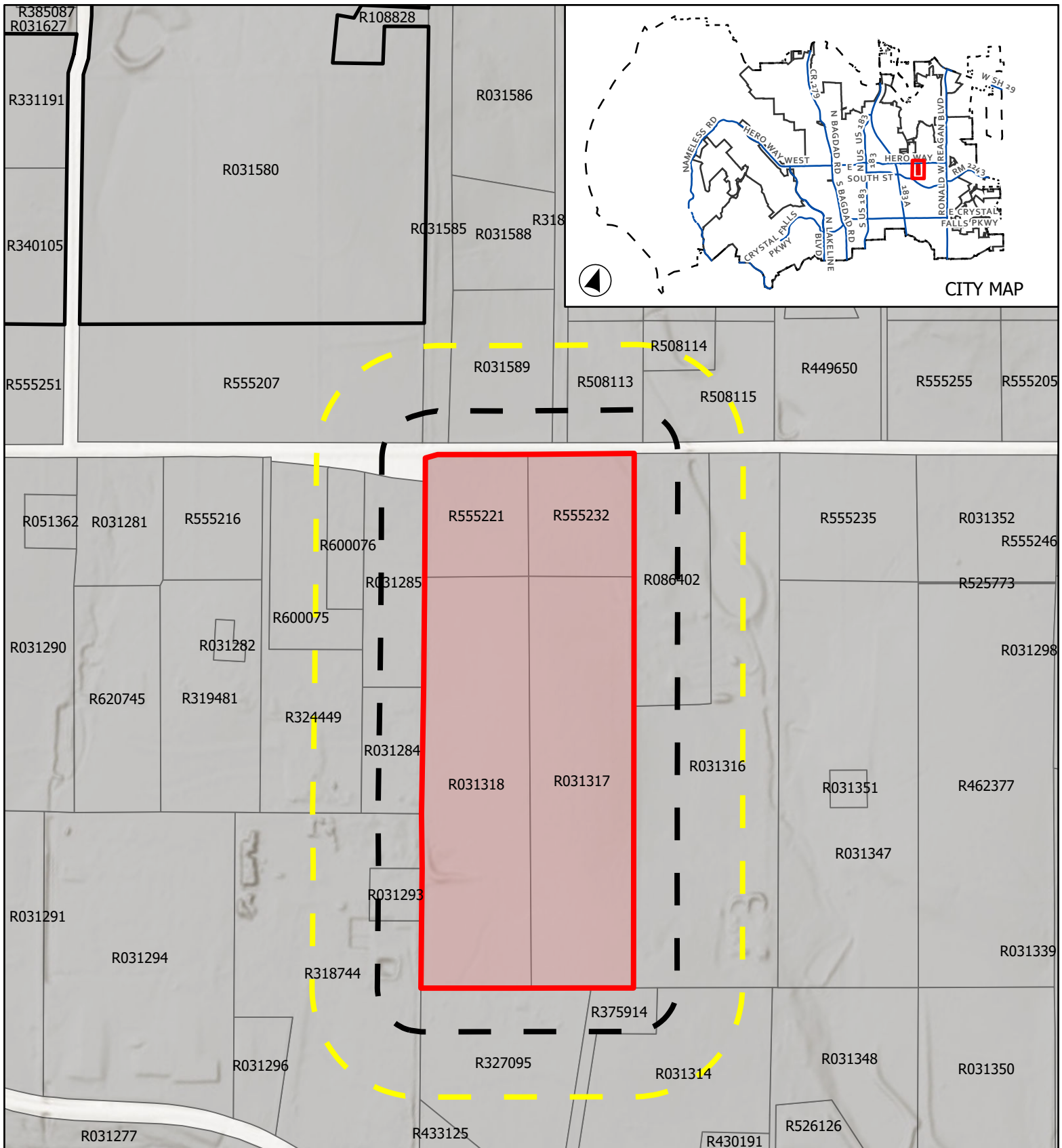


- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Access Controlled, Proposed

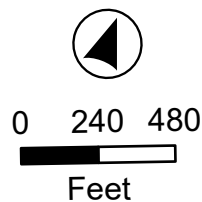
- Collector, Proposed
- Future Land Use
- Nighborhood Residential
- Employment Center



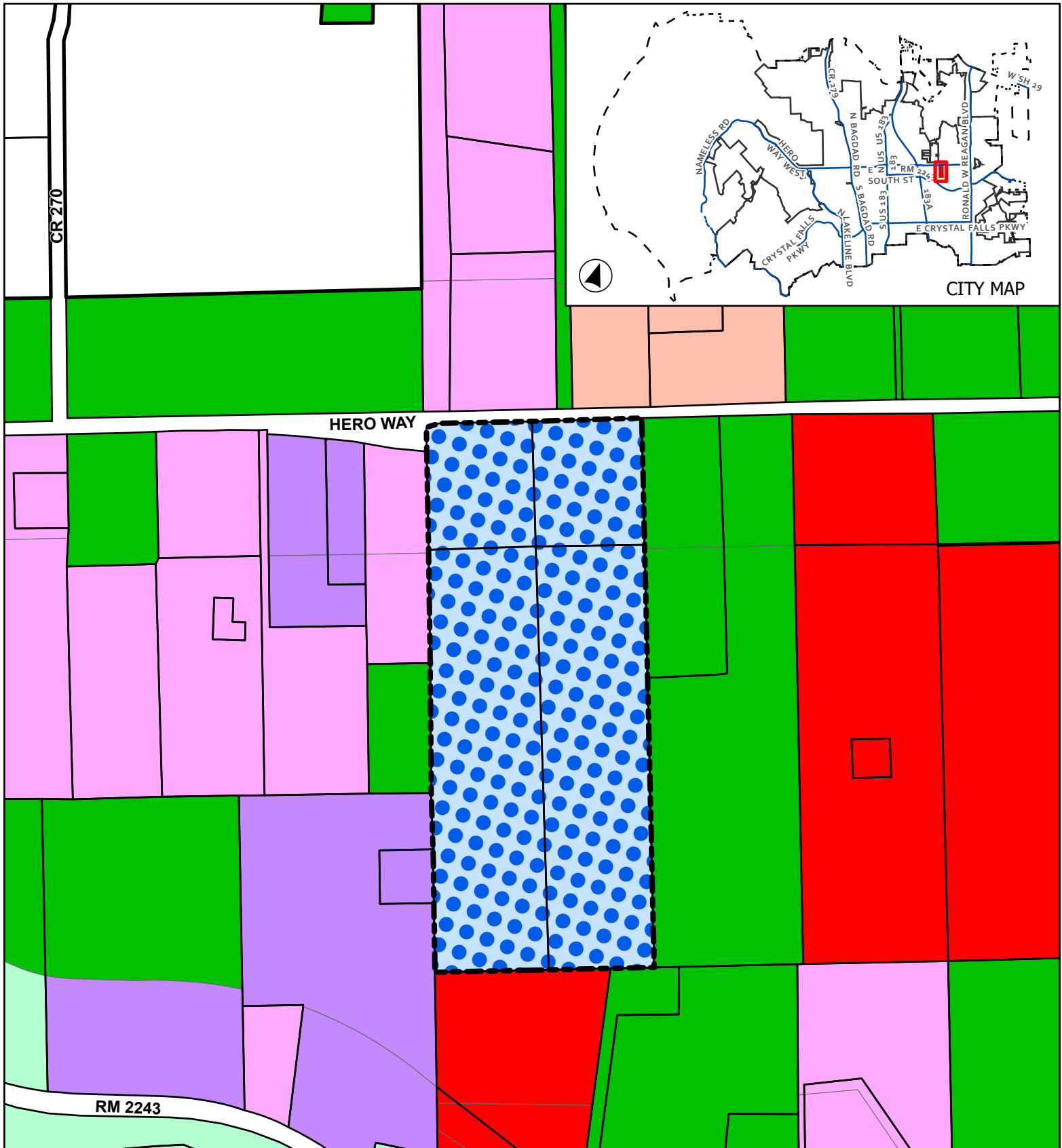
CASE: Z-22-0033 ATTACHMENT 4 LEANDER CAMPUS

Public Notification

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



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



CASE: Z-22-0033

ATTACHMENT 5

LEANDER CAMPUS

Proposed Zoning

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

Leander City Limits

Subject Boundary

Extra-Territorial Jurisdiction

SFR - Single-Family Rural

SFS - Single-Family Suburban

LO - Local Office

GC - General Commercial

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Single-Family

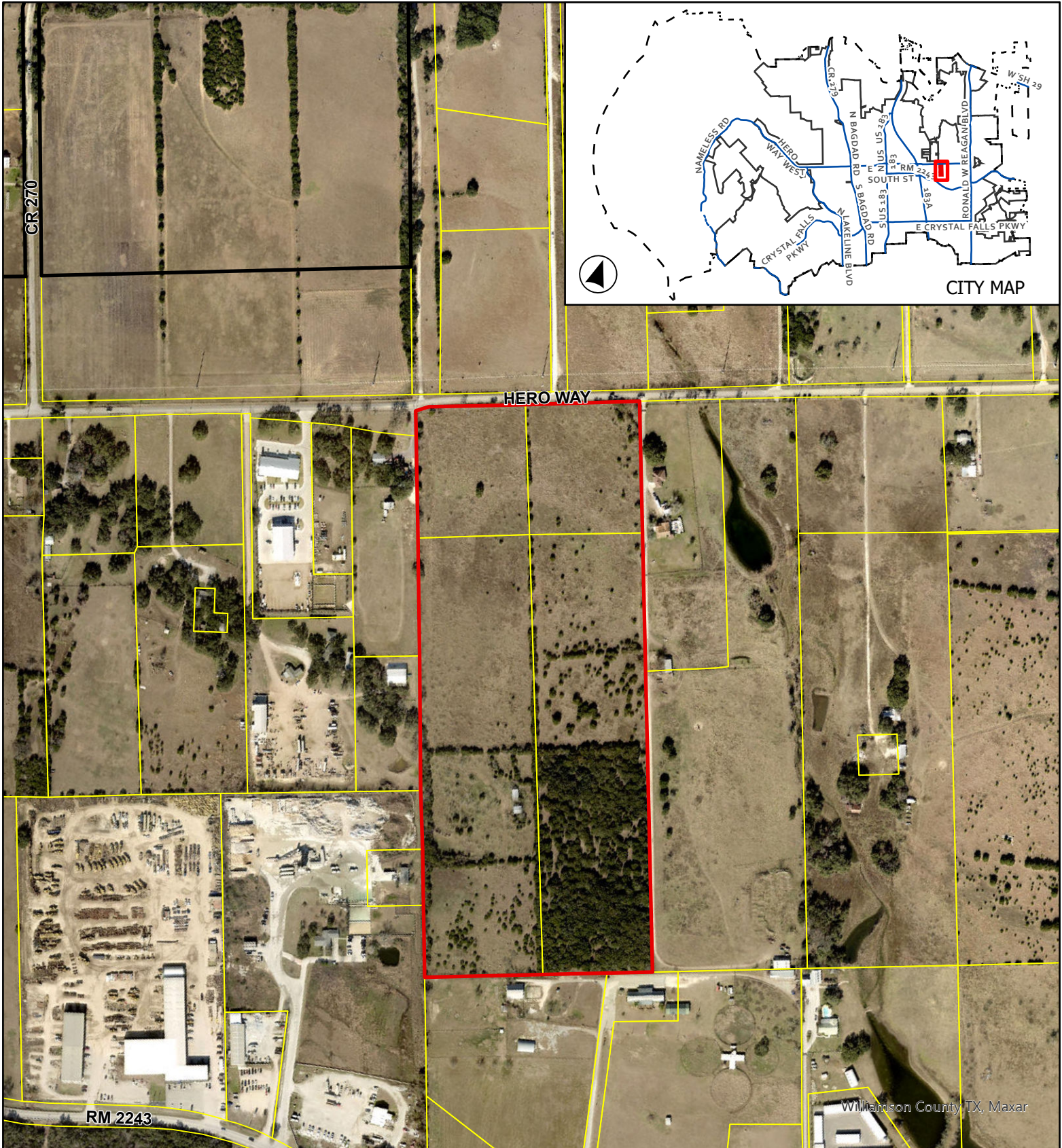
PUD - Mixed Use



0 175 350



Feet



CASE: Z-23-0033

ATTACHMENT 6

LEANDER CAMPUS

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.



0 205 410



Feet

- Leander City Limits
- Subject Boundary

EXHIBIT A

Leander Campus Planned Unit Development

A. Purpose and Intent

The Leander Campus PUD (the “PUD”) is composed of approximately 40.2 acres, as described in **Exhibit B**, Survey/Field Notes attached to this PUD Ordinance (the “Property”). The development of this Property is planned as a high quality mixed use development, with entertainment and recreational improvements.

The PUD has been designed to create a unique employment and entertainment district for Leander residents. The design offers a unique blend of residential, hotel, office, retail, restaurant, and recreational uses. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property.

B. Applicability and Base Zoning

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**. If there is a conflict between this PUD and the Composite Zoning Ordinance, this PUD shall supersede the specific conflicting provisions of the Code. In the event of a conflict, the terms of the PUD shall control.2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Zoning Ordinance as permitted uses in this PUD.

- MF-2-A (Multi-Family)
- GC-2-A (General Commercial)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout & Land Use Plan has been attached to this PUD as **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.
2. This PUD zoning document does not constitute plat or site plan approval of the attached plan(s).

D. Allowable / Prohibited Uses

1. The allowable uses shall include a mixture of residential and commercial uses consistent with the base zoning districts, except as modified by this document.
2. The residential density shall not exceed 16.2 dwelling its per acre. A maximum of six hundred fifty (650) multi-family units.

3. The following uses shall be prohibited:
 - a. Auto repair and maintenance uses
 - b. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery, as long as the crematory stack is located at least two hundred (200') feet from a restaurant, or associated parking, or from a residential zoning district (unless such district is utilized for non-residential uses)
 - c. Manufactured housing sales and accessory building sales
 - d. Office/warehouse including painting, plumbing or similar commercial services
 - e. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
 - f. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop (small engine repair shops and motorcycle repair shops shall not be permitted within one hundred fifty (150') feet of a residential district unless such repairs are conducted totally within a fully enclosed building)
 - g. Wholesale activities with less than 3,500 square feet of gross area of business
 - h. Farms or truck gardens
4. Development of this PUD shall be a mixed-use development. As part of this design approach, some buildings shall have first floor retail with residential uses on the floors above the retail. **Exhibit D**, Ground Floor Retail identifies the streets that will have first floor retail frontage with residential uses above.
5. Phasing:
 - a. The commercial portion of each building shall be constructed, and a certificate of occupancy issued concurrently with or prior to the residential portion of the building.
6. A minimum of seventy five (75%) percent of the public street frontage of the building shall be commercial ground floor uses. The remaining twenty five (25%) percent may include but not be limited to:
 - Residential
 - Vehicular access to parking garage
 - Service drop off areas
7. Commercial ground floor uses may include any uses permitted in the GC use component as well as the following uses:
 - Residential leasing offices
 - Fitness facilities and clubhouses
 - Remote work office facilities
8. Public gathering spaces such as plazas and ponds may be placed between the commercial ground floor uses and public or private roads and/or drives.

E. Development Standards

1. Vertical mixed use shall be developed as identified on **Exhibit C**. Street front ground floor shall be developed as described in Section D.7 of this PUD.
2. Height
 - a. The maximum height for all buildings shall be eighty (80') feet.
 - b. Parking garage heights may be of a height equal to the height of the adjoining building serviced by the subject parking garage.
3. Building setbacks
 - a. Building setbacks along all internal Project streets shall be zero (0') feet.
 - b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance Structures constructed on Tracts "A" and "B" shall be constructed a maximum of twenty-five (25') feet from Hero Way as defined on **Exhibit "C"**.
4. Parking
 - a. All Multi-Family parking shall be provided via structured parking.
 - b. Commercial and office uses may provide on street or surface parking.
5. Street Network
 - a. This PUD is intended to create a unique destination that is designed to focus buildings and user experience inwards towards a pedestrian main street environment complimented by public plazas, outdoor dining areas and recreation opportunities. As such, the PUD will place and orient buildings inward, creating a pedestrian-friendly active edge along the roadways.
 - b. The North South Collector Road, the anticipated Raider Way Extension, shall be designed in compliance with the Transportation Master Plan.
 - c. In locations where street intersections exceed 400 feet (400') a mid block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
 - d. Sidewalks of at least 12 feet (12') wide shall be adjacent to all building frontages only if the building incorporates a commercial use on the ground floor.
 - e. Sidewalks at least 12 feet (12') wide shall be provided between the building facade and the parking lot, with trees in grates or planter boxes every 30 feet (30'), only if the building incorporates a commercial use on the ground floor.
6. Paving Setbacks
 - a. A paving setback of fifteen feet (15') shall be established for parking lots constructed along Hero Way.
 - b. All other paving shall comply with the Composite Zoning Ordinance.

F. Parkland/Recreation Improvements

1. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are a centrally located retention pond with walk and gathering areas and a dog park.

G. Landscape Requirements

1. In the event a building is sited with a zero (0') foot setback, Article VI – Site Standards within the Composite Zoning Ordinance shall be modified as follows:
 - a. Landscape requirements may be planted in the associated right-of-way, street, or easement within landscape planting beds, pedestrian courtyards, greenways or similar type of areas.
 - b. Landscaped areas less than four (4') feet in width may count towards the landscape area requirements so long as the landscape area contributes to landscaping and scale of the associated street. Turf is prohibited in these areas.
 - c. Landscape shrub requirements may be met within pedestrian areas within the development.
2. Street trees shall be planted along all streets within this PUD to the following standards:
 - a. Street trees shall be planted along all streets at a spacing not to exceed forty (40') feet on center.
 - b. The species of street trees may be, but are not required to be, consistent on both sides of the street on a block.

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD) document

Exhibit B – Survey/Field Notes

Exhibit C – Conceptual Site Layout and Land Use Plan

Exhibit D – Ground Floor Retail

EXHIBIT B

Survey/Field Notes



39.951 ACRE TRACT

LEGAL DESCRIPTION: Being 39.951 acres of land out of the Elijah D. Harmon Survey, Abstract No. 6 in Williamson County, Texas and also being a combination of those certain tracts described as 19.95 acres in Doc. #2004073628 and as 19.9973 acres in Doc. #2004073246 of the Official Public Records of said Williamson County, Texas; Said 39.951 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in June, 2017:

BEGINNING at a ½ inch iron rod found in the southeast line of Hero Way for the north corner of that certain 4.95 acre tract described in Volume 1919, Page 375 of Deed Records of said Williamson County, Texas, the west corner of said 19.9973 acre tract and the west corner hereof;

THENCE along the southeast line of said Hero Way and the northwest line of said 19.9973 acre tract and the northwest line of said 19.95 acre tract, the following 3 courses:

1. North 51°52'02" East a distance of 50.46 feet to a calculated point;
2. North 68°35'57" East a distance of 358.70 feet to a ½ inch iron rod found;
3. North 68°40'24" East a distance of 412.82 feet to a calculated point for the west corner of that certain 27.84 acre tract described in Doc. #2010085404 of said Official Public Records, the north corner of said 19.95 acre tract and the north corner hereof;

THENCE South 21°12'28" East a distance of 2105.40 feet along the common line of said 27.84 acre tract and said 19.95 acre tract to calculated point in the northwest line of that certain 49.20 acre tract described in Doc. #2000045331 of said Official Public Records for the south corner of said 27.84 acre tract, the east corner of said 19.95 acre tract and east corner hereof and from which a 3 inch fence corner post found bears North 65°31'47" East a distance of 1.16 feet;

THENCE along the common line of said 49.20 acre tract, said 19.95 acre tract, said 19.9973 acre tract and that certain 16.739 acre tract described in Volume 200, Page 9 of said Official Public Records, the following 2 courses:

1. South 68°46'30" West a distance of 412.82 feet to a 1/2 inch iron rod found;
2. South 68°48'35" West a distance of 420.77 feet to a calculated point in the northeast line of that certain 20.74 acre tract described in Doc. #2012043731 of said Official Public Records for the west corner of said 16.739 acre tract, the south corner of said 19.9973 acre tract and the south corner hereof and from which a 3 inch pipe fence corner post found bears South 61°36'22" East a distance of 0.49 feet;

THENCE along the southwest line of said 19.9973 acre tract, the northeast line of said 20.74 acre tract, the northeast line of that certain 9.1064 acre tract described in Doc. #2016022411 of said Official Public Records and the northeast line of said 4.95 acre tract, the following 3 courses:

1. North 20°52'29" West a distance of 689.60 feet to a ½ inch iron rod found;
2. North 20°52'29" West a distance of 496.49 feet to a ½ inch iron rod found;
3. North 20°46'10" West a distance of 902.60 feet to the **POINT OF BEGINNING** containing 39.951 acres, more or less, and as shown hereon.

NOTES:
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS LAND SURVEYING BOARD.
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS LAND SURVEYING BOARD.
3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS LAND SURVEYING BOARD.
4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS LAND SURVEYING BOARD.
5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS LAND SURVEYING BOARD.
6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS LAND SURVEYING BOARD.



CTLS
Cross Texas Land Services, Inc.
1915 S. COUNTY ROAD 2231, ARLING, TEXAS 76010
817-480-0878
www.cross-texas-land-services.com

DATE: 6/15/2017
BY: MARK H. WATSON
CHECKED: [Signature]
DATE: 6/15/2017



EXHIBIT C
Conceptual Site Layout and Land Use Plan

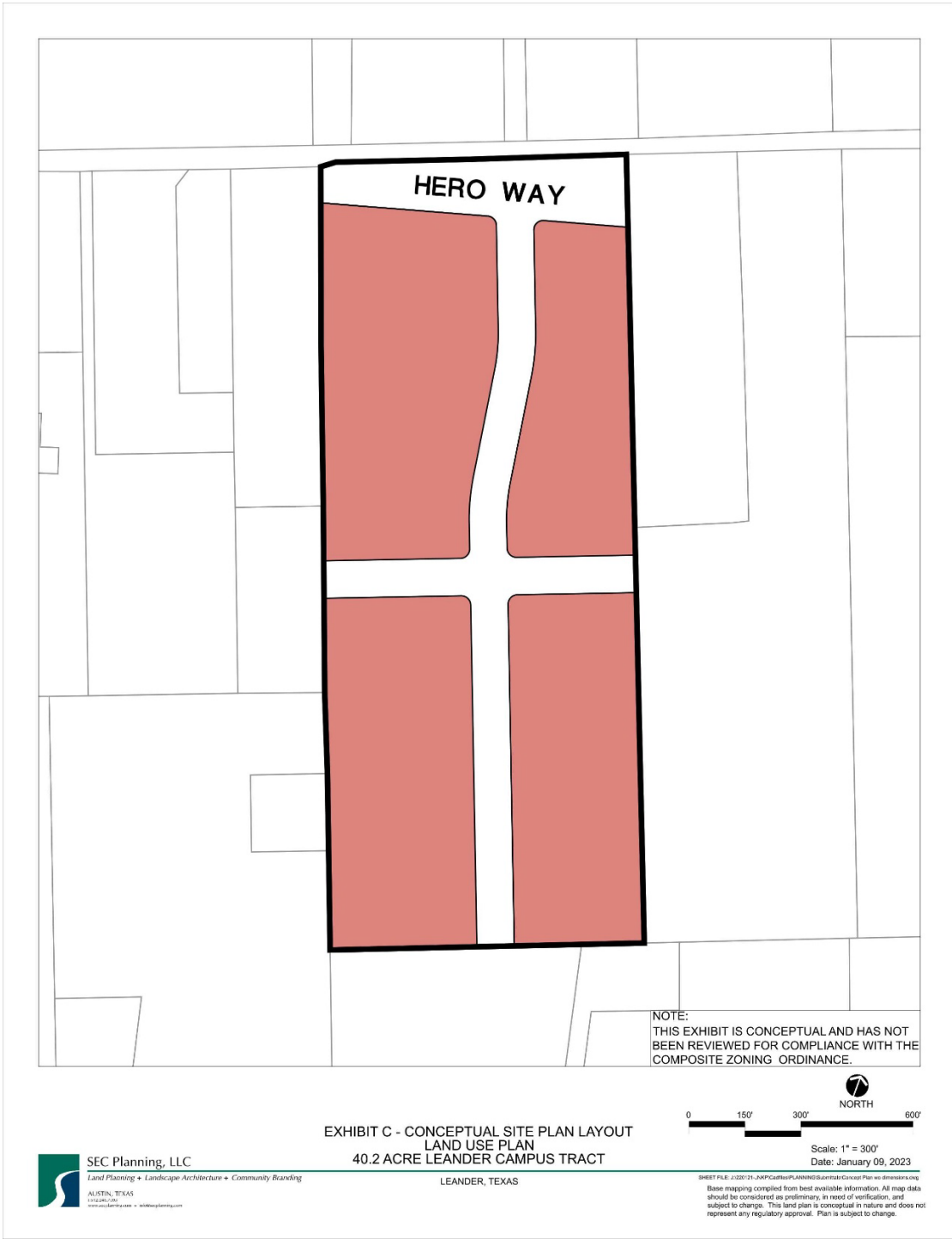
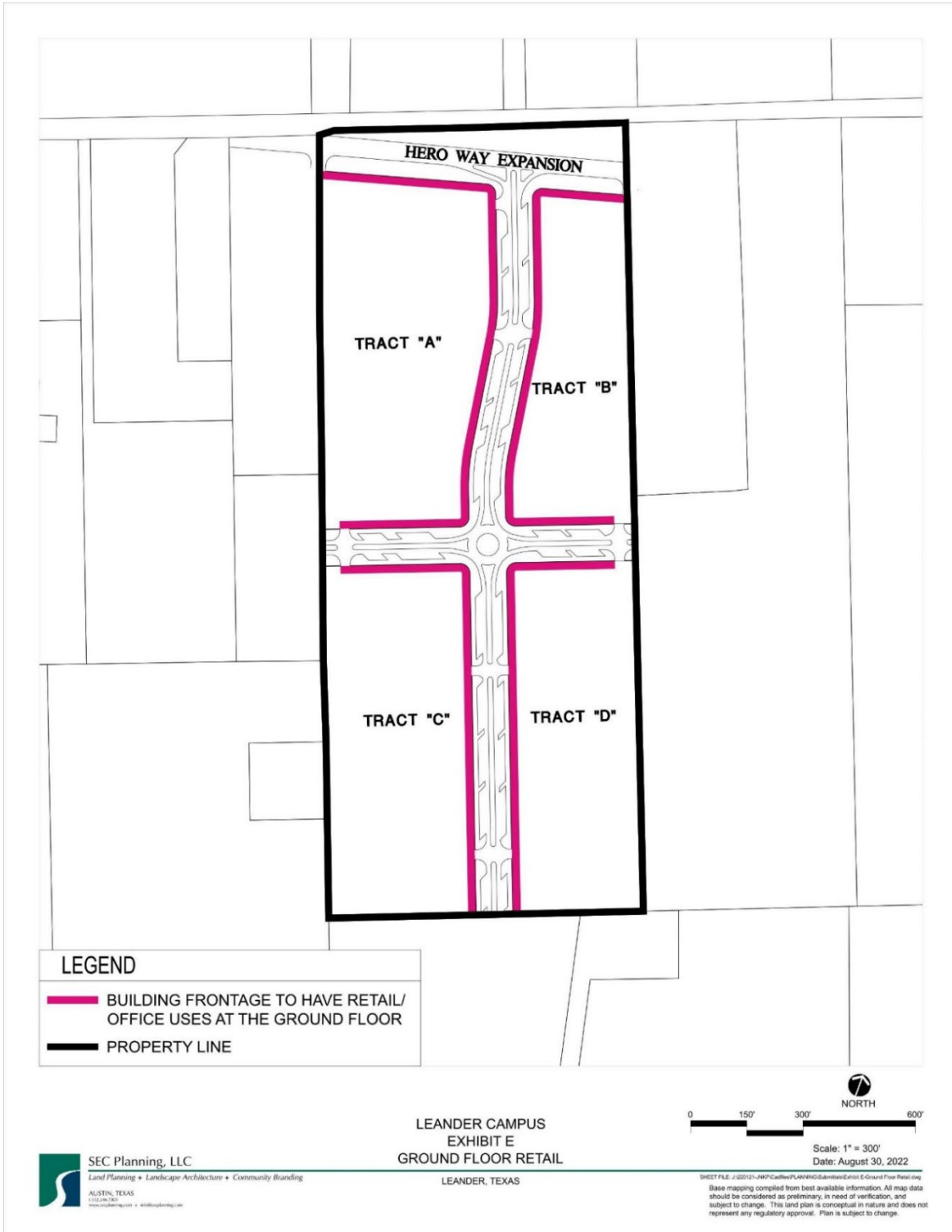


EXHIBIT D
Ground Floor Retail





September 12, 2022

City of Leander Planning Department
Pat Bryson Municipal Hall
201 N. Brushy Street
Leander, TX 78641

Re: Leander Campus PUD Letter of Intent

Leander Campus is a 40.2 acre tract located within the City of Leander approximately $\frac{3}{4}$ of a mile east of the intersection of US 183-A and Hero Way. It is the Applicant's intent and request to rezone the 40.2 acres from SFR-1-B to PUD with a GC-3-A Base district. The PUD request includes a vertical mixed use development on the property. The desire for the PUD is so the Applicant may create a Mixed Use development that creates pedestrian scaled environments all within the context of a vertically integrated mixture of uses.

The Subject Tract is located with convenient access to Hero Way and located in close proximity to the Highway US 183-A Toll Road. Along with strong access from these major roadways, the property is located within the Employment Center designated area on the Future Land Use Plan, and offers additional commercial, entertainment, office and high density residential opportunities. These requested land uses are consistent with the Future Land Use Map and will provide both residential and employment uses within walkable distance to additional entertainment and retail opportunities.

Thank you for your consideration of this zoning change request. The Applicant believes this location has the potential to help meet service and employment goals for Leander.

Sincerely,

Peter Verdicchio

Peter Verdicchio, PLA ASLA
Principal

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.

Mailed correspondence to the attached property owners list.

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.

All property owners on attached list were notified via neighborhood communications letter.

3. What concerns were raised during these communications?

N/A, as no concerns have been raised.

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

N/A, as no concerns have been raised.

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

Signature: Peter Verdicchio Date April 20, 2023

HEROWAY CROSSING LLC
7542 FIREOAK DR
AUSTIN, TX 78759

CARTER, STELLA (LE)
3150 HERO WAY
LEANDER, TX 78641

CEDAR PARK VFW #10427 POST
PO BOX 648
LEANDER, TX 78646-0648

TEX MIX LAND LTD
PO BOX 830
LEANDER, TX 78646-0830

DROPTINI J W & JAN
2999 HERO WAY
LEANDER, TX 78641-1628

8770 LEANDER PARTNERS LLC 15120
NORTHWEST FWY #STE 190
HOUSTON, TX 77040

MAUCK PROPERTIES LLC
2967 HERO WAY
LEANDER, TX 78641

HARMONY PUBLIC SCHOOLS
9321 W SAM HOUSTON PKWY S
HOUSTON, TX 77099

CHAMPION, EMOGENE INDIV & AS TR
PO BOX 266
LEANDER, TX 78646-0266

HERO WAY CAPITAL LLC
1900 JAY ELL DR
RICHARDSON, TX 75081

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE LEANDER CAMPUS PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-2-A (GENERAL COMMERCIAL) AND MF-2-A (MULTI-FAMILY); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

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

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being 39.94 acres, ±; being more particularly described in Exhibit "B"; and identified by tax identification numbers R555232, R555221, R031318, and R031317; more particularly described in Instrument Number 2021182868, recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the Leander Campus PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) and MF-2-A (Multi-Family). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", "C", and "D" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 18th day of May, 2023.

FINALLY PASSED AND APPROVED on this the 1st day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

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

April 27, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All Commissioners are present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 20, 2023, meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-22-0011 regarding Lot 23, Blk A Leander Heights Sec 1 Replat #2 Short Form Final Plat on three parcels of land approximately 8.243 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R606834, R606835 and R606836; generally located to the northwest of the intersection of Sonny Drive and US 183 S Leander, Williamson County, Texas.
7. Approval of Minutes.

Motion made by Commissioner May to approve the consent agenda item 6 & 7, seconded by Commissioner Carpenter.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0033 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Leander Campus PUD (Planned Unit Development) with the base zoning districts of GC-2-A (General Commercial) and MF-2-A (Multi-Family) on four parcels of land approximately 39.94 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R555232, R555221, R031318, and R031317; and generally located approximate 4,500 feet to the west of the intersection of Hero Way and Ronald W Reagan Blvd, on the south side of Hero Way, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0033 as described above.

Motion made by Commissioner John Cosgrove, seconded by Chair Donnie Mahan to approve the zoning request.

AYE: Commissioner John Cosgrove, Chair Donnie Mahan, Commissioner James Oliver

NAY: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner Ron May

3 - 4 Failed

REGULAR AGENDA

9. Discuss and consider action on the extension of the approval of Subdivision Case 19-TOD-PP-013 the Tylerville Northwest Subdivision Preliminary Plat on one parcel of land approximately 9.2045 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R031694 and R601583; generally located northwest of the intersection of US 183 and W San Gabriel Pkwy, Leander, Williamson County, Texas.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the extension request.

AYE: Commissioner John Cosgrove, Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

7 - 0 Passed

10. Receive a presentation from the Capital Improvement Program (CIP) Manager
11. Adjournment at 7:22 p.M.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

VERONICA TOVAR
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one (1) parcel of land approximately 12.396 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-23-0060 as described above.

BACKGROUND:

This request is the second step in the zoning process.

HISTORY/TIMELINE:

02/03/2023 – Annexation

04/13/2023 – Planning & Zoning Commission, 1st Public Hearing

05/04/2023 – City Council Public Hearing, Postponed by Applicant

APPLICANT/AGENT:

Southwest Land Services, Inc. (David Singleton) on behalf of B Twisted, LLC (Craig Beaver)

RECOMMENDATION:

This zoning change proposal is compatible with surrounding zonings, land uses, and City of Leander future land use map. Staff recommends approval of the request. The Planning & Zoning Commission recommended approval of the request during the April 13, 2023. The applicant requested to postpone this request prior to the May 4, 2023 Agenda.

PRESENTER:

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

Attachments

1. Planning Analysis
2. Current Zoning Map
3. Future Land Use Map
4. Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach
9. Ordinance
10. P&Z Minutes



PLANNING ANALYSIS

ZONING CASE Z-23-0060 B TWISTED

GENERAL INFORMATION

Owner/Agent: Southwest Land Services, Inc. (David Singleton) on behalf of B Twisted, LLC (Craig Beaver).

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

Proposed Zoning: SFR-2-B (Single-Family Rural)

Size and Location: The property is located to the west of the intersection of CR 281 and N. Bagdad Road, including approximately 12.396 acres.

Staff Contact: Jason Pho
Assistant Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property to rezone the property to later subdivide into large 3 acre lots.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 4*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☐ ☒ Does the proposal warrant any other special considerations? *see below*

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	OCL (Liberty Hill)	Large lot residential
EAST	ETJ	Undeveloped
SOUTH	SFR-2-B	Undeveloped Subdivision (Sullivan Tract)
WEST	ETJ	Undeveloped

SURROUNDING AREA:

This property is located 1 mile west of the intersection of CR 281 and N. Bagdad Road. The tract is surrounded by undeveloped land to the east, and west. Toward the south is the undeveloped subdivision, Sullivan Tract. To the north and across CR 281 are existing large lot, single-family residences in the city of Liberty Hill.

PHYSICAL AND NATURAL FEATURES:

This property contains no floodplains and is currently undeveloped. The lot contains tree cover which will be subject to the City of Leander tree protection requirements and mitigation at the time of site development.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 02/03/2023.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto CR 281.

TRANSPORTATION PLAN REQUIREMENTS:

There are no transportation plan requirements.

SUBDIVISIONS:

This property is currently unplatted.

EXISTING UTILITIES:

Water and wastewater access will come with the proposed Sullivan Tract to the south of the property.



CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFR – SINGLE-FAMILY RURAL:**

Features: 1 acre lot min.; 1,600 square foot living area min.

Intent: Development of single-family detached dwellings on lots one acre or larger in size and for other uses that are compatible and complimentary to large lot and very low density residential development. The purpose of this component is to provide regulations to preserve rural character and maintain and protect the City's single-family residences and neighborhoods in an area with larger lot sizes. This component is also intended to preserve the larger tracts of land for future economic development in accordance with the Comprehensive Plan, while permitting rural/agricultural uses on the land to continue.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

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

COMPREHENSIVE PLAN:**Applicable Comprehensive Plan goal statements**

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Strategy 10.2: Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.

Applicable Future Land Use categories**NEIGHBORHOOD RESIDENTIAL**

- The Neighborhood Residential land use category is intended to be developed primarily as new single-family detached residential subdivisions with associated amenities, such as parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character which are primarily found in the form of detached residential lots.

Architectural styles, building height and massing are relatively uniform in this type of land use. Most streets are considered to be local and low-volume with curb and gutter, sidewalks, consistent speeds and highly accessible driveways. Strategically located parks are essential and in some cases a school or other institutional use are integrated or in close proximity.

Some neighborhood-serving retail and office uses are permitted in these areas with highly-restrictive use, site and design requirements. These type of uses are residential in scale and architectural design and are walkable in nature, though auto-serving. These uses are not shown on the Future Land Use Map as commercial and are supported when integrated into a development with appropriate site and zoning compatibility considerations.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:**DEVELOPMENT MEETING**

No development meeting was held.

NOTIFICATION

- 03/23/2023 - Public Notice on Hill Country News
- 03/29/2023 - Mail Notification to Property Owners within 200'
- 03/29/2023 - Public Hearing Signage Posted on Property
- 04/13/2023 - Planning and Zoning Commission Public Hearing
- 05/04/2023 - City Council Public Hearing & First Reading of the Ordinance
- 05/18/2023 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached 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' were also contacted.

A neighborhood outreach letter was sent on 03/13/2023. Below is a list of comments/concerns that were raised in response:

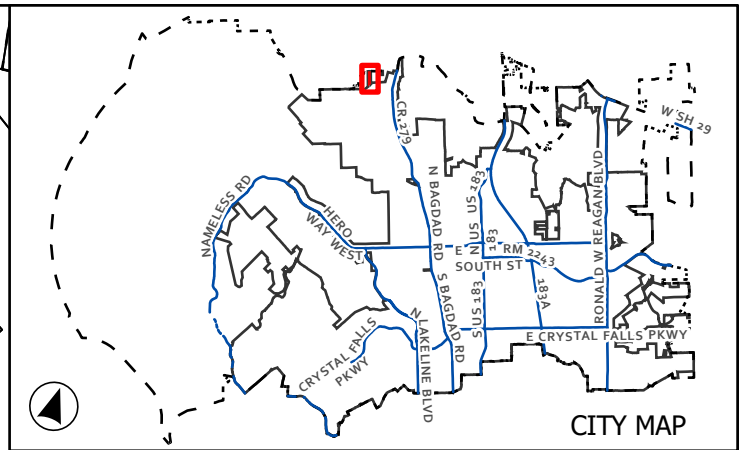
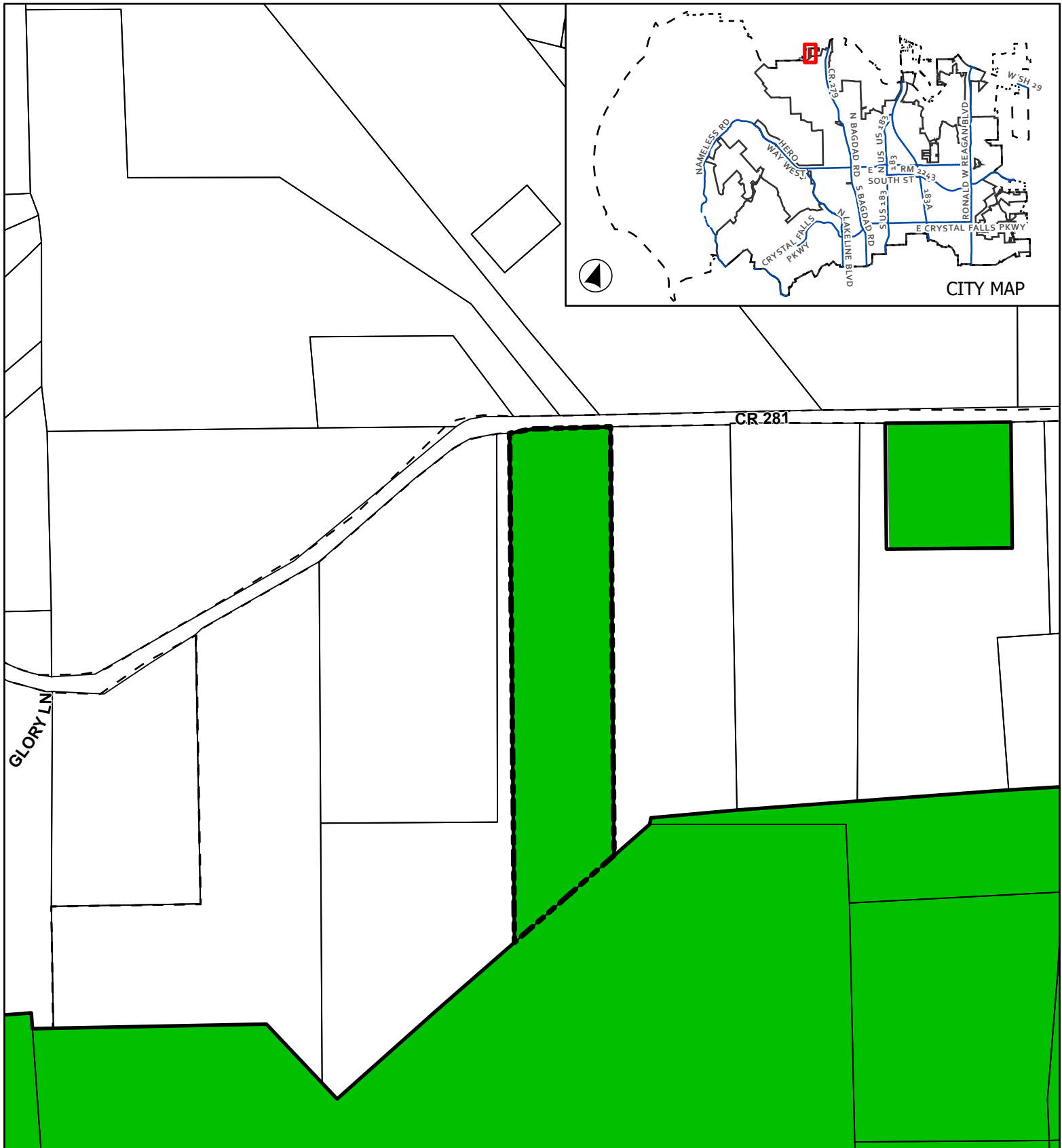
- Opposition to any subdivision and/or development of the land whatsoever.

Please see the full report from the applicant attached.



APPROVAL CRITERIA:

This zoning change proposal is compatible with surrounding zonings, land uses, and City of Leander future land use map. The primary difference between the Type 1 and Type 2 site component is the size of the accessory structure. An example of an accessory structure would be a shed in the backyard.



