



AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

April 28, 2022 at 7:00 PM



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

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

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 21, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.
7. Approval of Subdivision Case 21-FP-031 regarding Palmera Ridge Sec 12 Final Plat on one parcel of land approximately 8.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R473797; generally located to the southwest corner of Palmera Ridge Blvd and Ronald W Reagan Blvd, Leander, Williamson County, Texas.
8. Approval of Minutes.

PUBLIC HEARING: ACTION

9. Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Rd from a Residential Collector to Residential Street generally located west of Live Oak Rd and the future extension of Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.
 - Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
10. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-008 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) to GC-3-C (General Commercial) on one parcel of land approximately 2.3 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R032240; and more commonly known as 50 High Gabriel East, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-008 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
11. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately seven acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-010 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
12. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-013 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the 805 S. Bagdad PUD (Planned Unit Development) with the base zoning district of GC-2-A (General Commercial) on one parcel of land approximately 2.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R035153; and legally described as Lots 2 & 3, Block B of the Falcon Oaks Sec 1 Subdivision, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case 22-Z-013 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

13. Discuss and consider action regarding the Roadway Impact Fee study maximum impact fee and provide comments to council regarding the roadway impact fee ordinance.
 - a. Staff Presentation
 - b. Discussion
 - c. Consider Action
14. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas was posted on the bulletin board at City Hall in Leander, Texas on the 22 day of April 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

Reapproval of Subdivision Case 21-FP-011 regarding Bar W Ranch W Phase 6 Final Plat on four parcels of land approximately 30.374 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R619969, R523943, R590400, and R542848; generally located south east of Bobtail Pass and Jay Bird Ln., Leander, Williamson County, Texas.

BACKGROUND:

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

This case was approved March 10, 2022. Since the approval of the plat, the applicant updated the plat to divide the MUD lot into three lots. The proposed use of the property has not changed.

HISTORY/TIMELINE:

03/10/2022 Approval by Planning & Zoning Commission

APPLICANT/AGENT:

Carlson, Brigrance & Doering, Inc. (Geoff Guerrero) on behalf of Continental Homes of Texas, LP (Adib Khoury).

RECOMMENDATION:

This final plat includes 56 Single-Family lots, 1 Lift Station lot, 1 HOA Parkland lot and 1 HOA Parkland/Drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following condition.

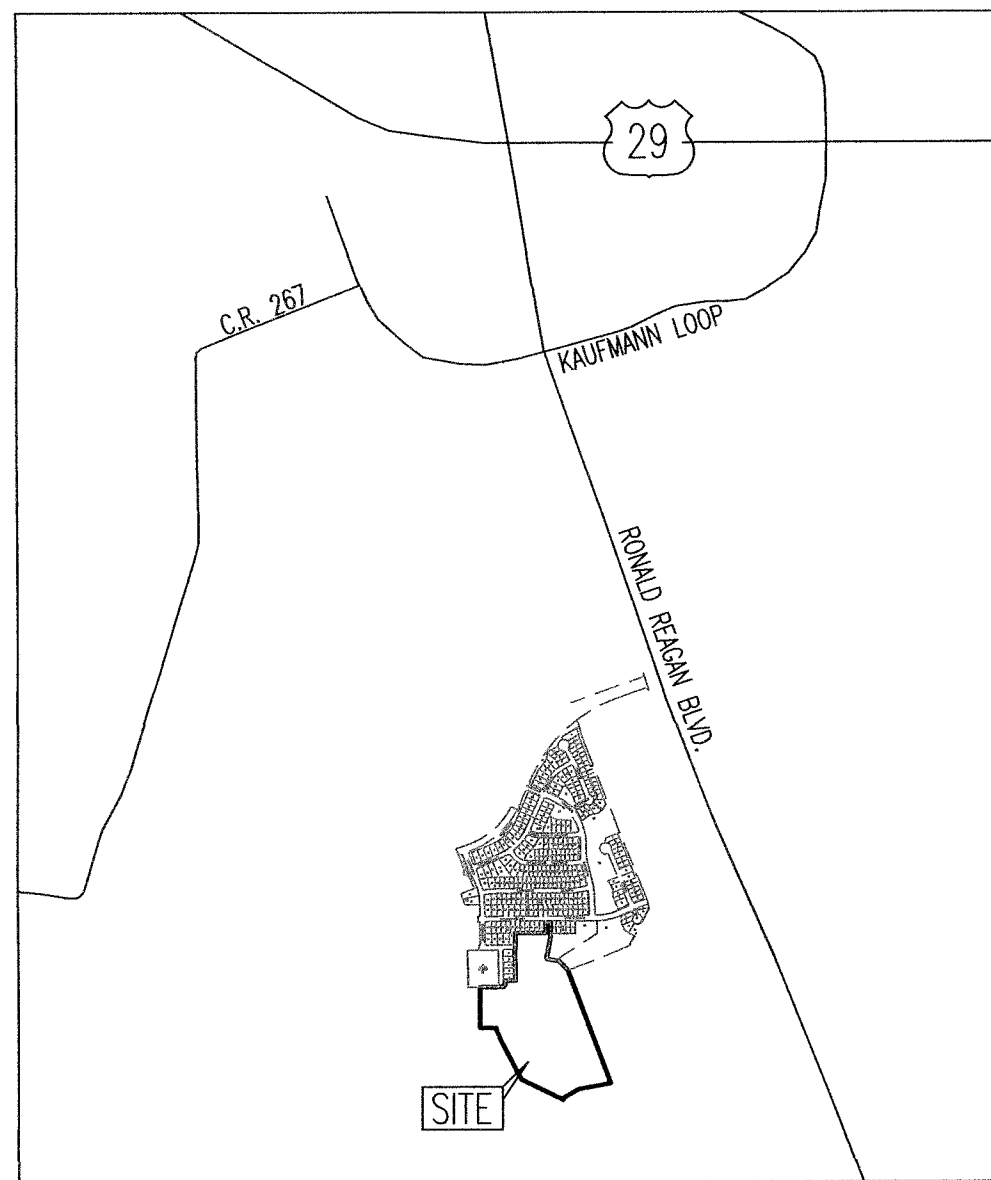
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.

PRESENTER:

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

Attachments

1. Final Plat
2. Location Exhibit



VICINITY MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
By: CHTX OF TEXAS, INC.
10700 PECAN PARK BLVD., STE 400
AUSTIN, TEXAS 78750-1227
PHONE: (512)-345-4663

OWNER:
LEANDER MUNICIPAL UTILITY DISTRICT NO. 3

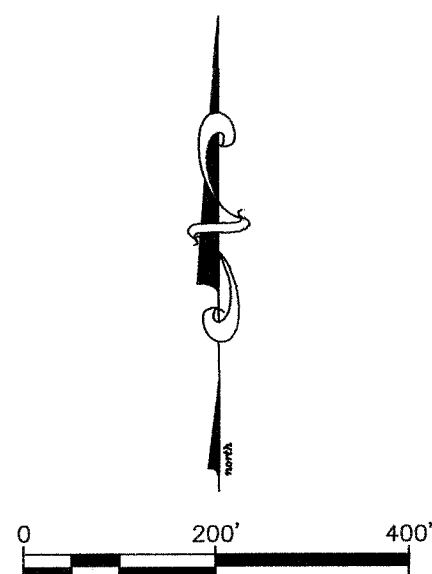
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

SUBMITTAL DATE: MARCH 30, 2020

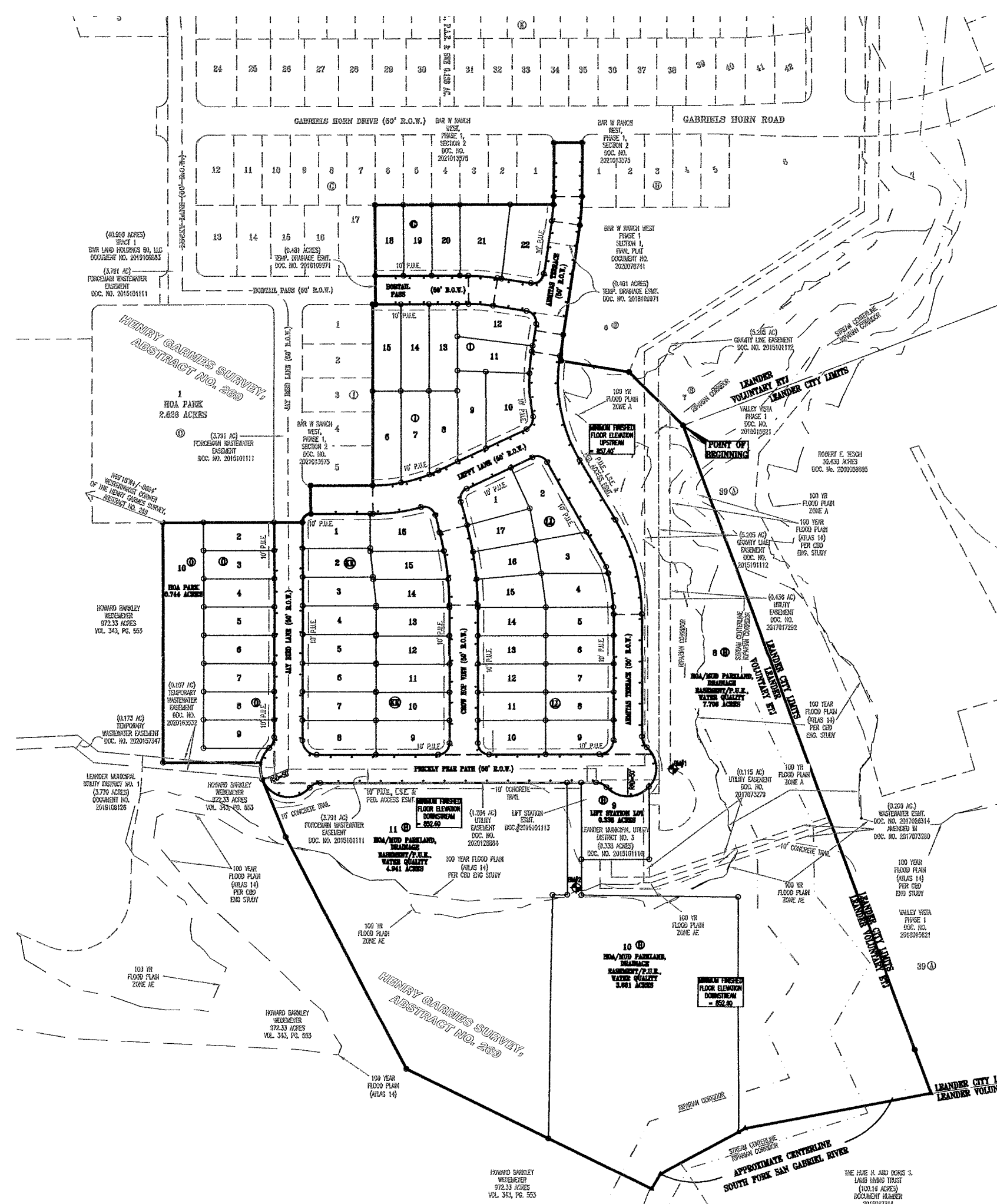
BENCHMARK #1
CAPPED IRON ROD
NORTHING: 10,195,289.99
EASTING: 3,084,919.28
ELEVATION: 850.78'
NAD 83, NAVD88, GEOID 03,
TEXAS STATE PLANE CENTRAL ZONE

BENCHMARK #2
CAPPED IRON ROD
NORTHING: 10,195,080.09
EASTING: 3,084,749.13
ELEVATION: 848.54'
NAD 83, NAVD88, GEOID 03,
TEXAS STATE PLANE CENTRAL ZONE

BAR W RANCH WEST PHASE 6 FINAL PLAT



SCALE: 1" = 200'



INDEX:

- SHEET 1 - COVER SHEET AND PROJECT INFORMATION
- SHEET 2 - SUBDIVISION PORTION OF PROJECT AND LINE AND CURVE TABLE
- SHEET 3 - LEGAL DESCRIPTION AND ENGINEER/SURVEYOR CERTIFICATION
- SHEET 4 - NOTES AND SIGNATURE BLOCKS

TOTAL ACREAGE: 30.374 ACRES
SURVEY: HENRY GARMES SURVEY, ABSTRACT NO. 269
F.E.M.A. MAP NO. 48491C0455F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED: DECEMBER 20, 2019

TOTAL OF LOTS :	61	
NO. OF SINGLE FAMILY LOTS:	56	8.943 AC.
NO. OF HOA/MUD PARKLAND, P.U.E., D.E. & W.Q.E. LOTS:	3	16.328 AC.
NO. OF HOA PARKLAND LOTS: 1		0.744 AC.
NO. OF LIFT STATION LOTS: 1		0.338 AC.
NO. OF BLOCKS: 6		

STREET NAME	LINEAR FOOTAGE	PAVEMENT WIDTH	DESIGNATION
ARMITAS TERRACE	1,137 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
PRICKLY PEAR PATH	600 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
LEPPY LANE	482 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
CROW HOP VIEW	477 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
JAY BIRD LANE	437 L.F.	28' FOC-FOC	LOCAL (PUBLIC)
BOBTAIL PASS	317 L.F.	28' FOC-FOC	LOCAL (PUBLIC)

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

PATH-J: \5042\SURVEY\PLAT - PHASE 6.dwg

BAR W RANCH WEST PHASE 6 FINAL PLAT

0 100' 200'
SCALE: 1" = 100'

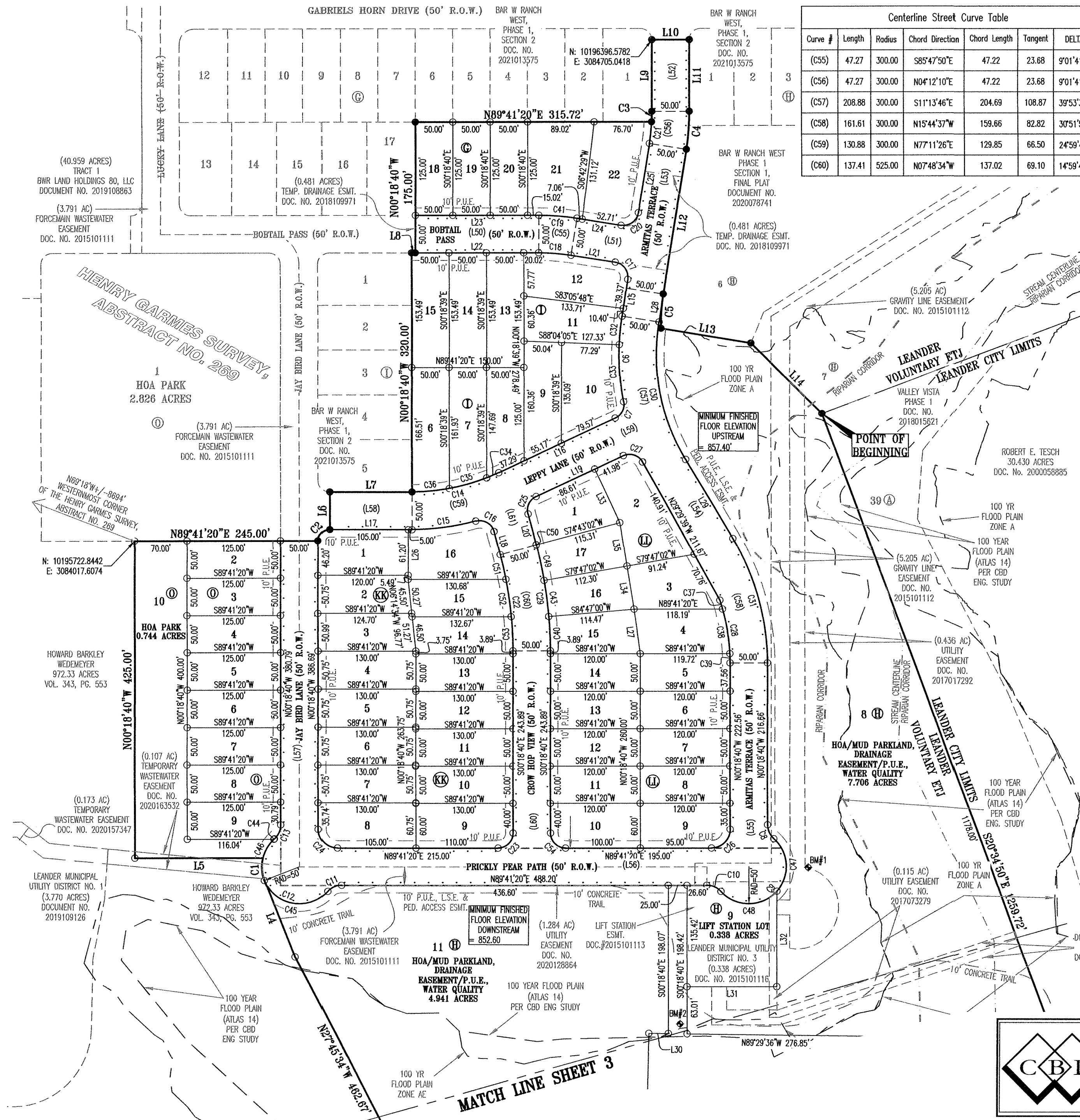
SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- BENCHMARK
- 5' SIDEWALK (UNLESS OTHERWISE NOTED)
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN (ATLAS 14)
- RIPARIAN CORRIDOR
- 10' CONCRETE TRAIL
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	334.35	S79°06'31"W	L21	59.77	N81°16'59"W
L2	170.28	S61°24'32"W	L22	165.02	N89°41'20"E
L3	30.30	S29°47'16"W	L23	165.02	N89°41'20"E
L4	110.08	N22°12'34"W	L24	59.77	N81°16'59"W
L5	171.39	S89°41'20"W	L25	93.91	N08°43'01"E
L6	50.00	N00°18'40"W	L26	66.69	N00°18'40"W
L7	110.00	N89°41'20"E	L27	60.52	S07°48'56"E
L8	5.00	N89°41'20"E	L28	37.83	S08°43'01"W
L9	95.88	N00°18'40"W	L29	122.90	S31°10'34"E
L10	50.00	N00°18'40"E	L30	25.99	N89°29'36"W
L11	95.88	S00°18'40"E	L31	120.00	N89°41'20"E
L12	195.86	S08°43'01"W	L32	127.34	N00°18'40"W
L13	121.85	S80°47'35"E	L33	78.70	N25°10'56"W
L14	134.04	S45°35'39"E	L34	58.62	N09°48'32"W
L15	49.77	S08°43'01"W	L35	58.76	N09°48'32"W
L16	172.03	N64°41'32"E			
L17	110.00	N89°41'20"E			
L18	31.75	S15°18'28"E			
L19	128.59	N64°41'32"E			
L20	42.50	S15°18'28"E			

Centerline Street Line Table			Centerline Street Line Table		
Line #	Length	Direction	Line #	Length	Direction
(L50)	165.02	N89°41'20"E	(L58)	110.00	N89°41'20"E
(L51)	104.77	S81°16'59"E	(L59)	209.47	N64°41'32"E
(L52)	95.88	S00°18'40"E	(L60)	288.89	S00°18'40"E
(L53)	233.68	S08°43'01"W	(L61)	80.32	S15°18'28"E
(L54)	122.90	S31°10'34"E			
(L55)	272.56	S00°18'40"E			
(L56)	600.00	N89°41'20"E			
(L57)	436.69	N00°18'40"W			



Centerline Street Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C55)	47.27	300.00	S85°47'50"E	47.22	23.68
(C56)	47.27	300.00	N04°12'10"E	47.22	23.68
(C57)	208.88	300.00	S11°13'46"E	204.69	108.87
(C58)	161.61	300.00	N15°44'37"W	159.66	82.82
(C59)	130.88	300.00	N77°11'26"E	129.85	66.50
(C60)	137.41	525.00	N07°48'34"W	137.02	69.10

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	30.72	50.00	N04°23'06"W	30.24	15.86
C2	23.56	15.00	N44°41'20"E	21.21	15.00
C3	14.11	275.00	N01°09'33"E	14.11	7.06
C4	51.21	325.00	S04°12'10"W	51.16	25.66
C5	46.02	275.00	S03°55'21"W	45.97	23.07
C6	115.30	325.00	S01°26'46"E	114.69	58.26
C7	26.63	20.00	N26°32'29"E	24.71	15.71
C8	21.03	25.00	S24°24'22"E	20.41	11.18
C9	162.65	50.00	N44°41'20"E	99.85	897.21
C10	21.03	25.00	N66°12'59"W	20.41	11.18
C11	21.03	25.00	S65°35'38"W	20.41	11.18
C12	162.65	50.00	S45°18'40"E	99.85	897.21
C13	21.03	25.00	N23°47'01"E	20.41	11.18
C14	119.98	275.00	N77°11'26"E	119.03	60.96
C15	86.20	325.00	N82°05'26"E	85.95	43.36
C16	31.49	20.00	N60°24'28"W	28.33	20.07
C17	31.42	20.00	N36°16'59"W	28.28	20.00
C18	43.33	275.00	N85°47'50"W	43.29	21.71
C19	51.21	325.00	N85°47'50"W	51.16	25.66
C20	31.42	20.00	N53°43'01"E	28.28	20.00
C21	29.22	275.00	N05°40'23"E	29.20	14.62
C22	130.87	500.00	N07°48'34"W	130.50	65.81
C23	31.42	20.00	N44°41'20"E	28.28	20.00
C24	39.27	25.00	S45°18'40"E	35.36	25.00
C25	27.93	20.00	S24°41'32"W	25.71	16.78
C26	39.27	25.00	N44°41'20"E	35.36	25.00
C27	29.95	20.00	N72°24'04"W	27.23	18.59
C28	85.54	275.00	N09°13'18"W	85.19	43.12
C29	143.96	550.00	N07°48'34"W	143.55	72.39
C30	191.47	275.00	S11°13'46"E	187.63	99.80
C31	175.08	325.00	N15°44'37"W	172.97	89.72
C32	38.49	325.00	S05°19'28"W	38.46	19.27
C33	76.81	325.00	S04°50'19"E	76.63	38.58
C34	17.63	275.00	N66°31'43"E	17.63	8.82
C35	52.07	275.00	N73°47'21"E	51.99	26.11
C36	50.28	275.00	N84°27'04"E	50.21	25.21
C37	12.23	275.00	N16°51'29"W	12.23	6.12
C38	60.86	275.00	N09°14'37"W	60.74	30.56
C39	12.44	275.00	N01°36'26"W	12.44	6.22
C40	46.38	550.00	N02°43'37"W	46.37	23.20
C41	51.21	325.00	N85°47'50"W	51.16	25.66
C42	48.70	550.00	N07°40'46"W	48.69	24.37
C43	0.85	50.00	N47°23'25"E	0.85	0.43
C44	101.68	50.00	N80°14'34"W	85.04	80.82
C45	29.40	50.00	N30°03'30"E	28.98	15.14
C46	78.19	50.00	N03°42'04"W	70.46	49.65
C47	84.46	50.00	N89°29'19"E	74.77	56.30
C48	48.63	550.00	N12°44'58"W	48.62	24.33
C49	50.54	500.00	N15°21'03"W	34.15	17.08
C50	34.16	500.00	N08°29'54"W	50.51	25.29
C51	46.18	500.00	N02°57'25"W	46.16	23.11
C52	31.42	20.00	S45°18'40"E	28.28	20.00

SHEET NO. 2 OF 4

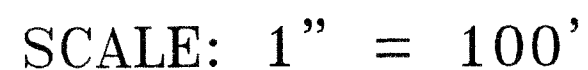
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\5042\SURVEY\PLAT - PHASE 6.DWG

SCALE: 1" = 100'



	1/2" IRON ROD FOUND
	1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
	BENCHMARK
	5' SIDEWALK (UNLESS OTHERWISE NOTED)
	100 YEAR FLOODPLAIN
	100 YEAR FLOODPLAIN (ATLAS 14)
	RIPIARIAN CORRIDOR
	10' CONCRETE TRAIL
	PUBLIC UTILITY EASEMENT
	WASTEWATER EASEMENT
	LANDSCAPE EASEMENT
	SIDEWALK EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT

A 2.5' PUBLIC UTILITY EASEMENT IS ADJACENT TO ALL SIDE LOT LINES (NOT TO SCALE)

The diagram shows a street on the left and a side line on the right. A 2.5' PUE is indicated on both the street and side lines. The lot is divided into four sections by a vertical line and a horizontal line. The sections are labeled LOT, LOT, LOT, and LOT. The dimensions are 10.0' for the horizontal sections and 10.0' for the vertical sections. The 2.5' PUE is shown as a dashed line adjacent to the lot lines.

METES AND BOUNDS

1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 51.21 FEET, AND WHOSE CHORD BEARS S04°12'10"W, A DISTANCE OF 51.16 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBO SETSTONE".
2. S80°43'01"W, A DISTANCE OF 195.86 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBO SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 46.02 FEET, AND WHOSE CHORD BEARS S03°55'21"W, A DISTANCE OF 45.97 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBO SETSTONE".
4. S80°47'35"E, A DISTANCE OF 121.85 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBO SETSTONE", AND
5. S45°35'39"E, A DISTANCE OF 134.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.574 ACRES OF LAND.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.



Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 ♦ REG. # 10024900
 Civil Engineering ♦ Surveying
 5501 West William Cannon ♦ Austin, Texas 78749
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J: \5042\SURVEY\PLAT - PHASE 6.dwg

BAR W RANCH WEST PHASE 6
FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN A. SPARROW, ASSISTANT SECRETARY, AND BEING OWNERS OF THAT CERTAIN 26.727 ACRE TRACT OF LAND, SAVE AND EXCEPT A 0.338 ACRE TRACT OF LAND, OUT OF AND A PART OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2021052679, AND A 0.080 ACRE PORTION OF A CALLED 72.809 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2018080349, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS, THAT LEANDER MUNICIPAL UTILITY DISTRICT NO. 1, BEING THE OWNERS OF THAT CERTAIN 3.567 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019109125, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT LEANDER MUNICIPAL UTILITY DISTRICT NO.3, BEING THE OWNER OF THAT CERTAIN 0.338 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2015101116, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 30.374 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREOF GRANTED AND NOT RELEASED, TO BE KNOWN AS:

"BAR W RANCH WEST PHASE 6, FINAL PLAT"

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

JOHN A. SPARROW, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX, 78750

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. SPARROW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

NOTE-LEANDER MUNICIPAL UTILITY DISTRICT NO. 1, AS THE OWNER OF 3.567 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS A PORTION OF LOT 10, BLOCK H "HOA/MUD LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT, AND CERTIFYING THERE ARE NO LIENHOLDERS ON THE LAND.

