



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

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

April 27, 2023 at 6:00 PM



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

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

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

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the April 20, 2023, meeting.
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

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

PUBLIC HEARING: ACTION

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

Reagan Blvd, on the south side of Hero Way, Leander, Williamson County, Texas.

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

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

REGULAR AGENDA

9. Discuss and consider action on the extension of the approval of Subdivision Case 19-TOD-PP-013 the Tylerville Northwest Subdivision Preliminary Plat on one parcel of land approximately 9.2045 acres ± in size, more particularly described by Williamson Central Appraisal District parcels R031694 and R601583; generally located northwest of the intersection of US 183 and W San Gabriel Pkwy, Leander, Williamson County, Texas.
10. Receive a presentation from the Capital Improvement Program (CIP) Manager
11. 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 21 day of April 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
04/27/2023

AGENDA SUBJECT:

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

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:

10/13/1969 – Subdivision plat recorded
04/21/2021 – Subdivision replat recorded

APPLICANT/AGENT:

HR Green (Judd Williams) on behalf of Ishav Properties LLC (Suresh Lavani).

RECOMMENDATION:

This final plat includes two commercial lots and one drainage lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat with the following conditions.

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

PRESENTER:

Merrily Van Leuven, Assistant Planner

Attachments

1. Short Form Final Plat
2. Location Map

LOT 23, BLK A, LEANDER HEIGHTS
SECTION ONE REPLAT #2

SHORT FORM FINAL PLAT
WILLAMSON COUNTY, TEXAS

PORION OF LOT 23A, LOT 23B, LOT 23C, AND COLLECTIVE WAY,
RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER
HEIGHTS SECTION ONE REPLAT, WILLAMSON COUNTY, TEXAS

OWNER/DEVELOPER: ISHAV PROPERTIES LLC

SURESH LAVANI
6700 BRIDGE HILL COVE
AUSTIN, TEXAS 78746
512-373-2750

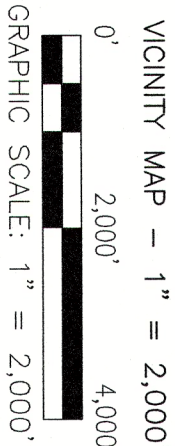
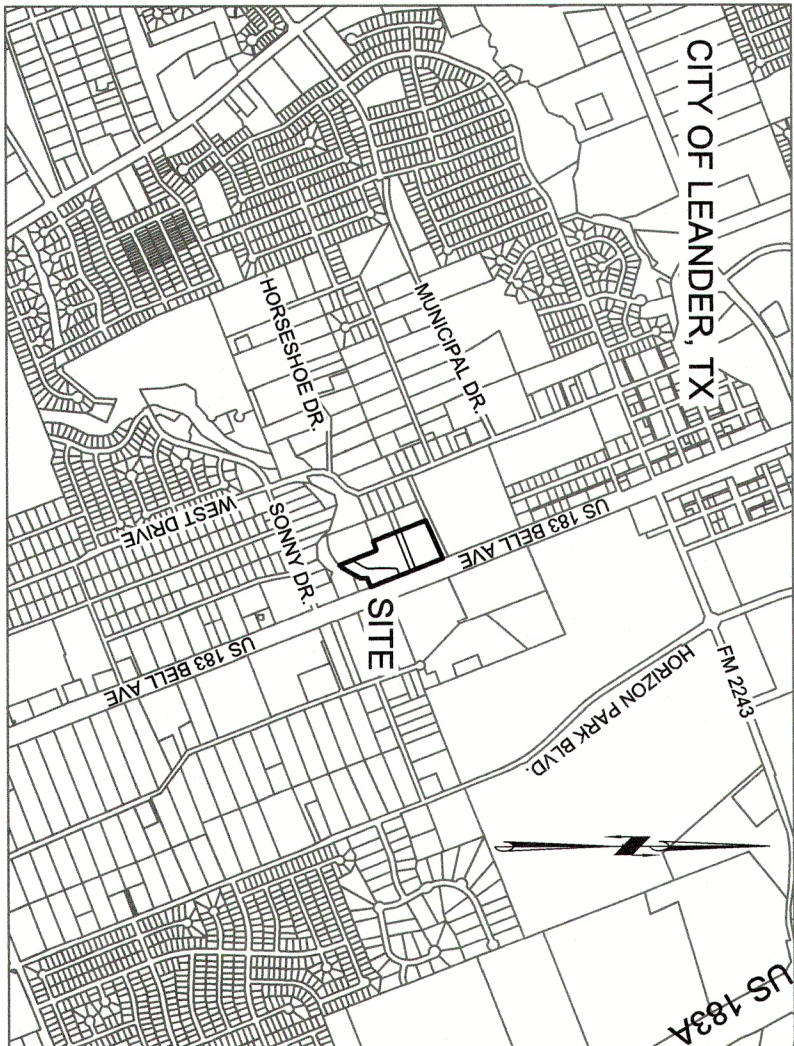
ACREAGE: 8.243 ACRES

FLING DATE: 8/30/2022
NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREET: 436' - COLLECTIVE WAY
NUMBER OF LOTS: 3 - 2 COMMERCIAL
1 DRAINAGE

PATENT SURVEY: ELIJAH D. HARMON SURVEY, ABST. 6

TABLE OF LAND USES			
BLOCK A, LOT 23AA	COMMERCIAL	2.938 AC.	
BLOCK B, LOT 23BB	COMMERCIAL	2.988 AC.	
BLOCK B, LOT 23CC	DRAINAGE	1.727 AC.	
COLLECTIVE WAY	RIGHT-OF-WAY	0.590 AC.	



PLAT INDEX

- SHEET 1 - COVER SHEET AND METES AND BOUNDS
SHEET 2 - LOT LAYOUT SHEET
SHEET 3 - NOTES AND DEDICATION SHEET

STREET LINEAR FOOTAGE	
STREET NAME	LINEAR FEET
US 183 BELL AVE.	809'
COLLECTIVE WAY:	436'

BENCHMARK LIST: - NAVD88 - GEOD12B

BM 1455, 8:
MAGNAIL WITH WASHER STAMPED "HR GREEN"
SET IN CONCRETE SHOULDER OF
US HIGHWAY 183
ELEVATION=969.73 FEET

BM 1455, 10:
LCRA MONUMENT FOUND
BRASS PLATE
HARN 1084
ELEVATION=984.00 FEET

ENGINEER: JUDD T. WILLMANN, P.E.
TEXAS REGISTRATION NO. - P.E. 90356
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST #150
AUSTIN, TX 78735
512-872-6696
TBPE FIRM No.: F-16384

FIELD NOTES DESCRIPTION

DESCRIPTION OF 8.243 ACRES OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 23A, LOT 23B, AND LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OF MAP OF RECORD IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING A PORTION OF COLLECTIVE WAY, A FIFTY-NINE (59) FOOT RIGHT-OF-WAY, AS SHOWN ON THE SAID RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, SAID 8.243 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KBGE" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY NO. 183, A VARIABLE-WIDTH RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, LEANDER HEIGHTS SECTION 1, RESUBDIVISION OF LOT 22, BLOCK A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN CABINET J, SLIDE 279, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, AND A SOUTHEAST CORNER OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, FOR THE EASTERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH U.S. HIGHWAY NO. 183, WITH THE NORTH AND WEST LINE OF SAID LOT 1, BLOCK A, LEANDER HEIGHTS SECTION 1, WITH A SOUTH AND EAST LINE OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 68°51'33" W, A DISTANCE OF 99.83 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KBGE" FOUND AT THE NORTHWEST CORNER OF SAID 1, BLOCK A, LEANDER HEIGHTS SECTION 1 AND A RE-ENTRANT CORNER OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN, AND
- S 01°54'07" E, A DISTANCE OF 71.28 FEET TO A ½-INCH IRON PIRE FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID 1, BLOCK A, LEANDER HEIGHTS SECTION 1, AT AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, SAME BEING A NORTHEAST CORNER OF LOT 1, BLOCK A, JARDIN DEL REY SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2013085274, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE WEST LINE OF SAID 1, BLOCK A, LEANDER HEIGHTS SECTION 1, WITH THE NORTH LINE OF SAID LOT 1, BLOCK A, JARDIN DEL REY SUBDIVISION, WITH THE SOUTH LINE OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 64.04 FEET, AND A CHORD WHICH BEARS S 28°53'40" W, A DISTANCE OF 64.00 FEET TO A ½-INCH IRON ROD FOUND AT A POINT-OF-INTERSENCY,
- S 30°35'15" W, A DISTANCE OF 119.13 FEET TO A ½-INCH IRON ROD FOUND AT A POINT-OF-CURVATURE, AND
- WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 76.34 FEET, AND A CHORD WHICH BEARS S 36°15'56" W, A DISTANCE OF 76.20 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF A CERTAIN CALLED 13.50 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO 603 US LEANDER COLLECTIVE LLC OF RECORD IN DOCUMENT NO. 2021130714, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ¾-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA SURVEYING" FOUND FOR REFERENCE BEARS S 21°09'42" E, A DISTANCE OF 0.21 FEET;