CASE: Z-23-0060

ATTACHMENT 2

B-TWISTED

Current Zoning

-  Leander City Limits
-  SFR - Single-Family Rural
-  Subject Boundary
-  Extra-Territorial Jurisdiction

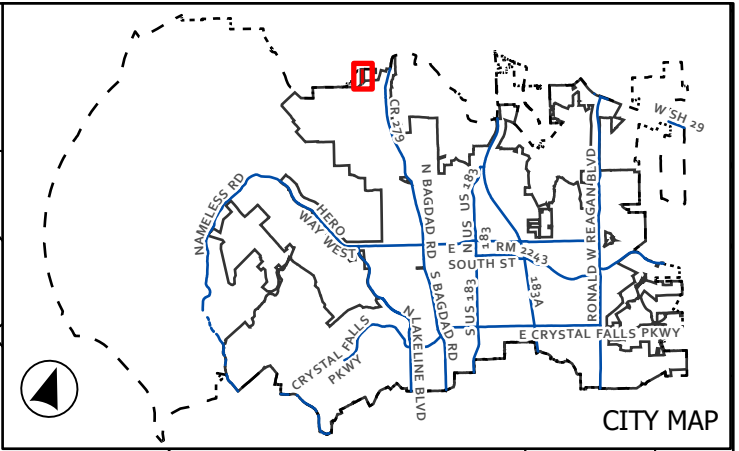
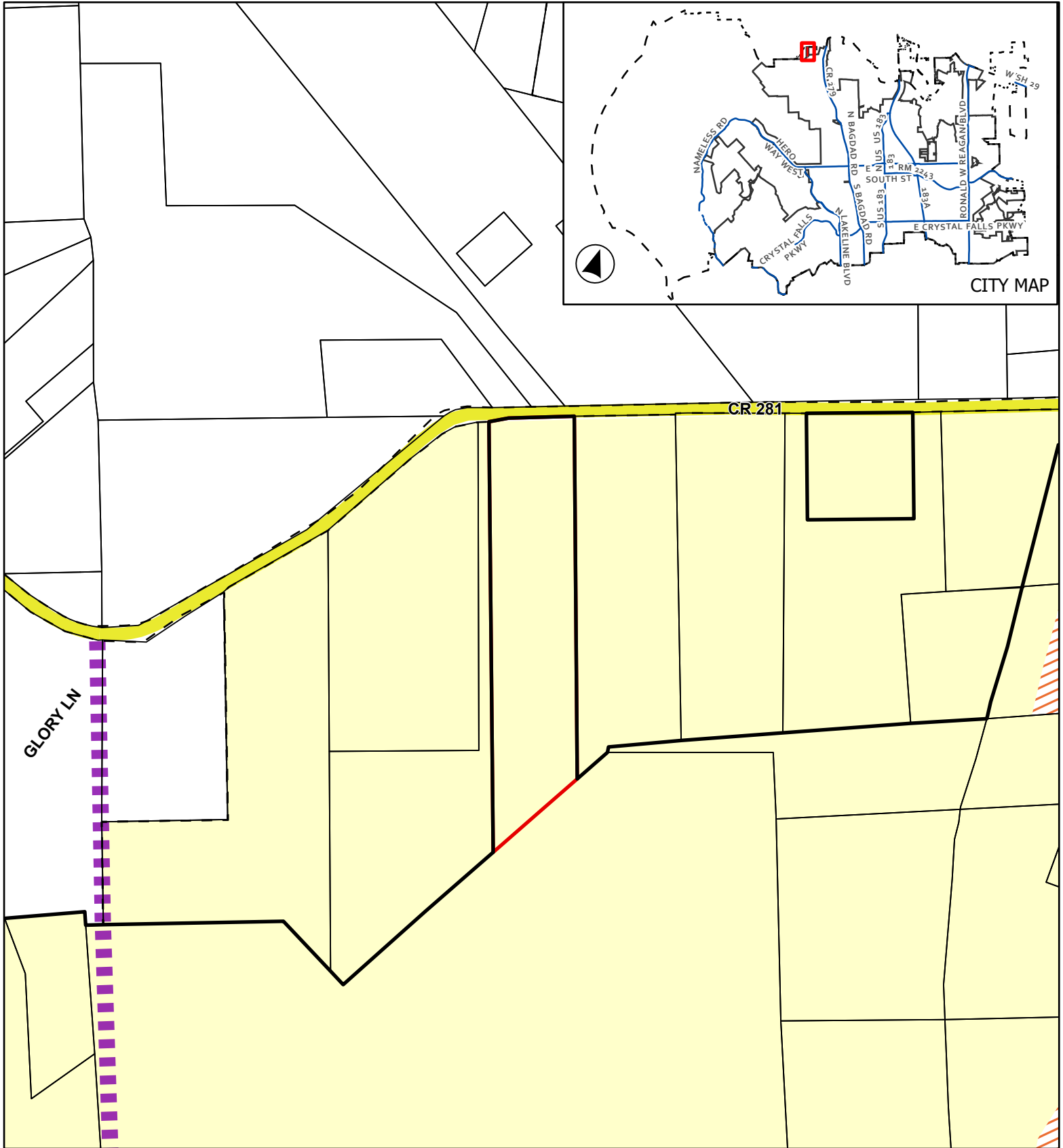
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the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



0 155 310



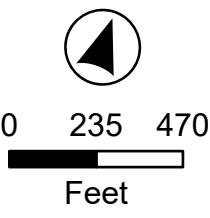
Feet



CASE: Z-23-0060 ATTACHMENT 3 B-TWISTED

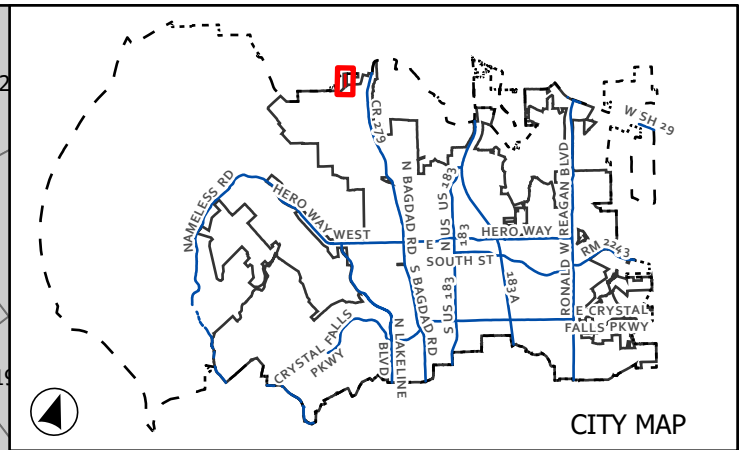
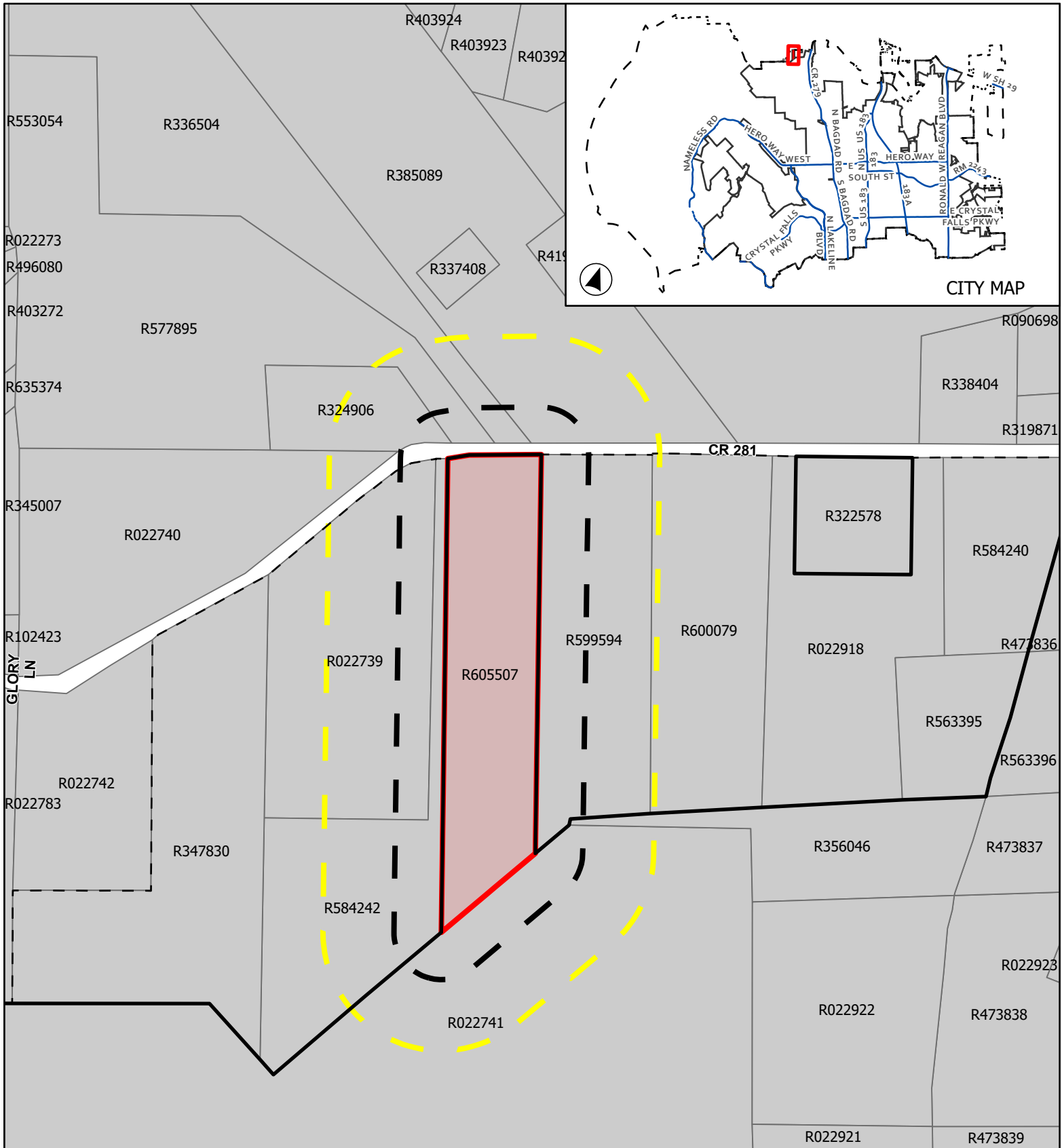
Future Land Use Map

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
- ETJ Boundary
- Subject Boundary
- Thoroughfare Plan
- Collector, Existing

- Arterial 4 Lane, Proposed
- Future Land Use
- Neighborhood Residential
- Multi-Use Corridor



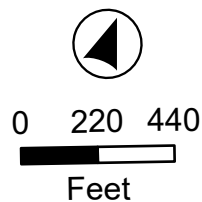
CASE: Z-23-0060

ATTACHMENT 4

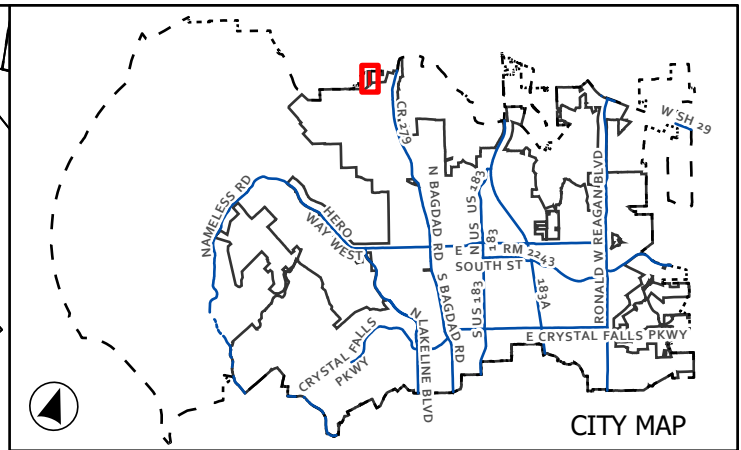
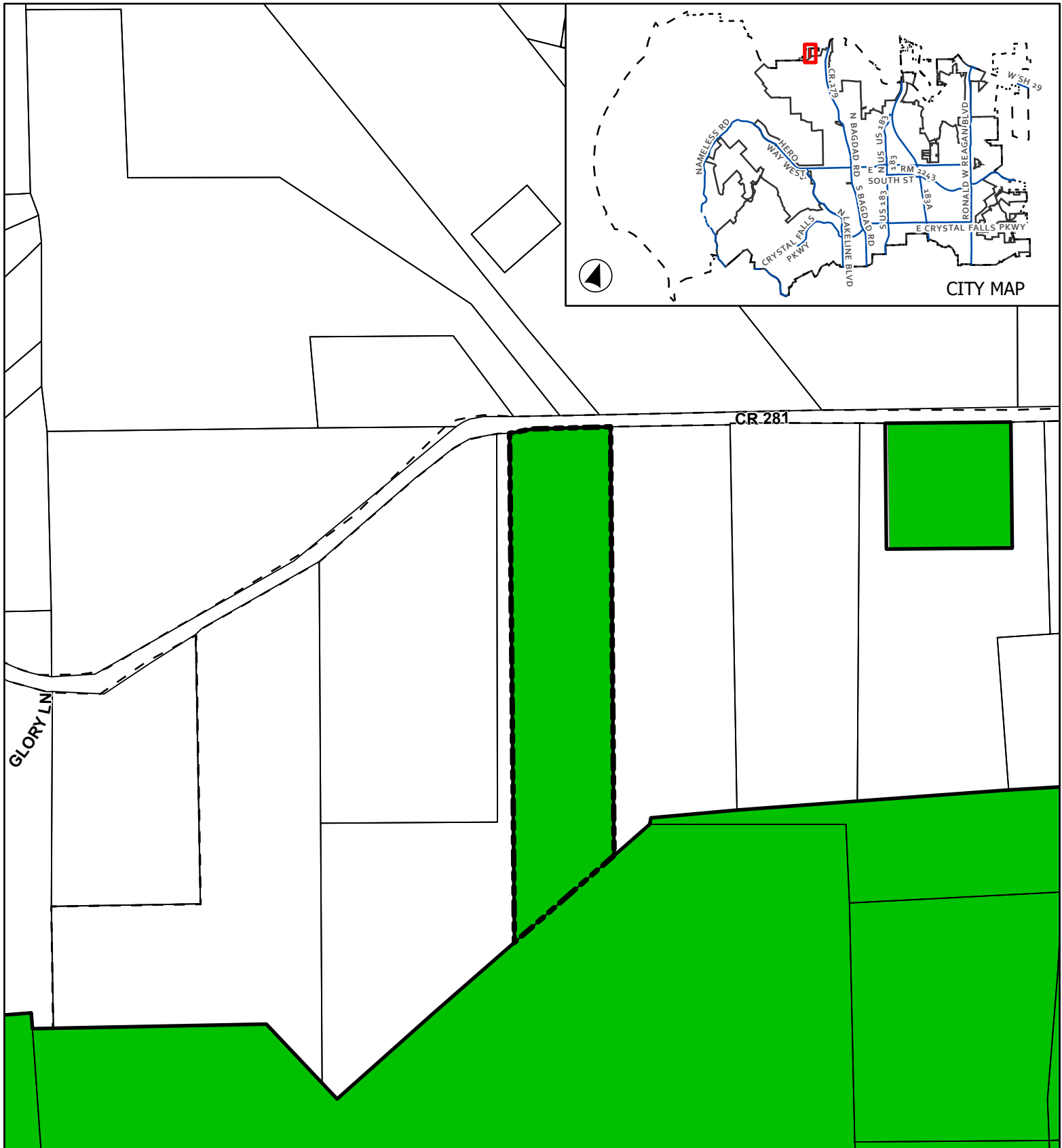
B-TWISTED

Public Notification

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



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



CASE: Z-23-0060

ATTACHMENT 5

B-TWISTED

Proposed Zoning

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

-  Leander City Limits
-  SFR - Single-Family Rural
-  Subject Boundary
-  Extra-Territorial Jurisdiction



0 155 310



Feet

SOUTHWEST
LAND SERVICES, INC.

January 10, 2023

Robin Griffin, Director of Planning
City of Leander
200 W. Willis
Leander, TX 78641

RE: Bagdad Road
12.4 acre tract
Rezoning request

Ms. Griffin,

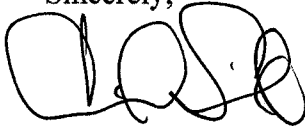
On behalf of B-Twisted, Inc (Applicant), we are submitting the enclosed Zoning Application to rezone the referenced property from IRR (Interim Rural Residential), to Single Family Rural (SFR-2B). This application is in concert with a previously submitted Annexation request and Final Plat for the same tract.

Rezoning the tract will align it with existing uses in the area and afford the Owners the opportunity to pursue large lot (3 plus acre lots) opportunities for the site.

The topography of the site is relatively flat with slopes of less than two percent (2%).

We respectfully solicit Staffs recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'DS', with a stylized flourish at the end.

David Singleton

Delivery address: 300 CR 269 Leander Texas 78641
Mailing address: P.O. Box 984 Leander Texas 78646-0984
facsimile 512.259.9400 512.259.9000

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.

A certified letter was mailed to all required parties (a copy of which is attached).

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.

We identified NO HOA's within the notification area.

3. What concerns were raised during these communications?

The only comment we received was via email and was opposed to any subdivision / development of the land whatsoever.

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

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

Signature: David Singleton Date 3-13-2023

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING ONE PARCEL OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO SFR-2-B (SINGLE-FAMILY RURAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

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

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including 12.396 acres $\pm$; being more particularly described in Exhibit "A"; located to the west of the intersection of CR 281 and N. Bagdad Road; identified by Williamson Central Appraisal District tax identification number R605507; more particularly described in Instrument Number 2020069304 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) to SFR-1-B (Single-Family Rural) as shown in Exhibit "A".

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official

notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 18th day of May, 2023.
FINALLY PASSED AND APPROVED on this the 1st day of June, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

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

April 13, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All present except Commissioner John Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 6, 2023 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-21-0027 regarding Bar W Ranch W Phase 7 Final Plat on seven parcels of land approximately 53.236 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619954, R619953, R619974, R032261, R032261, R539741, and R539743; generally located north west of Stamp Iron Ave. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case SFP-22-0011 regarding Quiktrip #4160 Short Form Final Plat on one parcel of land approximately 1.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R491080; generally located to the east of the intersection of Kauffman Loop and State Highway 29, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter to approve the Consent Agenda Items 6-8, seconded by Commissioner Ron May.

6-0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N Bagdad Rd. and Oak Creek Rd., Leander, Williamson County, Texas.

These citizens spoke in person and were against:

Kristi France - 2216 Live Oak Rd
Richard Counts - 3412 Whitt Creek Trail
Boyd Henry - Co Rd 279
Crystal Escue - 3313 Whitt Park Path
Chrystal Pardue - 3312 Whitt Creek Trail

These citizens did not speak but wanted their position read into the record. Their position was against this item:

Keith Mitchel - 3201 Whitt Park Path
Rebecca Mitchel - 3201 White Park Path

These citizens submitted their comments via email and were read by the Commission. Their position was read into the record and their position was against this item:

Nicholas Rold - 2012 Live Oak Rd
Lance Dawes - 3205 Whitt Park Path

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0014 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located north east of the intersection of S. Bagdad Rd. and Marsala Circle, Leander, Williamson County, Texas.

Jeffrey Smith at 600 CR 281 spoke against this item.

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 as described above.

Motion made by Vice Chair Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the Concept Plan and Variance.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located north west of the intersection of W. San Gabriel Pkwy and Frontenac St., Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Subdivision Case CP-22-0018 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

Motion made by Chair Donnie Mahan, seconded by Vice Chair Laura Lantrip to approve the Zoning request with the condition that the building height is limited to 65 feet.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

0. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one parcel of land approximately 12.718 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Pkwy and Main Street, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0059 as described above.

WITHDRAWN BY APPLICANT

13. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

Deborah Kinnison at 500 CR 281 spoke against.
No one spoke in favor.

- Discuss and consider action regarding Zoning Case Z-23-0066 as described above.

Motion made by Commissioner Ron May, seconded by Vice Chair Laura Lantrip to approve the Zoning request.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on 4 parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W Reagan Blvd and Gabriel's Horn Rd, Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Preliminary Plat.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

6 - 0 Passed

15. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 10:48 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Submitted on Wednesday, April 12, 2023 - 10:47am Form: Public Comments Request Form ID: 15331 Submission ID: 138620 Submitted values are:

Full Name Nicholas Rold

Do you live within Leander city limits? Yes

Home Address 2012 Live Oak Rd.

Phone Number 2089124853

My comments apply to the following regular meeting: Planning and Zoning Commission

My comments apply to the following meeting date Thu, 04/13/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

I am highly concerned about the increased traffic on Live Oak Rd. west of CR279 that would result from approval of this subdivision. If a subdivision for this tract should be approved, it needs to include direct access to main roads without going through the Whitt Ranch subdivision.

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138620>

■

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 11:15 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Submitted on Wednesday, April 12, 2023 - 11:15am Form: Public Comments Request Form ID: 15331 Submission ID: 138621 Submitted values are:

Full Name Lance Dawes

Do you live within Leander city limits? Yes

Home Address 3205 Whitt Park Path

Phone Number 5128265737

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Wed, 04/12/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

This is a horrible idea to make Live Oak at Bagdad whitt ranch entrance into an entrance for a new neighborhood. This is more or less a small private neighborhood. The residents who purchased lots and built homes in this neighborhood did so with the understanding that there would be minimal traffic because the neighborhood is only 75 or so 1 acre lots. A better idea would be for the developer to purchase land off of Bagdad on the north or south of went Ranch and create a separate entrance off of Bagdad

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138621>

▪



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Discuss and consider action on the Second Reading of an Ordinance regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial); and the approval of Masonry Development Agreement Case DA-23-0001 on one (1) parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

BACKGROUND:

This request is the final step in the zoning process and development agreement process. Staff recommends approval of the Leander Collective Minor PUD. The Planning & Zoning Commission recommended approval of the request during the April 13, 2023 meeting with the condition that the building height is limited to sixty-five (65') feet.

HISTORY/TIMELINE:

04/13/2023 - Planning & Zoning Commission, 1st Public Hearing
05/04/2023 - City Council, 2nd Public Hearing & 1st Reading of the Ordinance

APPLICANT/AGENT:

SEC Planning (Mark Baker) on behalf of Ishav Properties, LLC (Sunil Lavani)

RECOMMENDATION:

The City Council approved the request during the May 4, 2023 meeting with a 6 to 1 vote (Mayor DeLisle opposing).

PRESENTER:

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

Attachments

1. Planning Analysis - Leander Collective Minor PUD
2. Current Zoning Map
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes & Conceptual Site Layout and Land Use Plan
8. Letter of Intent
9. Summary of Neighborhood Communication
10. Minor PUD Redline
11. Ordinance
12. P&Z Minutes
13. Development Agreement



PLANNING ANALYSIS

ZONING CASE Z-22-0045 LEANDER COLLECTIVE MINOR PUD

GENERAL INFORMATION

Owner/Agent: SEC Planning (Mark Baker) on behalf of Ishav Properties, LLC (Sunil Lavani).

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

Proposed Zoning: Minor Planned Unit Development
Base zoning of GC-3-A (General Commercial)

Size and Location: The property is located at 133 Collective Way, including approximately 2.97 acres.

Staff Contact: Cory Dale, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to add the additional land use of a Climate Controlled Self Storage.

STAFF CONCLUSIONS

Y N

- ☒ ☐ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 2*
- ☒ ☐ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 3*
- ☐ ☒ Does the proposal warrant any other special considerations? none.

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFU-2-B	School and facilities
EAST	HI-5-D	Industrial
SOUTH	GC-3-C	Commercial
WEST	PUD-TH	Leander Collective Phase 2 Townhomes

SURROUNDING AREA:

This property is located approximately 1,000 feet northeast of the intersection of US 183 and Sonny Drive. The tract sites directly south of Leander Middle School. To the east of the tract, across US 183, is TFR Enterprises and to the south is Jardin Del Rey restaurant. The abutting west area is undeveloped but will be future Phase 2 of Leander Collective and feature townhomes.

PHYSICAL AND NATURAL FEATURES:

This property is entirely within the floodplain and contains sparse tree cover.

MAJOR CORRIDORS:

This property has access onto US 183.

TRANSPORTATION PLAN REQUIREMENTS:

The property is within a previously approved site development plan, project number 18-SD-032. This project will include a 10 foot sidewalk along US 183, ROW and construction of a segment to Collective Way linking US 183 with West Drive, drainage improvements, lift station 2 improvements and TIA fee-in-lieu.

SUBDIVISIONS:

This property is platted as Leander Heights Section 1.

EXISTING UTILITIES:

This property has access to water within ROW of US 183. Sewer service will come from lift station number 2, southeast of the tract.

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****GC – GENERAL COMMERCIAL:**

Features: Any use in LC 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 sq. ft.

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

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 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) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) 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.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) 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.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

URBAN MIXED-USE

- The Urban Mixed-Use future development category contains the areas directly adjacent to Leander Central and Old Town and is envisioned to provide a transition from those higher density/intensity uses to the traditional residential developments nearby. These areas are supportive to the transit-oriented environment of the Central area and will be connected to the Central developments through streets, trails and greenways.

Residential uses include small-lot single family, townhouse, low-density multi-family, and urban lofts. Commercial development can be a mix of urban and local retail and office, restaurants and entertainment, hotels, civic, and related uses.

These areas are envisioned to be developed with a semi-urban character, with some areas developing under the form-based code and others through traditional zoning. Typically, buildings are more street-oriented, with build-to lines, on-street parking or periphery parking, pedestrian and bicycle facilities, and short blocks with high street connectivity.

Desired Mix: 40-100% Residential, 0-60% Non-Residential.

This category is compatible with: SFT, CH, MF, LO, TH, LC, GC and PUD.

GREENWAYS

- The Greenways future development category contains active and passive parkland, trails, and open spaces that have been designated for public use. Greenways are linear parks that serve multiple purposes, including connecting the community and managing stormwater impacts. These spaces are also critical to providing green spaces amidst urban development, for the outdoor enjoyment of residents and workers while connecting public (and private) parks and amenities.

A Leander Greenways network is a framework for a regional destination for people looking for trail activities, a cycling loop system, and active transportation routes to employment centers. From a community perspective, greenways are opportunities for placemaking, including art, historical elements, civic spaces, and wildlife viewing.

Development adjacent to the greenway system should primarily be oriented towards the green space, with buildings fronting public paths, parkway streets providing access, and a public relationship between the

greenway corridor and adjacent private development. Trail connections should be made frequently to adjacent developments to provide access.

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was not needed for this submittal.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No significant changes.

NOTIFICATION

03/23/2023 - Public Notice on Hill Country News

03/29/2023 - Mail Notification to Property Owners within 200'

03/29/2023 - Public Hearing Signage Posted on Property

04/13/2023 - Planning and Zoning Commission Public Hearing

05/04/2023 - City Council Public Hearing & First Reading of the Ordinance

05/18/2023 - City Council Second & Final Reading of the Ordinance

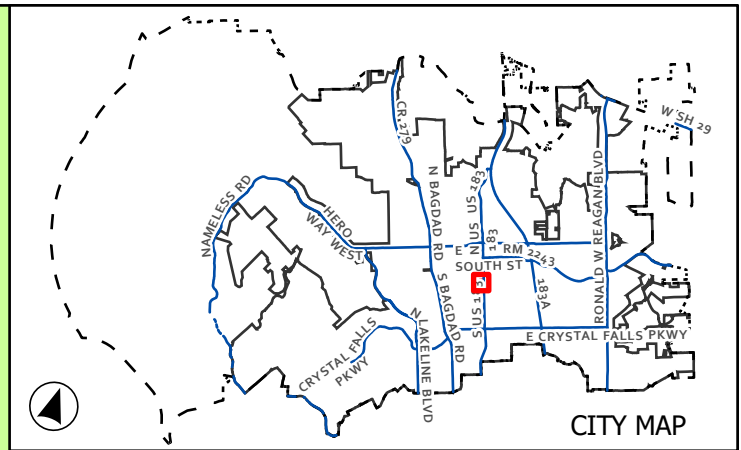
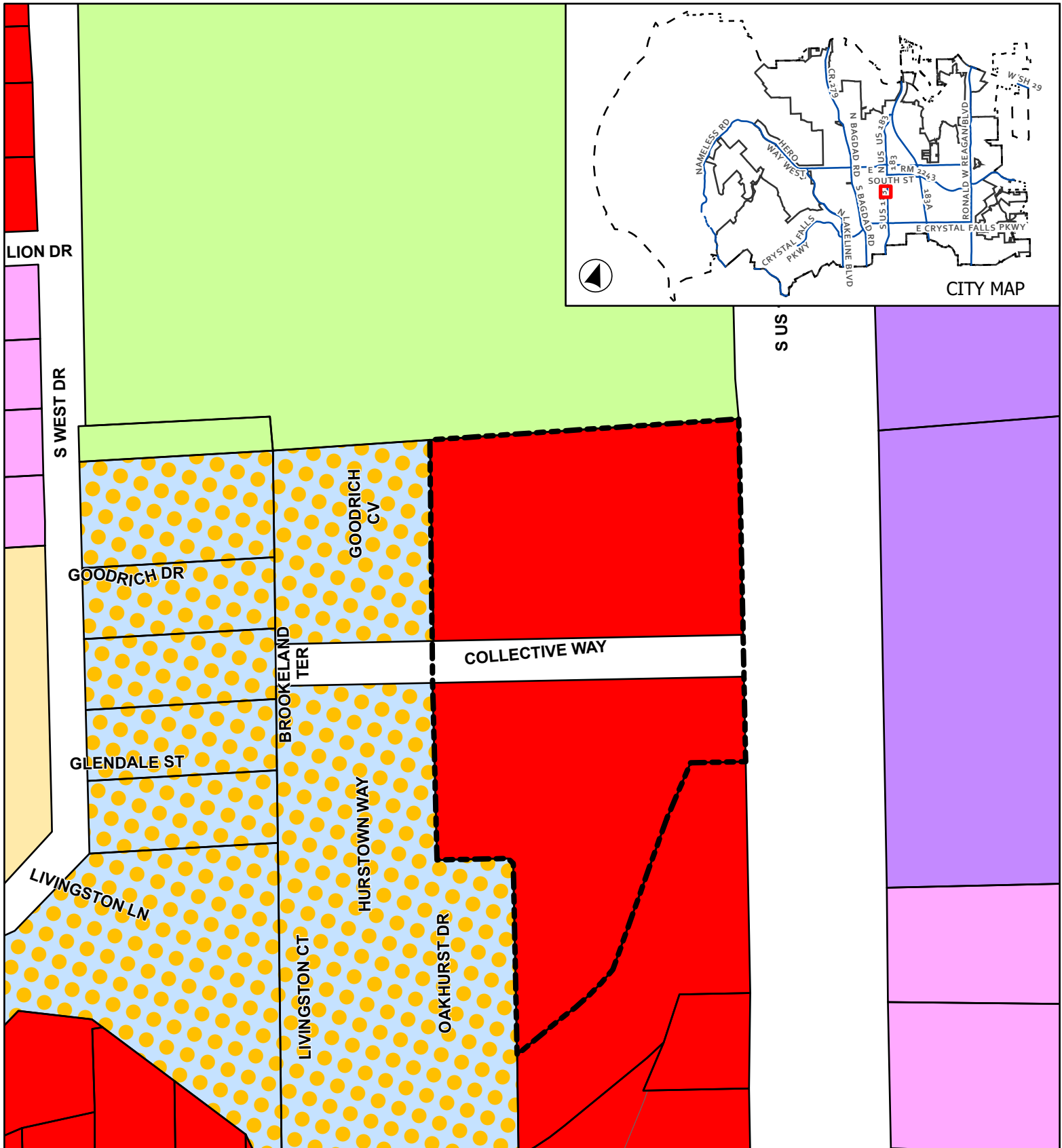
PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached 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' were also contacted.

See attachment 9 in the agenda packet for the Neighborhood Outreach summary of communications, example letter and mailing labels.

APPROVAL CRITERIA:

This developer is proposing a Minor PUD in order to allow for a self-service storage facility use with the base zoning of GC-3-A (General Commercial). This Minor PUD includes a waiver to allow a self-storage use that would normally require the HC (Heavy Commercial) or HI (Heavy Industry) use component. All other items such as the Future Land Use designation and Composite Zoning Ordinance are in compliance, therefore staff recommends approval of the request.



CASE: Z-22-0045

ATTACHMENT 2

LEANDER COLLECTIVE

Current Zoning

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

Leander City Limits

SFU - Single-Family Urban

SFU/MH - Single-Family Urban/Manufactured Home

GC - General Commercial

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Townhomes

Subject Boundary

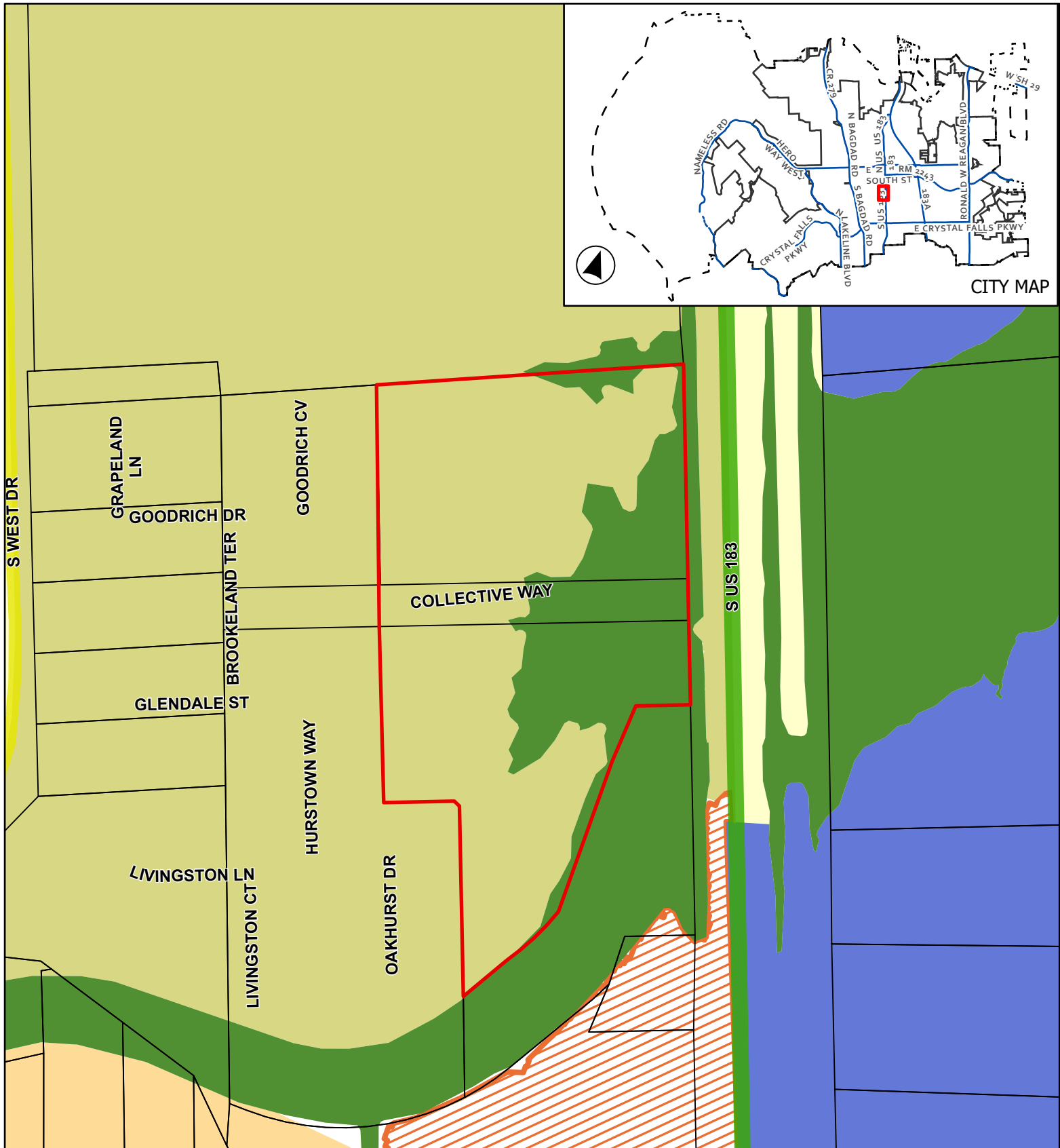
Extra-Territorial Jurisdiction



0 65 130



Feet



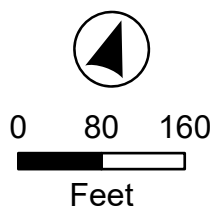
CASE: Z-22-0045

ATTACHMENT 3

LEANDER COLLECTIVE

Future Land Use 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.



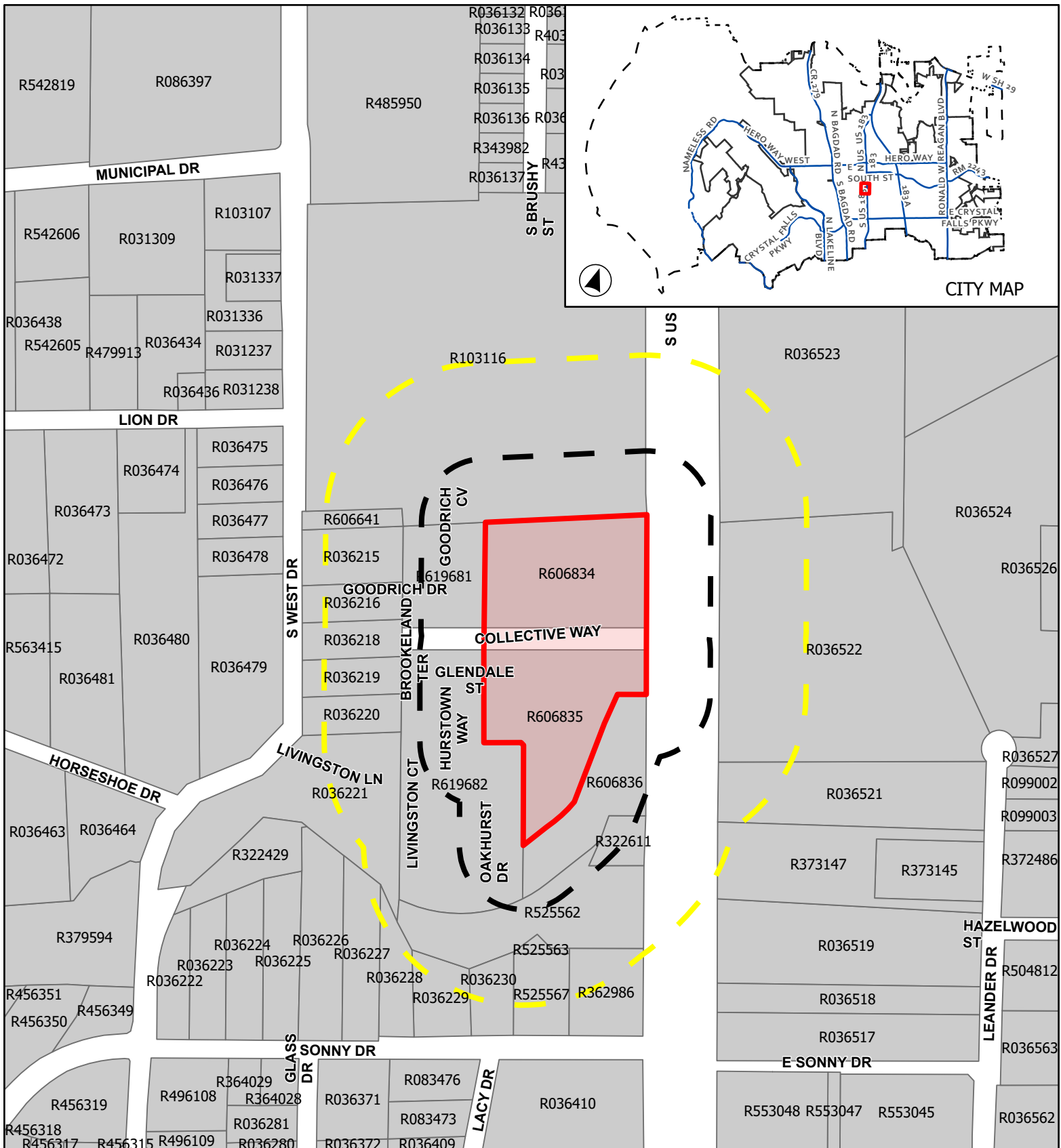
- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Arterial 6 Lane, Existing
- Collector, Existing

Future Land Use

- Neighborhood Residential
- Transitional Residential
- Multi-Use Corridor - Priority Corridor
- Industrial
- Urban Mixed Use
- Greenway



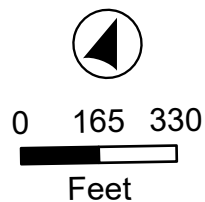
CASE: Z-22-0045

ATTACHMENT 4

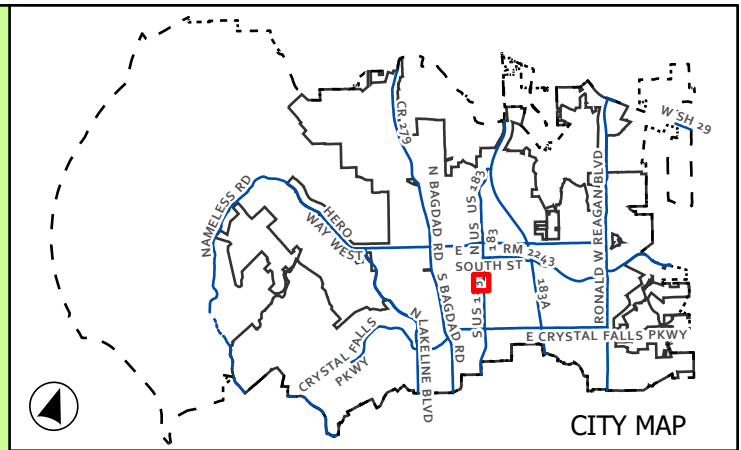
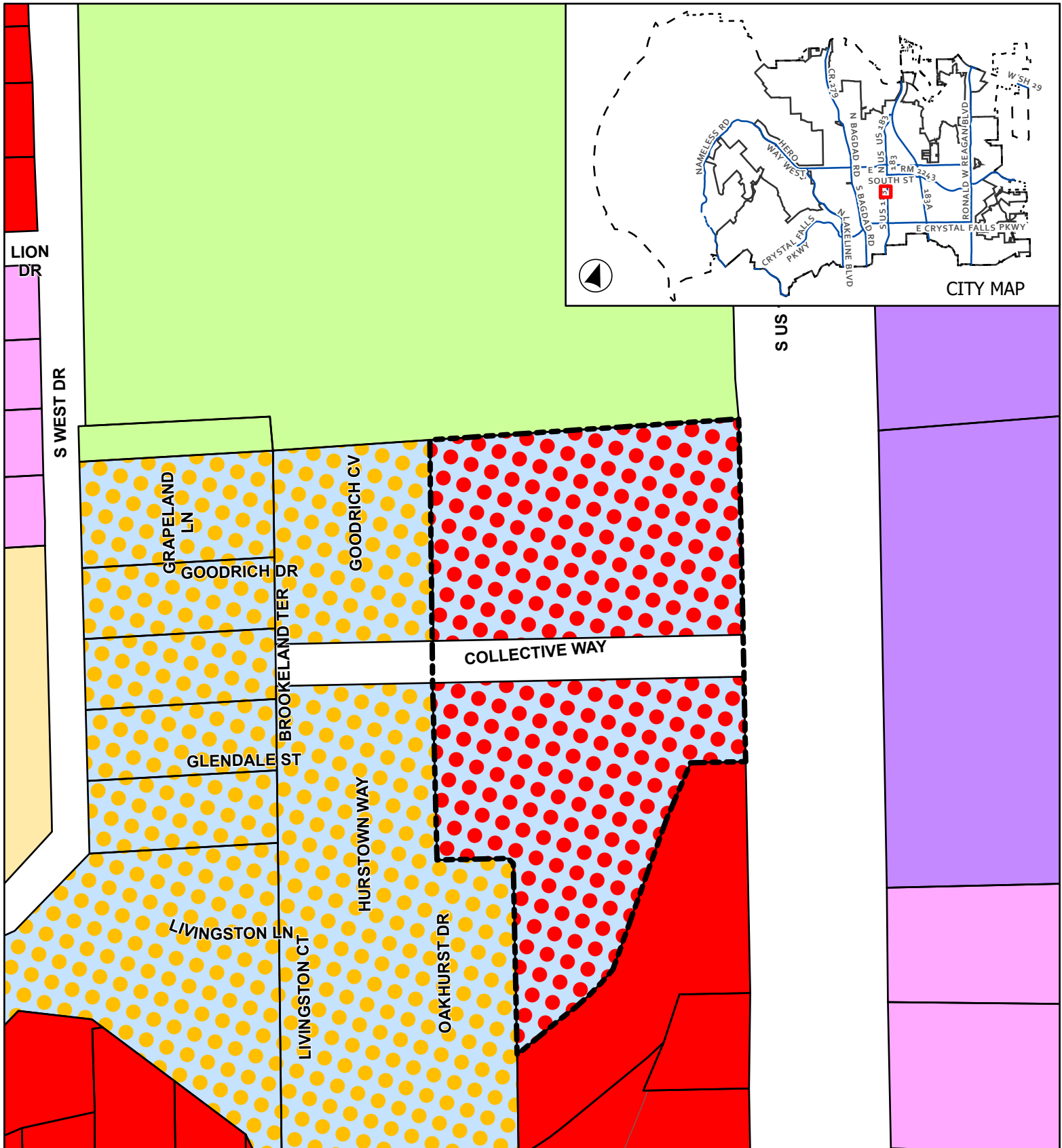
LEANDER
COLLECTIVE

Public Notification

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



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



CASE: Z-22-0045

ATTACHMENT 5

LEANDER COLLECTIVE

Proposed Zoning

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Leander City Limits

SFU - Single-Family Urban

SFU/MH - Single-Family Urban/Manufactured Home

GC - General Commercial

HC - Heavy Commercial

HI - Heavy Industrial

PUD - Townhomes

PUD - General Commercial

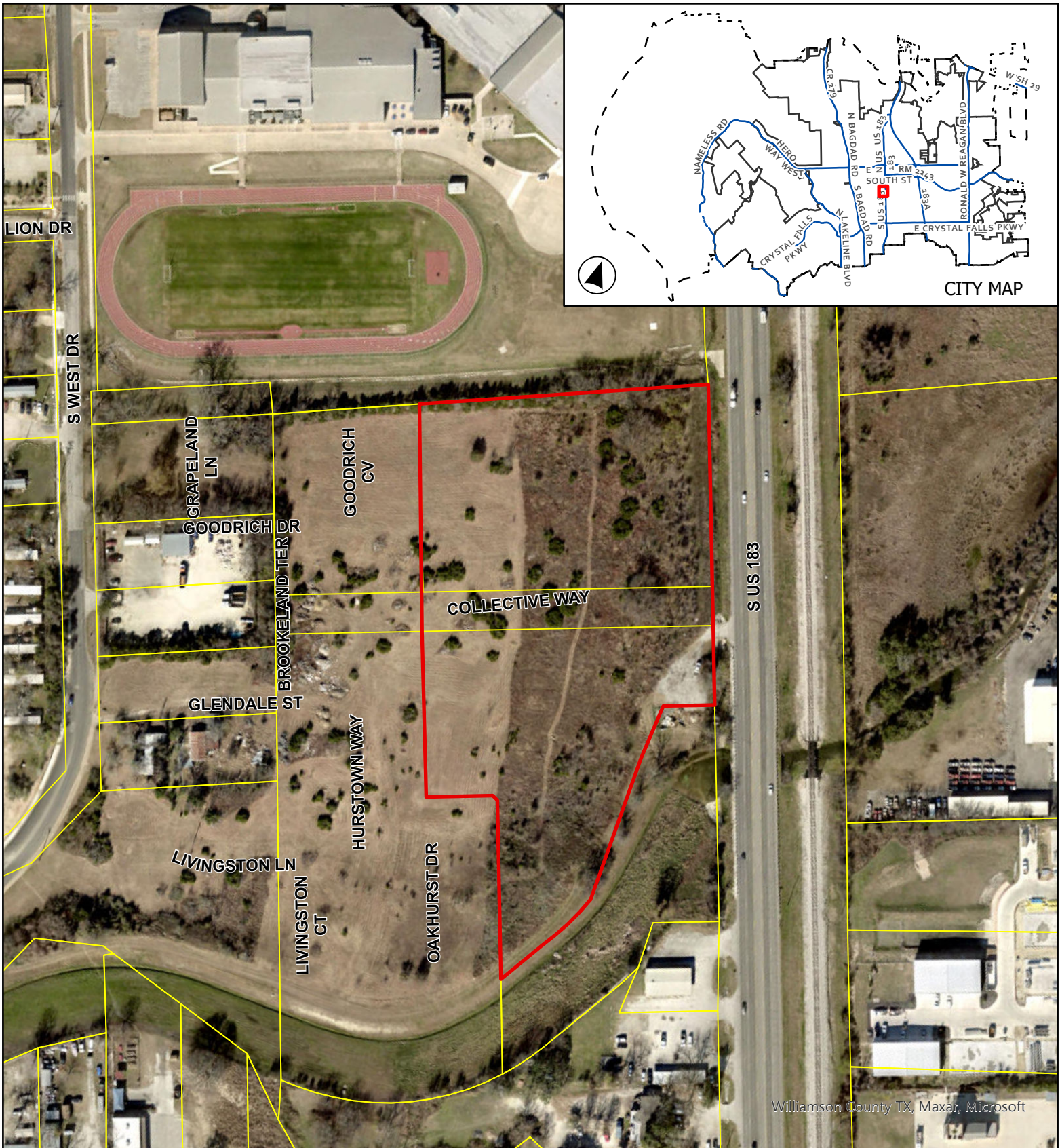
Subject Boundary

Extra-Territorial Jurisdiction



0 65 130

Feet



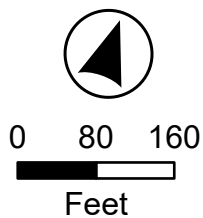
CASE: Z-22-0045

ATTACHMENT 6

LEANDER COLLECTIVE

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
- Subject Boundary

EXHIBIT A

Leander Collective Minor Planned Unit Development

A. Purpose and Intent

1. The Leander Collective PUD is comprised of approximately 2.97 acres, as shown in **Exhibit B.** The development of this property includes Retail and General Commercial uses along US183 with climate controlled self storage units located behind the highway facing commercial.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply 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. Allowable / Prohibited Uses

1. The allowable uses shall include:
 - i) All uses allowed within General Commercial (GC) use component
 - ii) Climate Controlled Self Storage: self-service storage facilities shall be set back at least four hundred (400) feet from the highway. If the exterior surface area of all walls are comprised of one-hundred (100%) percent Masonry and comply with the Type A architectural component, then the self-service storage facility is permitted without the required four hundred (400) foot setback.