LEANDER MUNICIPAL UTILITY DISTRICT NO. 1

BY:
BOARD OF DIRECTORS

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AS PRESIDENT OF THE BOARD OF DIRECTORS OF LEANDER MUNICIPAL UTILITY DISTRICT NO. 1, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

NOTE-LEANDER MUNICIPAL UTILITY DISTRICT NO. 3, AS THE OWNER OF 0.338 ACRES OF LAND INCLUDED IN THIS SUBDIVISION AND DEDICATED AS LOT 9, BLOCK H "LIFT STATION LOT" BY THIS PLAT, HEREBY JOINS IN THIS PLAT FOR THE SOLE PURPOSE OF CONSENTING TO THE PLAT, AND CERTIFYING THERE ARE NO LIENHOLDERS ON THE LAND.

LEANDER MUNICIPAL UTILITY DISTRICT NO. 3

BY:
PETE PETERS, PRESIDENT
BOARD OF DIRECTORS

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETE PETERS AS PRESIDENT OF THE BOARD OF DIRECTORS OF LEANDER MUNICIPAL UTILITY DISTRICT NO. 3, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

NOTES:

- 1) THIS SUBDIVSION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LEANDER, TEXAS.
- 2) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAYS INCLUDING ALL NON-RESIDENTIAL LOTS AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 3) ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
- 4) IN ADDITION TO THE BUILDING SETBACK LINES SHOWN HEREON, ALL LOTS WILL BE SUBJECTED TO THE BUILDING SETBACK LINES AS DEPICTED IN THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF LEANDER MUNICIPAL UTILITY DISTRICTS NO. 1, 2, AND 3, AND DEVELOPMENT OF THE BAR W RANCH CONSENT AGREEMENT.
- 5) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ARMITAS TERRACE, PRICKLY PEAR PATH, LEPPY LANE, CROW HOP VIEW, JAY BIRD LANE, AND BOBTAIL PASS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE SIX (6') FOOT ON COLLECTOR AND ARTERIAL STREETS AND FIVE (5') FOOT MINIMUM ON LOCAL STREETS.
- 6) ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST- DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
- 7) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 8) POA/HOA MUST MAINTAIN LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, DRAINAGE/WATER QUALITY EASEMENTS AND FENCES ALONG RIGHTS-OF-WAYS AND DRAINAGE AREAS.
- 9) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- 10) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 11) DEVELOPMENT OF THIS TRACT IS SUBJECT TO COMPLIANCE WITH THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT OF CREATION OF MUNICIPAL UTILITY DISTRICTS 1, 2, AND 3, AND DEVELOPMENT OF THE "BAR W RANCH" AS AMENDED (CONSENT AGREEMENT) AS RECORDED IN DOC # 2015089728.
- 12) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 13) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 14) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 15) THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 8, BLOCK "H", LOT 11, BLOCK "H" AND LOT 10, BLOCK "O".
- 16) THE MUD WILL OWN LOT 10, BLOCK "H".
- 17) THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015101121.
- 18) THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 19) THE MUD ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- 20) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 03/11/2021.
- 21) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 22) LOT 2, BLOCK LL IS PROHIBITED ACCESS TO ARMITAS TERRACE AND MAY ONLY TAKE ACCESS TO LEPPY LANE.
- 23) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 24) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 25) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE MUD.
- 26) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 27) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF LEANDER, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- 28) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING SIDEWALKS IN THE PUBLIC RIGHTS-OF-WAY AND PUBLIC SIDEWALK EASEMENTS.
- 29) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED MAY 22, 2020 BY DETERMINING FUTURE PLANNED AND ESTIMATED FUTURE DEVELOPMENT.
- 30) A 10' PEDESTRIAN ACCESS EASEMENT AND 10' LANDSCAPE EASEMENT IS DEDICATED ALONG THE RIGHT-OF-WAY OF ALL NON-RESIDENTIAL LOTS IN THIS SUBDIVISION.

APPROVED THIS THE DAY OF , 20, A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

JOHN COSGROVE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
§ KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF , 20, A.D., AT O'CLOCK M., AND DULY RECORDED THIS THE DAY OF , 20, A.D., AT O'CLOCK M., IN THE PLAT RECORDS, OF SAID COUNTY IN INSTRUMENT NO. .

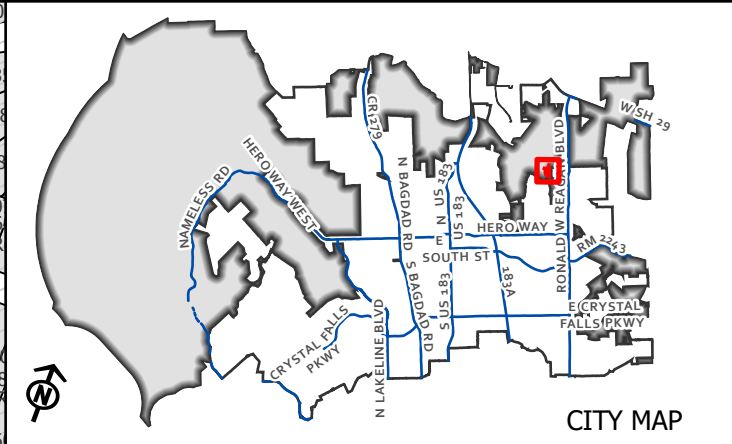
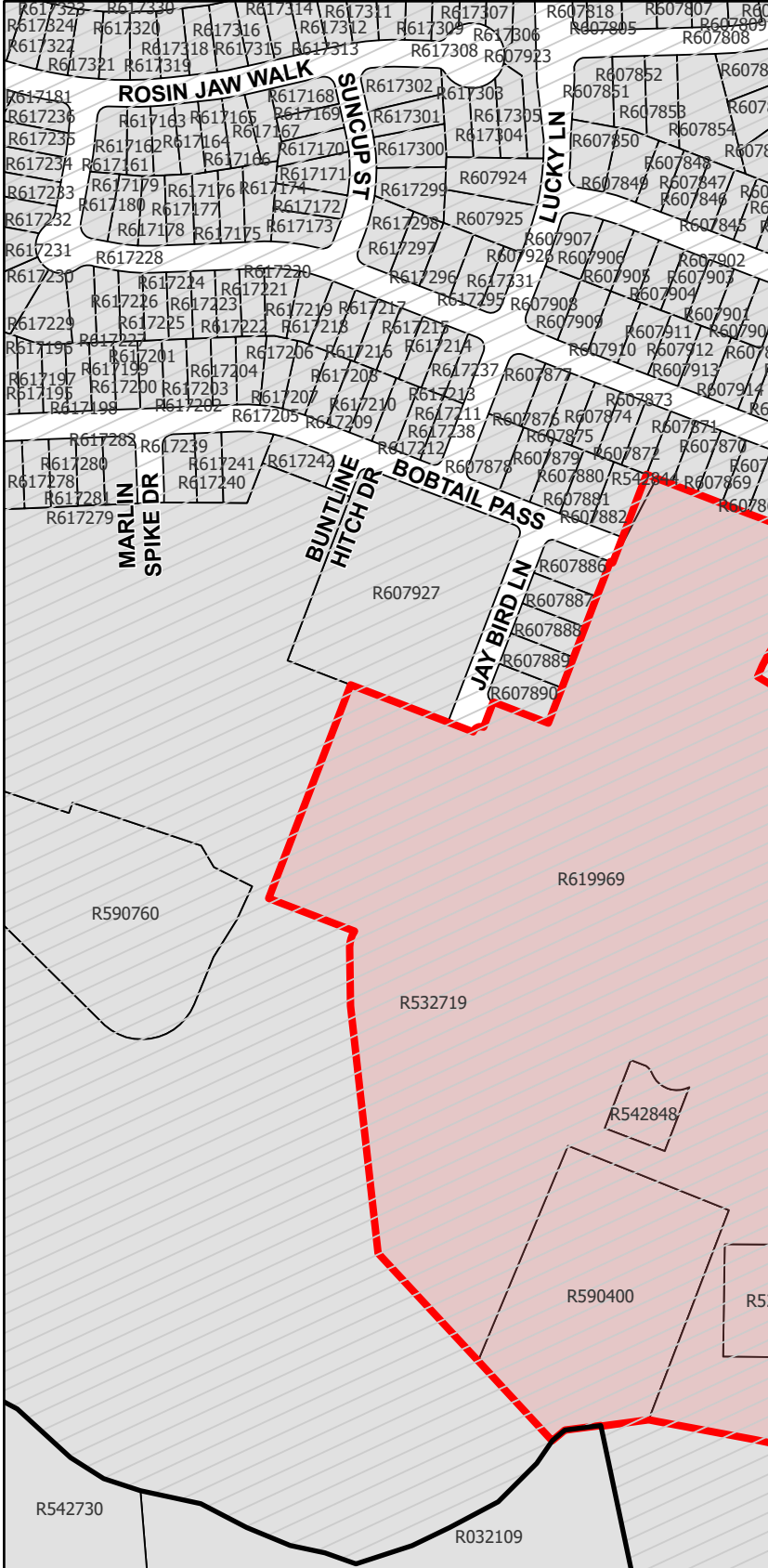
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY DEPUTY
NANCY E. RISTER, CLERK
COUNTY COURT, WILLIAMSON COUNTY, TEXAS

SHEET NO. 4 OF 4

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165



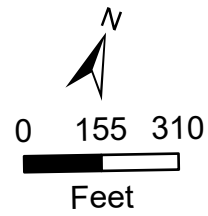
CASE: 21-FP-011

ATTACHMENT #2

BAR W. PH 6

Site Location

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



- Subject Area
- Notified Lots
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-FP-031 regarding Palmera Ridge Sec 12 Final Plat on one parcel of land approximately 8.26 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R473797; generally located to the southwest corner of Palmera Ridge Blvd and Ronald W Reagan Blvd, Leander, Williamson County, Texas.

BACKGROUND:

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

HISTORY/TIMELINE:

12/05/2013 Concept Plan Approved
08/14/2014 Preliminary Plat Approved

APPLICANT/AGENT:

Pape-Dawson Engineers, Inc on behalf of Paravel Maple Ranch, LP.

RECOMMENDATION:

This final plat includes one multi-family lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat.

PRESENTER:

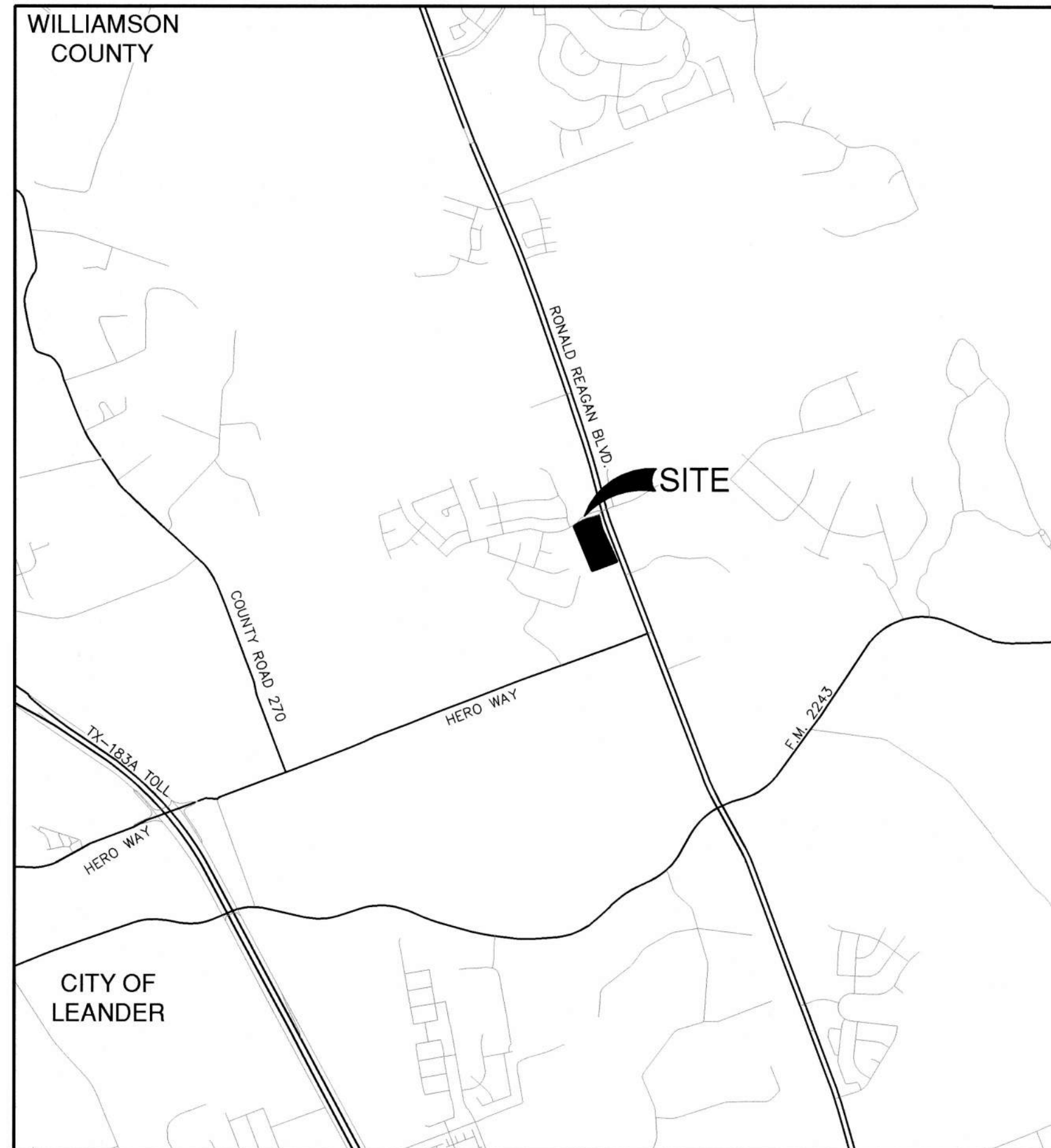
Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Final Plat
2. Location Exhibit

A 8.259 ACRE, OR 359,764 SQUARE FOOT, TRACT OF LAND BEING SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OUT OF A CALLED 8.258 ACRE TRACT, CONVEYED TO PARAVEL MAPLE RANCH, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021197698 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARK 101
SET CUT CHISELED SQUARE ON CURB INLET ON NORTH SIDE OF
PALMERA RIDGE BOULEVARD
GRID NORTH: 10190977.6'
GRID EASTING: 3088003.4'
ELEVATION: 979.44'

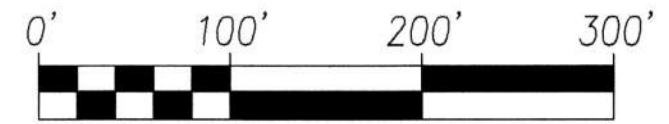


LAND USE TABLE		
LAND USE	LOT #	ACRES
MULTI-FAMILY	1	8.26

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
PALMERA RIDGE, SECTION 12

A 8.259 ACRE, OR 359,764 SQUARE FOOT, TRACT OF LAND BEING SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OUT OF A CALLED 8.258 ACRE TRACT, CONVEYED TO PARAVEL MAPLE RANCH, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021197698 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1"= 100'



FIELD NOTES
FOR

A 8.259 ACRE, OR 359,764 SQUARE FOOT, TRACT OF LAND BEING SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OUT OF A CALLED 8.258 ACRE TRACT, CONVEYED TO PARAVEL MAPLE RANCH, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021197698 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 8.259 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING, a 1/2" iron rod found on a point in the west right-of-way line of Ronald Reagan Boulevard, (a variable width right-of-way), recorded in Document No. 2004069273 of said Official Public Records said point being the northeast corner of a Remnant Portion of Tract 11, recorded in Document No. 2016075657 as corrected in Document No. 2017113311, all of said Official Public Records, also being the southeast corner of said 8.258 acre tract, for the easternmost southeast corner and POINT OF BEGINNING hereof;

THENCE S 69°19'10" W, departing the west right-of-way line of said Ronald Reagan Boulevard, with the north boundary line of the Remnant Portion of said Tract 11, same being the south boundary line of said 8.258 acre tract, in part with the north boundary line of a called 27.07 acre tract "Tract 2", recorded in Document No. 2016075658 of said Official Public Records, a distance of 438.39 feet to a cotton spindle found in the southeast corner of a Lot 18, Block A, Palmera Ridge Section 1, a subdivision according to the plat recorded in Document No. 2016045267 of said Official Public Records, same being the southwest corner of said 8.258 acre tract for the southwest corner hereof;

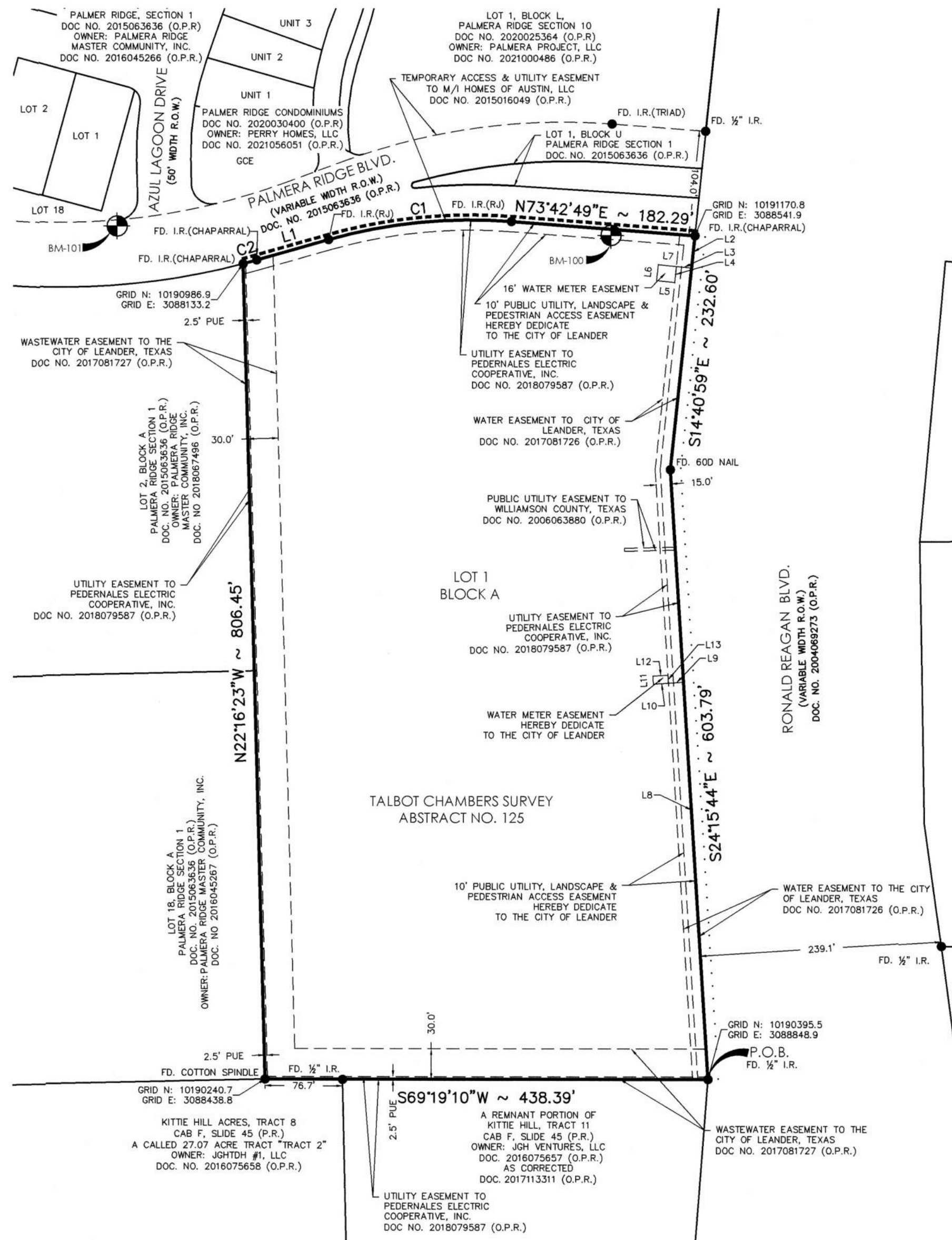
THENCE N 22°16'23" W, departing the north boundary line of said 27.07 acre tract, with the east boundary line of said Lot 18, Block A, in part with the east boundary line of Lot 2, Block A, of said Palmera Ridge Section 1, same being the west boundary line of said 8.258 acre tract, a distance of 806.45 feet to an iron rod with cap marked "CHAPARRAL" found on a point of non-tangency curvature in the south right-of-way line of Palmera Ridge Boulevard, (a variable width right-of-way), recorded in said Palmera Ridge Section 1, same being the northeast corner of said Lot 2, Block A, also being the northwest corner of said 8.258 acre tract, for the northwest corner hereof;

THENCE, departing the east boundary line of said Lot 2, Block A, with the south right-of-way line of said Palmera Ridge Boulevard, same being the north boundary line of said 8.258 acre tract, the following four (4) courses and distances:

1. along the arc of a curve to the left, having a radius of 707.00 feet, a central angle of 01°07'46", a chord bearing and distance of N 54°00'12" E, 13.93 feet, an arc length of 13.94 feet to an iron rod with cap marked "CHAPARRAL" found for a point of non-tangency hereof,
2. N 53°31'29" E, a distance of 74.01 feet to an iron rod with cap marked "RJ Surveying" found for a point of non-tangency curvature hereof,
3. along the arc of a curve to the right, having a radius of 518.00 feet, a central angle of 20°13'12", a chord bearing and distance of N 63°39'35" E, 181.86 feet, an arc length of 182.80 feet to an iron rod with cap marked "RJ Surveying" found for a point of non-tangency hereof, and
4. N 73°42'49" E, a distance of 182.29 feet to an iron rod with cap marked "CHAPARRAL" found in the west right-of-way line of said Ronald Reagan Boulevard, same being the southeast terminus line of said Palmera Ridge Boulevard, also being the northeast corner of said 8.258 acre tract for the northeast corner hereof;

THENCE, departing the southeast terminus line of said Palmera Ridge Boulevard, with the west right-of-way line of said Ronald Reagan Boulevard, same being the east boundary line of said 8.258 acre tract, the following two (2) courses and distances:

1. S 14°40'59" E, a distance of 232.60 feet to a 60D nail found for an angle point hereof, and
2. S 24°15'44" E, a distance of 603.79 feet to the POINT OF BEGINNING and containing 8.259 acres of land in Williamson County, Texas. Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc. under Job No. 51270-00.



LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (PD)
---	EXISTING SIDEWALK
...	PROPOSED 10' HIKE AND BIKE TRAIL

LINE TABLE

LINE #	BEARING	LENGTH
L1	N53°31'29"E	74.01'
L2	S14°40'59"E	32.11'
L3	S75°19'01"W	15.13'
L4	S14°44'12"E	16.00'
L5	S75°15'08"W	18.00'
L6	N14°44'52"W	16.00'
L7	N75°15'08"E	18.00'
L8	N24°15'44"W	393.32'
L9	S65°44'16"W	14.99'
L10	S65°44'42"W	15.00'
L11	N24°15'18"W	8.00'
L12	N65°44'42"E	15.00'
L13	S24°15'18"E	8.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	518.00'	020°13'12"	N63°39'35"E	181.86'	182.80'
C2	707.00'	001°07'46"	N54°00'12"E	13.93'	13.94'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
PALMERA RIDGE, SECTION 12

A 8.259 ACRE, OR 359,764 SQUARE FOOT, TRACT OF LAND BEING SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OUT OF A CALLED 8.258 ACRE TRACT, CONVEYED TO PARAVEL MAPLE RANCH, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021197698 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER
5. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
10. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON AUGUST 14, 2014.
11. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET, OR 100' OR 60% OR PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
13. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN IN THE FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0455F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.
14. AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.
15. THE CITY ACCEPTS AND MAINTAINS PUBLIC DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAIN IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
17. SIDEWALK SHALL BE INSTALLED ON THE WEST SIDE OF RONALD REAGAN BLVD AND THE SUBDIVISION SIDE OF PALMER RIDGE, SECTION 12. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACES IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
18. DECELERATION LANE NOT REQUIRED BY PLAT BUT REQUIRED DUE TO 21-SD-050 AND TO BE CONSTRUCTED WITH 21-PCIP-040.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT PARAVEL MAPLE RANCH, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 8.259 ACRE TRACT BEING ALL OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021197698 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THEIR ARE NO LIEN HOLDERS, AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS: PALMERA RIDGE, SECTION 12.

PARAVEL MAPLE RANCH, LP, A TEXAS LIMITED PARTNERSHIP

BY: PARAVEL MAPLE RANCH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: 
PRINTED NAME: CURTIS THIGPEN
TITLE: MANAGER
STATE OF TEXAS
COUNTY OF TRAVIS

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 7 DAY OF April, 2022, PERSONALLY APPEARED, CURTIS THIGPEN, THE MANAGER OF PARAVEL MAPLE RANCH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF PARAVEL MAPLE RANCH, LP, A TEXAS LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF PARAVEL MAPLE RANCH, LP, A TEXAS LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF April, 2022, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Dylan Reeves
MY COMMISSION EXPIRES: 02/23/26

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2113844JM ISSUED MAY 12, 2021 HAVE BEEN SHOWN OR NOTED HEREON.