THENCE N 21°09'42" W, LEAVING THE NORTH LINE OF SAID LOT 1, BLOCK A, JARDIN DEL REY SUBDIVISION, WITH THE EAST LINE OF THE SAID 13.50 ACRE TRACT, CROSSING SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 142.99 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A RE-ENTRANT CORNER OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, FOR A SOUTH CORNER OF SAID LOT 23B, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, FOR A POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID LOT 23B AND SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH AN EAST AND A NORTH LINE OF THE SAID 13.50 ACRE TRACT, WITH A WEST AND A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N 21°09'42" W, A DISTANCE OF 269.50 FEET TO A ¾-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA SURVEYING" FOUND,
- N 66°00'16" W, A DISTANCE OF 10.04 FEET TO A ¾-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA SURVEYING" FOUND, AND
- S 66°50'20" W, A DISTANCE OF 98.03 FEET TO A ¾-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA SURVEYING" FOUND AT A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 21°11'52" W, LEAVING A NORTH LINE OF SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, CROSSING SAID LOT 23B, THE SAID COLLECTIVE WAY, RIGHT-OF-WAY, AND SAID LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH THE EAST LINE OF THE SAID 13.50 ACRE TRACT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 391.90 FEET TO A ¾-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA SURVEYING" FOUND IN THE SOUTH LINE OF A CERTAIN CALLED 1.065 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO LEANDER INDEPENDENT SCHOOL DISTRICT OF RECORD IN VOLUME 527, PAGE 323, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND THE NORTH LINE OF SAID LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, AT THE NORTHEAST CORNER OF THE SAID 13.50 ACRE TRACT AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 66°07'22" E, WITH THE SOUTH LINE OF THE SAID 1.065 ACRE TRACT, AND THE NORTH LINE OF SAID LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, AND DISTANCE OF 436.28 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KBGE" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH U.S. HIGHWAY NO. 183, AT THE NORTHEAST CORNER OF SAID LOT 23A, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, SAME BEING THE SOUTHEAST CORNER OF THE SAID 1.065 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 21°09'07" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH U.S. HIGHWAY NO. 183, WITH THE EAST LINE OF SAID LOT 23A, THE SAID COLLECTIVE WAY, RIGHT-OF-WAY, SAID LOT 23B, AND SAID LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, AND DISTANCE OF 809.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.243 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

FILE NO: 1455

PLAT PREPARATION DATE	JULY, 2022
APPLICATION SUBMITTAL DATE	
No. REVISION:	BY: DATE:



REPLAT
LOT 23, BLK A, LEANDER HEIGHTS
SECTION ONE REPLAT #2
8.243 ACRES
ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6
WILLAMSON COUNTY, TEXAS

LOT 23, BLK A, LEANDER HEIGHTS
SECTION ONE REPLAT #2

SHORT FORM FINAL PLAT

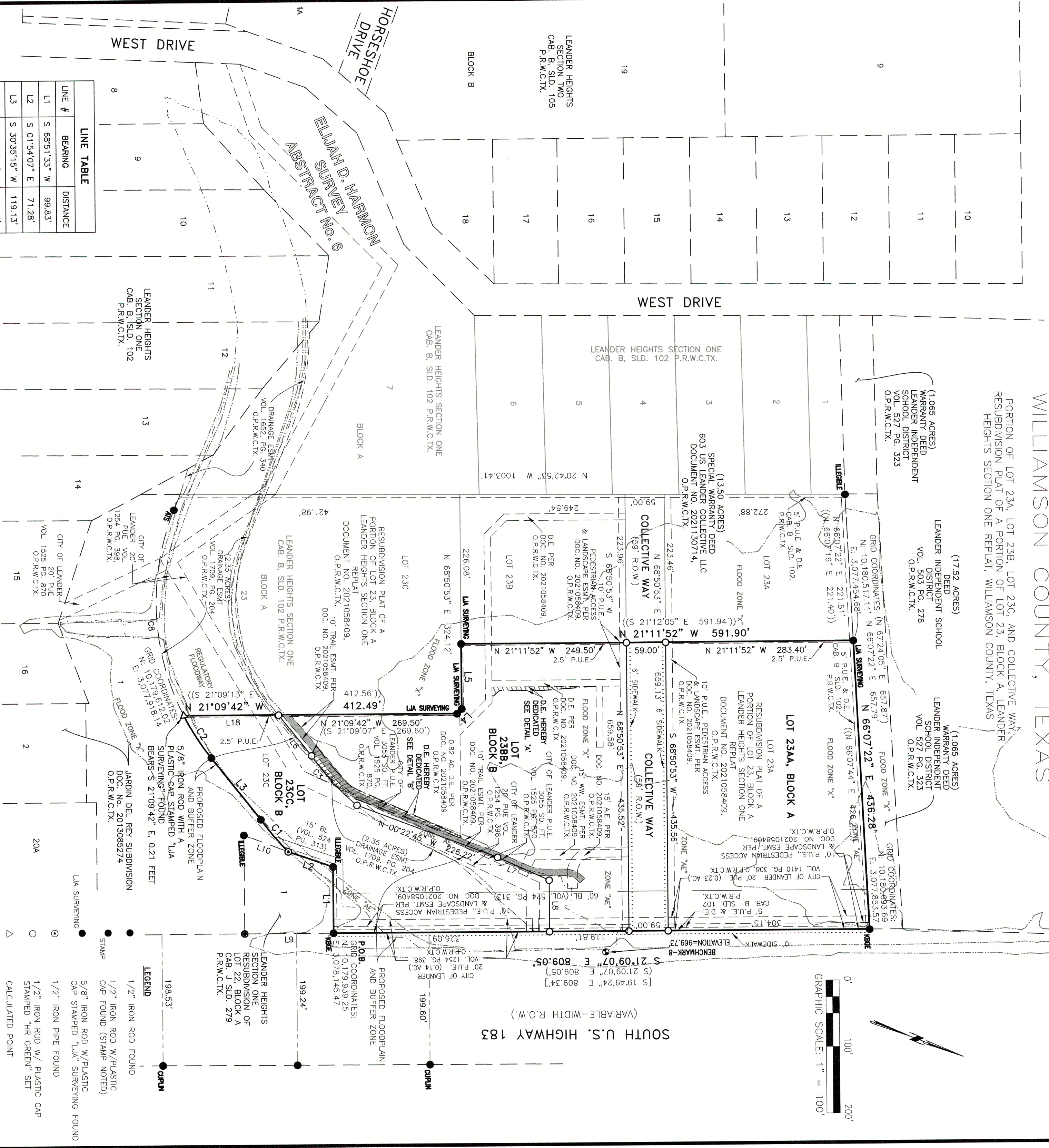
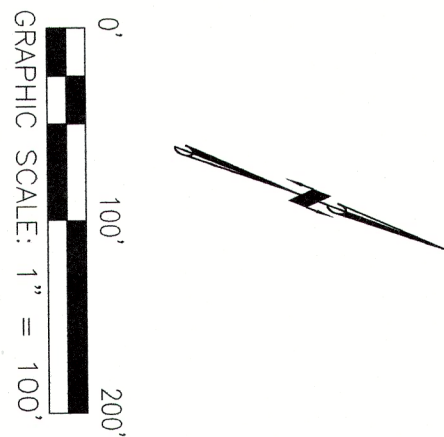
WILLAMSON COUNTY, TEXAS

PORTION OF LOT 23A, LOT 23B, LOT 23C, AND COLLECTIVE WAY,
RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER
HEIGHTS SECTION ONE REPLAT, WILLAMSON COUNTY, TEXAS

(1.065 ACRES)
DEED
WARRANTY DEED
LEANDER INDEPENDENT
SCHOOL DISTRICT
VOL. 527 PG. 323
O.P.R.W.C.T.X.

(17.52 ACRES)
DEED
WARRANTY DEED
LEANDER INDEPENDENT
SCHOOL DISTRICT
VOL. 503 PG. 276
O.P.R.W.C.T.X.

(1.065 ACRES)
DEED
WARRANTY DEED
LEANDER INDEPENDENT
SCHOOL DISTRICT
VOL. 527 PG. 323
O.P.R.W.C.T.X.



LINE TABLE	
LINE #	BEARING
L1	S 68°51'33" W
L2	S 01°54'07" E
L3	S 30°35'15" W
L4	N 66°00'16" W
L5	S 68°50'20" W
L6	N 30°27'25" E
L7	N 0°14'42" E
L8	N 68°50'42" E
L9	S 21°08'53" E
L10	S 00°20'42" E
L11	S 62°50'07" E
L12	S 22°05'20" E
L13	S 68°50'30" W
L14	N 88°06'23" W
L15	N 30°27'25" E
L16	N 68°50'53" E
L17	N 88°04'27" W
L18	N 21°09'42" W

CURVE TABLE			
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING
C1	500.00'	64.04'	S 28°53'40" W
C2	375.00'	76.34'	S 36°15'56" W
C3	380.05'	101.28'	N 26°43'20" E
C4	365.06'	63.03'	N 29°29'25" E
C5	55.01'	20.27'	N 13°59'09" E
C6	380.05'	79.04'	S 28°23'56" W
C7	380.05'	22.25'	N 20°45'52" E
C8	375.00'	320.57'	S 66°35'14" W

- NOTES:
- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
 - DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR
 - THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999863.
 - COORDINATES SHOWN HEREON ARE GRID VALUES.
 - THE BEARINGS AND DISTANCES SHOWN HEREON REFLECT THE BEARINGS AND DISTANCES SHOWN ON DOCUMENT NO. 2021058409, O.P.R.W.C.T.X.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AE, FLOOD ZONE X, AND THE REGULATORY FLOODWAY AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0455F, DATED DECEMBER 20, 2019.