EXHIBIT B - Field Notes

Williamson County, Texas
Elijah D. Harmon Survey, Abstract No. 6

2.938 Acres
Page 1 of 4

FIELD NOTES DESCRIPTION

DESCRIPTION OF 2.938 ACRES OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.938 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KBGE" found in the west right-of-way line of South U.S. Highway 183, a variable width right-of-way, at the northeast corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at the southeast corner of a certain called 1.065 acre tract described in the Warranty Deed to Leander Independent School District, of record in Volume 527, Page 323, Official Public Records of Williamson County, Texas, at the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21°09'07" E, with the west right-of-way line of said South U.S. Highway 183, with the east line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the east line of the tract described herein, a distance of 304.15 feet to a 1/2-inch iron rod with a cap stamped "HR GREEN" set for the intersection of the north right-of-way line of Collective Way, a 59-foot right-of-way, as shown on said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, and the west right-of-way line of said South U.S. Highway 183, for the southeast corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "KBGE" found in the west right-of-way line of said South U.S. Highway 183, at the southeast corner of Lot 23C, said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at the northeast corner of Lot 1, Leander Heights Section 1 Resubdivision of Lot 22, Block A, a subdivision according to the plat or map of record in Cabinet J, Slide 279, Plat Records of Williamson County, Texas, bears S 21°09'07" E, a distance of 504.90 feet;

THENCE S 68°50'53" W, leaving the west right-of-way line of said South U.S. Highway 183, with the north right-of-way line of said Collective Way, with the south line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the south line of the tract described herein, a distance of 435.56 feet to a 1/4-inch iron rod with a plastic cap stamped "HR GREEN" set in the south line of said Lot 23A, Resubdivision Plat of the Lot 23, Block A, Leander Heights Section 1, in the east line of a certain called 13.50 acre tract described in the Special Warranty Deed to 603 US Leander Collective LLC, of record in Document No. 2021130714, Official Public Records of Williamson County, Texas, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LJA SURVEYING" found in the south line of Lot 23B, said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the north line of said Lot 23C, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at a re-entrant corner of the said 13.50 acre tract, bears S 21°11'52" E, a distance of 308.50 feet;

THENCE N 21°11'52" W, leaving the north right-of-way line of said Collective Way, crossing said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the east line of the said 13.50 acre tract, same being the west line of the tract described herein, a distance of 283.40 feet to a 1/2-inch iron rod with a plastic cap stamped "LJA SURVEYING" found in the north line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, in the south line of the said 1.065 acre tract, at the northeast corner of the said 13.50 acre tract, for the northwest corner of the tract described herein, from which a 1/2-inch iron rod with an illegible plastic cap found in the south line of the said 1.065 acre tract, in the north line of the said 13.50 acre tract, at the northwest corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the northeast corner of Lot 1, Leander Heights Section One, a subdivision according to the plat or map of record in Cabinet B, Slide 102, Plat Records of Williamson County, Texas, bears S 66°07'22" W, a distance of 221.51 feet;

THENCE N 66°07'22" E, leaving the northeast corner of the said 13.50 acre tract, with the north line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the south line of the said 1.065 acre tract, with the north line of the tract described herein, a distance of 436.28 feet to the **POINT OF BEGINNING** and containing 2.938 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

Williamson County, Texas
Elijah D. Harmon Survey, Abstract No. 6

2.938 Acres
Page 2 of 4

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of January 2021, July 2022, and January 2023.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of January 2023 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735



Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LEGEND

●	STAMP	1/2" IRON ROD W/ A PLASTIC CAP FOUND (STAMP NOTED)
○		1/2" IRON ROD W/ A PLASTIC CAP STAMPED "HR GREEN" SET
()		RECORD INFORMATION (PER DOC. NO. 2021058409, O.P.R.W.C.TX.)
(())		RECORD INFORMATION (PER DOC. NO. 2021130714, O.P.R.W.C.TX.)
[]		RECORD INFORMATION (PER VOL.527, PG.323, O.P.R.W.C.TX.)
P.O.B.		POINT OF BEGINNING
O.P.R.W.C.TX.		OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.		PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE,
NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE
MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID,
MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS
0.999863.

FILE No. 1455
PAGE 4 OF 4



DEVELOPMENT TX

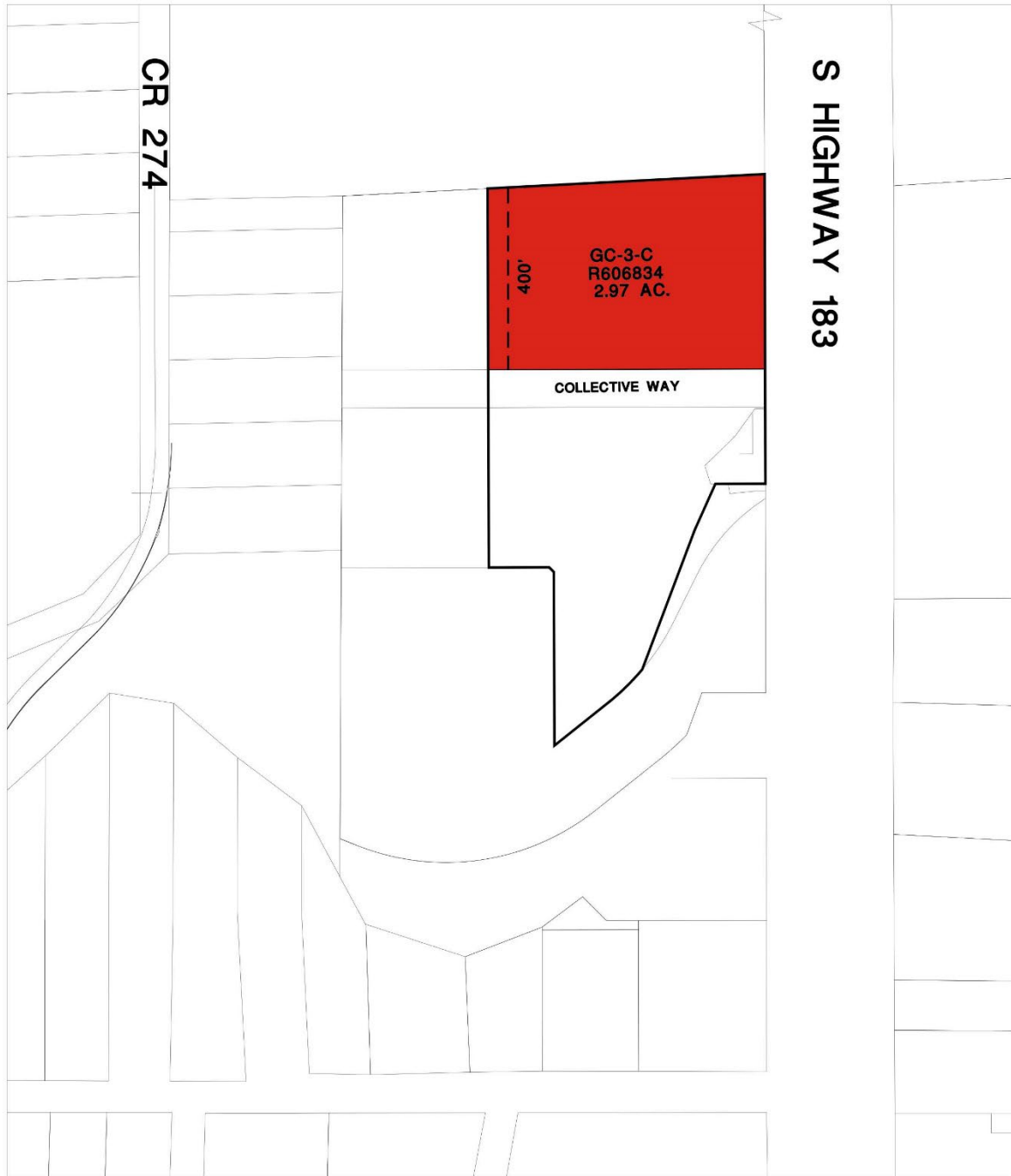
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HARGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

2.938 ACRES
ELIJAH D. HARMON SURVEY, ABSTRACT No. 6,
WILLIAMSON COUNTY, TEXAS



Exhibit C



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
512.249.1969
www.secplanning.com • info@secplanning.com

EXHIBIT C

LEANDER COLLECTIVE
LEANDER, TEXAS

Scale: 1" = 200'
Date: November 21, 2022

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



September 26, 2022

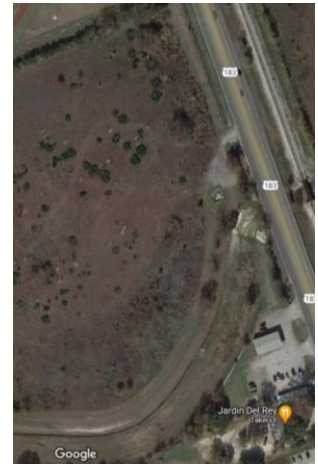
City of Leander Planning Department
104 North Brushy Street
PO Box 319
Leander, Texas 78646-0319

Re: Leander Collective Minor PUD

Please find attached, an application for a Minor PUD Zoning submittal for the Leander Collective Tract located at 133 and 156 Collective Way. The Property to be re-zoned is approximately 5.9 acres in size.

The property has scattered existing trees and is relatively flat in terrain. The southern portion of the property is bound by an existing drainage channel, as seen on the aerial image to the right.

The subject property is currently zoned GC-3-C. The Applicant is requesting a Minor PUD zoning to allow for an additional land use. The base district would remain GC-3-C but would add Climate Controlled Self Storage to the allowable uses. The proposed commercial development would include retail/commercial/restaurant uses along the frontage of US183 with climate controlled self storage located behind the retail building per the conceptual rendering included below.



Waivers or unique standards proposed as part of this Minor PUD include the following:

- Climate Controlled Self Storage as an additional allowable use

Additional information and specific regulations describing the Project are contained within the attached Leander Collective PUD. Thank you for considering this zoning proposal.



Sincerely,

Mark Baker, ASLA
Principal

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.

Please see the attached 500' notifications PDF

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.

The owner directly to the west of the property is the owner of the property being proposed to be rezoned. All other property owners are to be notified via neighborhood communication letter upon application approval.

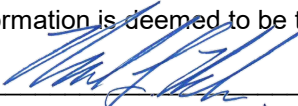
3. What concerns were raised during these communications?

No concerns have been raised.

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

N/A as no concerns were raised.

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

Signature:  Date November 3, 2022



October 3, 2022

Postal Address for neighbors within 500'

Re: Leander Collective Minor PUD

Dear Mr. / Mrs. ????,

This letter is for the purpose of notifying you of a nearby development being proposed at 133 and 156 Collective Way. The property is to be re-zoned to allow for additional land use and the area is approximately 5.9 acres in size.

The subject property is currently zoned GC-3-C. The Applicant is requesting a Minor PUD zoning to allow for an additional land use. The base district would remain GC-3-C but would add Climate Controlled Self Storage to the allowable uses. The proposed commercial development would include retail/commercial/restaurant uses along the frontage of US183 with climate controlled self storage located behind the retail building per the conceptual rendering included below.



If you would like to discuss this project in greater detail or ask any questions related to this submittal to the City of Leander, please contact me at 512-751-5240 or mbaker@secplanning.com

Thank you for your time and for reaching out to discuss any comments or concerns you may have regarding this project.

Sincerely,

Mark Baker
Principal

#	Parcel Number	Owners	Site Address	Owner Address	State	City	Zip
1	R036523	TFR Realty LP	HWY 183, LEANDER, TX 78641	601 Leander Dr ATTN: Julie & Tipton Rowland	Texas	Leander	78641-2026
2	R036522	TFR Realty LP	601 LEANDER DR, LEANDER, TX 78641	601 Leander Dr ATTN: Julie & Tipton Rowland	Texas	Leander	78641-2026
3	R036521	D & R CAPITAL LLC	605 LEANDER DR, LEANDER, TX 78641	12999 Murphy Rd #BLDG J	Texas	Stafford	77477
4	R373147	D & R CAPITAL LLC	LEANDER DR, LEANDER, TX 78641	12999 Murphy Rd #BLDG J	Texas	Stafford	77477
5	R322611	Jaimes, Tanquilino	603 183 HWY S, LEANDER, TX 78641	703 S Hwy 183	Texas	Leander	78641
6	R525562	Jardin Del Rey INC	703 S HWY 183, LEANDER, TX 78641	703 S Hwy 183	Texas	Leander	78641 - 1830
7	R525563	Jardin Del Rey INC	S HWY 183, LEANDER, TX 78641	703 S Hwy 183	Texas	Leander	78641 - 1830
8	R362986	7-ELEVEN	707 183 HWY S, LEANDER, TX 78641	1722 ROUTH ST #STE 1000	Texas	Dallas	75201 - 2506
9	R525567	GOLDEN FIELD ENTERPRISES LLC	105 SONNY DR, LEANDER, TX 78641	PO BOX 993	Texas	Leander	78646-0993
10	R036410	UNITED STATES POSTAL SERVICE	801 S HWY 183, LEANDER, TX 78641	FACILITIES SERVICE OFFICE PO BOX 667180	Texas	Dallas	75266-7180
11	R036230	HILL, BECKY & LARRY	107 SONNY DR, LEANDER, TX 78641	913 E WRINKLER ST	Texas	Kermit	79745-3643
12	R083476	CHURCH OF GOD OF LEANDER	202 SONNY DR, LEANDER, TX 78641	PO BOX 456	Texas	Leander	78646-0456
13	R083473	CHURCH OF GOD OF LEANDER	803 LACY DR, LEANDER, TX 78641	PO BOX 456	Texas	Leander	78646-0456
14	R036409	AUSTINVESTCO LLC	805 LACY DR, LEANDER, TX 78641	609 HORIZON PARK BLVD	Texas	Leander	78641
15	R036372	VOLZ, JAMES	804 GLASS DR, LEANDER, TX 78641	1510 HOUSTON ST	Texas	Laredo	78040-4935
16	R036371	MATUSEK, FRANK J JR & BOBBIE CYLESS	800 GLASS DR, LEANDER, TX 78641	807 HORIZON PARK BLVD	Texas	Leander	78641
17	R036229	MASONIC LODGE #336 NORTON MOSES	201 SONNY DR, LEANDER, TX 78641	PO BOX 586	Texas	Leander	78646-0586
18	R036228	CASTILLO, LUIS M & OLGA BEATRIZ	SONNY DR, LEANDER, TX 78641	15344 ENGLISH RIVER LOOP	Texas	Leander	78641-3316
19	R036227	CASTILLO, LUIS M & OLGA BEATRIZ	SONNY DR, LEANDER, TX 78641	15344 ENGLISH RIVER LOOP	Texas	Leander	78641-3316
20	R036226	CASTILLO, LUIS M & OLGA BEATRIZ	207 SONNY DR, LEANDER, TX 78641	15344 ENGLISH RIVER LOOP	Texas	Leander	78641-3316
21	R036221	603 US 183 Leander Collective LLC	WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
22	R036220	603 US 183 Leander Collective LLC	600 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
23	R036219	603 US 183 Leander Collective LLC	514 S WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
24	R036218	603 US 183 Leander Collective LLC	510 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
25	R036216	603 US 183 Leander Collective LLC	510 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
26	R036215	603 US 183 Leander Collective LLC	506 WEST DR, LEANDER, TX 78641	311 W 5th St	Texas	Austin	78701-2997
27	R606641	Leander ISD	WEST DR, LEANDER, TX 78641	BOARD OF TRUSTEES PO BOX 218	Texas	Leander	78646-0218
28	R103116	Leander ISD Trustee	300 WEST STREET S, LEANDER, TX 78641	PO BOX 218	Texas	Leander	78646 - 0218

EXHIBIT A

Leander Collective Minor Planned Unit Development

A. Purpose and Intent

1. The Leander Collective PUD is comprised of approximately 2.97 acres, as shown in **Exhibit B**. The development of this property includes Retail and General Commercial uses along US183 with climate controlled self storage units located behind the highway facing commercial.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply 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. Allowable / Prohibited Uses

1. The allowable uses shall include:
 - i) All uses allowed within General Commercial (GC) use component
 - ii) Climate Controlled Self Storage: self-service storage facilities shall be set back at least four hundred (400) feet from the highway. If the exterior surface area of all walls are comprised of one-hundred (100%) percent Masonry and comply with the Type A architectural component, then the self-service storage facility is permitted without the required four hundred (400) foot setback.
2. [Building height shall be limited to thirty-five \(35'\) feet. If the developer chooses to take advantage of masonry incentives listed in Article VIII, Section 9 of the Composite Zoning Ordinance, the height shall be limited to sixty-five \(65'\) feet.](#)

EXHIBIT B - Field Notes

Williamson County, Texas
Elijah D. Harmon Survey, Abstract No. 6

2.938 Acres
Page 1 of 4

FIELD NOTES DESCRIPTION

DESCRIPTION OF 2.938 ACRES OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.938 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KBGE" found in the west right-of-way line of South U.S. Highway 183, a variable width right-of-way, at the northeast corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at the southeast corner of a certain called 1.065 acre tract described in the Warranty Deed to Leander Independent School District, of record in Volume 527, Page 323, Official Public Records of Williamson County, Texas, at the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21°09'07" E, with the west right-of-way line of said South U.S. Highway 183, with the east line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the east line of the tract described herein, a distance of 304.15 feet to a 1/2-inch iron rod with a cap stamped "HR GREEN" set for the intersection of the north right-of-way line of Collective Way, a 59-foot right-of-way, as shown on said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, and the west right-of-way line of said South U.S. Highway 183, for the southeast corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "KBGE" found in the west right-of-way line of said South U.S. Highway 183, at the southeast corner of Lot 23C, said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at the northeast corner of Lot 1, Leander Heights Section 1 Resubdivision of Lot 22, Block A, a subdivision according to the plat or map of record in Cabinet J, Slide 279, Plat Records of Williamson County, Texas, bears S 21°09'07" E, a distance of 504.90 feet;

THENCE S 68°50'53" W, leaving the west right-of-way line of said South U.S. Highway 183, with the north right-of-way line of said Collective Way, with the south line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the south line of the tract described herein, a distance of 435.56 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the south line of said Lot 23A, Resubdivision Plat of the Lot 23, Block A, Leander Heights Section 1, in the east line of a certain called 13.50 acre tract described in the Special Warranty Deed to 603 US Leander Collective LLC, of record in Document No. 2021130714, Official Public Records of Williamson County, Texas, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "LJA SURVEYING" found in the south line of Lot 23B, said Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the north line of said Lot 23C, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, at a re-entrant corner of the said 13.50 acre tract, bears S 21°11'52" E, a distance of 308.50 feet;

THENCE N 21°11'52" W, leaving the north right-of-way line of said Collective Way, crossing said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the east line of the said 13.50 acre tract, same being the west line of the tract described herein, a distance of 283.40 feet to a 1/2-inch iron rod with a plastic cap stamped "LJA SURVEYING" found in the north line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, in the south line of the said 1.065 acre tract, at the northeast corner of the said 13.50 acre tract, for the northwest corner of the tract described herein, from which a 1/2-inch iron rod with an illegible plastic cap found in the south line of the said 1.065 acre tract, in the north line of the said 13.50 acre tract, at the northwest corner of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, same being the northeast corner of Lot 1, Leander Heights Section One, a subdivision according to the plat or map of record in Cabinet B, Slide 102, Plat Records of Williamson County, Texas, bears S 66°07'22" W, a distance of 221.51 feet;

THENCE N 66°07'22" E, leaving the northeast corner of the said 13.50 acre tract, with the north line of said Lot 23A, Resubdivision Plat of Lot 23, Block A, Leander Heights Section 1, with the south line of the said 1.065 acre tract, with the north line of the tract described herein, a distance of 436.28 feet to the **POINT OF BEGINNING** and containing 2.938 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

Williamson County, Texas
Elijah D. Harmon Survey, Abstract No. 6

2.938 Acres
Page 2 of 4

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of January 2021, July 2022, and January 2023.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of January 2023 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735



Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LEGEND

●	STAMP	1/2" IRON ROD W/ A PLASTIC CAP FOUND (STAMP NOTED)
○		1/2" IRON ROD W/ A PLASTIC CAP STAMPED "HR GREEN" SET
()		RECORD INFORMATION (PER DOC. NO. 2021058409, O.P.R.W.C.TX.)
(())		RECORD INFORMATION (PER DOC. NO. 2021130714, O.P.R.W.C.TX.)
[]		RECORD INFORMATION (PER VOL.527, PG.323, O.P.R.W.C.TX.)
P.O.B.		POINT OF BEGINNING
O.P.R.W.C.TX.		OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.		PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE,
NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE
MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID,
MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS
0.999863.

FILE No. 1455
PAGE 4 OF 4

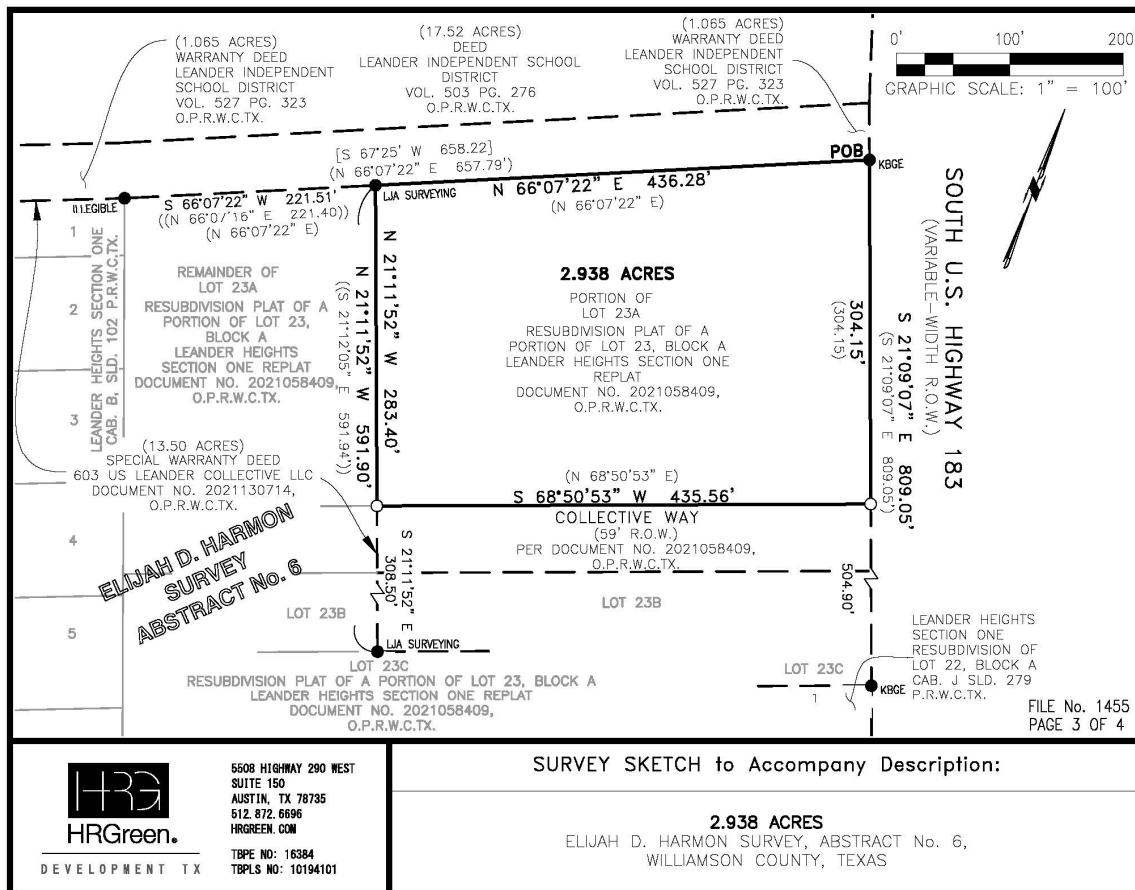


DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HARGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

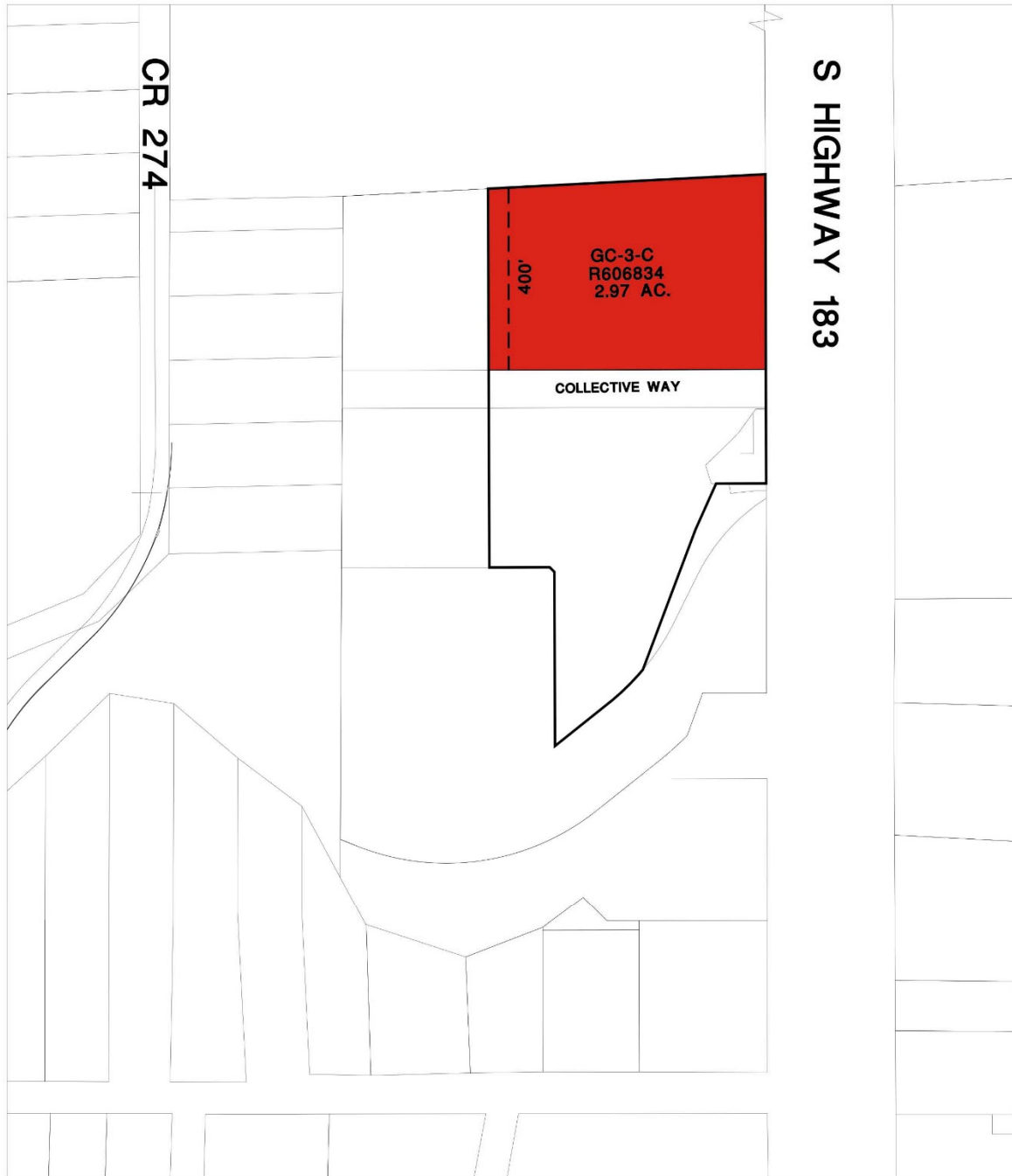
SURVEY SKETCH to Accompany Description:

2.938 ACRES
ELIJAH D. HARMON SURVEY, ABSTRACT No. 6,
WILLIAMSON COUNTY, TEXAS



L:\Projects\1455-Leander Heights Report\100-Survey\007-CADD\TRAC\1455-Leander Collective-Lot 23A Block A-2.938AC.dwg
PLOT DATE: Jan 26, 2023 11:00am

Exhibit C



AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY CREATING THE LEANDER COLLECTIVE MINOR PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICT OF GC-3-A (GENERAL COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

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

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being 2.97 acres, ±; being more particularly described in Exhibit "B"; and identified by tax identification numbers R606834 and R606835; more particularly described in Instrument Number 2021130714 recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by creating the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial). The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", and "C" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 4th day of May, 2023.
FINALLY PASSED AND APPROVED on this the 18th day of May, 2023.

ATTEST:

THE CITY OF LEANDER, TEXAS:

Dara Crabtree, City Secretary

Christine DeLisle, Mayor



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

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

April 13, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All present except Commissioner John Cosgrove.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 6, 2023 meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case FP-21-0027 regarding Bar W Ranch W Phase 7 Final Plat on seven parcels of land approximately 53.236 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619954, R619953, R619974, R032261, R032261, R539741, and R539743; generally located north west of Stamp Iron Ave. and Ronald W. Reagan Blvd., Leander, Williamson County, Texas.
7. Approval of Subdivision Case SFP-22-0011 regarding Quiktrip #4160 Short Form Final Plat on one parcel of land approximately 1.89 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcel R491080; generally located to the east of the intersection of Kauffman Loop and State Highway 29, Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Commissioner Rick Carpenter to approve the Consent Agenda Items 6-8, seconded by Commissioner Ron May.

6-0

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case CP-22-0014 to adopt the Sullivan Tract Concept Plan on nine parcels of land approximately 308.288 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R022741, R022921, R022922, R356046, R473837, R022923, R473838, R473839, and R022920; generally located west of the intersection of N Bagdad Rd. and Oak Creek Rd., Leander, Williamson County, Texas.

These citizens spoke in person and were against:

Kristi France - 2216 Live Oak Rd
Richard Counts - 3412 Whitt Creek Trail
Boyd Henry - Co Rd 279
Crystal Escue - 3313 Whitt Park Path
Chrystal Pardue - 3312 Whitt Creek Trail

These citizens did not speak but wanted their position read into the record. Their position was against this item:

Keith Mitchel - 3201 Whitt Park Path
Rebecca Mitchel - 3201 White Park Path

These citizens submitted their comments via email and were read by the Commission. Their position was read into the record and their position was against this item:

Nicholas Rold - 2012 Live Oak Rd
Lance Dawes - 3205 Whitt Park Path

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0014 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

10. Conduct a Public Hearing regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 to adopt the Shops at Bagdad Square Concept Plan, Preliminary Plat and Variance on one parcel of land approximately 4.672 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R519003; generally located north east of the intersection of S. Bagdad Rd. and Marsala Circle, Leander, Williamson County, Texas.

Jeffrey Smith at 600 CR 281 spoke against this item.

No one spoke in favor.

- Discuss and consider action regarding Subdivision Case CP-22-0016 and Variance Case VA-23-0010 as described above.

Motion made by Vice Chair Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the Concept Plan and Variance.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

11. Conduct a Public Hearing regarding Subdivision Case CP-22-0018 to adopt the Leander Independent School District Elementary No. 30 Concept Plan and Preliminary Plat on one parcel of land approximately 31.417 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R624045; generally located north west of the intersection of W. San Gabriel Pkwy and Frontenac St., Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Subdivision Case CP-22-0018 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Concept Plan.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Zoning Case Z-22-0045 to amend the current zoning of GC-3-C (General Commercial) to adopt the Leander Collective Minor PUD (Planned Unit Development) with the base zoning district of GC-3-A (General Commercial) on one parcel of land approximately 2.97 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R606834 and R606835; and commonly known as 133 and 156 Collective Way, Leander, Williamson County, Texas.

No one spoke for or against.

- Discuss and consider action regarding Zoning Case Z-22-0045 as described above.

Motion made by Chair Donnie Mahan, seconded by Vice Chair Laura Lantrip to approve the Zoning request with the condition that the building height is limited to 65 feet.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

0. Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0059 to adopt the Northline PUD Amendment #2 (Planned Unit Development) to update VI Chapter 6, A, 14 and add Exhibit L to the Northline PUD on one parcel of land approximately 12.718 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R458187; and generally located to the southwest of the intersection of San Gabriel Pkwy and Main Street, Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-23-0059 as described above.

WITHDRAWN BY APPLICANT

13. Conduct a Public Hearing regarding Zoning Case Z-23-0060 to amend the current zoning of SFR-1-B (Interim Single-Family Rural) to SFR-2-B (Single-Family Rural) on one parcel of land approximately 12.396 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R605507; located to the west of the intersection of CR 281 and N. Bagdad Road, Leander, Williamson County, Texas.

Deborah Kinnison at 500 CR 281 spoke against.
No one spoke in favor.

- Discuss and consider action regarding Zoning Case Z-23-0066 as described above.

Motion made by Commissioner Ron May, seconded by Vice Chair Laura Lantrip to approve the Zoning request.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Commissioner James Oliver, Commissioner Ron May, Chair Donnie Mahan

6 - 0 Passed

REGULAR AGENDA

14. Discuss and consider action regarding Subdivision Case PP-22-0019 regarding Gabriel's Horn Preliminary Plat on 4 parcels of land approximately 17.82 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R473804, R500871, R500872, and R022218; generally located at the northwest corner of Ronald W Reagan Blvd and Gabriel's Horn Rd, Leander, Williamson County, Texas.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Preliminary Plat.

AYE: Commissioner Deirdre Moss, Vice Chair Laura Lantrip, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

6 - 0 Passed

15. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 10:48 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Submitted on Wednesday, April 12, 2023 - 10:47am Form: Public Comments Request Form ID: 15331 Submission ID: 138620 Submitted values are:

Full Name Nicholas Rold

Do you live within Leander city limits? Yes

Home Address 2012 Live Oak Rd.

Phone Number 2089124853

My comments apply to the following regular meeting: Planning and Zoning Commission

My comments apply to the following meeting date Thu, 04/13/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

I am highly concerned about the increased traffic on Live Oak Rd. west of CR279 that would result from approval of this subdivision. If a subdivision for this tract should be approved, it needs to include direct access to main roads without going through the Whitt Ranch subdivision.

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138620>

■

Veronica Tovar

From: PCR <leander-tx@municodeweb.com>
Sent: Wednesday, April 12, 2023 11:15 AM
To: Dara Crabtree <dcrabtree@leandertx.gov>
Subject: Public Comments Request

Caution: This is an external email. DO NOT access links or attachments unless you know the sender and contents are safe. When in doubt, please notify IT Department staff.

Submitted on Wednesday, April 12, 2023 - 11:15am Form: Public Comments Request Form ID: 15331 Submission ID: 138621 Submitted values are:

Full Name Lance Dawes

Do you live within Leander city limits? Yes

Home Address 3205 Whitt Park Path

Phone Number 5128265737

My comments apply to the following regular meeting: City Council

My comments apply to the following meeting date Wed, 04/12/2023

My agenda item or case number CP-22-0014

My position on the above agenda item or case number I am AGAINST this item.

I want to include comments at the meeting Yes. But I only want my written comments added to the meeting record.

My comments (optional)

This is a horrible idea to make Live Oak at Bagdad whitt ranch entrance into an entrance for a new neighborhood. This is more or less a small private neighborhood. The residents who purchased lots and built homes in this neighborhood did so with the understanding that there would be minimal traffic because the neighborhood is only 75 or so 1 acre lots. A better idea would be for the developer to purchase land off of Bagdad on the north or south of went Ranch and create a separate entrance off of Bagdad

I want to upload a file with this form No

The results of this submission may be viewed at: <https://www.leandertx.gov/node/15331/submission/138621>

▪

**MASONRY DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR THE LEANDER COLLECTIVE PARCEL R606834**

This Development Agreement Establishing Development Standards for the **Leander Collective Parcel R606834** (the "Agreement") is made and entered into, effective as of the 7 day of March, 2023, by and between the **City of Leander, Texas**, a Texas home rule municipal corporation (the "City"), and **Ishav Properties, LLC** (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

- (a) The Developer owns that certain 2.97 acre tract located in Williamson County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for commercial uses (the "Development"). The Developer desires that the City be able to enforce the development standards set forth herein through its building permit, inspection, and certificate of occupancy processes by this agreement, given that House Bill 2439 adopted in the 86th Legislative Session limits the ability of cities to enforce certain development standards governing building materials by ordinance.
- (b) The Developer will benefit from the City enforcing the Development Standards as set forth herein because it will be more efficient and cost-effective for compliance to be monitored and enforced through the City's building permit and inspection processes and will help ensure that the Development is built out as planned by the Developer after conveyance to the builder of homes or other buildings and structures authorized by the applicable zoning regulations. The City will benefit from this Agreement by having assurance regarding certain development standards for the Development, having certainty that such Development Standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Article 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

- (a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the issuance of the final certificate of occupancy for the final structure in the Development.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6.

Section 3. Development Standards.

- (a) **Development Requirements.** The exterior wall standards set forth in this section shall apply to the structures located on the Property. At least one hundred percent (100%) of the combined exterior surface area of all walls, including all stories of buildings / structures, shall consist of stone, brick, painted or tinted stucco, or similar material approved by the Director of Planning.
- (b) **Building Permits.** The Developer acknowledges and agrees that compliance with Section 3(a) will be a condition of issuance of building permits and certificates of occupancy. Developer further agrees that the City may use its building permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of applications and plans, stop work orders, and disapproval of inspections for applications and/or work that does not comply with this Agreement. Applications and plans for a building permit must demonstrate compliance with this Agreement in order for a building permit to be issued. Applications for building permits must be in compliance with this Agreement, as well as the Applicable Regulations, in order for such application to be approved and a building permit issued. Plans demonstrating compliance with this Agreement must accompany a building permit application and will become a part of the approved permit. Any structure constructed on the Property must comply with this Agreement and the Applicable Regulations for a certificate of occupancy to be issued for such structure.

Section 4. Development of the Property. Except as modified by this Agreement, the Development and the Property will be developed in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the zoning regulations applicable to the Property, and such amendments to City ordinances and regulations that may be applied to the Development and the Property under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.

- (a) Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.
- (b) This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property, and a copy of this Agreement shall be recorded in the Official Public Records of Williamson County, Texas. The Developer and the City acknowledge and agree that this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of written notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by

the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Leander
Attn: City Manager
P.O. Box 319
Leander, Texas 78641
Williamson County

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz, Partner
223 West Anderson Lane, Suite A-105
Austin, Texas 78752
Travis County

Any notice mailed to the Developer shall be addressed:

Ishav Properties, LLC
Attn Sunil Lavani
14100 Abervil Trl
Austin, TX 78717
Travis County

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 14. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 15. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 16. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 17. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 18. Recordation. This Agreement shall be recorded in the Official Public Records of Williamson County, Texas.

Section 20. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Williamson County, Texas. Venue shall lie exclusively in Williamson County, Texas.

Section 21. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i)

boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 22. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 23. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 24. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description & Sketch

EXECUTED in multiple originals this the ____ day of _____, 20__.

CITY:

City of Leander, Texas

a Texas home-rule municipal corporation

Attest:

By: _____

Name: Dara Crabtree

Title: City Secretary

By: _____

Name: Christine DeLisle

Title: Mayor

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

By: *SL*
Name: Sunil Lavani
Title: President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7 day of March, 2023, by Sunil Lavani, President of Ishav, a _____ company, on behalf of said company. Properties

(SEAL)

Notary Public, State of Texas
Chandrika Patel

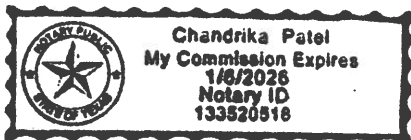


EXHIBIT “A”

Description of Property



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

BACKGROUND:

The City adopted the 2020 Leander Comprehensive Plan April 1, 2021. The Comprehensive Plan included goals for future growth and development, as well as an action plan for implementation. Establishing Old Town as a destination for arts, shopping and entertainment is listed as Goal 6 in the Comprehensive Plan, with Strategy 6.1.1 to develop a detailed master plan for Old Town. The Comprehensive Plan Advisory Committee (CPAC) identified Old Town as a High Priority Topic, and stressed the need to create a clear vision for Old Town. Old Town as a destination was also listed as one of the key take aways from the Public Outreach surveys conducted during the Comprehensive Plan development process.

The City Council directed staff to issue an RFQ, and on April 21, 2021 Council approved a contract with Kimley-Horn to prepare the Old Town Master Plan. Staff worked with Kimley-Horn to compile a list of community representatives to make up the Old Town Advisory Committee (OTAC). The purpose of the committee is to allow the community the opportunity to provide feedback during the Old Town Master Plan process. The Advisory Committee was made up of a nineteen (19) member stakeholder group assigned to work with Kimley-Horn throughout the update process.

The OTAC conducted two (2) meetings (June 29 and September 23, 2022). Two (2) community meetings (August 2 and October 25, 2022) have been conducted to solicit input from Leander citizens and stakeholders. In addition to those meetings, in person public outreach was conducted during the Old Town Street Festival (June 3, 2022) and the Living Leander Expo (March 3, 2023).

The consultants have provided the Final Draft of the Old Town Master Plan for review.

HISTORY/TIMELINE:

05/11/2023 Planning & Zoning Commission

APPLICANT/AGENT:

City of Leander

RECOMMENDATION:

Staff recommends approval of the Old Town Master Plan. The Planning & Zoning Commission unanimously recommended approval of the Old Town Master Plan during the May 11, 2023 meeting.

PRESENTER:

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

Attachments

1. Draft Old Town Master Plan
2. P&Z draft minutes

CITY OF LEANDER

OLD TOWN MASTER PLAN

Draft - May 04, 2023



ACKNOWLEDGMENTS

The following individuals are recognized for their significant contributions to the preparation of the City of Leander Old Town Master Plan.