PARKER J. GRAHAM, R.P.L.S. 5556
SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
TBPLS FIRM REGISTRATION NO. 10028801

04/06/2022
DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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




MARK A. RAMSEUR, P.E. No. 88748
ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

04/05/2022
DATE

APPROVED THIS THE ____ DAY OF _____, 20__ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

JOHN COSGROVE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

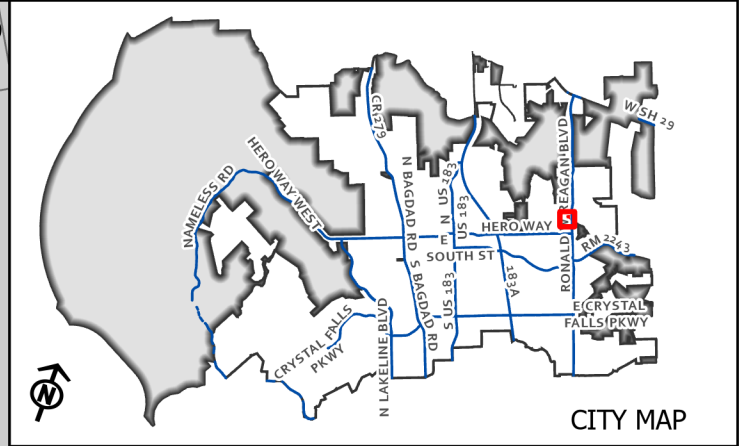
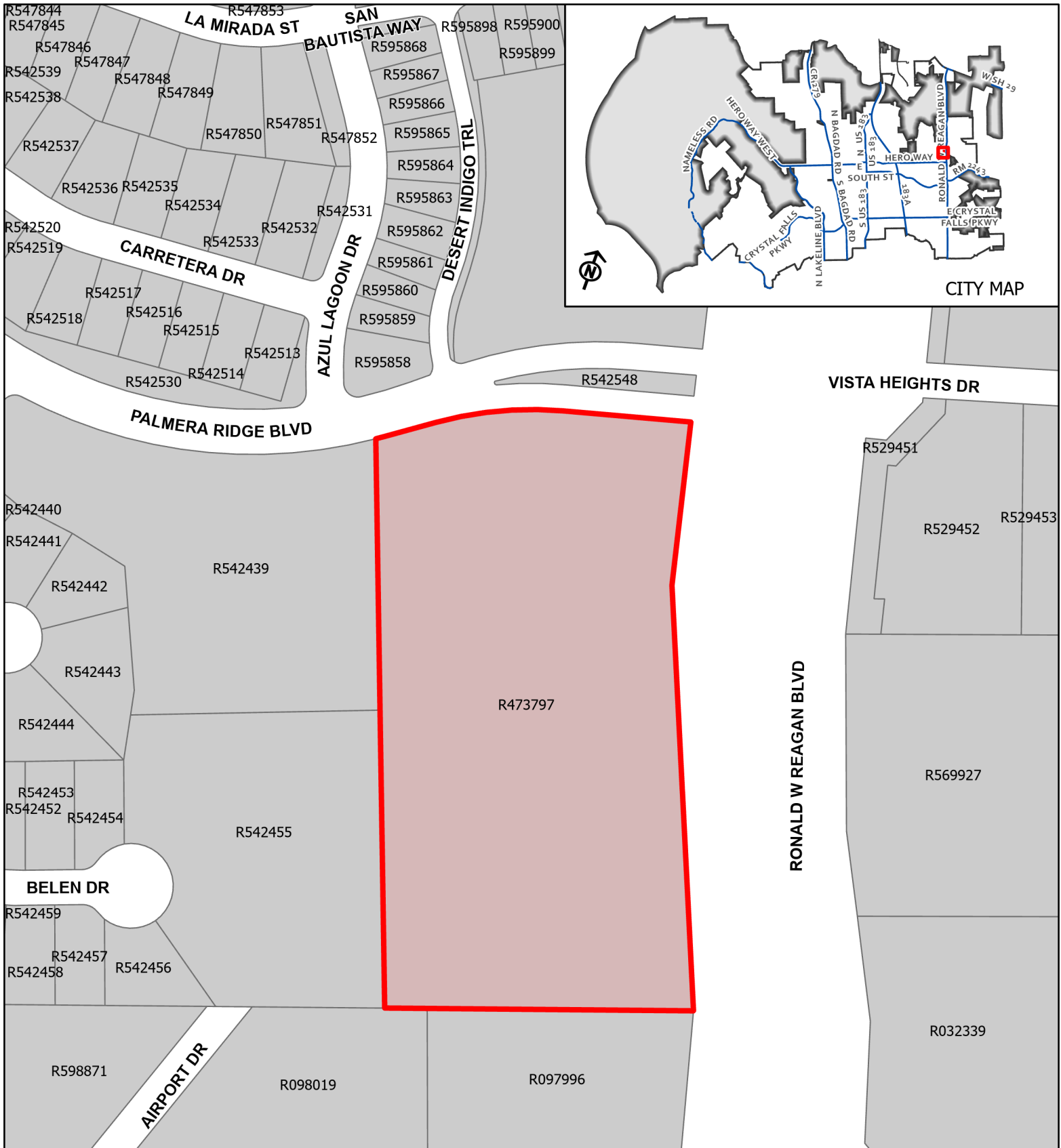
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____ M, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



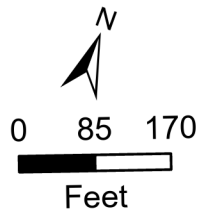
CASE: 21-FP-031

ATTACHMENT #2

PALMERA RIDGE SEC 12

Location Map

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- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft P & Z 4-14-2022 minutes attached.

RECOMMENDATION:

Approval of draft P & Z 4-14-2022 minutes.

PRESENTER:

Attachments

Draft 4-14-2022 Minutes



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

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

April 14, 2022 at 7:00 PM



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

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

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

1. Call to Order at 7:00 p.m.
2. Roll Call
All Commissioners are present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 7, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-TOD-FP-030 regarding Bryson Phase 8, 9, and 12 Final Plat on one parcel of land approximately 54.957 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R485834; generally located south east of Bryson Ridge Trail and South Chitalpa Street, Leander, Williamson County, Texas.
7. Approval of Minutes.

Motion made by Commissioner May and seconded by Vice Chair Mahan to approve the consent agenda items 6 and 7.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-006 to amend the current zoning of SFU/MH-2-B (Single-Family Urban/Manufactured Home) to LC-2-C (Local Commercial) on one parcel of land approximately 0.487 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R035493; and addressed at 607 Crystal Falls Pkwy, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-006 as described above.

Motion made by Commissioner Laura Lantrip, seconded by Commissioner Deirdre Moss to approve the zoning request.

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

7 - 0 Passed

REGULAR AGENDA

9. Discuss and consider action on Tree Removal Case 21-TRP-002 regarding removal of Significant and Heritage Trees associated with The Square at Crystal Falls Site Development generally located on the southeast of the intersection of Crystal Falls Parkway and S Bagdad Road, Leander, Williamson County, Texas.

- Discuss and consider action regarding Tree Removal Case 21-TRP-002 as described above.

Motion made by Commissioner Ron May, seconded by Commissioner Deirdre Moss to approve the tree removal.

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

7 - 0 Passed

10. Discuss and consider action regarding Ordinance Case 22-OR-001 to amend the Composite Zoning Ordinance to adopt regulations for Mobile Food Establishments, update accessory structure requirements, updating definitions, and to provide for related matters; Williamson & Travis Counties, Texas.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Rick Carpenter to approve with the condition that the hours of operation for a temporary mobile food establishment are update to match the LO (Local Office) use component.

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

7 - 0 Passed

11. Discuss and consider action on recommendations from the Planning & Zoning Commission for the FY 2022/2023 City Budget and CIP Plan.

Motion made by Commissioner Ron May, seconded by Commissioner Rick Carpenter to approve 2022/2023 City Budget and CIP Plan.

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

7 - 0 Passed

12. Adjournment at 7:30 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY

04/28/2022

AGENDA SUBJECT:

Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 to amend the Transportation Master Plan to reclassify Live Oak Rd from a Residential Collector to Residential Street generally located west of Live Oak Rd and the future extension of Lakeline Blvd, Leander, Williamson and Travis Counties, Texas.

- Discuss and consider action regarding Comprehensive Plan Amendment Case 22-CPA-002 as described above.

BACKGROUND:

This request is in response to staff comments during the Preliminary Plat review which is the second step in the subdivision process. The Comprehensive Plan Amendment is required to be approved before the Preliminary Plat may be approved. If the amendment is not approved, then the applicant will need to update the Preliminary Plat to be in compliance with the Transportation Master Plan.

The Comprehensive Plan Amendment includes reclassifying Live Oak Rd from a Residential Collector to a Residential Street classification. This change will reduce the size of the roadway as well as allow for homes to front onto Live Oak Road. The Composite Zoning Ordinance prohibits residential lots fronting on to collector class roadways.

HISTORY/TIMELINE:

11/04/2021 Concept Plan Approved

APPLICANT/AGENT:

Jones Carter (Eric Vann) on behalf of Leander 210, LLC (James McVaugh).

RECOMMENDATION:

The Leander Estates Concept Plan was approved November 4, 2021. The next step in the subdivision process is the Preliminary Plat. During the review of the Preliminary Plat, the applicant had concerns with the access and alignment of Live Oak Rd. through the subdivision. The applicant and staff have met regarding reclassification of Live Oak Rd. from a Residential Collector to Residential Street.

Staff agrees that the proposed reclassification is appropriate considering the current property lines, existing ROW alignments, and the proposed land uses in the area. The Residential Street will allow more flexibility in alignment and would be compatible with the existing nature of Live Oak Rd.

ORDER OF EVENTS:

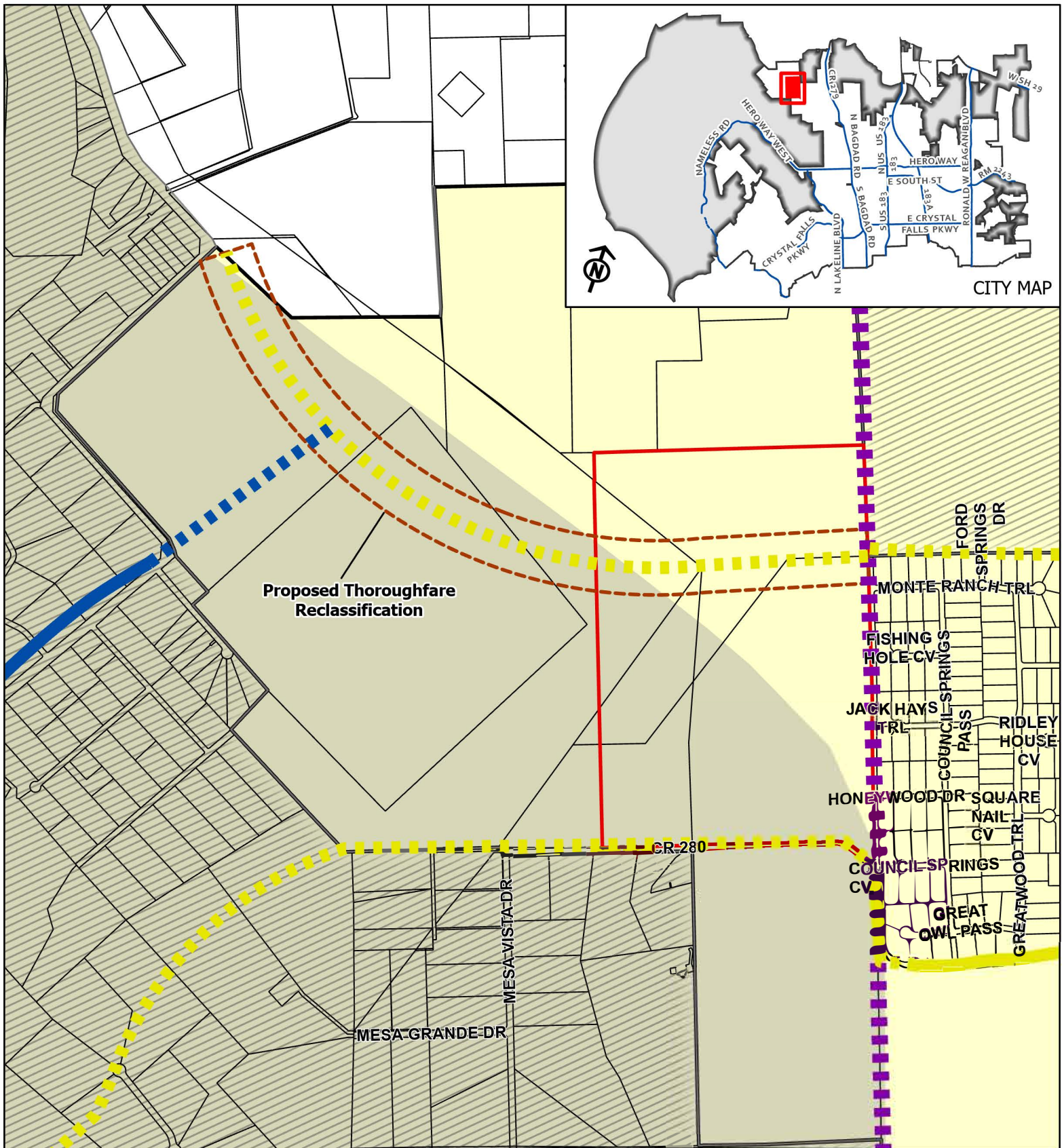
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. FLU Map
2. Proposed FLU Map
3. Public Notice
4. Aerial



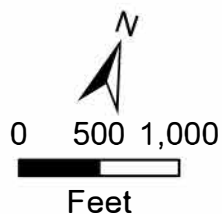
CASE: 22-CPA-002

ATTACHMENT #1

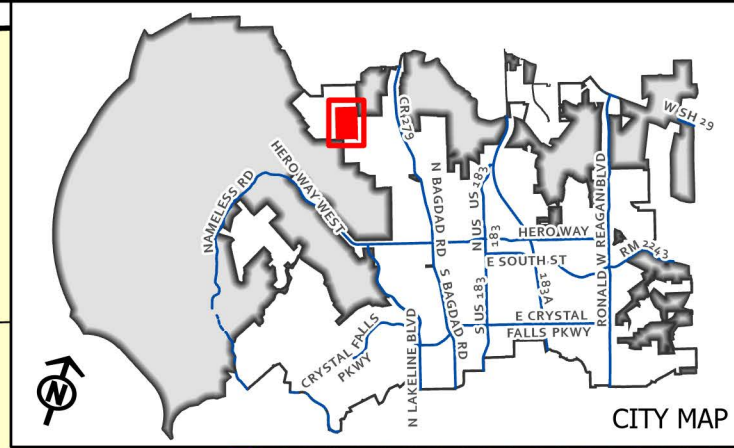
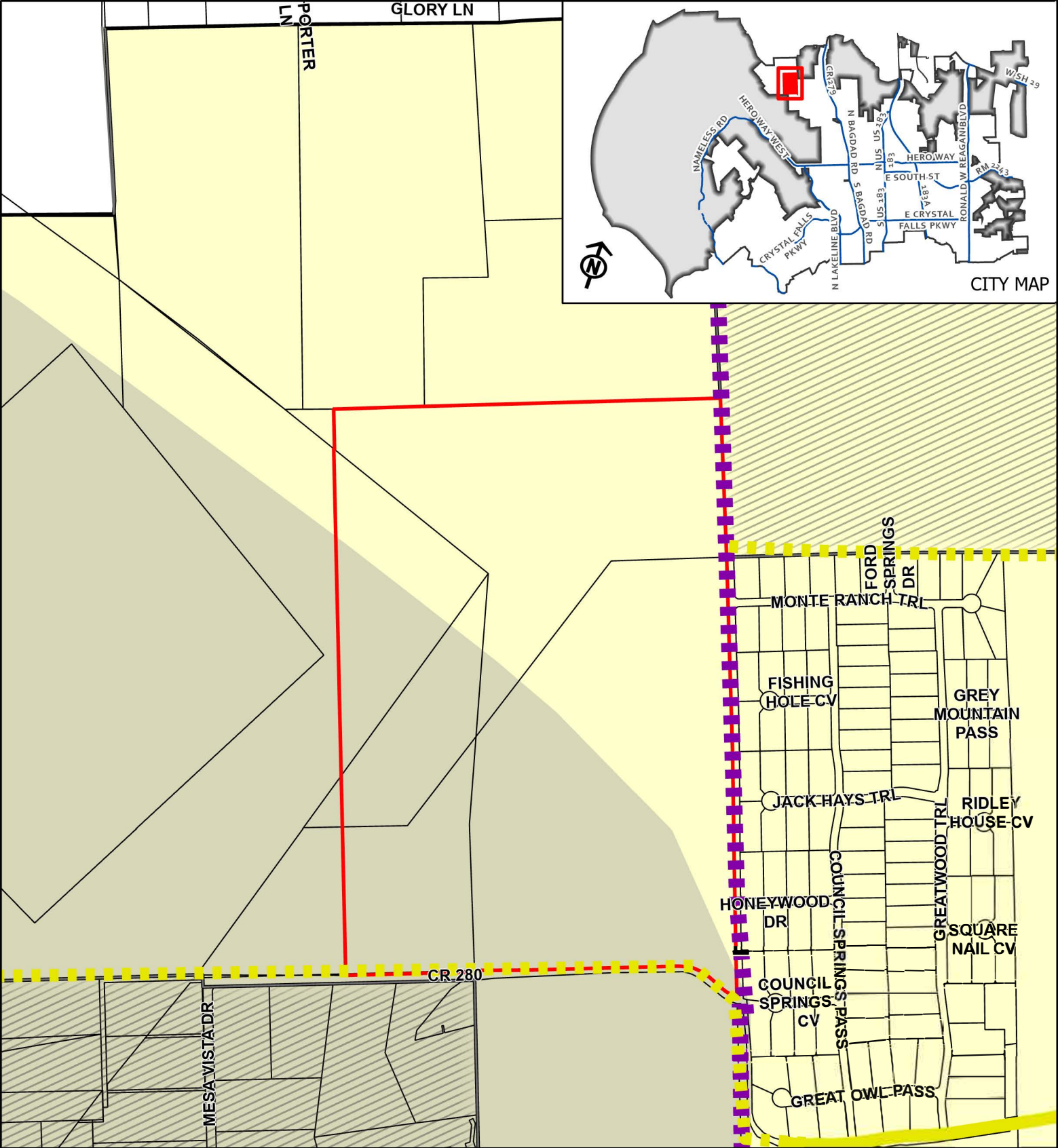
LEANDER ESTATES

Future Land Use Map

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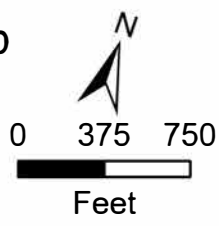
- | | |
|---------------------------|---------------------------|
| Leander City Limits | Arterial 4 Lane, Proposed |
| Leander ETJ | Collector, Proposed |
| Subject Area | Rural, Proposed |
| Proposed Reclassification | Future Land Use |
| Collector, Existing | Rural |
| Rural, Existing | Neighborhood Residential |



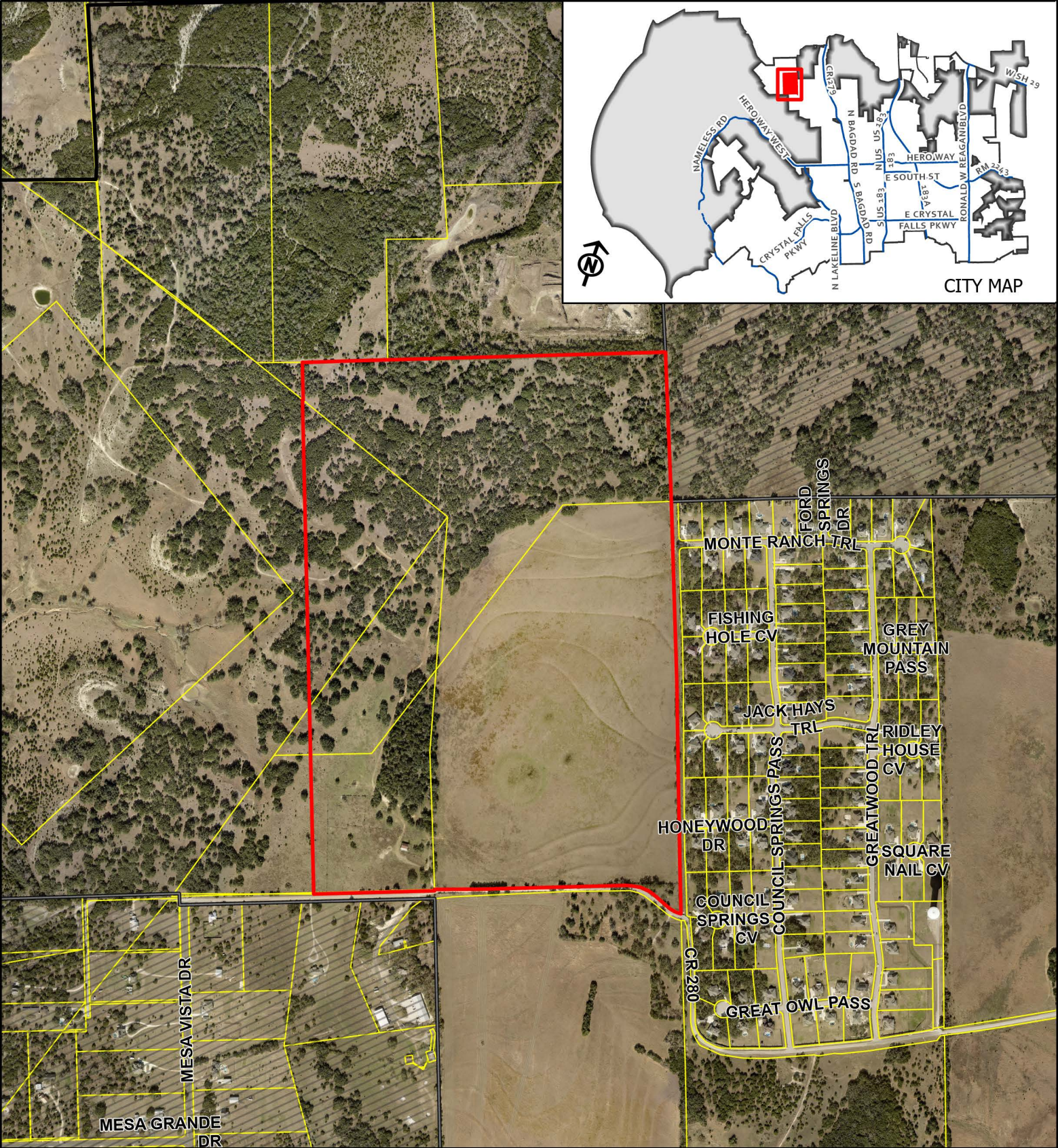
CASE: 22-CPA-002 ATTACHMENT #2 LEANDER ESTATES

Proposed Future Land Use Map

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- | | |
|---------------------------|--------------------------|
| Leander City Limits | Collector, Proposed |
| Leander ETJ | Future Land Use |
| Subject Area | Rural |
| Collector, Existing | Neighborhood Residential |
| Arterial 4 Lane, Proposed | |



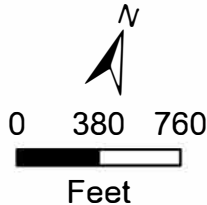
CASE: 22-CPA-002

ATTACHMENT #4

LEANDER ESTATES

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

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

- Discuss and consider action regarding Zoning Case 22-Z-008 as described above.

BACKGROUND:

This request is the first step in the zoning process.

APPLICANT/AGENT:

Kirkman Engineering, LLC (Shea Kirkman) on behalf of Sharon Lockhart Seaman, Gary Seaman, and Joel Seaman.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Michael Chenausky AICP, Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notifications
5. Proposed Zoning
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE 22-Z-008
50 HIGH GABRIEL

GENERAL INFORMATION

Owner/Agent: Kirkman Engineering, LLC (Shea Kirkman) on behalf of Sharon Lockhart/Seaman.

Current Zoning: SFS-2-B (Single-Family Suburban)

Proposed Zoning: GC-3-C (General Commercial)

Size and Location: The property is located at 50 High Gabriel East, including approximately 2.3 acres.

Staff Contact: Michael Chenausky AICP
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop the property as commercial.

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 3*
- ☐ ☒ Does the proposal warrant any other special considerations? *see below*

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	SFS-2-B, ETJ	Undeveloped and Large lot residential
EAST	ETJ	Large lot residential
SOUTH	PUD	The Cottages at Bryson and the Bryson subdivision.
WEST	PUD	Monarch PUD under review

SURROUNDING AREA:

This property is located off 183A Toll Rd. south of High Gabriel East. The property is bound by the Cottages at Bryson (under construction) and the Bryson residential subdivision to the south. The western portion of the property fronts the 183A Toll Rd. across from the Monarch PUD which includes commercial and residential development currently under review. The properties to the north and east include both undeveloped lots and large lot residential which fall under the Multi-Use Corridor and ETJ respectively.

PHYSICAL AND NATURAL FEATURES:

This property shows significant tree cover which will need to comply with the City's tree preservation requirements. The site will be evaluated for drainage criteria later in the development process.

PROPERTY HISTORY:

This property was annexed in to the City of Leander on March 23, 2005.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- No previous zoning cases.

MAJOR CORRIDORS:

This property has access onto 183A Toll Rd. and High Gabriel East.

TRANSPORTATION PLAN REQUIREMENTS:

Driveways along High Gabriel East will be reviewed by Engineering staff at a later development stage. The driveway spacing along High Gabriel East will be dictated by the Austin Transportation Criteria Manual. The ultimate build out of High Gabriel East may be determined by the Engineering Department during the development process.

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No previous subdivision cases.

EXISTING UTILITIES:

This property has access to an 8" water and 8" wastewater line located in the Bryson subdivision.

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 C (non-residential only):**

Features: 3 or more architectural features.

Intent:

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

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**MULTI-USE CORRIDOR**

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

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 12/20/2021. The following changes were made to the project since the development meeting was held:

- No significant changes.

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

- No applicable changes.