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

FILE NO. 1455
PLAT PREPARATION DATE
APPLICATION SUBMITTAL DATE

JULY, 2022

HRGreen

HRGreen

LOT 23, BLK A, LEANDER HEIGHTS
SECTION ONE REPLAT #2
8.243 ACRES
ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6
WILLAMSON COUNTY, TEXAS

REPLAT

LOT 23, BLK A, LEANDER HEIGHTS SECTION ONE REPLAT #2

SHORT FORM FINAL PLAT WILLAMSON COUNTY, TEXAS

PORTION OF LOT 23A, LOT 23B, LOT 23C, AND COLLECTIVE WAY,
RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER
HEIGHTS, SECTION ONE REPLAT, WILLAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
THE COUNTY OF _____ §

THAT ISHAY PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, BEING THE OWNER OF 8.243 ACRES OF LAND IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLAMSON COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 16.14 ACRE TRACT, SAVE AND EXCEPT THAT CERTAIN CALLED 1.47 ACRES, RECORDED IN DOCUMENT NO. 2011005430, OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 8.243 ACRES ALSO BEING A PORTION OF LOT 23A, LOT 23B, AND LOT 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING A PORTION OF COLLECTIVE WAY, A FIFTY-NINE (59) FOOT RIGHT-OF-WAY, AS SHOWN ON THE SAID RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS LOT 23, BLK A, LEANDER HEIGHTS, SECTION ONE REPLAT #2.

ISHAY PROPERTIES LLC

SURESH LAVANI
6700 BRIDGE HILL COVE
AUSTIN, TEXAS 78746

THE STATE OF TEXAS §
THE COUNTY OF _____ §

I, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____ A.D. DID PERSONALLY APPEAR SURESH LAVANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC

PRINTED NAME

COMMISSION EXPIRES

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT I, JUDD T. WILLMANN, 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.

DATE: 3/29/2023

JUDD T. WILLMANN, P.E.
TEXAS REGISTRATION NO. - P.E. 90356
HR GREEN DEVELOPMENT TX, LLC, TPBE FIRM NO.: F--16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
(512) 872-6696

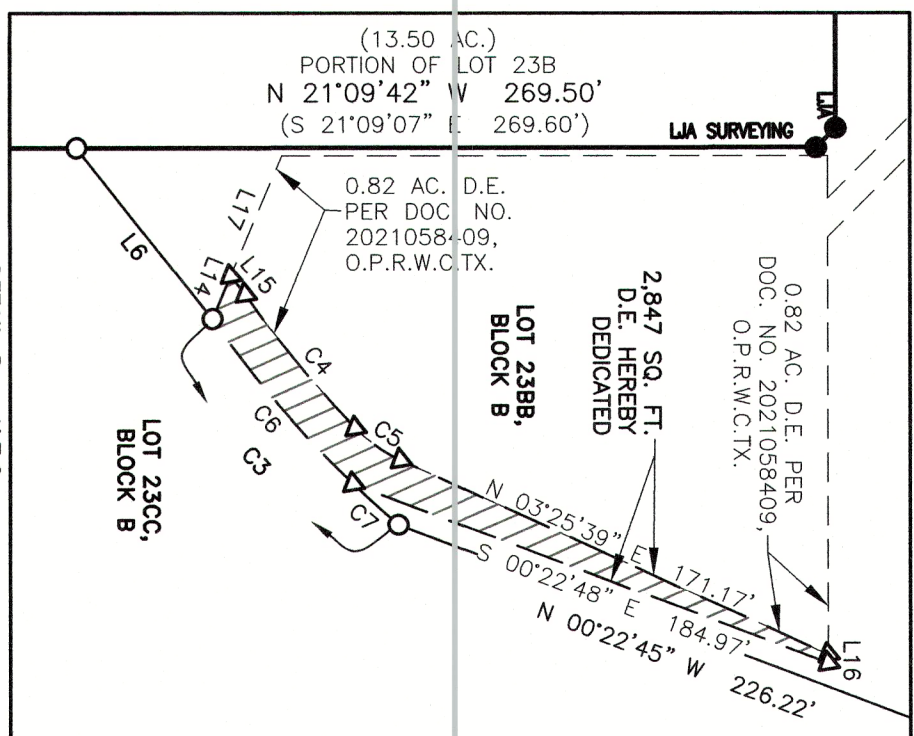
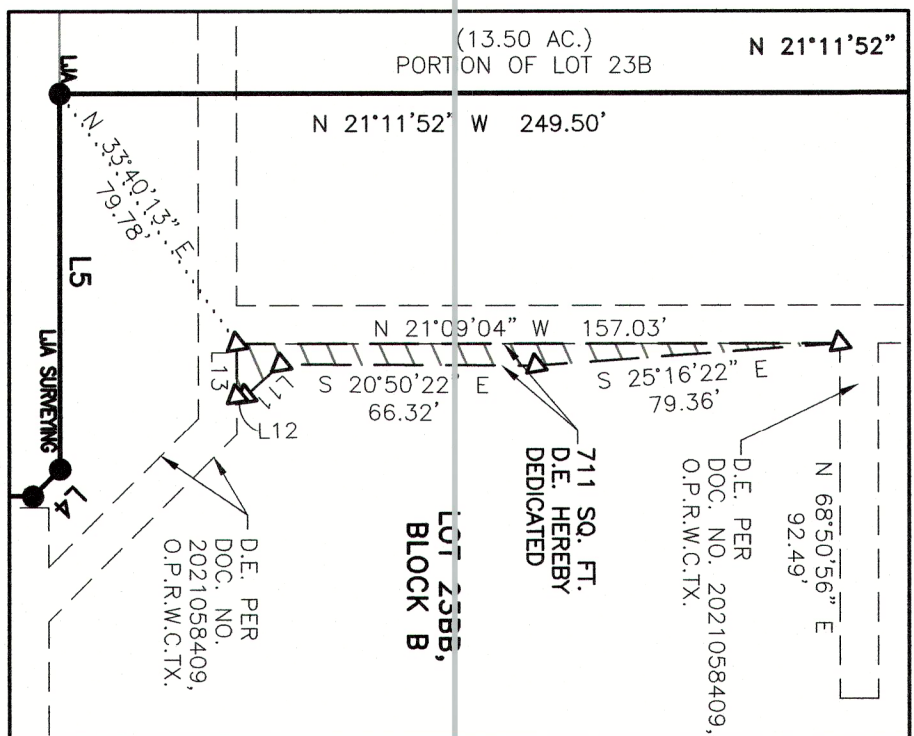


THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT I, ERNESTO NAVARETTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY CHICAGO TITLE GUARANTY COMPANY, GF NO. ATA-41-17064122016260, ISSUED JANUARY 12, 2023, EFFECTIVE DATE JANUARY 5, 2023, HAVE BEEN SHOWN OR NOTED HEREON.

DATE: 03/28/23

ERNESTO NAVARETTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC, TPBLS FIRM NO. 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
(512) 872-6696



- NOTES:
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LEANDER HEIGHTS SECTION ONE, RECORDED AT CABINET B, SLIDE 102, PLAT RECORDS, WILLAMSON COUNTY, TX AND APPEARING ON THE PLAT OF THE RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, RECORDED IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER, TEXAS.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- SEWALKS SHALL BE INSTALLED BY THE DEVELOPER ON THE SUBDIVISION SIDE OF SOUTH U.S. HWY 183, ALONG MASON CREEK AND ON BOTH SIDES OF COLLECTIVE WAY. 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, 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 UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER SUCCESSORS AND ASSIGNS.
- THE GRID COORDINATE VALUES AND BEARINGS CITED HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. COMBINED SCALE FACTOR (CSF) OF 0.999863. ELEVATIONS REFERENCED TO NAD88. DISTANCES CITED HEREON ARE SURFACE VALUES. GRID DISTANCES MAY BE OBTAINED BY APPLYING THE COMBINED SCALE FACTOR TO THE SURFACE VALUES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER, TEXAS PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER, TEXAS.
- A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AE, FLOOD ZONE X, AND THE REGULATORY FLOODWAY AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4849100455F, DATED DECEMBER 20, 2019.
- THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO IMPROVEMENTS CAUSED BY THE CITY'S MAINTENANCE OR REPAIR OF CITY OWNED WASTEWATER LINES CONTAINED IN AN EASEMENT.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE SHALL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 524, PAGE 313, DEED RECORDS, WILLAMSON COUNTY, TEXAS.
- RUNOFF FROM PUBLIC RIGHT OF WAY SHALL BE ACCEPTED BY THE PRIVATE STORM SEWER AND TREATED BY THE PRIVATE WATER QUALITY POND.
- WATER QUALITY POND AND PRIVATE DRAINAGE IMPROVEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY, PUBLIC ACCESS AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT OF WAY.
- 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.
- 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.
- A SIDEWALK VARIANCE REQUEST WAS APPROVED AT P & Z ON AUGUST 8, 2019 TO REMOVE A PORTION OF SIDEWALK ALONG THE FRONTAGE OF HIGHWAY 183. A FEE-IN-LIEU WAS PAID IN PLACE OF CONSTRUCTION OF THE SIDEWALK.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO MODIFY THE BOUNDARY AND RESUBDIVIDE LOTS 23A, 23B, AND 23C, RESUBDIVISION PLAT OF A PORTION OF LOT 23, BLOCK A, LEANDER HEIGHTS SECTION ONE REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021058409, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS

§THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:

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 WILLAMSON COUNTY, TEXAS.

DONNIE MAHAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

§THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLAMSON

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE 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 _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AS

INSTRUMENT NO. _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS. THE DATE LAST SHOWN ABOVE WRITTEN.