ADVISORY COMMITTEE

Angel Maxwell	Kat Howell
Anja Schaefer	Mark Kronkosky
Bridget Brandt	Matt Delahoussaye
Cecelia Fortney	Steve Brown
Danny Parrott II	Steve Hanes
Iris Davis	Taulant "Luke" Krasniqi
James Oliver	Will Davies
Jeanie Snyder	William Shea
Jim Bechtol	Willie Kopecky Jr.
Joel Price	

CITY OF LEANDER STAFF

Robin Griffin, AICP – Executive Director of Development Services
Michael Chenausky, AICP – Senior Planner

LEANDER CITY COUNCIL

Christine DeLisle – Mayor
Kathryn Pantalion-Parker – Place 1
Esme Mattke Longoria – Place 2
David McDonald – Place 3
Na’Cole Thompson – Place 4
Chris Czernek – Place 5
Becki Ross – Place 6

CONSULTANT TEAM

Daniel Acevedo, AICP CNU-A – Project Manager
Jake Gutekunst P.E. (TX), AICP
Madison Graham, AICP
Haley Carruthers
Nick Summerlin
Katie Urdiales
Meg Zeigler



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Introduction

Vision for Old Town

The Leander Old Town Master Plan paints a community backed vision for Old Town and develops future action items to strengthen the downtown area. A strong and vibrant downtown can be a key economic driver for the community to support and sustain growth over time.

Qualities of a strong downtown include:

- Supporting economic opportunities for the community
- Creating high-quality jobs
- Serving as a gathering place for the community
- Offering diverse housing options
- Embracing unique identity and design
- Promoting safety for visitors and residents

This plan was initiated to help guide the development of Old Town as Leander continues to grow. The community's vision was incorporated into the planning process and ensures that as Old Town develops, the framework outlined in this plan reflects a unified vision for workers, visitors, and residents in Leander. The goal of this master plan is to outline tools and strategies for strengthening Old Town as an entertainment, activity, and economic center for the community.

Why Plan Now?

In January 2015, the “Old Town development Incentives Program” was adopted to encourage the location and expansion of commercial activity in Old Town. Qualified applicants could be eligible for loans, grants and incentives to help improve the image of Old Town Leander. Then in 2020, the City of Leander created the *2020 Leander Comprehensive Plan* to help guide the growth of the city over time. It serves as a blueprint for new development based on community input and an established vision. One of the goals of the plan was to build upon previous programs to revitalize the downtown. Much of the feedback heard from the community during the planning process was the desire to develop Old Town as a destination with strong support in increasing nightlife, weekend activities, festivals, and events. The box below displays the intent and character described in the Leander Comprehensive Plan. One of the by-products of the Leander Comprehensive Plan was to develop a Master Plan for Old Town Leander that took a closer look at desired uses in Old Town, parking, funding opportunities and improvement projects. This plan aims to continue those conversations and develop community driven solutions.

OLD TOWN INTENT AND CHARACTER FROM 2020 COMPREHENSIVE PLAN

Old Town as a future land use category is intended for a mix of uses that keeps Leander historic center interesting and dynamic. New development and redevelopment within Old Town should be designed in harmony with the existing character that acknowledges Leander's heritage. This includes older buildings and historic, contributing structures along with a mix of new and adaptive reuse buildings. Old Town buildings are to be activated towards the street, encouraging walkability, eating establishments, central gathering spaces, and civic conversation. Old Town is scaled-down urban without on-site parking requirements, high impervious cover yet green space, street tree canopy and safe mix of vehicles and pedestrians. Old Town character includes small businesses, professional office, entertainment, shopping, arts and culture elements, and civic activity, each contributing to daytime and evening buzz. An assortment of residential is suitable and encouraged based on the context, focused on a balance of scale between building, site and streets. In the core, urban lofts and townhouses are appropriate; in the south and east districts, across US 183, attached and detached housing may be appropriate with design context and limitations.

Planning Process

The development of the Leander Old Town Master Plan started in May of 2022. The process spanned approximately 7 months. During the planning process, City Staff, an advisory committee, stakeholders, and the public were all engaged to provide vital recommendations for Old Town. Recommendations collected create the foundation of the Plan. **Figure 1.1** displays the phases of the development of the Old Town Leander Master Plan.

Phase 1: State of Old Town

Phase one reviewed the existing conditions of Old Town and collected important data to understand how Old Town Leander is today. The review of the existing conditions identified key opportunities and areas of improvements to guide discussion with the community.

Phase 2: Strategic Vision, Direction, and Framework

Phase two built strategic direction from engagement efforts throughout the planning process. Utilizing this input from the community, an Old Town Framework Plan was created that outlines future land use, urban design, and mobility for Old Town Leander.

Phase 3: Illustrative Visioning

Phase three established creative direction of Old Town Leander by diving deeper into specific urban design and placemaking elements for the identified Old Town sub districts.

Phase 4: Implementation

Phase four outlined recommendations for Old Town through infrastructure improvements, future development patterns, and policy strategies. This phase outlined implementation strategies for Old Town with associated high-level costs.

Plan Structure

The Old Town Leander Master Plan is organized into six chapters and are described below:

Chapter 1: Introduction

Describes the vision for Old Town Leander and provides an overview of the study area. This chapter sets the stage of Old Town today.

Chapter 2: Community Profile

Reviews a snapshot of Old Town today, identifies the area's existing infrastructure, demographic information, and other relevant plans and studies.

Chapter 3: 2050 Vision for Old Town

Outlines the engagement process during the project and captures what was heard from key stakeholders in Leander.

Chapter 4: Old Town Framework

Lays the foundation for future vision of Old Town by outlining recommendations and proposed strategic direction for Old Town. Overarching themes relevant to Old Town are also discussed, and policy direction is given for the Old Town Leander area.

Chapter 5: Character Districts

Details each character district found in the Old Town Framework Plan and provides specific action items that the City can implement that will help realize the community's vision.

Chapter 6: Implementation Toolkits

Prioritizes and provides implementation strategies for improvements to Old Town. This chapter also identifies policies and funding mechanisms to aid in future decision making. All action items found throughout the plan are combined into an implementation matrix for the City's use.

Figure 1.1 | Planning Process



Study Area

Regional Importance

The City of Leander is located approximately 30 miles north of Austin. Leander provides a unique hill county living experience while also being located close to a thriving urban metroplex. **Figure 1.2** displays the regional context of the City of Leander. The major highway running through Leander is US Highway 183 which continues down to Austin and connects all the way up to Oklahoma. US Highway 183 bisects not only the city, but Old Town as well. Leander also has a Capital Metro (CapMetro) commuter rail line, running directly adjacent to US 183 through Old Town and connects Leander to Downtown Austin. There is a CapMetro rail station located north of Old Town. These linkages provide connections to more metropolitan areas in the region.

Old Town is centrally located in the City of Leander, and is just south of the intersection of Hero Way and US Highway 183, near the H-E-B. The study area boundary is displayed in **Figure 1.3**. The overall Old Town study area is bounded by a portion of the 100-year floodplain on the north, the future East Street roadway project on the east, a block over from N West Drive to the west and is bounded on the south by W South Street. Additionally, several parcels are included in the Old Town boundary south of W South Street, including parcels on both sides of the street along S Brushy Street and S West Drive.

Today, Old Town is a mix of businesses, restaurants, shops, civic and institutional buildings, and houses. The area's existing diverse land use mix provides an excellent canvas to build future recommendations for improvements to the area.

Figure 1.2 | Leander Regional Context

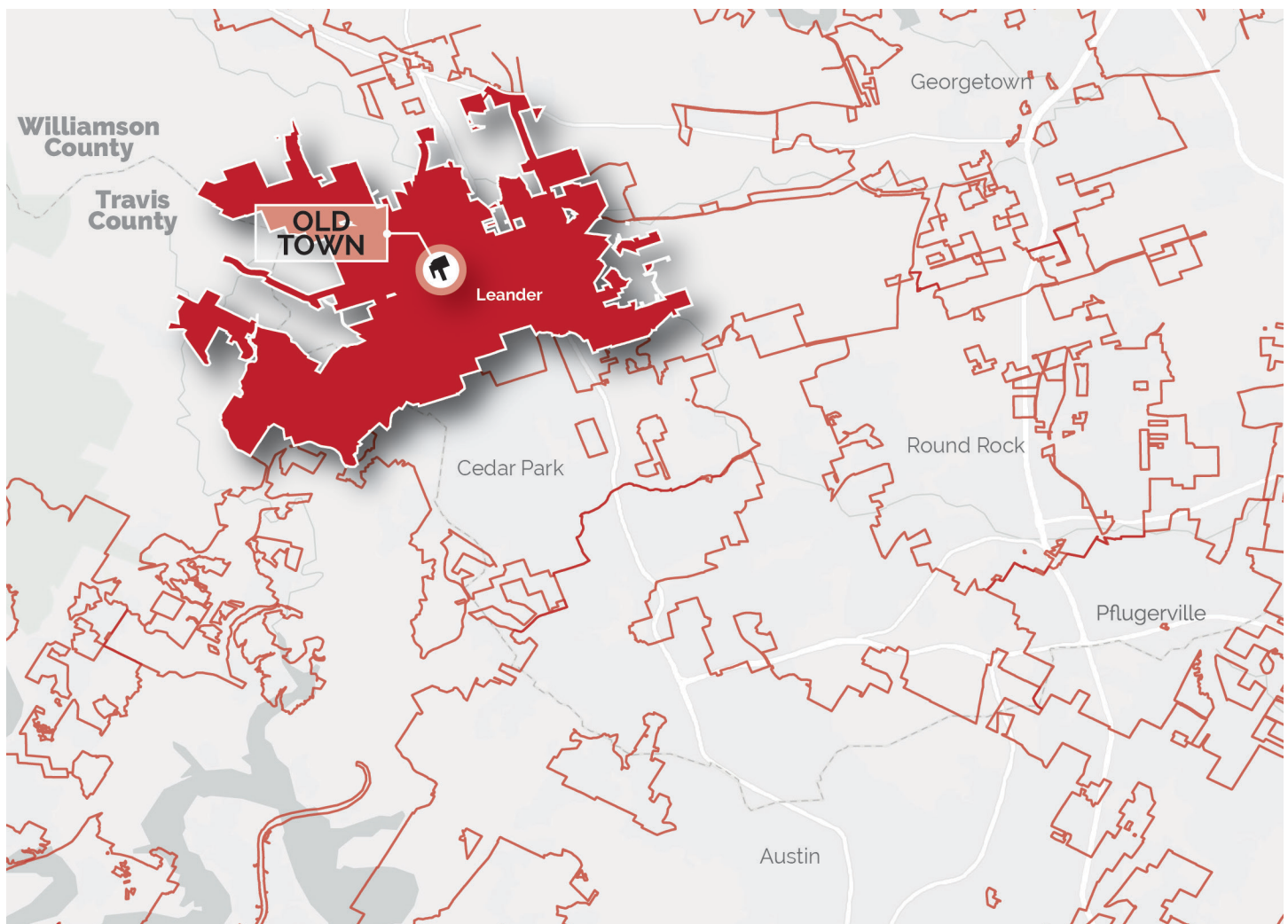
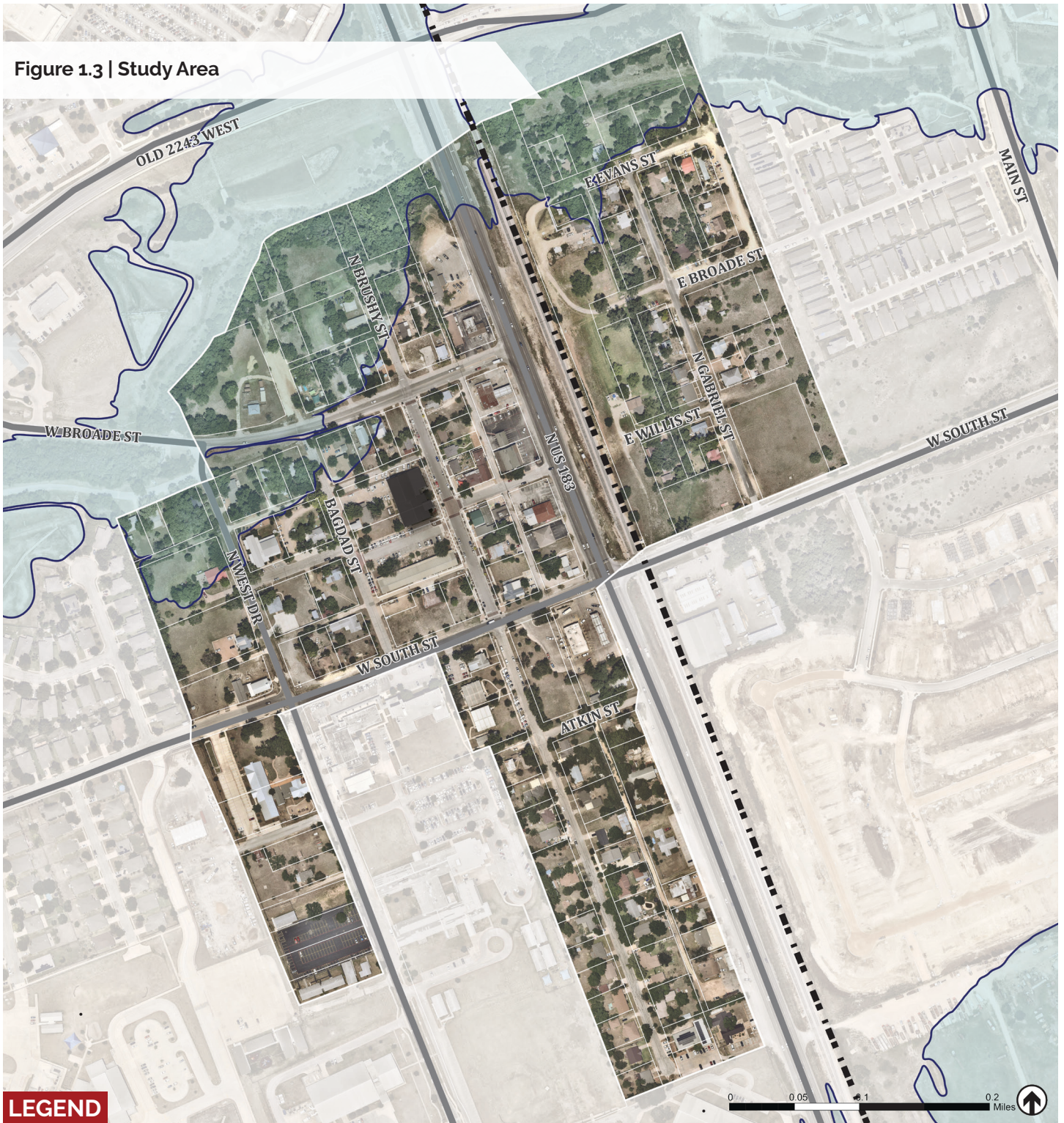


Figure 1.3 | Study Area



LEGEND

- Parcels
- Floodplain
- Railroad
- Local Roads

Old Town History

Brushy Creek provided the resources the Native American tribes needed to thrive. The original land was owned by the Tonkawa tribe and called the area the 'land of good water'. To this day, Brushy Creek is a key influence on the development of Leander and Old Town. This creek was vital to the city's growth and settlements over time. In 1882 the Austin and Northwest Railroad created a new rail line that connected Austin to Abilene. When the rail line was established, businesses and residents moved and purchased lots near the rail line. Thus, the origin of Old Town Leander.

Over time the town grew, and early business settled in what is considered Old Town Leander today. Economic opportunities increased for the town through the opening of cotton gins and ranching. In 1899, Leander High School was constructed and established as the only free school in the area.

During the early 20th century, US Highway 183 began construction in Texas which created a key north/south connection from Leander to Austin. In January of 1978, the City of Leander was incorporated. The city remained a primarily rural community, continuing its legacy of agricultural roots. At the time the city was established, the population was around 300 people, but by the early 1990s the population had grown to over 3,300 residents.

After the turn of the century Williamson and Travis County saw major growth. There was an increase in homes, businesses, and schools to meet the demands of a growing population. In 2007, the CapMetro park and ride commuter rail station was built in Leander north of Old Town along US Highway 183. Over the past 10 years, Leander has seen a significant rise in population, making it one of the fastest growing cities in Texas from 2018 to 2019.

Source: Leander Chamber of Commerce



Leander City Hall



Old Leander Railstop



Leander City Hall



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Leander Beer Market



Smooth Village Food Vendor



Casa Costa Bake Shop

Community Profile

Snapshot of Old Town

This chapter provides a high-level review of Old Town Leander today. This chapter includes a summary of existing infrastructure and amenities in Old Town, key demographic data, and a market analysis of Old Town Leander. The chapter starts off with a review of Old Town's existing conditions. This mapping exercise helps visualize what is on the ground today, so that informed recommendations can be made for the Old Town's future. To see the full collection of existing conditions maps, please see **Appendix A: Existing Conditions Maps**.

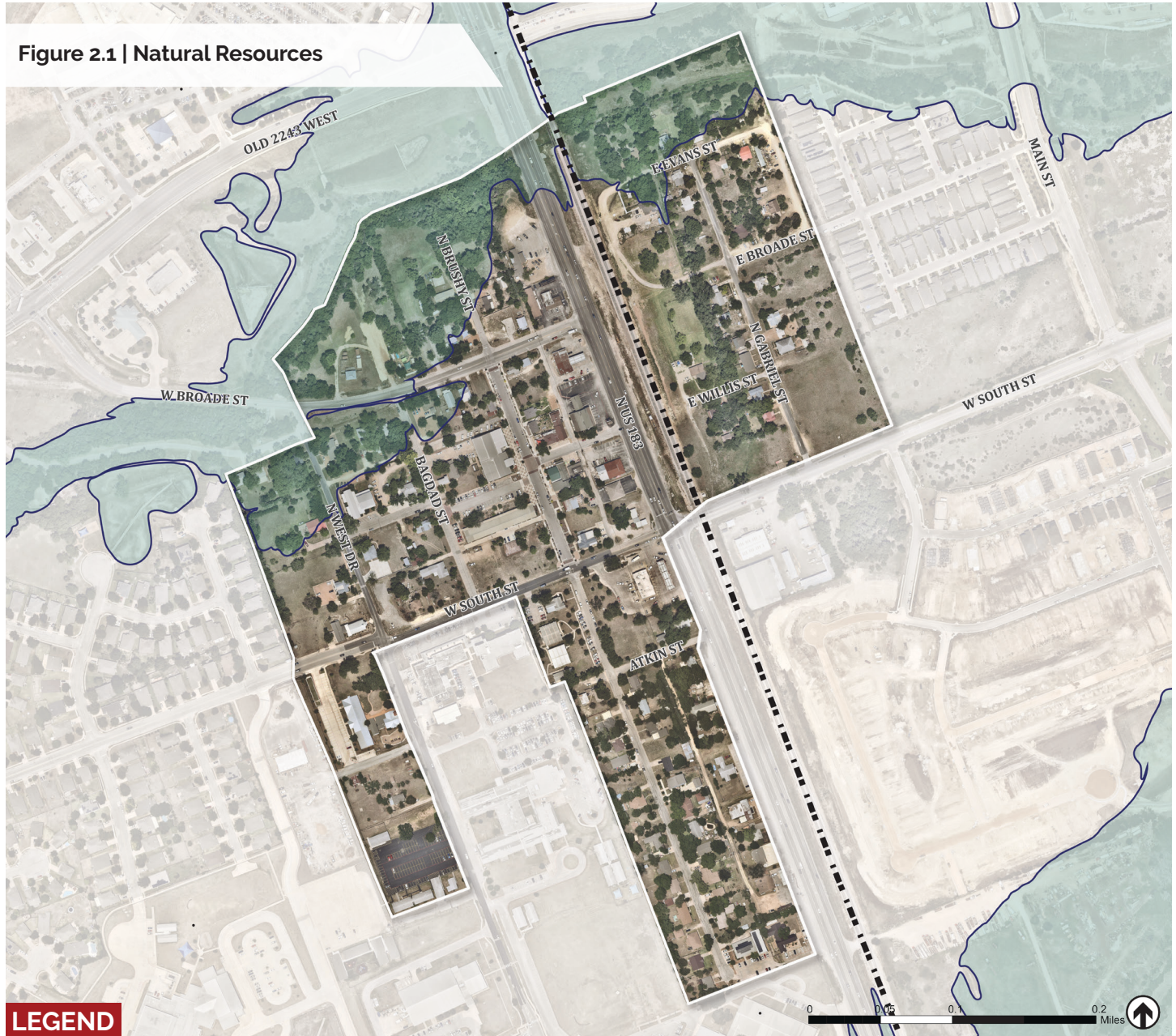
The demographic profile of Old Town is an important tool used in the planning process. Demographic characteristics such as age, gender, race, and income can help determine the needs for Old Town and supporting areas. The market analysis takes a closer look at needs and demands for Old Town through socioeconomic data and population characteristics.

Existing Conditions

Natural Resources

Leander prides itself on its natural landscape. Brushy Creek is a major feature in the City of Leander that enhances the City's unique character. While Old Town has more development, Brushy Creek cuts through the northwest side of Old Town, continuing the natural character of the city. Due to the location of the creek, the floodplain pictured in **Figure 2.1** is a prevalent natural feature on the north side of Old Town and will be a major consideration for future development.

Figure 2.1 | Natural Resources



LEGEND

- ▬ Old Town Boundary
- Parcels
- Floodplain
- ⋯ Railroad
- Local Roads

Transportation Systems

The major road that provides the biggest influence on Old Town is US Highway 183. The highway connects Leander to the region, and many people utilize this thoroughfare to come into the city. While this roadway poses an opportunity to capture passing traffic into Old Town, it also creates a significant pedestrian barrier from the east to west side of Old Town. South Street is the major east to west connection in Old Town and the main collector road. As Leander and Old Town grow, more connections to alleviate traffic will need to be considered.

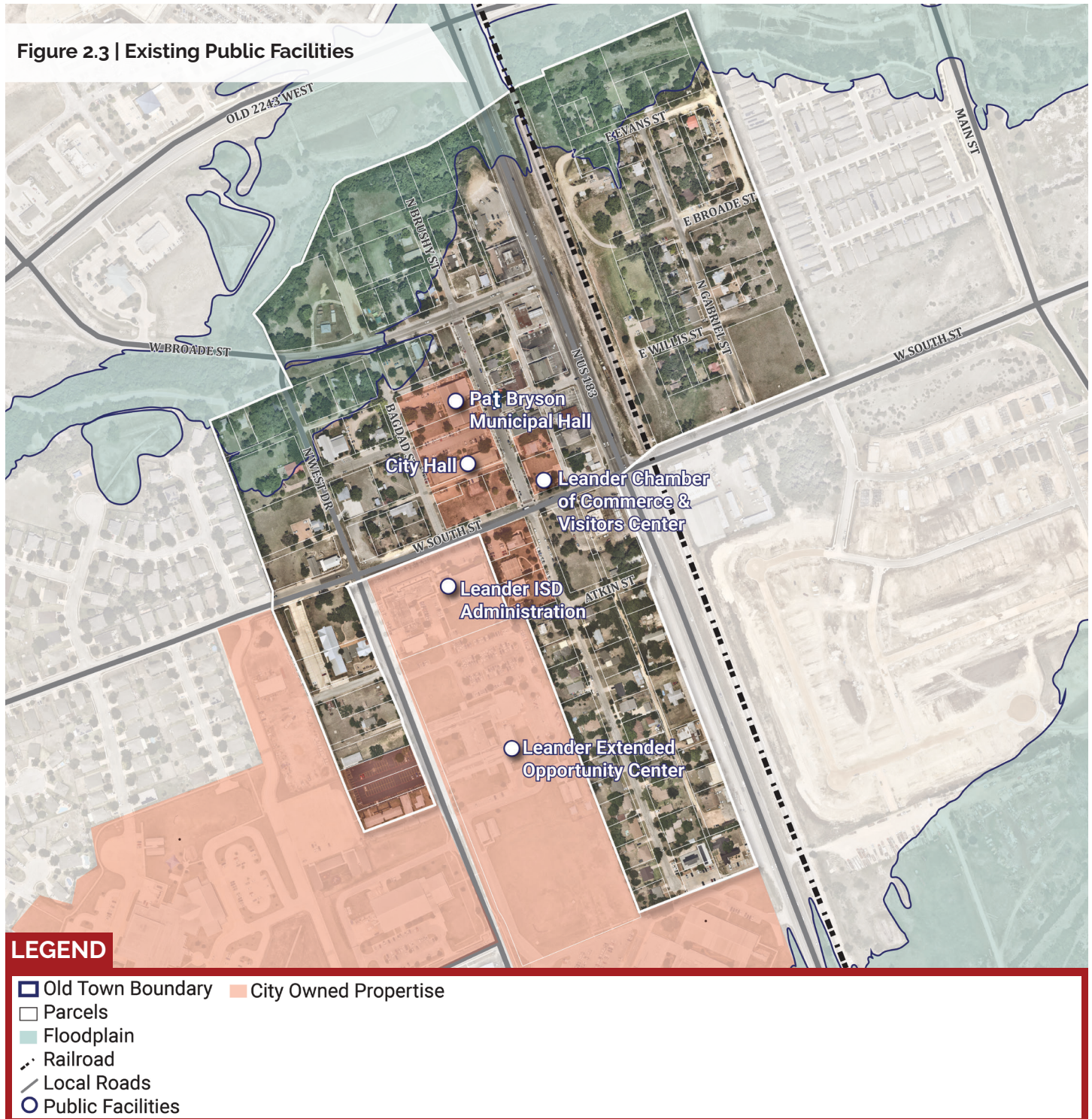
Figure 2.2 | Transportation Systems



Public Facilities

The Pat Bryson Municipal Hall, City Hall, Leander ISD Administration building, and Leander Chamber of Commerce & Visitors Center create a natural anchor for Old Town on Brushy Street. **Figure 2.3** displays City owned properties in and near the downtown area.

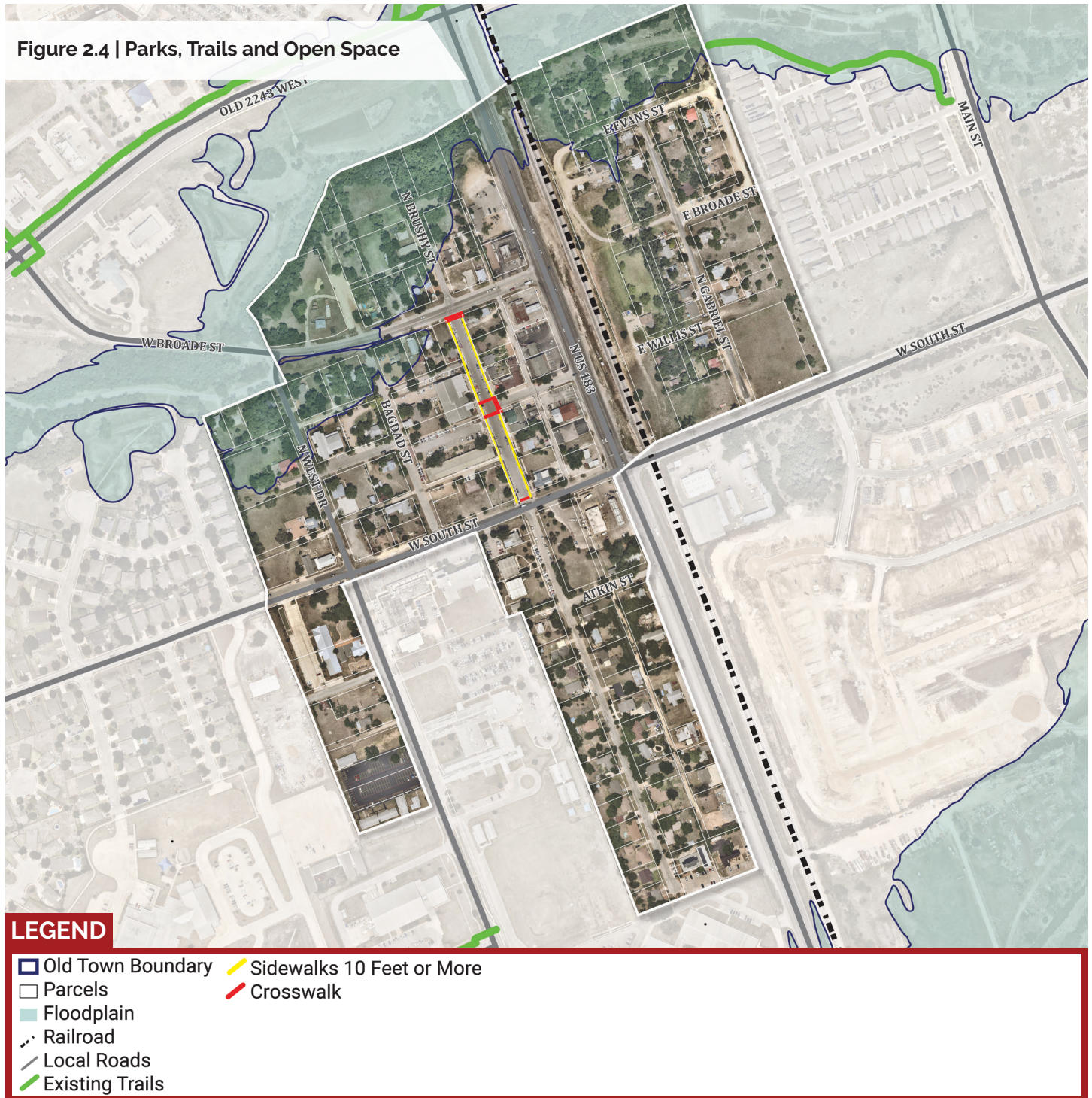
Figure 2.3 | Existing Public Facilities



Park, Trails and Open Space

As of today, there are no existing developed parks in Old Town. However, there are several parcels located near Brushy Street and South Street that are used as a public gathering space for events like the Old Town Street Festival. Much of the green space in Old Town is open spaces located in vacant lots and the large green space in the north near Brushy Creek. There are also no existing trails in Old Town that connect to the existing trail network in Leander. **Figure 2.4** also displays the existing sidewalk conditions of Old Town. As of today, there are many sidewalk gaps and intersection crossings that need to be improved. The width of most existing sidewalks is approximately 8 ft.

Figure 2.4 | Parks, Trails and Open Space



Old Town Demographic Profile

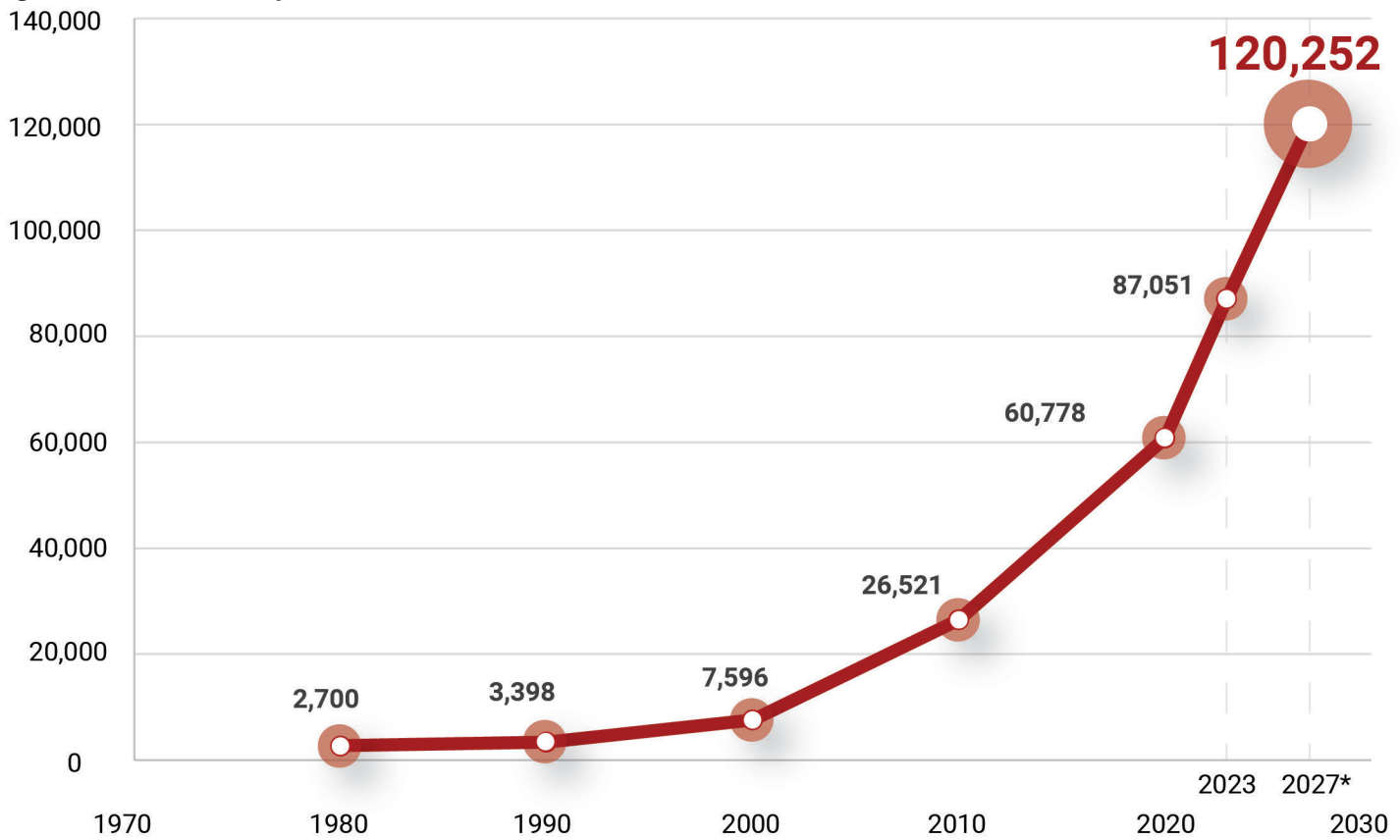
Growth and Population in the Leander

Similar to Williamson and Travis County, Leander experienced its biggest spike in population growth in 2010. From 2000 to 2010, the city saw over a 200 percent increase in population. The population grew from under about 8,000 people in 2000 to over 25,000 people in 2010. Leander began to see steady growth as road linkages and industry increased in the region. This tremendous growth caused Leander to be recognized as one of the fastest growing cities in Texas between 2018-2019. Today, the population of Leander is just over 80,000 people. This is about a 70 percent increase from the population in 2010. **Figure 2.5** shows historic and projected population growth in Leander.

Travis County is one of the fastest growing regions in the nation. Based on population projects, by 2027 the population of Leander should rise to over 120,000 people. This growth is based on population projections from Environmental Systems Research Institute (ESRI).



Figure 2.5 | Leander Population Growth



Source: Environmental Systems Research Institute (ESRI), 2022

*2027 Population was project using a historic growth rate

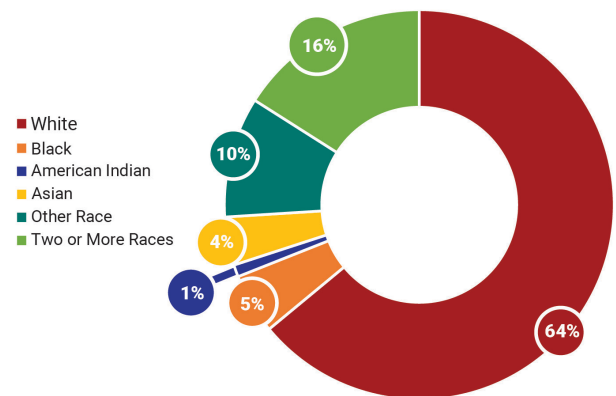
Figure 2.6 shows the Old Town Leander Market Area. As this region grows, there will be an increase in demand for diverse activities and other destinations. The increase in population will bring in new people and new ideas. This growth will impact future needs of the Old Town Study Area. **Figure 2.7** displays the racial makeup of the Old Town Market Area. As of 2020, most of the residents that live within the area are white (78 percent), followed by 16 percent of the residents being two or more races, 10 percent being another race and 5 percent being Black or African American. 33.3 percent of residents in the Market Area are of Hispanic origin. The Diversity Index provides a score between 0 to 100, the percentage represents the likelihood that two people chosen at random are from two different racial groups. The Market Area has a diversity Index of 73.3.

The median age of the people that live in the Old Town Market area is 32.3. This is younger than the median age of the City of Leander (34.7) by two years. 31 percent of the households in the Market Area have children under the age of 18 and the average household size is just under three. Special attention should be made to increase activities for families with young children, as well as younger adults (20s – 30s) with no children. When looking at the region, household sizes and homes with children are larger in the Market Area than in the Austin-Round-Rock Georgetown MSA. Household earnings in Old Town are higher than in the region. The median household income in Old Town Market Area is 90,903 dollars compared to the median household income for the region at 89,278 dollars. Below are more population facts about Old Town Leander Market Area.

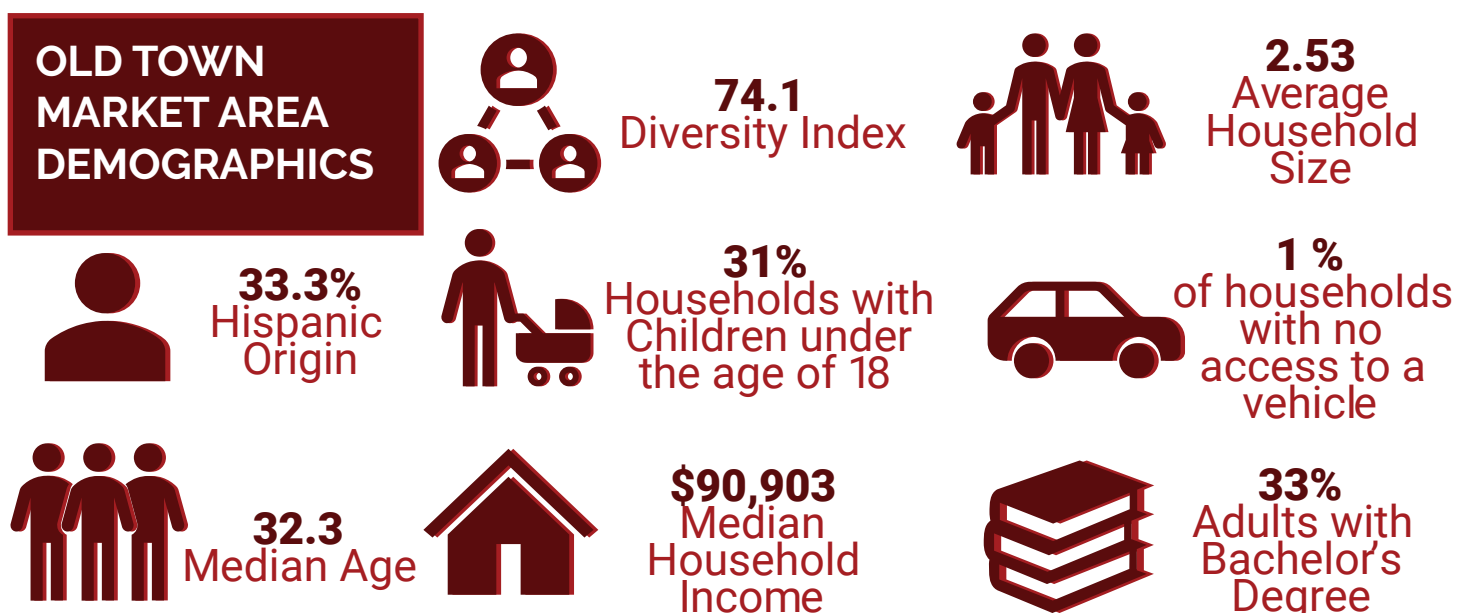
Figure 2.6 | Old Town Leander Market Area



Figure 2.7 | Percentage of Population by Race



Source: ESRI ACS Key Population & Household Facts (2016-2020)



Source: ESRI ACS Key Population & Household Facts (2016-2020)

Market Analysis

ESRI Tapestry Segments

ESRI (Environmental Science and Research Institute) is a demographic and mapping company that uses spatial data in a variety of ways. One example is the ESRI tapestry market segmentation. The tapestry market segmentation identifies markets in each community using geographic, socioeconomic, and demographic characteristics. This helps communities better understand their consumer market. The Old Town Market Area is made up of two tapestry segments: **Up and Coming Families** and **Urban Edge Families**.

ESRI Tapestry

Tapestry Segmentation classifies US neighborhoods into 67 unique segments, based on demographics and socioeconomic characteristics.



Up and Coming Families

67 percent of the Market Area is defined by “up and coming families”. This tapestry segment is made up of ambitious and hard-working individuals who are new families buying new houses in subdivisions. They are careful shoppers, aware of prices and willing to shop for the best deals around. They rely on the internet for entertainment, information, shopping, and banking.



Urban Edge Families

14.8 percent of the Market Area is made up of urban edge families. This tapestry segment is younger married couples with children and often extended family. They live in affordable single-family housing and their median household income is slightly below average. They have high labor force participation that includes long commute times. They spend based on necessity.

Up and Coming Families make up 67% of the tapestry segmentation for the Leander Old Town Market Area in 2021. It was the most prominent segmentation in the area. The second largest segmentation in the Old Town Market area is Urban Edge Families. **Urban Edge Families make up 14.8 percent** of the Old Town Market Area. Other tapestry segments that are within the Market Area are as follows:

- **Great Outdoors** represents **13.2 percent** of the Market Area. This segmentation prefers pastoral or ranch settings and are educated empty nesters living an active but modest lifestyle.
- **Workday Drive** represents **2.6 percent** of the Market Area. This segmentation is a family-oriented market with a country flavor. They are partial to new housing away from a bustle of the city but close enough to commute to a job center.
- **Home Improvement** represents **2.4 percent** of the Market Area. This segmentation is comprised of married-couple families in suburban household that eat out regularly and spend a lot of time on the go.

Employment in Old Town

Currently there are over 200 businesses in the Old Town Leander Market Area. These businesses generate over 4,500 jobs for the area. Currently, primary businesses in Old Town Leander consist of retail and restaurants. 15.7 percent of consumers in the Market Area spend their money on accommodation and food services which represents the largest sector of consumer spending. **Figure 2.8** displays the share of employers by industry in the Old Town Leander Market Area. The top employers for the Market Area are other industries (30 percent), Construction (16 percent), and retail trade (12 percent).

Commute Trends

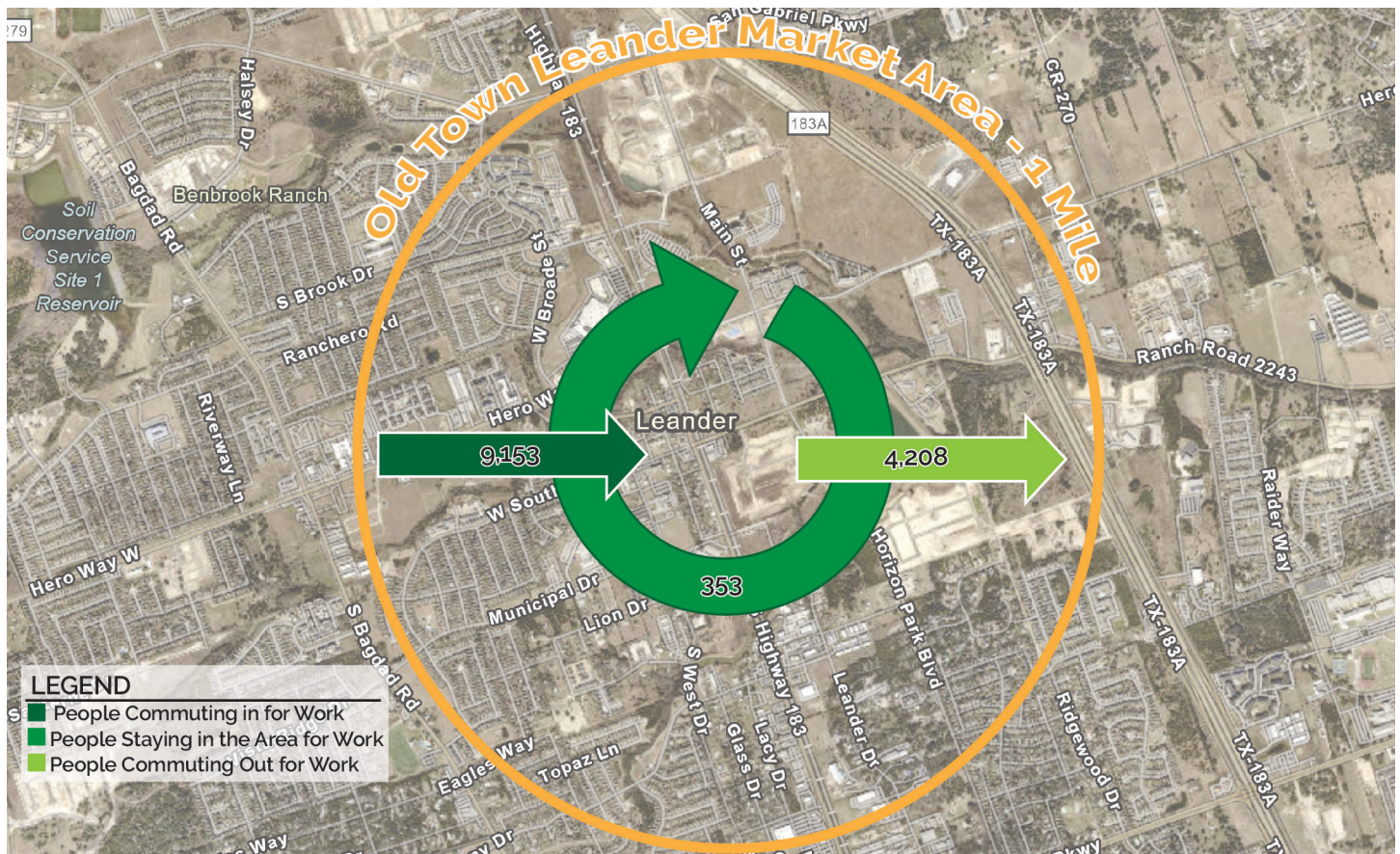
Only 1 percent of households in the Old Town Leander Market Area do not have access to a vehicle. This community is heavily reliant on their vehicles for everyday activities. **Figure 2.9** displays the commuter trends for the Market Area. There is a strong in-commuting presence. Most of the residents that live around the Market Area are driving into the study area for their employment. However, residents who live inside the Old Town Leander Market Area are leaving to go work elsewhere. This could indicate a mismatch in housing and job opportunities in Old Town.