NOTIFICATION

04/07/2022 - Public Notice on Hill Country News

04/13/2022 - Mail Notification to Property Owners within 200'

04/13/2022 - Public Hearing Signage Posted on Property

04/28/2022 - Planning and Zoning Commission Public Hearing

05/19/2022 - City Council Public Hearing & First Reading of the Ordinance

06/02/2022 - 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 7 in the packet for the Neighborhood Outreach form. Below is a list of comments/concerns that were discussed during the meeting:

- Traffic, noise and light pollution to surrounding properties.

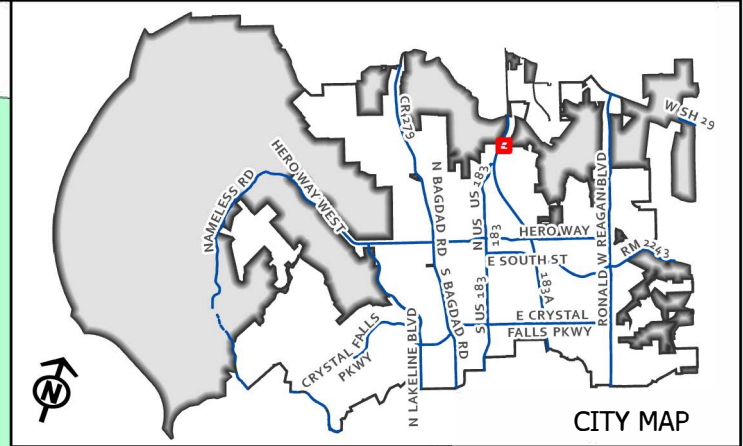
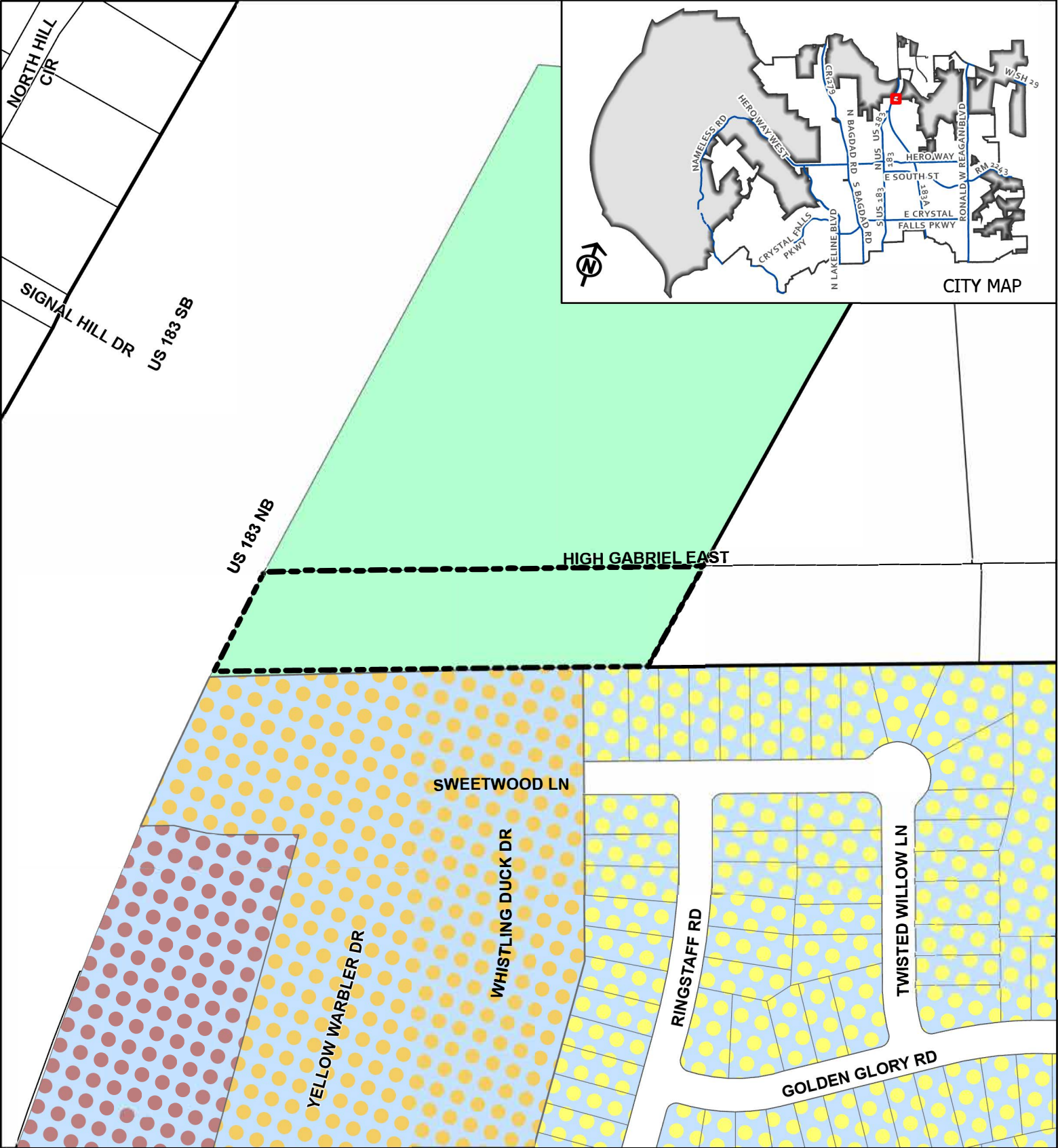
The following changes were made to address issues discussed.

- Access to the site proposed off 183A Toll Rd. Proposed site design with buildings backing to residential to reduce noise and maintain privacy.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

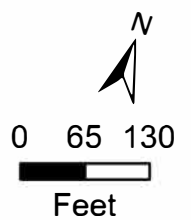
The Future Land Use map identifies 183A Toll Rd as a Priority Multi-Use Corridor, which is compatible with commercial retail, office, and personal service uses.



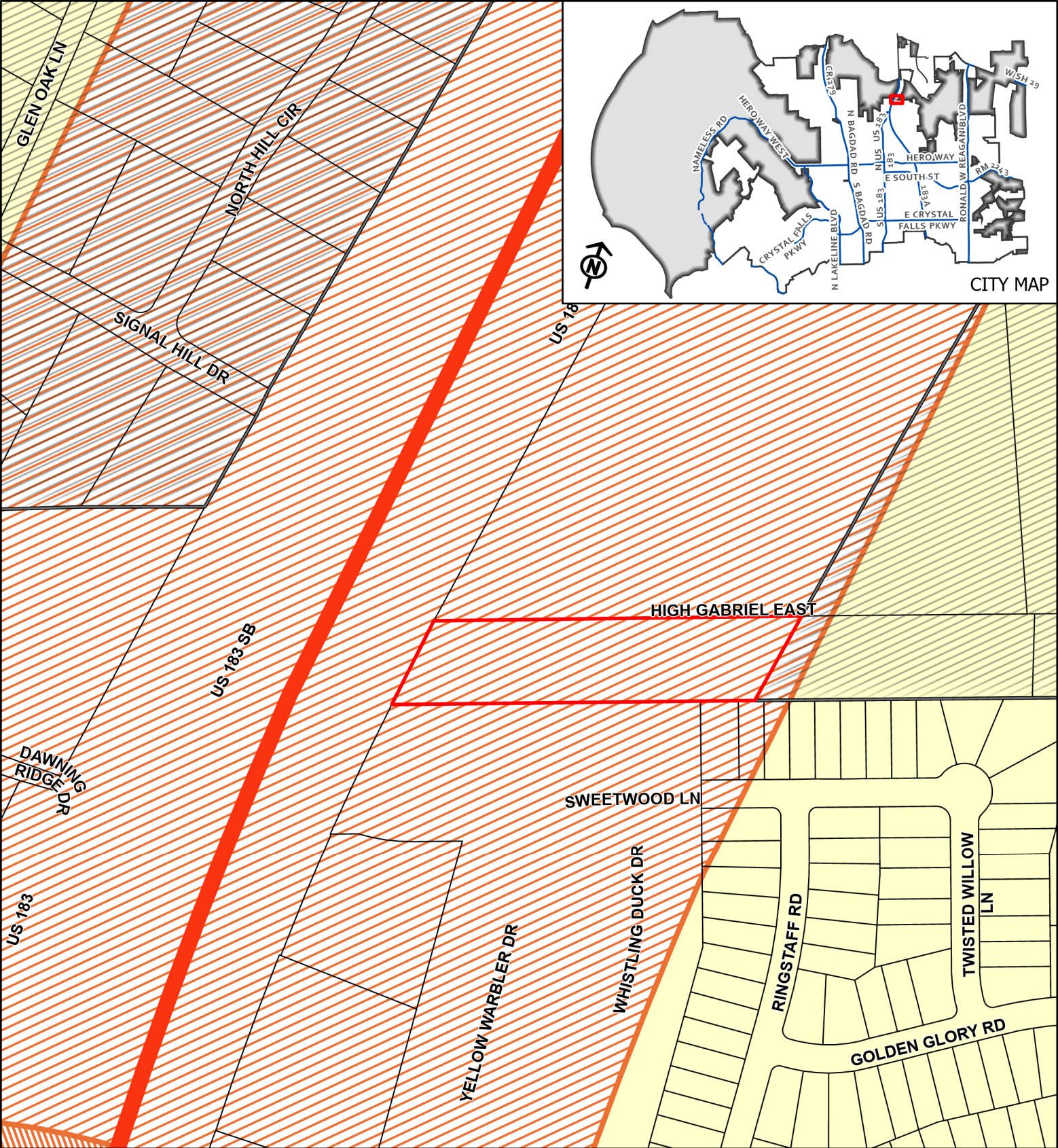
CASE: 22-Z-008 ATTACHMENT #2 50 HIGH GABRIEL EAST

Current Zoning Map

- | | | | |
|--|------------------------------|--|------------------------|
| | Leander City Limits | | LC - Local Commercial |
| | Leander ETJ | | PUD - Single-Family |
| | Subject Area | | PUD-CH |
| | SFS - Single-Family Suburban | | PUD - Local Commercial |



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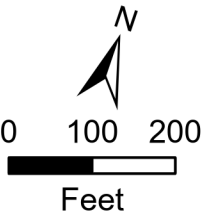
CASE: 22-Z-008

ATTACHMENT #3

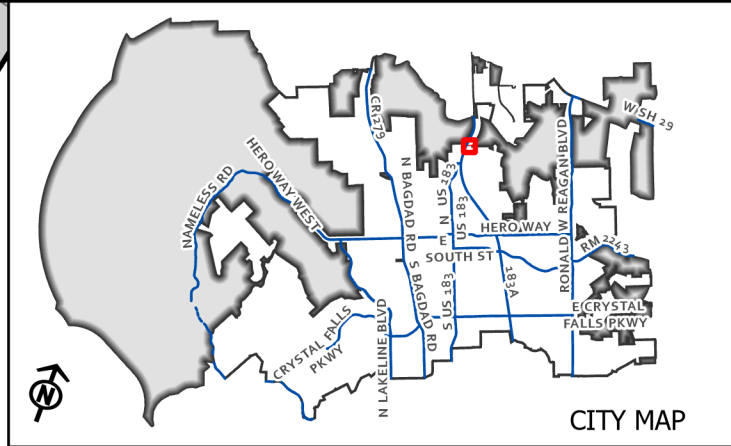
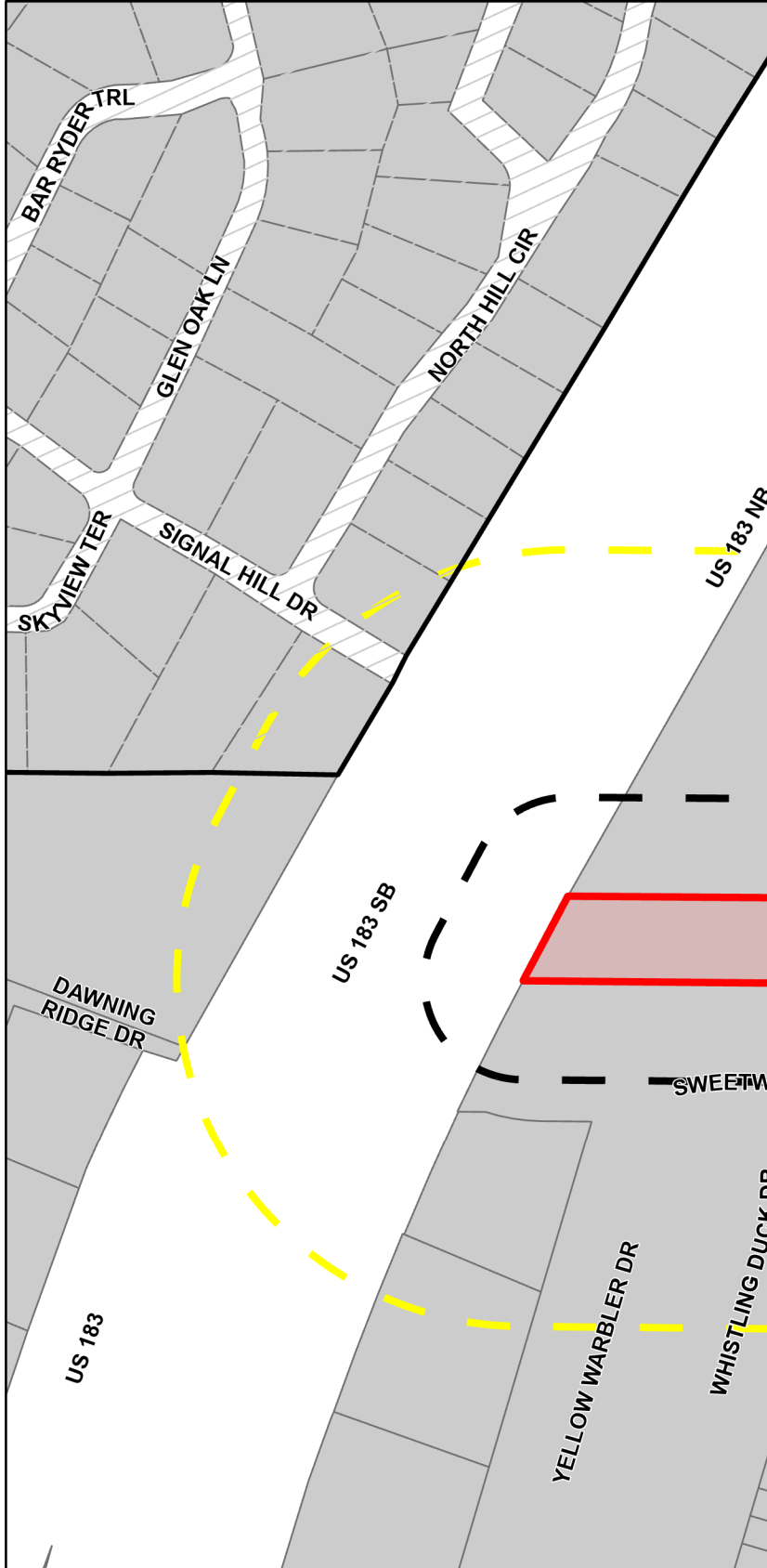
50 HIGH
GABRIEL EAST

Future Land Use Map

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- Leander City Limits
 - Leander ETJ
 - Subject Area
 - Access Controlled, Existing
- Future Land Use
- Neighborhood Residential
 - Multi-Use Corridor - Priority Corridor
 - Neighborhood Center - Priority Corridor



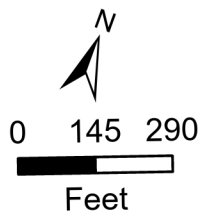
CASE: 22-Z-008

ATTACHMENT #4

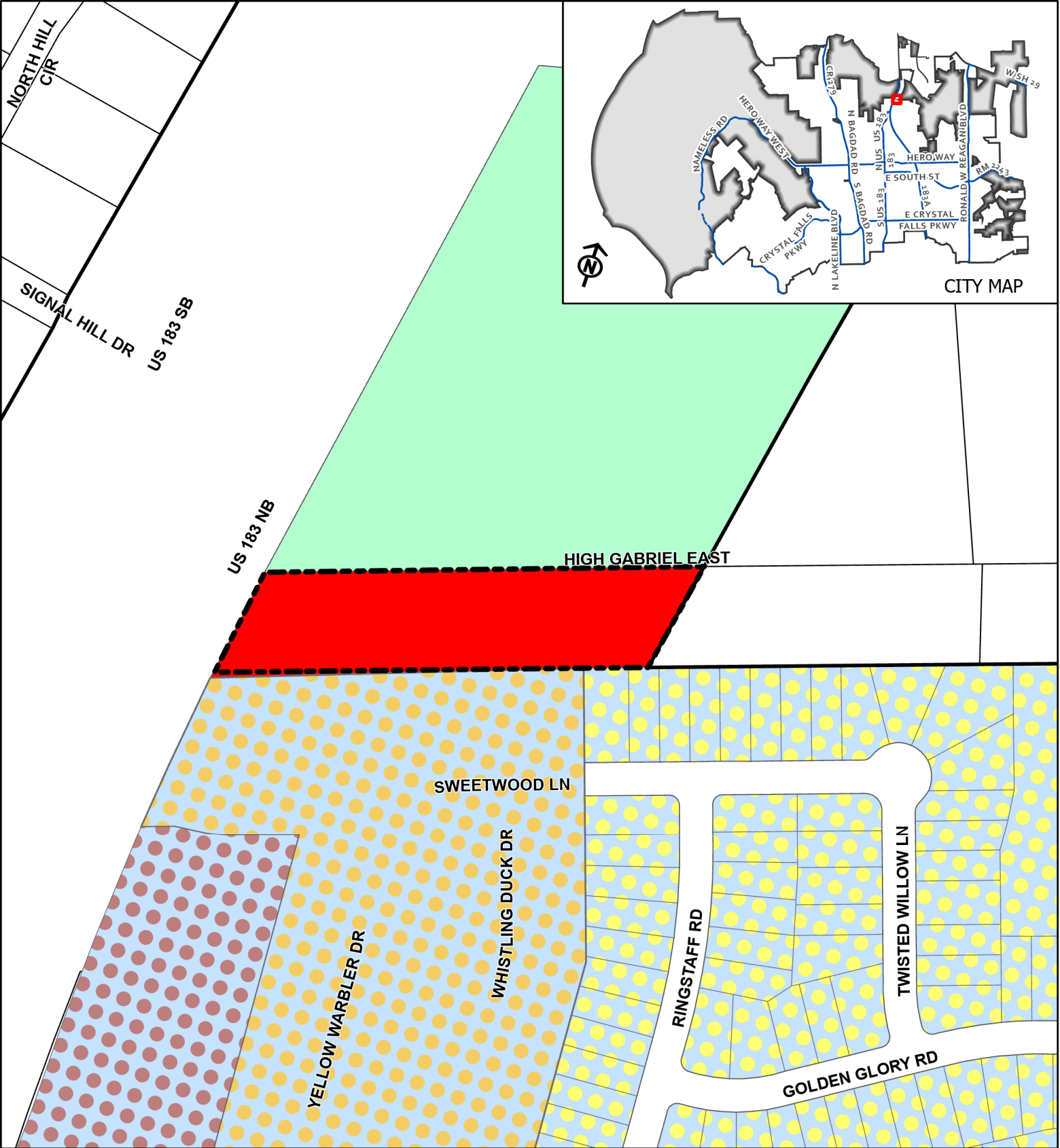
50 HIGH
GABRIEL EAST

Public Notification

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- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ



CASE: 22-Z-008

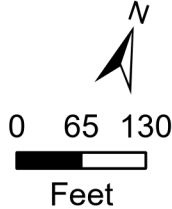
ATTACHMENT #5

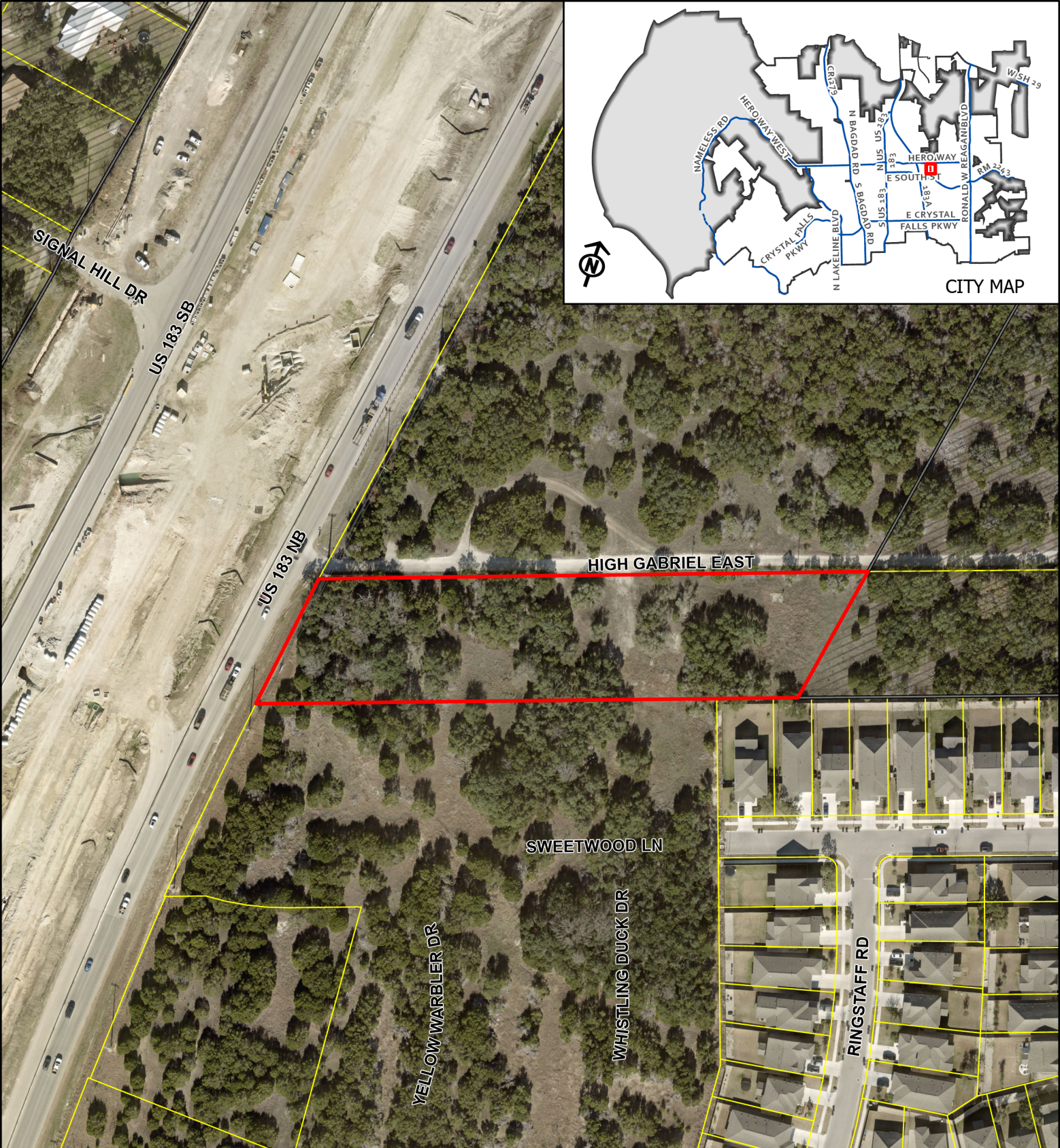
50 HIGH
GABRIEL EAST

Proposed Zoning 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 |  | GC - General Commercial |
|  | Leander ETJ |  | PUD - Single-Family |
|  | Subject Area |  | PUD-CH |
|  | SFS - Single-Family Suburban |  | PUD - Local Commercial |
|  | LC - Local Commercial | | |





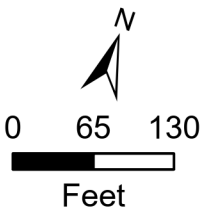
CASE: 22-Z-008

ATTACHMENT #6

50 HIGH
GABRIEL EAST

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



February 23, 2022

City of Leander Planning Department
P.O. Box 319
Leander, Texas 78646

Zoning Change Request: 50 High Gabriel East, Leander TX

On behalf of the property owner, I am applying for a zoning change on the property located at 50 High Gabriel East (Williamson County Appraisal District Parcel ID R032240) and more particularly described below.

The property is currently undeveloped with moderate tree coverage and sloping terrain. The property is bound along the south by the Bryson residential community, to the north by existing High Gabriel Road and undeveloped property, to the east by residential acreage and to the west by Highway 183A.

The existing zoning for the property is SFS-2-B (Single Family Suburban) with a change to GC-3-C (General Commercial) zoning being proposed. This change in zoning will provide for the ability to develop office and retail uses on the property consistent with the Leander future land use plan.

I look forward to working with the Leander team on this project. Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

Shea Kirkman, P.E.

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.

1/19/22 - Applicant (Shea Kirkman) met with Mark and Cherri McElherran of 450 & 501 High Gabriel East (immediately adjacent to and most impacted).
1/28/22 - mailed a Zone Change Summary Letter and Concept Plan to all adjacent property owners describing the rezoning request
2/3/22 - 2nd attempt at contacting Bryson HOA.

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.

HOA (Bryson) and all adjacent owners have been contacted.

3. What concerns were raised during these communications?

Minimal concerns at time of this application. The proposed project has limited impact of traffic, noise and light to the surrounding properties.

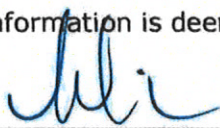
4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

All access will come from 183A (No neighborhood traffic expected).

Site design proposes buildings backing to adjacent residents to reduce noise and maintain privacy.

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

Signature:



Date

2/3/22



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case 22-Z-010 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to HC-4-D (Heavy Commercial) on one parcel of land approximately seven acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcel R620745; and approximately 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case 22-Z-010 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/21/2016 Annexation Date

APPLICANT/AGENT:

Goode Faith Engineering (Anthony Goode) on behalf of 2773 Hero Way, LLC (Spencer Filmore).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use
4. Public Notifications
5. Proposed Zoning
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE 22-Z-010
2773 HERO WAY

GENERAL INFORMATION

Owner/Agent: Goode Faith Engineering (Anthony Goode) on behalf of 2773 Hero Way, LLC (Spencer Filmore).