BY: _____ DEPUTY

NANCY E. RISTER
CLERK, COUNTY COURT OF
WILLAMSON COUNTY, TEXAS

FILE NO: 1455	PLAT PREPARATION DATE	JULY, 2022
APPLICATION SUBMITTAL DATE		
REVISION:	BY:	DATE:
HRGreen. 5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TX 78735 TEL: 512-872-6696 FAX: 512-872-6696 LOT 23, BLK A, LEANDER HEIGHTS SECTION ONE REPLAT #2 8.243 ACRES ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6 WILLAMSON COUNTY, TEXAS		



EXECUTIVE SUMMARY
04/27/2023

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft 4/13/2023 P & Z Minutes attached.

RECOMMENDATION:

Approval of the draft 4/13/2023 P & Z Minutes attached.

PRESENTER:

Attachments

Draft 4-13-2023 P & Z Minutes



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

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

April 13, 2023 at 6:00 PM



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

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

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

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

CONSENT AGENDA: ACTION

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

8. Approval of Minutes.

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

6-0

PUBLIC HEARING: ACTION

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

These citizens spoke in person and were against:

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

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

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

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

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

No one spoke in favor.

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

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

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

6 - 0 Passed

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

Jeffrey Smith at 600 CR 281 spoke against this item.
No one spoke in favor.

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

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

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

6 - 0 Passed

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

No one spoke for or against.

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

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

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

6 - 0 Passed

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

No one spoke for or against.

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

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

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

6 - 0 Passed

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

WITHDRAWN BY APPLICANT

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

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

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

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

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

6 - 0 Passed

REGULAR AGENDA

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

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

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

6 - 0 Passed

15. Adjournment at 6:57 p.m.

APPROVED:

CHAIRMAN COSGROVE

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY

Veronica Tovar

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

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

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

Full Name Nicholas Rold

Do you live within Leander city limits? Yes

Home Address 2012 Live Oak Rd.

Phone Number 2089124853

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

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

My agenda item or case number CP-22-0014

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

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

My comments (optional)

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

I want to upload a file with this form No

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

■

Veronica Tovar

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

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

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

Full Name Lance Dawes

Do you live within Leander city limits? Yes

Home Address 3205 Whitt Park Path

Phone Number 5128265737

My comments apply to the following regular meeting: City Council

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

My agenda item or case number CP-22-0014

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

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

My comments (optional)

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

I want to upload a file with this form No

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

▪



EXECUTIVE SUMMARY
04/27/2023

AGENDA SUBJECT:

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

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

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

01/21/2016 – Front portions of tracts abutting Hero Way annexed.

05/03/2018 – Rear portion of tracts annexed.

APPLICANT/AGENT:

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

RECOMMENDATION:

Staff recommends denial of the proposed zoning request.

ORDER OF EVENTS:

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

PRESENTER:

Cory Dale, Planning

Attachments

1. Planning Analysis
2. Current Zoning
3. Current Future Land Use Map
4. Public Notification Map
5. Proposed Zoning Map
6. Aerial Map
7. PUD Notes and Conceptual Site Layout & Land Use Plan

8. Letter of Intent

9. Summary of Neighborhood Outreach



PLANNING ANALYSIS

ZONING CASE Z-22-0033 LEANDER CAMPUS PUD

GENERAL INFORMATION

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

APPLICANT REQUEST

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

STAFF CONCLUSIONS

Y N

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

SPECIAL CONSIDERATIONS

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

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

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

SURROUNDING AREA:

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

PHYSICAL AND NATURAL FEATURES:

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

PROPERTY HISTORY:

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

MAJOR CORRIDORS:

This property has access onto Hero Way.

TRANSPORTATION PLAN REQUIREMENTS:

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

SUBDIVISIONS:

This property is currently unplatted.

EXISTING UTILITIES:

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

CURRENT LAND USES:

This property is currently undeveloped.

PROPOSED ZONING DISTRICT:**USE COMPONENT****MF – MULTI-FAMILY:***Features:* Apartments*Intent:* Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.**GC – GENERAL COMMERCIAL:***Features:* Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.*Intent:* Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.**SITE COMPONENT****TYPE 2:***Features:* Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.*Intent:*

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

ARCHITECTURAL COMPONENT**TYPE A:***Features:* 5 or more architectural features.*Intent:*

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

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

Applicable Future Land Use categories

EMPLOYMENT CENTER

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

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

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

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

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

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

SCHEDULE:

DEVELOPMENT MEETING

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

NOTIFICATION

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

SITE SIGNAGE**PUBLIC NOTIFICATION:**

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

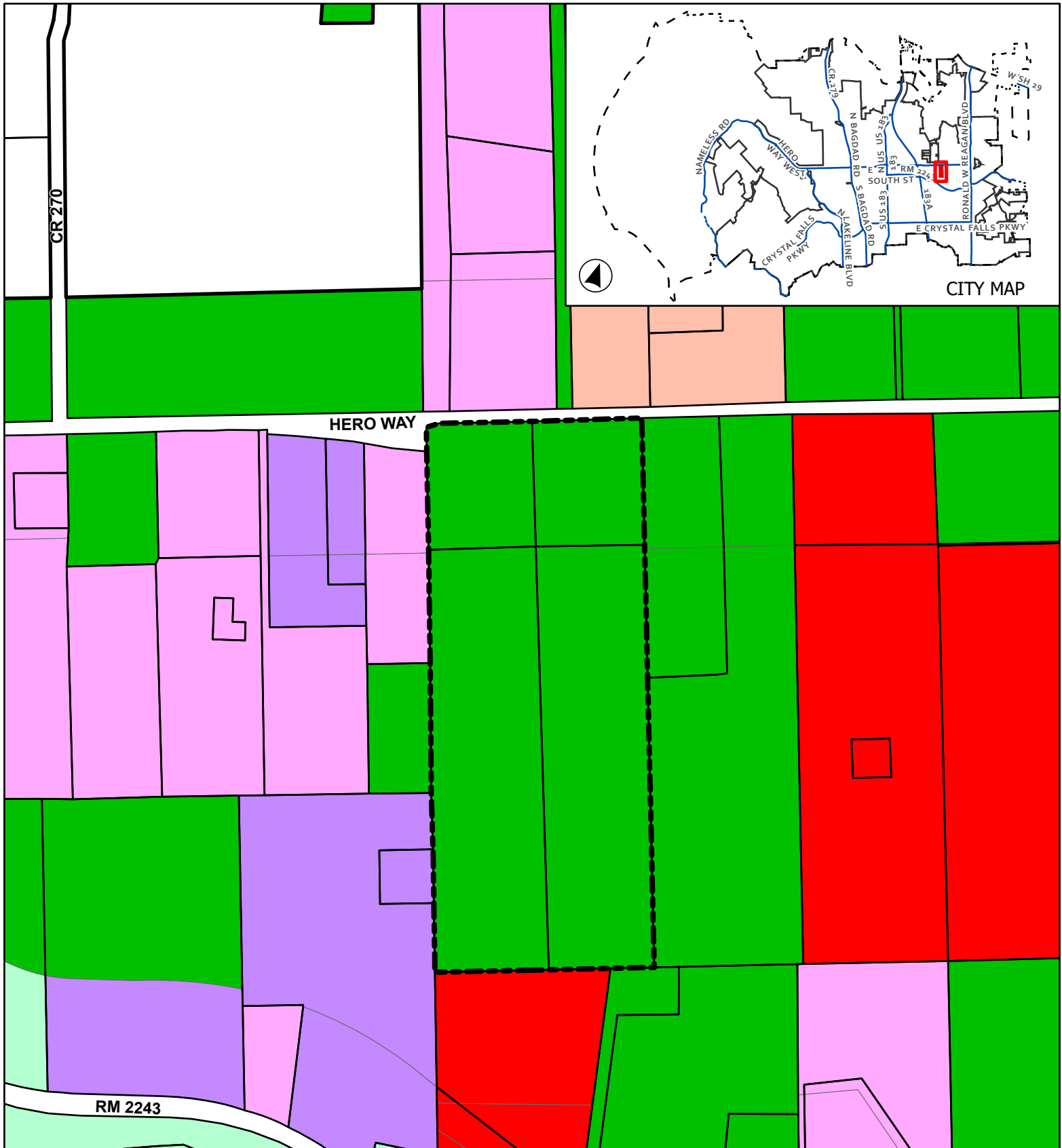
Please see attachment 9 for more detail.