Figure 2.8 | Share of Old Town Leander Market Area Jobs By Industry, 2021

Industry	Percentage of Jobs in the Old Town Leander Market Area
Construction	16%
Retail / Trade	12%
Manufacturing	11%
Healthcare & Social Assistance	9%
Accommodation & Food Services	8%
Administration & support & Waste Management Services	8%
Educational Services	6%
Other Industries	30%

Source: ESRI ACS Key Population & Household Facts (2016-2020)

Figure 2.9 | Commuting Trends



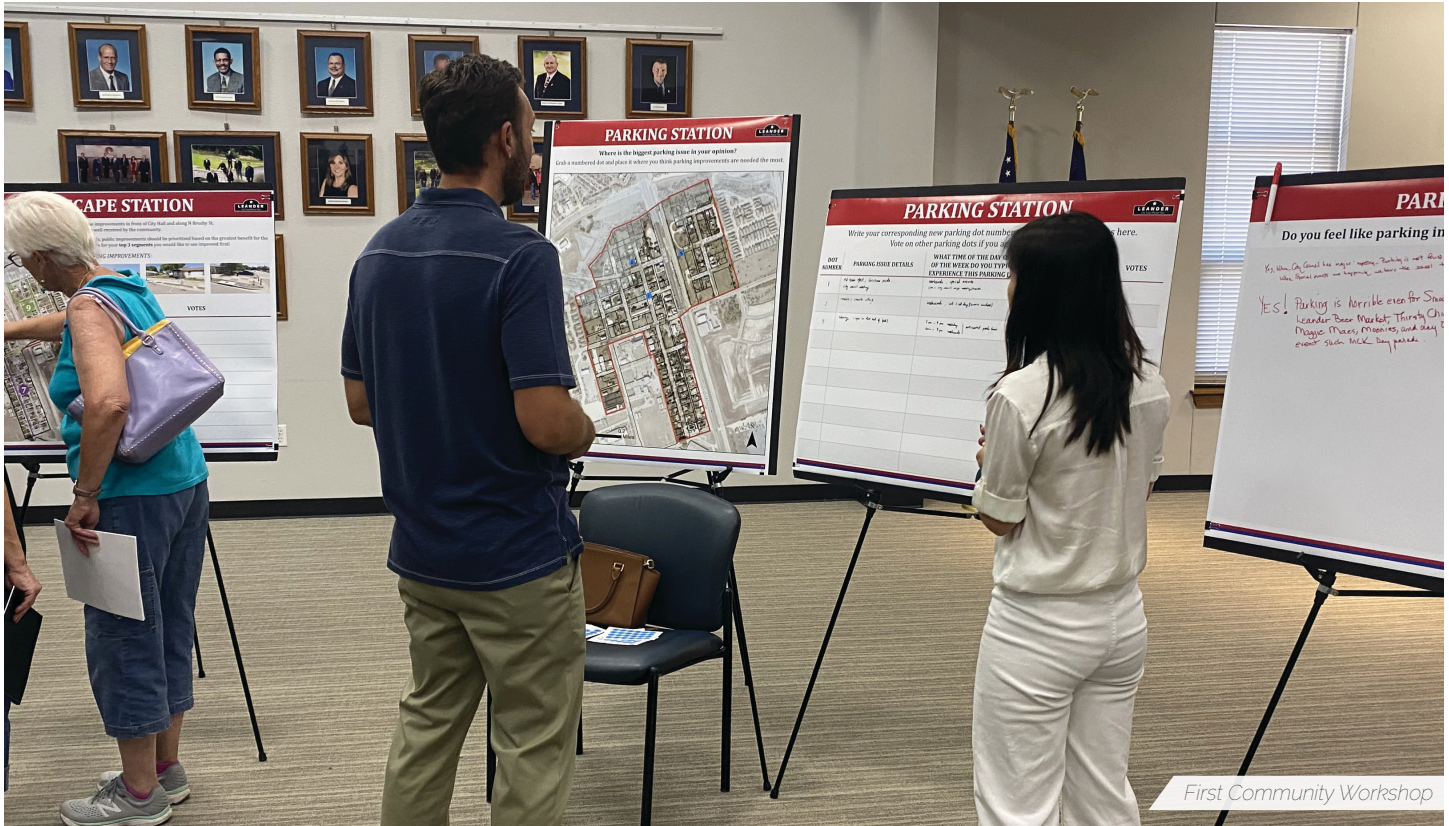


Chapter 3 | 2050 Vision for Old Town

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2050 Vision for Old Town

Public Engagement Process

One of the most important elements of the planning process is public engagement. The future vision of the Old Town Master Plan should be based on the community's desires. This chapter outlines the input heard from various engagement efforts during the lifespan of the project. Engagement efforts included meetings with an advisory committee, public community workshops, online surveys, online interactive mapping, and meetings with elected and appointed officials.

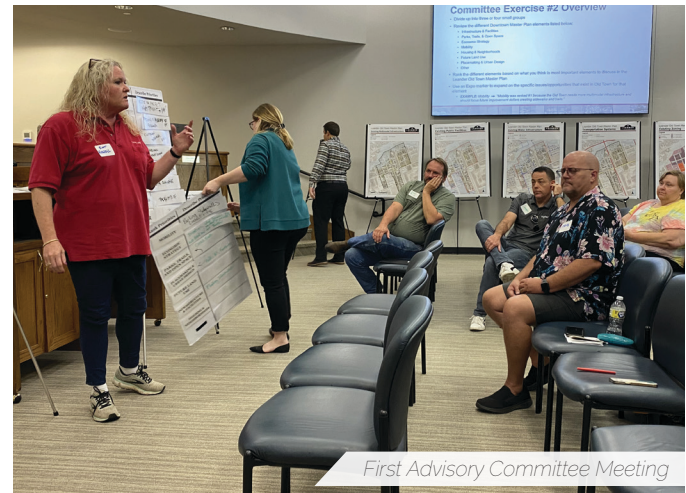
Figure 3.1 displays the timeline of all engagement efforts for the Old Town Master Plan.

Figure 3.1 | Timeline of Engagement



Old Town Advisory Committee (OTAC)

The Old Town Advisory Committee (OTAC) is a group of individuals that represent various interests in Old Town. Two meetings were held with this group. The feedback gained during these meetings reflect a range of interests not only for Old Town, but for the entire City. The role of the Old Town Advisory Committee was to build consensus on future recommendations that balances concerns and interests, share personal perspectives as it pertains to Old Town, and serve as ambassadors for the plan. To view all of the Old Town Advisory Committee engagement recap documents and meeting material, please view **Appendix B: Old Town Advisory Committee Meetings**.



First Advisory Committee Meeting

Community Workshops

Two Community Workshops were organized to garner feedback from the community. The first meeting was held August of 2022 and collected input for the future vision of Old Town Leander. Some of the topics discussed included strengths of Old Town, weaknesses, opportunities, threats, streetscape enhancements, placemaking attributes, trails, and parking. The second meeting was held in October 2022. Between the first and second workshop, all the feedback heard from the community was compiled and a draft Framework Plan was created. In this meeting the community was asked to review the Framework Plan for Old Town as well as review the vision statement, guiding principles and parking strategies. To view all the Community Workshop engagement recap documents and meeting material, please view **Appendix C: Community Workshops**.



Second Community Workshop

Online Engagement

To expand the outreach for the Old Town Master Plan, several online engagement opportunities were made available to increase input throughout the duration of the planning process.

- The **project website** was created to be a landing page for all information about the Old Town Master Plan. The website was used to advertise upcoming meetings, provide the schedule for the project, host surveys and interactive maps, and to share documents and presentations from various meetings.
- An **Old Town Leander Survey** was available to the public from June 2022 to October 2022. This survey allowed respondents to leave feedback on the strengths, weaknesses, opportunities and threats for Old Town Leander and what mobility and streetscape improvements residents would like to see. To review the recap document for the Old Town Survey, please see **Appendix D: Old Town Leander Online Survey Report**.
- The **Downtown Implementation Survey** asked respondents specific questions about Old Town Leander and what specific downtown improvements residents would like to see in the future.
- An **interactive map** was developed to allow residents to give locations specific input on needed improvements and opportunities for the Old Town.

What are some of the threats of Old Town Leander?



Source: Old Town Community Survey

What are the top priorities for the Old Town Master Plan?



Infrastructure - Water
and Sanitary Sewer



Mobility / Connectivity /
Traffic



Future Land Use



Public Facilities (i.e.,
Library or Recreation
Center)



Infrastructure - Roadways

Source: Old Town Community Survey

Public Desired Future Character and Design of Old Town



Two Stories



Small Town Main Street



Restaurants and Dining



Parks, Recreation, and
Open Space



Eclectic



Office Space



Live/Work

Source: Old Town Street Festival and Second Community Workshop

Below are some of the key takeaways collected during the planning process:

- **Destination.** The community expressed their desire for Old Town Leander to be a place to drive to, not pass through. Overall, the community enjoys the existing shops and restaurants in Old Town, however they would like to see more offerings that enhance the character of the Old Town area. This can be achieved through programming Old Town so that it is a destination where people will want to stay for a long duration, not just to visit one place and leave. The community expressed interest in family attractions like parks and splash pads. Also increasing branding through signage and wayfinding can help create a stronger sense of place.
- **Events.** The farmers market and holiday events are amongst the strengths of Old Town. Current city events and festivals do a great job of bringing people together, and respondents indicated they thoroughly enjoy attending these events. The community expressed an opportunity for more programming in the Old Town Core to help increase foot traffic.
- **Mobility and connections.** Old Town is positioned well to nearby destinations; however, the lack of current infrastructure to reach these destinations creates a major mobility barrier for the community. Increasing trail connections and making targeted connections to areas such as the CapMetro rail line, H-E-B, the nearby schools, and the Northline development can help increase connectivity in Old Town and bring in additional pedestrian activity.
- **Losing the small town feel and historic value.** What makes Old Town Leander unique is the historic values and small-town feel. Increased interest and development in Old Town could begin to change the character. As Leander grows and influences the development of Old Town, a balance between the historic preservation of existing buildings and new development is needed. Many respondents did not want to see large chain stores in Old Town and felt as though it would not match the current identity.



Second Advisory Committee Meeting

Community Vision and Guiding Principles

Visioning was a vital part of the engagement process. During each engagement opportunity, attendees were asked how they would like to see Old Town in the future to gather reoccurring themes. Earlier in this chapter, the feedback from the community resulted in a vision framework for Old Town Leander. Those insights helped shape the vision statement and guiding principles for The Old Town Master Plan.

VISION STATEMENT

Old Town Leander is anchored by its rail town heritage and neighborhood connections. In 2050, Old Town will continue to celebrate its unique cultural history and provide a highly desirable pedestrian-friendly environment interwoven with trails and open spaces, support local businesses and restaurants, and draw people from the region as a destination of civic activity and old-world charm.

GUIDING PRINCIPLES

Pedestrian Connectivity

- Enhance pedestrian accessibility, connectivity, and experience throughout Old Town to ensure a more walkable environment in the district.

Open Space

- Utilize floodplain areas as an amenity to connect across the district and as an anchor to attract visitors.
- Incorporate a diverse typology of parks throughout Old Town to provide access to areas that encourage and facilitate civic activity.

Economic Development

- Invest in and attract a more diverse range of businesses and restaurants to Old Town to establish anchors that bring enhanced activity to the area.
- Establish programs that improve quality of life in Old Town including farmers market, public events, etc.
- Encourage more local choices for entertainment, dining, and public social spaces.
- Establish specific land use and infrastructure policies that support Downtown Revitalization.

Parking

- Establish a plan that accommodates a wide array of parking types in Old Town without compromising the scale and quality of the area's enhanced streetscape and historic urban fabric.

Civic Strategy

- Reinforce and ensure the continued presence of the City's public facilities as a primary anchor of the Old Town district to ensure continued vibrant daytime activity and to promote an active civic life.

Placemaking and Identity

- Reinforce Old Town's heritage as an old rail town and enhance this element as a major theme that ties all areas together and attracts visitors to the area.
- Incorporate gateways, entrance markers, and landscape elements into Old Town at key entry locations to create a sense of arrival and place.
- Preserve and support historical structures and landmarks.

Mobility

- Focus roadway improvements and enhancements on better connectivity, moving away from a vehicular mindset to that of a multimodal network that facilitates a walkable urban environment.
- Provide citizens with a range of flexible, practical, and appropriate mobility choices to their destinations using all modes of travel (car, bike, walk, transit, and others).

Housing

- Promote quality residential and non-residential development that meets the needs of the growing community and provides a diverse economic base.
- Promote appropriate location, design, and connectivity of new neighborhoods, encouraging developments to tie into the existing community.

Chapter 4 | Old Town Framework

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Community Workshop 1



Restaurant Patio



Smooth Village

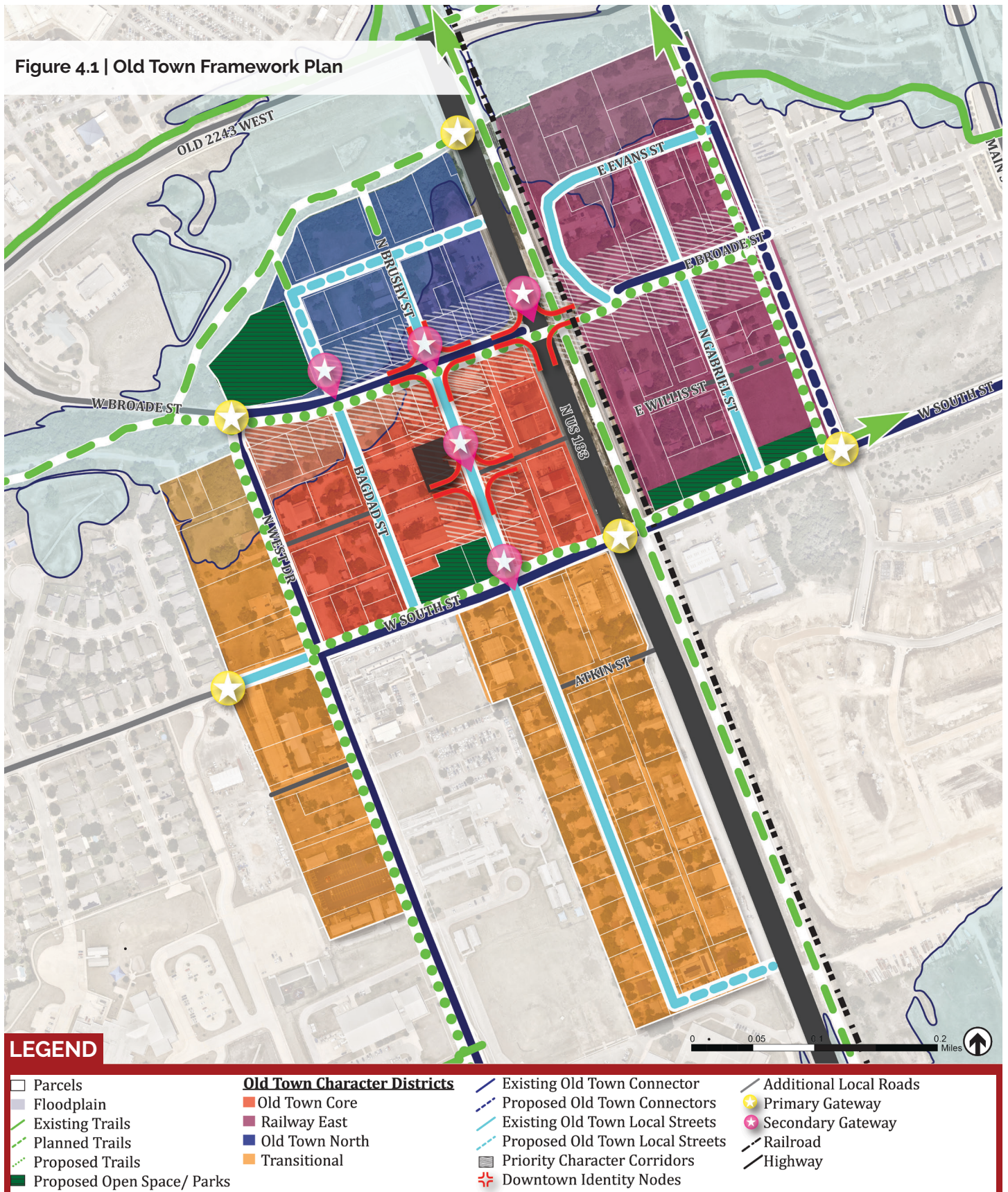
Old Town Framework

Old Town Framework Plan

Through the review of existing conditions, public input, current and planned infrastructure improvement projects, and the existing character of Old Town, an Old Town Framework Plan was created to guide future development and public realm improvement projects. The Old Town Framework Plan establishes the necessary policy direction for the city to utilize when making future infrastructure and capital investment decisions in the Old Town area. **Figure 4.1** on page 37 displays the Old Town Framework Plan.

The Framework Plan includes four-character districts: Old Town Core, Railway East, Old Town North, and the Transitional district. The Old Town Core area is the heart of Old Town and is home to some of the area's most popular restaurants, as well as the Leander City Hall. The Old Town North district currently has limited existing development due to the area's proximity to floodplain and creek areas. The Railway East district is located east of US 183 and consists of several homes and a few businesses. The west portion of the Transitional district acts as a border to Old Town, and includes several civic uses, including churches and school buildings. The second Transitional district encompasses the homes and businesses located along S Brushy Street and US 183. Specific visions and action items were constructed for each of the four districts and are described in **Chapter 5: Character Districts**.

Figure 4.1 | Old Town Framework Plan



In addition to the character districts, additional strategies are provided for Old Town in the Framework Plan. Existing and future streets are categorized into primary or secondary street types, priority character corridors and downtown identity nodes are identified with additional primary and secondary gateways. Below describes each of the Framework Plan's elements and are further discussed in the following section.

Old Town Connectors: Old Town Connectors are intended to carry the most vehicle traffic to and through Old Town. However, since this is still a downtown area, a context sensitive cross section was created for this street type. Additional guidance for Old Town Connectors is provided in the Connectivity and Mobility section of this report.

Old Town Local Streets: Old Town Local streets are intended to carry heavy pedestrian traffic within Old Town. These streets should obtain Old Town-branded streetscape and landscaping elements to match the recent streetscape updates made along Brushy Street. Additional guidance for Old Town Local Streets is provided in the Connectivity and Mobility section of this report.

Priority Character Corridors: The identified Priority Character Corridors, which includes Broade Street and a portion of Brushy Street between Broade Street and South Street, are intended to be Old Town's 'main street' corridors. These priority character corridors should have Old Town's main anchors, including recognizable shops, restaurants, gathering spaces, and civic uses. These corridors will act as the heart of Old Town and should draw in local and regional traffic to these destinations. Additional guidance for the Primary Character Corridors is given in the Placemaking and Urban Design as well as the Connectivity and Mobility sections of this report.

Downtown Identity Nodes: Four Downtown Identity Nodes are identified for Old Town, including the intersections of Broade Street and Brushy Street, Brushy Street and Willis Street, and Broade Street and US 183. These nodes will utilize enhanced and placemaking and urban design techniques to create a special sense of place unique to Old Town. Additional guidance for Downtown Identity Nodes is given in the Placemaking and Urban Design section of this chapter.

Primary Gateways: Five primary gateways are identified in the Framework Plan along the borders of the Old Town boundary. These Primary Gateways will welcome those who pass through this location to the Old Town district. Gateway signage can be constructed in the form of large, overhead signage or landscaped and lit signage on either side of the streets. Primary Gateways should act as a branding and wayfinding tool to showcase and enhance Old Town's existing unique and historic brand. Additional guidance for Primary Gateways is given in the District Identification, Branding, Arts, Culture, and Wayfinding section of this chapter.

Secondary Gateways: The Framework Plan identifies five Secondary Gateways along Brushy Street and Broade Street. These Secondary Gateways should provide wayfinding signage to direct visitors to nearby destinations and parking locations. Secondary Gateways also provide an opportunity to create wayfinding signage with Old Town's unique brand that can enhance the district's overall character and charm. Additional guidance for Secondary Gateways is given in the District Identification, Branding, Arts, Culture, and Wayfinding section of this chapter.



US Highway 183

Overarching Themes

Several overarching themes were identified for Old Town Leander as a whole. While specific action items are created for the four-character districts, additional overarching policy recommendations and action items were also developed to provide comprehensive direction for Old Town. The following sections detail out each overarching theme and provide specific policy recommendations and action items the City of Leander can implement to realize the Framework Plan's visions and goals. The overarching themes identified for Old Town include:



Connectivity & Mobility



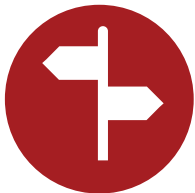
Economic Growth, Health, and Competitive Positioning



Trails & Open Space



Placemaking and Urban Design



District Identification, Branding, Arts, Culture, and Wayfinding



Parking



Pat Bryson Municipal Hall



Connectivity and Mobility

Sufficient connectivity and mobility throughout the Old Town district is vital for the long-term health and vitality of the area. Old Town should have an efficient street network that can accommodate significant vehicle and pedestrian traffic and should easily connect Old Town to the rest of the City of Leander and the region. The street network should allow for enhanced pedestrian activity within Old Town. Although internal Old Town mobility is important, connections to surrounding destinations, including H-E-B, the Northline Development, Leander Elementary School, and Christine Camacho Elementary School, should also be considered and carefully planned for. Additionally, strategies should be considered to overcome significant pedestrian mobility and connectivity barriers, including US 183. **Figure 4.3** displays Old Town Boundary and Influence areas on page 41.

Existing and future streets in Old Town were classified into two main categories: Old Town Connectors and Old Town Local Streets. Depending on their location and available right-of-way, Old Town Connectors have three different street sections. Additionally, US 183 has its own unique highway designation. Context-sensitive cross sections were developed for the three types and are described for US Highway 183, Old Town Connectors, and Old Town Local Streets.

The recent streetscape updates made along Brushy Street should be extended to other streets in Old Town. Through the public engagement process and coordination with the project's advisory committee and City staff, street segments were ranked by order of importance for continued streetscape enhancements. It is recommended

that as funding becomes available, street and streetscape redesign projects on the City's existing roadway network utilize this prioritization ranking to realize the streetscape framework's vision as shown in **Figure 4.2**.

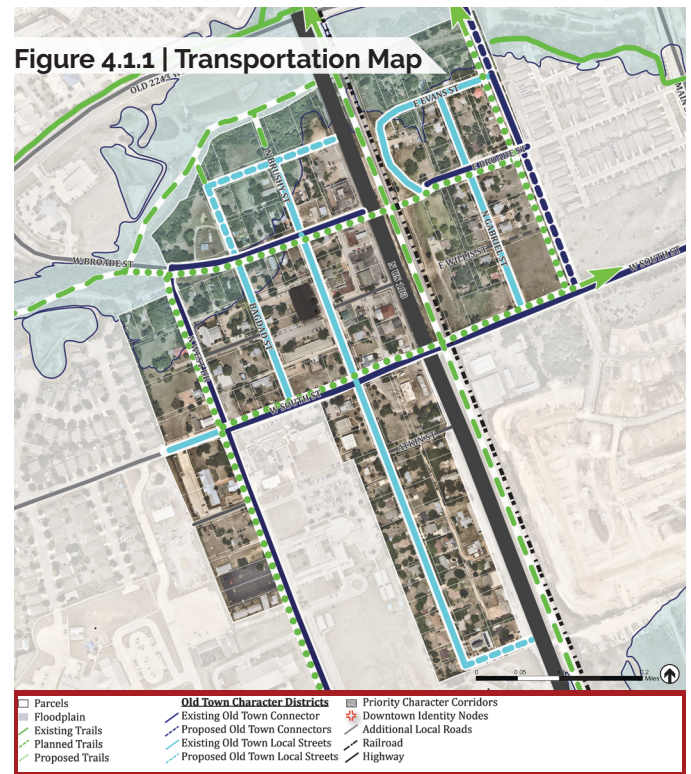


Figure 4.2 | Existing Street Segment Rankings

Street Segment	Limits	Rank
East Street	From Hero Way to South Street to	1
South St	From western Old Town border to US 183	2
Broade St	From western Old Town border to US 183	3
Gabriel St	From South Street to existing terminus (includes Evans Street/Broade Street loop)	4
Bagdad St	From Broade Street to South Street	5
Willis St	From N West Drive to US 183	6
N West Drive	From Broade Street to South Street	7



US Highway 183

US 183 is a regional thoroughfare that connects Austin to Oklahoma. The street's right-of-way (ROW) is 200' and includes a Capital Metro rail line facility that terminates at the Leander stop just north of Old Town, which will be home to the new Northline mixed-use development. To improve vehicle and pedestrian safety, it is recommended that 20' medians be installed along the corridor to replace the existing two-way left turn lane. These medians will provide a unique landscaping and branding opportunity for Old Town as well as ensure refuge for a more pedestrian friendly crossing. Additionally, a twelve-foot shared use path is recommended to be constructed along the railroad's ROW. A ten-foot sidewalk is also recommended on the west side of US 183 with a ten-foot landscaped buffer. Coordination with TxDOT and CapMetro is needed to realize this vision.

To the north of the Old Town boundary, as US 183 nears the intersection of Hero Way/Old 2243 W, the available ROW becomes limited as the thoroughfare crosses a bridge over the creek. This will change the future cross section of US 183 as it nears this bridge, just north of Evans Street. The 12' trail will be narrowed as a 10' trail and be located adjacent to the travel lanes. Because of this, additional safety measures should be incorporated into this cross section, such as a fence to separate pedestrian and vehicular traffic. Coordination with TxDOT should carefully review this road segment to safely accommodate pedestrians and cyclists. The ideal width for this trail is 12', so the City and TxDOT should explore additional solutions to accommodate this width. However, a 10' trail can be constructed in the existing ROW.

Figure 4.4 depicts the conceptual street reconfiguration below. US 183 poses a significant pedestrian connectivity barrier between east and west Old Town. Coordination with TxDOT and CapMetro is needed to overcome this barrier. One of the recommended solutions to this issue is to connect East and West Broade Street over the railroad via a pedestrian bridge. This is a long-term recommendation, and significant new development and activity will be

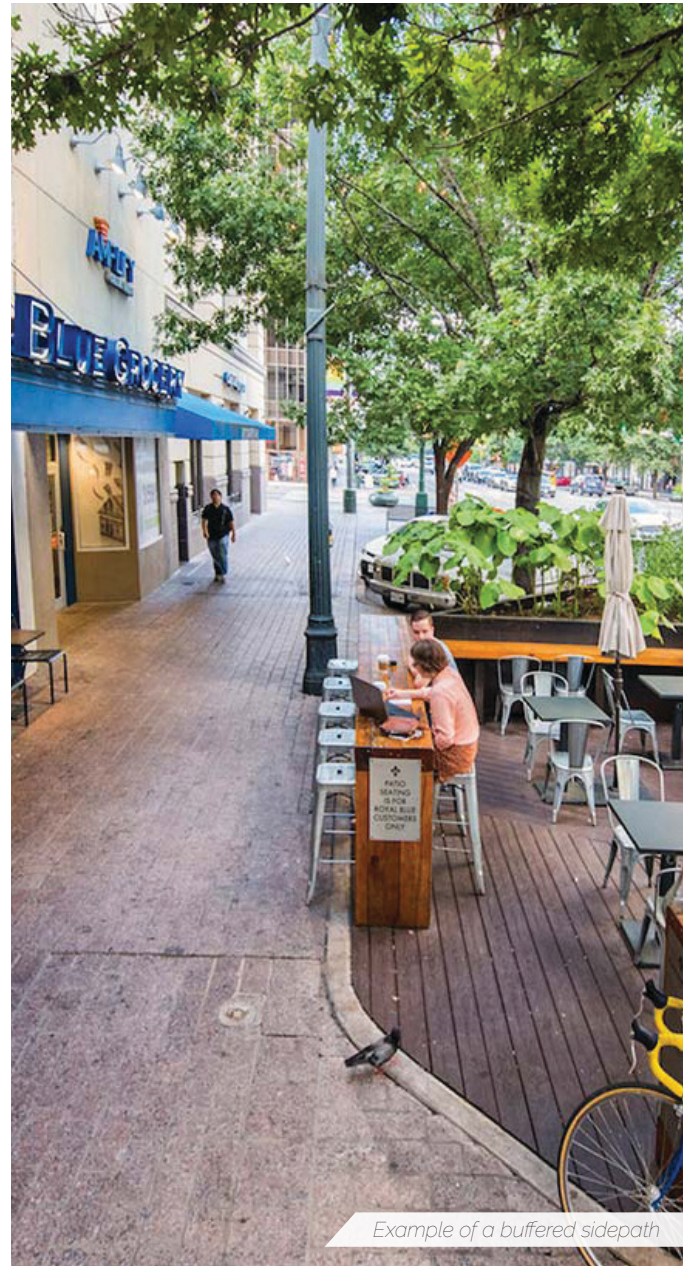


Figure 4.4 | US Highway 183 Future Street Reconfiguration (Facing South)



needed in the Railway East character area to support this type of capital infrastructure improvement. **Figure 4.5** displays a conceptual rendering of this pedestrian bridge. The bridge would be constructed over the CapMetro rail line and would resume pedestrian activity at the street level across US 183. A new signal would need to be installed at the intersection of Broade Street and US 183 to control pedestrian traffic. It is recommended that the City of Leander have conversations about this pedestrian

bridge with CapMetro and TxDOT very early in the planning process to ensure all necessary requirements and legal obligations are met.



Figure 4.5 | US Highway 183 Future Street Reconfiguration (Facing South)



Old Town Connectors

Old Town Connectors are intended to carry the most vehicle traffic to and through Old Town. However, since this is still a downtown area, a context sensitive cross section was created for this street type and is shown below. Old Town Connectors ideally have a ROW of 80' to accommodate the optimal mix of facilities for multi-modal travel and parking. When roadway projects are pursued along these corridors, it is important to obtain sufficient ROW to accommodate the 80' section.

80' ROW Section: The parkway for 80' Old Town Connectors will contain twelve-foot sidewalk facilities on both sides of the street, having a minimum seven-foot clear path and five-foot amenity area for tree wells and furniture (street lights, benches, trash receptacles, etc.). Angled parking is also recommended to be constructed to provide additional parking supply to nearby destinations.

The driving lanes will be narrowed to ten feet. **Figure 4.6** depicts the future street reconfiguration where 80' right-of-way exists. This form of street configuration is recommended for Broade Street.

70' ROW Section: There are two roadway sections depicted in figure **Figure 4.7** for the 70' ROW that are proposed. Both sections work within the allotted ROW and have the same pavement sections, but are detailed differently to either accommodate parking mid-block or turning movements at the intersections. The parkway for 70' Old Town Connectors will contain twelve-foot sidewalk facilities on both sides of the street, having a minimum seven-foot clear path and five-foot amenity area for tree wells and furniture (street lights, benches, trash receptacles, etc.). Application of these street forms are recommended for West Street, South Street, and East Street in Leander.

Figure 4.6 | Old Town Connector Future Street Reconfiguration - 80' ROW

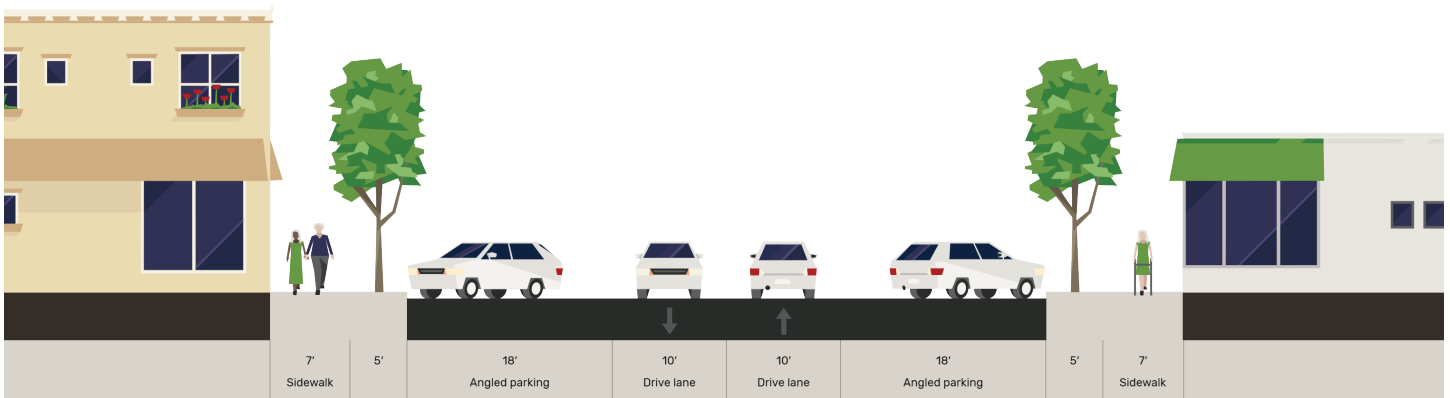
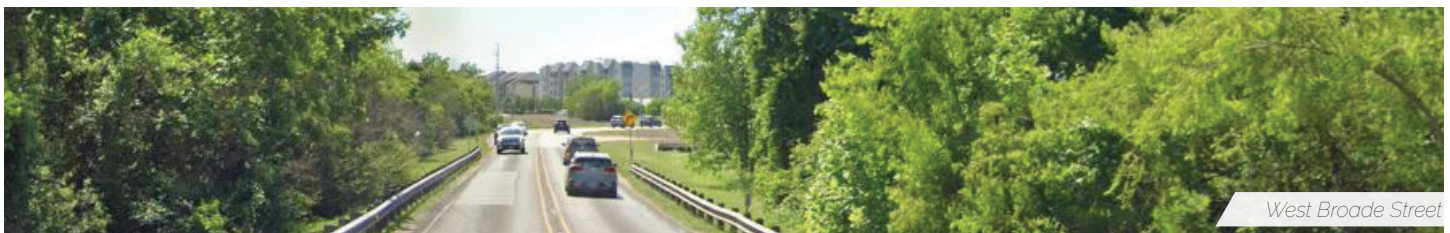
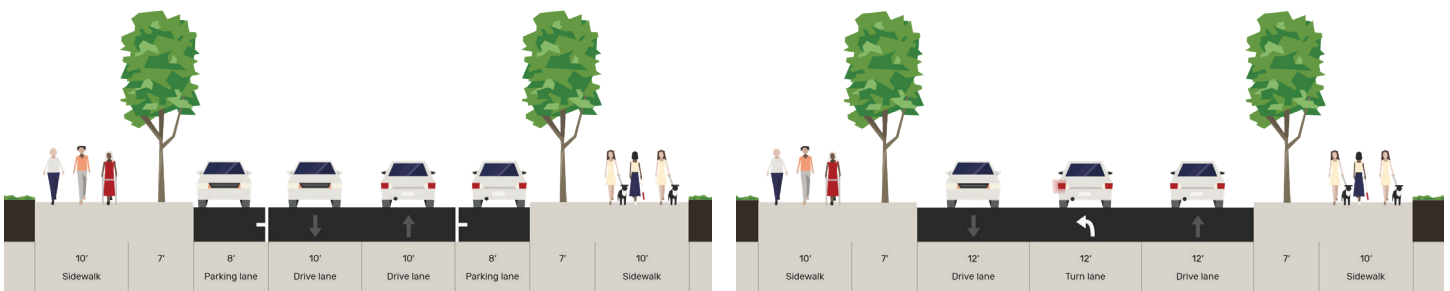


Figure 4.7 | Old Town Connector Street and Intersections Future Reconfiguration - 70' ROW



West Broade Street

Old Town Local Streets

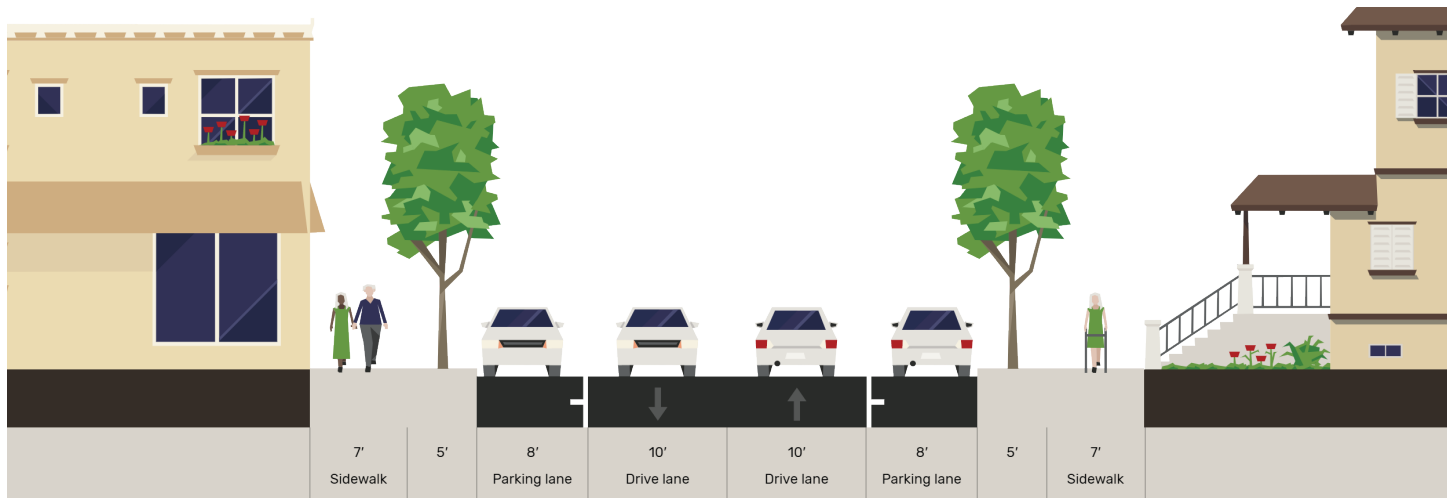
Old Town Local streets are intended to carry heavy pedestrian traffic within Old Town. These streets should obtain Old Town-branded streetscape and landscaping elements to match the recent streetscape updates made along Brushy Street. Old Town Local Streets should obtain 60' of ROW. Wide, seven-foot sidewalks should be present on either side of the street with a five-foot landscaped buffer. Parallel parking should be striped on either side of the street, surrounding two, ten-foot travel lanes.

Currently, N West Drive only contains a 50' ROW, so it is recommended that the City work with existing property owners to acquire the extra ten feet of ROW. City ROW already exists for all proposed Old Town Local Streets, including the extension of Evans Street (on the west side of Old Town), the extension of Bagdad Street, and the construction of the planned East Street on the eastern border of Old Town.

Cross sections for Old Town Local Streets should remain flexible in nature. The most important aspect of this cross section is to obtain a total ROW of 60'. Specific parkway and on-street parking design and widths can change on a case-by-case basis. However, sidewalks should be no less than 7' on Old Town Local Streets. **Figure 4.8** depicts the future street reconfiguration.



Figure 4.8 | Old Town Local Street Future Street Reconfiguration - 60' ROW



To ensure these visions are come to fruition in the target year of 2050, coordination with local and regional partners is necessary, including TxDOT, CapMetro, and Old Town property owners. The vision outlined for Connectivity and Mobility in Old Town creates a walkable, multimodal transportation network and support's the plan's mobility guiding principles, which are as described below. Additionally, specific action items are outlined in the next section to assist the City of Leander with a guidebook for implementation of these mobility goals.

- Focus roadway improvements and enhancements on better connectivity, moving away from a vehicular mindset to that of a multimodal network that facilitates a walkable urban environment.
- Provide Residents with a range of flexible, practical, and appropriate mobility choices to their destinations using all modes of travel (car, bike, walk, transit, and others).



Example of a Crosswalk

Connectivity and Mobility Action Items

- **1.1:** Update the SmartCode and the Leander Thoroughfare Plan to incorporate the Old Town Connector and Old Town Local street type typical cross sections. Allow for a case-by-case assessment to be conducted on the on-street parking treatments for each roadway improvement project to implement the best on-street parking solutions for the road segment.
- **1.2:** Initiate coordination efforts with TxDOT and CapMetro to discuss the proposed US 183/Broade Street pedestrian bridge.
- **1.3:** Conduct a feasibility study for the US 183/Broade Street pedestrian bridge to determine specific alignment and design. Ensure the Old Town brand is incorporated into bridge design.
- **1.4:** Discuss a public transportation program with City Council, local business owners, and key stakeholders to determine specific timeline for implementation and route maps, including the flexibility for on the Trolley program as an option. As development in the Railway East district and Northline continues, monitor pedestrian activity to determine a start date for the program.
- **1.5:** Initiate conversations with adjacent property owners where ROW expansion is needed.
- **1.6:** Obtain additional ROW for several streets in Old Town to prepare for streetscape/parking enhancements:
 - Obtain 10' of additional ROW on N W Drive from Broade Street to South Street (for cross section expansion and trail design).
 - Obtain 20' of additional ROW on South Street from the western Old Town Limit to US 183.
- **1.7:** Initiate conversations with TxDOT to install medians along US 183, specifically the entire frontage along Old Town, between Old 2243/Hero Way and South Street, but further exploration of median construction along the US 183 corridor in Leander can be discussed.
- **1.8:** Create an Old Town pedestrian activity monitoring program to periodically count pedestrian activity during weekends and peak event/festival times. Utilize the data to periodically update the Leander City Council and other municipal boards to provide transparency on Old Town pedestrian growth and activity.
- **1.9:** Incorporate key roadway redesign projects identified in this chapter into the Leander Capital Improvements Program or bond programs. Utilize the prioritized list to phase improvements where the community wants to see them most.



Trails, Parks, and Open Space

Trails

A connected network of trails and open space in Old Town is a heavily desired amenity heard consistently throughout the public engagement process. In 2019, the City of Leander adopted the Parks, Public Spaces, and Recreation Comprehensive Plan. This plan identifies alignments for existing and future trail projects. The recommendations from this plan are shown below. Several trails throughout Old Town have already been planned for and have been incorporated into the Old Town Master Plan effort. Through the community input process, several additional trails were identified and included in the Framework Plan.

The Framework Plan (Figure 4.1) categorizes future trails into two categories – planned trails and proposed trails. Identified planned trails were incorporated from the Parks, Public Spaces, and Recreation Comprehensive Plan. Proposed trails consist of additional trails that were identified through this planning process.

Four new proposed trails are recommended for Old Town, including a connection along N West Drive, which will connect the floodplain trails to the north down to the Leander school facilities to the south. Three trail facilities are recommended to be constructed along Old Town Connectors via the 10' shared use paths identified in the cross sections (see the Connectivity and Mobility section of this report for cross sections), and includes Broade Street, South Street, and the proposed East Street. These shared use paths will be constructed on one side of the street which will continue the enhanced sidewalk and trail network throughout Old Town. The proposed trails are displayed to the right in **Figure 4.9**.

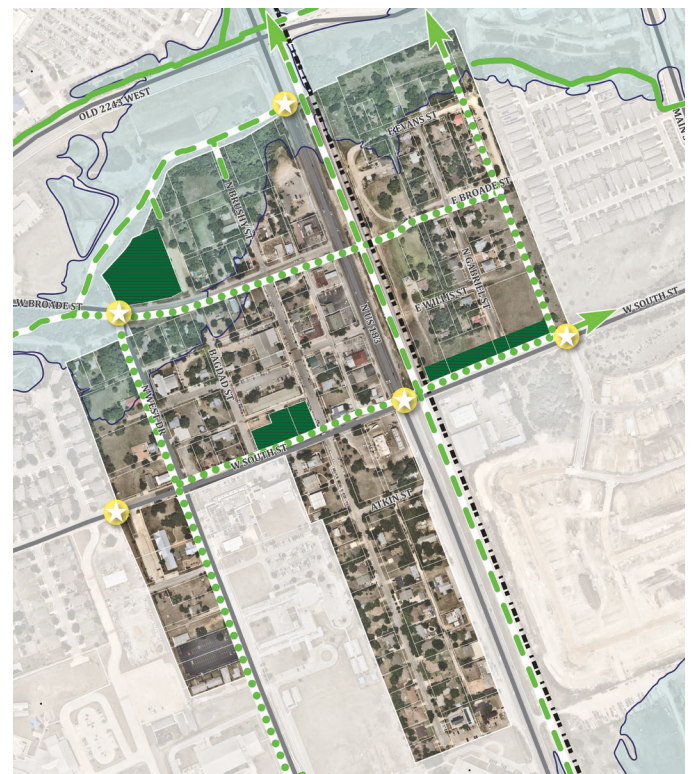
Planned trails are recommended through the floodplain area just north of the Old Town boundary and are also recommended along US 183. All planned trail identified in previous planning efforts are incorporated into the Framework Plan. The trail network along the floodplain just north of the Old Town boundary should contain trail and trailhead connections to new and existing destinations in the Old Town North character district that include sufficient wayfinding signage. Additionally, the City should generally follow Primary and Secondary Gateway locations that cross planned and proposed trails as indicators for trailhead locations.