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

Proposed Zoning: HC-4-D (Heavy Commercial)

Size and Location: The property is generally located 1,200 feet south of the intersection of CR 269 and Hero Way on the south side of Hero Way, Leander, Williamson County, Texas.

Staff Contact: Justin Hunt
Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property from Single-Family Rural to Heavy Commercial. This request is to allow for anticipation of manufacturing, light industrial, warehouse and heavy commercial uses for this property and included as allowable uses under the employment center future land use category.

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?

SITE INFORMATION:

ABUTTING ZONING AND LAND USE:

	ZONING	LAND USE
NORTH	Interim- SFR-1-B	Single-family residence
EAST	HC-4-D	Single-family residence
SOUTH	Interim- SFR-1-B	Lea Chapman Construction- outdoor storage
WEST	HC-4-D	Undeveloped land

SURROUNDING AREA:

This property is located south of Hero Way West and to the east of 183 A Toll Road. The surrounding parcels have a mix of interim single-family zoning and commercial, but most of the parcels are used as single-family residential or are undeveloped.

PHYSICAL AND NATURAL FEATURES:

This property contains scattered trees, but is mostly open area.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 01/13/2013.

MAJOR CORRIDORS:

This property has access onto Hero Way West

TRANSPORTATION PLAN REQUIREMENTS:

This property includes Hero Way West improvements.

EXISTING UTILITIES:

This property has access to a 12" waterline along Hero Way West and would need to extend wastewater from 183 A Toll Road or from the east approximately 1,400 LF.

CURRENT LAND USES:

This property is currently undeveloped land.

PROPOSED ZONING DISTRICT:

USE COMPONENT

HC – HEAVY COMMERCIAL:

Features: Any use in GC plus commercial laundry, contractor storage yard, lumber yards, indoor manufacture, assembly and processing, mini-warehouse, RV, trailer and boat storage, testing and research, warehouse and distribution, wholesale, wrecker impoundment.

Intent: Development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

SITE COMPONENT

TYPE 4 (non-residential only):

Features: Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

Intent:

- (1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE D (non-residential only):**

Features: 2 or more architectural features.

Intent:

- (1) This architectural component is intended only for industrial warehouse, heavy commercial service and other similar applications and shall be utilized only with GC, HC or HI use components.
- (2) This component is not intended to be utilized with the majority of GC districts.
- (3) This component is not intended for retail or office development or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park development.

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

- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

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

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

DESIRED MIX: 80-100% Non-Residential, 0-20% Residential

Allowed Uses: LO, LC, GC, HC, PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

No development meeting was held

NOTIFICATION

- 04/07/2022 - Public Notice on Hill Country News
- 04/13/2022 - Mail Notification to Property Owners within 200'
- 04/13/2022 - Public Hearing Signage Posted on Property
- 04/28/2022 - Planning and Zoning Commission Public Hearing
- 05/19/2022 - City Council Public Hearing & First Reading of the Ordinance
- 06/02/2022 - City Council Second & Final Reading of the Ordinance

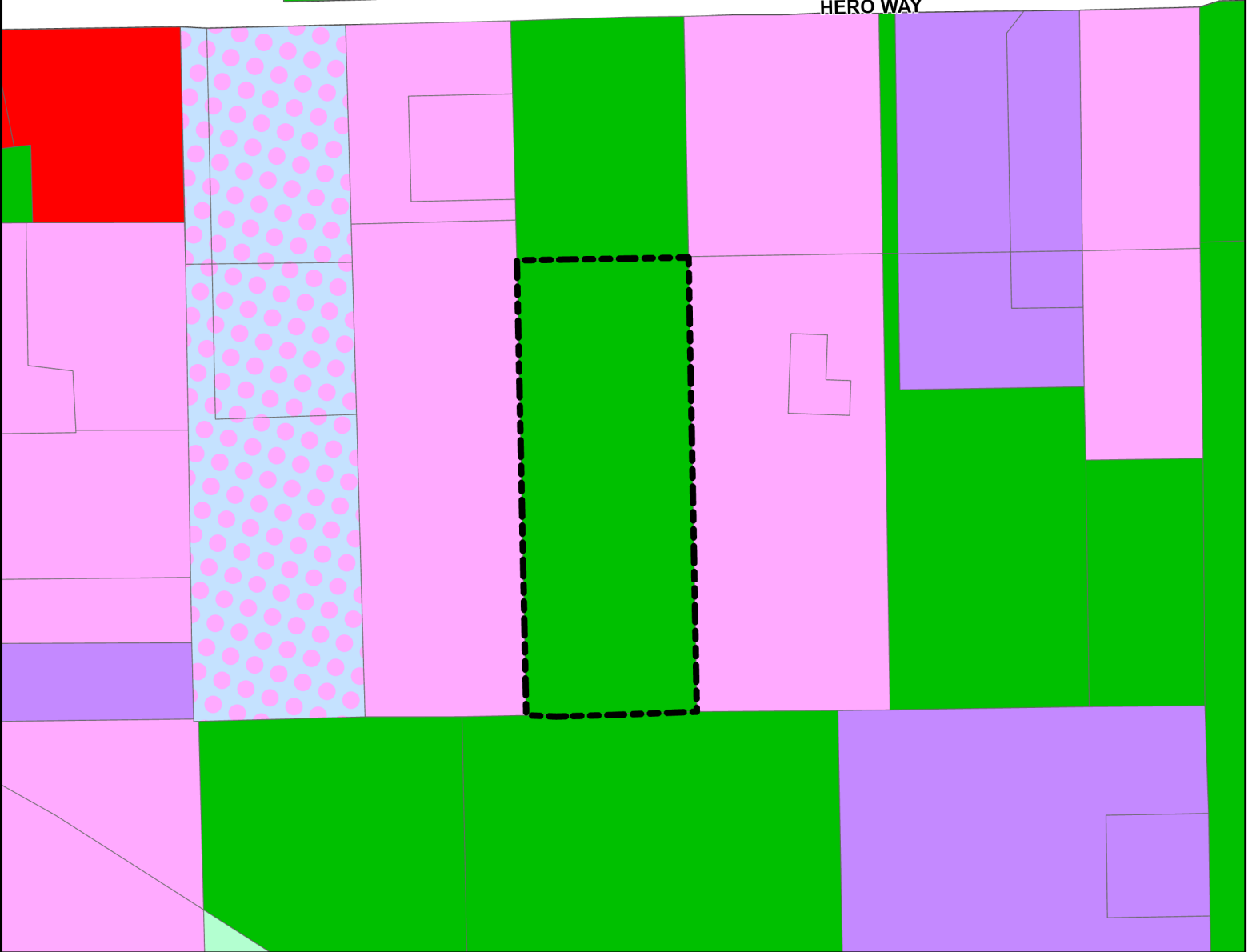
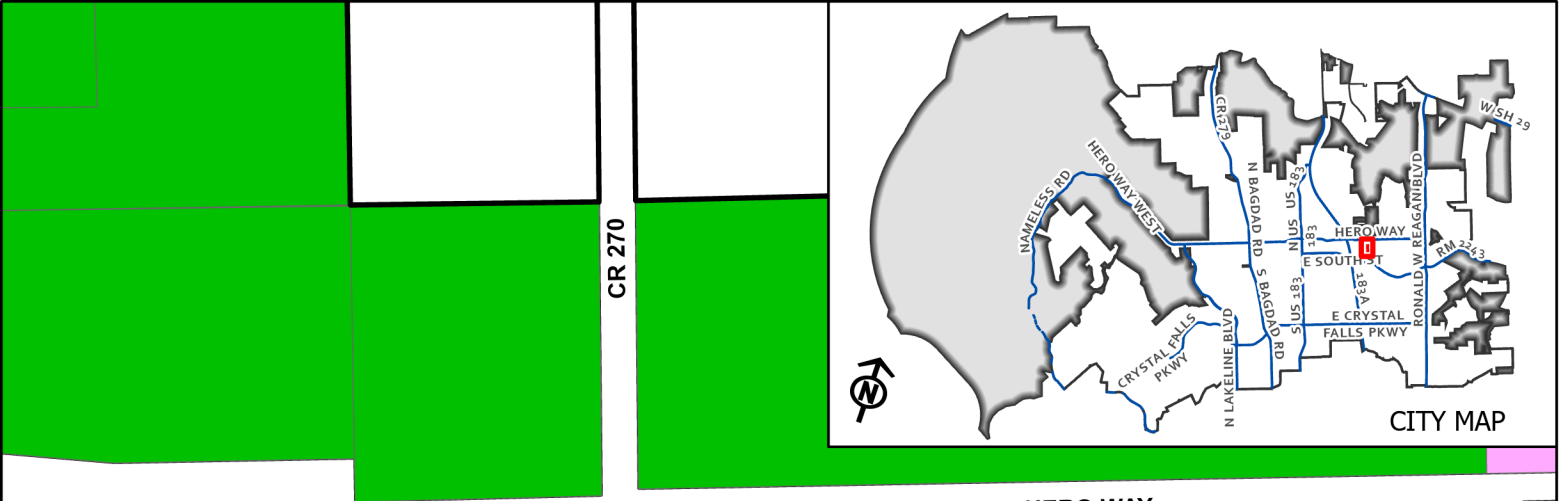
PUBLIC NOTIFICATION:

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. No concerns have been brought up.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This zoning change proposal is compatible with surrounding zonings, land uses, and our future land use map.



CASE: 22-Z-010 ATTACHMENT #2 2773 HERO WAY

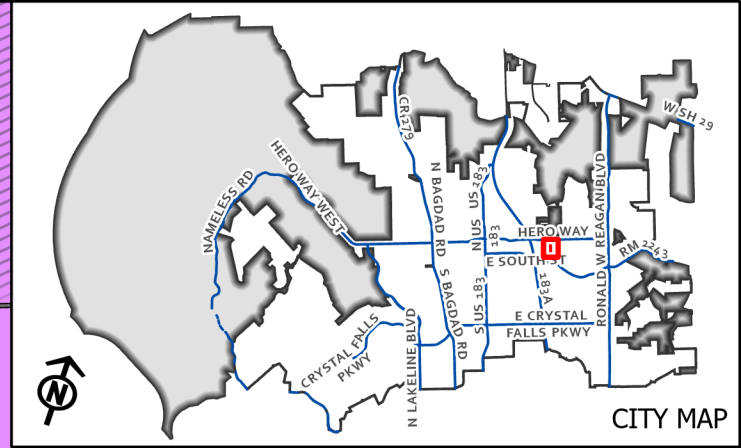
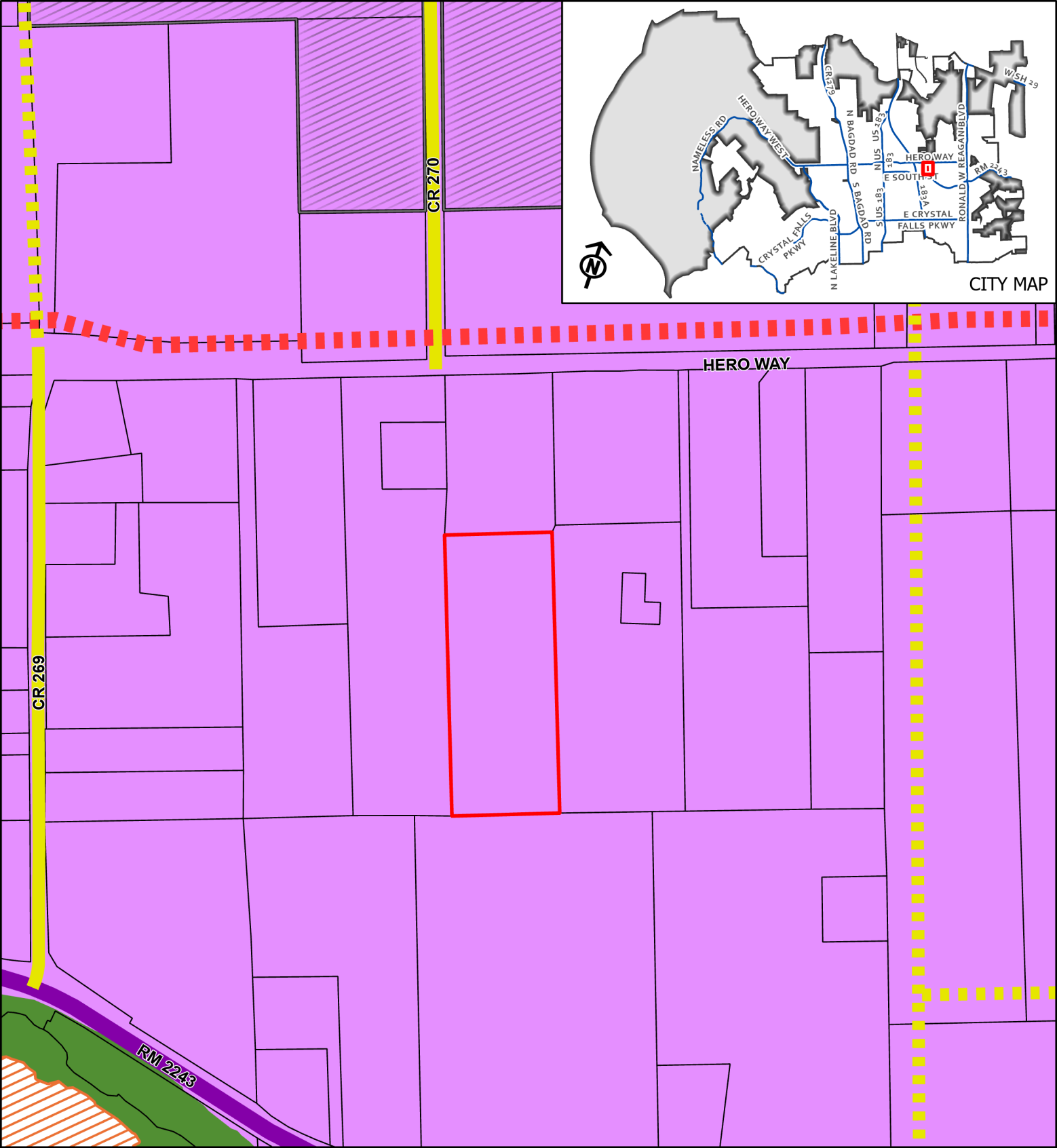
Current Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Heavy Commercial

0 110 220 Feet



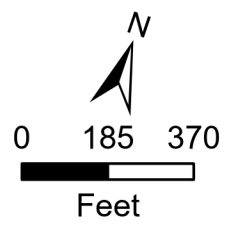
CASE: 22-Z-010

ATTACHMENT #3

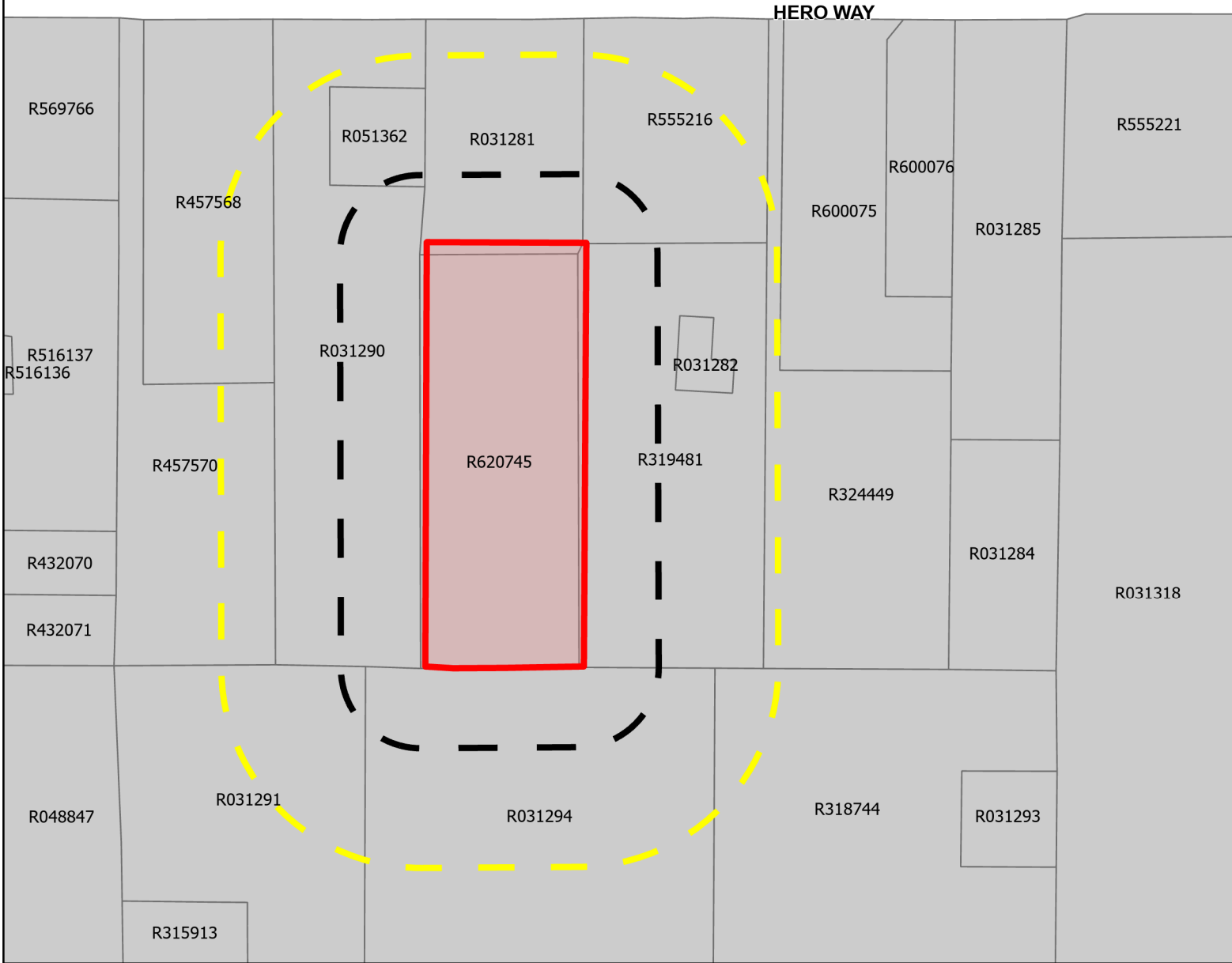
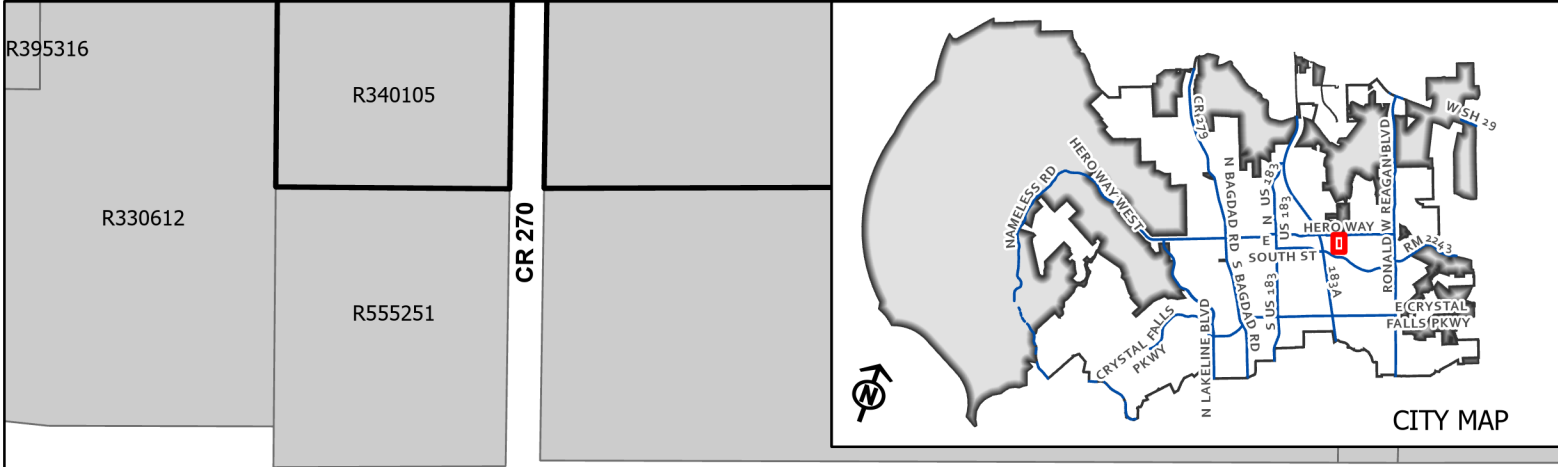
2773 HERO WAY

Future Land Use Map

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- | | |
|-----------------------------|--|
| Leander City Limits | Collector, Proposed |
| Leander ETJ | Future Land Use |
| Subject Area | Neighborhood Residential |
| Arterial 4 Lane, Existing | Multi-Use Corridor - Priority Corridor |
| Collector, Existing | Employment Center |
| Access Controlled, Proposed | Greenway |



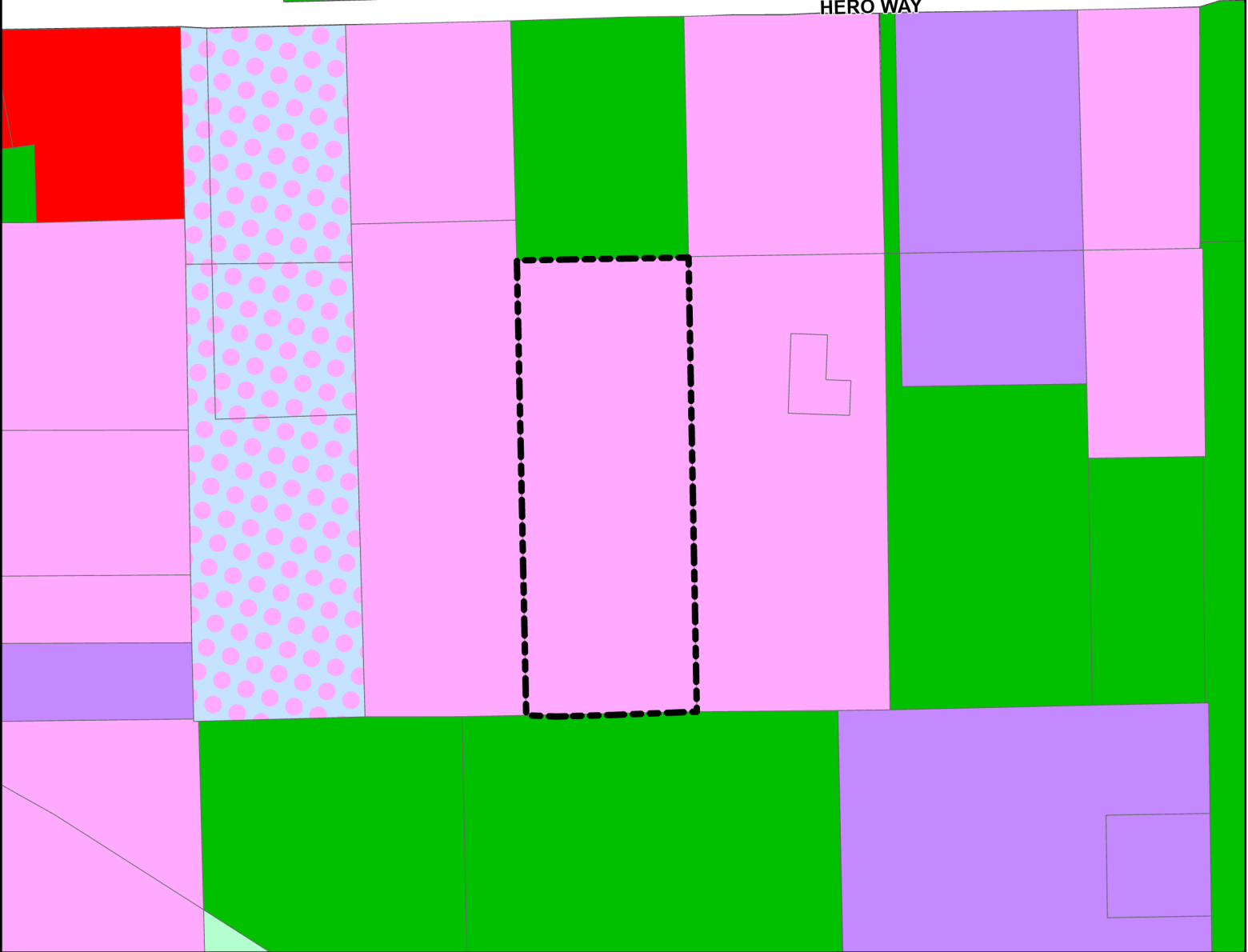
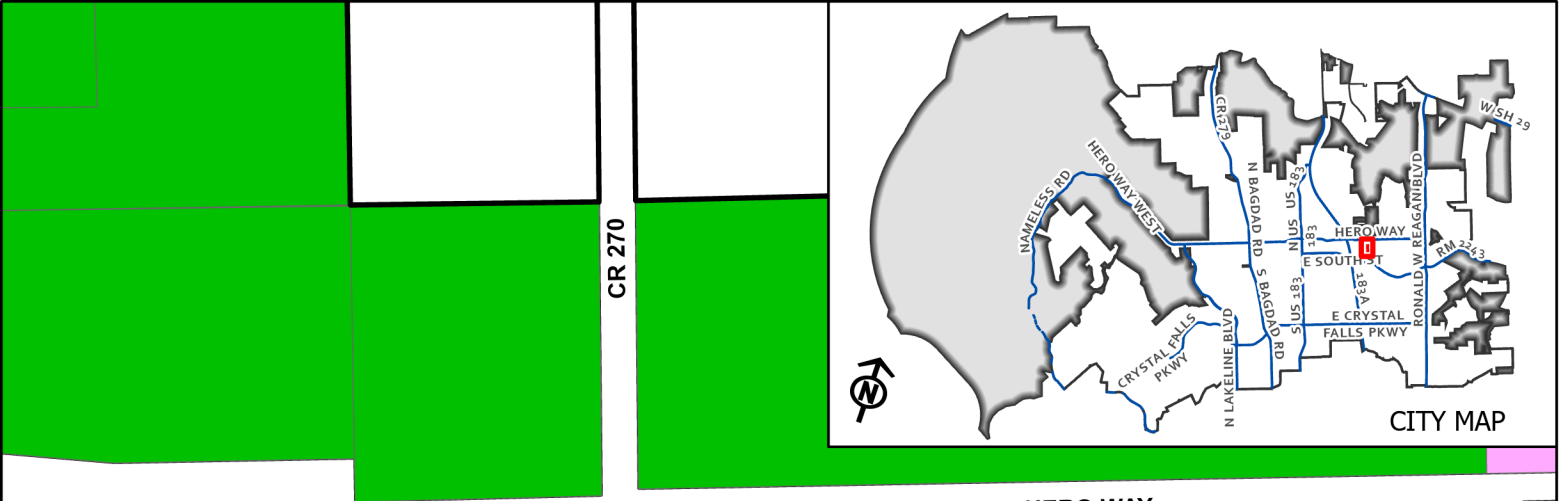
CASE: 22-Z-010 ATTACHMENT #4 2773 HERO WAY