APPROVAL CRITERIA:

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

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

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



CASE: Z-22-0033

ATTACHMENT 2

LEANDER CAMPUS

Current Zoning

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

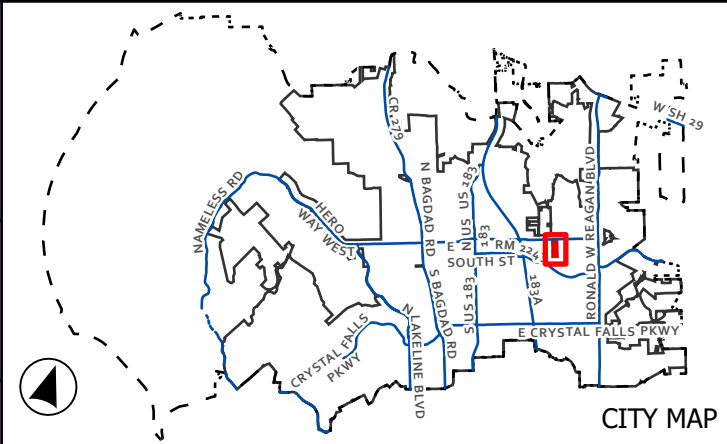
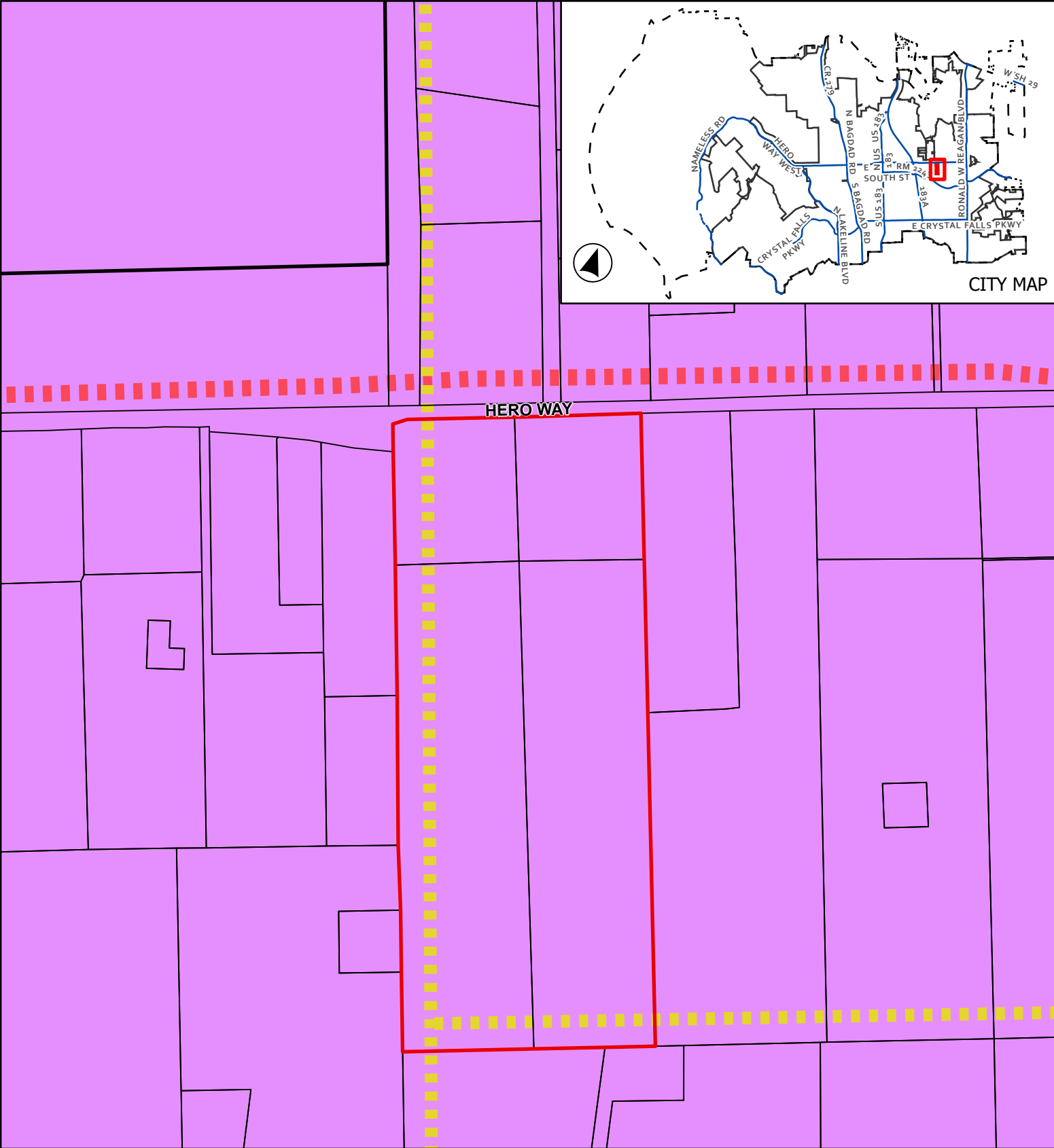
- Leander City Limits
- SFR - Single-Family Rural
- SFS - Single-Family Suburban
- LO - Local Office
- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Single-Family
- Subject Boundary
- Extra-Territorial Jurisdiction