Specifically, priority trailheads should be constructed at the following intersections:

- Floodplain trail (north of the Old Town boundary) and US 183
- Broade Street and N West Drive
- Broade Street and US 183
- South Street and US 183
- East Street and South Street

Trails in the Old Town boundary should follow existing City of Leander and Old Town-specific branding guidelines and should include the stamped brick paving and natural landscaping elements included in the recent streetscape improvements along Brushy Street. Trails should be constructed up to ADA standards and should have adequate curb ramps and crosswalk facilities at all intersection locations.

Figure 4.9 | Existing and Proposed Parks and Trails



Parks and Open Space

Three potential future parks are identified for Old Town. The future park identified directly south of City Hall is currently under development, and a conceptual rendering is displaced in **Figure 4.10** below. Two new parks were identified in the Framework Plan – one in the northwest area of the Old Town North character area, and one in the southeast, in the Railway East character district.

The park located in the Old Town Core character district, named “Old Town Park,” is currently in the planning stages of development. The park will feature a water tower play structure with a rain curtain, outdoor seating, a stage for future events and concerts, shade trees, and walking trails. It is recommended that the City partner with the developer to explore possibilities of including on-street parking or a small parking area in this new park to ease downtown parking pressures. (More information about parking can be found in the Parking section of this report.)

The proposed parks identified in the Old Town North and Railway East character districts, as shown in Figure 4.1, should follow the branding and design efforts established for the Old Town Park. The Old Town North park, which includes the existing food truck park, should contain a mixture of both active and passive play facilities. A portion

of the park should be landscaped open space with shade trees, walking trails, picnic tables, and benches to allow for an enjoyable afternoon of outdoor dining. However, the park should also contain a dedicated space for a large playground that capitalizes on Old Town heritage, which could be created in the form of a train or train depot play structure or similar designs.

The park in the Railway East character district could potentially be home to the proposed trolley program outlined in the Connectivity and Mobility section of this report. This park could serve a dual purpose of providing Old Town with additional park, open space, and parking amenities, as well as be a transit hub for the Old Town district. The Railway East park project is flexible for specific park location and limits, but a park facility should be provided in Old Town east of US 183. Coordination with property owners and developers are needed to ensure this park is constructed.

Figure 4.10 | Leander Old Town Park Design - Courtesy of PLACE Designers, Inc.



Trails, Parks, and Open Space Action Items

- **2.1:** Utilize the identified priority trailhead list to construct new trailheads at the identified specific intersections as trails develop. Additional trailheads can be constructed along future trails, but the priority trailhead list should be completed first.
- **2.2:** Coordinate planned trail construction efforts in the floodplain north of the Old Town boundary to include connections to existing and planned destinations in the Old Town North character area.
- **2.3:** Initiate conversations with the existing property owners to coordinate efforts for a new park development in the Old Town North character area.
- **2.4:** Engage with property owners in the Railway East character area to determine a specific location for a future park in Old Town east of US 183.
- **2.5:** Retain a park developer to create a park design for the Old Town North proposed park. If possible, plan for driveway connections to the park from Old 2243 W and US 183. Include branded Old Town play structures in the park design.
- **2.6:** Work with existing developers to incorporate a 10' trail facility into the design plans for East Street.
- **2.7:** Work with Old Town Park developers to ensure Old Town branding is incorporated into future park and playground design.
- **2.8:** Explore possibilities of adding on-street parking or a parking area in the park design.
- **2.9:** Initiate conversations with TxDOT and CapMetro to construct a 12' shared-use path along US 183 from South Street to Old 2243 West.



Example of a Splash Pad



Example of a Trail Head



Example of a Multiuse Trail



District Identification, Branding, Culture and Heritage, and Wayfinding

Branding and District Identification

Old Town Leander already has a unique and distinctive brand which should be utilized in future branding efforts. Today, Old Town falls behind other district branding and advertisement efforts. However, since Old Town contains the original plat of the City of Leander, this district contains a rich heritage and truly acts as the heart of the city. Although the Old Town historic train depot does not exist today, nods to the district's railroad heritage can be included in future branding and placemaking efforts.

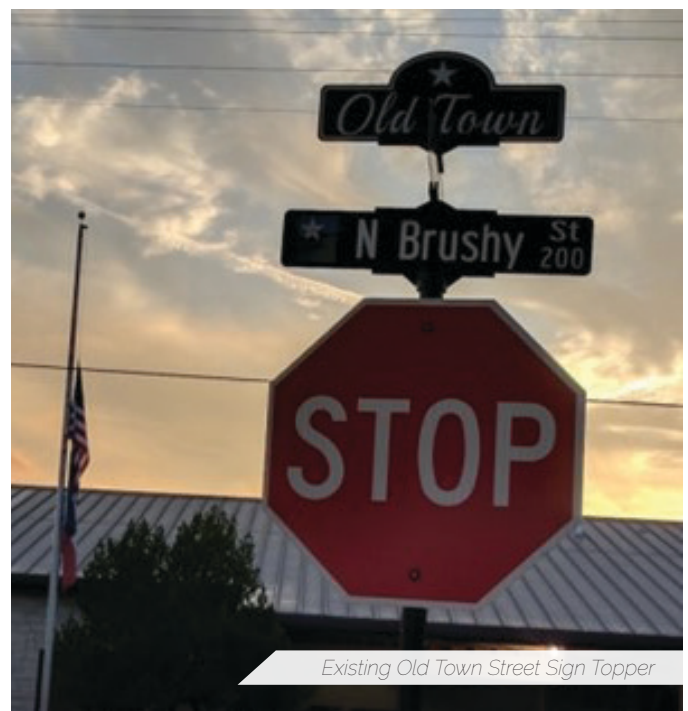
Significant efforts can be made to expand Old Town marketing and advertisements. Currently, the Leander Chamber of Commerce and Visitors Center runs Old Town's only existing website, OldTownLeander.com. The website is dated and needs significant improvements. The City can initiate a partnership with the Chamber of Commerce to help coordinate efforts to improve this website. In addition to improvement on the Old Town website, supplementary information can be added to the Leander Economic Development department's webpage featuring Old Town as well.

The City could potentially identify an existing or new employee in either the Economic Development department, Development Services office, or PIOs office to focus on Old Town-specific marketing efforts. As the Old Town coordinator, this employee would oversee branding and advertisement efforts for Old Town along with the coordination of events in Old Town. This employee would coordinate with local partners, including the Leander Chamber of Commerce and Visitors Center, and the Leander Economic Development Committee to streamline Old Town branding and advertisement efforts.

Old Town should be advertised to the region as a family-friendly entertainment destination as development continues. The City should invest in regional advertisements such as highway billboard signage throughout the Austin metropolitan area. Over the next several years, the City should make it a priority to invest in regional advertisements in nearby cities to promote the Old Town district.



Existing Old Town Street Sign Topper



Existing Old Town Street Sign Topper

Culture and Heritage

In 2017, the City of Leander established the Historical Preservation Commission. To showcase and honor Old Town's unique heritage, a partnership between the commission and the City of Leander is vital to continue to pay tribute to the area's history. There are many ways the City can incorporate Old Town's history into economic development efforts, through trailhead design, gateway and wayfinding signage design, new historical markers, playground design, branding, public art installations, and more. The City should continue this partnership with the Historical Preservation Commission and other local organizations, such as the Chamber of Commerce and the Visitors Center, to coordinate efforts and to preserve the character of Old Town.

Events and Programming

Cultural arts programming should be incorporated into a regular schedule in the new Old Town Park. Once construction of the park is complete, the City should reach out to local exercise groups, art classes, youth activity groups, or other local community groups to maintain a regular program the Old Town Park. This will boost pedestrian activity in the district and will encourage those who visit to stay longer and visit the nearby shops and restaurants.

Another recommendation for programming in Old Town is to host more City of Leander events in the area. A major desire of the community heard through the public input process was to establish an annual event to showcase local breweries and wineries – much like a “sip and stroll” type of event. An event like this could encourage continued advertisements of Old Town, promote economic growth for the area, and activate streets with pedestrian activity. As development starts to occur on the east side of US 183, a festival like this could greatly benefit from a program like the proposed street trolley detailed in the Connectivity and Mobility section of this report.



Statue outside of City Hall



Old Town Street Festival

Wayfinding

Another way to enhance district identification and branding is to construct wayfinding signage throughout all of the Old Town character districts. Primary and secondary gateway locations are identified on the Framework Plan. Primary gateways are recommended for the following intersections:

- Northern Old Town limits at US 183
- Broade Street and N West Drive
- Western Old Town limits at South Street
- South Street and US 183 (conceptual rendering of this Primary Gateway shown in **Figure 4.11**)
- South Street and East Street

Primary gateways will welcome those who pass through that particular location into the Old Town district. Gateway signage can be constructed in the form of entryway monuments or large, overhead signage or landscaped and lit signage on either side of the streets. Primary Gateways should act as a branding tool to showcase and enhance Old Town's existing unique and historic brand. Signage should utilize the Old Town logo script font. Landscaping should match the natural shrubs and foliage found on the recent streetscape improvements found along Brushy Street.

Five additional secondary gateways are recommended at the following intersections:

- Broade Street and Bagdad Street
- Broade Street and Brushy Street
- Broade Street and US 183
- Brushy Street at Willis Drive
- South Street at Brushy Street

Secondary Gateways should provide wayfinding signage to direct visitors to nearby destinations and parking locations. Secondary gateways can accommodate intersection improvements and paving patterns that enhance the pedestrian experience. Maps and directional indications should be provided for the ease of movement for pedestrians within Old Town. Key anchor destinations, such as City Hall and the future Old Town Park should be advertised with directions. Parking locations should also be displayed. Secondary Gateways also provide an opportunity to create wayfinding signage with Old Town's unique brand that can enhance the district's overall character and charm. A wayfinding study could be completed to determine specific locations and designs for the gateway and wayfinding signage in Old Town.

Figure 4.11 | Primary Gateway Opportunity - South Street and US 183



District Identification, Branding, Arts, Culture, and Wayfinding Action Items

- **3.1:** Identify an existing (or new) employee (or group of employees) to expand on Old Town marketing and advertisement. Specific duties would include:
 - Create and manage Old Town Leander social media pages (including Facebook, Twitter, Instagram, and TikTok)
 - Create and update Old Town maps, information, and current development projects to be posted on Old Town and City of Leander webpages and social media pages.
 - Manage existing and proposed Old Town events.
- **3.2:** Partner with the Leander Chamber of Commerce and Visitors Center to initiate a website redesign for OldTownLeander.com to further advertise and showcase the unique destinations and amenities found in Old Town. Include maps of nearby destinations, trails, parking locations, parks, and other amenities.
- **3.3:** Partner with the City of Leander Economic Development Department to expand the Old Town webpage on the department's website to include additional information, maps, events, and other Old Town amenities. Link directly to the newly updated OldTownLeander.com website. Add the Old Town Master Plan action items to this webpage for the public to view the City's progress.
- **3.4:** Once the construction of the Old Town Park is complete, aim to host at least three programs a week at the park. Programs can include exercise classes, after school youth programs, pet training classes, art classes, or other local community groups.
- **3.5:** Conduct a gateway and wayfinding study to identify specific locations and designs for vehicle and pedestrian wayfinding signage in Old Town. Ensure that the wayfinding signage includes parking, destination, and other amenity information. Create designs for all Primary and Secondary Gateway locations.
- **3.6:** Partner with the Leander Historic Preservation Commission and meet in the planning stages of any major Old Town public improvement efforts to coordinate efforts and to showcase and integrate Old Town heritage into the urban fabric of district.
- **3.7:** Coordinate with local breweries and wineries to host Old Town's first "sip and stroll" event. Continue to host the event on an annual or more basis.
- **3.8:** Start implementation of Old Town's proposed Primary Gateways by funding and constructing an Old Town gateway at the intersection of South Street and US 183.
- **3.9:** Create a new banner design that emphasizes Old Town's history to be placed in the existing streetlamps throughout Old Town.





Economic Growth, Health, and Competitive Positioning

It is recommended that the City of Leander continually coordinate with local Old Town partners, including existing property owners, the Chamber of Commerce, the Leander Economic Development Committee, and more to discuss and coordinate economic development initiatives in Old Town. This coordination is especially important in the early stages of the implementation process to ensure continued inter-agency support for Old Town. These meetings can help streamline efforts and gather support for upcoming improvement projects.

Another way to competitively position Old Town in a regional context would include investing in a catalyst project to promote surrounding development. A project like this could include investing in the redevelopment of the Old Town Train Depot, which could potentially be placed in the Railway East district. The full vision for the train depot project is given in the Railway East character area section of this report. Additionally, other catalyst projects identified throughout this plan could also be utilized to promote Old Town's positioning, such as the proposed Old Town Park project, the trolley project, a park/trail network in the Old Town North sub district, or the pedestrian bridge project.

Infrastructure

A major factor of the future outcome of Old Town is its available infrastructure resources that facilitate economic growth and development. In order to ensure a stable and viable vision, barriers need to be understood and removed that would otherwise hamper a healthy development trend. The condition and availability of several types of infrastructure is critical to the success of Old Town including: streets, sidewalks, water, sewer, stormwater, gas, and telecommunication.

As Old Town infrastructure ages, it is important to keep up with demand and plan for future projected uses. As part of the planning process, a series of maps were developed to depict the existing condition of Old Town Infrastructure. This information was then confirmed with City Staff and used to provide a basis for the Framework Plan.

The following were key takeaways as they relate to Old Town infrastructure:

- To establish a walkable district, ensure the sidewalk network is extended and established in the Old Town Core and along primary routes as depicted in the Framework Plan.
- The extension of East Street is a critical component of the Old Town East character district that will ensure future connectivity.
- Extend natural gas infrastructure in areas where there are gaps in the system. Partner with Old Town's existing natural gas provider, Atmos Energy, to identify solutions to residents and business owners experiencing low natural gas pressures.
- The Old Town Master Plan should be shown to Atmos Energy to adequately partner with and plan for current and anticipated natural gas needs.
- Provide Fiber and Hi-Speed internet throughout the Old Town to facilitate an attractive environment for internet users.
- Ensure adequate water is supplied in line with future anticipated uses. Ensure development is aware of current conditions and what it would take to bring infrastructure up to speed.
- Extend road and sidewalk network in areas that currently lack paved infrastructure within right-of-way, particularly in the flood plain, to provide better access to properties throughout the district.
- Conduct a capacity analysis in Old Town to identify specific areas for infrastructure expansion that can support designs found in the Illustrative Master Plan. Additionally, this capacity analysis will measure existing water pressure and sanitary sewer infrastructure to identify how it will support proposed development found in the Illustrative Master Plan.

Drainage and Floodplain

Another key factor in the competitive positioning of Old Town Leander is to capitalize on the existing FEMA 100-year floodplain. The northern boundary of Old Town is located in the floodplain, and covers a larger portion of Old Town on the west side of the Old Town boundary - covering the majority of the Old Town North character district. The floodplain in Old Town is seen as a major asset for the community by providing a designated space for new park and recreational opportunities and facilities. However, the City of Leander should continually monitor and analyze the floodplain. Through the public engagement process, the floodplain was identified as an issue in regards to drainage and flooding in Old Town. There are several key recommendations the City can complete as new development is brought into the area:

- Conduct regular inspections of drainage systems and identify potential problem areas.
- Implement green infrastructure practices such as constructing rain gardens, bioswales, and

permeable pavements to absorb rainwater and reduce runoff.

- Develop a comprehensive floodplain management plan that includes zoning regulations, flood protection measures, and emergency response protocols.
- Regularly clean and maintain stormwater drains, culverts, and catch basins to prevent blockages and flooding.
- Conduct a downstream assessment for Old Town. This assessment will help the City identify areas where detention ponds and new stormwater lines are needed. Additionally, this assessment will produce drainage area maps the City can utilize for future stormwater management practices.

By implementing these measures, the City of Leander can better manage Old Town's floodplain and drainage infrastructure, reduce the risk of flooding, and safeguard their citizens and property.

Economic Growth, Health, and Competitive Positioning Action Items

- **4.1:** Conduct a feasibility study for an Old Town 'Train Depot' to be constructed in the Railway East district.
- **4.2:** Conduct quarterly meetings with the City of Leander Economic Development department, Urban Design department, and Planning department, as well as other local Old Town partners such as the Leander Chamber of Commerce and Visitors Center, the Leander Economic Development Committee, and Old Town property owners to initiate conversations about Old Town branding, advertising, and economic development enhancements. Discuss current development projects and action items that need to be completed in this Old Town Master Plan, as well as identifying innovative partnerships to continually brand and advertise Old Town to Leander residents and the region.
- **4.3:** Invest in catalyst projects identified in this plan, including the construction of the Old Town Park, streetscape improvement projects, the proposed train depot, the trolley program, and the pedestrian bridge across US 183.
- **4.4:** Continually engage with key partners in surrounding areas, especially with developers in the Northline development, on ways to connect Old Town to surrounding destinations through multimodal networks.
- **4.5:** Keep the City of Leander present in Old Town to encourage area vitality and City support.
- **4.6:** Focus on creating activity – including new businesses, programs, and events – outside of traditional business hours (such as nights and weekends).
- **4.7:** Diversity and establish new downtown anchors that attract a wider range of visitors to Old Town.
- **4.8:** Meet with Atmos Energy and share the contents of the Old Town Master Plan. Work with Atmos to identify areas of current and future high demand for natural gas and ensure the proper areas are supplied as development comes in.
- **4.9:** Conduct a capacity analysis for water and sanitary sewer infrastructure in Old Town. Utilize the Illustrative Master Plan for proposed development capacities.
- **4.10:** Conduct a downstream assessment for Old Town's 100-Year floodplain area.



Placemaking and Urban Design

Placemaking and Urban Design can cover many types of public improvement projects, from streetscape improvements to gateway signage, to murals and public art, and sometimes simply places to sit down and enjoy the outdoors. How these elements come together and create a sense of place is the key to good placemaking and urban design techniques. Many of the recommendations in this plan encourage good placemaking and urban design techniques even if they are not identified in this section of the report. Strategies such as parks, trails, public art, and other elements in Old Town can create a truly unique atmosphere that gives a sense of a special place.

The Downtown Identity Nodes outlined in the Framework Plan, which includes the intersection of Broade Street and Brushy Street, Broade Street and US 183, and Brushy Street and Willis Drive, should be constructed for enhanced pedestrian activity. Redeveloping these intersections with enhanced brick paves, much like at the intersection of Brushy Street and Willis Drive, can create safer, more visible crossing locations for pedestrians. As pedestrian activity increases in Old Town, a midblock cross walk should be considered for the intersection of Brushy Street and Willis Drive.

The identified Priority Character Corridors, which includes Broade Street and a portion of Brushy Street between Broade Street and South Street, are intended to be Old Town's 'main street' corridors. These Priority Character Corridors should have Old Town's main anchors, including recognizable shops, restaurants, gathering spaces, and civic uses. These corridors will act as the heart of Old Town and should draw in local and regional traffic to these destinations. Particular emphasis should be made to bring these corridors up to streetscape standards similar to the recent improvements seen on Brushy Street. Broade Street will need significant retrofits to accommodate pedestrian and bicycle traffic. A conceptual rendering of what Broade Street would look like if it was reconfigured to match the cross section identified in the Connectivity and Mobility section of this report is provided in **Figure 4.12** on the following page. The City of Leander should adopt a policy recommendation that prioritizes pedestrians over automobile priorities when forced to make difficult decisions between the two. In order to encourage Old Town to become a special destination, pedestrians should be given priority in future infrastructure decisions.

Public art is a way to implement placemaking techniques in Old Town. The City of Leander has a Public Art Commission that coordinates and assists with funding for art installation projects in Leander. The City could coordinate with the Commission on their future planning projects to incorporate creating murals or sculptures in Old Town.

US 183 poses a significant placemaking opportunity for Old Town. This highway is often an individual's first experience with Old Town. Buildings along this thoroughfare should seek to draw people in. Coordination with TxDOT is necessary to improve this corridor. Medians should be installed along US 183 adjacent to Old Town to encourage vehicular traffic to slow down. New development should also be constructed closer to the property lines to promote Old Town as a special place. Finally, the pedestrian bridge recommended over Broade Street could drastically change the corridor's character.



Example of decorative lighting

Placemaking and Urban Design Action Items

- **5.1:** Incorporate the recommendations made for US 183 in this plan into the Leander Transportation Master Plan.
- **5.2:** Adopt a policy that prioritizes pedestrians over automobiles in the Old Town district. When competing priorities are present, default to the decision that makes walking and biking easier in Old Town, rather than driving.
- **5.3:** Coordinate with local property owners, local artists, and the Leander Public Arts Commission to fund and create several Old Town branded murals that can become a community asset and photo-opportunity destination.
- **5.4:** Present the vision for Old Town established in this Plan to the Leander Public Arts Commission to rally support for continued partnerships for new Old Town murals, sculptures, and other public art designs.
- **5.5:** Require all outdoor seating areas to have some form of sun protection via trees, sunshades, or other shading tools, with a particular focus along the Priority Character Corridors.
- **5.6:** Implement a strategic land purchasing program to guide strategic reinvestment in Old Town.
- **5.7:** Create a landscaping and streetscape elements palette for consistency of all new development in Old Town.



Figure 4.12 | Old Town Local Street Future Streetscape Improvements



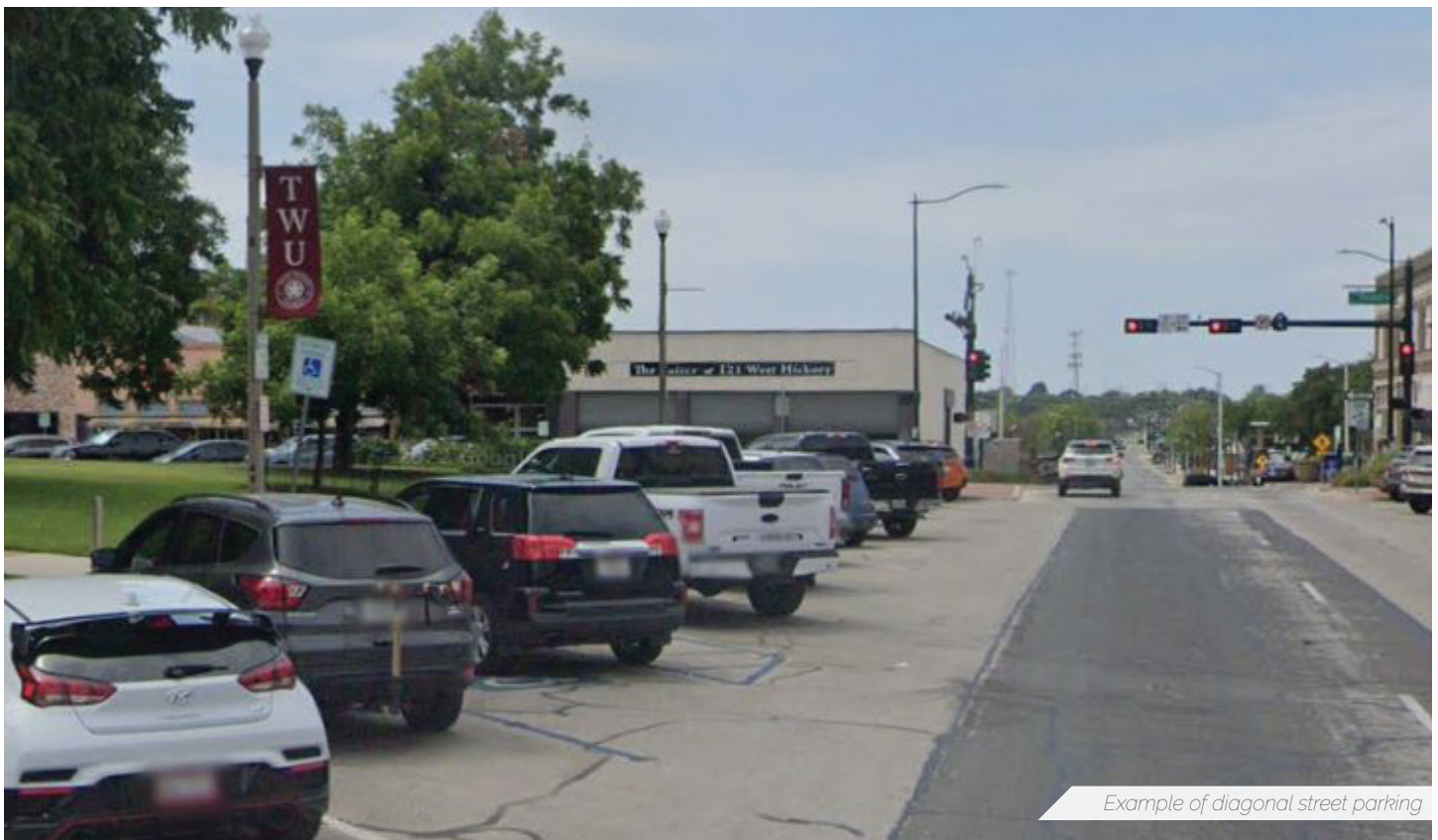


Parking

A critical step towards identifying the existing and potential parking challenges that the Old Town is facing involves understanding parking supply and demand within the study area. An Old Town parking supply and demand analysis was conducted as part of this study. Using the assumptions provided in **Appendix D: Parking Analysis**, Old Town currently has approximately 980 parking spaces, which includes both on-street parking and off-street parking lots. However, through the demand analysis, a large portion of the available parking spaces are located in different areas that experience high demand. Parking spots in the Old Town Core character district see the highest demand due to the area's proximity to existing entertainment and civic destinations. The Old Town Core area does experience a parking deficiency during peak periods.



Parking on Brushy Street



Example of diagonal street parking

With all the information gathered and analyzed, it is recommended that the City take prompt actions and explore the following options to alleviate the existing parking issues and prevent future parking shortage caused by increasing population and new development. Below provides some policy direction and high-level recommendations that were created out of the parking supply and demand analysis:

- **Shared Use Parking:** The parking lots owned by schools and churches are not open to the public, even though residents would park there after business hours without permission. Within about a 5-minute walk from the city hall, there are 435 parking spaces belong to the schools and churches. If the City could coordinate with these entities to reach an agreement of shared parking, it would significantly increase the parking supply for visitors. Besides, Capital Metro Leander Station in the north has 619 parking spaces, which would require a short shuttle ride.
- **Improve Walking, Biking, and Public Transit:** With better pedestrian, bicycle, and transit facilities leading to the Old Town, there would be less demand for driving and thus less demand for parking. The Leander Old Town Master Plan has included pedestrian infrastructure recommendations.
- **Develop a Wayfinding Strategy:** Vehicles circling around to look for parking could result in congestion and pollution. Once more parking spaces are identified or created in the Old Town, it is important to have a wayfinding strategy to guide visitors to quickly reach them.
- **Redesign Streets to Maximize On-Street Parking:** The North Brushy Street is the only street in the Old Town that currently has on-street delineation for parallel parking. Other streets like West South Street have the potential to be redesigned to maximize on-street parking spaces. Please see the Appendix for more information about the conceptual street redesign.
- **Construct a Surface Parking Lot:** Adding a surface parking lot on the underutilized or vacant land in the Old Town core would help to alleviate the parking shortage. Alternatively, a crushed granite parking lot could be built as an affordable, more flexible alternative. There is a plan to convert the city owned lot in the south of the city hall into a park. Either parking lot option could be built in conjunction to serve both the park and the surrounding businesses.
- **Construct a Structured Parking Garage:** If there is available funding, a parking garage with a maximum of 4 decks could be built within a walking distance to the Old Town core. It is not recommended to construct parking garage on flood plains.
- **Reevaluate Parking Requirements:** The current minimum off-street parking requirement may not meet the actual parking demand. The City should consider reevaluating the parking requirement to make sure there is no gap between the requirement and demand, as well as enforcing the requirement. If it is found that current requirements do not meet demand, local alleys could be reconfigured to facilitate for off-street parking.

Parking Action Items

- **6.1:** Identify streets in Old Town that are in need of redesign or reconfiguration to maximize parking spaces. In the interim before full street redesign is achieved, stripe on-street parallel parking lines to officially dedicate a portion of the right-of-way for parking purposes to help ease high parking demand.
- **6.2:** Work with park developers to explore the possibility of dedicating a portion of the proposed Old Town Park to include on street parking or a small parking area.
- **6.3:** Conduct a feasibility study for parking garage construction in the three potential locations identified in Figure 4.11.
- **6.4:** Engage local surrounding partners, including the Leander ISD, the Leander United Methodist Church, 7-Eleven, and others to gauge interest in shared-use parking agreements. Shared-use parking agreements should be recommended for weekends, events, or other high activity times when parking supply is limited.
- **6.5:** Create a series of both vehicle and pedestrian parking wayfinding signs. Key parking locations should be identified and advertised along heavily traveled corridors, such as US 183, South Street, Broade Street, and Brushy Street. Include parking wayfinding signage in both Primary and Secondary Gateway reconstruction projects.
- **6.6:** Reevaluate Old Town's off-street parking requirements. Determine if parking requirements should be established for Old Town if efforts to construct additional public parking lots or garages fail. In addition, utilize alleys as potential options for providing access to adjacent off-street parking facilities.



Example of a Parking Garage



Chapter 5 | Character Districts

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Character Districts

Overview

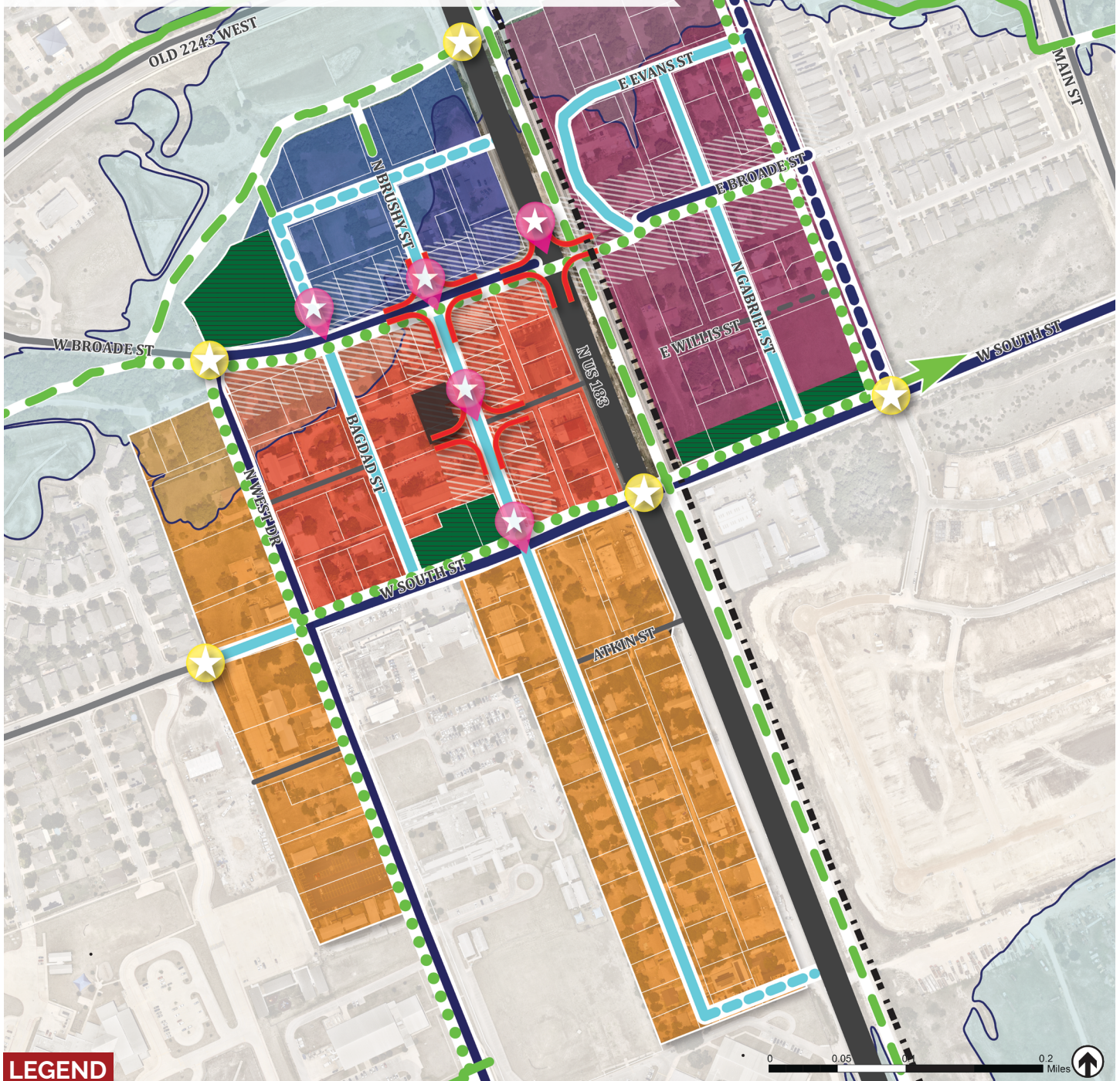
The Framework Plan outlined in Chapter 4, **Figure 5.2**, takes an innovative approach to future development by placing a heavier emphasis on future character rather than outlining specific land uses. Four distinct character districts have been identified for Old Town in the Framework Plan: Old Town Core, Old Town North, Railway East, and Transitional. This chapter describes in detail the community-backed vision that has been established for each of these character districts. Public feedback was heavily incorporated into each district's overall vision and character. Specifically, this chapter will outline each character district's highlights, community vision, future character, and will provide representative imagery for the district's future.

To further portray Old Town's future potential and to illustrate the character district's goals, an illustrative master plan has been developed for three of the character districts, including for the Old Town Core, Old Town North, and the Railway East character districts. The illustrative plan is intended to showcase the full potential of each character district but is not intended to be the final development direction for all of Old Town. Rather, the illustrative master plan provides options for the city to consider when initiating redevelopment and public realm improvement conversations. However, if the City of Leander fulfills the action items identified in other sections of this plan, the future of Old Town should look very similar to this illustrative plan. The overall illustrative master plan can be seen in **Figure 5.1**. Each character district will describe the illustrative plan in detail and will provide additional development guidance.

Figure 5.1 | Old Town Illustrative Master Plan



Figure 5.2 | Old Town Framework Plan (Also Shown in Figure 4.1)

**LEGEND**

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> Parcels Floodplain Existing Trails Planned Trails Proposed Trails Proposed Open Space/ Parks | <p>Old Town Character Districts</p> <ul style="list-style-type: none"> Old Town Core Railway East Old Town North Transitional | <ul style="list-style-type: none"> Existing Old Town Connector Proposed Old Town Connectors Existing Old Town Local Streets Proposed Old Town Local Streets Priority Character Corridors Downtown Identity Nodes | <ul style="list-style-type: none"> Additional Local Roads Primary Gateway Secondary Gateway Railroad Highway |
|---|--|---|---|

Old Town Core

Community Vision

The Old Town Core district serves as an anchor for the downtown area. This district will be Old Town's main attraction and should embody a 'small town main street' feel in future development. The Old Town Core is very likely residents' and visitor's first interaction with Old Town Leander, so this district should be planned and designed with the utmost quality in mind to bring excitement and vitality into this downtown core. The Old Town Core district should be a high priority for City Staff and local elected and appointed officials when Old Town investment decisions are discussed.

The character of the Old Town Core district brings life to the City's history which should be preserved in the character and style of building fronts. This is especially important along Brushy Street and Broade Street, as reflected as Priority Character Corridors in the Framework Plan. The main nodes and corridors of this district can be found along Brushy Street, between W Broade Street and W South Street. These nodes can create new vitality in Old Town through a diverse offering of destinations, from arts and cultural programming to retail and restaurant selections. The Old Town Core is home to several major destinations such as City Hall, Maggie Mae's, and the Leander Beer Market. It is recommended to redevelop major thoroughfares and streetscape design to reinforce

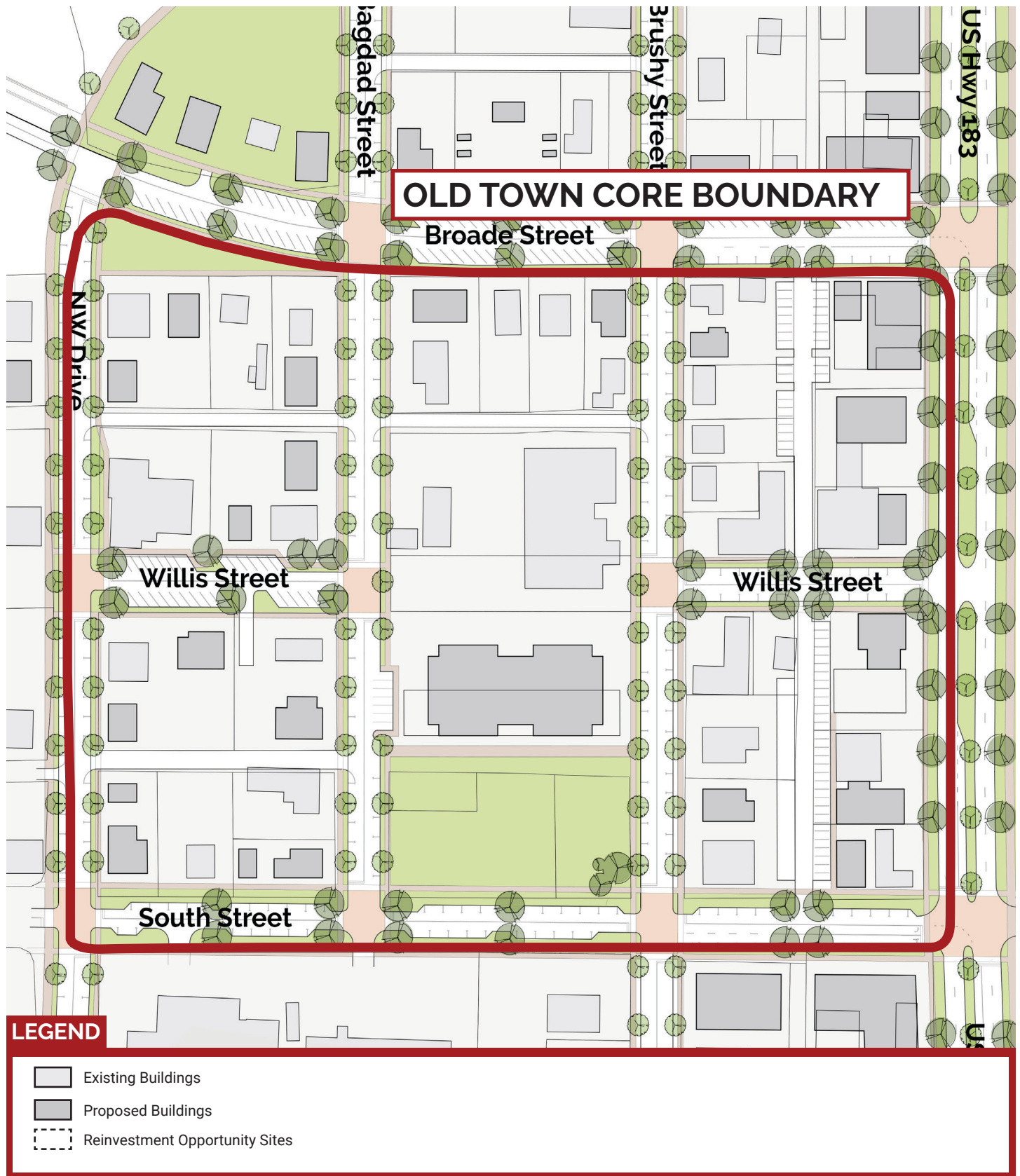
a main street feel, which can assist in the regulation of parking supply and access, as well as access to other areas in the core. Additionally, a large, city-owned tract of land that is currently undeveloped sits at southern end of the Old Town Core district. This plan provides direction regarding this future community asset for developers as to appropriate uses and design guidelines that are supported by the community's vision.

To encourage a vibrant, mixed-use live, work, and play environment, accommodating several land uses in one building or lot is encouraged. This will promote a diversity of land uses that could help the Old Town Core remain an energetic and lively destination for residents and visitors. There should be activities and things to do at all times of the day in the Old Town Core and should be home to a diverse assortment of destination businesses, such as restaurants, coffee shops, bars, breweries, boutiques, shops, activity centers, and/or employment centers. The scale of the Old Town Core district will remain relatively small, with building heights generally one story with two- and three-stories at key intersections.

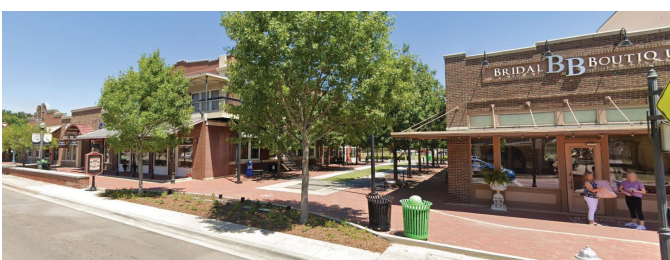
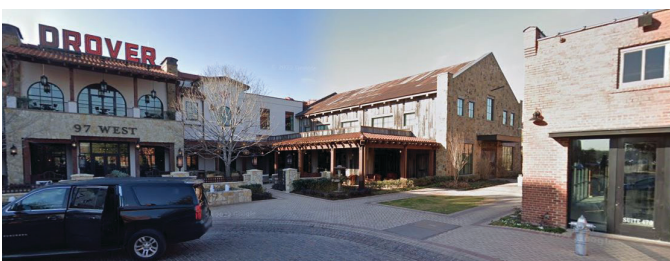
District Highlights

Typical Uses	Healthy mix of land uses, with a focus on destination and activity-type uses such as restaurants, coffee shops, bars, breweries, boutiques, shops, activity centers, and/or employment centers.
Key Catalyst Sites	Old Town Park Leander City Hall and Municipal Complex
Building Scale	Majority one-story, with transitions to two- and three-story buildings along key intersections.
Parking	This district has the highest parking demand in Old Town. To accommodate this need, shared parking is encouraged, as well as consideration for additional parking supply in the form of a surface parking lot or parking garage that does not detract from the Old Town character
Branding	Branded gateway and wayfinding signage should be present throughout the Old Town Core. Wayfinding signage should be created for both vehicles and pedestrians throughout the district. Secondary gateways should be constructed at the following intersections: Brushy & South, Broade & US 183, Broade & Brushy, Broade & Bagdad, and Brushy & Willis.
Street Design	Future streetscape design character should closely mimic current streetscape improvements along N Brushy Street. Streets should also accommodate festival and pedestrian-only streets where appropriate.
Parks, Trails, and Open Space	Finish construction of Old Town Park. Consider adding a public plaza and/or gathering space. Old Town Park should also be connected with a system of trails along US 183, W South Street, and N West Drive.

Figure 5.3 | Old Town Core Illustrative Plan



Representative Imagery



Future Character

- Should embody a 'small town main street' feel.
- Buildings should contain a mix of land uses, including ground-floor commercial land uses such as retail destinations, shopping, dining, and activity centers.
- Accommodate an adaptive reuse strategy to transition buildings to allow for residential uses on second and third floors of buildings.
- Streets should be designed to handle heavy pedestrian and bicycle traffic. Vehicle design speeds should be low to enhance pedestrian safety.
- Utilize decorative lighting, water features, street trees and art pieces along major corridors.
- Branded Old Town street signs, banners, and wayfinding signage will boost the district's aesthetics and overall feel for both pedestrians and drivers passing through.
- Future streetscape design should closely mimic the new streetscape improvements found along N Brushy Street.
- Major streets and intersections should be enhanced with stamped concrete or brick pavers (as seen on the intersection of Brushy Street and W Willis Street).
- Continued City presence is desired in the Old Town Core which can act as an anchor to the district.
- US 183 should transition from an auto-oriented corridor to closer align with the existing Smart Code. This will create a more pedestrian friendly streetscape along US 183 and will slow traffic to enhance safety for pedestrians.
- Paved parking along alleys should be encouraged and incorporated, as well as rear access provided for businesses along US 183.

Old Town Core Character District Action Items

- **OTC 1:** Strongly encourage new development to be built towards the property lines facing the internal street network, focusing future parking in the center of the block.
- **OTC 2:** Prioritize streetscape improvements in Old Town Core.
- **OTC 3:** Convert alleys from residential service corridors to parking, commercial, or fire lane usage.
- **OTC 4:** Conduct a facility needs assessment for the City of Leander Municipal Hall.
- **OTC 5:** Identify and fund a parking lot or garage in a location that does not interfere with the 'main street feel' the Old Town Core should represent. Follow guidance for lot or garage location in the Parking section of this report.
- **OTC 6:** Establish a shared parking program with surrounding organizations or businesses to solve short-term interim parking issues in the Old Town Core. (Look at parking memo for more actions).
- **OTC 7:** Paint on street parking spaces on Bagdad Street as an interim, short-term parking solution.
- **OTC 8:** Focus on diversifying Old Town anchors to encourage activity throughout the entire day and into the evening and weekend hours.
- **OTC 9:** Within the next five years, invest and finish at least one catalyst project in the Old Town Core. This project could include the construction of the Old Town Park, streetscape improvement projects, a Primary Gateway, or other key recommendations found in this plan.
- **OTC 10:** Identify parcels that are ripe for redevelopment.
- **OTC 11:** Encourage new development to follow existing Form Based Code. Encourage two story buildings be constructed at key intersections.
- **OTC 12:** Promote Old Town programming by establishing one new event that occurs at the Pat Bryson Municipal Hall plaza.
- **OTC 13:** Install at least three new wayfinding signs throughout the Old Town Core within the next five years.
- **OTC 14:** Hire photographer to take photos of the recent streetscape improvements along Brushy Street, local popular Old Town destinations, and other key locations. Utilize these photos in future marketing and branding efforts.
- **OTC 15:** When constructing Primary and Secondary Gateway signage, prioritize investments that are either in or are adjacent to the Old Town Core subdistrict.
- **OTC 16:** Apply for a façade grant program and/or beautification program.