Public Notification

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0 155 310
Feet

- Subject Area
- 200' Buffer
- 500' Buffer
- Leander City Limits
- ETJ



CASE: 22-Z-010 ATTACHMENT #5 2773 HERO WAY

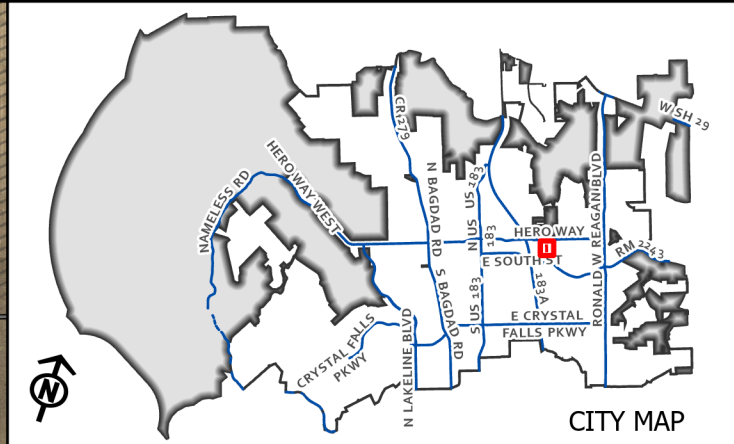
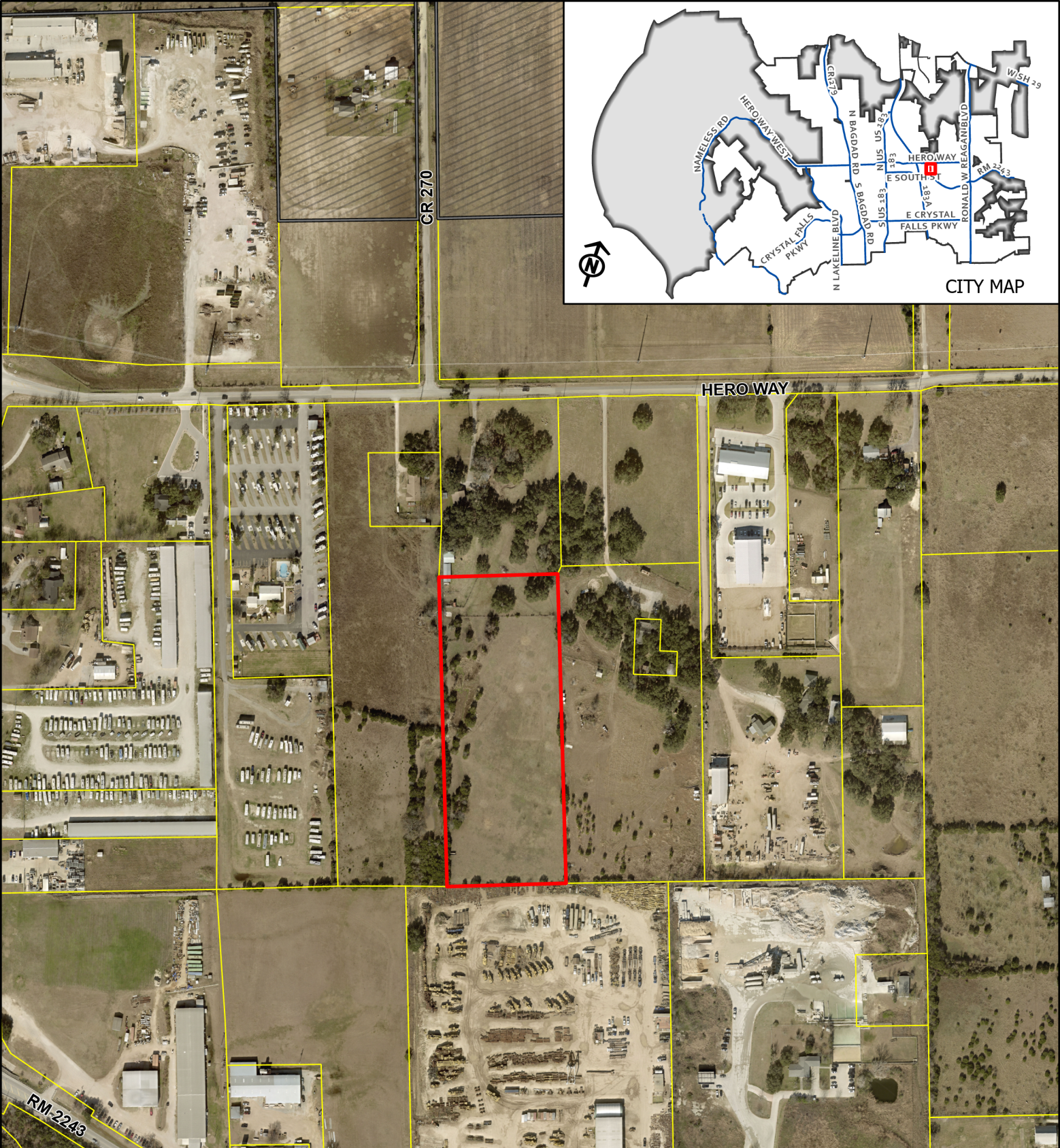
Proposed Zoning Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFS - Single-Family Suburban

- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Heavy Commercial

0 110 220
Feet



CITY MAP

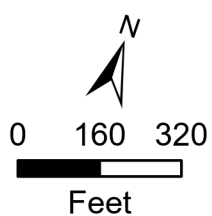
CASE: 22-Z-010

ATTACHMENT #6

2773 HERO WAY

Aerial Map

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- Leander City Limits
- Leander ETJ
- Subject Area

March 22, 2022

City of Leander Planning Department
PO Box 319
Leander, Texas 78646

Subject: 2773 Hero Way (R620745)
Zoning Change Letter of Intent

Please find attached an application requesting a zoning change for 2773 Hero Way. The property is currently zoned for Single-Family Rural, and a zoning change to Heavy Commercial is being requesting.

The property consists of a 7-acre tract from AW0006 – Harmon, E.D. Survey located east of 183A and south of Hero Way, Parcel number R620745. The property does not have frontage on any road and is located about 500' south of Hero Way.

The parcel was sold out of a 10-acre tract with the frontage containing the home site. The 7 acres is open land with no improvements. The South property line is adjacent to an industrial storage yard for HL Chapman Pipeline Construction. The east and west adjacent properties are open pasture with the western 10-acre tract under the same owner that was recently zoned for heavy commercial.

The lot is approximately 890' long and is approximately 340' wide. The lot is rather flat with most of the property being at a 1-2% slope. The lot has a few trees along the fence lines and in the low areas. The trees do not appear significant in size are most are not hardwoods. There appears to be less than 100 acres of drainage that is conveyed through the site from north to south on the eastern side. A defined channel appears to start at the western property line about 400' from the south property line but is generally located on the western adjacent property.

The Zoning request is for Heavy Commercial for the entire tract. We are anticipating manufacturing, light industrial, warehouse and heavy commercial uses for this property as included in the Future Land Use designation of employment center.

Thank you for your consideration of this zoning change.

Sincerely,



Anthony Goode

Spencer Fillmore
2773 Hero Way LLC
737-808-0845
Spencer@tbgproperties.com

March 2, 2022

Dear Neighbors,

2773 Hero Way LLC is submitting a zoning change request for the 7-acre tract on the back portion of 2773 Hero Way (500 feet from Hero Way frontage). The picture below shows the portion of property that will be rezoned. The request is to amend the current zoning of Single-Family Rural to Heavy Commercial which will allow for the potential development of office/warehouse or storage on the property.



If you would like more information or have any questions or concerns, please don't hesitate to contact me.

Kindest Regards,

Spencer Fillmore

Address within 500 feet of R620745 (2773 Hero Way)			
Parcel	Owner	Site Address	Mailing Address
R031281	GOLDEN BOBBY & CHRISTINE	2773 HERO WAY, LEANDER, TX 78641	2773 HERO WAY, LEANDER, TX 78641
R457568	GOLDEN SUN ENTERPRISE, LLP	2689 HERO WAY, LEANDER, TX 78641	2689 HERO WAY, LEANDER, TX 78641
R324449	MAUCK PROPERTIES LLC	2967 HERO WAY, LEANDER, TX 78641	2967 HERO WAY, LEANDER, TX 78641
R600075	PRELUDE VENTURES LLC	HERO WAY, LEANDER, TX 78641	315 COUNTY ROAD 205 LIBERTY HILL, TX 78642
R031290	MAJESTIC OAK RV RESORT LLC	2739 HERO WAY, LEANDER, TX 78641	5411 WILLIAMS DR #STE 303 GEORGETOWN, TX 78633
R051362	MAJESTIC OAK RV RESORT LLC	2739 HERO WAY, LEANDER, TX 78641	5411 WILLIAMS DR #STE 303 GEORGETOWN, TX 78633
R031282	VIVEK MAHENDRU MD	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902
R319481	VIVEK MAHENDRU MD	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902
R555216	VIVEK MAHENDRU MD	2871 HERO WAY, LEANDER, TX 78641	8010 MULEY DR AUSTIN, TX 78759-6902
R031291	HARDWOOD PRODUCTS & DOORS INC	FM 2243, LEANDER, TX 78641	C/O JOSE ADAME PRES PO BOX 645 LEANDER, TX 78646-0645
R031294	CHAPMAN H L INVESTMENTS LTD	9250 FM 2243, LEANDER, TX 78641	PO BOX 4109 CEDAR PARK, TX 78630-4109
R457570	MERRY E MOTLEY	2677 HERO WAY, LEANDER, TX 78641	PO BOX 512 CEDAR PARK, TX 78630-0512
R318744	TEX MIX LAND LTD	9200 RR 2243, LEANDER, TX 78641	PO BOX 830 LEANDER, TX 78646-0830



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

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

- Discuss and consider action regarding Zoning Case 22-Z-013 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

03/26/2017 Annexed

APPLICANT/AGENT:

Drenner Group, PC (Amanda Swor) on behalf of David Meyer, Kenneth L. Solt, and Joi A. Solt).

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Justin Hunt, Planner

Attachments

1. Planning Analysis
2. Current Zoning Map
3. FLU Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan
8. Letter of Intent
9. Neighborhood Outreach Report



PLANNING ANALYSIS

ZONING CASE 22-Z-013
805 S. BAGDAD MINOR PUD

GENERAL INFORMATION

Owner/Agent: Drenner Group, PC (Amanda Swor) on behalf of David Meyer, Kenneth L. Solt, and Joi A. Solt).

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

Proposed Zoning: Minor PUD (Planned Unit Development) GC-2-A (General Commercial)

Size and Location: The property is located at 805 S. Bagdad Road and is 2.26 acres in size.

Staff Contact: Justin Hunt, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property from Interim Single-Family Rural to a Minor PUD with the General Commercial base zoning district. This request is to continue and expand the use as a self-storage facility. The existing use on the property was built prior to the annexation of the property into the city limits. This request would bring the current use into compliance with the City's zoning regulation, provide enhancements to the existing uses, and expand the self-storage use.

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?

SPECIAL CONSIDERATIONS

This property is currently developed as a self-storage facility with outdoor storage. The developer wishes to add additional buildings. The facility existed prior to annexation and the property is zoned with interim residential zoning that was established with annexation. The proposed zoning will allow for the expansion of this use while not expanding the permitted uses that could be detrimental to the adjacent neighborhood.

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

	ZONING	LAND USE
NORTH	LC-2-A	Counter top store- Granite Radiance
EAST	SFU-2-B	Single-family residence
SOUTH	PUD-GC	Central Texas Society for Prevention of Cruelty to Animals
WEST	SFE-2-B	Single-family residence- Falcon Oaks Subdivision

SURROUNDING AREA:

This property is located at the northwest quadrant of the S Bagdad and Falcon Oaks Drive intersection. To the north is a local commercial parcel and to the south is the Central Texas SPCA. The subject property is adjacent to S Bagdad Road which separates the residential properties to the west. To the east is the falcon oaks subdivision zoned SFE-2-B.

PHYSICAL AND NATURAL FEATURES:

This property is currently developed with light tree coverage on the northwest corner of the lot.

PROPERTY HISTORY:

This property was annexed into the City of Leander on 03/16/2017.

MAJOR CORRIDORS:

This property has access onto S. Bagdad Road.

TRANSPORTATION PLAN REQUIREMENTS:

This property includes Hero Way West improvements.

EXISTING UTILITIES:

This property has access to an 8" waterline along Falcon Oaks Drive and an 18" waterline along N. Bagdad Road. A 10" wastewater line located to the north at North Austin Pediatrics.

CURRENT LAND USES:

This property is currently being used as a self-storage and mini-storage.

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 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**

- Facilitate quality commercial development through targeted marketing and a commitment by the City to help businesses grow and expand.

Applicable Future Land Use categories

The **Multi-Use Corridor** future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors. These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate buffer yards are required to ensure compatibility with adjacent Neighborhood Residential.

DESIRED MIX: 40-60% Non-Residential, 0-40% Residential

SFT, TF, CH LO, LC, GC (Priority Corridors*), PUD

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:**DEVELOPMENT MEETING**

A development meeting was held with staff on November 22nd, 2021 to expand the self-storage use. No changes have been made to the project since the meeting was held.

NOTIFICATION

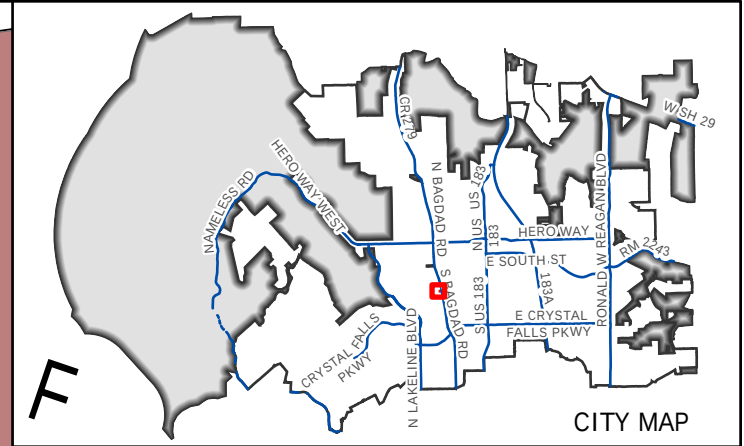
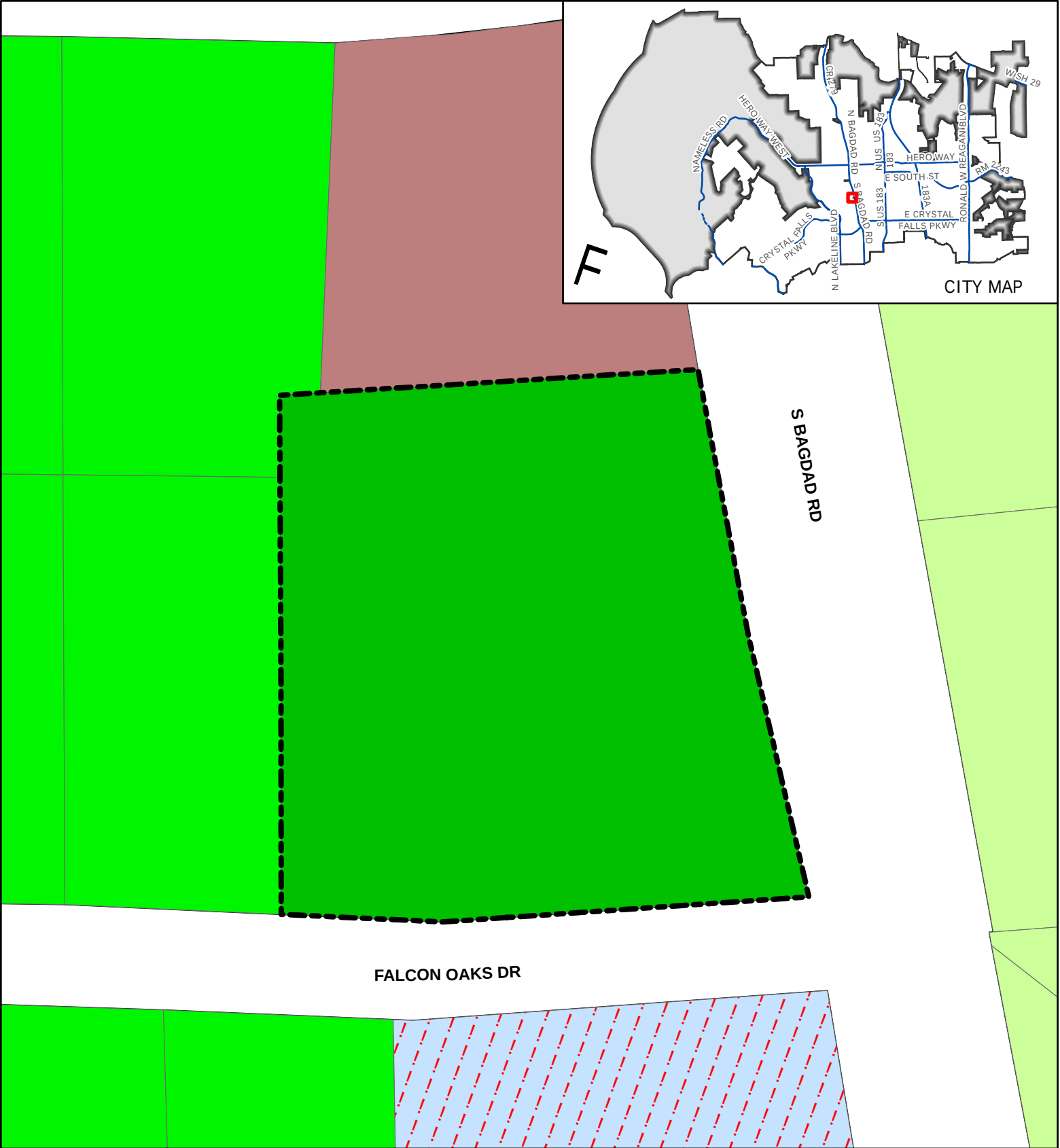
- 4/7/2022 - Public Notice on Hill Country News
- 4/13/2022 - Mail Notification to Property Owners within 200'
- 4/13/2022 - Public Hearing Signage Posted on Property
- 4/28/2022 - Planning and Zoning Commission Public Hearing
- 5/19/2022 - City Council Public Hearing & First Reading of the Ordinance
- 6/2/2022 - 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. No concerns have been brought up. Please see the full report from the applicant attached.

APPROVAL CRITERIA:

This zoning change proposal would bring the continued use into compliance with our composite zoning ordinance and is compatible with our future land use map.



CASE: 22-Z-013 ATTACHMENT #2 805 S. BAGDAD

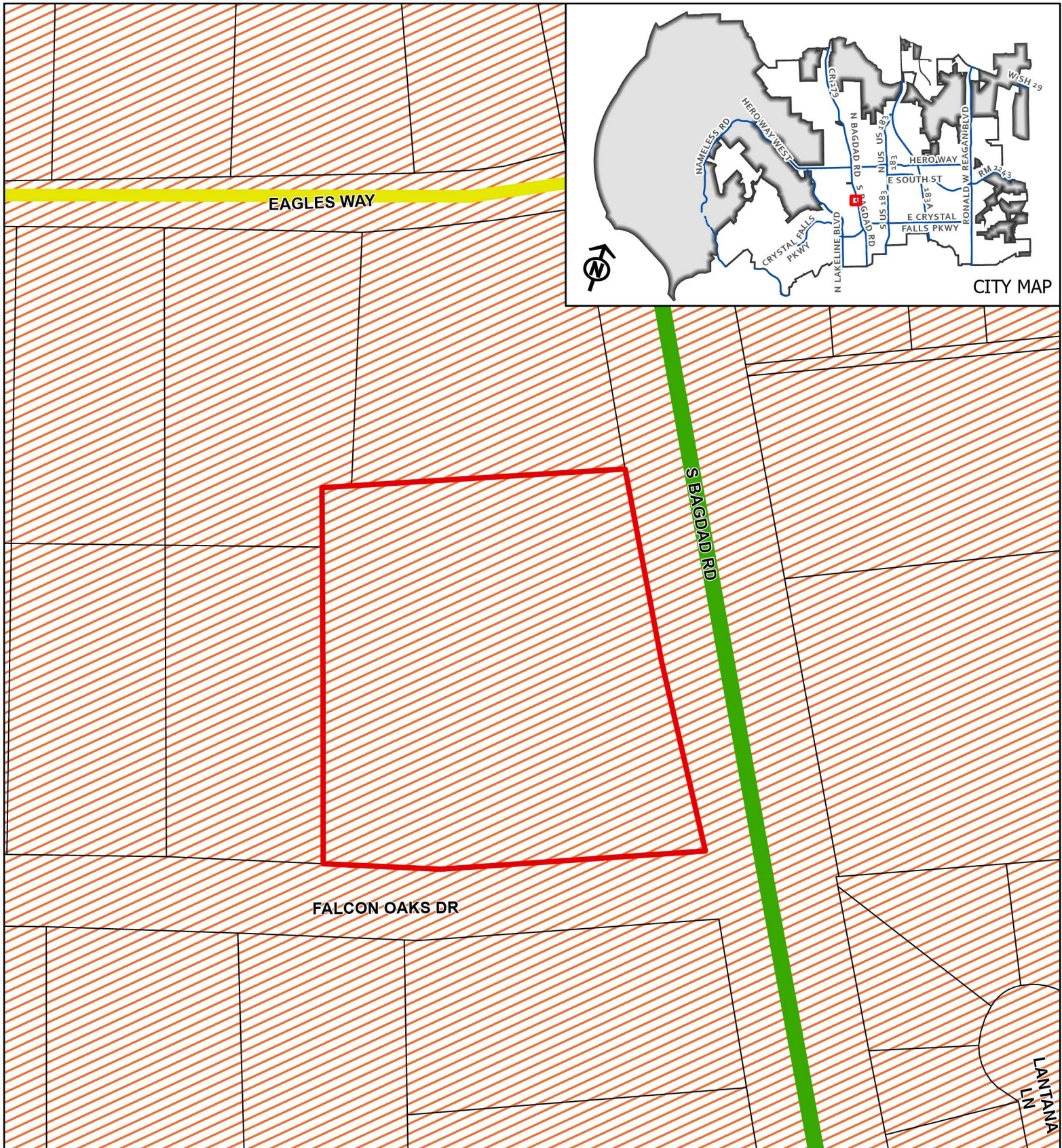
Current Zoning Map

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
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFE - Single-Family Estate

- SFU - Single-Family Urban
- SFL - Single-Family Limited
- LC - Local Commercial
- PUD - General Commercial