0 175 350



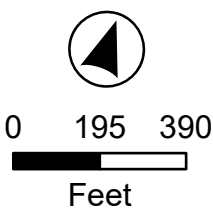
Feet



CASE: Z-23-0033 ATTACHMENT 3 Leander Campus

Future Land Use Map

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

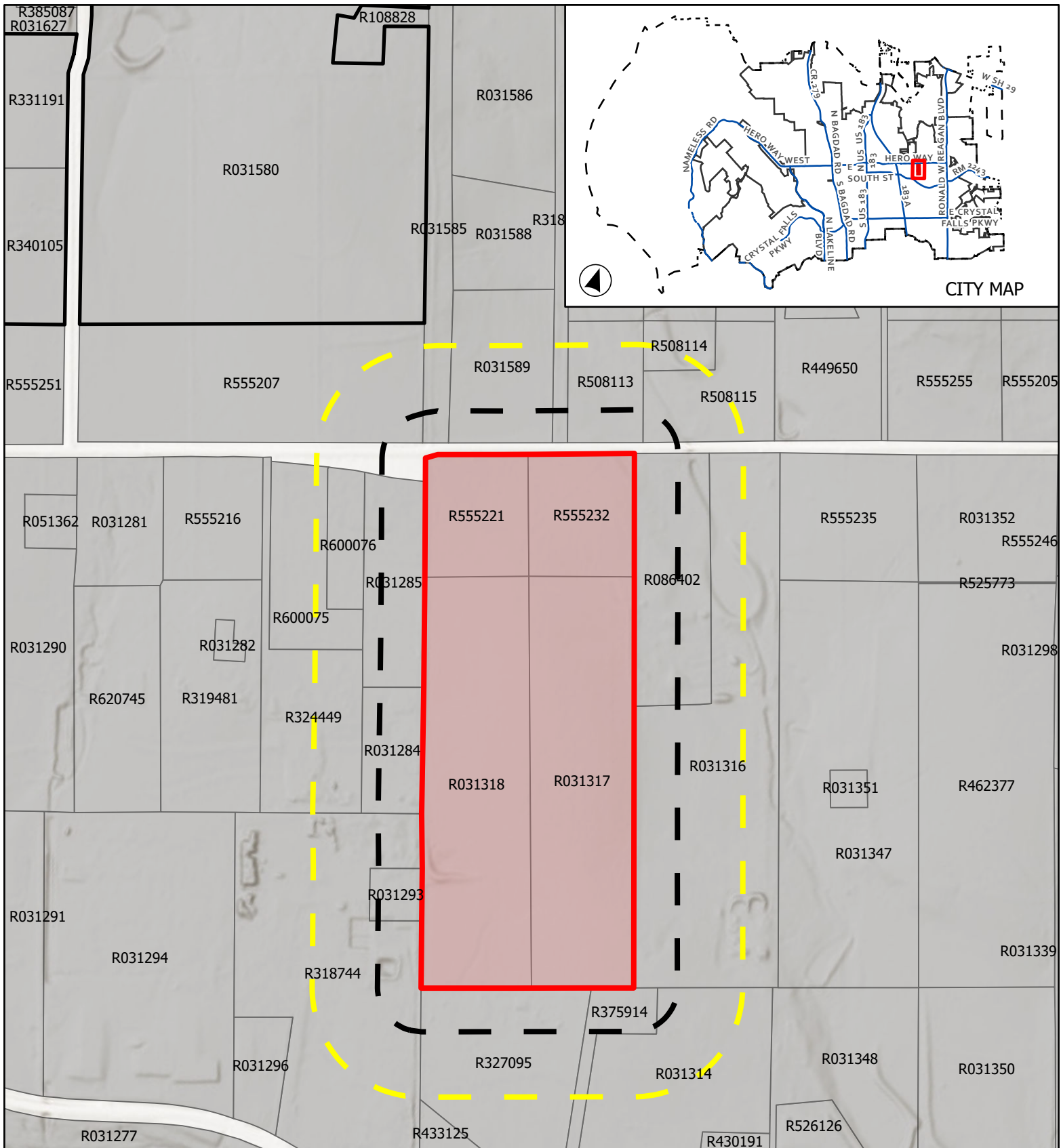


- Leander City Limits
- ETJ Boundary
- Subject Boundary

Thoroughfare Plan

- Access Controlled, Proposed

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



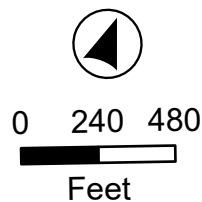
CASE: Z-22-0033

ATTACHMENT 4

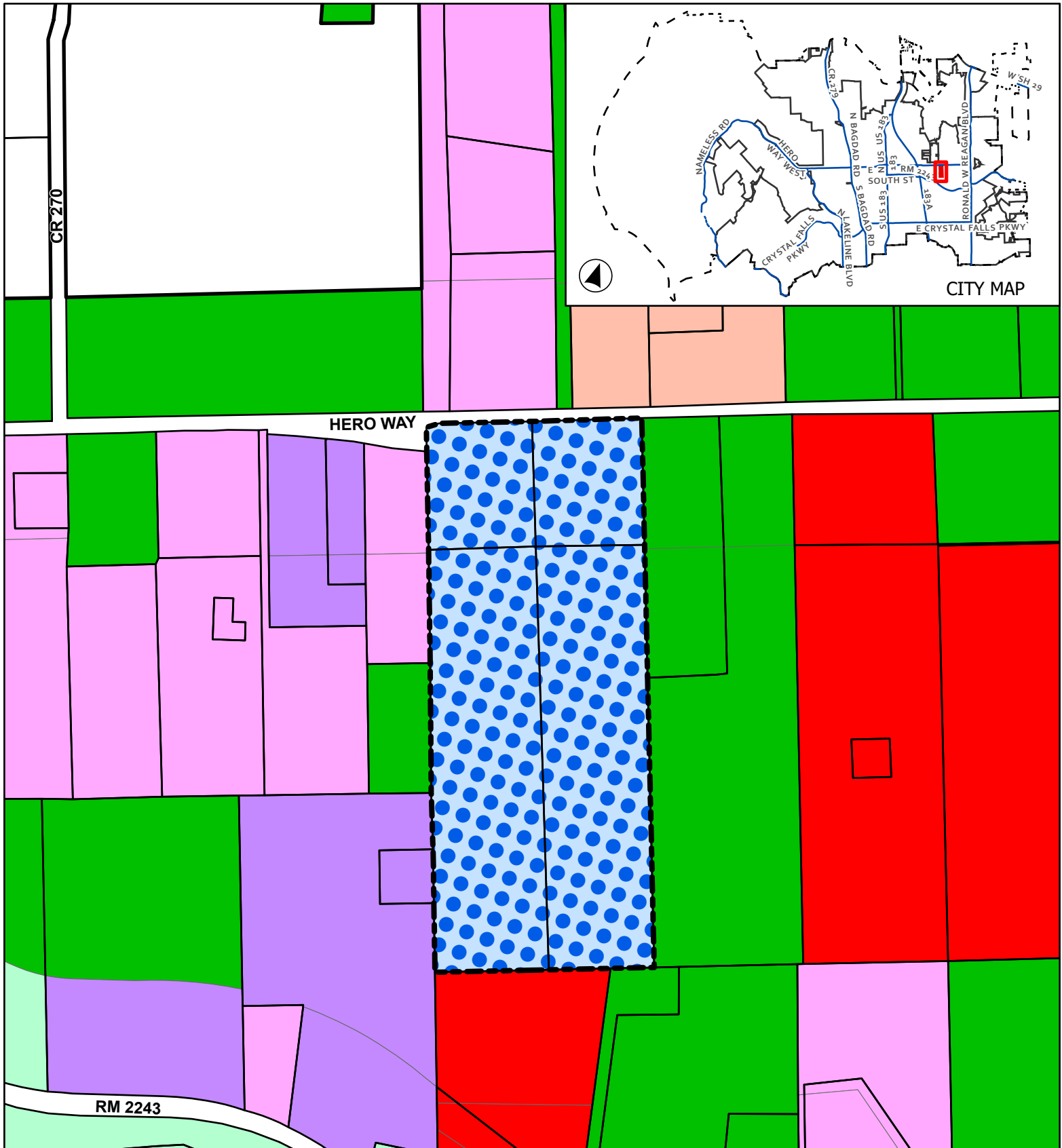
LEANDER CAMPUS

Public Notification

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



CASE: Z-22-0033

ATTACHMENT 5

LEANDER CAMPUS

Proposed Zoning

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

 Leander City Limits

 Subject Boundary

 Extra-Territorial Jurisdiction

 SFR - Single-Family Rural

 SFS - Single-Family Suburban

 LO - Local Office

 GC - General Commercial

 HC - Heavy Commercial

 HI - Heavy Industrial

 PUD - Single-Family

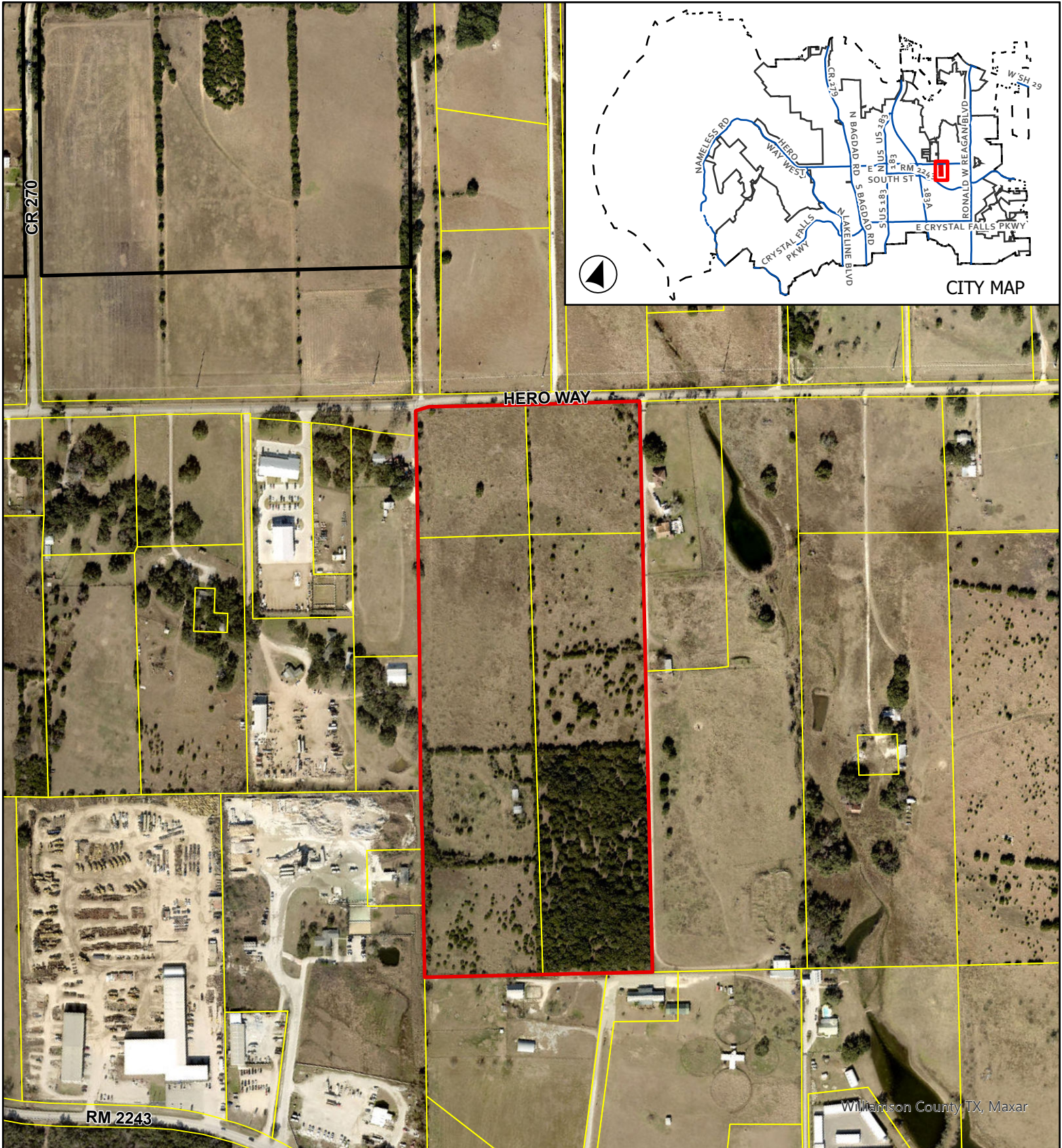
 PUD - Mixed Use



0 175 350



Feet



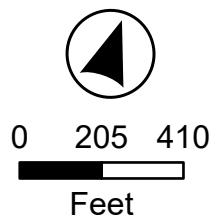
CASE: Z-23-0033

ATTACHMENT 6

LEANDER CAMPUS

Aerial Map

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



- Leander City Limits
- Subject Boundary

EXHIBIT A

Leander Campus Planned Unit Development

A. Purpose and Intent

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

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

B. Applicability and Base Zoning

All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**. If there is a conflict between this PUD and the Composite Zoning Ordinance, this PUD shall supersede the specific conflicting provisions of the Code. In the event of a conflict, the terms of the PUD shall control.2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Zoning Ordinance as permitted uses in this PUD.

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

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout & Land Use Plan has been attached to this PUD as **Exhibit C**, to illustrate the design intent for the Property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.
2. This PUD zoning document does not constitute plat or site plan approval of the attached plan(s).