Old Town North

Community Vision

The vision for Old Town North will seamlessly integrate connectivity between Old Town activities, shops, and businesses, to nature and the outdoors. A large portion of this sub-district lies within the 100-year floodplain. However, this provides an opportunity to make the Old Town North district filled with shared use paths, trails, parks, and other active and passive recreational opportunities. Future development is intended to be low in scale and intensity. The majority of buildings should be one story, with two stories allowed adjacent to key intersections.

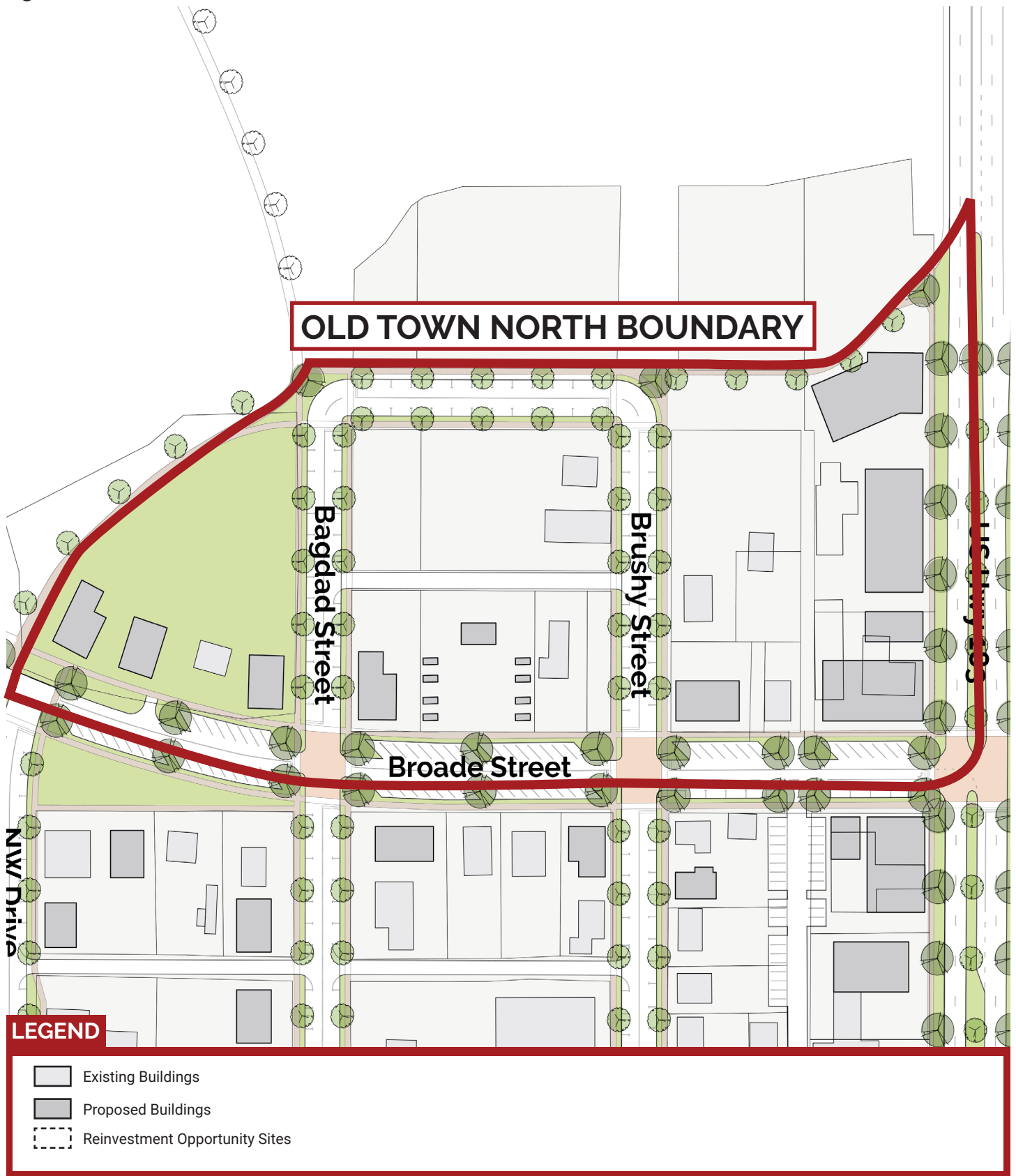
Old Town North will act as Leander's urban oasis connection to the outdoors and will be the backdrop to the Old Town Core. Therefore, activities and land uses should provide outdoor patios, seating areas, or dining areas, where applicable. Land uses should include activities and destinations fun for the whole family, such as an outdoor brewery with lawn games, a food truck park, or a park with playground and other programming activities.

The Old Town North sub district is anticipated to include one new City park. This park should contain connections to the planned trails and sidewalk network in this district. Additionally, this park provides a great opportunity to construct a playground, branded in the Old Town fashion. Play structures and/or sculptures can further implement Old Town's brand. Examples of this are shown in the representative imagery below. Since the park is intended to be a play area for children of parents who might be enjoying activities nearby, special attention should be made to keep a clear line of vision from the park to the destinations to the east so that parents are easily able to monitor their children.

A primary gateway is anticipated at the intersection of W Broade Street and N West Drive, with secondary gateways located at the intersections of W Broade Street and Bagdad Street, N Brushy Street and US 183. The primary gateway should establish Old Town's brand as visitors enter the downtown area. Primary gateways can be constructed on either side of the street or can be displayed as a vaulted overhead sign as visitors drive through W Broade Street.

District Highlights	
Typical Uses	Destinations and activities that are ripe for outdoor integration, such as restaurants with an outdoor patio, food truck park, outdoor brewery, or other recreational uses such as parks, trails, and open space.
Key Catalyst Sites	New City Park New trail and sidewalk connections
Building Scale	Majority one-story, with transitions to two- and three-story buildings along key intersections.
Parking	Additional parking opportunities exist in this district when new development occurs. Additional surface parking lots can be constructed in the sub district's floodplain.
Branding	Branded gateway and wayfinding signage should be present through Old Town North. There should be a heavy emphasis placed on consistent branding for new park, trail, and/or sidewalk connections made. A branded trailhead can be made to the trail connection along the floodplain. Streetscape branding should be consistent with the N Brushy Street recent improvements.
Street Design	New secondary proposed roads are recommended along the City's right-of-way. These streets can act as additional festival streets for adjacent recreational activities occurring in this district.
Parks, Trails, and Open Space	A new City park is recommended for this district. The park should be constructed with playgrounds other active play spaces for children. Where applicable, include quality landscaping, shade trees, and water features that embody the Old Town brand. Because of the limited access across the floodplain, emphasis should be placed on pedestrian trail connections improving access to the north.

Figure 5.4 | Old Town North Illustrative



Representative Imagery



Future Character

- Should embody a fun, family-friendly 'hang out spot' to relax and enjoy the outdoors.
- Buildings should contain a mix of recreational, commercial, or destination-type land uses with outdoor activities.
- Streets should be designed to connect residents and visitors to surrounding parks and trail systems.
- Wide shared use paths are recommended here instead of the traditional sidewalk. Shared use path design could closely mimic the recent streetscape improvements created along N Brushy Street.
- Quality landscaping should be prevalent in this district. Landscaping improvements can include planting street trees, bushes, flowers, or ornamental shrubs. A landscaping pallet should be made for Old Town that is in alignment with Old Town's overall brand.
- Branded Old Town street signs, banners, and wayfinding signage will boost the district's aesthetics and overall feel for both pedestrians and drivers passing through.
- Utilize decorative lighting, water features, and public art in future park design or outdoor activity spaces.
- The future park should be designed with the utmost quality and heavily branded with Old Town themes. A playground is needed so children to play while parents can be nearby to enjoy the afternoon. The park should also include additional amenities, such as a dog park, walking trails, and water features.
- Capitalize on gateway and reinvestment opportunities along US 183 that are ripe for redevelopment.
- Reinvestment opportunities should follow the City's Smart Code to bring buildings up to the street and focus parking on the sides and rear of the lots.

Old Town North Character District Action Items

- **OTN 1:** Strongly encourage new development along US 183 to be built towards the property lines facing the highway, focusing future parking in the center of the block.
- **OTN 2:** Fund and construct a city-owned park near the existing food truck park in the northwest corner of the Old Town North character district. Ensure this park has the following elements:
 - Entry from Hero Way/Old 2443 W
 - Trail network connections identified in this plan and in the Leander Parks, Public Spaces, and Recreation Comprehensive Plan.
 - At least one playground with play structures capitalizing on Old Town's railroad-theme branding identity.
 - Open space and seating areas
 - Shade trees
 - Dog park
 - Connections to existing food truck park
 - Detention pond or other green infrastructure to ensure proper drainage and floodplain management on the site.
- **OTN 3:** Complete construction of the trail network in this character district. Although outside of the Old Town boundary, construct the trail network that is identified in the northwest portion of Old Town.
- **OTN 4:** Attract new development that focuses on outdoor activities and a connection to nature. This can be breweries, wineries, or bars with outdoor seating areas, new food trucks for the existing food truck park, and other recreational activities.
- **OTN 5:** Construct a gateway feature at the intersection of Broade Street and N West Drive.
- **OTN 6:** Improve Broade Street between N West Drive and US 183. Retrofit this street to include wide sidewalks and angled on-street parking.
- **OTN 7:** Strategize with the existing owners of the food truck park to identify partnership opportunities to improve the park and to attract new activity.
- **OTN 8:** Construct a community feature in the Old Town North character district that references the City's natural resources. This feature could be constructed in the proposed park and should showcase sculptures and imagery that honors Old Town's history. Moreover, the feature would encourage a connection to the environmental resources of Leander.
- **OTN 9:** Complete the roadway network along the City's existing right-of-way. Extend Bagdad Street and Brushy Street and complete the network with the proposed east/west connection
- **OTN 10:** Plan for green infrastructure investments in the Old Town North character area, specifically in the floodplain. Consider constructing a detention pond to enhance stormwater management.
- **OTN 11:** Extend the City's water and sanitary sewer lines throughout the Old Town North character district to properly serve new development.

Railway East

Community Vision

The Railway East sub district will act as a mixed-use destination and activity area and should attract new development based on the emphasis that will be placed on connectivity to the adjacent railroad. Railway East should act as a continuation of Old Town but is anticipated to have a more diverse mix of land uses, including an array of housing types, along with retail, commercial, recreation, and other destination-type activities. New residential developments in this sub district should be denser than the rest of Old Town and higher in intensity. Railway East should offer multiple housing types to support the surrounding commercial activities in Old Town and transition from development on the east. Housing types can include townhomes, apartments, live/work buildings, and mixed-use developments.

Branded Railway East signage can be installed throughout this sub district. This district's largest recommendation is to construct a pedestrian-level connection along Broade Street to connect east and west Old Town across US 183. This connection is critical to help knit both sides of the Old Town together. This connection will require significant effort and coordination with the Capital Metropolitan Transportation Authority (CapMetro) and TxDOT to create this multimodal crossing. This is a long-term

project and would require significant funding and development in east Old Town for the connection to be constructed. However, it is still placed in the Framework Plan as a high priority so that the City of Leander can pursue the implementation of the vision for the area.

Another significant project in the Railway East sub district could be to establish an Old Town trolley or tram that could carry people from east to west Old Town. This project could unify Old Town between the significant barriers caused by the existing railroad and US 183. If this program were established, then this could also open up additional parking opportunities to fulfill demand in east Old Town. Public investment is needed to improve the existing and future street and alley network in the Railway East subdistrict. None of the streets in this district have existing curb and gutter facilities or sidewalk infrastructure. Redevelopment of these streets are recommended that should include the Old Town branded streetscape elements seen in the recent improvements along N Brushy Street. A portion of this district also lies in the 100-year floodplain. Recreation and parking opportunities exist in these areas where development is limited. An additional City park could be constructed along South Street, which will be connected with the future north/south trail system along Gabriel Street.

District Highlights

Typical Uses	Mix of residential, commercial, and recreational land uses
Key Catalyst Sites	Park development along E South Street Old Town Trolley or Tram Pedestrian or trail connection through US 183/existing railroad
Building Scale	One and a half to two story building height, with two and three stories along key intersections.
Parking	There are opportunities as new development comes in to construct additional parking lots in the Railway East district.
Branding	The Railway East district could have its own distinct branding emphasizing the connection to the existing railroad line. Branding should follow Old Town's overarching branding theme, but unique Railway East brand characteristics could also be incorporated.
Street Design	The extension of N East Street is a planned improvement for the City of Leander. This street will create additional connectivity through the district and will create a grid system for the district. Existing streets should be upgraded to include curb and gutter facilities and should include new sidewalk and trail facilities. The E Evans Street loop should also be upgraded as development comes in. E South Street should become a multimodal, pedestrian friendly thoroughfare and improved pedestrian crossings should be incorporated at the intersection with US HWY 183.
Parks, Trails, and Open Space	A new City park could be constructed along South Street or within the floodplain area.

Figure 5.5 | Railway East Illustrative



Representative Imagery



Future Character

- Should embody a 'historic railroad town' character that is emphasized along E Broade Street.
- Buildings should contain a mix of land uses, including ground-floor commercial land uses such as dining and shopping destinations. Additionally, residential developments are encouraged that should introduce a diversity of housing types to Old Town.
- Additional efforts should be made to create a unique 'Railway East' brand that closely follows the overarching Old Town brand.
- A Railway East branded trolley or tram system could connect east and west Old Town over the existing railroad and US 183. This program could enhance Railway East's brand.
- Address frontage issues by extending roadway network and enhancing connectivity and access to properties along the west side of the district
- Improve intersection at US 183 and South Street, as well as US 183 and Broade Street to enhance pedestrian crossing safety.
- The Broade Street pedestrian connection could enhance connectivity between east and west Old Town and could be an alignment for the trolley or tram system to transport visitors.
- The proposed East Street should incorporate a 10' shared use path into the design. Additionally, the street should be extended across the floodplain to the north of the Old Town boundary to connect to Hero Way.

Railway East Character District Action Items

- **RWE 1:** Incorporate the proposed Train Depot redevelopment catalyst project into Leander's Capital Improvement Program budget or identify another funding source (or partnership) to complete this project.
- **RWE 2:** Attract new mid-density residential development in the Railway East character district. Encourage new residential development to be either small-lot single-family homes, apartments, townhomes, live/work buildings, or other forms of mid-density development. Avoid traditional large lot, single-family residential development in this district.
- **RWE 3:** Ensure that new development in the Railway East district has adequate parking. Where possible, implement midblock shared parking in key locations.
- **RWE 4:** Generally, attempt to orient new development outwards (facing US 183, South Street, and Hero Way), rather than orienting buildings internally.
- **RWE 5:** Incorporate a 10-foot trail into the design of the proposed East Street and ensure the street is constructed over the floodplain, connecting to Hero Way.
- **RWE 6:** Identify an area to provide a park or open space in the Railway East district.
- **RWE 7:** Attract a developer to construct townhomes with potential green space along South Street.
- **RWE 8:** Further study the Old Town Trolley program. Specifically, the City should complete the following:
 - Work with local nearby destinations (such as H-E-B and the Northline development) to gather input on key locations for transit stops
 - Identify a proposed route that includes stops to other character districts and nearby destinations
 - Create a phased timeline for trolley operations, starting with key City events and weekends, while having the full implementation goal of operating on a regular basis.
 - Create a trolley car design
 - Identify funding for trolley cars and purchase
 - Advertise the trolley program to the community of Leander. Provide route and schedule maps on the updated OldTownLeander.com (see action 3 in the District Identification, Branding, Arts, Culture, and Wayfinding action items).
 - Explore partnerships with Leander boards and local organizations to rally support for the program and to potentially identify innovative funding sources for implementation.
- **RWE 9:** Improve circulation along the western border of the Railway East district to provide frontage for redevelopment.
- **RWE 10:** Construct curb, gutter, and the recommended streetscape elements identified for the Old Town Local Streets in this district.
- **RWE 11:** Adopt a policy that establishes the City's commitment to connecting the Railway East character district to the rest of Old Town through innovative multimodal connections such as the trolley program and the pedestrian bridge project.

Transitional

Community Vision

The Transitional sub district will act as a transition zone between surrounding residential land uses and the core of Old Town. This district is anticipated to have a mix of land uses including residential, commercial, recreational, and civic. As a transitional district, this area should have a lower design intensity, than the Old Town Core, but accommodate higher density and intensity than the surrounding neighborhoods.

To the west, this area of the Transitional sub district today sees a diversity of land uses and this development pattern should continue in the future. New residential developments are encouraged, especially north of South Street, but should be denser in nature than traditional single-family developments. Recommended future residential developments could include townhomes, small apartments, live/work units, or mixed-use developments. To the south, this portion of the Transitional sub district today consists of mostly single-family houses. However, additional flexibility should be encouraged to allow for homeowners to create businesses or live/work facilities in these structures.

The area on the west currently houses several churches. During the public engagement effort, the community indicated that they see opportunity with

these areas maintaining a church street appeal. In addition, these sites can help resolve parking issues by establishing shared parking agreements with others in need of relief.

The valuable frontage along US 183 creates a key opportunity area to create aesthetic improvements for those traveling north into Old Town. Old Town's most significant primary gateway should be created at the southern intersection of this district. Additionally, a significant portion of Old Town's vehicle wayfinding signage should be placed in this district along US 183 and South Street. Wayfinding signage should include locations to popular destinations and parking locations.



Representational Imagery

District Highlights

Typical Uses	Mix of residential, commercial, civic, and recreational land uses
Key Catalyst Sites	Automobile-oriented destination and parking wayfinding signage (along US 183 and South Street) N West Drive trail connection to existing school facilities Southwest corner of US 183 and South Street for redevelopment opportunities
Building Scale	Serves as a transition between the scale of surrounding neighborhoods and the Old Town Core.
Parking	New parking opportunities are limited in this district. Street parking along N West Drive could help alleviate some of the parking issues experienced in Old Town.
Branding	This district should have significant primary gateways located along South Street and US 183. Wayfinding signage is needed for drivers to help find nearby destinations and parking locations.
Street Design	Streets should closely follow the Old Town branded design implemented along N Brushy Street. A connection to US 183 at the southern most end of Brushy Street is recommended.
Parks, Trails, and Open Space	The proposed trail connection should be constructed along N West Drive to connect visitors to the Old Town North sub district where additional recreational opportunities exist.

Representative Imagery



Future Character

- Should heavily showcase the 'welcome to Old Town' character.
- Primary gateway and wayfinding branding and signage should be prevalent in this district.
- Buildings should contain a mix of land uses, including residential, commercial, and civic.
- Streets should be designed with the Old Town brand and should be upgraded to include new streetscape design and on-street parking.
- Buildings along the US 183 frontage should be well maintained and redeveloped in accordance with the smart code. Should also attract passers-by to come into the district to stay and shop, dine, or recreate.
- Specific improvements should be considered including aesthetic upgrades, Old Town gateway signage, and parking/destination wayfinding signage.

Transitional Character District Action Items

- **T1:** Construct primary gateways identified in the Transitional Character District.
- **T2:** Realign the intersection of South Street and N West Drive to facilitate better traffic flow and pedestrian connectivity.
- **T3:** Convert existing driveway located on the south Old Town border to a full city street to improve connectivity to US 183.
- **T4:** Obtain the right-of-way necessary to construct a trail along N West Drive. Ensure this trail is connected to the Leander ISD school facilities and the existing trail network.
- **T5:** Encourage adaptive reuse of residential buildings along S Brushy Street into small businesses and live/work buildings.
- **T6:** Initiate partnerships with the neighboring Leander ISD to discuss shared parking opportunities, programming/usage of the new Old Town Park, and any enhanced crossings needed for school children crossing South Street.
- **T7:** Encourage development along US 183 to develop in accordance with the SmartCode by placing buildings closer to the street and parking to the sides and rear of the lot.
- **T8:** Explore reinvestment opportunities for the southwest corner of US 183 and South Street for gateway and branding opportunities. Ensure redevelopment is in line with Leander's SmartCode.

Chapter 6 | Implementation Toolkit



Implementation Toolkit

Implementation of this Master Plan is vital in making the vision of Old Town become a reality. Tools and actions detailed out in this chapter aim to guide future decision making for prioritization of projects. The first section of this chapter takes a closer look at how to measure success overtime. The second section of this chapter is the implementation matrix that outlines the action items for Old Town and includes timeframe, key partnerships, and a planning level estimated project budget. The third section outlines funding mechanisms that can be utilized to help the realization of Old Town.

Measuring Success

The Old Town Master Plan is a living document that should be continually reviewed and utilized by City staff, elected officials, and other Leander boards and commissions. Planning staff should regularly update City Council on this plan's progress. It is recommended that an annual Old Town Master Plan Update Report be created once a year by City staff. This report should be distributed to the Leander City Council and should contain staff report updates on action items identified in this plan.

The City should make a policy commitment to implementing the Old Town Master Plan. Implementing this plan is vital to Old Town's economic vitality, health, and sustainability. Additionally, it is absolutely critical that multimodal connections be made between Old Town and the Northline development. Within the next 10 years, it is recommended that the City fund and construct (or at minimum design) at least four of Old Town's identified catalyst projects. These catalyst projects could include:

- The proposed Old Town Park
- Various streetscape improvement projects, with the most critical projects including:
 - South Street
 - Broade Street
- The proposed train depot catalyst project
- The Old Town Trolley program
- The pedestrian bridge across US 183
- The proposed park in the Old Town North character district

Old Town Master Plan Annual Update Report

- Effort should be led by the Leander Planning Department in collaboration with the Old Town Advisory Committee
- An annual meeting should be held with the OTAC to build the report and to review accomplishments and actions items within the plan
- The report should have an executive summary that outlines the past year's accomplishments and any impediments encountered or anticipated.
- The report should also contain any recommended amendments to the Old Town Master Plan.
- The report should organize all plan recommendations by short-, mid, and long-term action items and goals with updates provided to each action item from the action's identified responsible party.
- Specific metrics and indicators should be used where necessary to describe the plan's progress.

Implementation Matrix

While every action item identified in the Old Town Master Plan is important, strategic implementation must be considered to best serve the community with the City's available funds. Because of this, an implementation matrix was created for the City to use as a guidebook when implementing the various recommendations found in this plan that is supported by feedback from the community. Action prioritization can be updated as needed as the vision of the plan is established.

The implementation matrix assigns each action item with a conceptual cost, timeframe, and responsible party (City of Leander groups and/or departments). Below describes the assumptions made for conceptual costs and timeframe ranges.

Conceptual Costs:

- \$ - Up to \$150,000
- \$\$ - \$150,000 to \$500,000
- \$\$\$ - \$500,000 to \$1 million
- \$\$\$\$ - More than \$1 million

Timeframe Ranges

- **Short-term:** Actions that can be completed in 3 years or less
- **Mid-Term:** Actions that are estimated to be completed within 4 to 6 years
- **Long-Term:** Actions that are anticipated to take longer than 7 years to complete
- **Ongoing:** Actions that should be continually integrated into Old Town efforts, operations, and maintenance

The implementation matrix on the following pages are the action toolkit for the Old Town Framework. The matrix is organized by the reoccurring themes introduced in **Chapter 4** (Page 39): Connectivity and Mobility; Trails and Open Space; District Identification, Branding, Arts, Culture, and Wayfinding; Economic Growth, Health, and Competitive Positioning; Placemaking and Urban Design; and Parking. Additionally, several action items were created specifically for each character district. Each action item has a reference number and associated timing, conceptual cost and responsible party.



Sidewalk on Brushy Street



Connectivity & Mobility

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
1.1	Update the SmartCode and the Leander Thoroughfare Plan to incorporate the Old Town Connector and Old Town Local street type typical cross sections. Allow for a case-by-case assessment to be conducted on the on-street parking treatments for each roadway improvement project to implement the best on-street parking solutions for the road segment.	Short-Term	\$	Planning
1.2	Initiate coordination efforts with TxDOT and CapMetro to discuss the proposed US 183/Broade Street pedestrian bridge.	Short-Term	\$	Planning / Public Works
1.3	Conduct a feasibility study for the US 183/Broade Street pedestrian bridge to determine specific alignment and design. Ensure the Old Town brand is incorporated into bridge design.	Mid-Term	\$\$	Public Works
1.4	Discuss the Old Town Street Trolley program with City Council, local business owners, and key stakeholders to determine specific timeline for implementation and route maps. As development in the Railway East district and Northline continues, monitor pedestrian activity to determine a start date for the trolley.	Mid-Term	\$	Economic Development
1.5	Initiate conversions with adjacent property owners where ROW expansion is needed.	Short-Term	\$	Planning
1.6	Obtain additional ROW for several streets in Old Town to prepare for streetscape/parking enhancements: - Obtain 20' of additional ROW on N West Drive from Broade Street to South Street (for cross section expansion and trail design). - Obtain 20' of additional ROW on South Street from the western Old Town Limit to US 183.	Long-Term	\$\$	Planning
1.7	Initiate conversations with TxDOT to install medians along US 183, specifically the entire frontage along Old Town, between Old 2243/Hero Way and South Street, but further exploration of median construction along the US 183 corridor in Leander can be discussed.	Short-Term	\$	Planning
1.8	Create an Old Town pedestrian activity monitoring program to periodically count pedestrian activity during weekends and peak event/festival times. Utilize the data to periodically update the Leander City Council and other municipal boards to provide transparency on Old Town pedestrian growth and activity.	Mid-Term	\$\$	Engineering / Planning / Economic Development
1.9	Incorporate key roadway redesign projects identified in this chapter into the Leander Capital Improvements Program or city bond programs. Utilize the prioritized list to phase improvements where the community wants to see them most.	Mid-Term	\$\$\$\$	City Council CIP Task Force / Mayor / City Manager



Parks, Trails, and Open Space

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
2.1	Utilize the identified priority trailhead list to construct new trailheads at the identified specific intersections as trails develop. Additional trailheads can be constructed along future trails, but the priority trailhead list should be completed first.	Long-Term	\$\$\$	Parks and Recreation
2.2	Coordinate planned trail construction efforts in the floodplain north of the Old Town boundary to include connections to existing and planned destinations in the Old Town North character area.	Short-Term	\$	Parks and Recreation / Planning
2.3	Initiate conversations with the existing property owners to coordinate efforts for a new park development in the Old Town North character area.	Short-Term	\$	Parks and Recreation / Planning
2.4	Engage with property owners in the Railway East character area to determine a specific location for a future park in Old Town east of US 183.	Short-Term	\$	Parks and Recreation / Planning
2.5	Retain a park developer to create a park design for the Old Town North proposed park. If possible, plan for driveway connections to the park from Old 2243 W and US 183. Include branded Old Town play structures in the park design.	Long-Term	\$\$\$\$	Parks and Recreation
2.6	Work with existing developers to incorporate a 10' trail facility into the design plans for East Street.	Short-Term	\$\$\$	Public Works
2.7	Work with Old Town Park developers to ensure Old Town branding is incorporated into future park and playground design.	Short-Term	\$\$\$	Planning
2.8	Explore possibilities of adding on-street parking or a parking area into the Old Town Park design.	Short-Term	\$\$	Engineering / Planning
2.9	Initiate conversations with TxDOT and CapMetro to construct a 12' shared-use path along US 183 from South Street to Old 2243 West.	Long-Term	\$\$\$\$	Engineering / Planning



District Identification, Branding, Arts, Culture, and Wayfinding

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
3.1	Identify an existing (or new) employee (or group of employees) to expand on Old Town marketing and advertisement. Specific duties would include: - Create and manage Old Town Leander social media pages (including Facebook, Twitter, Instagram, and TikTok). - Create and update Old Town maps, information, and current development projects to be posted on Old Town and City of Leander webpages and social media pages. - Manage existing and proposed Old Town events.	Short-Term	\$\$	Planning / Economic Development / PIO
3.2	Partner with the Leander Chamber of Commerce and Visitors Center to initiate a website redesign for OldTownLeander.com to further advertise and showcase the unique destinations and amenities found in Old Town. Include maps of nearby destinations, trails, parking locations, parks, and other amenities.	Short-Term	\$	Economic Development
3.3	Partner with the City of Leander Economic Development Department to expand the Old Town webpage on the department's website to include additional information, maps, events, and other Old Town amenities. Link directly to the newly updated OldTownLeander.com website. Add the Old Town Master Plan action items to this webpage for the public to view the City's progress.	Short-Term	\$	Economic Development
3.4	Once the construction of the Old Town Park is complete, aim to host at least three programs a week at the park. Programs can include exercise classes, after school youth programs, pet training classes, art classes, or other local community groups.	Long-Term	\$\$	Economic Development / Parks and Recreation
3.5	Conduct a gateway and wayfinding study to identify specific locations and designs for vehicle and pedestrian wayfinding signage in Old Town. Ensure that the wayfinding signage includes parking, destination, and other amenity information. Create designs for all Primary and Secondary Gateway locations.	Mid-Term	\$\$	Planning
3.6	Partner with the Leander Historic Preservation Commission and meet in the planning stages of any major Old Town public improvement efforts to coordinate efforts and to showcase and integrate Old Town heritage into the urban fabric of district.	Ongoing	\$	Planning
3.7	Coordinate with local breweries and wineries to host Old Town's first "sip and stroll" event. Continue to host the event on an annual or more basis.	Short-Term	\$	Economic Development
3.8	Start implementation of Old Town's proposed Primary Gateways by funding and constructing an Old Town gateway at the intersection of South Street and US 183.	Mid-Term	\$\$\$\$	Planning / Engineering
3.9	Create a new banner design that emphasizes Old Town's history to be placed in the existing streetlamps throughout Old Town.	Short-Term	\$	Economic Development



Economic Growth, Health, and Competitive Positioning

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
4.1	Conduct a feasibility study for an Old Town 'Train Depot' to be constructed in the Railway East district.	Mid-Term	\$\$	Economic Development
4.2	Conduct quarterly meetings with the City of Leander Economic Development department, Urban Design department, and Planning department, as well as other local Old Town partners such as the Leander Chamber of Commerce and Visitors Center, the Leander Economic Development Committee, and Old Town property owners to initiate conversations about Old Town branding, advertising, and economic development enhancements. Discuss current development projects and action items that need to be completed in this Old Town Master Plan, as well as identifying innovative partnerships to continually brand and advertise Old Town to Leander residents and the region.	Ongoing	\$	Economic Development / Planning
4.3	Invest in catalyst projects identified in this plan, including the construction of the Old Town Park, streetscape improvement projects, the proposed train depot, the trolley program, and the pedestrian bridge across US 183.	Ongoing	\$\$\$\$	Planning
4.4	Continually engage with key partners in surrounding areas, especially with developers in the Northline development, on ways to connect Old Town to surrounding destinations through multimodal networks.	Ongoing	\$	Planning
4.5	Keep the City of Leander present in Old Town to encourage area vitality and City support.	Ongoing	\$	Planning / City Leadership
4.6	Focus on creating activity – including new businesses, programs, and events – outside of traditional business hours (such as nights and weekends).	Ongoing	\$	Planning
4.7	Diversify and establish new downtown anchors that attract a wider range of visitors to Old Town.	Ongoing	\$\$	Planning / Economic Development
4.8	Meet with Atmos Energy and share the contents of the Old Town Master Plan. Work with Atmos to identify areas of current and future high demand for natural gas and ensure the proper areas are supplied as development comes in.	Short-Term	\$	Planning
4.9	Conduct a capacity analysis for water and sanitary sewer infrastructure in Old Town. Utilize the Illustrative Master Plan for proposed development capacities.	Short-Term	\$\$	Planning
4.10	Conduct a downstream assessment for Old Town's 100-Year floodplain area.	Short-Term	\$\$	Planning



Placemaking and Urban Design

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
5.1	Incorporate the recommendations made for US 183 in this plan into the Leander Transportation Master Plan.	Short-Term	\$	Planning
5.2	Adopt a policy that prioritizes pedestrians over automobiles in the Old Town district. When competing priorities are present, default to the decision that makes walking and biking easier in Old Town, rather than driving.	Short-Term	\$	Planning / City Leadership
5.3	Coordinate with local property owners, local artists, and the Leander Public Arts Commission to fund and create several Old Town branded murals that can become a community asset and photo-opportunity destination.	Mid-Term	\$\$	Planning / Economic Development
5.4	Present the vision for Old Town established in this Plan to the Leander Public Arts Commission to rally support for continued partnerships for new Old Town murals, sculptures, and other public art designs.	Short-Term	\$	Planning
5.5	Require all outdoor seating areas to have some form of sun protection via trees, sunshades, or other shading tools, with a particular focus along the Priority Character Corridors.	Short-Term	\$	Planning
5.6	Implement a strategic land purchasing program to guide strategic reinvestment in Old Town.	Mid-Term	\$\$	Planning / Economic Development
5.7	Create a landscaping and streetscape elements palette for consistency of all new development in Old Town.	Short-Term	\$	Parks and Recreation

 Parking

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
6.1	Identify streets in Old Town that are in need of redesign or reconfiguration to maximize parking spaces. In the interim before full street redesign is achieved, stripe on-street parallel parking lines to officially dedicate a portion of the right-of-way for parking purposes to help ease high parking demand.	Short-Term	\$\$	Engineering
6.2	Work with park developers to explore the possibility of dedicating a portion of the proposed Old Town Park to include on street parking or a small parking area.	Short-Term	\$\$\$	Planning
6.3	Conduct a feasibility study for parking garage construction in the three potential locations identified in Figure 4.11 .	Mid-Term	\$\$	Planning / Engineering
6.4	Engage local surrounding partners, including the Leander ISD, the Leander United Methodist Church, 7-Eleven, and others to gauge interest in shared-use parking agreements. Shared-use parking agreements should be recommended for weekends, events, or other high activity times when parking supply is limited.	Short-Term	\$	Planning
6.5	Create a series of both vehicle and pedestrian parking wayfinding signs. Key parking locations should be identified and advertised along heavily traveled corridors, such as US 183, South Street, Broade Street, and Brushy Street. Include parking wayfinding signage in both Primary and Secondary Gateway reconstruction projects.	Long-Term	\$\$\$	Planning / Engineering
6.6	Reevaluate Old Town's off-street parking requirements. Determine if parking requirements should be established for Old Town if efforts to construct additional public parking lots or garages fail. In addition utilize alleys as potential options for providing access to adjacent off-street parking facilities.	Short-Term	\$	Planning

Old Town Core Action Items

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
OTC 1	Strongly encourage new development to be built towards the property lines facing the internal street network, focusing future parking in the center of the block.	Ongoing	\$	Planning
OTC 2	Prioritize streetscape improvements in Old Town Core.	Ongoing	\$	Planning
OTC 3	Convert alleys from residential service corridors to parking, commercial, or fire lane usage.	Long-Term	\$\$\$	Engineering / Public Works
OTC 4	Conduct a facility needs assessment for the City of Leander Municipal Hall.	Mid-Term	\$	Planning / City Leadership
OTC 5	Identify and fund a parking lot or garage in a location that does not interfere with the 'main street feel' the Old Town Core should represent. Follow guidance for lot or garage location in the Parking section of this report.	Long-Term	\$\$\$\$	Planning / Public Works
OTC 6	Establish a shared parking program with surrounding organizations or businesses to solve short-term interim parking issues in the Old Town Core. (Look at parking memo for more actions).	Short-Term	\$	Planning
OTC 7	Paint on street parking spaces on Bagdad Street as an interim, short-term parking solution.	Short-Term	\$\$	Public Works
OTC 8	Focus on diversifying Old Town anchors to encourage activity throughout the entire day and into the evening and weekend hours.	Ongoing	\$	Planning
OTC 9	Within the next five years, invest and finish at least one catalyst project in the Old Town Core. This project could include the construction of the Old Town Park, streetscape improvement projects, a Primary Gateway, or other key recommendations found in this plan.	Mid-Term	\$\$\$\$	Planning
OTC 10	Identify parcels that are ripe for redevelopment.	Ongoing	\$	Planning
OTC 11	Encourage new development to follow existing Form Based Code. Encourage two story buildings be constructed at key intersections.	Ongoing	\$	Planning
OTC 12	Promote Old Town programming by establishing one new event that occurs at the Pat Bryson Municipal Hall plaza.	Short-Term	\$	Economic Development
OTC 13	Install at least three new wayfinding signs throughout the Old Town Core within the next five years.	Mid-Term	\$\$	Planning / Public Works
OTC 14	Hire photographer to take photos of the recent streetscape improvements along Brushy Street, local popular Old Town destinations, and other key locations. Utilize these photos in future marketing and branding efforts.	Short-Term	\$	Economic Development

OTC 15	When constructing Primary and Secondary Gateway signage, prioritize investments that are either in or are adjacent to the Old Town Core subdistrict.	Ongoing	\$	Planning
OTC 16	Apply for a façade grant program and/or beautification program.	Mid-Term	\$\$	Planning

Old Town North Action Items

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
OTN 1	Strongly encourage new development along US 183 to be built towards the property lines facing the highway, focusing future parking in the center of the block.	Ongoing	\$	Planning
OTN 2	Fund and construct a city-owned park near the existing food truck park in the northwest corner of the Old Town North character district. Ensure this park has the following elements: • Entry from Hero Way/Old 2443 W • Trail network connections identified in this plan and in the Leander Parks, Public Spaces, and Recreation Comprehensive Plan. • At least one playground with play structures capitalizing on Old Town's railroad-theme branding identity. • Open space and seating areas • Shade trees • Dog park • Connections to existing food truck park • Detention pond or other green infrastructure to ensure proper drainage and floodplain management on the site.	Long-Term	\$\$\$\$	Planning / Parks and Recreation
OTN 3	Complete construction of the trail network in this character district. Although outside of the Old Town boundary, construct the trail network that is identified in the northwest portion of Old Town.	Long-Term	\$\$\$\$	Planning / Parks and Recreation
OTN 4	Attract new development that focuses on outdoor activities and a connection to nature. This can be breweries, wineries, or bars with outdoor seating areas, new food trucks for the existing food truck park, and other recreational activities.	Ongoing	\$	Planning
OTN 5	Construct a gateway feature at the intersection of Broade Street and N West Drive.	Long-Term	\$\$\$\$	Planning / Engineering
OTN 6	Improve Broade Street between N West Drive and US 183. Retrofit this street to include wide sidewalks and angled on-street parking.	Long-Term	\$\$\$\$	Planning / Engineering

OTN 7	Strategize with the existing owners of the food truck park to identify partnership opportunities to improve the park and to attract new activity.	Short-Term	\$	Planning
OTN 8	Construct a community feature in the Old Town North character district that references the City's natural resources. This feature could be constructed in the proposed park and should showcase sculptures and imagery that honors Old Town's history. Moreover, the feature would encourage a connection to the environmental resources of Leander.	Long-Term	\$\$\$	Planning / Engineering
OTN 9	Complete the roadway network along the City's existing right-of-way. Extend Bagdad Street and Brushy Street and complete the network with the proposed east/west connection.	Long-Term	\$\$\$\$	Engineering / Public Works
OTN 10	Plan for green infrastructure investments in the Old Town North character area, specifically in the floodplain. Consider constructing a detention pond to enhance stormwater management.	Mid-Term	\$\$\$	Public Works

Railway East Action Items

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
RWE 1	Incorporate the proposed Train Depot redevelopment catalyst project into Leander's Capital Improvement Program budget or identify another funding source (or partnership) to complete this project.	Mid-Term	\$\$\$\$	Economic Development
RWE 2	Attract new mid-density residential development in the Railway East character district. Encourage new residential development to be either small-lot single-family homes, apartments, townhomes, live/work buildings, or other forms of mid-density development. Avoid traditional large lot, single-family residential development in this district.	Ongoing	\$	Planning
RWE 3	Ensure that new development in the Railway East district has adequate parking. Where possible, implement midblock shared parking in key locations.	Ongoing	\$\$	Planning
RWE 4	Generally, attempt to orient new development outwards (facing US 183, South Street, and Hero Way), rather than orienting buildings internally.	Ongoing	\$	Planning
RWE 5	Incorporate a 10-foot trail into the design of the proposed East Street and ensure the street is constructed over the floodplain, connecting to Hero Way.	Short-Term	\$\$\$	Engineering / Public Works
RWE 6	Identify an area to provide a park or open space in the Railway East district.	Mid-Term	\$	Planning / Parks and Recreation
RWE 7	Attract a developer to construct townhomes with potential green space along South Street.	Long-Term	\$\$	Planning / Economic Development

RWE 8	Further study the Old Town Trolley program. Specifically, the City should complete the following: • Work with local nearby destinations (such as H-E-B and the Northline development) to gather input on key locations for trolley stops • Identify a proposed trolley route that includes stops to other character districts and nearby destinations • Create a phased timeline for trolley operations, starting with key City events and weekends, while having the full implementation goal of operating on a regular basis. • Create a trolley car design • Identify funding for trolley cars and purchase • Advertise the trolley program to the community of Leander. Provide route and schedule maps on the updated OldTownLeander.com (see action 3 in the District Identification, Branding, Arts, Culture, and Wayfinding action items). • Explore partnerships with Leander boards and local organizations to rally support for the program and to potentially identify innovative funding sources for implementation.	Mid-Term	\$\$	Planning
RWE 9	Improve circulation along the western border of the Railway East district to provide frontage for redevelopment.	Long-Term	\$\$\$	Engineering
RWE 10	Construct curb, gutter, and the recommended streetscape elements identified for the Old Town Local Streets in this district.	Long-Term	\$\$\$\$	Planning / Engineering
RWE 11	Adopt a policy that establishes the City's commitment to connecting the Railway East character district to the rest of Old Town through innovative multimodal connections such as the trolley program and the pedestrian bridge project.	Short-Term	\$	City Leadership

Transitional Action Items

Action Number	Action Item	Timing	Conceptual Planning Cost	Responsible Party
T 1	Construct primary gateways identified in the Transitional Character District.	Long-Term	\$\$\$\$	Economic Development / Engineering / Planning
T 2	Realign the intersection of South Street and N West Drive to facilitate better traffic flow and pedestrian connectivity.	Long-Term	\$\$\$\$	Engineering / Planning
T 3	Convert existing driveway located on the south Old Town border to a full city street to improve connectivity to US 183.	Mid-Term	\$\$\$	Engineering
T 4	Obtain the right-of-way necessary to construct a trail along N West Drive. Ensure this trail is connected to the Leander ISD school facilities and the existing trail network.	Long-Term	\$\$\$\$	Planning
T 5	Encourage adaptive reuse of residential buildings along S Brushy Street into small businesses and live/work buildings.	Ongoing	\$	Planning
T 6	Initiate partnerships with the neighboring Leander ISD to discuss shared parking opportunities, programming/usage of the new Old Town Park, and any enhanced crossings needed for school children crossing South Street.	Short-Term	\$	Planning
T 7	Encourage development along US 183 to develop in accordance with the SmartCode by placing buildings closer to the street and parking to the sides and rear of the lot.	Ongoing	\$	Planning
T 8	Explore reinvestment opportunities for the southwest corner of US 183 and South Street for gateway and branding opportunities. Ensure redevelopment is in line with Leander's SmartCode.	Ongoing	\$\$\$\$	Planning

Funding and Economic Development

Existing Programs

Since the Comprehensive Plan was completed in 2020, the City has established ways to help the revitalization of Old Town and support economic development. Below are local programs and incentives that impact the development of Old Town Leander.

- **Old Town Development Incentive Program:** This program was established to encourage commercial activity in Old Town, promote pedestrian-friendly environment, preservation, and enhancement of the aesthetics of Old Town. The program offers loans and grants to encourage revitalization of Old Town.
- **Destination Restaurant Incentive Program:** This program is available to qualified restaurants that are new to or expanding in Leander. The purpose of the program is to draw in new unique restaurants.
- **Tax Reinvestment Zone:** A Tax Increment Reinvestment Zone (TIRZ) is a political subdivision created to implement tax increment financing as a tool to support structural improvement and enhancements to public infrastructure.

Grant Identification

Grant opportunities provide funding sources for municipalities to help fund downtown revitalization projects. Grants are based on available funding mechanisms from regional, state, and federal sources. The life cycle of a grant includes three phases: Pre-award, award phase and post award phase. Pre-award phase includes the announcement of the funding opportunity, application submittal and review. The award phase includes the grant award decision and notification. The final stage is the post award phase which includes implementation, reporting and closeout. Examples of projects that can be funded can include but are not limited to:

- Housing projects
- Road and crosswalk improvements
- Flood mitigation
- Active transportation infrastructure
- Multi-use trails and bike facilities
- Adaptive reuse of vacant lots
- Public and outdoor gathering spaces
- Broadband infrastructure
- Historic preservation

Page 95 has a list of potential grants the City of Leander can apply for to help implement the goals, actions and catalyst projects outlined in this Master Plan. The City has authority to determine what types of projects will be submitted at the time the grant opportunities are released. While grants are not guaranteed funding sources, they are an alternative opportunity to implement projects for the Old Town.