0 30 60
Feet



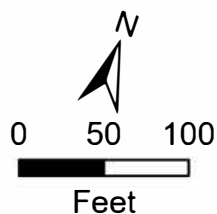
CASE: 22-Z-013

ATTACHMENT #3

805 S BAGDAD

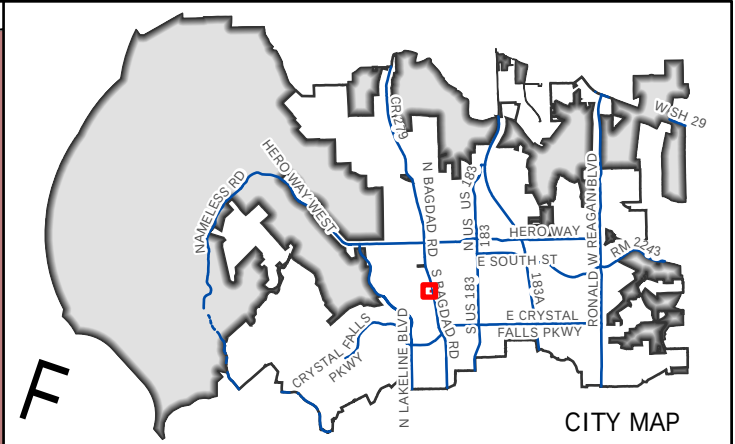
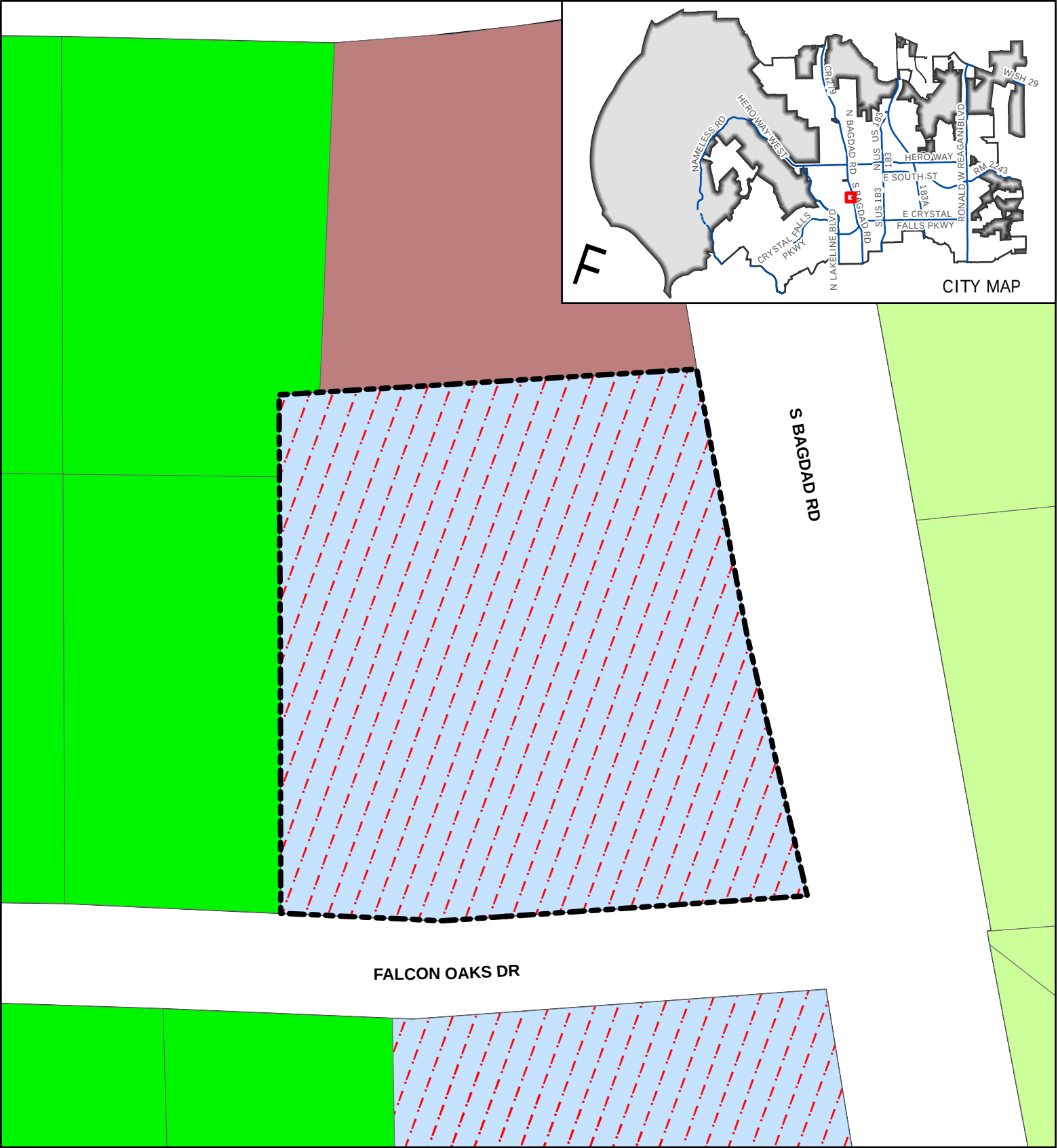
Future Land Use Map

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- Leander City Limits
- Leander ETJ
- Subject Area
- Arterial 6 Lane, Existing

- Collector, Existing
- Future Land Use**
- Multi-Use Corridor



CASE: 22-Z-013

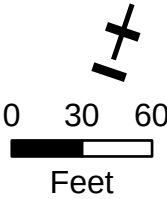
ATTACHMENT #5

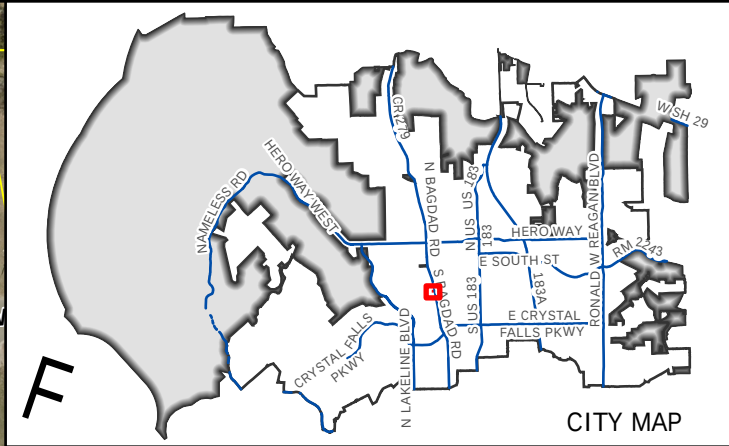
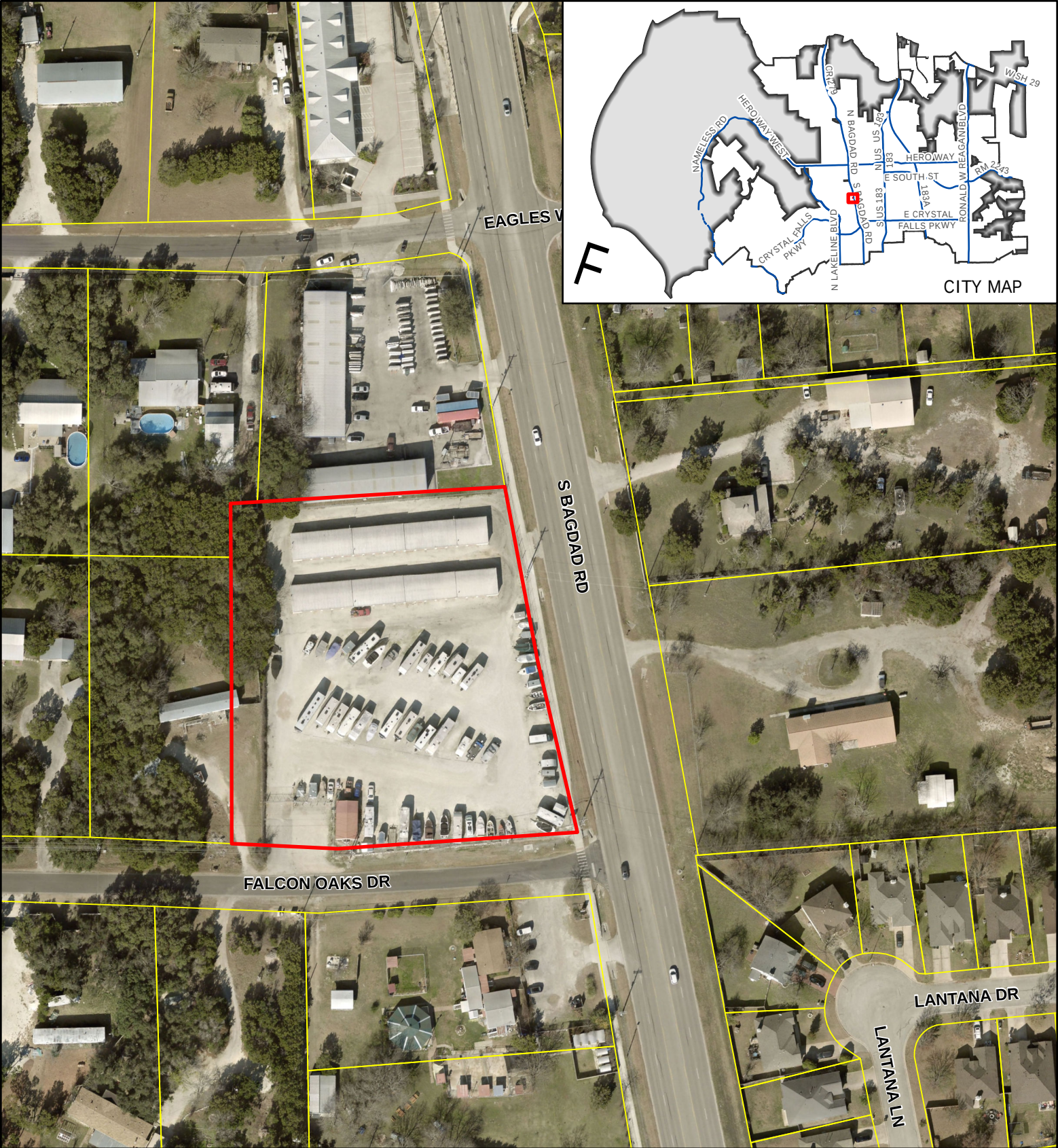
805 S. BAGDAD

Proposed Zoning Map

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- | | |
|----------------------------|-----------------------------|
| Leander City Limits | SFU - Single-Family Urban |
| Leander ETJ | SFL - Single-Family Limited |
| Subject Area | LC - Local Commercial |
| SFE - Single-Family Estate | PUD - General Commercial |





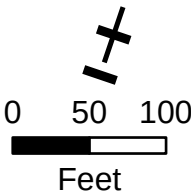
CASE: 22-Z-013

ATTACHMENT #6

805 S. BAGDAD

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
- Leander ETJ
- Subject Area

EXHIBIT A

805 S. Bagdad Minor Planned Unit Development

A. Purpose and Intent

1. The 805 S. Bagdad PUD is comprised of approximately 2.26 acres, as shown in **Exhibit B.** The development of this property includes a self-storage facility as well as other commercial uses.

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 districts have been selected from the Leander Composite Zoning Ordinance.

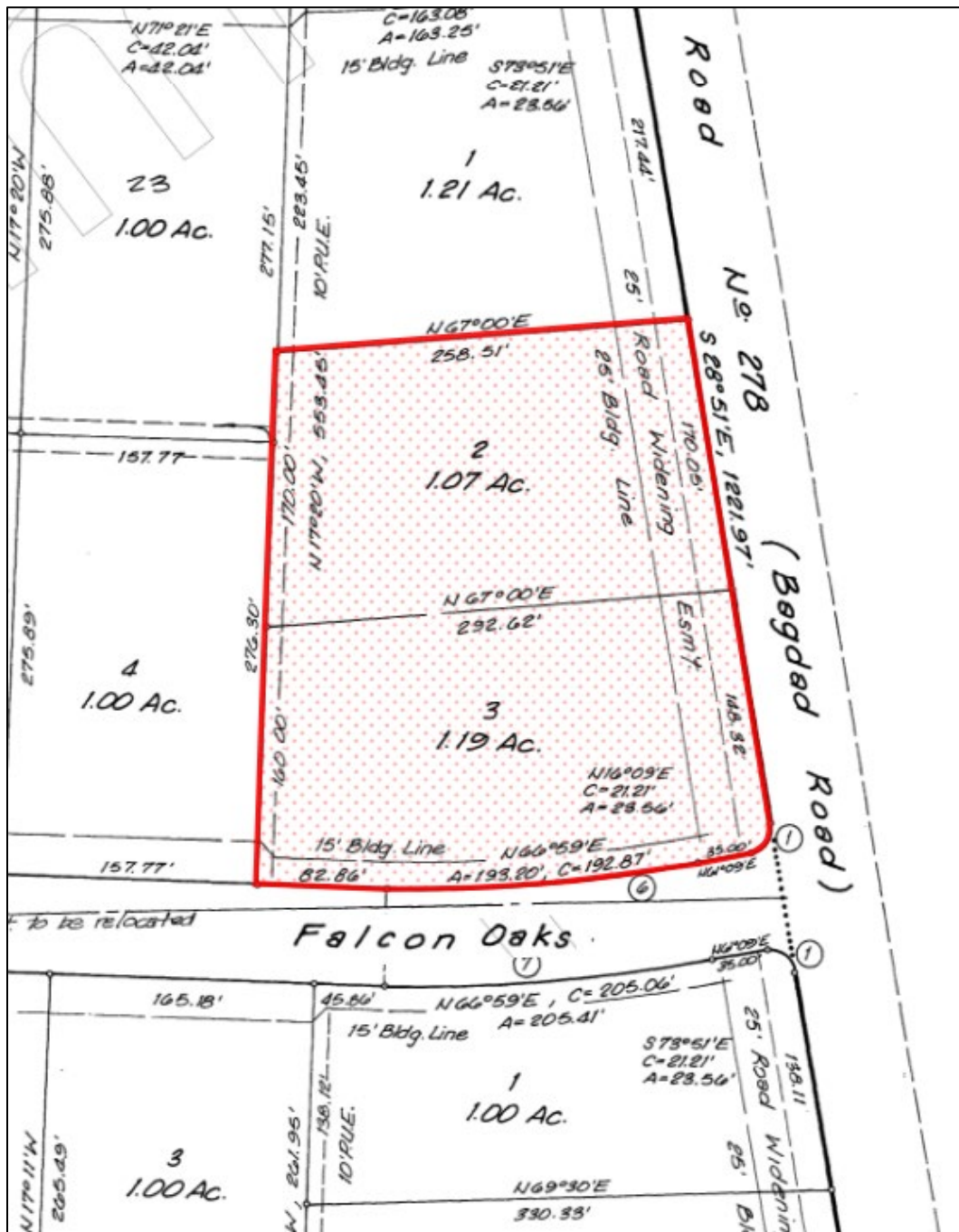
GC-2-A (General Commercial)

C. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the GC use component with the addition of a self-service storage facility.

EXHIBIT B

805 S. Bagdad Minor Planned Unit Development



DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

March 21, 2022

City of Leander
Robin M. Griffin, AICP
Executive Director of Development Services
201 N. Brushy Street
Leander, Texas 78641

Via Electronic Delivery

Re: Minor Planned Unit Development (PUD) Application – 805 South Bagdad Road –
Minor PUD application for the 2.26-acre piece of property located northwest of
the intersection of South Bagdad Road and Falcon Oaks Drive, Leander,
Williamson County, Texas (the “Property”)

Dear Ms. Griffin:

As representatives of the owner of the Property, we respectfully submit the enclosed Minor Planned Unit Development application package. The project is titled 805 South Bagdad Road, consists of 2.26 acres, and is located northwest of the intersection of South Bagdad Road and Falcon Oaks Drive. The Property is currently developed as a self-storage facility.

The Property is currently zoned Interim SFR-1-B (Single-Family Rural). The intent of the application is to rezone to Minor Planned Unit Development (PUD GC-2-A) to allow the use of Self-Storage within the General Commercial (GC) base zoning district. The existing self-storage use on the Property was built prior to the annexation of the Property into the City of Leander City Limits. Therefore, this rezoning request will bring the existing use into compliance with the City’s zoning regulations. The owners of the Property intend to provide enhancements to the existing use.

The Future Land Use Map indicates the area as Multi-Use Corridor. The recent City-led Comprehensive Plan Amendment was approved and published in March of 2022. This use falls in line with that vision, and will allow for revitalization of a dilapidated center along a major corridor of the City of Leander.

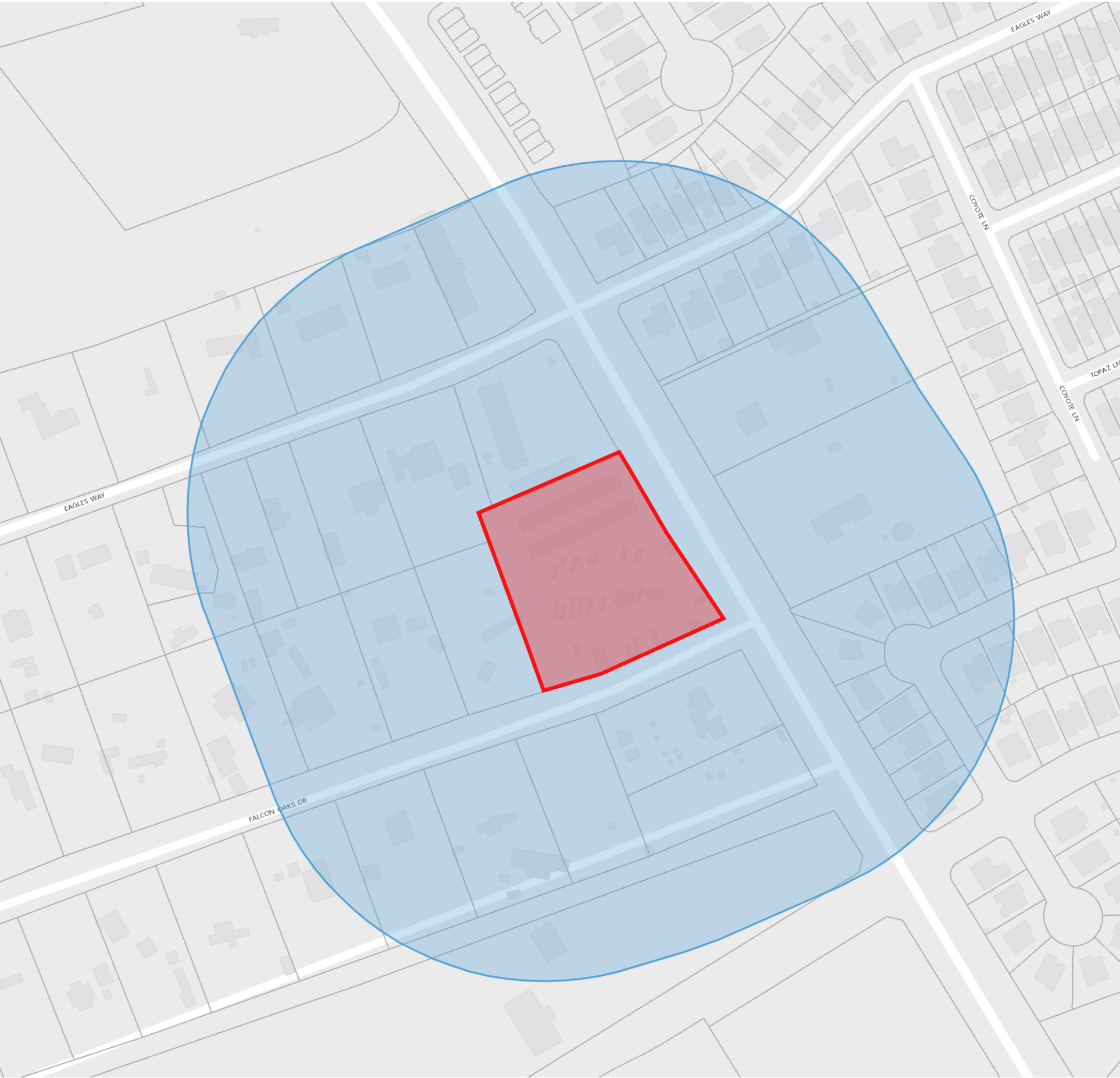
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Amanda Swor

MINOR PUD 6b



WilCo Parcel Number	Owner Name	Parcel Address	Owner Mailing Address
R035158	ZARAGOZA, JORGE MATA & MINERVA S	1205 FALCON OAKS DR, LEANDER, TX 78641	PO BOX 2766 CEDAR PARK, TX 78630
R377535	MARTINEZ, ROBYN S	1005 SONNY DR, LEANDER, TX 78641	1005 SONNY DR LEANDER, TX 78641
R094057	MONTALVO, CARLOS X & CARMEN S	1004 EAGLES WAY, LEANDER, TX 78641	24719 AHAVA SAN ANTONIO, TX 78261-2250
R094055	AGUIRRE, JOSEPH & EVA LIBERTY	1000 EAGLES WAY, LEANDER, TX 78641	1000 EAGLES WAY LEANDER, TX 78641
R094053	WILM, FRANK H III & PAMELA D	920 EAGLES WAY, LEANDER, TX 78641	920 EAGLES WAY LEANDER, TX 78641-8703
R386878	WILKS, CAMERON & RACHEL	1009 LANTANA LN, LEANDER, TX 78641	500 RUMMEL RANCH RUN CEDAR PARK, TX 78613-4096
R031299	KEMPER, STEVEN M	806 BAGDAD RD S, LEANDER, TX 78641	2019 VALLEY VIEW LN DALLAS, TX 75234-8920
R035181	BENTON WANDA SUE TUBBS (TOD)	1204 FALCON OAKS DR, LEANDER, TX 78641	1204 FALCON OAKS DR LEANDER, TX 78641
R386879	WANG, XUTONG & ZENGRONG SUN	1011 LANTANA LN, LEANDER, TX 78641	10071 CIRCLEVIEW DR AUSTIN, TX 78733
R386881	MG PARTNERING CAPITAL LLC	1015 LANTANA LN, LEANDER, TX 78641	PO BOX 368 CEDAR PARK, TX 78630-0368
R386869	UNKNOWN	1002 LANTANA DR, LEANDER, TX 78641	Unknown
R080079	SMITH, STEVEN ROBERT	1009 EAGLES WAY, LEANDER, TX 78641	1009 EAGLES WAY LEANDER, TX 78641
R094062	BURNETT, CARRIE L & JEFFREY S	1012 EAGLES WAY, LEANDER, TX 78641	1012 EAGLES WAY LEANDER, TX 78641-8741
R080082	GILLETTE, DAVID W, JR	1003 EAGLES WAY, LEANDER, TX 78641	1003 EAGLES WAY LEANDER, TX 78641
R386874	MALCOLM, JEFFREY & SANDRA	1001 LANTANA DR, LEANDER, TX 78641	1001 LANTANA DR LEANDER, TX 78641
R035178	CENTRAL TEXAS SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	FALCON OAKS DR, LEANDER, TX 78641	PO BOX 98 CEDAR PARK, TX 78630-0098
R035174	BENTON, SCOTT B & SUSAN E	1204 EAGLES WAY, LEANDER, TX 78641	1204 EAGLES WAY LEANDER, TX 78641-8808
R035176	FIERO, DANNY	1106 EAGLES WAY, LEANDER, TX 78641	1106 EAGLES WAY LEANDER, TX 78641-8869
R080078	YUAN, LIN	1011 EAGLES WAY, LEANDER, TX 78641	9805 PICKFAIR DR AUSTIN, TX 78750-3900
R035153	SOLT, KENNETH L & JOI A & DAVID MEYER	805 BAGDAD RD, LEANDER, TX 78641	606 APACHE TRL LEANDER, TX 78641-2340
R094051	ANDARY, MICHAEL	916 EAGLES WAY, LEANDER, TX 78641	916 EAGLES WAY LEANDER, TX 78641
R386875	JONES, AARON M & ELISABETH A HIEBELER	1003 LANTANA LN, LEANDER, TX 78641	1003 LANTANA LN LEANDER, TX 78641-8727
R386872	HUGHES, SHERRIE J	913 LANTANA DR, LEANDER, TX 78641	913 LANTANA LN LEANDER, TX 78641
R035179	AMAYA, OSCAR	1100 FALCON OAKS DR, LEANDER, TX 78641	600 S COUGAR AVE CEDAR PARK, TX 78613-3122
R331457	MARTINEZ, MARCELO & LAURA E	1208 EAGLES WAY, LEANDER, TX 78641	1208 EAGLES WAY LEANDER, TX 78641
R035140	RETZOLK, SHELLY MARIE & ROBERT J	1103 EAGLES WAY, LEANDER, TX 78641	1103 EAGLES WAY LEANDER, TX 78641-8870
R035152	GARDED HOLDINGS LLC	801 S BAGDAD RD, LEANDER, TX 78641	801 S BAGDAD RD LEANDER, TX 78641
R586059	LEANDER OFFICE CONDOMINIUMS LLC	660 BAGDAD RD, LEANDER, TX 78641	606 S BAGDAD RD # 610 LEANDER, TX 78641-8782
R080084	PRATT, STEVEN & DAWN	925 EAGLES WAY, LEANDER, TX 78641	412 MESA GRANDE LEANDER, TX 78641
R386880	BONDS, CHRISTOPHER R	1013 LANTANA LN, LEANDER, TX 78641	1013 LANTANA LN LEANDER, TX 78641
R035145	PALOMINO, JUAN LUIS	1205 EAGLES WAY, LEANDER, TX 78641	1700 FALCON OAKS DR LEANDER, TX 78641
R331458	ESCAMILLA, CRECENSIO R SUAREZ	1206 EAGLES WAY, LEANDER, TX 78641	14004 LAYNE LOOP LEANDER, TX 78641
R035155	BORDERS, KEITH S & TRACI	1201 FALCON OAKS DR, LEANDER, TX 78641	1201 FALCON OAKS DR LEANDER, TX 78641-8801
R080080	TEWKSBURY, LEE	1007 EAGLES WAY, LEANDER, TX 78641	1007 EAGLES WAY LEANDER, TX 78641-8742
R491762	ZELDER, GEOFF & ASHLEY	729 MORGAN DR, LEANDER, TX 78641	729 MORGAN DR LEANDER, TX 78641
R386877	THOMAS, FREDERICK W & NICOLE	1007 LANTANA LN, LEANDER, TX 78641	1007 LANTANA LN LEANDER, TX 78641-8727
R386873	BENNETT, JACOB GLEN	915 LANTANA DR, LEANDER, TX 78641	915 LANTANA DR LEANDER, TX 78641
R035182	BRENT, SHANNAN K	1210 FALCON OAKS DR, LEANDER, TX 78641	1210 FALCON OAKS DR LEANDER, TX 78641-8806
R035180	AMAYA, OSCAR	1200 FALCON OAKS DR, LEANDER, TX 78641	600 S COUGAR AVE CEDAR PARK, TX 78613-3122
R377554	BUCKLEY, DAVID	1019 LANTANA LN, LEANDER, TX 78641	1019 LANTANA LN LEANDER, TX 78641-3929
R035173	PEEL, SUSIE I	1200 EAGLES WAY, LEANDER, TX 78641	1200 EAGLES WAY LEANDER, TX 78641-8808

R035175	WALLACE, JESSE J & SHANNON N	1108 EAGLES WAY, LEANDER, TX 78641	1108 EAGLES WAY LEANDER, TX 78641-8869
R035139	KV&LE HOLDINGS LLC	709 BAGDAD RD, LEANDER, TX 78641	709 S BAGDAD RD LEANDER, TX 78641
R080081	QUEST IRA INC FBO MICHAEL LARAMIE	1005 EAGLES WAY, LEANDER, TX 78641	17171 PARK ROW #STE 100 HOUSTON, TX 77084
R094059	MAYNARD, MATTHEW & COURTNEY LEANN	1008 EAGLES WAY, LEANDER, TX 78641	1008 EAGLES WAY LEANDER, TX 78641
R080083	SHORT, ALVIN W & CAROL A	1001 EAGLES WAY, LEANDER, TX 78641	1001 EAGLES WAY LEANDER, TX 78641
R405110	HEINE, TED ESTATE	BAGDAD RD, LEANDER, TX 78641	RT 4 BOX 350 MARBLE FALLS, TX 78654
R486511	WESTVIEW MEADOWS HOMEOWNERS ASSOCIATION INC	710 MORGAN DR, LEANDER, TX 78641	PO BOX 4579 DEPT 400 HOUSTON, TX 77210-4579
R386867	JONES, AISHA	916 LANTANA DR, LEANDER, TX 78641	916 LANTANA DR LEANDER, TX 78641
R035157	WENTWORTH, JERRY DON	1203 FALCON OAKS DR, LEANDER, TX 78641	1203 FALCON OAKS DR LEANDER, TX 78641-8801
R493837	LIVEOAK CHURCH A PRESBYTERIAN CONGREGATION	1195 SONNY DR, LEANDER, TX 78641	PO BOX 701 LEANDER, TX 78641
R377553	BOND, TAMMY	1017 LANTANA LN, LEANDER, TX 78641	1017 LANTANA LN LEANDER, TX 78641-3929
R035143	SMITH, HARRY & LORETTA	1203 EAGLES WAY, LEANDER, TX 78641	1203 EAGLES WAY LEANDER, TX 78641-8807
R386876	HUNN, ERIC SCOTT & KRISTEN AMELIA	1005 LANTANA DR, LEANDER, TX 78641	1005 LANTANA DR LEANDER, TX 78641
R035159	POST, PATRICIA & NANITA PAYN	1209 FALCON OAKS DR, LEANDER, TX 78641	1209 FALCON OAKS DR LEANDER, TX 78641-8801
R035177	CENTRAL TEXAS SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	909 S BAGDAD RD, LEANDER, TX 78641	PO BOX 98 CEDAR PARK, TX 78630-0098
R035142	HENSLEY, RANDY	1107 EAGLES WAY, LEANDER, TX 78641	PO BOX 524 LEANDER, TX 78646-0524
R420152	CITY OF LEANDER	BAGDAD RD, LEANDER, TX 78641	PO BOX 319 LEANDER, TX 78646-0319
R089757	SALINAS, FELIX G & ROSIE	802 BAGDAD RD S, LEANDER, TX 78641	802 S BAGDAD RD LEANDER, TX 78641-8784
R386868	ARREDONDO, ALEX & VIRGINIA	1000 LANTANA DR, LEANDER, TX 78641	1000 LANTANA DR LEANDER, TX 78641

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

March 16, 2022

Via Post Office Delivery

Re: Minor Planned Unit Development (PUD) Application – 805 South Bagdad Road –
Minor PUD application for the 2.26-acre piece of property located northwest of
the intersection of South Bagdad Road and Falcon Oaks Drive, Leander,
Williamson County, Texas (the “Property”)

Dear Resident:

As representatives of the owner of the Property, we are writing to inform you of our redevelopment. The project is titled 805 South Bagdad Road, consists of 2.26 acres, and is located northwest of the intersection of South Bagdad Road and Falcon Oaks Drive. A location map is below:



Even though the Property is currently developed as a self-storage facility, the site is zoned Interim SFR-1-B (Single-Family Rural). Our intent is to retain the self-storage use, but beautify this dilapidated facility to more closely match the vision of the City of Leander, particularly along one of its most major corridors.