D. Allowable / Prohibited Uses

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

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

E. Development Standards

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

F. Parkland/Recreation Improvements

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

G. Landscape Requirements

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

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD) document

Exhibit B – Survey/Field Notes

Exhibit C – Conceptual Site Layout and Land Use Plan

Exhibit D – Ground Floor Retail

EXHIBIT B

Survey/Field Notes



39.951 ACRE TRACT

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

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

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

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

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

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

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

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

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

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



CTLS
Cross Texas Land Services, Inc.
1915 S. COUNTY ROAD 2211, ARLING, TEXAS 76010
817.480.0079
TXL FORM REG. 1000-14-00
www.ctlsurveyors.com



EXHIBIT C
Conceptual Site Layout and Land Use Plan

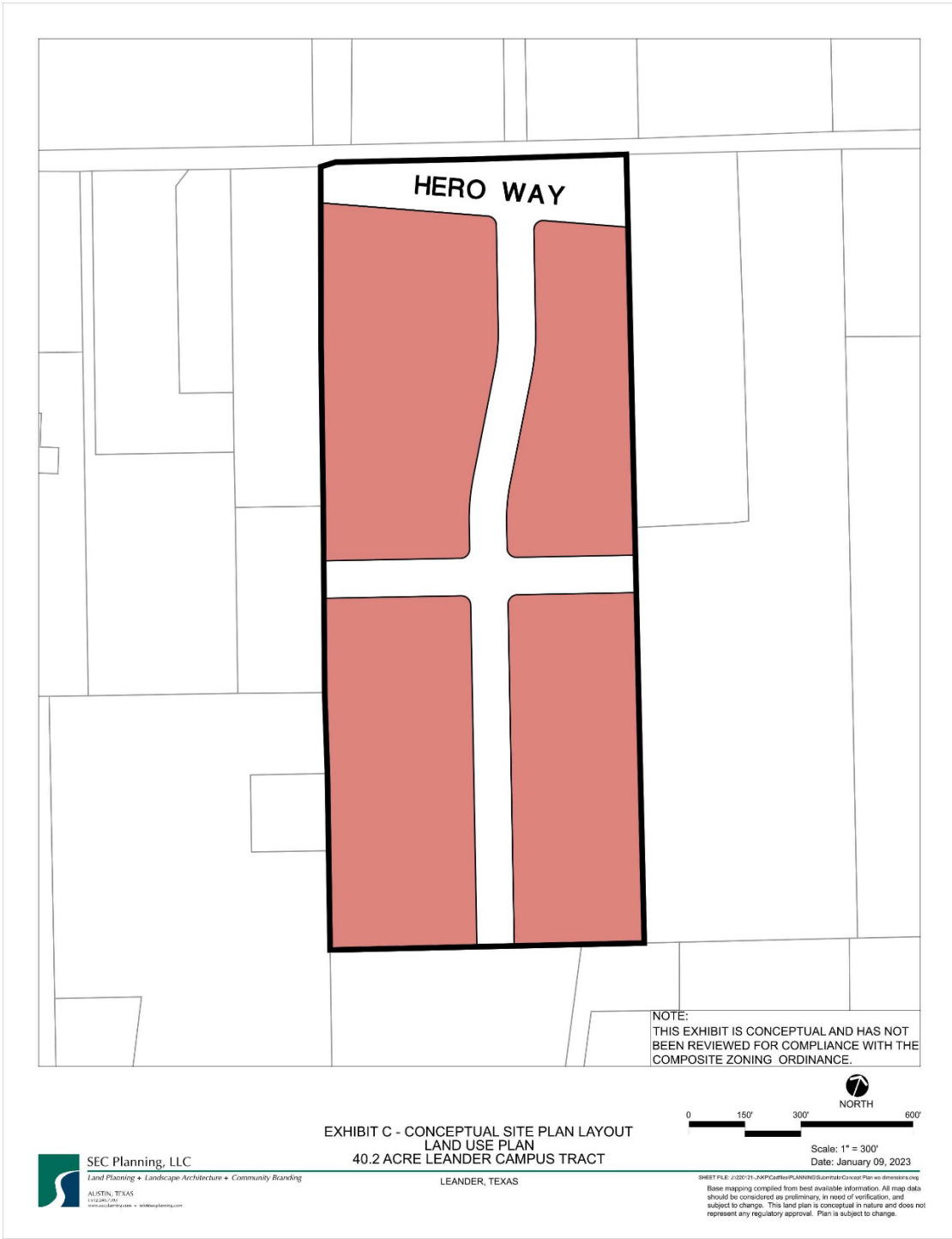
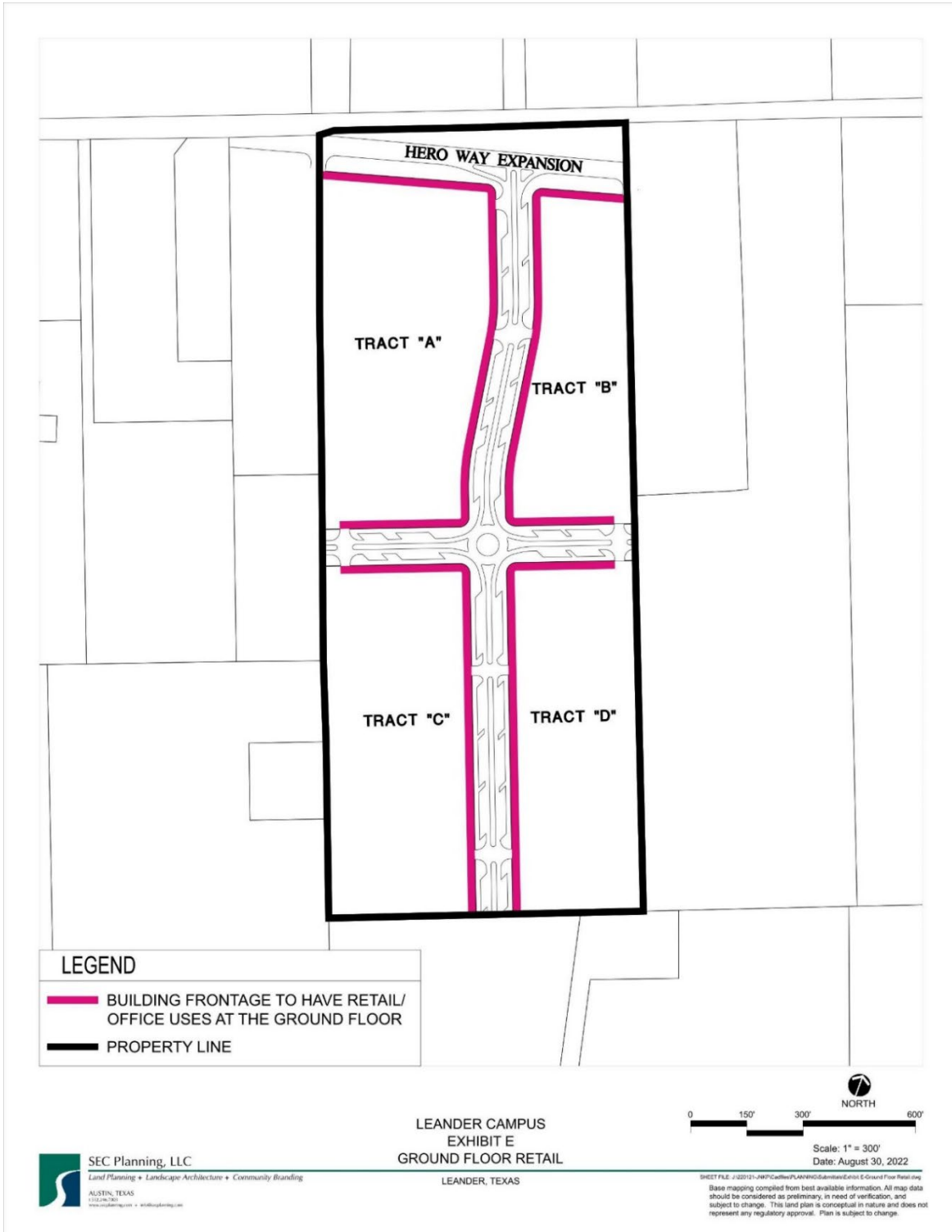


EXHIBIT D Ground Floor Retail





September 12, 2022

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

Re: Leander Campus PUD Letter of Intent

Leander Campus is a 40.2 acre tract located within the City of Leander approximately ¾ of a mile east of the intersection of US 183-A and Hero Way. It is the Applicant's intent and request to rezone the 40.2 acres from SFR-1-B to PUD with a GC-3-A Base district. The PUD request includes a vertical mixed use development on the property. The desire for the PUD is so the Applicant may create a Mixed Use development that creates pedestrian scaled environments all within the context of a vertically integrated mixture of uses.

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

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

Sincerely,

Peter Verdicchio

Peter Verdicchio, PLA ASLA
Principal

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

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

Mailed correspondence to the attached property owners list.

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

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

3. What concerns were raised during these communications?

N/A, as no concerns have been raised.

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

N/A, as no concerns have been raised.

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

Signature: Peter Verdicchio Date _____

HEROWAY CROSSING LLC
7542 FIREOAK DR
AUSTIN, TX 78759

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

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

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

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

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

MAUCK PROPERTIES LLC
2967 HERO WAY
LEANDER, TX 78641

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

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

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



EXECUTIVE SUMMARY
04/27/2023

AGENDA SUBJECT:

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

BACKGROUND:

This request is for the extension of the expiration date of the Tylerville Northwest Subdivision Preliminary Plat. Article II, Section 22 (h) includes the following requirements:

- h. Approval Expiration.** The approval of a Preliminary Plat shall expire two (2) years after the filing date unless:

 - 1. Corresponding Construction Plans and/or Final Plats on all, or a portion of, the land approved on the Preliminary Plat are filed, and, if necessary, additional Construction Plans and/or Final Plats are filed in not greater than two year intervals until all of the land within the Preliminary Plat has approved Construction Plans and Final Plats; provided that approval of all such Construction Plans and Final Plats are obtained within seven (7) years of the filing date of the Preliminary Plat, or
 - 2. An extension is granted by the Commission in accordance with this Ordinance; provided that in no event shall an extension be granted that exceeds nine (9) years after the filing date.
- i. Extension.** The developer may apply for an extension, in writing, prior to expiration, stating reasons for needing the extension and demonstrating pursuit of approvals for Construction Plans and/or Final Plat in accordance with this Ordinance. Upon receipt of this written request, the Commission may, at its discretion, grant up to a two (2) year extension, so long as the Preliminary Plat remains consistent with the Comprehensive Plan and/or ordinances of the City. The Commission may, at its discretion, also grant up to a two (2) year extension on the overall seven (7) year time stated in Section 22(i)(1) to nine (9) years for the preliminary plat.