Sidewalk on Brushy Street



Existing Businesses

AARP Community Challenge

The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages. Applications are accepted for projects to improve public spaces, housing, transportation, civic engagement, Coronavirus recovery, diversity and inclusion, and more.

URL: <https://www.aarp.org/livable-communities/community-challenge/info-2021/2021-challenge.html>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
American Association of Retired Persons (AARP)	Private	April	• Main street • Outdoor Gathering Spaces • Crossing Enhancements • Wayfinding	Grants can range from several hundred dollars for smaller, short-term activities to several thousand or tens of thousands of dollars for larger projects.

BUILD Grants (also known as TIGER or RAISE grants)

The purpose of BUILD grants is to “upgrade infrastructure across America, making our transportation systems safer and more efficient.” Grants are for planning and capital investments in surface transportation infrastructure to projects that will have significant local and regional impact, including road, bridge, transit, rail, port, and intermodal transportation projects.

URL: <https://www.transportation.gov/RAISEgrants>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
US Department of Transportation	Federal	May	• Road Improvements • Filling in Sidewalk gaps • Bike facilities • Multi-Use Paths	Up to \$25 million Dollars

Community Development Block Grant (CDBG) – Travis County

The CDBG is a flexible program that provides communities with resources to address a wide range of unique community development needs. Begun in 1974, CDBG is one of the longest continuously run programs at HUD. It provides annual grants on a formula basis to cities, counties and states.

URL: <https://app.smartsheet.com/b/form/8df4d284dd4044e48b47f87cfeb2d4b5>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Travis County	Federal	End of January (every other year)	Historic Preservation Broadband Infrastructure Code Enforcement	~\$200,000

Land and Water Conservation Fund Outdoor Recreation Legacy Partnership

ORLP support projects in cities/urbanized areas that create new or substantially rehabilitate parks and other outdoor recreation sites, directly connect/re-connect people with the outdoors, are in low- or lower-income areas that significantly lack outdoor recreation resources and will create new jobs or economic development.

URL: <https://cityparksalliance.org/federal-funding-city-parks/>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
City Parks Alliance & Land and Water Conservation Fund (LWCF)	Federal	May	Greenway Corridor Multi-Use Trails Parks and Outdoor Spaces	\$300, - \$750,000

Texas Flood Infrastructure Fund

The FIF program provides financial assistance in the form of loans and grants for flood control, flood mitigation, and drainage projects.

URL: <https://www.twdb.texas.gov/financial/programs/fif/index.asp>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Texas Water Development Board	State	Fall	Drainage Infrastructure Flood Mitigation Detention Ponds	-

Local Parks Grant

The Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. All grant assisted sites must be dedicated as parkland in perpetuity, properly maintained and open to the public.

URL: <https://tpwd.texas.gov/business/grants/recreation-grants/accessing-our-online-grant-management-systems>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Texas Parks and Wildlife Department (TPWD)	State	Varies	Indoor Recreation Outdoor Recreation	Varies

Recreational Trails Fund

Provides funding for constructing and improving both motorized and non-motorized recreational trail projects, developing trailheads and trailside facilities, and acquiring trail corridors. Funding is provided on a cost reimbursement basis

URL: <https://tpwd.texas.gov/business/grants/recreation-grants/recreational-trails-grants>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Texas Parks and Wildlife Department (TPWD)	State	February	Multi-Use Paved Trail Soft Surface Natural Trails Trail Improvements Trailhead Wayfinding/Signage	\$300,000 maximum

Texas Preservation Trust Fund

Provides reimbursement grants for preservation projects, including restoration work, preservation planning, architectural planning, and/or heritage education training.

URL: <https://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund-0>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Texas Historical Commission	State	Spring	Preservation Planning Heritage Education Training Restoration	Varies

Kaboom! Grant Program

Promotes development of outdoor playgrounds. They build play spaces in partnership with child-serving nonprofits and municipal agencies. Kaboom projects are an incredible opportunity to build new and exciting places for kids and teens to play.

URL: <https://kaboom.org/grants>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Kaboom!	Private	Varies	Playgrounds Adventure Courses Multi-Sport Courts	Varies

Waste Management Recycle Often, Recycle Right Grant

The RORR Grant will provide recycling bins to either start a new recycling program (community, office, or school) or add to an existing recycling program. Applicants should already have a recycling program in place or an approved plan with a local government or waste hauler to establish a program to implement this grant-funded recycling project.

URL: <https://ktb.org/rorr>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Keep Texas Beautiful & Waste Management	Private	-	Purchase recycling bins Increase recycling efforts	\$500 - \$1,500

ANICE READ FUND

The Anice Read Fund is a program that provides funding for downtown projects and programs. It was formed in 1999 to honor Anice read for her contributions to Texas Downtowns. Grants from the fund are use for variety of Downtown projects, professional development and program and staff development.

URL: <https://texasdowntown.org/programs/anice-read-fund>

Grant Agency	Agency Type	Grant Cycle Due	Examples of Funding Projects	Funding Amount
Texas Downtown	Private	September	Historic Preservation Wayfinding/Signage Small Business Workshops Mural and Art Projects	\$500 to \$5,000



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

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

May 11, 2023 at 6:00 PM



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

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter

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

1. Call to Order at 6:00 p.m.
2. Roll Call.
All commissioners present except Vice-Chair Laura Lantrip and Commissioner Deirdre Moss.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the May 4, 2023 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak.

CONSENT AGENDA: ACTION

6. Approval of Minutes.

Motion made by Commissioner Ron May to approve the P & Z minutes, seconded by Commissioner James Oliver.

5-0 Pass

PUBLIC HEARING: ACTION

7. Conduct a Public Hearing regarding Subdivision Case CP-23-0020 to adopt the Lone Star Landing Concept Plan on one parcel of land approximately 37.01 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located north of the intersection of CR 177 and Valley View Dr., Leander, Williamson County, Texas.
- Discuss and consider action regarding Subdivision Case CP-23-0020 as described above.

*** POSTPONED DUE TO POSTING ERROR***

8. Conduct a Public Hearing regarding Special Use Case Z-22-0043 to consider action on the Shady Brew Garden Special Use Permit to allow for a Food Truck Park including minor waivers to the Composite Zoning Ordinance on one parcel of land approximately 0.9373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035579; and addressed as 303 W. Broade St., Leander, Williamson County, Texas.
- Discuss and consider action regarding Zoning Case Z-22-0043 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner James Oliver to approve the zoning request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

9. Conduct a Public Hearing and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 to approve the Roundmountain Oaks lot 37 Short Form Final Plat and Variance on one parcel of land approximately 3.012 acres ± in size, more particularly described by Travis Central Appraisal District Parcel 354818; more commonly known as 15000 Faubion Trl., Travis County, Texas.

- Discuss and consider action on Subdivision Case SFP-22-0014 and Variance Case VA-22-0006 as described above.

Motion made by Commissioner James Oliver, seconded by Commissioner Ron May to approve the Variance request.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

10. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case CPA-23-0006 to amend the Comprehensive Plan to update the Transportation Master Plan to change Nameless Road to a collector roadway north of the future extension Travisso Parkway to Round Mountain Dr; change CR 267 to a four lane arterial between Equine Road to Kauffman Loop; change Crystal Falls Parkway to a six lane arterial roadway between Ronald W Reagan Blvd and CR 175; add CR 264 as a collector roadway; add Stamp Iron Avenue as a collector roadway; Leander, Williamson and Travis Counties, Texas.
- Discuss and consider action regarding Comprehensive Plan Case CPA-23-0006 as described above.

Mark Snyder spoke requesting more information.

Motion made by Commissioner Ron May, seconded by Commissioner James Oliver to approve the Comprehensive Plan Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

11. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0003 to amend the Subdivision Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual, update the Preliminary Plat requirements, update the requirements for Water Utility Improvements and Wastewater Utility Improvements; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0003 as described above.

Motion made by Commissioner John Cosgrove, seconded by Commissioner Rick Carpenter to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

12. Conduct a Public Hearing and consider action regarding Ordinance Case OR-23-0004 to amend the Composite Zoning Ordinance to clarify the adoption date and definition of the Transportation Criteria Manual; and to provide for related matters; Williamson & Travis Counties, Texas.

- Discuss and consider action regarding Ordinance Case OR-23-0004 as described above.

Motion made by Chair Donnie Mahan, seconded by Commissioner James Oliver to approve the Ordinance Amendment.

AYE: Commissioner John Cosgrove, Commissioner Rick Carpenter, Chair Donnie Mahan, Commissioner James Oliver, Commissioner Ron May

5 - 0 Passed

REGULAR AGENDA

13. Discuss and consider action on the adoption of the Old Town Master Plan including the adoption of a future land use plan and map that provides guidance for appropriate land use regulations throughout Old Town, and an action plan for implementation.

Blayne Thompson spoke regarding concerns about Broade St. parking and sidewalks.

The Planning & Zoning Commission had a positive discussion regarding the Old Town Master Plan. No action was taken during the May 11 meeting.

14. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN MAHAN

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Discuss and consider action on Ordinance No. 20-010-00 adopting a limited wastewater capacity reservation policy.

BACKGROUND:

Ordinance No. 20-010-00, approved by City Council on February 20, 2020, created a policy to allow developers under certain circumstances to secure wastewater capacity for residential and commercial demands.

On February 24, 2020 Bruce Nakfoor requested a reservation for 200 LUE's and Right of First Refusal for 100 LUE's for the wastewater line he installed in 2019 running from San Gabriel Parkway from the St. David's property through US Highway 183 near the US Highway 183 and Toll Road 183A intersection to an 11.7-acre property known as the Nak's Crossing PUD. This wastewater line is part of a TIRZ Reimbursement Agreement that City Council approved on August 16, 2018. On April 14, 2020, the City Engineer approved the application for the reservation for 200 LUE's. Later, on March 16, 2021, the City Engineer reviewed and approved Mr. Nakfoor's application to reserve an additional 100 LUE's.

On June 4, 2021, Mr. Nakfoor and Nakfoor FM 276 Investors LLC assigned 177 LUE's to Monarch Residential Developer, LLC. On February 10, 2023, Mr. Nakfoor and Nakfoor FM 276 Investors LLC assigned 30 LUE's to Sweetwater Investments, LLC.

A wastewater capacity reservation shall remain in effect for a period not to exceed three (3) years in length. At the end of the three (3)- year term, the wastewater capacity reservation will expire unless a plat has been recorded with the city and appropriate county.

Once a plat has been recorded, the wastewater capacity reservation will remain in effect for an additional three (3)- year term. At the end of that additional three (3)- year term, the capacity reservation will expire unless building permits have been obtained for the buildings and/ or property for which the wastewater capacity reservation was made.

City staff desires to discuss with City Council whether this ordinance serves its stated purpose.

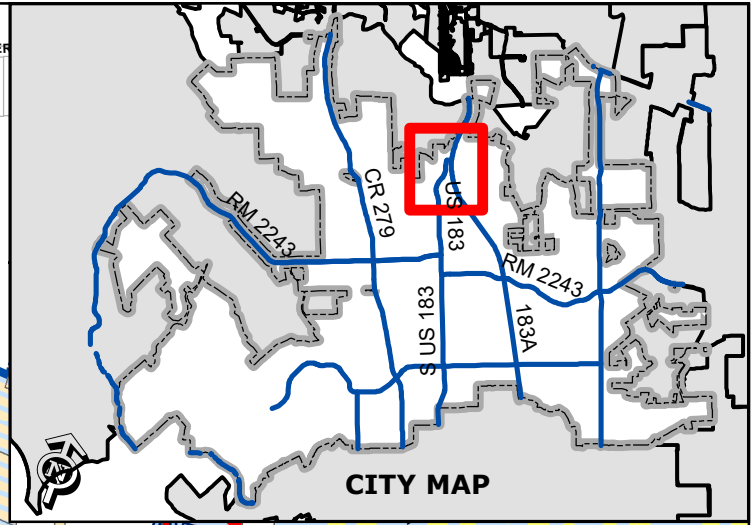
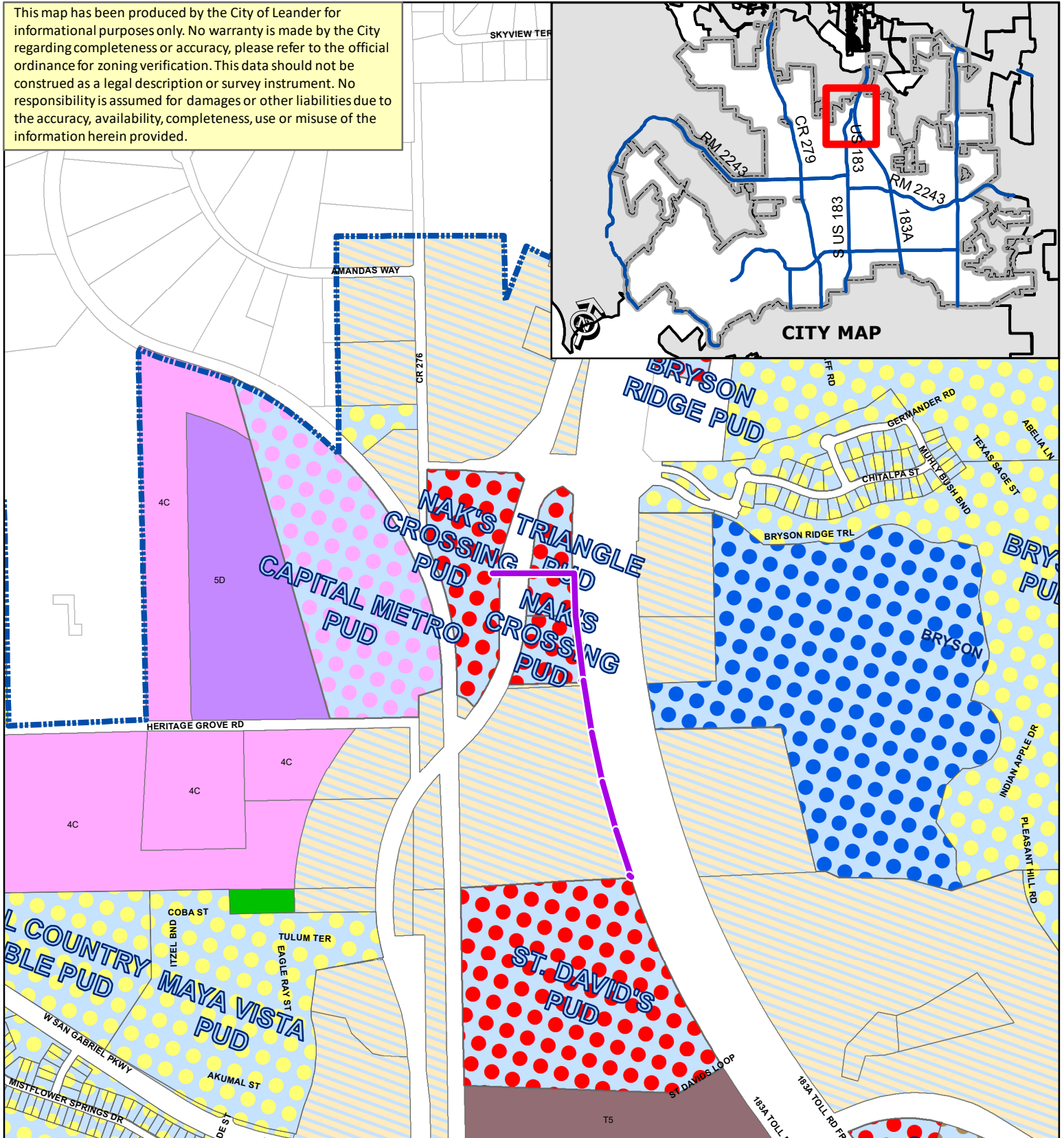
PRESENTER:

Robert Powers, Executive Director of Finance

Attachments

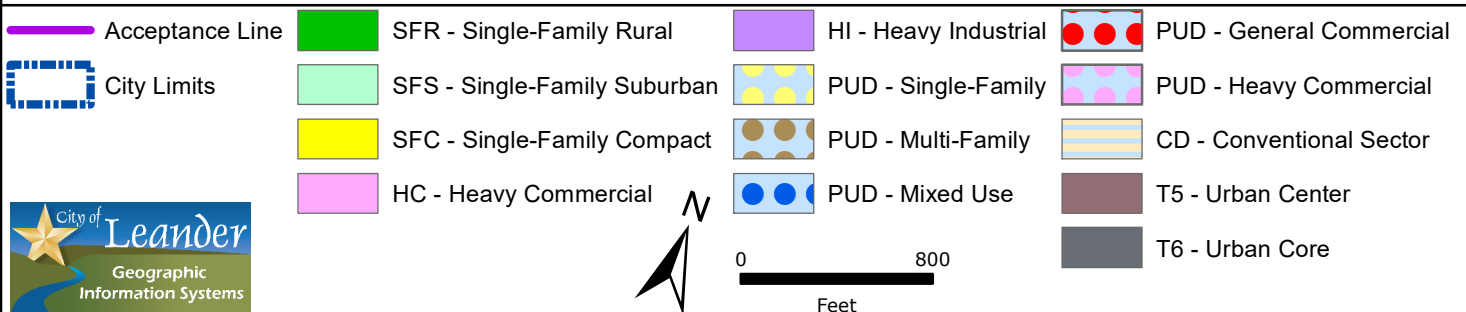
1. Wastewater Line Map
2. Ordinance 20-010-00
3. Ex Summary 2-20-2020

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, please refer to the official ordinance for zoning verification. 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.



SUBDIVISION ACCEPTANCE

Location Map - St. Davids Wastewater Line



AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO. 20-010-00

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS,
ADOPTING A LIMITED WASTEWATER CAPACITY
RESERVATION POLICY; PROVIDING A SEVERABILITY
CLAUSE; PROVIDING A SAVINGS CLAUSE; AND
DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Leander is a home rule municipality incorporated under the authority of Article XI, Section 5 of the Texas Constitution; and

WHEREAS, the City Council has determined that there are circumstances in which it is appropriate to provide a tool to allow developers to secure wastewater capacity for residential and commercial demands; and

WHEREAS, the City Council has determined that adopting wastewater capacity reservation regulations as provided herein in order to ensure the public health and promote growth and development is in the best interest of the City.

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

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

SECTION 2. Adoption of Wastewater Capacity Reservation Policy. The Wastewater Capacity Reservation Policy attached hereto as Exhibit "A" is hereby adopted.

SECTION 3. Severability. Should any section, clause, or provision of the Policy be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the City as a whole or any part thereof, other than the part so declared to be invalid.

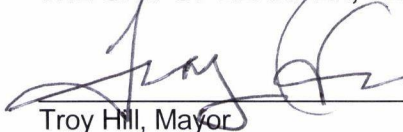
SECTION 4. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

SECTION 5. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED on this 20 day of February, 2020.

THE CITY OF LEANDER, TEXAS

ATTEST:


Troy Hill, Mayor




Dara Crabtree, City Secretary

EXHIBIT A
Wastewater Capacity Reservation Policy

Section 1. Generally.

- (a) The City Manager or designee is authorized and directed to establish and administer a system for reserving capacity in wastewater facilities to serve proposed development. Such system shall include a method of tracking the wastewater facilities subject to an approved reservation application and the property for which capacity is reserved that is accessible to departments that approve building permits, site plans, or other approvals that result in capacity in the wastewater facilities being used.
- (b) A property owner may submit a reservation application to the City Engineer on the forms prescribed by the City. The application must be accompanied by the fee determined in the City's fee schedule and must contain substantially the following information:
 - (1) An adequate legal description of the proposed property and a map or sketch detailing the geographical location of the property.
 - (2) The number of existing buildings. The number of square feet within each of the existing buildings. The usage of each existing building (i.e., multifamily residence, office building, shop building, retail center, etc.).
 - (3) An explanation of the proposed construction projects and type of occupancies contemplated (i.e., number of square feet and types of lease- occupancies, etc.).
 - (4) Copies of all wastewater capacity reservations associated with the property.
 - (5) Copies of any agreements applicable to the property, including development agreements with the City and agreements with third parties that address use of or installation, construction, or extension of wastewater facilities for the property.
 - (6) Identification of wastewater facilities in which the applicant seeks to reserve capacity.
 - (7) Any other information reasonably requested by the City Engineer and necessary or useful to the City Engineer in performing a utility availability determination.

Section 2. Issuance of wastewater capacity reservations.

- (a) Upon receipt of a completed application and the fee set forth in the City's fee schedule, the City Engineer shall determine whether the application meets the requirements for issuance of a wastewater capacity reservation. In order for an applicant to qualify for issuance of a wastewater capacity reservation the City Engineer must determine:

-
- (1) That the applicant has constructed and installed or will construct and install, at the applicant's expense, the wastewater line that is the subject of the wastewater capacity reservation application.
 - (2) That the proposed development will comply with applicable state and federal laws and regulations and written City policies which apply to the proposed development and City utility service.
 - (3) That there is sufficient unused and unreserved capacity available in the wastewater line the applicant has constructed and installed or proposes to construct and install to meet the utility service requirements of the proposed development.
 - (4) That utility service at the level required by the proposed development would not be in excess of any existing restrictions imposed.
 - (5) That the applicant owns the property for which the wastewater capacity reservation is sought.
 - (6) That the capacity reservation will not be contrary to or contradict the terms of any agreements to which the City is a party.
 - (7) That the capacity reservation is consistent with the City's master wastewater plans and plans for the areas to be served by the wastewater facilities that are the subject of the application.
 - (8) That granting the applicant will not interfere with the orderly extension of the City's wastewater system.
- (b) If, upon completion of the determination, the City Engineer concludes that the application meets all the requirements for issuance of a wastewater capacity reservation, then the City Engineer shall then calculate the wastewater capacity fee and issue a wastewater capacity reservation to the applicant conditioned upon payment of those fees prior to the date of issuance. The City Engineer may impose special conditions on the wastewater capacity reservation as provided in Section 5(b) below. In addition to any conditions imposed by the City Engineer, wastewater capacity reservations are subject to the conditions set forth in Section 5(a). If, upon completion of the determination, the City Engineer concludes that the application does not meet one or more of the requirements for issuance of a wastewater capacity reservation, then the City Engineer shall deliver to the applicant a denial notice which shall describe the results of the determination and specifically detail the reasons for the denial.

Section 4. Wastewater capacity reservation fee.

- (a) The applicant shall pay a wastewater capacity reservation fee in the amount of five percent (5%) of the wastewater impact fee in effect at the time of conditional approval of the application. Failure to pay the fee within 30 calendar days shall cause the

application and approval of the application to expire.

- (b) The fee does not constitute assessment of the impact fees for the property or the proposed development. The impact fees shall be assessed at such time set forth in the City's impact fee ordinance and applicable state law.
- (c) The reservation fee shall be credited against the impact fees for the development of the property[PS1].
- (d) If a wastewater capacity reservation expires, the reservation fee shall be returned to the applicant. Applicants shall maintain current contact information on file with the City Secretary's and City Engineer's Office at all times that a wastewater capacity reservation is in effect.

Section 5. Terms, conditions, and limitations of reservations.

- (a) Wastewater capacity reservations are subject to the following terms, conditions, and limitations:
 - (1) A wastewater capacity reservation shall represent a commitment of the City subject to the regulatory actions of the state and federal governments, the applicable rules and regulations of the City and the terms and conditions contained in this policy and in the wastewater capacity reservation itself, to reserve capacity in wastewater facilities to serve a proposed development so that utility service will be available upon completion of the buildings or other structures contained in the proposed development. A wastewater capacity reservation is applicable only to the tracts, lots or subdivisions listed therein. A wastewater capacity reservation which is issued on the basis of an application which contains materially false information shall be void.
 - (2) A wastewater capacity reservation shall remain in effect for a period not to exceed three (3) years in length. At the end of the three (3) year term, the wastewater capacity reservation will expire unless a plat has been recorded with the city and appropriate county. Once a plat has been recorded, the wastewater capacity reservation will remain in effect for an additional three (3) year term. At the end of that additional three year term, the capacity reservation will expire unless building permits have been obtained for the buildings and/or property for which the wastewater capacity reservation was made.
 - (3) Wastewater capacity reservations shall not be transferred to another property or another party.
 - (4) An application filed under this policy does not constitute a permit for the purposes of Chapter 245, Texas Local Government Code.
 - (5) If a property within the gravity only wastewater connection service area of the wastewater line, excluding any force main connection, and in which an applicant has reserved capacity develops more quickly than the applicant's property and there is not sufficient capacity in the line to serve both the applicant and the new

project, the City will give notice to the applicant that the applicant has the option to: (i) release all or a portion of the capacity reservation and have the appropriate amount of reservation fee refunded; or (ii) pay the full amount of the impact fee to continue to hold the reservation. The applicant shall respond to the notice within 30 calendar days. Failure to respond within 30 calendar days shall constitute an election to release the reservation, and the applicant's fees shall be refunded. If the application elects to continue to hold the reservation, the balance of wastewater fees owed shall be paid within 30 calendar days of the City's notice. A new separately owned property project is deemed to develop more quickly than the applicant's property when development applications requesting use of the reserved capacity in the wastewater line are submitted to the City[PS2].

(b) The City Engineer may impose additional conditions on a wastewater capacity reservation as follows:

- (1) Upon the occurrence of some future event if the City Engineer determines that after the occurrence of that event the proposed development would be qualified for issuance of a wastewater capacity reservation. Events upon which a wastewater capacity reservation may be conditioned include, without limitation, the completion and acceptance of an accelerated project in which the applicant is participating in the costs of construction, or the construction of a wastewater line extension by the applicant.
- (2) Completion of certain stages of development within specific timeframes, if the City Engineer determines that the wastewater capacity reservation is necessary for the immediate development or redevelopment of property, but will not overload the City's wastewater collection and transportation system.

Section 6. Severability. Should any section, clause, or provision of the Policy be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the City as a whole or any part thereof, other than the part so declared to be invalid.



EXECUTIVE SUMMARY
02/20/2020

AGENDA SUBJECT:

Discuss and consider action on an Ordinance adopting a Limited Wastewater Capacity Reservation Policy.

BACKGROUND:

The attached draft Ordinance was prepared by the City Attorney in consultation with the City Engineer. The purpose of this Ordinance is to establish a policy addressing the relatively rare situations where a developer has purchased property; has designed, constructed, and installed a wastewater line(s) at their sole expense to serve said property with no oversizing cost participation by the City of Leander; has dedicated the wastewater line to the City; and has received acceptance of the wastewater line by the City. The purpose of this policy is to protect the developer's significant financial investment in the cost of wastewater line construction and installation by providing a method of conditional reservation of capacity in the wastewater line for an initial term of three (3) years with provisions for an extension of capacity reservation for three additional years if the developer is proceeding with development of the property. The capacity reservation fee is five percent (5%) of the current wastewater impact fee in effect at the time of application for capacity reservation. The policy does not allow capacity reservations to be traded, sold, transferred, or assigned.

Additionally, if a separately owned property within the gravity only wastewater connection service area of the wastewater line, excluding any force main connection, and in which a developer has reserved capacity develops more quickly than the developer's property and there is not sufficient capacity in the line to serve both the developer's property and the new separately owned property's project, the City will give notice to the developer that the developer has the option to release all or a portion of the capacity reservation and have the appropriate amount of reservation fee refunded; or pay the full amount of the impact fee balance to continue to hold the reservation. The applicant shall respond to the notice within 30 calendar days. Failure to respond within 30 calendar days shall constitute an election to release the reservation, and the developer's fees shall be refunded. If the developer elects to continue to hold the reservation, the balance of wastewater impact fees owed shall be paid within 30 calendar days of the City's notice. A new separately owned property project is deemed to develop more quickly than the applicant's property when development applications requesting use of the reserved capacity in the wastewater line are submitted to the City. Please see Exhibit A to the attached draft Ordinance detail the details of this proposed policy.

RECOMMENDATION:

Staff recommends approval of an Ordinance Adopting a Limited Wastewater Capacity Reservation Policy.

PRESENTER:

Wayne S. Watts, P.E., CFM, City Engineer

Attachments

1. Ordinance



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Discuss and consider action on the purchase of ten (10) 2024 Chevrolet Tahoe 4x4 vehicles from Caldwell Country Chevrolet pursuant to BuyBoard Contract No. 601-19.

BACKGROUND:

The Police Department has ten (10) vehicles due to be replaced in the upcoming budget year FY24. Replacement vehicles are funded through the Vehicle Reserve Fund and not the General Fund. Due to manufacturing delays that have caused many vehicle deliveries to be delayed and even canceled at times, it is staff's request and recommendation to proceed with placing the order now to improve the likelihood that these vehicles will arrive sooner rather than later. It is hoped that by getting in the manufacturer's queue now, vehicle delivery could be by or before the end of calendar year 2023. If the decision is to wait until October and the start of the new fiscal year before placing the order, the anticipated delivery might be late spring or even summer 2024.

The per vehicle price of \$74,334.00 includes \$49,500.00 for the 2024 police package Chevy Tahoe, plus \$23,294.00 upfitting and delivery charges. Upfitting is the purchase and install of needed police equipment for the vehicles such as lights, sirens, console, prisoner cage, storage box and graphics.

RECOMMENDATION:

Recommend Approval.

PRESENTER:

Robert G. Powers, Executive Finance Director
Greg Minton, Police Chief

Fiscal Impact

<u>Amount requested:</u>	\$743,340.00
<u>Approved in current budget (Yes / No):</u>	No
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	One-time
<u>Fund source (Operating / Utility / etc.):</u>	Vehicle Reserve 14-41-7000

Attachments

1. LPD Vehicle Quote (10)



Caldwell Country Chevrolet | Rockdale Country Ford | Cameron Country CDJR
800 State Highway 21 East
Caldwell Texas 77836

Vehicle Quote

Quote No.: DL 220627
Exp. Date: May 14, 2023

Prepared for: Leander Police Department
Leander TX.
Jackson Mitchell
jmittchell@leandertx.gov

NAME	PRICE	QTY	SUBTOTAL
2024 Chevrolet Tahoe 4x4 PPV	\$49,500.00	10	\$495,000.00
Ext. - White - MY2024 Order Bank			



Upfit Equipment	\$23,294.00	10	\$232,940.00
CAPQ-107549			
Floor Plan Interest	\$1,200.00	10	\$12,000.00
Delivery	\$300.00	10	\$3,000.00
COOP Fee	\$400.00	1	\$400.00
			\$743,340.00

Buy Board 601-19	Discount	\$0.00
	Tax	\$0.00
	Total	\$743,340.00

****PRICES/QUOTES ARE VALID FOR THIRTY (30) DAYS DUE TO SUPPLY CHAIN CONSTRAINTS. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER A PURCHASE ORDER IS ISSUED****



Quote

Date **3/31/2023**
Quote # **CAPQ-107549**



CAP FLEET

2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

Name / Address

LEANDER POLICE DEPARTMENT
705 LEANDER, LEANDER, TX 78641 United States

Ship To:

LEANDER POLICE DEPARTMENT
JACKSON MITCHELL
705 LEANDER, LEANDER, TX 78641 United States

Salesperson:	Alex Orrantia
Email:	JMITCHELL@LEANDERTX.GOV
Contact Name:	JACKSON MITCHELL

Year:	2024
Make:	Chevrolet
Model:	TAHOE PPV

Job Description: CS RADAR-ANTENNA ON LEFT SIDE OF DASH ON A PILLAR, DISPLAY IN FRONT OF DRIVER

Quote Summary

Per Vehicle Subtotal	\$23,294.00
Per Vehicle Tax	\$0.00
Per Vehicle Total	\$23,294.00

Vehicles Quoted 10

Grand Total \$232,940.00

****PRICES ARE VALID FOR 30 DAYS BUT ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES.
REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER PO IS ISSUED.
ALL CANCELLED ORDERS ARE SUBJECT TO A 20% RESTOCKING FEE****

I hereby authorize the install work therein set forth to be done by CAP Fleet Upfitters, together with the furnishing by CAP Fleet Upfitters of the necessary parts and other material for such install and agree that CAP Fleet Upfitters is not responsible for any delays caused by unavailability or delayed availability of parts or material for any reason; that CAP Fleet Upfitters neither assumes or authorizes any other person to assume for CAP Fleet Upfitters any liability in connection with such install; that CAP Fleet Upfitters shall not be responsible for loss or damage to the above vehicle, or articles left therein; in case of fire, theft, any Act of God, or other cause beyond CAP Fleet Upfitters control; that CAP Fleet Upfitters employees may operate the above vehicle on streets, highways, or elsewhere for the purpose of testing and/or inspecting such vehicle.

WWW.CAPFLEET.COM

QUOTES ARE GOOD FOR 30 DAYS.

PLEASE SIGN BELOW IF ALL ITEMS & QUANTITIES ARE APPROVED.

X_____ Date: / /

Quote

Date **3/31/2023**
Quote # **CAPQ-107549**



CAP FLEET

2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

QTY	Part #	Part Details
CONSOLE/MDT		
1	C-VSW-1012-TAH	VEHICLE-SPECIFIC 12.5" WIDE MEDIUM HEIGHT ANGLED 22" CONSOLE FOR 2021-2023 CHEVROLET TAHOE POLICE PURSUIT VEHICLE
1	C-EB40-SO5-1P	1-PIECE EQUIPMENT MOUNTING BRACKET; 4" MOUNTING SPACE; FITS SOUNDOFF SIGNAL 500 SERIES
1	C-EB25-XTL-1P	1-PIECE EQUIPMENT MOUNTING BRACKET; 2.5" MOUNTING SPACE; FITS MOTOROLA XTL2500; XTL5000-05; APX7500
1	CUP2-1001	SELF-ADJUSTING DOUBLE CUP HOLDER
1	C-AP-0325-1	3" ACCESSORY POCKET; 2.5" DEEP
1	C-MD-112	11" SLIDE OUT LOCKING SWING ARM WITH MOTION ADAPTER
1	C-HDM-204	8.5" HEAVY-DUTY TELESCOPING POLE; SIDE MOUNT; SHORT HANDLE
2	C-MCB	MIC CLIP BRACKET
3	MMBP	MAGNETIC MIC KIT
1	C-APW-1258	12" ACCESSORY POCKET; 5.8" DEEP FOR 3.3" W SECTION OF WIDE CONSOLES
1	C-W-LP2	DUAL LIGHTER PLUG SOCKET BRACKET W/ 2 LIGHTER PLUGS FOR WIDE VSW CONSOLES
1	C-W-USB2-1	CONSOLE ACCESSORY BRACKET KIT WITH 2 USB-C & USB TYPE A DUAL PORT CHARGERS FOR 3.3" SECTION OF VSW CONSOLES
1	C-FPW-15	1-1/2" FILLER PLATE FOR WIDE VSW CONSOLE
1	C-FP-35	3-1/2" FILLER PLATE
1	C-FP-2	2" FILLER PLATE
1	C-FP-3	3" FILLER PLATE
EMERGENCY LIGHTING		
1	ENGSA5200RSP	BLUEPRINT 500 SERIES REMOTE CONTROL SYSTEM WITH BUTTON CONTROL, 10-16V - 200 WATT DUAL-TONE
1	ETSS100J	100J SERIES COMPOSITE SPEAKER W/UNIVERSAL BAIL BRACKET - 100 WATT
1	ETSKLF100	LF AFTERSHOCK SIREN SYSTEM, INCLUDES: 100 WATT SPEAKER, 200 WATT AMPLIFIER AND UNIVERSAL BRACKET
1	ETSSLFVBK14	AFTERSHOCK SPEAKER BRACKET (NO DRILL) FOR CHEVROLET TAHOE PURSUIT & CIVILIAN 2021-2022, FRAME MOUNT PASSENGER SIDE
2	ENFSSS3D	NFORCE SINGLE SURFACE MOUNT LIGHT, SAE CLASS 1, 10-16V, BLACK HOUSING, 12 LED, DUAL COLOR - RED/WHITE Wiring Instructions : WIRE DUO W/ OVERRIDE Mounting Location : PB1 - DS FRONT Notes: TAKEDOWN
2	ENFSSS3E	NFORCE SINGLE SURFACE MOUNT LIGHT, SAE CLASS 1, 10-16V, BLACK HOUSING, 12 LED, DUAL COLOR - BLUE/WHITE Wiring Instructions : WIRE DUO W/ OVERRIDE Mounting Location : PB2 - PS FRONT Notes: TAKEDOWN
2	EMPSA05BT-J	MPOWER FASCIA 4X2 LIGHT W/QUICK MOUNT, 18" 5-WIRE W/SYNC OPTION 1.5 PIGTAIL, SAE CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 24 LED, DUAL COLOR - RED/BLUE Notes: SOUNDOFF ONE EACH C-PILLAR
1	EMPS2SMS5RBW	MPOWER 4" FASCIA LIGHT W/SCREW MOUNT, 18" HARD WIRE W/SYNC OPTION, SAE

Quote

Date **3/31/2023**
Quote # **CAPQ-107549**



CAP FLEET

2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

QTY	Part #	Part Details
		CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 18 LED, TRICOLOR - RED/BLUE/WHITE Wiring Instructions : WIRE TRIO W/ OVERRIDE Mounting Location : PB12 - DS SIDE - HORZ Notes: HORIZONTAL ON SIDE OF PUSH BUMPER / White Override wired to alley light
1	EMPS2SMS5RBW	MPOWER 4" FASCIA LIGHT W/SCREW MOUNT, 18" HARD WIRE W/SYNC OPTION, SAE CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 18 LED, TRICOLOR - RED/BLUE/WHITE Wiring Instructions : WIRE TRIO W/ OVERRIDE Mounting Location : PB23 - PS SIDE - HORZ Notes: HORIZONTAL ON SIDE OF PUSH BUMPER / White Override wired to alley lights
1	ENT3B3D	INTERSECTOR SURFACE MOUNT LIGHT, 9-32 VDC, BLACK HOUSING, 16 LEDS, DUAL COLOR - RED/WHITE Wiring Instructions : WIRE DUO W/ OVERRIDE Mounting Location : MIR3 - UNDER MIRROR BODY MT Notes: White Override wired to alley lights
1	ENT3B3E	INTERSECTOR SURFACE MOUNT LIGHT, 9-32 VDC, BLACK HOUSING, 16 LEDS, DUAL COLOR - BLUE/WHITE Wiring Instructions : WIRE DUO W/ OVERRIDE Mounting Location : MIR3 - UNDER MIRROR BODY MT Notes: White Override wired to alley lights
1	PMP2BKUMB5-D	UNDER MIRROR MOUNT BRACKET KIT (EACH) FOR INSTALLATION ON CHEVROLET TAHOE POLICE PURSUIT & CIVILIAN VEHICLES 2022 FOR USE WITH MPOWER 3" AND 4" STUD OR QUICK MOUNT AND INTERSECTOR SURFACE MOUNT, DRIVER SIDE Mounting Location : MIR3 - UNDER MIRROR BODY MT
1	PMP2BKUMB5-P	UNDER MIRROR MOUNT BRACKET KIT (EACH) FOR INSTALLATION ON CHEVROLET TAHOE POLICE PURSUIT & CIVILIAN VEHICLES 2022 FOR USE WITH MPOWER 3" AND 4" STUD OR QUICK MOUNT AND INTERSECTOR SURFACE MOUNT, PASSENGER SIDE Mounting Location : MIR3 - UNDER MIRROR BODY MT
4	EMPS2SMS5RBW	MPOWER 4" FASCIA LIGHT W/SCREW MOUNT, 18" HARD WIRE W/SYNC OPTION, SAE CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 18 LED, TRICOLOR - RED/BLUE/WHITE Wiring Instructions : WIRE TRIO W/ OVERRIDE Mounting Location : RB1 - RUNNING BOARDS Notes: 2 ON EACH RUNNING BOARD, WHITE OVERRIDE ON ALLEY
2	EMPSA05BT-J	MPOWER FASCIA 4X2 LIGHT W/QUICK MOUNT, 18" 5-WIRE W/SYNC OPTION 1.5 PIGTAIL, SAE CLASS 1 & CA TITLE 13, 9-32 VDC, BLACK HOUSING, 24 LED, DUAL COLOR - RED/BLUE Mounting Location : RB1 - REAR BUMPER Notes: HORIZONTAL ON REAR BUMPER
1	60CREGCS	12V WHT/RED 6" COMPARTMENT LT Mounting Location : LG3 - LIFTGATE - ON INSIDE
2	ENGND04102	BLUEPRINT REMOTE NODE WITH MAGNETIC ID
2	ENGHNK05	18 INCH HARNESS KIT FOR REMOTE NODE
1	EMPAK00EQM	MPOWER ARROW SYSTEM Notes: SOUNDOFF QSF006619
1	ENFWB00EKC	NFORCE FRONT INTERIOR BAR (ENFWB) Notes: SOUNDOFF QSF006619
EXTERIOR		

Quote

Date **3/31/2023**
 Quote # **CAPQ-107549**



CAP FLEET

2603 Taylors Valley Road
 Belton, TX 76513
 Office 254-773-1959

QTY	Part #	Part Details
1	RNHGGC21SBL1	2021+ TAHOE LEGEND GRILLE GUARD
OTHER		
1	DELIVERY	DELIVERY CHARGE
PRISONER TRANSPORT EQUIPMENT		
1	P1826T21AOSB	DUAL COMPARTMENTS PRO-CELL FULL PARTITION (INCLUDES RECESSED PANEL) W/ OUTBOARD SEAT BELT; PRO-CELL PRISONER TRANSPORT SYSTEM; CHEVY TAHOE PPV/SSV 2021-2022 Notes: DO NOT INSTALL CENTER DIVIDER
1	GPC5715D-H	VERTICAL PRO-CELL MOUNT DUAL WEAPON TRI-LOCK GUN RACK W/HANDCUFF KEY; GUN RACK - TRI-LOCK PRO-CELL (P1000) MOUNT; CHEVY TAHOE PPV 2015-2022
STORAGE		
1	PP-TAH-2021-L1-2D-11-CAG	(PP-TAH-2021-L1-2D-11-CAG) TAHOE 2021-2022 LOW SECURITY TWO 11" TALL DRAWERS (PASSENGER SIDE) SIZED FOR USE WITH MOST FULL PRISONER CAGES

QTY	Part #	Description
1	LABOR	LABOR
1	SHIPPING	SHIPPING
1	PDKIT	POWER DISTRIBUTION KIT
1	DISPOSAL	DISPOSAL FEE (FOR OEM PARTS NOT PICKED UP ON DELIVERY)
1	PROGFEE	PROGRAMMING FEE
1	INSPECT	ALL CAP FLEET INSPECTIONS COME WITH AN AGENCY LIMITED LIFETIME WARRANTY
1	DEALER	DEALER PREP
1	WIRING HARNESS	WIRING HARNESS
1	SHOP SUPPLIES	SHOP SUPPLIES
1	GRAPHICS	CUSTOM GRAPHICS
1	TINT	TINT, FRONT WINDOWS ONLY

QTY	Make	Model	Used
1	Havis	DOCK	☒
1	Motorola	XTL 2500	☐
1	Axon	Axon Fleet 2	☒
1	Stalker	DSR	☒
1	Cradlepoint	IBR900-1200M-B	☒
1	ANTENNA	CUSTOM	☒



EXECUTIVE SUMMARY
05/18/2023

AGENDA SUBJECT:

Discuss and consider the selection of Mayor Pro Tem for 2023-2024.

BACKGROUND:

Section 4.02, Mayor Pro Tem of the Home Rule Charter states, “At its first regular meeting after each general election or a vacancy in the office of Mayor Pro Tem, the council shall elect one of its members to be Mayor Pro Tem for a one (1) year term, or to fill the unexpired term resulting from the vacancy. Nominations for Mayor Pro Tem shall require a second and the Mayor Pro Tem shall be the councilmember who receives a majority of the votes cast but not less than four votes. In the absence of the mayor, the Mayor Pro Tem shall perform the duties of the office of the mayor and in such capacity shall be vested with all powers conferred on such office. In the event of the failure, inability, or refusal of the mayor to act in respect to any matter or duty, the Mayor Pro Tem shall act. In the event the office of mayor becomes vacant, the Mayor Pro Tem shall serve as mayor until an election is held to elect a mayor to serve the unexpired term.”

Past Mayor Pro Tems

2022-2023	Na'Cole Thompson
2021-2022	Becki Ross
2020-2021	Chris Czernek

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Charter Section 4.02

ARTICLE IV. THE AUTHORITY AND LIMITATIONS OF THE CITY COUNCIL

Section 4.02. Mayor Pro Tem.

At its first regular meeting after each general election or a vacancy in the office of Mayor Pro Tem, the council shall elect one of its members to be mayor pro-tem for a one (1) year term, or to fill the unexpired term resulting from the vacancy. Nominations for mayor pro tem shall require a second and the mayor pro tem shall be the councilmember who receives a majority of the votes cast but not less than four votes. In the absence of the mayor, the mayor pro tem shall perform the duties of the office of the mayor and in such capacity shall be vested with all powers conferred on such office. In the event of the failure, inability, or refusal of the mayor to act in respect to any matter or duty, the mayor pro tem shall act. In the event the office of mayor becomes vacant, the mayor pro-tem shall serve as mayor until an election is held to elect a mayor to serve the unexpired term.