We have submitted a Minor Planned Unit Development (PUD) application package to the City of Leander. The intent of the application is to rezone to Minor Planned Unit Development (PUD) to allow the use of Self-Storage within the General Commercial (GC) base zoning district.

The recent City recently led a Comprehensive Plan Amendment which was approved and published in March of 2022. This use falls in line with that vision, and will allow for revitalization along a major corridor of the City of Leander.

It is our intent to address any concerns or issues you have regarding this project. You will receive several notices from the City of Leander related to this redevelopment, including public hearing notices for Planning & Zoning Commission as well as City Council. Should you have any thoughts or questions, please reach out to me at aswor@drennergroupp.com. Thank you so much for your time and attention.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly legible.

Amanda Swor

MINOR PUD 6a

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.

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.

3. What concerns were raised during these communications?

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: Amanda Swor Date _____



EXECUTIVE SUMMARY
04/28/2022

AGENDA SUBJECT:

Discuss and consider action regarding the Roadway Impact Fee study maximum impact fee and provide comments to council regarding the roadway impact fee ordinance.

BACKGROUND:

The City Council adopted the Comprehensive Plan in April of 2021 and Transportation Master Plan in May of 2021. These two documents provide a future plan for the development of the City as well as the expansion of the road network. The Transportation Master Plan identifies a traffic impact fee as a fund that would help provide revenue for future roadway expansion. The Master Transportation Plan establishes key elements of design, standards-based study, and mobility recommendations moving forward. Additional studies may be needed in the future which, along with persistent attention to ongoing needs and costs, will prepare the community for the congestion that is inevitable with high-paced growth.

The City Council approved a line item in the FY 2021/2022 budget that supported a Roadway Impact Fee Study. Staff advertised a RFQ in June of 2021 and KHA was selected to prepare the Study.

KHA has been working with staff to launch the Roadway Impact Fee Study Process. The Planning & Zoning Commission will serve as the Capital Improvements Advisory Committee (CIAC). The CIAC serves as the advisory committee for this study and will need to provide recommendations to the City Council for action. This meeting is the initial CIAC meeting on land use assumptions and Roadway Impact Fee CIP.

COMPREHENSIVE PLAN GOAL

GOAL #9 – TRANSPORTATION: Outcome: Safe, connected, attractive streets as part of a balanced and diverse transportation network.

Action 9.2.1

Regularly re-evaluate the City's methods for studying traffic impacts and assessing mitigation costs. The City's traffic impact fees/traffic impact analysis process needs to be re-assessed to ensure that the system remains fair, equitable, and adequately funded to serve its purpose. The public and development community need to remain confident in the process and the results moving forward.

The Planning & Zoning Commission received a presentation by KHA during the January 27, 2022 meeting. During this presentation they discussed the draft land use assumptions and the services areas.

On February 24, 2022, KHA presented the Study assumptions for action at the March 17, 2022 public hearing at City Council. In addition, they have provided a memo that identifies the difference in the Land Use Assumptions and the comparison of pre-credit maximum fees.

KHA presented the Roadway Impact Fee maximum impact fees and led a discussion regarding policy items for the ordinance during the March 24, 2022 meeting.

HISTORY/TIMELINE:

04/01/2021 Comprehensive Plan Adopted
05/01/2021 Transportation Master Plan Adopted
08/19/2021 Task Order Awarded
10/12/2021 Joint Workshop to receive presentation regarding Roadway Impact Fee Study
01/27/2022 Presentation from Kimley-Horn & Associates (KHA) regarding the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study
02/24/2022 Presentation from KHA regarding draft land use assumption and capital improvements plan
03/17/2022 City Council held Public Hearing
03/24/2022 Presentation from KHA regarding the Roadway Impact Fee study maximum impact fee and discuss policy items for a roadway impact fee ordinance

APPLICANT/AGENT:

City of Leander

ORDER OF EVENTS:

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

PRESENTER:

Jake Gutekunst, P.E. (TX), AICP, Associate with Kimley-Horn

Attachments

- 1. PowerPoint



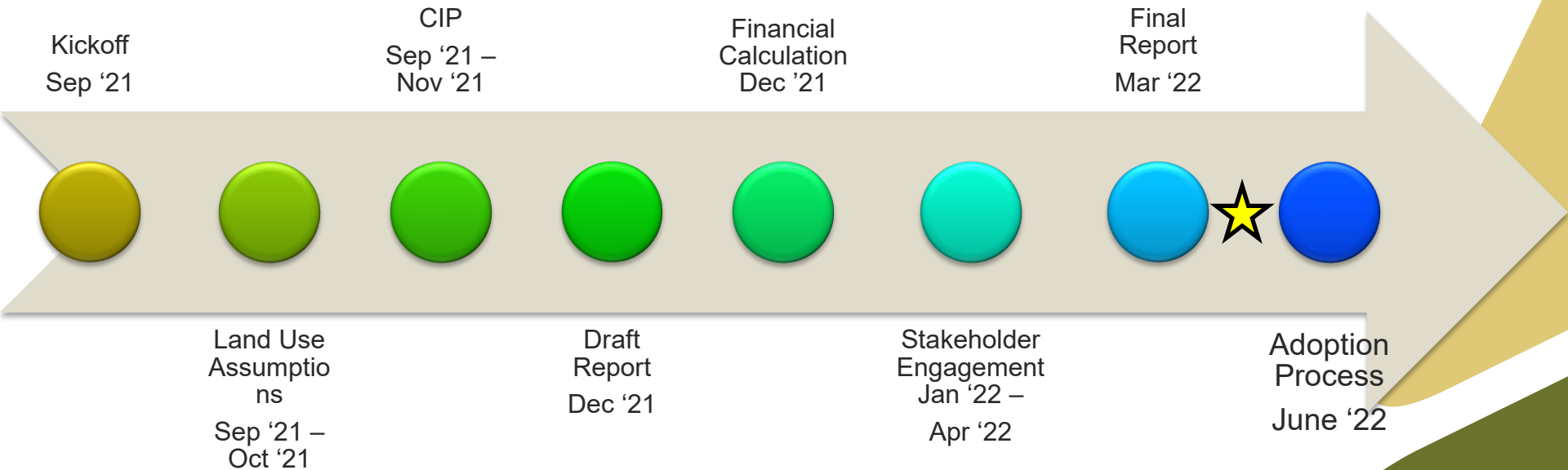
CIAC Meeting
Roadway Impact Fee Study
Kimley»Horn

April 28, 2022

Meeting Purpose

- Recap of policy discussion March 24th meeting (date, rate, reductions)
- Evaluate potential policies with sample Leander Developments
- Discussion & refinement for draft Ordinance
- Potential Action on maximum fees, study, and Ordinance

Project Timeline



Policy discussion in March meeting
Draft Ordinance today & refinement

Current Schedule

Event	Date
CIAC #1	January 27th
Council Set Public Hearing #1	February 3rd
CIAC #2 (Study & Maximum Fee)	February 24th
Stakeholder Meeting	March 9th
Council Public Hearing #1	March 17th
CIAC #3	March 24th
CIAC #4	April 28th
Council Set PH #2	May 5 th
New Council Briefing	June 2 nd
Council PH #2, Ordinance #1	June 16 th
Council Ordinance #2*	July 7 th

Dates subject
to change if
runoff election

*if necessary

Impact Fee Components

- Service Areas
 - Land Use Assumptions
 - Service Units
 - Capital Improvements Plan
 - Maximum Fee
 - Collection Rate
 - Ordinance (Policy)
- Kimley-Horn Study*
- Ordinance / Policy Decision (P&Z and City Council)**

*Complete

**Finish recommendations today



APPLYING DRAFT COLLECTION RATES

Sample Developments

Sample Development	Road Adequacy Fees or \$ of Improvements	March 24 th Proposed Rates	Georgetown ⁺ (2023 Rates - % of Max)	Round Rock ⁺ (2021 Rate)	Round Rock ⁺ (2024 Rate)	Austin ¹⁺ (Low – High)	Pflugerville ²⁺ (Low – High % of Max)
124 Single Family Houses (ITE 210) (A)	\$62,000	\$545,848	\$329,247 – 568,318	\$397,792	\$773,760	\$302,560 - \$449,004	\$629,920 - \$839,852
479 Single Family Houses (ITE 210) (D)	\$600,000	\$1,189,357	\$1,271,850 - \$2,195,358	\$1,536,632	\$2,988,960	\$1,168,760 - \$1,734,459	\$2,433,320 - \$3,244,267
Mixed Commercial 6ksf Fast Food; 12 pump gas station, 8ksf auto care, 30ksf retail, 20ksf office (D)	\$0	\$212,076	\$141,846 - \$244,800	\$285,558	\$428,337	\$644,241 - \$647,474	\$434,427 - \$797,089
5,481 ft ² Office (ITE 710) (C)	\$20,000	\$6,199	\$5,316 - \$9,176	\$10,703	\$16,054	\$25,905 - \$28,436	\$16,950 - \$31,086

1 Note: Low & High differ due to different trip lengths in/out of “loop”

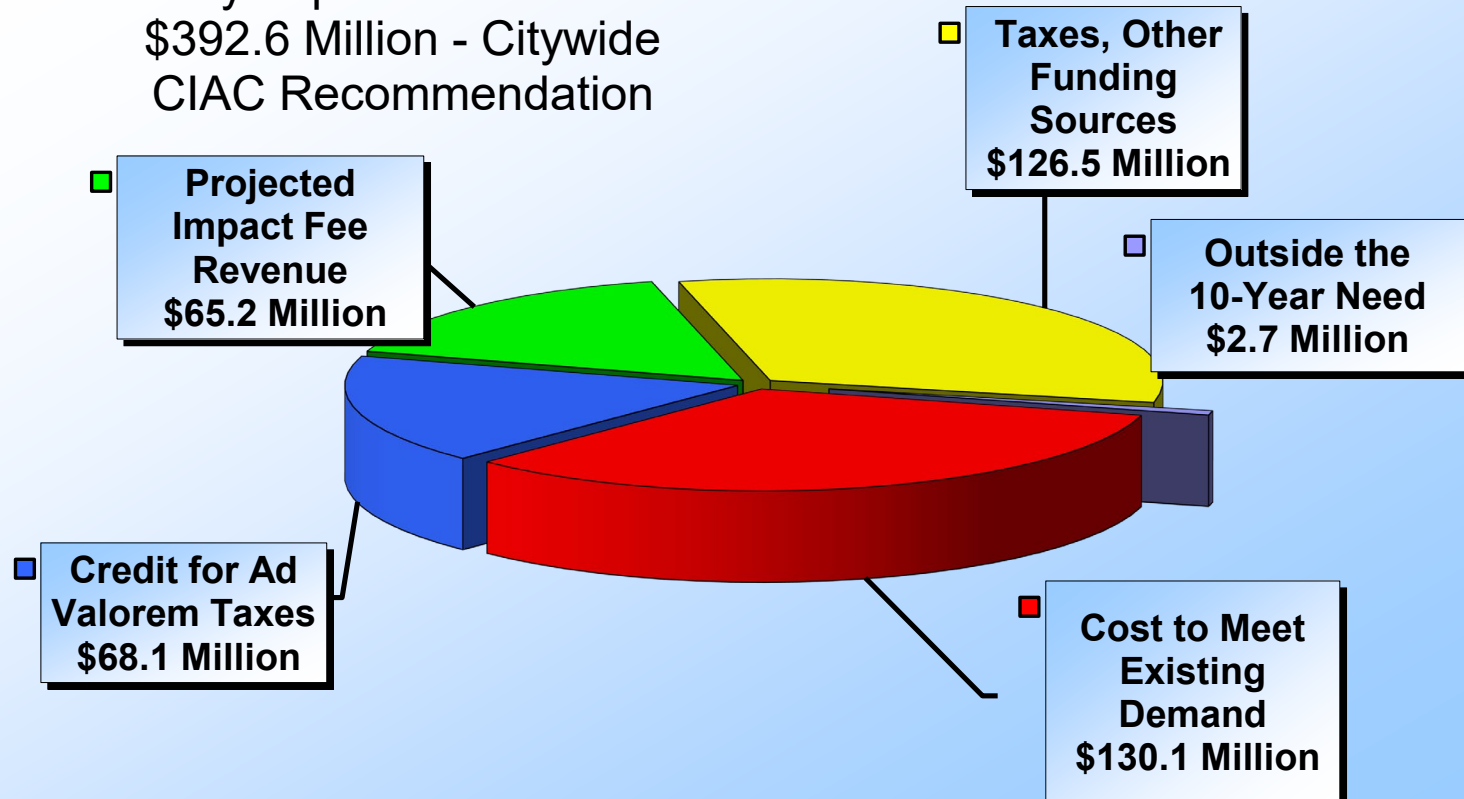
2 Note: Low is 1st phase (2022), High is 2nd Phase (2023 onward)

Cost per Square Foot or Unit

Development Type	Cost Per Unit Range (varies)
Single Family	\$580 - \$4,402 per lot
Duplex	\$352 - \$2,670 per dwelling unit
Apartment (3 stories +)	\$241 - \$1,831 per unit
Office	\$0.35 - \$2.56 per s.f.
Retail (strip center, <40ksf)	\$0.99 - \$7.53 per s.f.
Warehousing	\$0.08 - \$0.59 per s.f.
Fast Food Restaurant w/ Drive Thru	\$2.02 - \$15.30 per s.f.

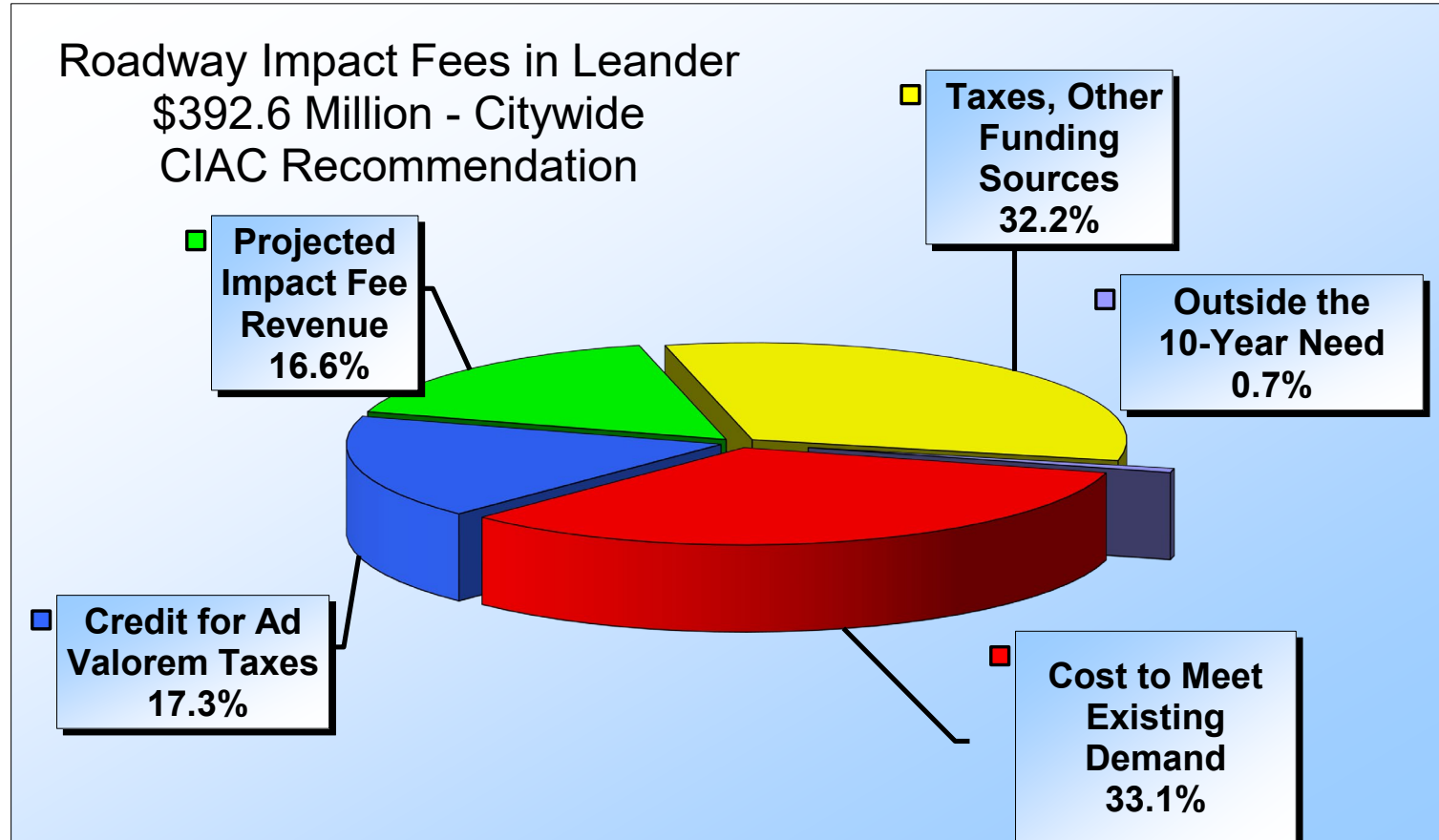
Revenue Projections (\$)

Roadway Impact Fees in Leander
\$392.6 Million - Citywide
CIAC Recommendation



**Roughly \$6.5 Million per year in revenues
or built transportation infrastructure**

Revenue Projections (%)



Roughly 16.6% of total needs met, or 1 out of every 6 projects needed can be built

**POLICY DISCUSSION
RECAP MARCH 24TH**

Effective Date

- State law requires minimum 1 year grace period from Ordinance effective date for previously platted properties

March 24th Summary

- Make it longer than 1 year
- Grace period regardless if platted or not
- Exempt if TIA, final plat, agreements **100%**
 - **Discuss: exempt if before ordinance or including grace period?**

Effective Date Considerations

- Extending grace period regardless of plat status:
 - Anticipate roughly \$1.5 million less revenues, if lasting for 1 year grace period
 - After adoption, simplifies that no collections would happen until after 1 year mark
- Longer than 1 year grace period
 - Roughly \$500k per month less revenues
- Exempting TIA, final plat, agreements
 - Loss in revenue depends on difference between projected fee & existing agreement

Collection Rate

- Limited by maximum fee in each service area

March 24th Summary

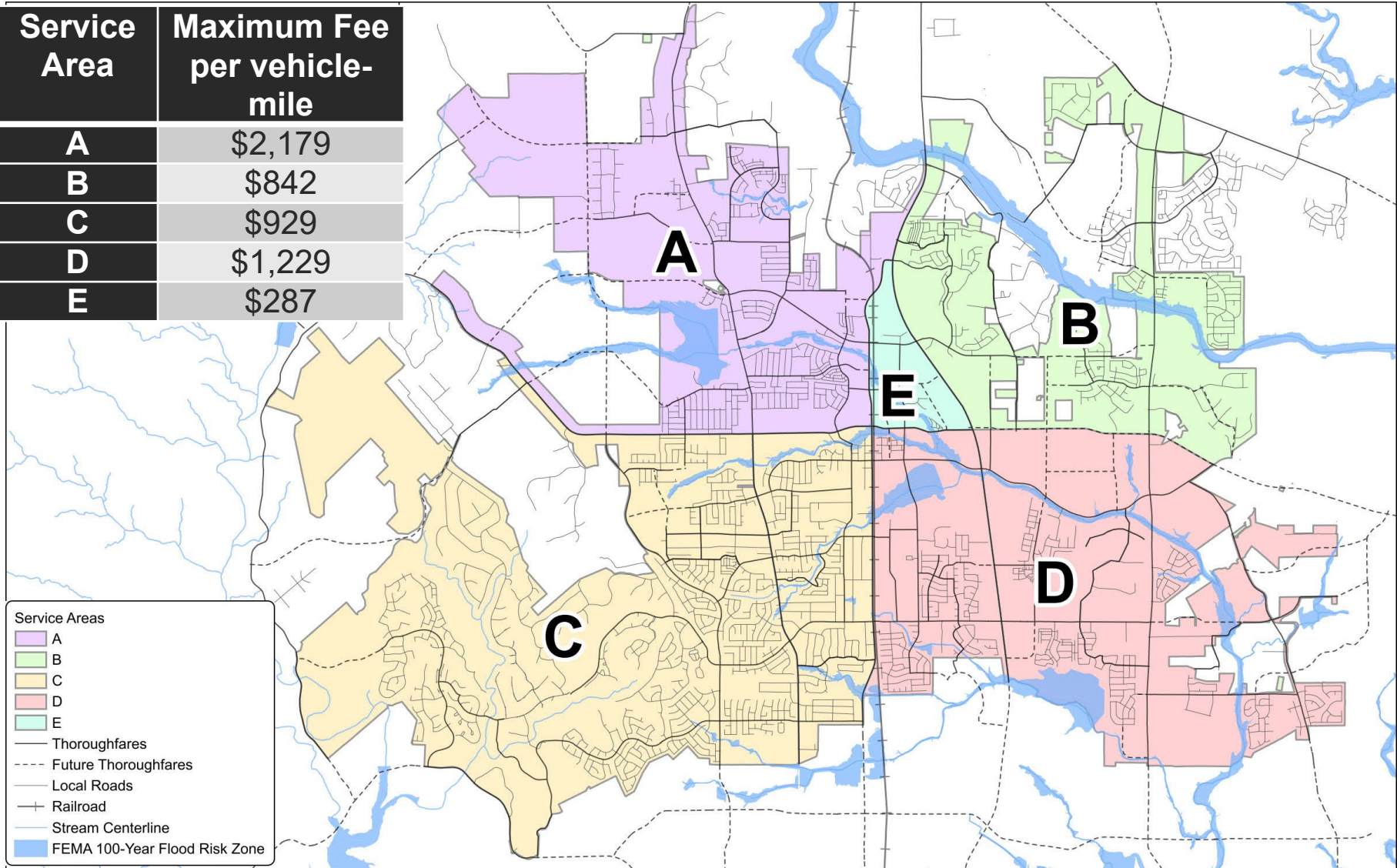
- Percent (%) option **100%**
- Vary by Land Use **100%**
 - 50% of max residential (majority)
 - 25% of max non-residential (majority)
 - **Discuss “other categories”**



POLICY DISCUSSION AND ACTION

Final Maximum Fees (with Credit Calculation Included)

Service Area	Maximum Fee per vehicle-mile
A	\$2,179
B	\$842
C	\$929
D	\$1,229
E	\$287



Potential Action 1 of 2

- Potential Motions on Rates ([Edit live](#)):
 - Recommend adopting the maximums established in the study by Service Area (previous slide)
 - Recommend setting the collection rate for the following amounts, :
 - Residential – X% of maximum
 - Non-Residential – X% of maximum
 - Other – X% of maximum

Potential Action 2 of 2

- Potential Motions on Implementation ([Edit live](#)):
 - Recommend setting effective date of ordinance **X months** after Ordinance adoption, exempting **all properties with a final plat, approved TIA, or Development Agreement** at **adoption** date of Ordinance for Roadway Impact Fees.