The preliminary plat was filed on April 22, 2019. In order to keep the preliminary plat active, construction plans or a final plat are required to be submitted within two (2) years of this date with an overall term of seven (7) years. The Planning & Zoning Commission approved an extension in 2021. In this case, the preliminary plat approval would expire April 22, 2023. The applicant is requesting a two (2) year extension. This extension will not exceed the overall term of seven (7) years.

HISTORY/TIMELINE:

07/02/2019 – Initial Filing Date
02/11/2021 – Planning & Zoning Commission Approved Extension
07/10/2021 – Approval Expiration
07/10/2023 – Planning & Zoning Commission Extension Expiration

APPLICANT/AGENT:

William B. Pohl on behalf of Michelle Ltd.

RECOMMENDATION:

Staff recommends approval of this request. The preliminary plat is still consistent with the Comprehensive Plan and the requested extension remains within the parameters of the ordinance.

PRESENTER:

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

Attachments

1. Request Letter
2. Location Map

Tylerville, Ltd. & Leander Friends, LLC

10800 PECAN PARK BLVD., SUITE 125

AUSTIN, TEXAS 78750

(512) 335-5577 – Fax (512) 335-1309

4-12-23

Robin Griffin
City of Leander
P.O. Box 319
Leander, Texas 78646

RE: Request for an extension of the approved Tylerville Northwest
Preliminary Plat case #19-TOD-PP-013,

Dear Robin:

This letter is to request the maximum available extension for the above mentioned Preliminary Plat that now expires on 7-10-23. The Reasons an extension is being requested is due to market conditions, higher interest rates, etc. The Tylerville tract was under contract for several months; however, that buyer was unable to obtain adequate financing and therefore terminated the contract. This Preliminary Plat needs more time in order to figure out exactly how the final plats will be configured.

Regards,



Vibhavender Chowdary

Leander Friends, LLC.



William B. Pohl – General Partner

Tylerville, Ltd.

CORPORATE HEADQUARTERS: AUSTIN, TEXAS

USA AFFILIATE OFFICES: DALLAS, TEXAS; HOUSTON, TEXAS; SAN BERNARDINO, CALIFORNIA; NAPLES, FLORIDA

EUROPEAN AFFILIATE OFFICES: BELGIUM, FRANCE, GERMANY, ITALY, THE NETHERLANDS, SWITZERLAND



City of Leander, Texas



March 22, 2021

Lee Miks
Pohl Partners
10800 Pecan Blvd. #125
Austin, Texas 78750

Re: 19-TOD-PP-013 Tylerville Northwest - Preliminary Plat Extension

Dear Mr. Miks:

The Preliminary Plat Extension for the above referenced property was approved by the Planning and Zoning Commission at their meeting on February 11, 2021. The Expiration date for this approval is now July 10, 2023.

Please feel free to contact me if you have any further questions.

Sincerely,

Ellen Coufal
Planning Coordinator
City of Leander
512 528-2750

Lee Miks

From: Ellen Coufal <ecoufal@leandertx.gov>
Sent: Monday, April 03, 2023 2:58 PM
To: Lee Miks
Cc: Robin Griffin
Subject: Concept / PP Tylerville NW original application submittal date 7-2-19

Hi Lee,

The day you submitted your Concept and Preliminary plat was 7/2/2019.

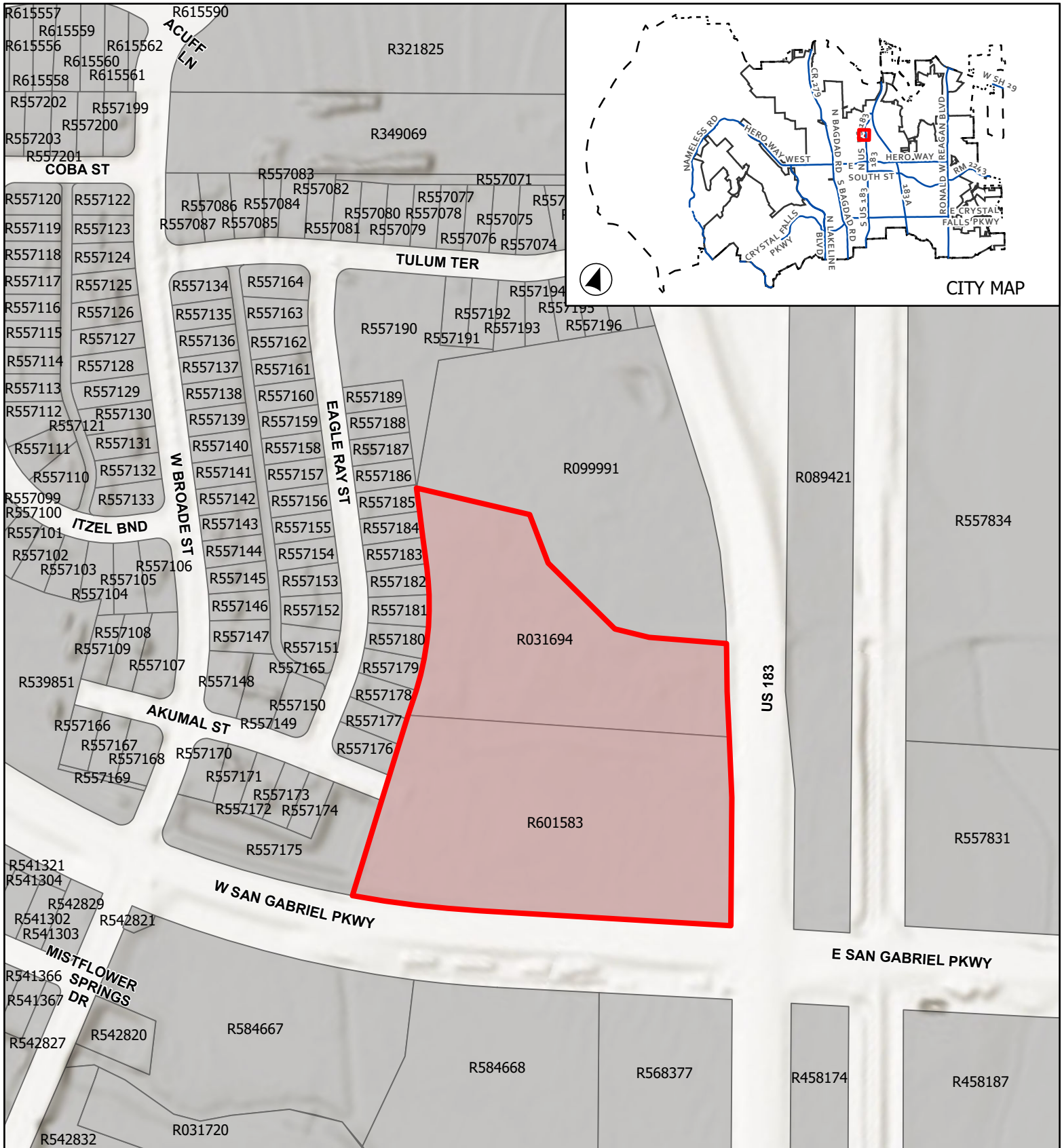
Please let me know if you have any questions.

Sincerely,

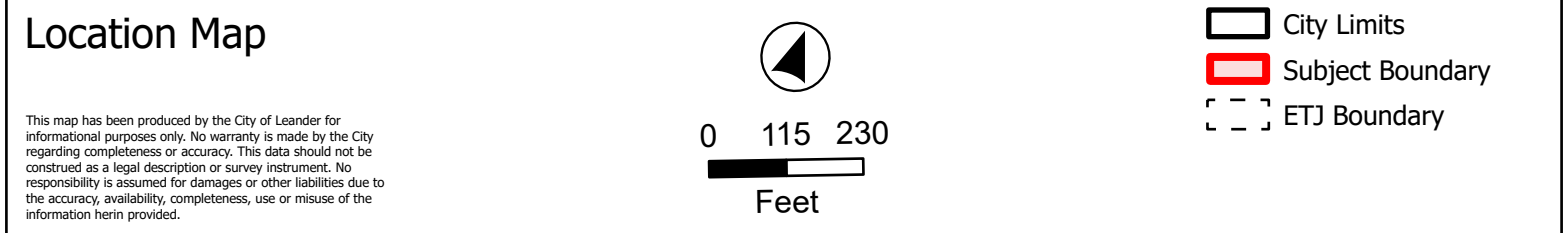
Ellen Coufal
Sr. Planning Coordinator
512-528-2750

***** ATTENTION *****

All development applications pending with the City of Leander as of Monday, Oct. 24, must be re-linked to our Development Hub system prior to submitting new documents. You should (1) create your new account at leandertx.gov/hubgo, then (2) email us at abpc@leandertx.gov and include the Project Name and Project Number in your message. Once we receive your email, we will link your existing plan set. [read more](#)



CASE: 19-TOD-Z-013 ATTACHMENT 2 TYLERVILLE NW PUD





EXECUTIVE SUMMARY
04/27/2023

AGENDA SUBJECT:

Receive a presentation from the Capital Improvement Program (CIP) Manager

BACKGROUND:

PRESENTER:

Tony Bettis, CIP Program Manager
